



August 16, 2024,

Town Council of Bristol  
303 E. Vistula St.  
Bristol, IN 46507

Council,

The following is being submitted with a recommendation of APPROVAL at the September 5, 2024, Town Council of Bristol meeting:

- A. Petitioner: Barbara Christine Wilhelm Trustee of the Barbar Christine Wilhelm Irrevocable Lifetime Family Trust ½ INT & ETAL ½ represented by Pinnacle Properties  
Petition: for a zone map change from A-1 to M-1.  
Location: north side of CR 23, 1,875 ft north of CR 14, in Washington Township. (RZ-0445-2024)

Plan Commission Vote: Yes: 9; No: 0; Absent: 0

Remonstrators Present: Yes

Development Issues: There were concerns and questions about the following:

- Property access; only off of SR 120
- Number of employees; during construction and daily operations
- Noise; from construction activities, generators, air-conditioning units, & equipment cooling systems
- Site lighting
- Site landscaping & buffering
- Water & electric utility usage
- Ownership of the property and data center business

The Plan Commission's approval recommendation included a condition that the area of the rezoning request could only be used as a data center campus.

Sincerely,

H. Jason Auvil  
Zoning Administrator / Planning Manager

# Plan Commission Staff Report

Prepared by the Department of Planning and Development

**Hearing Date:** August 8, 2024

**Transaction Number:** RZ-0445-2024.

**Parcel Number(s):** 20-03-33-300-001.000-031, 20-03-33-300-002.000-031, 20-03-33-300-003.000-031, 20-03-33-400-007.000-031, 20-03-33-400-016.000-031.

**Existing Zoning:** A-1.

**Petition:** for a zone map change from A-1 to M-1.

**Petitioner:** Barbara Christine Wilhelm, Trustee of the Barbar Christine Wilhelm Irrevocable Lifetime Family Trust ½ INT & ETAL ½ by Pinnacle Properties.

**Location:** north side of CR 23, 1,875 ft north of CR 14, in Washington Township.

**Adjacent Zoning and Land Uses:** The following table shows the zoning and current land use for the subject property and adjacent sites.

|                         | Zoning    | Current Land Use           |
|-------------------------|-----------|----------------------------|
| <b>Subject Property</b> | A-1       | Agricultural               |
| <b>North</b>            | M-2       | Agricultural               |
| <b>South</b>            | A-1       | Residential & Agricultural |
| <b>East</b>             | A-1       | Agricultural               |
| <b>West</b>             | A-1 & M-2 | Agricultural               |

**Site Description:** The subject property consists of five (5) parcels totaling 247.20 acres, is rectangular in shape, and is currently in agricultural production. One of the parcels has a house with numerous small agricultural and accessory buildings.

**History and General Notes:**

- The zoning for the subject property was established as part of the original zoning on 10/30/1959.

**Zoning District Purpose Statement:** The M-1, Limited Manufacturing, zoning district is to accommodate less intense manufacturing, warehousing and distribution uses that are not significantly objectionable to surrounding properties in terms of truck traffic, noise, odor, smoke and other potential nuisance factors.

**Staff Analysis:** The purpose of this rezoning petition is to develop as a data center campus consisting of large commercial buildings containing servers, computers, and associated electronic equipment.

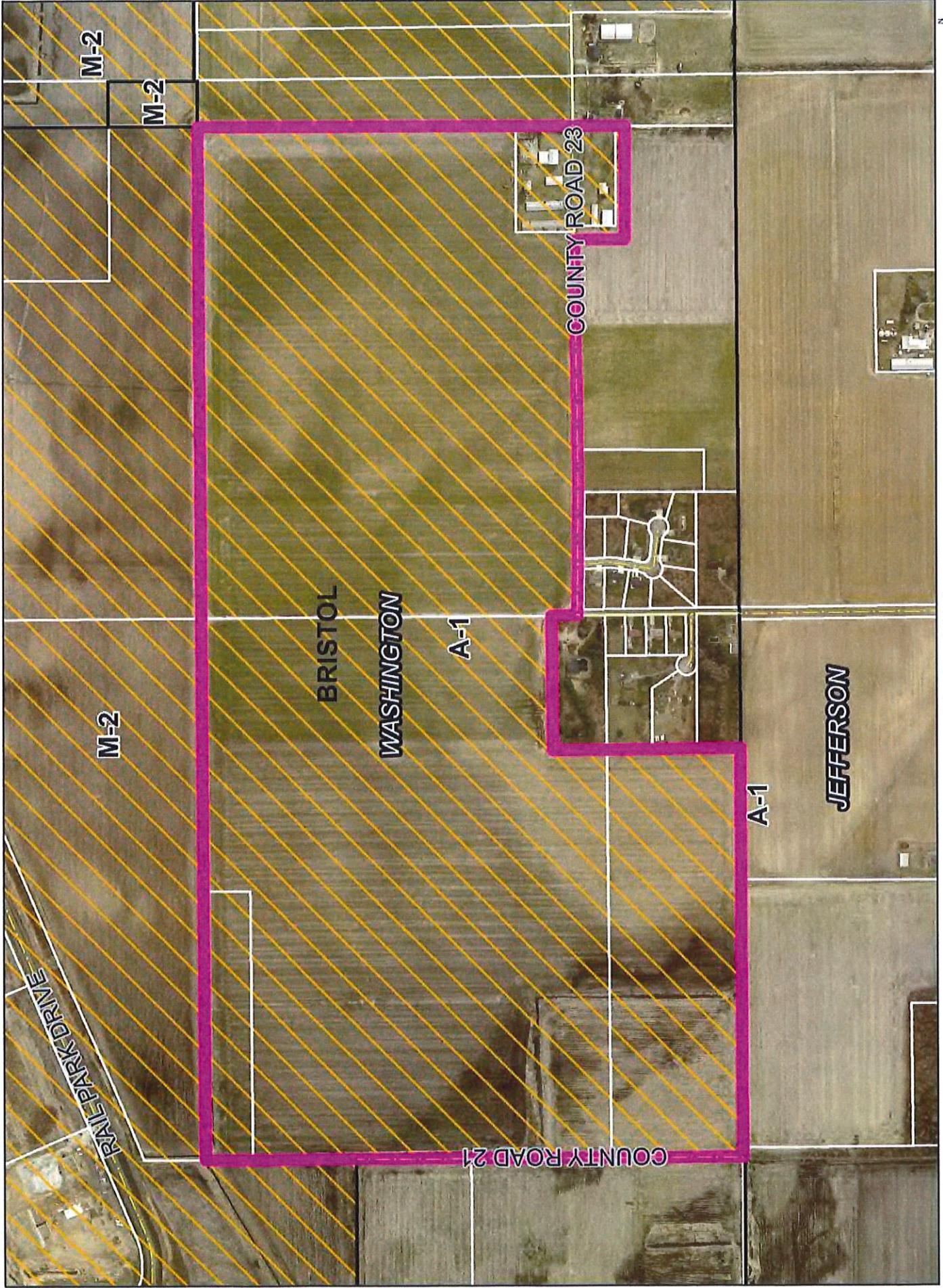
# *Plan Commission Staff Report (Continued)*

*Hearing Date:* August 8, 2024

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Elkhart County Comprehensive Plan. The Elkhart County Comprehensive Plan states that industrial development should be encouraged in cities and towns, and within urban growth areas. The Bristol Comprehensive Plan shows the subject property in an employment center area designated for commercial and industrial uses.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The size of the proposed development and associated buildings will be comparable with what would be expected in a commercial or industrial area.
3. The most desirable use of the subject property is agricultural, commercial, industrial, and or any supporting and compatible uses.
4. The request conserves property values by locating a new proposed industrial use adjacent to an area zoned for industrial uses and near a large developed industrial area.
5. The proposed rezoning promotes responsible growth and development. The subject property is in industrial area inside the Town of Bristol and will utilize the Town utilities.

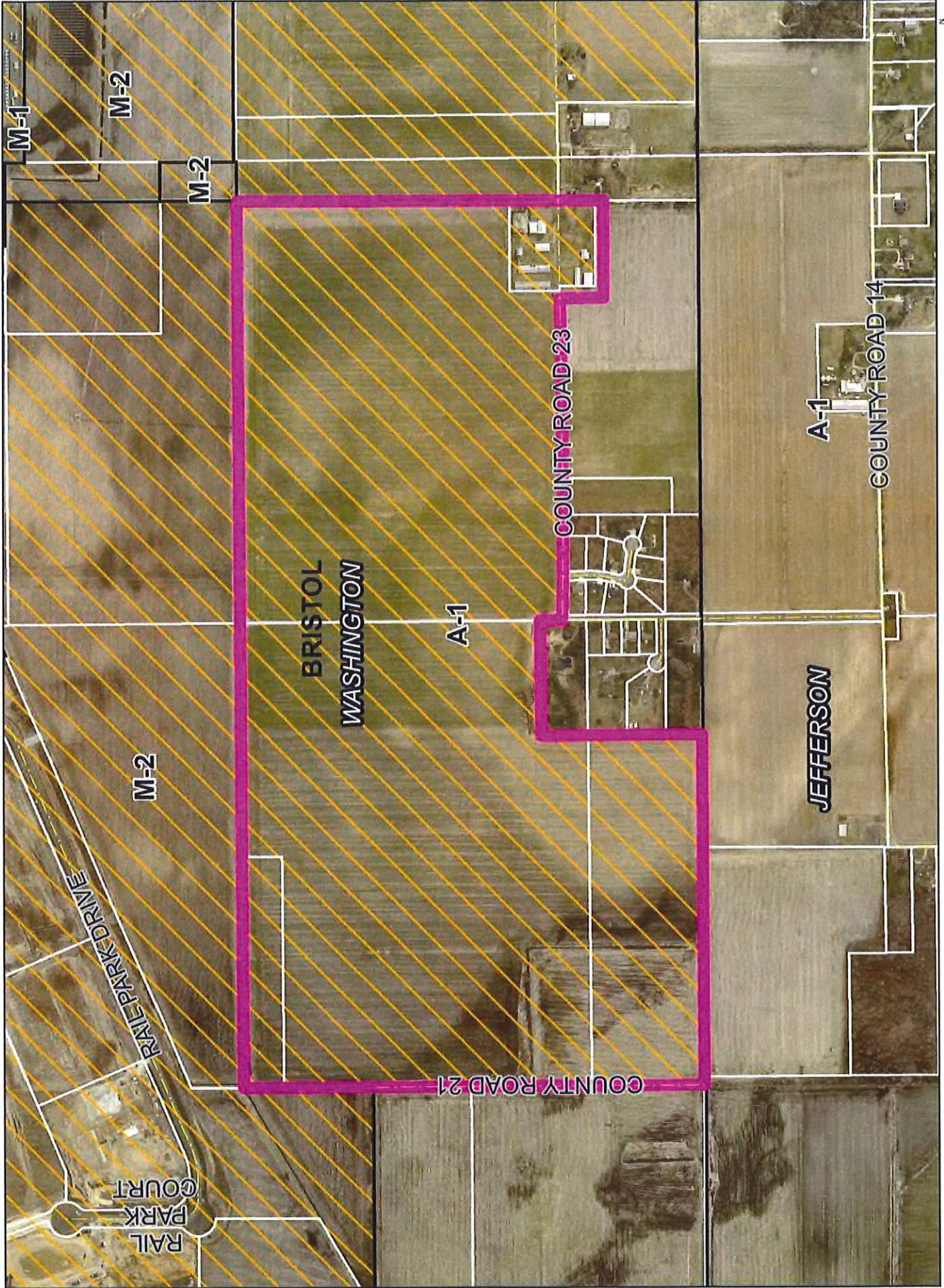
RZ-0445-2024



2021 Aerials

1 inch = 600 feet

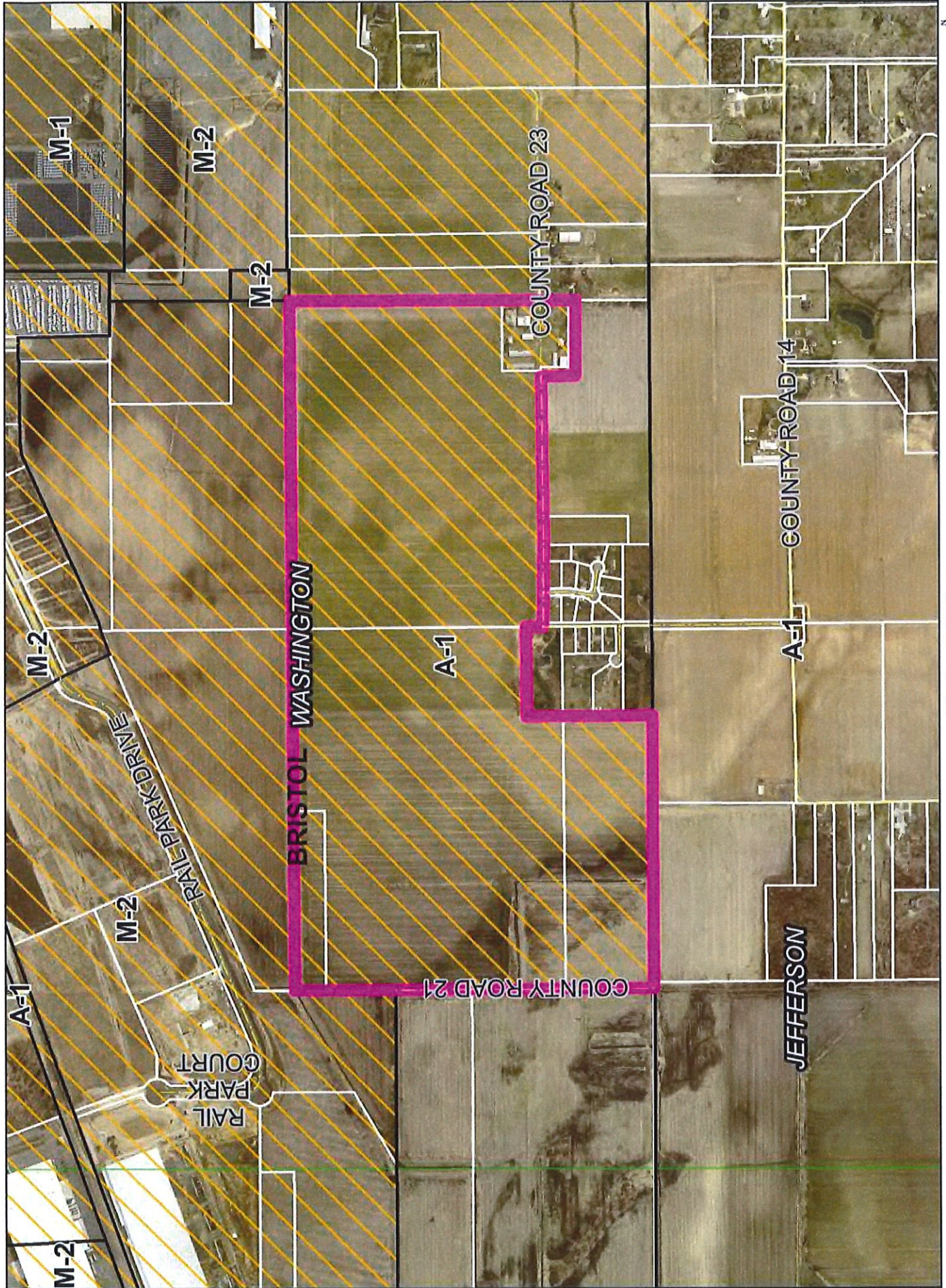
RZ-0445-2024



2021 Aerials

1 inch = 700 feet

RZ-0445-2024



2021 Aerials

1 inch = 900 feet

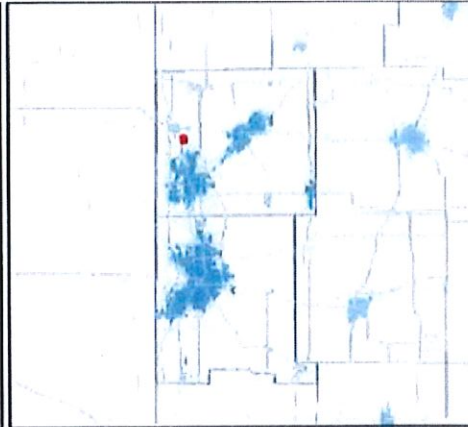
# Michiana Regional GIS Website

txtSubTitle

## Legend

- SJC Parcel Dimensions
- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- Building Footprint
- Railroad
- Railroad
- Abandoned Railroad
- Road Centerline
- Railroad Bridge
- Roadway Bridge
- Major Roads
- 1
- 10
- Primary Roads
- Secondary Roads
- Local Roads
- Rivers
- Local Roads
- SJC Street
- ELK Street
- Building Footprint
- SJC 2014 Parcel
- ELK 2014 Parcel
- Railroad

1 inch = 240.92 feet



Date Printed: 6/26/2024  
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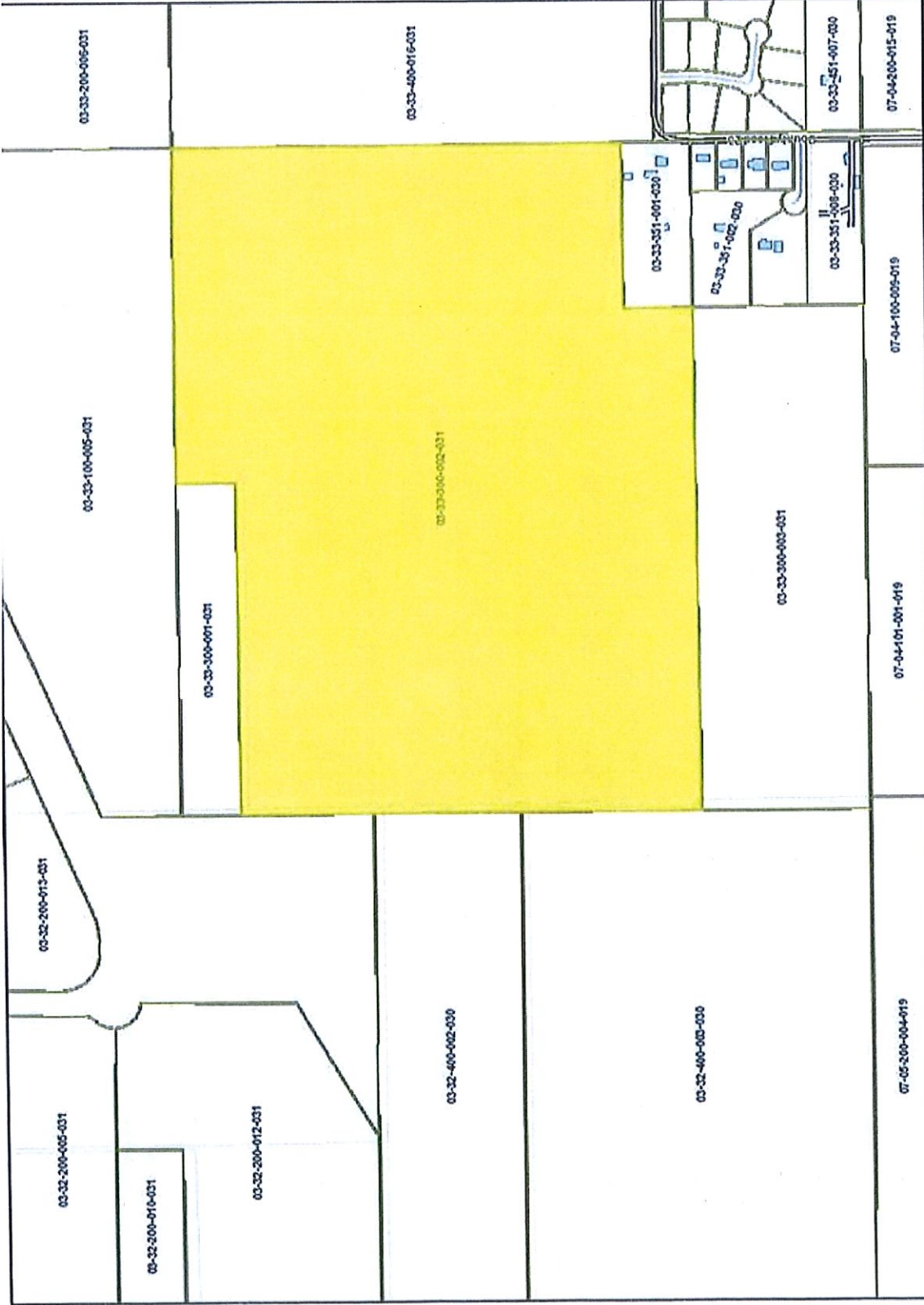
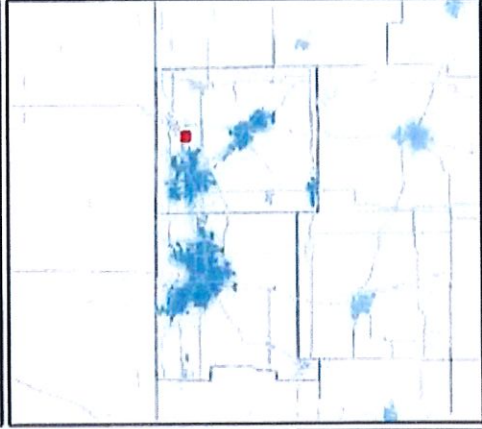
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1 inch = 400.00 feet



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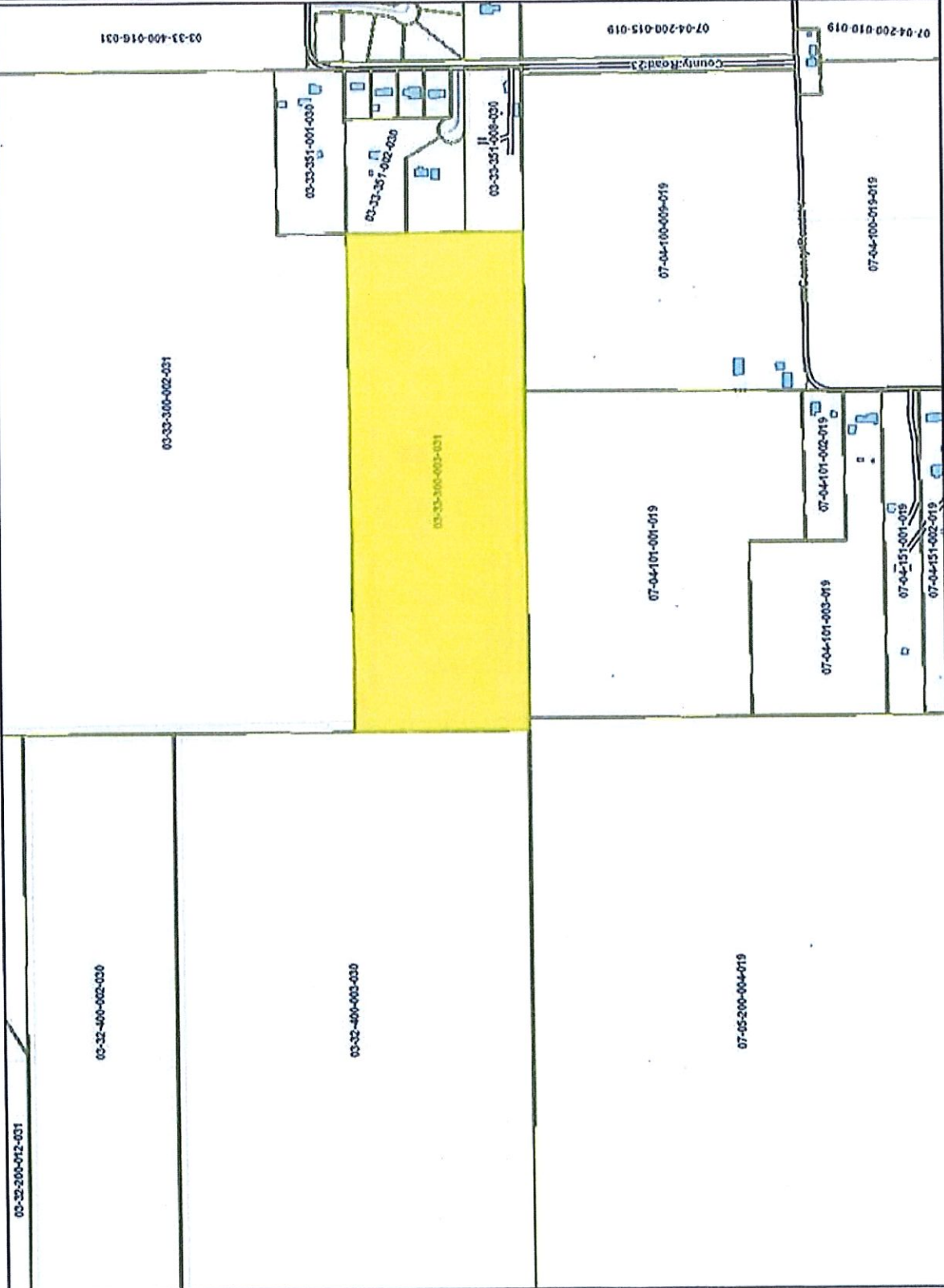
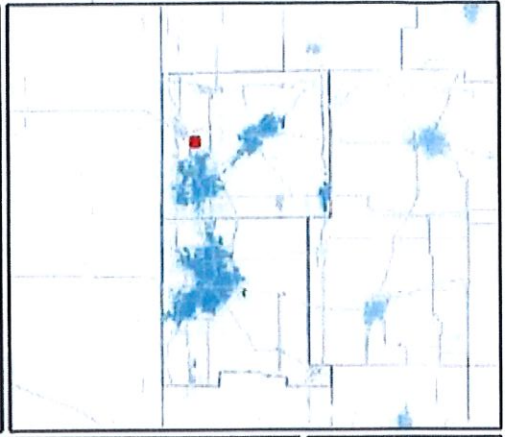
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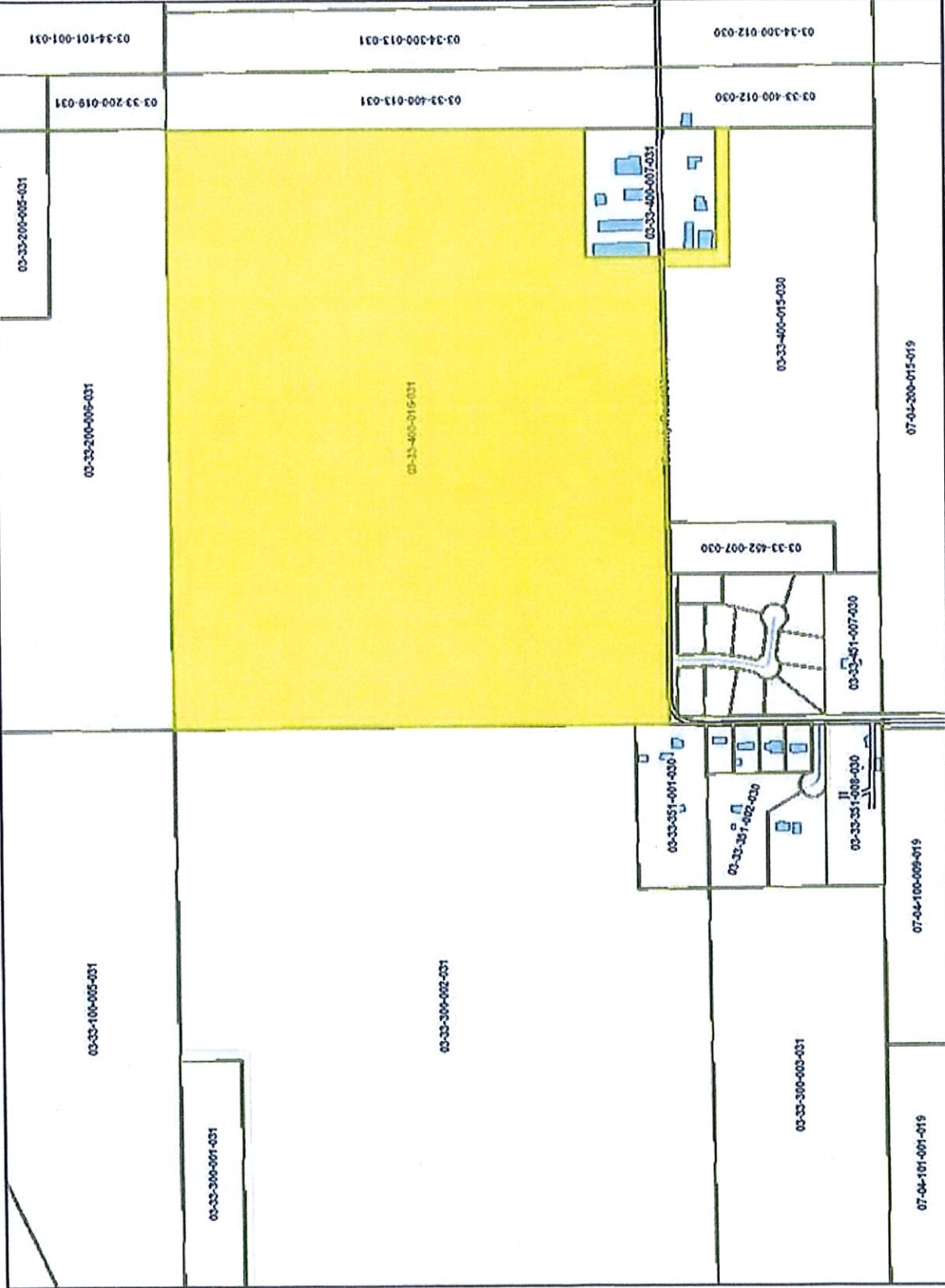
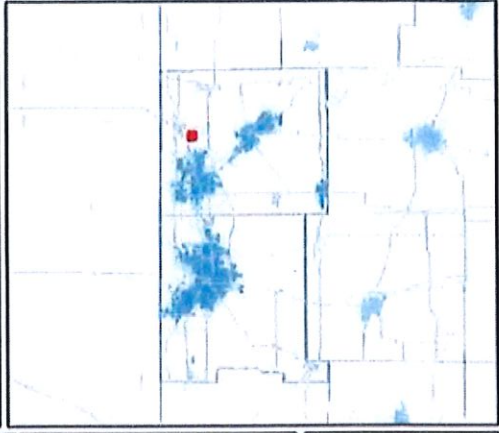
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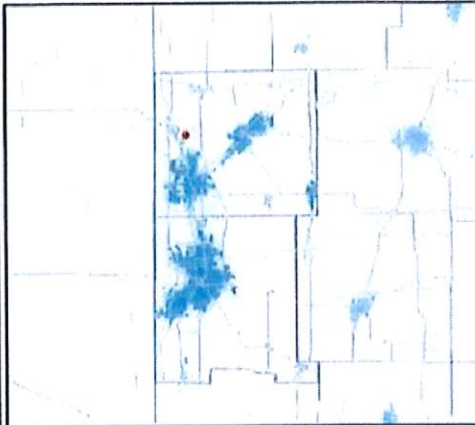
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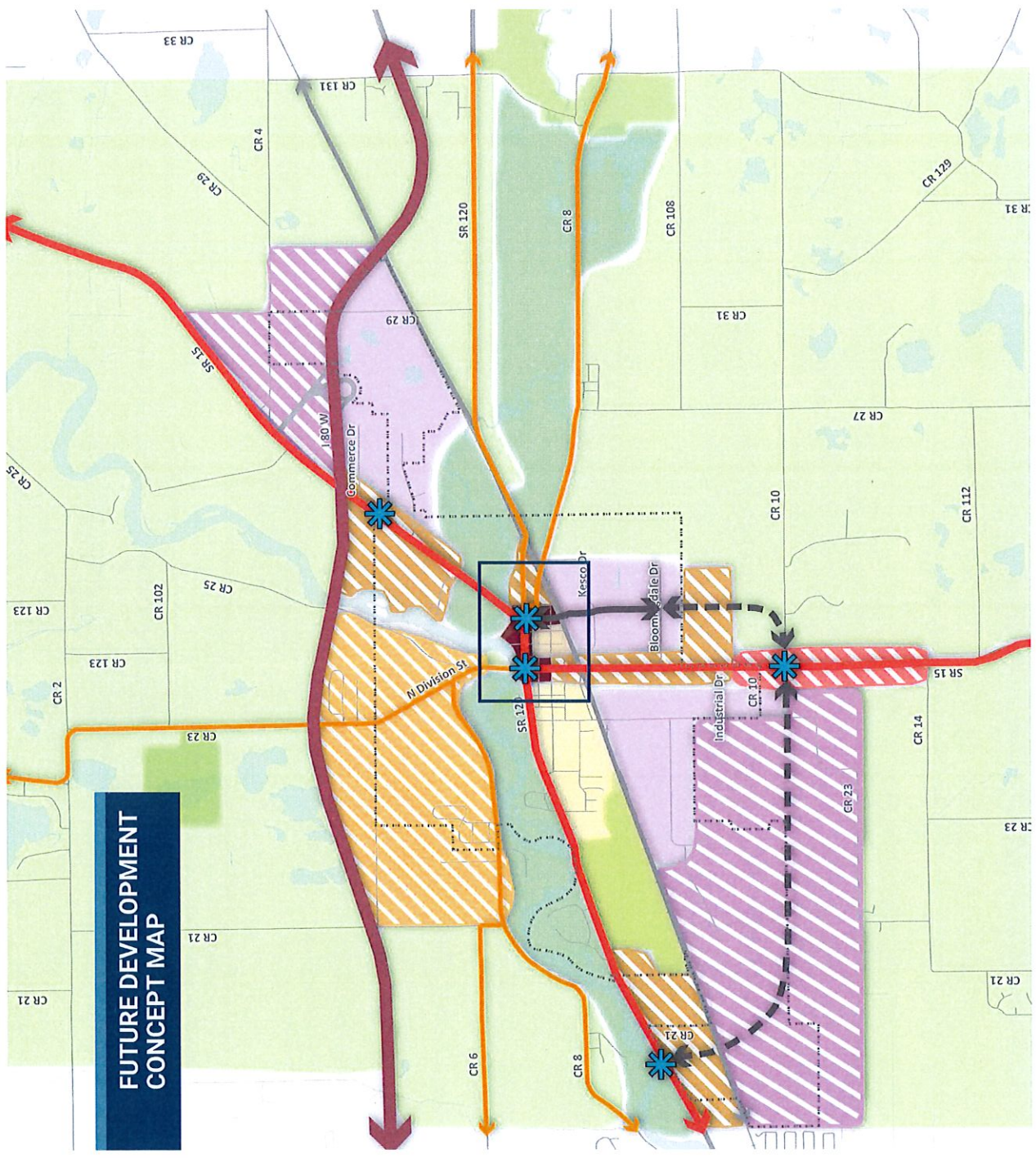


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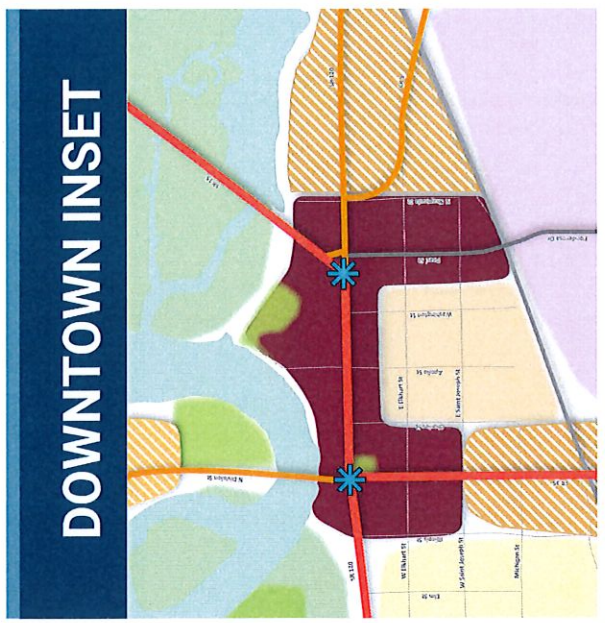
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# FUTURE DEVELOPMENT CONCEPT MAP



- ### Character Areas
- Employment Center
  - Community Commercial
  - Gateways
  - Transitional Mixed-Use
  - Mixed Residential
  - Local Road Corridor
- ### Existing Features
- Employment Center
  - Downtown District
  - Transitional Mixed Use
  - Neighborhood Preservation
  - Floodway Conservation
  - Parks
  - Rural Management
  - Town of Bristol
- ### Road Corridors
- Interstate Road Corridor
  - Arterial Road Corridor
  - Collector Road Corridor
  - Local Road Corridor
  - Railroad Corridor
  - Other Local Roads





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Town Of Bristol  
PO Box 122  
Bristol, IN 46507

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August 1, 2024

Elkhart County Plan Commission and Staff  
117 N. 2nd Street  
Goshen, Indiana

Re: Rezoning application RZ-044502924 for real property located inside the Town of Bristol

Members of the Plan Commission,

The Bristol Town Council ("Town Council") fully supports the rezoning of this land to allow for the construction of a data center. The data center is expected to bring new advanced technology-related job opportunities to our community and provide significant new business investment for the Town and the County.

The Town's staff have engaged with the data center group for several months in preliminary discussions involving general site layout options, access points, site drainage, water usage and potential noise abatement. These discussions have focused not only on infrastructure needs, but also addressing concerns presented to the Town Council by neighboring landowners about future use of this property.

The following describe the understanding of the Town Council with regards to the expected development:

**Access to the site:** the primary access will be on the north side of the property with a new connecting street to Rail Park.

**Land use:** The Town fully supports the data center use and most public comments have been supportive. The Town Council will require a commitment to a single land use to achieve approval of the rezoning to M-1.

**Noise:** The Town is preparing to review its noise ordinance to ensure we can protect property owners from excessive noise and better work with the data center to ensure proper noise abatement structures are included in the project.

**Stormwater impact:** The Town has hired JPR to complete a watershed study of the land areas south of Bristol. We are in early discussions with the County Surveyor's office on possible solutions. When the study is complete, we plan to start construction this fall of necessary drainage improvements.

**Water usage:** Water is often used for cooling data centers. Cooling technology options are evolving and how this data center will be cooled has not been decided. However, in our



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preliminary discussions, we have discussed parameters which will guide ground water use, volume of Town water availability, and wastewater treatment capacity.

Thank you for considering these comments and the Town's support for this development.

Sincerely,

A handwritten signature in cursive script that reads "Doug DeSmith".

Jeff Beachy Doug DeSmith  
Town Council President pro tempore