



PLANNING &
DEVELOPMENT
ELKHART COUNTY

Public Services Building • 4230 Elkhart Road, Goshen, Indiana 46526
(574) 971-4678 • DPS@ElkhartCounty.com • ElkhartCountyPlanningandDevelopment.com

July 11, 2025,

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

Council,

The following is being submitted with a recommendation of **DENIAL** at the August 7, 2025, Town Council of Bristol meetings:

1. Petitioner: Barbara Christine Wilhelm, as Trustee of the Barbara Christine Wilhelm Irrevocable Lifetime Family Trust represented by Ryan White.
 Petition: for a zone map change from A-1 to M-1.
 Location: north and south side of CR 23, west of Maple St., in Washington and Jefferson Townships.
 Plan Commission Vote (For Denial): Yes: 8; No: 0
 Remonstrators Present: Yes
 Development Issues: Concerns about: 1. Negative effects from existing manufacturing areas; 2. Potential negative effects on property values; 3. Negative effects of existing residential properties being surrounded by manufacturing; 4. Heavy truck traffic on county roads

Sincerely,

A handwritten signature in blue ink that reads "Jason Auvil".

Jason Auvil
Zoning Administrator / Planning Manager

Plan Commission Staff Report

Prepared by the *Department of Planning and Development*

Hearing Date: July 10, 2025

Transaction Number: RZ-0322-2025.

Parcel Number(s): 20-03-33-400-013.000-031, 20-03-34-300-002.000-031, 20-03-34-300-004.000-031, 20-03-34-300-007.000-031, 20-03-34-300-010.000-031, 20-03-34-300-013.000-031, 20-07-03-126-001.000-042.

Existing Zoning: A-1.

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

Petitioner: Barbara Christine Wilhelm, Trustee of the Barbara Christine Wilhelm Lifetime Family Trust, represented by Ryan White.

Location: North and south sides of CR 23, west of Maple St., in Washington and Jefferson Townships.

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
Subject Property	A-1	Agricultural
North	M-2, A-1	Manufacturing (Valmont), Residential, Agricultural
South	A-1	Agricultural, Residential
East	M-1, A-1	Vacant Manufacturing parcels, Agricultural, Residential
West	M-1, A-1	Vacant Manufacturing, Agricultural, Residential

Site Description: The property is made up of 7 agricultural parcels totaling 169.19 acres. All of the parcels are in the Town of Bristol.

History and General Notes:

- **January 11, 2024** – The Plan Commission recommended denial for a rezoning from A-1 to M-2 (RZ-0804-2023).
- **February 15, 2024** – The Town Council of Bristol denied a rezoning from A-1 to M-2 (BR-2-15-2024-2) for all of the subject parcels except for parcel number 20-07-03-126-001.000-042.

Zoning District Purpose Statement: The purpose of 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.

Plan Commission Staff Report (Continued)

Hearing Date: July 10, 2025

Staff Analysis: The purpose of this rezoning petition is to expand the manufacturing district located on the south side of Bristol.

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

1. The requested Zoning Map Amendment does not comply with the Comprehensive Plan. The Town of Bristol's Comprehensive Plan designates the petition area as an employment center on the northern portion and rural management on the southern portion. Employment Center designations are mixed use of manufacturing and commercial. Rural Management designations are agricultural and low-density residential. The Town's plan also states the need to preserve its rural character and to expand housing availability.
2. The request is not in character with current conditions, structures, and uses on the subject property and in its surroundings. The traffic congestion and heavy truck traffic typical of the M-1 zoning district will be unsafe and unsuitable for a local road corridor.
3. The most desirable use of the subject property is residential and/or agricultural. The northern portion could be an Employment Center designation achieved by a business zoning district or a Detailed Planned Unit Development business district (DPUD).
4. The request does not conserve property values. M-1 uses have the potential to produce traffic and noise nuisances for adjacent existing residential and agricultural parcels.
5. The proposed rezoning does not promote responsible growth and development. There are 798 acres, the largest parcel of which is 113 acres, of undeveloped land zoned M-1 or M-2 in the Bristol Town limits. Existing properties zoned for manufacturing should have priority for development.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Rezoning - Rezoning

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

RZ-0322-2025

Date: 05/12/2025 Meeting Date: July 10, 2025
Plan Commission Hearing (Rezoning) Transaction #: RZ-0322-2025

Description: for a zone map change from A-1 TO M-1

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
Ryan White 418 S Main St Elkhart, IN 46516	Ryan White 418 S Main St Elkhart, IN 46516	Barbara Christine Trustee Of The Barbara Christine Wilhelm Lifetime Family Trust 6317 Hialeah Ct Tallahassee, FL 323092008

Site Address: 00000 County Road 23 BRISTOL, IN 46507	Parcel Number: 20-03-33-400-013.000-031 20-03-34-300-002.000-031 20-03-34-300-004.000-031 20-03-34-300-007.000-031 20-03-34-300-010.000-031 20-03-34-300-013.000-031 20-07-03-126-001.000-042
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Township: Jefferson
Location: NORTH AND SOUTH SIDES OF CR 23, WEST OF MAPLE ST

Subdivision:	Lot #
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Lot Area: 169.19	Frontage: 6,197.00	Depth: 1,852.00
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Zoning: A-1	NPO List:
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Present Use of Property: AGRICULTURAL

Legal Description:

Comments: PREVIOUS REZONING REQUEST DENIED RZ-0804-2023

Applicant Signature:	Department Signature:
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Application for a Zone Map Change

Current zoning: A-1

Requested zoning: M-1 Light Manufacturing

Proposed land use: ☐ Agricultural ☐ Residential ☐ Commercial ☒ Manufacturing

☐ Mixed use: _____

☐ Other: _____

Use This Box Only if GPUD or DPUD Requested

Development name: _____

If DPUD, number of lots: _____ If DPUD, subdivision type: ☐ Minor ☐ Major

Jurisdiction: ☐ Unincorporated ☒ Bristol ☐ Middlebury ☐ Millersburg ☐ Wakarusa

Location: N S E W corner side end of _____
County Rd. 23

_____ ft. N S E W of _____

Site address: 10000 County Rd 23 Bristol, IN 46507

Parcel numbers: 20-03-34-300-013.000-031 20-03-33-400-013.000-031 ☐ Part of

20-03-34-300-002.000-031 20-03-34-300-004.000-031 ☐ Part of

20-03-34-300-010.000-031 20-03-34-300-007.000-031 ☐ Part of

20-07-03-126-001.000-042 See Exhibit A attached

Current landowner

Name: Wilhelm Barbara Christine Trustee Barbara Christin Wilhelm Irr Lifetime Family Tr 1/2 Int & Etal 1/2

Address: 6317 Hialeah Ct Tallahassee, FL 32309-2008

Phone: 850-510-6522

Email: dfletcher@fsu.edu

Other party 1

☐ Developer ☐ Buyer ☒ Surveyor, engineer, or agent

Name: Ryan White State license no.: _____

Address: 418 S. Main St, Elkhart, IN 46516

Phone: 574-315-9615

Email: RWhite@PinnProp.com

Other party 2

☐ Developer ☐ Buyer ☐ Surveyor, engineer, or agent

Name: _____ State license no.: _____

Address: _____

Phone: _____ Email: _____

Other party 3

☐ Developer ☐ Buyer ☐ Surveyor, engineer, or agent

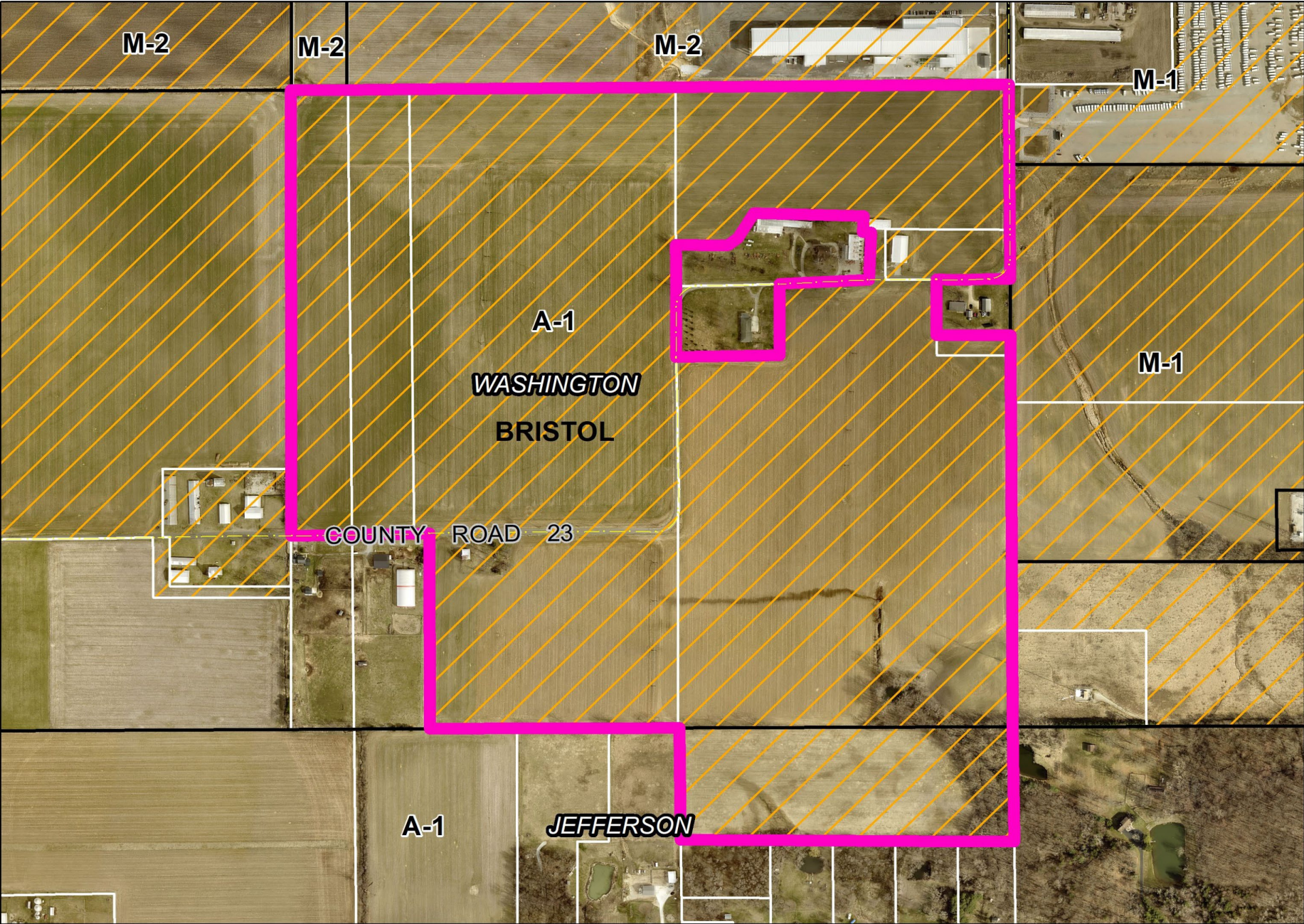
Name: _____ State license no.: _____

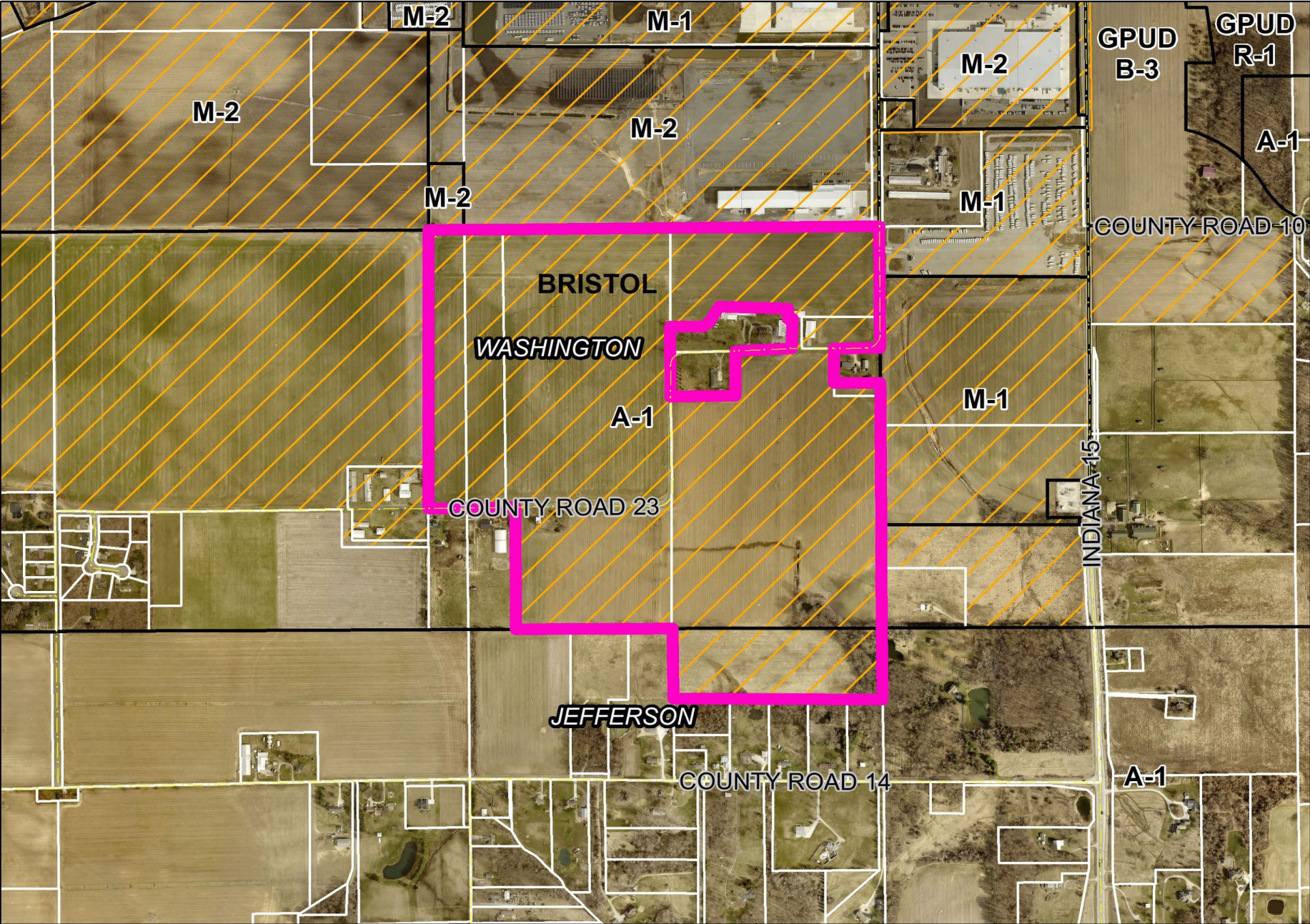
Address: _____

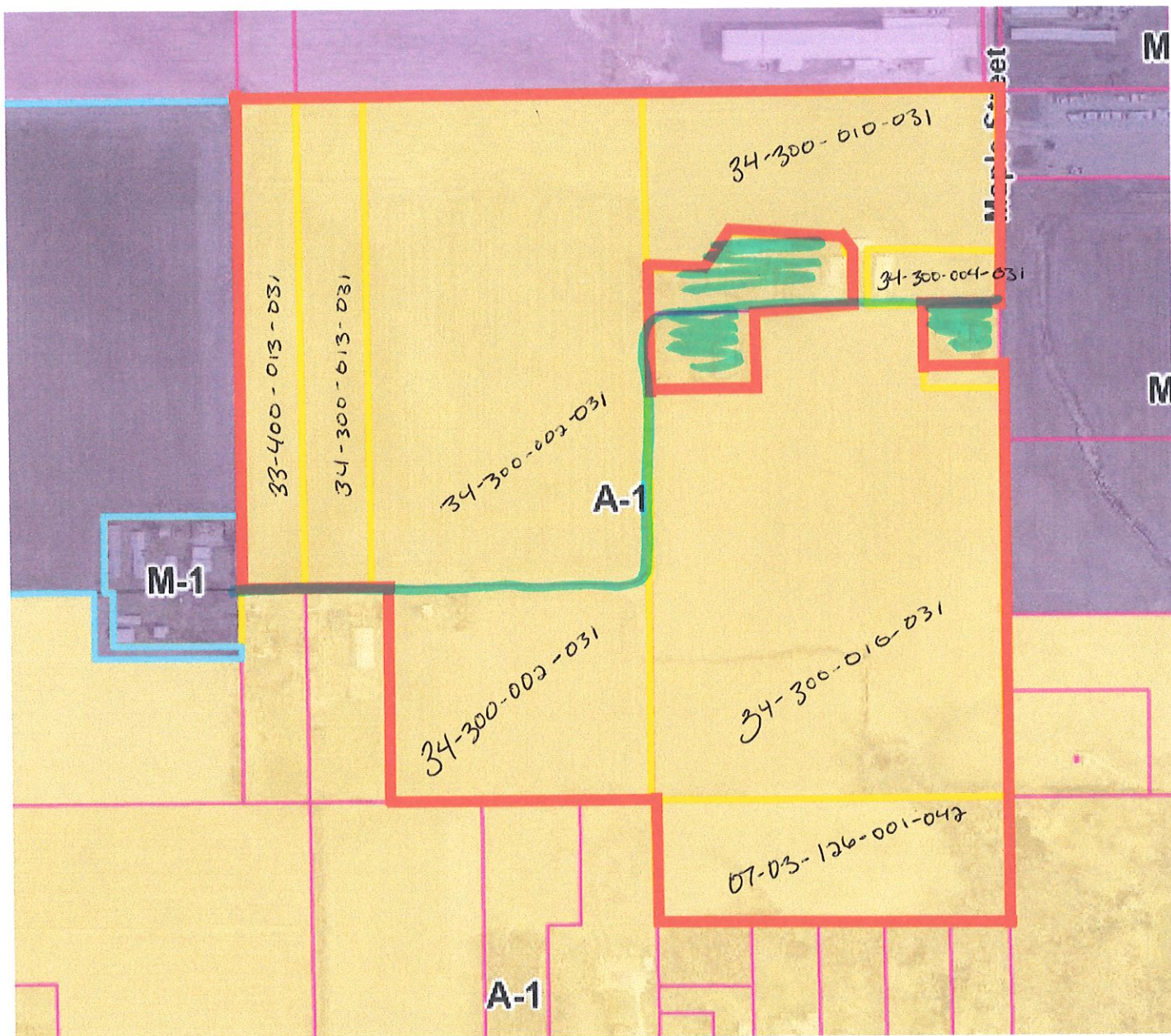
Phone: _____ Email: _____

Signature of current landowner or agent: _____

Notes: _____









July 10, 2025

Case #RZ-0322-2025

Barbara Christine Wilhelm, Trustee of the Barbara Christine Wilhelm Lifetime Family Trust
6317 Hialeah Ct.
Tallahassee, FL 32309

You are hereby notified that the petition for a zone map change from A-1 to M-1, on property located on the north and south sides of CR 23, west of Maple St., in Jefferson Township, zoned A-1, was presented and considered by the Elkhart County Advisory Plan Commission on the 10th day of July, 2025 and was acted upon as follows:

Recommended to the Bristol Town Council that the petition be **DENIED** in accordance with the Staff Analysis.

This will be presented to the Bristol Town Council on **August 7, 2025 at 7:00 p.m.** at the Bristol Town Hall, 303 E. Vistula, Bristol, Indiana. You or your representative must be present at this public meeting.

Steve Warner, Secretary
Elkhart County Advisory Plan Commission

CC: Ryan White