



# TOWN COUNCIL REGULAR MEETING

Thursday, June 18, 2026 at 7:00 PM

Northern Indiana Event Center, RV Hall of Fame

## AGENDA

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This meeting will be held at the RV Hall of Fame

Northern Indiana Event Center

5600 Executive Pkwy, Elkhart, IN

The meeting is live streamed on Town of Bristol YouTube channel.

Livestream link is available on the Town Website

Bristol Indiana - YouTube

**1. CALL MEETING TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL OF AGENDA**

**5. APPROVAL OF INVOICES**

**6. APPROVAL OF MINUTES**

- a. Approval of the May 21, 2026 regular council meeting minutes

**7. PLANNING AND DEVELOPMENT ITEMS**

- [a.](#) Frost Properties LLC rezoning from DPUD M-1 to M-1

**REPORTS**

**8. TOWN MANAGER**

- a. SRF disbursement 62: \$177,745 to Phoenix Fabricators, \$9,355 retainage
- b. SRF Disbursement 63: \$43,647 to JPR
- c. SRF Disbursement # 64: \$765,788 Niblock \$40,305 retainage
- d. SRF disbursement #53: \$46,873 Commonwealth Engineering
- e. SRF #54 disbursement: \$230,052 Crosby Construction , \$12,108 retainage

**9. CLERK-TREASURER**

**10. FIRE CHIEF**

- [a.](#) June report

**11. TOWN MARSHAL**

- [a.](#) June report

**12. PARK BOARD**

- [a.](#) June Report

**13. TOWN ATTORNEY**

**14. PRIVILEGE OF THE FLOOR (Public Comments to Council)**

**Total of 30 minutes allocated**

- a. Please state your name and address | 3-minute guideline for comments

**15. TOWN COUNCIL DISCUSSION ITEMS**

- a. Doug DeSmith
- b. Anthony Davidson
- c. Cathy Burke
- d. Gregg Tuholski
- e. Jeff Beachy

**NEXT MEETINGS:**

**July 2, 2026 Town Council meeting**

**16. MOTION TO ADJOURN**



**PLANNING &  
DEVELOPMENT**  
ELKHART COUNTY

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

May 19, 2026

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

Council,

The following is being submitted with a recommendation of APPROVAL at the June 18, 2026, Town Council of Bristol meeting:

1.     Petitioner:     Frost Properties LLC  
        Petition:     for a zone map change from DPUD M-1 to M-1.  
        Location:     west side of Blakesley Pkwy., 850 ft. north of Commerce Dr., common address of  
                        2104 Blakesley Pkwy., Bristol, IN 46507 in Washington Township. (RZ-0161-2026)  
        Plan Commission Vote: Yes: 7; No: 0; Absent: 2  
        Remonstrators Present: None  
        Development Issues: None

Sincerely,

Jason Auvil  
Zoning Administrator / Planning Manager

# Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 14, 2026

Transaction Number: RZ-0161-2026.

Parcel Number(s): 20-03-24-176-004.000-031.

Existing Zoning: DPUD M-1.

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

Petitioner: Frost Properties LLC.

Location: West side of Blakesley Pkwy., 850 ft. north of Commerce Dr., 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
Subject Property	DPUD M-1	Manufacturing
North	–	Toll road
South	DPUD M-1	Manufacturing
East	DPUD M-1	Manufacturing
West	DPUD M-1	Manufacturing

Site Description: The subject property consists of one lot totaling 0.93 acres, is rectangular in shape with two buildings (3,640 ft<sup>2</sup> & 900 ft<sup>2</sup>) and is located in the Town of Bristol.

**History and General Notes:**

- **December 16, 2013** – Ordinance was signed approving a zone map change from A-1 to a DPUD M-1 to be known as Bristol Park for Industry, Phase 3, DPUD M-1.

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.

Staff Analysis: The purpose of this rezoning petition is to replace the existing 900 sq. ft. building with a new 3,600 sq. ft. building and allow M-1 zoned operations by right without having to amend the existing DPUD.

# *Plan Commission Staff Report (Continued)*

*Hearing Date:* May 14, 2026

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

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The plan states that industrial development should be encouraged in cities and towns and within urban growth areas.
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/building is comparable with what would be expected in an industrial area. This area was developed as part of the Bristol Park for Industry Industrial Park.
3. The most desirable use of the subject property is industrial and/or other compatible and supporting uses.
4. The request conserves property values by allowing the redevelopment of an existing industrial property.
5. The proposed rezoning promotes responsible growth and development. The rezoning from DPUD M-1 to M-1 will allow industrial development by right. The property is located in the Town of Bristol and will utilize Town utilities.

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

Section 7, Item a.

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Rezoning - Rezoning

RZ-0161-2026

Date: 03/30/2026 Meeting Date: May 14, 2026  
Plan Commission Hearing (Rezoning) Transaction #: RZ-0161-2026

Description: for a zone map change from DPUD M-1 to M-1

<u>Applicant</u>	<u>Land Owner</u>
Frost Properties Llc	Frost Properties Llc
51447 Cr 33	51447 Cr 33
Bristol, IN 46507	Bristol, IN 46507

Site Address: 2104 Blakesley Pkwy Bristol, IN 46507	Parcel Number: 20-03-24-176-004.000-031
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Township: Washington  
Location: West Side of Blakesley Pkwy, 850 FT NORTH OF COMMERCE DR.

Subdivision: BRISTOL PARK FOR INDUSTRY PHASE 2G DPUD M	Lot # 3
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Lot Area: 0.93	Frontage: 139.00	Depth: 229.00
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Zoning: M-1	NPO List:
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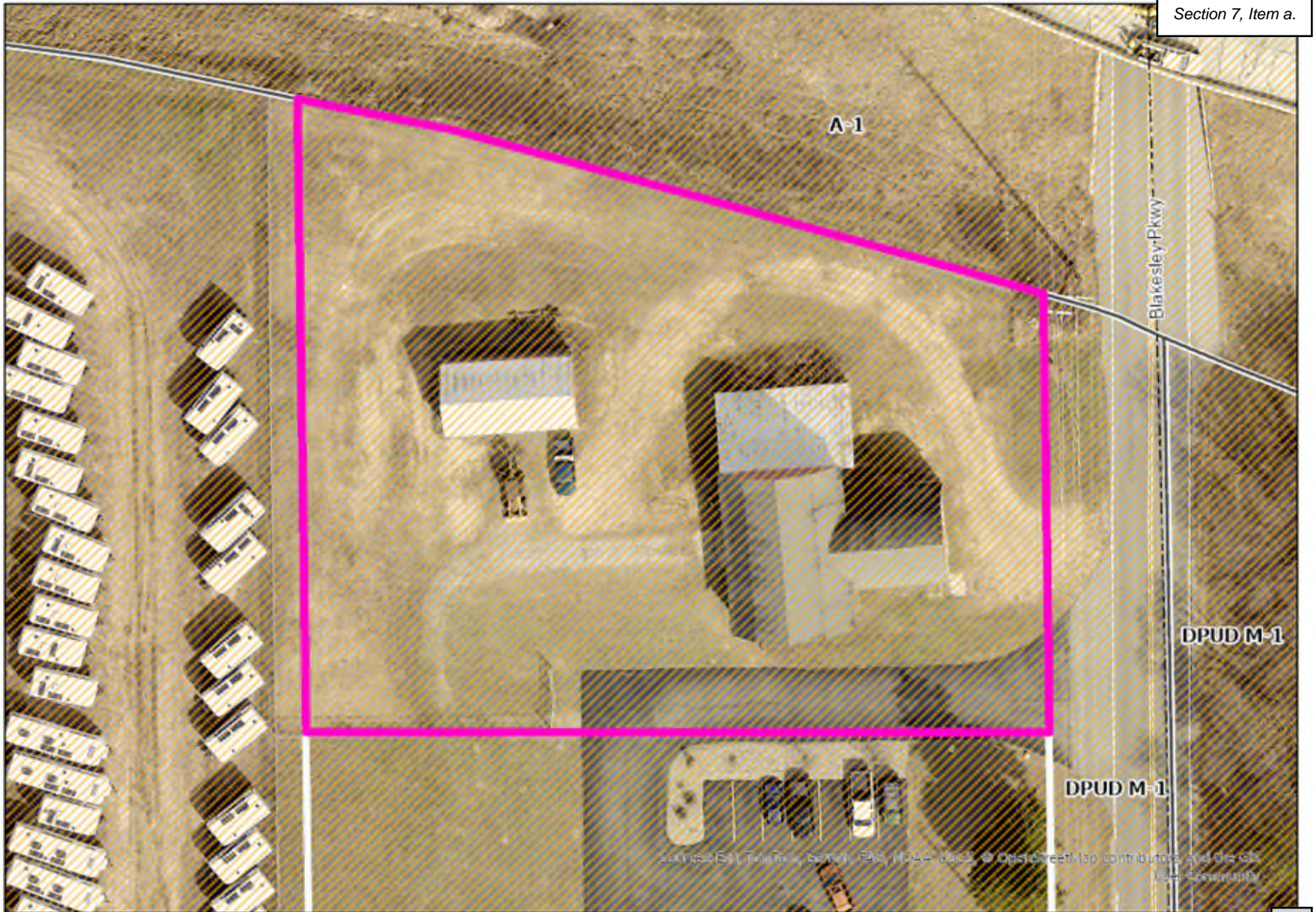
Present Use of Property: BUSINESS

Legal Description:

Comments:

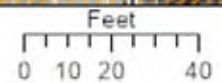
Applicant Signature:

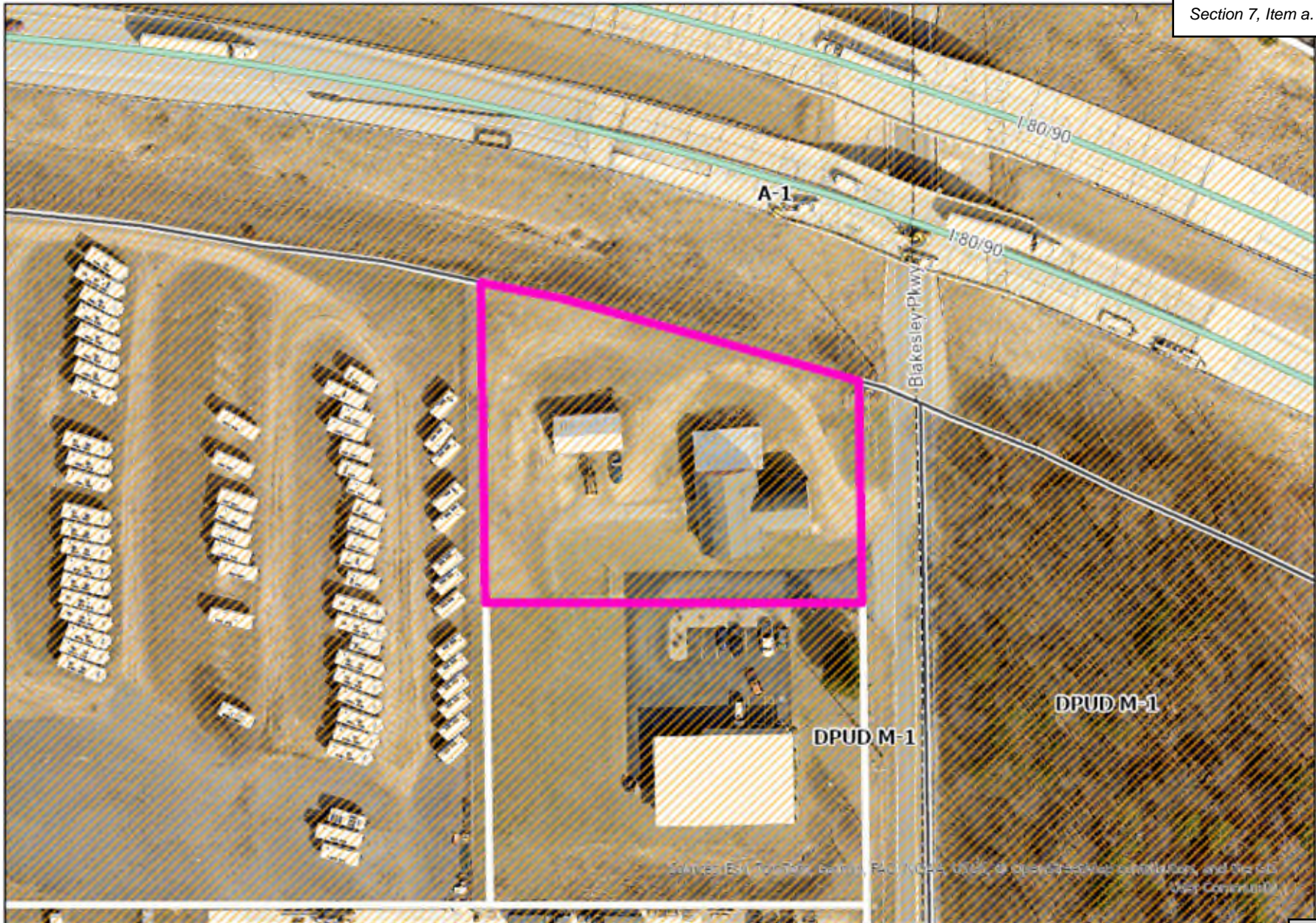
Department Signature:



2025 Aerials

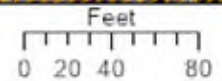
1 inch equals 40 ft

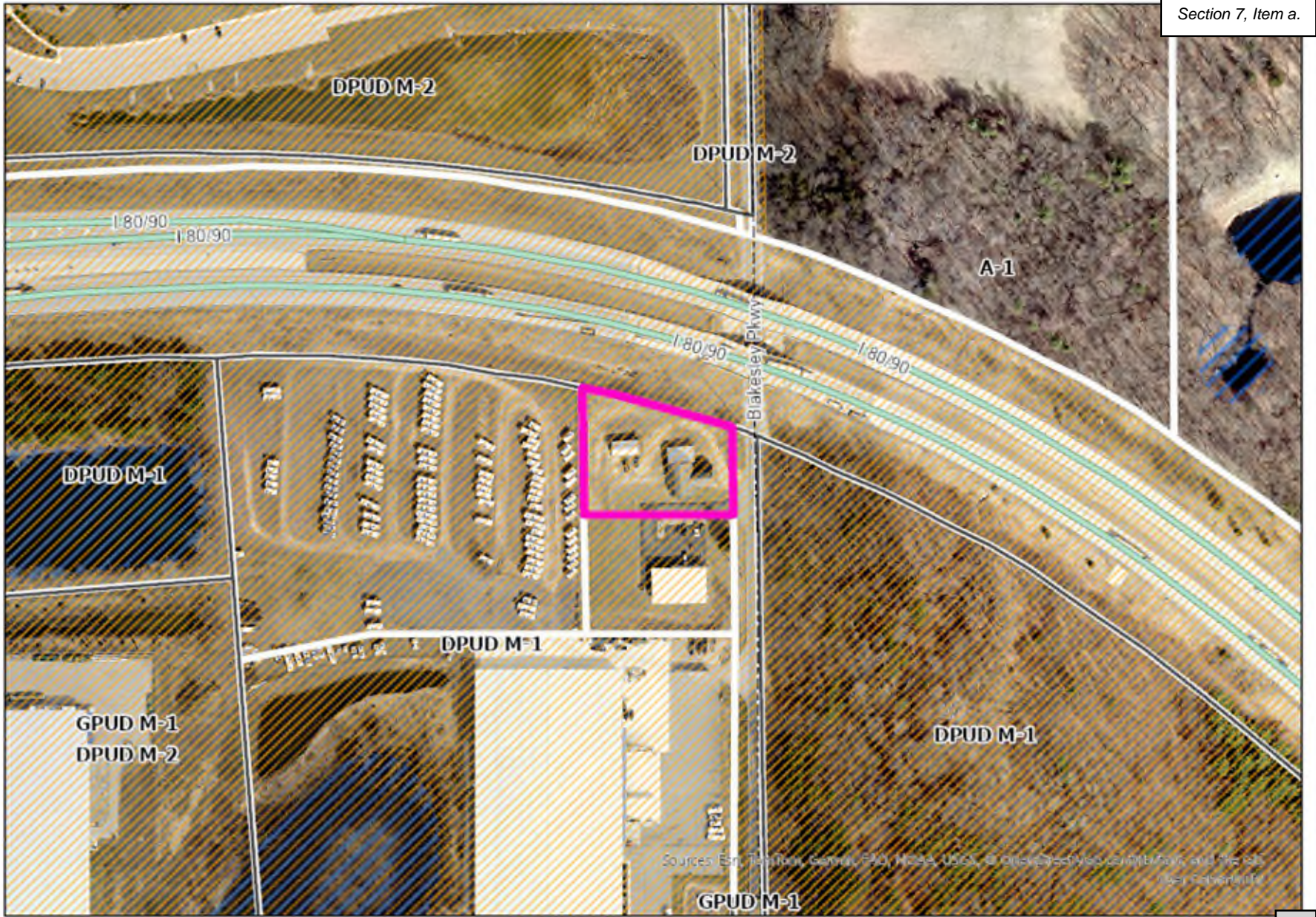




2025 Aerials

1 inch equals 80 ft



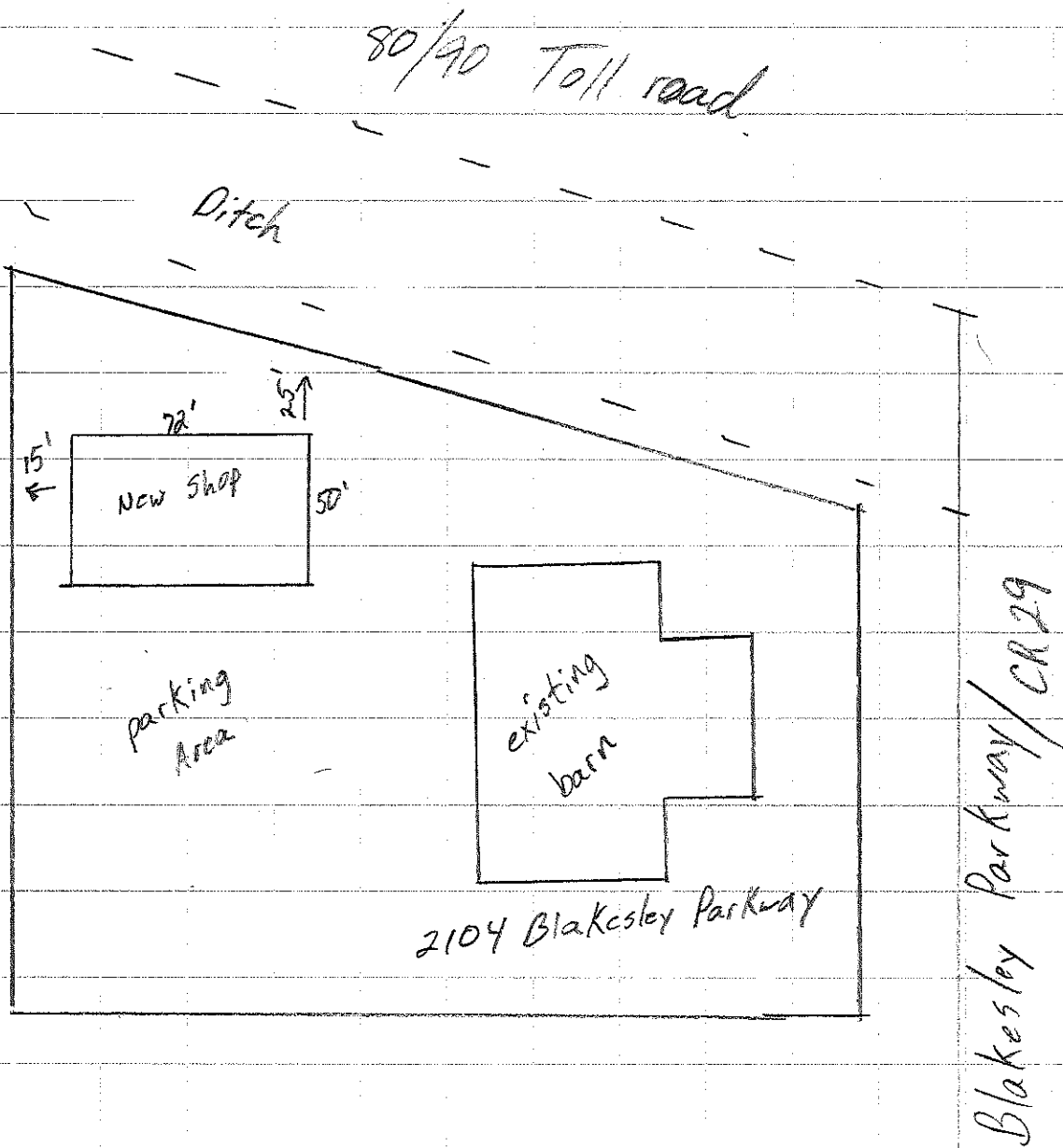


Name: Frost Properties

Site address: 2104 Blakesley Parkway

Subdivision and lot number: \_\_\_\_\_

Parcel number: \_\_\_\_\_



N↑



PLANNING &  
DEVELOPMENT  
ELKHART COUNTY

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

May 18, 2026

Case #RZ-0161-2026  
Frost Properties LLC  
51447 CR 33  
Bristol, IN 46507

You are hereby notified that the petition for a zone map change from DPUD M-1 to M-1, on a property located on the west side of Blakesley Pkwy., 850 ft. north of Commerce Dr., in Washington Township, zoned DPUD M-1, was presented and considered by the Elkhart County Advisory Plan Commission on the 14<sup>th</sup> day of May, 2026 and was acted upon as follows:

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

This will be presented to the Bristol Town Council on **June 18, 2026 at 7:00 p.m.** at the Bristol Town Hall, 303 E. Vistula St., Bristol, Indiana. You or your representative must be present at this public meeting.

Lori Snyder, Secretary  
Elkhart County Advisory Plan Commission

**ORDINANCE NO. BR-6-18-2026-17**

**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 DPUD M-1 TO M-1.**

**WHEREAS**, Frost Properties, represented by Ronnie Frost submitted an application to rezone real estate hereinafter described from DPUD M-1 to M-1 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 May 14, 2026, recommend approval a zone change from DPUD M-1 to M-1 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 DPUD M-1 to M-1 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 and hereby ordered amended and changed to reflect the said rezoning of said real estate.

**ADOPTED BY THE TOWN COUNCIL OF BRISTOL, INDIANA THIS 18 DAY OF JUNE, 2026.**

\_\_\_\_\_  
By  
**Jeff Beachy**

\_\_\_\_\_  
By  
**Cathy Burke**

\_\_\_\_\_  
By  
**Gregg Tuholski**

\_\_\_\_\_  
By  
**Doug DeSmith**

\_\_\_\_\_  
By  
**Tony Davidson**

**Attest:** \_\_\_\_\_  
**Cathy Antonelli, Clerk-Treasurer**

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

**Attachment A**

LOT NUMBERED THREE (3) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF BRISTOL PARK FOR INDUSTRY, PHASE 2G-DPUD-M-1, A SUBDIVISION IN WASHINGTON TOWNSHIP; SAID PLAT BEING RECORDED ON SEPTEMBER 26, 2018 IN PLAT BOOK 38, PAGE 19, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.



# BRISTOL FIRE DEPARTMENT

405 E. ELKHART STREET

BRISTOL, IN. 46507

Office 1-574-848-4155 / Fax 1-574-848-0459



Section 10, Item a.

Nicholas J. A. Kantz Fire Chief

James A. Hanes Jr. Assistant Chief

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## June 2026 Operations Report:

**We responded to 118 calls in May.**

**We had 406 responses in May.**

Primary Incident Type	Incidents
Abdominal pain / problems	6
Accidental alarm	4
Allergic reaction / stings	1
Back pain (non-trauma)	2
Breathing problems	2
CO alarm	1
Cancelled	5
Cardiac arrest	1
Chest pain (non-trauma)	7
Confined cooking / appliance fire	1
Convulsions / seizures	3
Diabetic problems	1
Elevator / escalator rescue	1
Explosion	1
Fall	8
Fire / smoke alarm	2
Gas leak / gas odor	5
Heart problems	1
Hemorrhage / laceration	1
Intentional false alarm	2
Lift assist	5
Motor vehicle collision	7
No appropriate choice (medical response)	16
Other false call	2
Other outside fire	2
Other traumatic injury	2
Room and contents fire	1
Sick case	12
Smoke investigation	1
Standby (public service)	2
Stroke / CVA	2
Structural involvement	4



# BRISTOL FIRE DEPARTMENT

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Section 10, Item a.

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Unconscious victim	2
Unknown problem (medical)	1
Vegetation / grass fire	2
Vehicle fire - commercial	1
Wildfire - wildland	1
Total	118

It has been a busy month for the Bristol Fire Department. During this reporting period, our personnel responded to several serious and unusual emergency incidents, including a residential house explosion, a flash fire in a paint booth, and response operations related to an EF-2 tornado. These incidents required a significant commitment of resources and demonstrated the professionalism and dedication of our firefighters and EMS personnel.

I would also like to extend a sincere thank you to our surrounding mutual aid fire and EMS departments for their assistance during these unusual and challenging incidents. Their support, teamwork, and willingness to respond when called upon continue to strengthen the emergency services provided throughout our region and are greatly appreciated.

As we celebrate Independence Day and our nation’s 250th Birthday Celebration, the Bristol Fire Department encourages everyone to make safety a priority. If using fireworks, always follow manufacturer instructions, keep a water source nearby, and never allow children to handle fireworks without close adult supervision. Attend public fireworks displays whenever possible, as they are conducted by trained professionals.

Please be mindful of increased traffic, pedestrian activity, and outdoor gatherings throughout the holiday weekend. Stay hydrated, use caution when grilling, and ensure outdoor cooking equipment is kept away from homes, garages, and other combustible materials.

The Bristol Fire Department wishes everyone a safe and enjoyable Fourth of July holiday. By taking a few simple precautions, we can all help ensure a memorable and safe celebration for our families, friends, and visitors.

**Thank you,  
Nicholas J.A. Kantz  
Fire Chief**

# Blood Drive with the Bristol Fire Department

Saturday, July 11<sup>th</sup>  
10:00 am - 1:00 pm  
Bloodmobile On-site  
405 E. Elkhart St., Bristol, IN 46507

Sign up with the **QR code** below  
or online at **www.GiveBloodNow.com**

## SBMF July Promotion

Culver's in South Bend/SR 933, Sturgis & Three Rivers are sponsoring the donor promotion for the month of July!!



GiveBloodNow.com | @southbendmedicalfoundation  
Please eat a healthy meal and drink plenty of water. Bring a photo ID.  
Eating extra iron-rich foods the week before can help prevent deferral.



# BRISTOL POLICE DEPARTMENT MONTHLY REPORT

## May 2026

### Police Department

In Custody Arrests	24
Traffic Stops	445
) Citations	145
) Warnings	63
Case Reports Taken	77
Impounded Vehicles	17
Miles Driven	18,775
Overtime Hours	22.5

### Code Enforcement

Trash on Property	1
High Grass	26
Signs & Devices	18
Illegal Parking	10
Nuisance Issues	1
Other	1
Citizen's Complaints	2
Code Enforcement Officer	55

**Reports Taken: 77**

Animal Bite	1
ARIES Accident Report	5
Child Neglect	1
Civil Dispute	1
Criminal Mischief	2
Criminal Trespass	2
Domestic Dispute	1
Domestic Dispute,Family Violence	1
DWI	2
DWI,Minor in Possession - Alcohol	1
DWI,Other (Specify)	1
DWI,Other (Specify), Poss of Controlled Substance,Poss of Marijuana,Poss of Paraphernalia	1
DWLI,Poss of Marijuana	1
DWLS	10
DWLS,Other (Specify)	2
DWLS,Poss of Marijuana	1
Harassment Phone	1
Impound	5
Impound,Poss of Marijuana,Warrant Service	1
Minor in Possession - Tobacco,Poss of Marijuana	1
Other (Specify)	2
Other (Specify), Poss of Paraphernalia,Unlawfully Carrying Weapon	1
Poss of Controlled Substance,Poss of Marijuana	1
Poss of Dangerous Drugs,Poss of Marijuana,Warrant Service	1
Poss of Marijuana	9
Poss of Marijuana,Poss of Paraphernalia	1
Report Types	1
Resisting Arrest	2
Sexual Assault	1
Terroristic Threat	1
Theft	5
Traffic Arrest	1
Warrant Service	9
Welfare Check	1

**Calls for Service: 762**

ABANDONED VEHICLE OFF ROADWAY	1
ABANDONED VEHICLE ON ROADWAY	1
ALARM	14
AMUBLANCE CALL	10
AREA CHECK	24
ATTEMPT TO LOCATE	3
BATTERY	2
BRUSH FIRE	1
BURGLARY IN PROGRESS	1
CIVIL PROBLEMS	3
COURT ORDER CIVIL	1
CRIMINAL MISCHIEF	1
DEBRIS IN ROAD	2
DOG BITE	2
DOMESTIC FIGHT	10
DOMESTIC FIGHT WITH WEAPONS	2
FIGHT	2
FOUND ITEM	2
FRAUDULENT ACTIVITY	1
H/R ACCIDENT - PD	2
IMPROPERLY PARKED VEHICLE	9
INJURED ANIMAL	2
INTOXICATED DRIVER	2
INVESTIGATION	8
ITEM LOST	1
JUVENILE PROBLEM	1
LOCK OUT	2
LOST CHILD	1
LOST/STOLEN PLATE	2
LOUD MUSIC	2
LOUD PARTY	1
MENTAL SUBJECT	2
MOLEST	1
MOTORIST ASSIST	14
NARCOTICS	1
NEED ASSITANCE	7
NOTIFICATION	1
NUISANCE COMPLAINT	2
OUT OF CAR	1
PUBLIC RELATION	3
PURSUIT	1

# BRISTOL POLICE DEPARTMENT MONTHLY REPORT

Section 11, Item a.

RECKLESS DRIVING	7
REFUSAL TO LEAVE	1
ROBBERY IN PROGRESS	1
SEE COMPLAINTANT	20
SLUMPED OVER THE WHEEL	1
SPECIAL ASSIGNMENT	29
STANDBY	1
STRUCTURE FIRE	5
SUPPLEMENT	2
SUSPICIOUS PERSON	14
SUSPICIOUS VEHICLE	6
THEFT	5
THEFT IN PROGRESS	1
THREATS/HARRASSMENT	2
TRAFFIC CONTROL	3
TRAFFIC STOP	445
TREE DOWN IN ROADWAY	1
VEHICLE ACCIDENT - PD	4
VEHICLE ACCIDENT - PI	3
VEHICLE ACCIDENT - UNKNOWN INJURIES	2
VEHICLE FIRE	1
VIN CHECK	35
WANTED SUBJECT	2
WELFARE CHECK	21
WIRES DOWN	1

**Respectfully,**

**Stephen M. Priem, Marshal**

## Bristol Park Board Meeting Narrative Summary (June 2, 2026)

This meeting served as a comprehensive update on the town’s ongoing park improvement initiatives and upcoming administrative transitions. Below is a narrative overview of the key discussions:

### Park Initiatives and Maintenance

- **Community Garden Refinement:** The board reviewed the progress of the community garden, which is nearly fully planted (0:58). To clarify its primary mission of supporting local food security, the board proposed renaming it the *Bristol Community Food Pantry Garden* and plans to install a new, professional sign (3:33-4:18, 6:06).
- **Hermance Park Wetland Project:** A major focus was the long-term wetland planting project at *Hermance Park*. The board is planning a phased approach starting this fall to manage drainage and erosion, which includes installing a 5-10 foot wide path for maintenance and public access (44:27-52:19, 58:28-1:01:36).
- **Infrastructure Updates:** Routine maintenance was successfully completed, notably with fresh asphalt laid for the *Cummins Park* and museum driveway (40:15). Additionally, the board confirmed that new mulch and playground borders were ordered to refresh local play areas (17:25-18:49).

### Events and Administration

- **Summer Programming:** The board officially approved the *Public Library’s* annual car show, set for August 15th (14:18), and acknowledged the upcoming *Bristol Homecoming* festivities scheduled for July 9–11 (15:39).
- **Operational Shifts:** The board is actively seeking a volunteer to serve as a temporary park board secretary to manage meeting minutes (9:05). Furthermore, a significant staff transition was announced: *Eric Funkhouser* is moving to the *wastewater treatment plant* as superintendent, with *John Creech* stepping in to lead the *street department* (128:41-129:41).

### Looking Ahead

- Future meetings will prioritize discussions on *Congdon Park* parking lot improvements (30:43) and potential mural designs for the *Hermance Park* pavilion, with *Scott Dreamer* acting as the project liaison (103:48-112:16).