

ORDINANCE NO. BR 10-16-2025-21

AN ORDINANCE TO AMEND ORDINANCE NO. PC 2024-04 KNOWN AS THE ELKHART COUNTY DEVELOPMENT ORDINANCE BY REZONING THE AREA OF REAL ESTATE HEREINAFTER DESCRIBED FROM GPUD B-3, GPUD M-1, AND GPUD M-2 TO B-3, M-1, AND M-2.

WHEREAS AWT Inc., represented by Jones Petrie Rafinski, submitted an application to rezone real estate hereinafter described from GPUD B-3, GPUD M-1, and GPUD M-2 to B-3, M-1, and M-2, and after proper legal notice a public hearing was held as provided by Law, and the Plan Commission did find that all elements of the Law have been met, and did on September 11, 2025, recommend approval of a zone change from GPUD B-3, GPUD M-1, and GPUD M-2 to B-3, M-1, and M-2, and filed their recommendation with the Town Council of Bristol, Indiana.

**BE IT THEREFORE ORDAINED BY THE
TOWN COUNCIL OF BRISTOL, INDIANA, THAT:**

Legal Description
See “Attachment A”

BE rezoned from GPUD B-3 to B-3 effective immediately,

Legal Description
See “Attachment B”

BE rezoned from GPUD M-1 to M-1 effective immediately, and

Legal Description
See “Attachment C”

BE rezoned from GPUD M-2 to M-2 effective immediately, and

The zone maps dated February 28, 2024, and made a part of Section 158.01(D)(2) of the Elkhart County Development Ordinance as amended be hereby ordered amended and changed to reflect the said rezoning of said real estate.

**ADOPTED BY THE TOWN COUNCIL OF BRISTOL, INDIANA,
THIS 16TH DAY OF OCTOBER 2025.**

By
Jeff Beachy

By
Cathy Burke

By
Gregg Tuholski

By
Dean Rentfrow

By
Doug DeSmith

Attest: _____
Cathy Antonelli, Clerk-Treasurer

Prepared and affirmed by Daniel Dean, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by laws. Daniel Dean, 4230 Elkhart Rd., Goshen, IN 46526.

Attachment A

A part of the Northeast Quarter of Section 34, Township 38 North, Range 6 East, Washington Township, Elkhart County, Indiana, and being more particularly described as follows: Beginning at the East Quarter corner of said Section; thence South 89 degrees 49 minutes 10 seconds West , said bearing being the basis of bearing of the description with all other bearings herein relative thereto, on the south line of the Northeast Quarter of said Section, 1,332.08 feet to the southwest corner of the East Half of the Northeast Quarter of said Section; thence North 00 degrees 33 minutes 53 seconds West on the west line of the East Half of said Northeast Quarter 499.44 feet; thence North 90 degrees 00 minutes 00 seconds East 553.60 feet; thence North 83 degrees 38 minutes 29 seconds East 100.59 feet; thence North 90 degrees 00 minutes 00 seconds East 675.35 feet to the west line of Deed Record 2011-07640, Elkhart County Recorder; thence South 00 degrees 54 minutes 51 seconds East 506.42 feet on said west line to the point of beginning and containing 15.38 acres, more or less.

Attachment B

A part of the Northeast Quarter of Section 34, Township 38 North, Range 6 East, Washington Township, Elkhart County, Indiana, and being more particularly described as follows: Commencing at the East Quarter corner of said Section; thence South 89 degrees 49 minutes 10 seconds West, said bearing being the basis of bearing of the description with all other bearings herein relative thereto, on the south line of the Northeast Quarter of said Section, 1,332.08 feet to the southwest corner of the East Half of the Northeast Quarter of said Section; thence North 00 degrees 33 minutes 53 seconds West on the west line of the East Half of said Northeast Quarter 499.44 feet to the point of beginning of this description; thence continuing North 00 degrees 33 minutes 53 seconds West on said west line 1,107.97 feet; thence North 89 degrees 25 minutes 33 seconds East 1,325.10 feet; thence South 00 degrees 38 minutes 49 seconds East 622.41 feet to the northwest corner of Deed Record 2011-07640, Tract II, Elkhart County Recorder; thence South 00 degrees 54 minutes 51 seconds East 487.74 feet on the west line of said Deed Record; thence North 90 degrees 00 minutes 00 seconds West 675.35 feet; thence South 83 degrees 38 minutes 29 seconds West 100.59 feet; thence North 90 degrees 00 minutes 00 seconds West 553.60 feet to the point of beginning and containing 33.76 acres, more or less.

Attachment C

A part of the Southwest Quarter of Section 26, and a part of the Northeast Quarter of Section 34 and a part of the Northwest Quarter of Section 35, Township 38 North, Range 6 East, Washington Township, Elkhart County, Indiana, and being more particularly described as follows: Commencing at the East Quarter corner of Section 34; thence South 89 degrees 49 minutes 10 seconds West, said bearing being the basis of bearing of the description with all other bearings herein relative thereto, on the south line of the Northeast Quarter of said Section, 1,332.08 feet to the southwest corner of the East Half of the Northeast Quarter of said Section; thence North 00 degrees 33 minutes 53 seconds West on the west line of the East Half of said Northeast Quarter 1,607.41 feet to the point of beginning of this description; thence continuing North 00 degrees 33 minutes 53 seconds West on said west line 919.19 feet to the southwest corner of Deed Record 2010-06631, Elkhart County Recorder; thence North 89 degrees 47 minutes 41 seconds East on the south line of said Deed Record 330.50 feet to the southeast corner thereof; thence North 00 degrees 43 minutes 00 seconds West on the east line of said Deed Record 132.34 feet to the northeast corner of said Deed Record and the south line of Bristol Industrial Park, the plat of which is recorded in Plat Book 15, page 40, Elkhart Recorder; thence North 89 degrees 43 minutes 55 seconds East on the south line of said Plat 641.96 feet; thence North 89 degrees 48 minutes 53 seconds East on said south line 1,887.61 feet to the southeast corner of said Plat; thence North 00 degrees 33 minutes 20 seconds West on the east line of said Plat 145.32 feet to the southwest corner of Deed Record 2022-26044, Elkhart County Recorder; thence North 89 degrees 08 minutes 21 seconds East on the south line of said Deed Record 566.73 feet to the northwest corner of Deed Record 2001-23508; thence South 00 degrees 21 minutes 03 seconds East 1,818.72 feet on the west line of said Deed Record to the north line of Deed Record 2013-17941, Elkhart County Recorder; thence South 89 degrees 01 minute 17 seconds West on the north line of said Deed Record and the north line of Deed Record 2011-07640 , Elkhart County Recorder 235.23 feet; thence North 89 degrees 23 minutes 54 seconds West on the north line of said Deed Record 529.41 feet; thence South 89 degrees 40 minutes 30 seconds West on said north line 1,329.10 feet to the northwest corner thereof; thence North 00 degrees 38 minutes 49 seconds West 622.41 feet; thence South 89 degrees 25 minutes 33 seconds West 1,325.10 feet to the point of beginning and containing 112.98 acres, more or less.