



TOWN COUNCIL REGULAR MEETING

Thursday, June 4, 2026 at 7:10 PM
Council Chamber Bristol Municipal Complex
MINUTES

CALL MEETING TO ORDER - Council President Jeff Beachy called the regular meeting to order at 7:10pm on Thursday, June 4, 2026. The start of the meeting was briefly delayed due to the significant public attendance.

PLEDGE OF ALLEGIANCE - The Pledge of Allegiance was led by Fire Chief Nik Kantz.

ROLL CALL -

Members present: Doug DeSmith, Tony Davidson, Cathy Burke, Gregg Tuholski, Jeff Beachy.

Others in attendance: Town Manager Mike Yoder, Clerk-Treasurer Cathy Antonelli, Legal Counsel Alex Bowman, Town Marshal Steve Priem, Fire Chief Nik Kantz.

APPROVAL OF AGENDA - The agenda was presented as published.

APPROVAL OF INVOICES -

Motion to approve the invoices made by Cathy Burke, seconded by Tony Davidson. Voting Yea: Doug DeSmith, Tony Davidson, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

REPORTS-

Town Manager Mike Yoder presented CF-1 compliance reports, utility matters, and a sewer-only customer request. Average residential usages to be calculated and brought back to the Council.

Motion to approve the Great Lakes CF-1 as submitted and substantially compliant made by Doug DeSmith, seconded by Cathy Burke. Voting Yea: Doug DeSmith, Tony Davidson, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

Salary Ordinance No. 6-4-2026-16 was presented reflecting personnel changes in the Street and Wastewater Departments.

Motion to waive the rules and adopt Salary Ordinance No. 6-4-2026-16 on first reading made by Gregg Tuholski, seconded by Doug DeSmith. Voting Yea:

Doug DeSmith, Tony Davidson, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

Motion to approve Salary Ordinance No. 6-4-2026-16 made by Cathy Burke, seconded by Doug DeSmith. Voting Yea: Doug DeSmith, Tony Davidson, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

PRIVILEGE OF THE FLOOR (PUBLIC COMMENTS TO COUNCIL)

A significant number of residents and property owners attended the meeting and addressed the Council during Privilege of the Floor. Approximately 80 or more individuals provided public comment regarding the proposed development of the annexed Kauffman and Wilhelm properties and related future land use considerations. A complete list of speakers and addresses, as understood, was maintained by the Clerk-Treasurer as an addendum to these minutes.

Residents addressed the Council regarding the proposed development of the annexed Kauffman and Wilhelm properties and the potential for future industrial uses within the requested Planned Development zoning district. Numerous speakers requested a one-year moratorium related to future data center development proposals and requested that future meetings regarding the subject be held in a larger venue to accommodate public participation.

Comments included concerns regarding groundwater resources, water quality, water consumption, wastewater management, environmental impacts, electrical demand, utility costs, public infrastructure, noise levels, lighting, traffic, property values, public health, wildlife, agricultural land preservation, tourism, and quality of life. Several residents expressed concerns regarding the potential impacts of future industrial development on surrounding neighborhoods and future generations.

Multiple speakers requested greater transparency regarding development proposals, rezoning activities, infrastructure planning, financial incentives, tax abatements, environmental safeguards, and anticipated economic impacts. Several residents expressed interest in receiving additional information regarding the Planned Development process, future permitted land uses, development standards, and public review procedures. Concerns were also raised regarding public communication, opportunities for citizen participation, and the availability of meeting space sufficient to accommodate attendance at future discussions.

One speaker referenced attending informational meetings regarding proposed development standards and encouraged continued review of setbacks, buffering requirements, lighting controls, noise restrictions, traffic studies, environmental protections, and other development standards. Numerous residents expressed

support for additional public review and deliberation before future land use decisions are considered.

COUNCIL DISCUSSION -

Council members, Town Manager Mike Yoder, and Legal Counsel Alex Bowman discussed public comments, zoning procedures, public communication, DPUD and rezoning processes, development standards, future public participation opportunities, and questions raised during the meeting.

UPCOMING MEETINGS -

Work Session – June 16, 2026

Town Council Meeting – June 18, 2026

MOTION TO ADJOURN –

Motion to adjourn made by Cathy Burke, seconded by Doug DeSmith. All in favor.

Meeting adjourned at 10:21 PM.

Jeff Beachy, Council President

Cathy Antonelli, Clerk-Treasurer

These minutes are a summary of actions taken at the Bristol Town Council meeting. The full video archive of the meeting is available for viewing through the Town meeting archive system for as long as the media is supported.

ADDENDUM A - Public Comment Speakers - June 4, 2026 Regular Town Council Meeting

(Names and addresses as understood from the meeting recording; retained for Clerk-Treasurer records.)

Elizabeth Hall, 54800 County Road 27, Bristol
Douglas Mick, 3362 Bridgetown Rd, Bristol
Bob Schell, 17505 County Road 2, Bristol
David Long, 3311 Bridgtown Road, Bristol
Lester Otto, 18686 County Road 23, Bristol
Susan Loomis, 54130 East View Drive, Bristol
Gary Newman, 57382? County Road 19
Diana Caramelo?, 418 Vine St
Ben Blough?
Lisa Vivaldo, 201 Grand, Middlebury
Rosalie Lauer, 54090 Eastview Dr
Patty Cripe?, 20961 Riverbrook Lane, Bristol
Landon Dean, 57674? County Road 23, Goshen
Brian Pletcher, 2915 Greenleaf Blvd, Elkhart
Gena Weber, 1306 N Division St, Bristol
OrvanMaybe, 22931 Foxfire Drive, Elkhart
Megan Delcamp, Middlebury
Stacy Miller, Middlebury
Andrea Leatherman, Middlebury
Jason Dean, 57674 County Road 23, Goshen
Russell Calhoun, 308 N River Road, Bristol
Mandy Berger, County Road 14
Selena Ventrelli, 20907 Riverbrooke, Bristol
Brock Fozo, 55698 Willowbend Boulevard, Bristol
Clayton Swift, 18076 County Road 112
Leanna Swift, 18076 County Road 112
Ally Taylor, Elkhart County
Kevin Bullard, 21406 County Road 14
Eugene Miller, 15776? County Road 108
Paul Aman, 14385 State Road 120
Michelle Nowicki, Timber Ridge
Joe Keffer, Trenton Lane
Andrew? Troyer, 17699 County Road 112
Linda Troyer, 17699 County Road 112
Leona Miller, Bristol
Sara Heater, 20020 County Road 14
Alaniz, County Road 6
Barbara Heeter, 20020 County Road 14
Katie Warnock?, 54166 East View Drive
Brett Hartzler, 51466 East View Drive
Brad Watson, 20127? Castle Drive
Ervin Klein, 19161 County Road 16

Frank Zuckerly, 56025 Dana Dr, Bristol
Steve Carlson, 3346 Bridgtown Road, Bristol
Marilyn Nymeyer, 53258 Belhurst Dr, Bristol
Christy King, 28076 Arcadia Drive, Bristol
Ryan L. (engineer, Middlebury)
Steve Crowman, 17716 County Road 112
Grace, 55316 County Road 23
Darren Miller, Elkhart
Anna Ruth Hershberger
Emily Hershberger, County Road 3
Kelly Boyer,
Julia Rowe, Sylvan Woods
Sandy Otto, 51331 E County Line Rd
Danielle,
Linda Winger, 54878 County Road 27, Bristol
Kelly Smith, Middlebury
Tammy McCort, 53608 Baltimore Oriole Dr, Bristol
Eric Rogers, County Road 23
Nicole Rogers, Black Oak Ct
Susan Price, 552349 County Road 23, Bristol
Tiffany Stutzman, State Road 120
Britney Miller
Alyssa Halverson, Sheffield Lane
Alison, County Road 19
Angela Gingrich
Lori Stickle, owns property on County Road 15 (Elkhart)
Matt Gordon
Derek Sharp? Elkhart, 816 Leland Avenue
Tori Jones, resident of Elkhart County
Tom Copus? Elkhart County
Audrey Eash, lives in Elkhart, but grew up on County Road 4, Bristol
Heidi Eash, County Road 4, Bristol
Nolan? Bontrager
Joe Miller, County Road 33
Josh, Bristol
Kaliegh Miller, Fairway Avenue
Maxine Foster, 105 County Road 104, Bristol
Randy Herrick? Oak Tree Lane
Dania Cueto, 22288 Canyon River Dr, Goshen
Walter Cueto, 22288 Canyon River Dr, Goshen
Tatiana, Dunlap
Trudy? Cueto, Goshen
Leia Graver? County Road 108
Margaret Troyer, Bristol, County Road 23
Abraham Troyer
Dr. Josh Beck, off 15 on County Road 18

Amanda Beck, Jefferson
Dawn Powell, 1607 W Vistula, Bristol
Victoria Hatway? 910 Mallard Drive
Clint Grass, State Road 15
Melvin Key, County Road 107, Elkhart
Bobbi Miller
Jamie Fisher, Goshen
Dana Fletcher, corner of 21 and 14
Catherine Cain, County Road 14
Bob Miller, grew up by York School
Renee Rocco, grew up off County Road 10
Austin?, County Road 23
Tim Scaley, 55585 Willowbend Blvd
Mike Whitmer? 51103 Dutch Settlement Drive
Fran Barth, Amberwood Drive, Bristol
Adam Wise, 303 E St Joseph St
Jeremy Cook, 17980 County Road 10
Art Booth, 1305 W Vistula St
Joe Boyer, 57163 County Road 23
Patricia Rassi, 502 Bloomingdale Dr, Apt G
Debra Risa, 54740 County Road 27
Mike Miller, Elkhart
Melissa Kauffman, Jimtown
Ernest Davis, candidate for Bristol Town Council