

Written Commitments Between Lehman Real Estate Holdings LLC and the
Crooked Lake Association regarding 65 E. Morsches Road, Columbia City, IN, 46725

1. Crooked Lake Association support for the Lehman Village Commercial rezoning petition is contingent on (1) Lehman Real Estate Holdings LLC receiving both a positive Whitley County Plan Commission positive recommendation and Board of Commissioners approval of the attached Village Commercial Permitted and Special Exception Use Limitations, Modified Rural Residential Development Standards along with these Commitments, and (2) the County Board of Zoning Appeals approval for a single Special Exception Use for a storage warehouse *OR mini-storage facility.*
2. No manufacturing within the pole building or on the parcel.
3. The parcel will be landscaped.
4. No materials or waste will be stored outside. Appropriate efforts will be made to conceal all trash cans or dumpsters in a fitting and appealing manner. Dumpster size will be limited to 8-yards.
5. No affixed signage permitted. Any free-standing signage will be small in scale in compliance with County zoning code regulations.
6. Every effort will be made to limit delivery trucks to 42 feet or less so there is no traffic impediment. All trucks will be offloaded in a timely manner and will exit the property unto SR. # 109 and not travel through the adjacent residential neighborhoods.
7. Modified Rural Residential Development Standards will apply to all future additions and new buildings on this parcel.
8. Lehman Real Estate Holdings will consult with the Crooked Lake Association prior to any new additions or buildings and uses on this parcel.
9. Crooked Lake Association residents will have the Right of First Refusal should this parcel be up for sale to anyone outside of the Lehman Real Estate Holdings LLC partnership.
10. These commitments will be recorded in the Whitley County Recorders Office and are binding on future owners of the parcel.

JKW

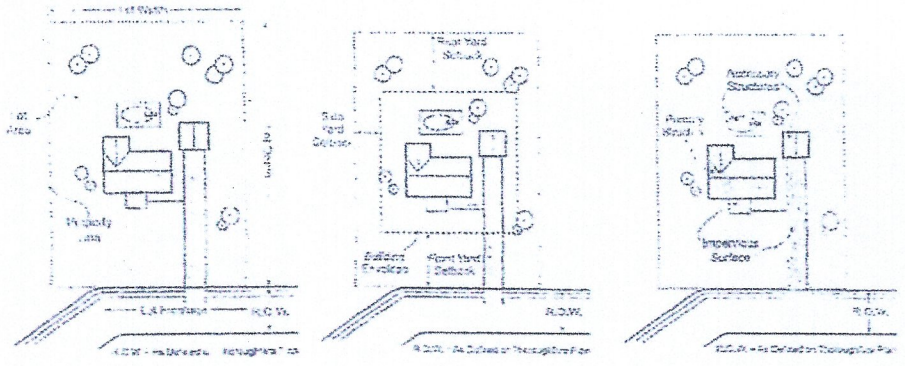

Lehman Real Estate Holdings LLC

5/11/2023


Crooked Lake Association

5/10/2023

RR District
3.6 "RR" District Standards



- Minimum Lot Area:**
- 80,000 square feet (1.837 acres) Without Central Sewage
 - 15,000 square feet (0.344 acre) With Central Sewage
 - 10,000 square feet (0.230 acre) With Central Sewage & Water Lines **

- Minimum Lot Width:**
- 225 feet Without Central Sewage
 - 100 feet With Central Sewage
 - 70 feet With Central Sewage & Water Lines **

- Minimum Lot Frontage:**
- 50 feet on a Public Street with access from said Public Street
 - 35 feet on the radius of a cul-de-sac

** Requires that all lots enter onto a new developer created street, built and bonded to Whitley County Highway Specifications Manual or that all lots enter onto a past developer created street which is dedicated and maintained by Whitley County.

- Minimum Front Yard Setback:**
- ~~50 feet when adjacent to a Principal Arterial~~
 - ~~40 feet when adjacent to a Minor Arterial~~
 - ~~30-38 feet when adjacent to a Collector or Local Road.~~
 - ~~35 feet with Central Sewage & Water Lines**~~

- Minimum Side Yard Setback:**
- 10 feet for the Primary Structure
 - 5 feet for Accessory Structure

- Minimum Rear Yard Setback:**
- 20 feet for a Primary Structure
 - 5 feet for Accessory Structure

- Maximum Structure Height:**
- 50 feet for the Non-Residential Primary Structure
 - 35 feet for the Residential Primary Structure
 - 20 feet for Accessory Structures

- Maximum Lot Coverage:**
- square feet of Primary and Accessory Structures, and impervious surface cannot exceed 40% of the Lot Area.

- Minimum Main Floor Area:**
- 950 square feet for one story Primary Structure; or
 - 850 square feet for multiple story Primary Structures, provided that the total Finished Floor Area is 1,200 square feet or more.

Development Standards that Apply

Lot/Yard(LY) LY-01.....Section 5.3	Floodplain(FP) FP-01.....Section 5.9	Miscellaneous(MS) MS-02.....Section 5.17
Height(HT) HT-01.....Section 5.4	Parking(PK) PK-03.05.....Section 5.10	Manufactured Home(MH) MH-01-08.....Section 5.18
Accessory Structures(AS) AS-01.....Section 5.5	Loading(LD) LD-01.....Section 5.11	Pond(PD) PD-01-13.....Section 5.19
Performance Standards(PS) PS-01.....Section 5.7	Sight Triangle Clearance(STC) STC-01.....Section 5.12	Major Residential Subdivisions (RS) Section 5.22
Environmental (EN) EN-01.02...Section 5.8	Home Occupation(HO) HO-01.....Section 5.14	

[Signature]
 5/11/2023
 LEHMAN REAL ESTATE HOLDINGS LLC

Whitley County Zoning Ordinance
 Chapter 3
 Page 2 -

[Signature] 5/10/2023
 CROOKED LAKE ASSOCIATION

VC Zoning (Included Uses)

RESIDENTIAL

- Dwelling, single-family (upper floors)

AGRICULTURAL USES/SERVICES

- Farm markets

BUSINESS AUTO SALES/SERVICES

BUSINESS: RETAIL

- Antique shop
- Building material sales
- Floor coverings
- Flower shop
- Furniture store
- Garden shop
- Sporting goods

BUSINESS: FOOD SALES / SERVICE

- Bakery retail
- Restaurant

BUSINESS: PERSONAL SERVICE

- Fitness center / gym
- Health Spa

BUSINESS: OFFICE / PROFESSIONAL

- Accounting office
- Architecture office
- Contractor office / shop
- Design services
- Insurance office
- Investment firm
- Law office
- Planning offices
- Professional offices
- Reading clinics
- Real estate office
- Secretarial office
- Service organization office
- Title company
- Travel agency

BUSINESS: GENERAL BUSINESS

BUSINESS: RECREATION


- Dance / aerobics / gymnastics / martial arts

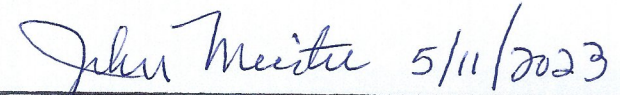
INSTITUTIONAL / PUBLIC FACILITIES

- Church
- Community center
- Library
- Public park / recreation center

SPECIAL EXCEPTION USES

- Warehouse
- Mini-storage facility

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