

**AGENDA
CITY OF ELKHART PLAN COMMISSION**

**MONDAY, MAY 4, 2026, AT 1:45 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

This meeting can also be accessed via WebEx. To join, go to <https://signin.webex.com/join>, enter **2312 915 6317** as the meeting number and “**Plan2026**” as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted via the WebEx app during the meeting or may be submitted to Carla.Lipsey@cityofelkhartin.gov prior to the meeting.

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES, April 2026
4. APPROVAL OF PROOFS OF PUBLICATION
5. NEW BUSINESS

**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) vacant 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.

6. ADJOURNMENT

**PLEASE REMEMBER TO USE YOUR MICROPHONE WHEN SPEAKING.
ERRORS IN THE MINUTES MAY RESULT DUE TO VOICES BEING INAUDIBLE.**

PLAN COMMISSION MEMBERS

<u>Name</u>	<u>Term</u>	<u>Appointed By</u>
Jeff Schaffer, President	August 4, 2025- December 31, 2029	City Civil Engineer
Aaron Mishler, Vice President	February 7, 2022 – December 31, 2026	City Council
Dave Osborne	January 1, 2023 – December 31, 2026	Mayor
Andy Jones	September 16, 2025- December 31, 2026	Board of Works
Diana Lawson, Secretary	March 6, 2023 – December 31, 2027	Mayor
Dan Boecher	January 2, 2024 – December 31, 2027	Mayor
Bil Murray	October 15, 2025- December 31, 2026	Park Board
Rochali Newbill	February 5, 2024 – December 31, 2027	Mayor

PLAN COMMISSION
-MINUTES-
Monday, April 6, 2026 - Commenced at 1:45 P.M. & adjourned at 2:22 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
Aaron Mishler
Jeff Schaffer

MEMBERS ABSENT

Dan Boecher

REPRESENTING THE PLANNING DEPARTMENT

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

LEGAL DEPARTMENT

Maggie Marnocha, Corporation Counsel

TECHNOLOGY STAFF

Anthony Elkins

RECORDING SECRETARY

Carla Lipsey

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

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

APPROVAL OF PROOFS OF PUBLICATION

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

26-FSP-01 PETITIONER IS All Secure Storage-County Road 17, LLC
PROPERTY IS LOCATED AT 1185 Fremont Court

As required by Section 20.7, seeking approval for a Final Site Plan for a new 24,900 square foot storage building at 1185 Fremont Court.

STAFF ANALYSIS

The petitioner is requesting Final Site Plan Approval for a new storage building at the end of the Fremont Court. The 24,900 square foot building will be placed at the southwest corner of the site. Currently there are five (5) existing buildings – making the building from the current request – number six (6).

The site plan has been approved through Tech Review with only minor elements to be addressed prior to permitting. The petitioner's agent has addressed comments raised by staff during the review process.

There is a 100-foot Electric Transmission Easement on the southeast corner of the property. The stormwater retention area is existing as it was constructed in an earlier phase of the development project. The buffer to the west will remain unchanged.

The site is accessed from Fremont Court by way of the signalized intersection of Verdant Drive and County Road 17. The development is located at the northwest corner of CR 17 and the US 20 Bypass.

STAFF RECOMMENDATION

The Staff recommends approval of the final site plan based on the following findings of fact

1. The approval will not be injurious to the public health, safety, morals and general welfare of the community as the new storage building will be constructed as per all applicable building codes;
2. The proposed use is permitted within the underlying zoning of the Planned Unit Development.
3. The project has passed the City's Technical Review process.
4. The use conforms to the Comprehensive Plan, which is anticipated to call for commercial and industrial uses;
5. The proposed use should not be detrimental to the property values of adjacent properties.

Conditions

1. **Staff will investigate lighting in accordance with the City Ordinance prior to the issuance of the Certificate of Occupancy. Additionally, staff will ensure that parking is correctly arranged on-site before issuing the Certificate of Occupancy.**

Trotter states there were 17 letters mailed, 0 returned in favor with comments.

Schaffer asks if there are questions from the Commission.

Schaffer calls the petitioner forward.

Crystal Welsh from Abonmarche is representing the petitioner, located at 303 River Race, Goshen, Indiana.

Mishler asks if there are any plans for additional buildings.

Welsh states that the site is well developed. With the electrical easements, we have maximized the facility's capacity and have no plans for additional buildings.

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

Joseph Braun, of 56780 Via Pisa, is raising concerns on behalf of the residents living on the back side of the storage unit regarding light pollution. Last year, the fence was removed, and light from the back side of the storage unit now enters their homes. I have to use multiple curtains to sleep. We attempted to address this issue previously, but it did not lead to any resolution.

Schaffer calls Trotter forward and asks if the staff can investigate light pollution.

Trotter agrees.

Schaffer asks Trotter. Can this matter be resolved within 30, 60, or 90 days before the certificate of occupancy.

Trotter says we could complete it in 45 days.

Schaffer informed Braun that the staff will investigate this matter, which will be addressed within 45 days before the certificate of occupancy, as it violates the city ordinance.

Jones is asking whether the lighting is on the building or in the surface parking area.

Schaffer is addressing the lighting standards and the building's illumination. Jason Ughetti is available to take a look.

Osborne inquires about the aerial photo showing semi-trucks parked on the grass.

Tim McCollough, I am not sure if this facility was approved for outside storage, maybe just in the picture.

Schaffer suggests that we could explore this further.

Schaffer closes the public portion of the meeting.

Schaffer calls for a motion.

Schaffer will establish conditions for the staff to investigate lighting in accordance with the City ordinance before issuing the Certificate of Occupancy. Additionally, staff will confirm that parking is properly arranged on-site prior to granting the Certificate of Occupancy.

Mishler makes motion to approve with a Do-Pass Recommendation with listed conditions; Second by Osborne. Motion carries.

Osborne-Yes
Newbill-Yes
Jones-Yes
Lawson-Yes
Murray-Yes
Mishler-Yes
Schaffer-Yes

**26-SUB-03 PETITIONER IS Missionary Church, North Central Region, Inc. and Habitat for Humanity of Elkhart County
PROPERTY IS LOCATED AT 1135 E Hively Avenue and VL E Hively Avenue**

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a 10-lot, +/- 8.853 acre major subdivision, a replat of Lot 1 Zion Missionary Church Minor Subdivision; a part of the Southeast Quarter of Section 16, Township 37 North, Range 5 East, Concord Township, Elkhart County, Indiana

STAFF ANALYSIS

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a 10-lot, +/- 8.853 acre major subdivision, a replat of Lot 1 Zion Missionary Church Minor Subdivision; a part of the Southeast Quarter of Section 16, Township 37 North, Range 5 East, Concord Township, Elkhart County, Indiana.

This subdivision request is a joint venture between the Zion Missionary Church and Habitat for Humanity. The plan calls for the church to remain on the larger main parcel closer to Hively – approximately 6.14 acres. The land sold to Habitat will contain nine (9) lots for Habitat families currently participating in the future homeowner program. The acreage for the Habitat homes is approximately 2.71 acres.

The street connection for the new Habitat homes will connect from the east at the intersection of Roosevelt Avenue and Bradley Street. Bradley will be extended to the west in a fifty (50) foot right of way that will provide for all required public improvements – curb, gutter, street and public sidewalks. There is proposed to be a secondary entrance for the church on the newly extended Bradley Street.

The project meets the requirements of the Zoning and Subdivision Ordinances including lot size, layout, and street width. It has not yet been submitted to the city's Technical Review process but will be required to do so prior submitting for secondary platting prior to construction. Staff has had several preliminary reviews around the technical aspects of the project and no issues are anticipated.

STAFF RECOMMENDATION

Per IC 36-7-4-702, a plan commission must consider when determining whether to grant primary/preliminary approval of a plat, the plan commission shall determine if the plat or subdivision qualifies for primary/preliminary approval under the standards prescribed by the subdivision control ordinance.

Under the 700 Series of the Indiana Code Statues, the review of primary/preliminary plats are ministerial and if the proposed preliminary/primary plat has adhered to all of the requirements prescribed by the subdivision control ordinance, the plan commission must grant approval, thereby,

The City of Elkhart Planning Staff has reviewed the subject petition and recommends approval a Preliminary Plat per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a 10-lot, +/- 8.853 acre major subdivision, a replat of Lot 1 Zion Missionary Church Minor Subdivision; a part of the Southeast Quarter of Section 16, Township 37 North, Range 5 East, Concord Township, Elkhart County, Indiana.

1. The proposed Lots 1-9 along the future extension of Bradley Street are residential lots, meeting all of the bulk standards of the R-2, One-Family Dwelling District, specifically, minimum lot size, lot frontage, and property development setbacks;
2. The proposed extension of Bradley Street to the west will not impact any existing development.
3. In review of the proposed preliminary plat for a new major subdivision, Staff finds the petitioner has demonstrated compliance with all the enacted regulations of both the City of Elkhart Zoning and Subdivision Control Ordinance.

CONDITIONS

- 1) The approval is preliminary only. The applicant must submit the required application materials for Final Plat Approval to the Plat Committee as per Article 5 of the Subdivision Ordinance prior to the issuance of any permits for construction or sale of property.
- 2) Subsequent approvals may be required from the appropriate City Departments. Those approvals may include plans for water supply, storm water retention, sewage disposal, grading, roadway construction and other infrastructure prior to final plat approval.
- 3) Approval is tentative and shall be valid for a maximum period of twelve (12) months. The City Plan Commission may grant an extension upon written request. If the final plat has not been recorded within the time limit, the primary approval is null and void and the preliminary subdivision plan must be resubmitted for approval.
- 4) The project must be reviewed and approved through the City's Technical Review process prior to the submission of the secondary plat to the Plat Committee.

Trotter states there were 35 letters mailed, 1 returned in favor with comments. Comments were:

Roxanne Hable, 2724 Roosevelt Avenue. I am concerned about the increased traffic in the neighborhood and do not want any additional crime in the area.

Schaffer asks if there are questions from the Commission.

Mishler inquires about any concerns regarding the upcoming construction on Hively that might affect this project, including any potential utility disruptions.

Trotter replies, No, it's far enough off Hively to the south.

Newbill asked if that is the road they would come back through, Roosevelt.

Trotter responds, Yes, it's located at the intersection of Roosevelt and Bradley.

Newbill mentions that housing will be developed on Roosevelt. Will it be located directly across from it.

Trotter responds that there is a 50-foot right-of-way on Roosevelt, which is the extension of Bradley to the west.

Newbill adds that the church will have an additional entrance.

Trotter, they will drive off of Bradley.

Schaffer noted that Bradley has terminated into the church parking lot for years.

Schaffer calls the petitioner forward.

Crystal Welsh from Abonmarche is representing the petitioner located at 303 River Race, Goshen, Indiana. Greg Conrad, representing Habitat, is also present. This partnership with the existing church will utilize the back acreage to build nine single-family homes for families, and we are excited to get started.

Schaffer asks if there are questions from the Commission.

Mishler is inquiring about the number of bedrooms in these homes.

Welsh states that Habitat does not build speculative homes; each lot will be tailored to the needs of the family choosing the lot.

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

Greg Conrad, the president of Habitat for Humanity, 2910 Elkhart Road, Goshen, shared an update on an exciting project. We have been in discussions with the church for over a year, and the project has gone through numerous congregation hearings. The site is close proximity to Homer Avenue, where we have already built five homes. We have five more homes ready to close, and nine additional homes are in progress, plus this new project.

Habitat for Humanity will have invested over five million dollars in properties within a quarter of a mile of this location, particularly in the Hively Street area. All of these homes will be affordable workforce housing for lower to moderate-income families. The financial support Habitat provided to the church will allow them to dedicate more time to their local community ministry.

We are very excited about this project, with construction planned to start in 2027-2028. We will finish the work on Homer Avenue before we commence any new developments on this site.

Schaffer asks if there are questions from the Commission.

Osborne asks if the homes will include basements.

Conrad states that they will all be in a poured-cement crawl space.

Osborne mentioned that the furnace and hot water heater are located down there.

Conrad states that they are all located on the main floor.

Franklin Troyer, who lives at 2211 County Road 10, has a question regarding the construction of a habitat being built near his home, where his son resides. He would like to inquire about the storm shelter feature included in this type of construction, as it appears that Habitat for Humanity will be developing the site. He wants to address the storm shelter issue.

Schaffer calls for staff

Schaffer asks Trotter whether we require basements in single-family residential homes; it's up to Habitat to build proper homes for families.

Trotter replied that it is not required.

Schaffer closes the public portion of the meeting.

Schaffer calls for a motion.

Mishler makes motion to approve with a Do-Pass Recommendation with listed conditions; Second by Newbill. Motion carries.

Murray-Yes

Osborne-Yes

Jones-Yes

Newbill-Yes
Lawson-Yes
Mishler-Yes
Schaffer-Yes

26-X-01 #PETITIONER IS City of Elkhart, Board of Public Works and Ermine Meadows, Inc.

PROPERTY IS LOCATED AT 626 West Cleveland Avenue

Per Section 5.3, Special Exception Uses, (4.3.O) Parks and Playgrounds to allow for the establishment and expansion of a new park and playground.

STAFF ANALYSIS

The request is per Section 5.3, Special Exception Uses, (4.3.O) Parks and Playgrounds to allow for the establishment and expansion of a new park and playground at 626 W. Cleveland Avenue. The request is considered an expansion of the park and therefore a new petition request is required.

The City of Elkhart and Ermine Meadows are submitting a joint special exception request to expand the existing Ullery Park onto land owned by the Ermine Meadows organization. The reimagined park master plan has an emphasis on activating the space and community vision for the amenities at the park.

Based on information provided by the City of Elkhart Parks Superintendent, Jamison Czarnecki, the master plan and vision for the park came from a series of neighborhood meetings, feedback collected in door-to-door survey work and additional outreach conducted in both English and Spanish. The new master plan elements call for an open air pavilion, off street parking, additional landscaping, a new walking path and a splash pad.

STAFF RECOMMENDATION

Staff recommends approval of the request based on the following findings of fact:

1. The Special Exception is so defined, located and proposed to be operated that the public health, safety and welfare will be protected; The Ullery Park improvements are being designed to add amenities to make this park a premier park for the City of Elkhart. The improvements to the playground, parking, additional landscape plantings and splash pad will allow for future growth and attendance to increase usage.
2. The Special Exception will not reduce the values of other properties in its immediate vicinity because the additional amenities proposed will add to the quality of place for Ullery Park and enhance the city's park system. The park is part of the Mayor's ASPIRE Initiative to enhance the vibrancy and increase usage of the City's parks and greenspaces.
3. The Special Exception shall conform to the regulations of the zoning district in which it is to be located because it will not generate adverse effects on adjacent properties in the form of noise, smoke, or odor. The proposed amenities will add to the vibrancy of the neighborhood and allow for more programming for the Parks Department. The open air pavilion will be built to conform to all necessary building construction requirements and have been submitted for Technical Review and addressed all comments raised during the review.

CONDITIONS

1. The petitioner shall project for Technical Review to ensure all developmental requirements have been met.

Schaffer asks if there are questions from the Commission.

Osborne asks if the proposed parking is off the alley and whether the alley is paved.

Trotter states that the alley is not paved, but Schaffer mentions that the city is currently working on it.

Newbill mentions that the alley is unpaved, and the street has serious potholes.

Schaffer has stated that he will collaborate with the street department to address the issue.

Mishler is asking Trotter if he mentioned the word "splash pad."

Trotter confirmed yes.

Schaffer calls the petitioner forward.

Matthew Moyers, project manager with the Parks and Recreation Department, located at 229 S Second St, representing Jamison Czarniecki.

Schaffer asks if there are questions from the Commission.

Mishler is asking for more information about the splash pad, specifically regarding Nibco or McNaughton Park.

Moyer explained that the size of the new installation is comparable to that of Nibco, while the one at McNaughton is larger. This installation will be situated at the southeast corner of Cleveland and Sixth, set back from the road for safety. The dimensions of the concrete pad will be 40 feet by 40 feet, which should be large enough to serve as a regional attraction without overwhelming the park.

Mishler continues to inquire about the filtration system. One is more intense, utilizing chlorination, while the one at McNaughton is more heavy-duty. Will this system be upgraded in the future.

Moyer replies that you are describing a closed system. The water undergoes a chlorination process and is subjected to chemical testing, making it more complex than a traditional splash pad. It cycles through the regular system as part of the city's water network.

Osborne asks about the after-hours lighting plan for the park.

Moyer stated that we are planning to add lighting to the park to create a dark-sky alternative; however, we have not yet determined what the lighting system will look like. We will not be changing the park's hours of operation, so the closing time will remain the same. The pavilion being installed in the center of the park will have some interior lighting planned, but we are uncertain if this lighting will extend beyond the lights designed to illuminate the path.

Schaffer mentioned that the public works department completed a lighting project on Sixth Street in 2019, which extends down the street.

Mishler inquires about the time schedule.

Moyer announced that the grand opening will take place at the end of this summer, in August.

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

Schaffer closes the public portion of the meeting.

Schaffer calls for a motion.

Mishler makes motion to approve with a Do-Pass Recommendation to the Board of Zoning Appeals; Second by Jones. Motion carries.

Lawson-Yes
Newbill-Yes
Jones-Yes
Osborne-Yes
Murray-Yes
Mishler-Yes
Schaffer-Yes

NEW BUSINESS

26-SI-04 PETITIONER IS City of Elkhart

PROPERTY IS LOCATED AT City of Elkhart

Approval of proposed addresses for the City of Elkhart.

STAFF ANALYSIS

The Planning and Zoning Department is requesting approval of the addresses that have been reserved for structures in the City of Elkhart.

Residential

301 McDowell Street New Single-Family Dwelling 20-02-29-454-001.000-027
707 Christian Avenue Unit 101 & 102 New Two-Family Dwelling 20-06-17-179-013.000-012

Residential Subdivision

2751 Old US Highway 20 West Unit 101-114 New Residential Development 20-02-34-253-027.000-027

Commercial

3699 South Main Street New Service in Easement 20-06-22-427-009.000-011

Industrial

1000 Oak Street New Industrial Building

Schaffer calls for a motion.

Mishler makes a motion to approve with a Do-Pass Recommendation, seconded by Jones. Motion carries.

ADJOURNMENT

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

Jeff Schaffer, President

Diana Lawson, Secretary

Classified Desk: 1-855-317-4292

Hours: Monday - Friday 9am-2pm EST



LEGAL NOTICE #26-ANX-01

Hearing on proposed Annexation #26-ANX-01

NOTICE is hereby given that the City of Elkhart Plan Commission will meet in the Council Chambers on the second floor of the Municipal Building, 229 South Second Street, Elkhart, Indiana, on **MONDAY, MAY 4, 2026, at 1:45 P.M.** concerning the following request:

A public hearing will be conducted on Annexation 26-ANX-01.

Petitioner: Northland & Reedy LLC

Request: 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.

Parcel numbers-
Part of 20-02-22-400-19.000-026
20-02-22-402-001.000-026
20-02-22-451-001.000-026

Location: 24481 County Road 6 and adjoining parcel to the east
Zoning: A-1, Agriculture District

This meeting can also be accessed via WebEx. Virtual attendance is strongly encouraged but not mandatory; however, City Hall is open for in-person participation. To join, go to <https://signin.webex.com/join>, enter **2312 915 6317** as the meeting number and "Plan2026" as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted via the WebEx app during the meeting or may be submitted to Carla.Lipsey@cityofelkhartin.gov prior to the meeting.

LEGAL DESCRIPTION:

EXHIBIT A
Legal Description for Annexation
The West Half (W1/2) of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty-two (22), Township Thirty-eight (38) North, Range Five (5) East lying South of the North line of the Indiana East-West Toll Road.

EXCEPTING THE FOLLOWING:

Assuming the South line of the Southeast Quarter (SE 1/4) of said Section Twenty-two (22) to be due East and West and commencing at a crosscut on the concrete pavement on the South line of the Southeast Quarter (SE 1/4) of said Section Twenty-two (22) at a point Two Hundred and Thirty-six and Eighty Hundredths feet (236.80') due East of the Southwest (SW) corner of said Quarter Section; thence due East (N90°E) along the South line of said Quarter Section Four Hundred Twenty-four feet (424') to a crosscut on the concrete pavement; thence North Two degrees Twenty-seven minutes West (N2°27'W) along the East line of the West Half (W 1/2) of the West Half (W 1/2) of said Quarter Section Five Hundred Sixty-eight and Eight Tenths feet (568.8'); thence South Fifty-six degrees Fifty minutes West (S56°50'W) Two Hundred Ninety-five and Thirty-one Hundredths feet (295.31') to an iron stake; thence North Seventy-nine degrees Twenty-five minutes West (N79°25'W) Seventy-eight and Six Hundredths feet (78.06') to an iron stake; thence South Forty-five degrees West (S45°W) Forty-five and Three Tenths feet (45.3') to an iron stake; thence South Six degrees Forty minutes West (S6°40'W) Three Hundred Eighty-six and Four Tenths feet (14) to the place of beginning.

Arguments for and against the granting of the above designated petition will be heard at this meeting.

PLEASE NOTE: A copy of this petition is on file in the Planning Office for public examination prior to the hearing. Written objections to this petition which are filed with the Secretary of the Board, located in the Planning Office, prior to the hearing will be considered. The hearing may be continued from time to time as may be found necessary.

Dated at Elkhart, Indiana this 17th day of April 2026, by the City of Elkhart, Plan Commission.

Publication Date: April 24, 2026

0100 ANNOUNCE



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CALL 269-500.

0150 GARAGE / SALES

Annual Heather Lak Fri & Sat April 24 & 25
Come one come all. S for everyone in the fam miss this one, it will be **South of Lincolnway Apple & Henry In Os**

Summons - Service By State Of Indiana Court Cause No: 20D02-260 Company, As Trustee I Through Certificates, S fendant(s) Notice Of Si other person who may been sued in the Court you is the foreclosure (scribed as follows: Lot and designated on the Elkhart, Indiana; said f 44 of the records in the State of Indiana Comm 46516 This summons l owing defendant(s) w In addition, to the abov mons, there may be of lawsuit. An answer or i Complaint must be file of the Court for Elkhar ance Road Goshen IN (the same being thirty you fail to do so, a jud plaintiff has demande 39957-64 2110 Calum 219-462-5104 Facsim james.tomasik@norm Clerk, Elkhart Superio



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BS 24, 2026

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Staff Report

Planning & Zoning

Petition: 26-ANX-01

Petition Type: Annexation Request

Date: May 4, 2026

Petitioner: Northland & Reedy LLC

Site Location: 24481 County Road 6 and adjoining parcel to the east

Request: 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.

Existing Zoning: A-1, Agriculture District (Elkhart County Zoning)

Size: +/- 37.097 acres

Thoroughfares: CR 6 and Northland Drive

School District: Elkhart Community Schools

Utilities: Available and provided to the site.

Surrounding Land Use & Zoning:

Land to the east is M-1 industrial in the City of Elkhart. Land to the south is PUD industrial in the City of Elkhart. Land to the west is residential zoned R-1 residential and land to the north is A-1 Agriculture in the Elkhart County zoning. Land is a mix of County R-1, single family residential, A-1 agriculture and City M-1 industrial zoning, with primarily industrial, office and commercial development anticipated for future development trends to replace the legacy agriculture and low density residential existing uses.

Applicable Sections of the Zoning Ordinance:

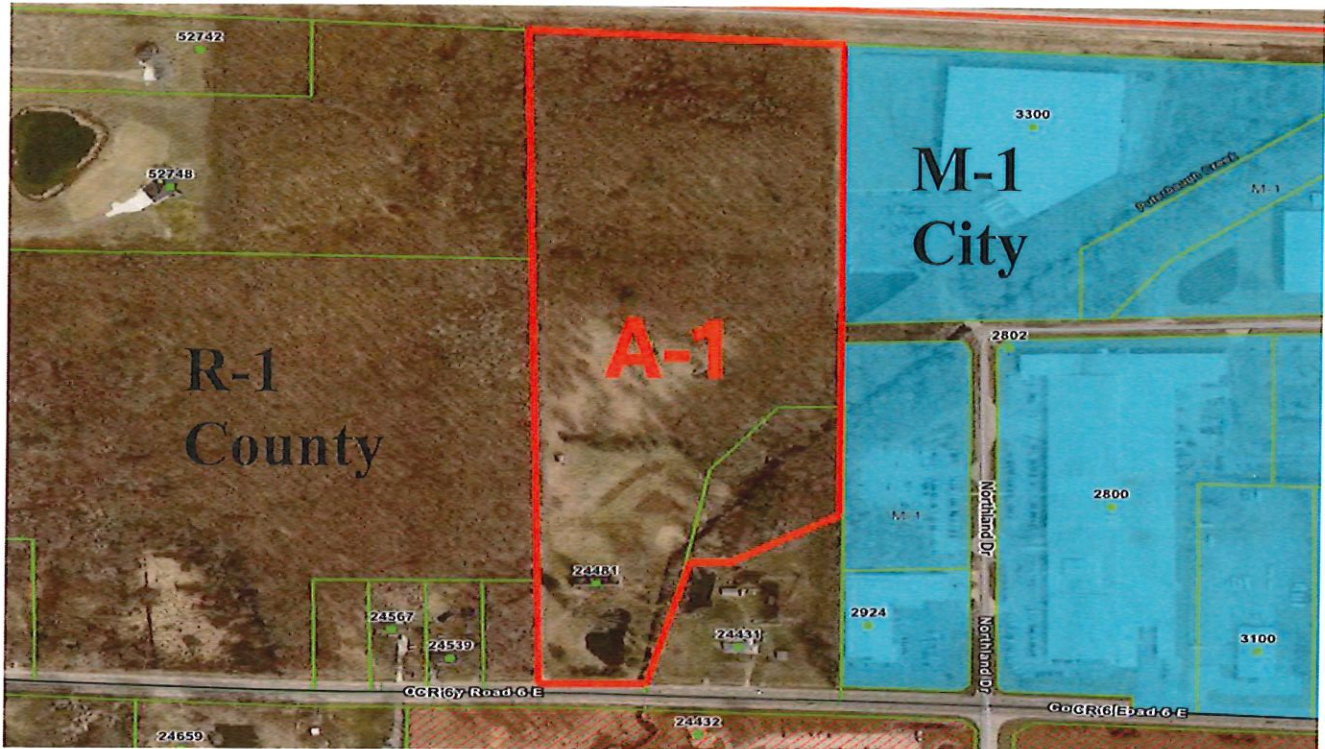
Section 29: Administration and Enforcement, 29.11 Amendments

Comprehensive Plan:

The Comprehensive Plan does not take this area into account but is anticipated to call for the land to be developed with industrial uses.

Plan Commission Action:

Recommendation of 'Do Pass' or 'Do Not Pass' to Common Council



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.

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 result of the annexation.

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.

Photos



Google Maps, May 2023

Attachments

Petition, Legal Description, narrative, affidavit, site plan, and Fiscal Plan.

PETITION #: 26-ANX-01

FILING FEE: \$ 500.00

PETITION to the PLAN COMMISSION

PETITION TYPE: ANNEXATION

This action requires final approval from the Common Council

Property Owner(s): Northland & Reedy LLC

Mailing Address: [REDACTED]

Phone #: [REDACTED] Email: [REDACTED]

Contact Person: Ron Belshner Debra Hughes, P.E. Surveying and Mapping LLC

Mailing Address: [REDACTED]

Phone #: [REDACTED] Email: [REDACTED]

Subject Property Address: 24481 County Road 6 and adjoining parcel to east Parcels: 20-02-22-402-001.000-026 and 20-02-22-451-001.000-026 and part of 20-02-22-400-019.000-026

Zoning: Existing: A-1 (County) Proposed: M-1 (City)

Present Use: Vacant Residence Proposed Use: Storage Yard for RV Frames and future building expansion of 3300 Reedy Dr.

NOTE: The petitioner is the legal property owner of record, or a certified representative, and agrees the above information is accurate. Failure to provide a legal signature or accurate information will make this application null and void.

PROPERTY OWNER(S) OR REPRESENTATIVE (PRINT): Michael Tallman, Manager

SIGNATURE(S): *Michael Tallman* DATE: 1/20/2026

STAFF USE ONLY:

Staff Checklist for the applicant's submittal of a complete Petition to the Plan Commission docket:

- One copy of the Appeal Letter signed in ink by the owner (or representative) of the property.
- A completed Petition form signed by the legal owner of record (or approved representative).
- If any person other than the legal owner or the legal owner's attorney files the appeal, written and signed authorization from the property owner must be supplied.
- A full and accurate legal description of the property.
- One to scale drawing of the property, measuring 11" x 17" or smaller. If larger than 11" x 17", 25 copies must be submitted.
- Any other information listed in the Instructions and Filing Procedure for this type of Petition.

Ordinance Requirement: Section(s): _____

Map #: _____ Area: _____

RECEIVED BY: _____ DATE: _____

**ANNEXATION FISCAL PLAN
FOR THE
CITY OF ELKHART**

Northland & Reedy LLC Annexation

March 20, 2026

Prepared by:



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INTRODUCTION

The following fiscal plan (the "Fiscal Plan") is for the proposed annexation of parcels to the west and north of the existing corporate limits on the north side of Elkhart (the "Annexation Area"). The requirements of the Indiana Code mandate the development and adoption of a written fiscal plan and the establishment of a definite policy by resolution of the City Council. The Indiana Code states that this fiscal plan must include and provide:

- 1) The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency;
- 2) The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used;
- 3) The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin;
- 4) That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance and other non-capital services normally provided within the corporate boundaries will be provided within one (1) year after the effective date of annexation and that they will be provided in a manner equivalent in standard and scope to those non-capital services provided in areas within the corporate boundaries regardless of similar topography, patterns of land use and population density;
- 5) That services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities and storm water drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use and population density and in a manner consistent with federal, state and local laws, procedures and planning criteria;
- 6) The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation;
- 7) The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation;
- 8) Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation; and

INTRODUCTION

- 9) A list of all parcels of property in the annexation territory and the following information regarding each parcel:
- (A) The name of the owner of the parcel.
 - (B) The parcel identification number.
 - (C) The most recent assessed value of the parcel.
 - (D) The existence of a known waiver of the right to remonstrate on the parcel.

This Fiscal Plan may include additional materials in connection with the foregoing. It was developed through the cooperative efforts of the City's various administrative offices and the City's financial advisors, Baker Tilly. This Fiscal Plan is the result of an analysis of the proposed Annexation Area.

The Annexation Area is contiguous to the City for the purposes of Indiana Code 36-4-3-1.5, and there is a written Fiscal Plan, herein provided, that has been approved by the City Council.

SECTION I

AREA DESCRIPTION

A. Location, Area Size and Contiguity

The proposed Annexation Area is located to the west and north of the existing corporate boundaries on the north side of the City. A map and legal description of the area to be annexed has been included in attached Appendix II.

The Northland & Reedy LLC Annexation Area is approximately 31 acres. The perimeter boundary of the Annexation Area is over 25% contiguous to the existing corporate boundaries of the City.

B. Current Land Use

The Annexation Area consists of vacant land and ROW.

C. Zoning

Existing Zoning: Agriculture (A-1)

Proposed Zoning: Manufacturing (M-1)

D. Current Population

The current population of the Annexation Area is estimated at 0, as there are no occupied homes within the Annexation Area.

E. Real Property Assessed Valuation

The estimated net assessed valuation for land and improvements in the Annexation Area is \$558,900. This represents the net assessed value as of January 1, 2024 for taxes payable 2025.

SECTION II

NON-CAPITAL SERVICES

A. Cost of Services

The current standard and scope of non-capital services being delivered within the City and the Annexation Area were evaluated by each municipal department to determine the personnel and equipment necessary to provide such non-capital services in a manner equivalent in standard and scope to services that are currently provided within the existing City's municipal boundary.

The City will make all non-capital services available to the Annexation Area within one (1) year after the effective date of the annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the City regardless of topography, patterns of land use, and population density.

B. Police Protection

The Elkhart County Sheriff's Department currently provides police protection and law enforcement services to the Annexation Area. However, all non-capital services of the Elkhart Police Department will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The City of Elkhart Police Department's primary purpose is the prevention of crime. The department is manned 24 hours per day, and it consists of over 100 officers. The Police Department consists of several divisions with many specialty units. For example, the patrol division includes a special response team, an explosive ordinance disposal unit, a dive team and a canine unit. The Police Department patrols within the boundaries of the City on a daily basis and responds to all alarm calls. In addition, the Police Department provides other services such as detection and apprehension of offenders, traffic control and preservation of civil order. The Police Department does not distinguish between different areas of the City. The same services are provided throughout the City. Due to the location and character of the Annexation Area, the City does not anticipate needing to hire additional officers as a result of the annexation. There will be no increase in fuel and vehicle maintenance as a result of the annexation.

C. Fire Protection and Emergency Medical Services

The Annexation Area is currently served by the Osolo Township Fire Department. However, all non-capital services of the Elkhart Fire Department ("E.F.D.") will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

D. Communications Center

Any dispatch calls within the Annexation Area are currently handled by Elkhart County 9-1-1 Communications Center. This will not change as a result of the annexation; therefore, there will be no additional costs for the provision of services upon annexation.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

E. Street Maintenance

The Annexation Area does not contain any streets that the City will be responsible for maintaining; therefore, there will be no additional street maintenance costs as a result of the annexation.

F. Storm Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the City's current storm water and drainage system throughout the City. The City and County have maintained their drainage areas very similarly, therefore it is not anticipated that there will be any additional cost to the City. Any future development in the area will have to have its storm water plan approved by the City engineer or the City's Department of Storm Water Management, and any associated storm water and drainage costs will be borne by the developers. All non-capital services of the Department of Storm Water Management will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

G. Parks

There are currently nineteen community parks, ten neighborhood parks, one water park and one swimming pool within City limits. High Dive Park and McNaughton Park are both located along the river front and have amenities for tennis, hiking and fishing, as well as pavilions with full kitchens. Studebaker Park features a soccer field, tennis courts, a basketball court, a baseball diamond, a large multi-purpose field, playgrounds and trails for hiking. Ideal Beach is also part of the City's park system. It is a large water park that contains a wading pool, water slide, swimming beach, sand volleyball court, miniature golf, a public boat ramp and concessions. The NIBCO Ice & Water Park is another featured destination of the Parks Department with skate rentals, an outdoor ice path, picnic areas and concessions. It is anticipated that no additional parks will be added as a result of annexation, therefore there will be no additional costs to the City.

Nevertheless, all non-capital services of the Parks Department will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

H. Street Lighting

Elkhart County does not provide street lights in the Annexation Area. After annexation, the City may approve street lighting on a case-by-case basis. If approved, the City pays all costs for installation and maintenance of streetlights. At this time, the City does not anticipate adding any streetlights with the Annexation Area. Therefore, there will be no additional costs to the City related to street lighting.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

I. Building and Code Enforcement

The Building and Code Enforcement Department of the City of Elkhart is responsible for conducting building, electrical, plumbing, HVAC and structural inspections. It is anticipated that any additional costs associated with inspections in the Annexation Area will be offset by revenues from the associated building permits.

J. Governmental Administrative Services

The City does not anticipate that the addition of the Annexation Area will result in a demand for Governmental Administrative Services that cannot be met by the existing staffing of the City's offices, agencies and departments. All non-capital services of the administration of the City will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The Governmental Administrative Services of the City include, but are not limited to, the services provided by the following:

- Mayor's Office
- City Council
- Redevelopment Commission
- Elkhart Environmental Center
- Economic Development Commission
- Finance Department
- Human Resources
- Planning and Zoning Department
- Emergency Management Department
- Information Technology Department

SECTION III

CAPITAL IMPROVEMENTS

A. Cost of Services

The Annexation Area was evaluated to determine the services and facilities required to provide the same type of services in the same manner as services that are currently provided within the existing City's corporate limits.

The City will provide the following capital services to the Annexation Area no later than three (3) years after the effective date of the annexation in the same manner as those capital services provided to areas within the City regardless of topography, patterns of land use and population density and in a manner consistent with federal, state and local laws, procedures and planning criteria. It is currently assumed that the annexation will be effective no later than December 31, 2026.

B. Water Service

The Annexation Area is not currently served. The Elkhart Municipal Water Utility provides water service in the immediately surrounding area and has the capacity and capability to provide service to the Annexation Area if and when connection is desired. It is anticipated that new customers will pay the applicable tap fee and water assessment charges. It is important to note that the Water Utility is a separate proprietary fund of the City that maintains separate books and records, and extensions in service are typically borne by the respective property owner or developer. Regardless, all capital services of the Water Department will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

C. Wastewater Service

The Annexation Area is not currently served. The Elkhart Municipal Sewage Works provides wastewater service in the immediately surrounding area and has the capacity and capability to provide service to the Annexation Area if and when connection is desired. It is anticipated that new customers will pay the applicable tap fee and sewer assessment charges. It is important to note that the Sewage Works is a separate proprietary fund of the City that maintains separate books and records, and extensions in service are typically borne by the respective property owner or developer. Regardless, all capital services of the Wastewater Department will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

SECTION III

(Cont'd)

CAPITAL IMPROVEMENTS

D. Storm Water and Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the City's current storm water and drainage system throughout the City. The City and County have maintained their drainage areas very similarly, therefore it is not anticipated that there will be any additional cost to the City. Any future development in the area will have to have its storm water plan approved by the City Engineer or the City's Department of Storm Water Management, and any associated storm water and drainage costs will be borne by the developers, therefore it is not anticipated that any additional costs will be required to improve them to City standards.

E. Street Construction

Construction of any new streets within the developments in the Annexation Area will be the responsibility of the appropriate developer in accordance with the applicable City Code. There are currently no existing streets within the Annexation Area for which the City will be responsible for maintaining. Regardless, all capital services of the Street Department, including evaluation and construction services, will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

SECTION IV

FISCAL IMPACT

As a result of this annexation, based on estimated assessed values as of January 1, 2027, the net assessed value for the City is anticipated to increase by \$575,667, or approximately 0.0145%. The net impact of increasing the City's net assessed value will result in additional property tax revenues to the City, which may be used to offset the cost of providing services to the Annexation Area.

It is assumed that the effective date of this annexation will be as soon as practically possible, but no later than December 31, 2026. Based on the assumed effective date, Annexation Area property owners will not pay property taxes to the City until 2027 payable 2028. However, the City will begin providing non-capital municipal services to the property owners within one (1) year after the effective date of the annexation, and it will begin providing capital municipal services to the property owners within three (3) years after the effective date of the annexation.

It is anticipated that there will be no additional costs to the City as a result of the annexation.

It is anticipated that the City will realize an increase in its levy of approximately \$10,170 (\$8,711 net of circuit breaker) as a result of the annexation. However, the percentage increase in the levy will not exceed the percentage increase in the City's assessed value; therefore, there is not anticipated to be a tax rate increase as a direct result of this annexation. If there is a shortfall in revenue from the annexation, the services described in this plan can be provided using funds on hand.

Based on the assumed annual growth factors noted on page 11, the additional levy will be approximately \$10,567 (\$9,051 net of circuit breaker) in 2029, \$10,990 (\$9,413 net of circuit breaker) in 2030, and \$11,419 (\$9,781 net of circuit breaker) in 2031. The estimated additional property tax cap losses for the overlapping taxing units will be as follows:

Elkhart County	\$659
Osolo Township	66
Elkhart Civil City	3,131
Elkhart Community School Corporation	1,653
Elkart Public Library	<u>238</u>
	<u>\$5,747</u>

SECTION V

ASSUMED INDEBTEDNESS

As required by Indiana Code 36-4-3-10, the City will assume and pay any unpaid bonds or other obligations of Osolo Township existing at the effective date of the annexation of the Annexation Area in the same ratio as the assessed valuation of the property in the Annexation Area bears to the assessed valuation of all property in Osolo Township, as shown by the most recent assessment for taxation before the annexation, unless the assessed property within the City is already liable for the indebtedness.

There is no debt currently outstanding for Osolo Township.

Appendix I

CITY OF ELKHART, INDIANA

Northland & Reedy LLC Annexation

ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT

(Assumes first year of tax collections from Annexation Area is 2027 pay 2028)

Assessment Year	Estimated Net Assessed Value of Annex. Area (1),(2)	Estimated Net Assessed Value of City (2)	Total Est. Net Assessed Value of City (3)	Est. Property Tax Levy of City (4),(5),(6)	Total Est. Property Tax Rate (7)
2025 Pay 2026	N/A	\$3,746,345,774	\$3,746,345,774	\$66,677,462	\$1.7798
2026 Pay 2027	N/A	3,858,736,147	3,858,736,147	70,326,822	1.8225
2027 Pay 2028	\$4,039,400	3,974,498,231	3,978,537,631	73,987,796	1.8597
2028 Pay 2029	4,120,200	4,093,733,178	4,097,853,378	76,829,517	1.8749
2029 Pay 2030	4,202,600	4,216,545,173	4,220,747,773	79,855,763	1.8920
2030 Pay 2031	4,286,700	4,343,041,528	4,347,328,228	82,925,305	1.9075

- (1) Based on the current net assessed value of the real property in the Annexation Area as gathered from the Elkhart County Assessor's office. Future development of a storage yard for AV frames and building expansion is expected to be valued at a total of approximately \$4 million. It is assumed that the completed development will first begin to be assessed in 2027 for taxes payable in 2028.
- (2) Assumes the assessed value for the City of Elkhart, including development in the Annexation Area, grows at a rate of 3%.
- (3) Represents the net assessed value for the City, including the Annexation Area, used to calculate the tax rate.
- (4) Assumes controlled property tax levies increase by an annual growth factor as follows:

Year	Controlled Levy Growth
2027	5.6%
2028	5.3%
2029	3.9%
2030	4.0%
2031	3.9%

*2027 - 2031 is subject to change based on the 6-year average of non-farm personal income.

- (5) Assumes that the park bond levy remains constant. Also, assumes the CCD rate remains constant, which results in additional levy due to NAV growth.
- (6) Assumes the City receives an automatic increase in its levy equal to its percentage increase in net assessed value as a result of the annexation.
- (7) Based on the Est. Property Tax Levy of City divided by the Total Est. Net Assessed Value of City.

CITY OF ELKHART, INDIANA

Northland & Reedy LLC Annexation

PARCEL LIST

<u>Parcel ID</u>	<u>Owner</u>	<u>'24 Pay '25 Net Assessed Value</u>	<u>Remonstrance Waiver</u>
20-02-22-402-001.000-026	Northland & Reedy LLC	\$553,500	No
20-02-22-451-001.000-026	Northland & Reedy LLC	5,400	No
20-02-22-400-019.000-026	State of Indiana	-	No
		<hr/>	
		Total	
		<u>\$558,900</u>	



M E M O R A N D U M

DATE: February 25, 2026
TO: Eric Trotter, Assistant Director for Planning
FROM: Timothy Reecer; Assistant Director of Public Works *TR*
RE: **26681 County Road 6 – Annexation Contiguity**

The parcels identified within as 02-22-402-001-.000-026 and 02-22-451-001.000-026 as shown on Petitioner's drawing: 105109_Annex – more commonly known as 26681 County Road 6 has an approximate perimeter of 5,253 feet and a contiguous edge of approximately 1,454 feet. Please note, these measurements do not include the contiguous edge adjacent to ROW and only that adjacent to parcels. Based on these measurements the parcels in question are approximately 27.67% contiguous to the current City limits. This percentage exceeds the minimum requirement of 12.5% and is eligible for annexation.

EXHIBIT A

Legal Description for Annexation

The West Half (W1/2) of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty-two (22), Township Thirty-eight (38) North, Range Five (5) East lying South of the North line of the Indiana East-West Toll Road.

EXCEPTING THE FOLLOWING:

Assuming the South line of the Southeast Quarter (SE 1/4) of said Section Twenty-two (22) to be due East and West and commencing at a cross cut on the concrete pavement on the South line of the Southeast Quarter (SE 1/4) of said Section Twenty-two (22) at a point Two Hundred and Thirty-six and Eighty Hundredths feet (236.80') due East of the Southwest (SW) corner of said Quarter Section; thence due East (N90°E) along the South line of said Quarter Section Four Hundred Twenty-four feet (424') to a cross cut on the concrete pavement; thence North Two degrees Twenty- seven minutes West (N2°27'W) along the East line of the West Half (W 1/2) of the West Half (W 1/2) of said Quarter Section Five Hundred Sixty-eight and Eight Tenths feet (568.8'); thence South Fifty-six degrees Fifty minutes West (S56°50'W) Two Hundred Ninety-five and Thirty-one Hundredths feet (295.31') to an iron stake; thence North Seventy- nine degrees Twenty-five minutes West (N79°25'W) Seveny-eight and Six Hundredths feet (78.06') to an iron stake; thence South Forty-five degrees West (S45°W) Forty-five and Three Tenths feet (45.3') to an iron stake; thence South Six degrees Forty minutes West (S6°40'W) Three Hundred Eighty-six and Four Tenths feet (14) to the place of beginning.

January 19, 2026

To: Honorable Members of the Plan Commission and City Council
City of Elkhart, Indiana

Regarding: Annexation Petition

The undersigned Appellant respectfully shows the Plan Commission and Council:

1. Northland & Reedy LLC is the owner of the following described real estate located with the City of Elkhart, Osolo Township, Elkhart County, State of Indiana, to-wit:

See Exhibit A attached.

2. The above-described real estate presently has a zoning classification of A-1 District under the Elkhart County Zoning Ordinance.
3. Petitioner proposes to use the above-described property in the following manner:
New storage yard for RV frames and for future expansion of building and parking lot for 3300 Reedy Drive.
4. Petitioner desires to annex and rezone said real estate to M-1 District under the City of Elkhart Zoning Ordinance. This will match the M-1 zone to the east, which includes one properties held by the same owner and one property held by Norco Land Trust LLC, which has the same ownership group.
5. Petitioner has presented evidence to the City Engineer that the property to be annexed is 35 percent contiguous to the City limits and therefore eligible for annexation.
6. Petitioner believes the annexation will be mutually beneficial because:
 - A. The property is adjacent to other M-1 uses in the area.
 - B. The Petitioner wants to construct a storage yard for RV frames produced by this company on property at 3300 Reedy Drive. The petitioner also wants to expand the building and pavement areas at 3300 Reedy Drive to the east onto this property.
 - C. The annexation is in accordance with the most desirable use.
 - D. The annexation will conserve property values throughout the area.
 - E. The annexation presents responsible growth and development of the City of Elkhart.
 - F. The property will be developed with manufacturing uses that will generate tax revenue for the City.

WHEREFORE, Petitioner prays and respectfully requests a hearing on this annexation request and that after such hearing, the Plan Commission make a "Do Pass" recommendation and the Council, after hearing, pass on appropriate ordinance annexing the above-described parcel of land to the City of Elkhart.

Parcel Nos: 20-02-22-402-001.000-026 and 20-02-22-451-001.000-026.
Part of Parcel No: 20-02-22-400-019.000-026

Northland & Reedy LLC
a domestic limited liability company

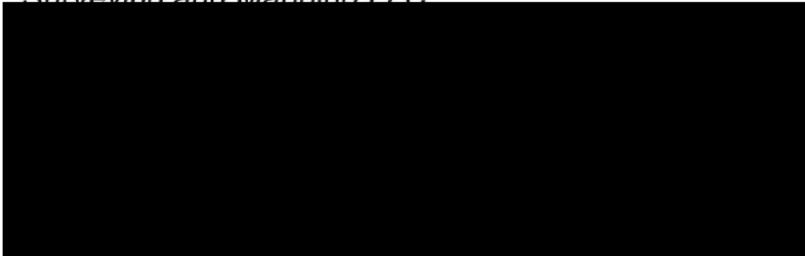
By: *Michael Tallman*

Name: Michael Tallman

Title: Manager



*Documents prepared by
Surveying and Mapping LLC*



INDIANA TOLL ROAD
I-80/90
20-02-22-400-019.000-026

NORTHLAND & REEDY LLC

PROPERTY BOUNDARY LENGTH (FT.)	CITY LIMIT CONTIGUOUS LENGTH (FT.)
236.81	236.81
386.13	
45.36	
78.06	
295.31	
1462.08	1462.08
300.58	300.58
663.92	
300.9	
1997.17	
5766.32	1999.47
PERCENT CONTIGUOUS	35%

TOTAL AREA: 31.097 AC.

NORTHLAND & REEDY LLC

BLAIR GARCEAU

59.84'

236.81'

78.06'
RANDY &
KATRINA
DORRIER
(DEED EXCEPTION
PARCEL)

COUNTY ROAD 6

ELKHART CITY LIMITS

47.14'

184.93'

240.82'

236.81'

1997.17'

300.90'

663.92'

663.94'

300.58'

1462.08'

1762.68'

NORTHLAND & REEDY LLC
20-02-22-402-001.000-026
20-02-22-451-001.000-026

NORCO
LAND
TRUST

NORCO
LAND
TRUST

CJW
HOLDINGS
LLC

525.54'

REEDY DRIVE

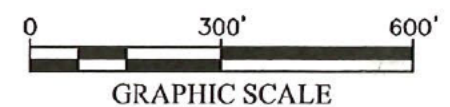
NORTHLAND DRIVE

792.91'

ELKHART CITY LIMITS

NORTHLAND & REEDY LLC

ELKHART CITY LIMITS



Preliminary Drawing - Not for Construction

ANNEXATION PETITION EXHIBIT
26681 COUNTY ROAD 6
ELKHART, IN



SHEET 1
OF 1

SCALE: 1"=300'
ENGINEER: DEBRA S. HUGHES
TECHNICIAN: DSH
DRAWING: 105109_ANNEX.DWG

JOB NUMBER: 1025105109

PATH: \\SAVINCO\ELKA\PROJECTS\1025105109\100_SURVEY\11DESIGN\DWG\105109_ANNEX.DWG
PRINTED: Tuesday, January 20, 2026 2:21:30 PM

Northland & Reedy LLC



Current and Projected Assessed Valuation

Parcel No.	Address	Area	Current Assessed Value	Projected Assessed Value
20-02-22-402-001.000-026	24481 County Rd 6 Elkhart, IN 46514	26.541 ac.	\$553,500	\$4,000,000
20-02-22-451-001.000-026	24481 County Rd 6 Elkhart, IN 46514		\$5,400	\$5,400
20-02-22-400-019.000-026	Part of Indiana Toll Road	4.566 ac.	\$0	\$0
	Total	31.097 ac.	\$558,900	\$4,005,400

January 16, 2026

To: Honorable Members of the Plan Commission and City Council
City of Elkhart, Indiana

Regarding: Annexation Petition

I am the authorized agent for Northland & Reedy LLC which is the owner of the property at 24481 County Road 6, Elkhart IN.

Parcel Nos: 20-02-22-402-001.000-026 and 20-02-22-451-001.000-026

I authorize Surveying And Mapping LLC (SAM) to submit an Annexation Petition on the company's behalf.

Please contact me if there are any questions.

Thank you.



Michael Tallman, Manager
Northland & Reedy LLC

