

PLAN COMMISSION
-MINUTES-
Monday, May 4, 2026 - Commenced at 1:45 P.M. & adjourned at 1:57 P.M.
City Council Chambers – Municipal Building

The Elkhart City Plan Commission was called to order by Jeff Schaffer at 1:45 P.M.

MEMBERS PRESENT

Bil Murray
Andy Jones
Dave Osborne
Rochali Newbill
Diana Lawson
Dan Boecher
Aaron Mishler
Jeff Schaffer

MEMBERS ABSENT

None

REPRESENTING THE PLANNING DEPARTMENT

Eric Trotter, Assistant Director for Planning
Kyle Anthony-Petter- Planner II

LEGAL DEPARTMENT

Maggie Marnocha, Corporation Counsel

TECHNOLOGY STAFF

Ian Irizarry

RECORDING SECRETARY

Carla Lipsey

APPROVAL OF AGENDA

Motion to approve by Mishler; Second by Lawson. Voice vote carries.

APPROVAL OF MINUTES

Motion to approve by Lawson; Second by Murray. Voice vote carries.

APPROVAL OF PROOFS OF PUBLICATION

Motion to approve by Mishler; Second by Lawson. Voice vote carries.

26-ANX-01 PETITIONER IS Northland & Reedy LLC

PROPERTY IS LOCATED AT 24481 County Road 6 and the adjoining parcel to the east

As prescribed by Section 29.11.B, a request to annex three (3) parcels located at the north end of County Road 6 and land containing approximately 37.097 acres.

To also rezone the 37 acres of land contained within the petition from A-1, Agriculture District, to M-1, Limited Manufacturing District.

STAFF ANALYSIS

This staff report is being prepared for annexation petition 26-ANX-01 to annex approximately 37.097 acres of land generally at the intersection of County Road 6 and Northland Drive, Elkhart, Indiana 46514, Osolo Township, Elkhart County.

The property contained in the petition has a single-family structure and some small outbuildings on the site.

The land is surrounded by vacant land to the west; residential land uses also to the west and industrial to the east. The site is generally north of the major transportation corridor - County Road 6. The land is to be developed as storage yard for RV frames as well as a future building expansion. The storage yard will be developed first. No date for future construction of the building is provided but it is noted that construction will commence once market demands are warranted.

The property is currently zoned in Elkhart County as A-1, Agriculture District and as a part of the annexation request is a rezoning request from the current agriculture zoning in Elkhart County of A-1 to M-1, Limited Manufacturing District. The proposed zoning will be consistent with the industrial zoning to the south and east.

The annexation request is voluntary. The property meets the contiguity requirement in order to file a petition to seek annexation. The size of the area to be annexed is approximately 37 acres. The territory to be annexed is 27.67% contiguous to the city limits, more than the 12.5% contiguous to the current City limits as required in Indiana Code.

As identified in the Fiscal Plan prepared by Baker Tilly, the annexation will not result in any additional cost to the city as a result of the annexation.

STAFF RECOMMENDATION

Staff recommends approval of the annexation as described in the Legal Description contained in the Petition based on the fact that it meets all applicable requirements of IC 36-4-3, and on the following findings of fact:

1. The area to be annexed meets all applicable requirements of IC 36-4-3;
2. The Comprehensive Plan map has not been approved for this area; it is anticipated that the revised map will designate its future land use as industrial.
3. The current conditions and the character of current structures and future structures (storage lot and new building) are consistent and the City will be enhanced by the annexation;
4. The annexation is in accordance with the most desirable use;
5. The annexation will conserve property values throughout the jurisdiction; and
6. The annexation represents responsible growth and development of the City of Elkhart.

Trotter states that 9 letters were mailed, with 1 returned in favor and 1 not in favor.

Schaffer asks if there are questions from the Commission.

Mishler states, I know it is being rezoned for manufacturing purposes, and I want to understand what it will be used for.

Trotter states that the first phase will involve storage yards for the frames they manufacture, followed by a move into the RV industry, and a second building will be constructed on the north end of the property.

Schaffer calls the petitioner forward.

Debra Hughes from Surveying and Mapping, located at 2810 Dexter Drive, is representing the petitioner. Joining her is Ron Belschner from Norco, the project manager. The property is owned by Northland and Reedy. The short-term use of framed storage is needed to store frames that are produced on-site before they are shipped out. This arrangement is intended to be temporary until the northern portion of the site is developed further—this includes expanding their building and creating additional parking and features in that area.

The southern portion of the property, which has frontage on County Road 6, is not expected to change. However, they do need to annex the property so that it can be used in conjunction with the property at 3300 Reedy Drive, located at the northeast corner.

Mishler inquires whether the property is currently connected to city utilities or has any plans to be connected in the future.

Hughes responded that they will consider it in the future if they add an additional building on the north end of 3300 Reddy Drive, and any future building will also be connected.

Jones inquires about the type of surface that will be used for the frames.

Hughes states that grass and other vegetation are suitable for lightweight frames.

Jones continues to ask if the City Code requires the frames to be on a paved surface.

Hughes replies that vehicles are, yes, but frames are not considered a full vehicle. If this were a car parking lot, it would need to be paved.

Schaffer stated that more details will be provided in the Tech Review with the planning staff.

Mishler asks whether the frames will consist solely of metal without any fluids.

Ron Belschner, 2800 Northland Drive: the frame is a bare frame with no liquids, axles, or grease.

Schaffer opens the floor for public comments in favor of or in opposition to the petition.

Dan Madison, 2439 County Road 6, is opposing, as it depreciates the property value.

Schaffer closes the public portion of the meeting.

Schaffer calls for a motion.

Mishler mentioned that today's review focuses on the code and ensures that this is not the final decision regarding the annexation. The Common Council will ultimately make this decision, and you are welcome to speak before the entire council.

Osborne asks Eric if this is a request for rezoning and annexation. Have we done this before.

Eric replied, yes, we have both the annexation and the rezoning, which are coupled together.

Osborne stated that if we send a recommendation to pass, it will be for both of them.

Eric confirmed that it is correct.

Jones makes motion to approve with a Do-Pass Recommendation to the Common Council; Second by Mishler. Motion carries.

Boecher-Yes

Osborne-Yes

Jones-Yes

Newbill-Yes

Lawson-Yes

Murray-Yes

Mishler-Yes

Schaffer-Yes

ADJOURNMENT

Schaffer calls for a motion to adjourn meeting. Mishler approves motion to adjourn and is seconded by Jones. Meeting is adjourned and all are in favor.

 
Jeff Schaffer, President Diana Lawson, Secretary