

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

APRIL 17,, 2008

8:30 A.M.

DEPARTMENT OF PUBLIC SERVICES
MEETING ROOMS A & B
4230 ELKHART ROAD, GOSHEN, INDIANA

Roll Call

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the 20th day of March 2008.

Approval of Legal Ads published in the Elkhart Truth and the Goshen News ten days prior to the public hearings.

Elkhart County Zoning Ordinance to be entered as evidence for today's hearings.

Staff Reports to be entered as evidence for today's hearings.

Postponement of Business Items – Any person having business to come before the Board may request postponement or withdrawal of such at this time.

USE VARIANCES

8:30 A.M.

(HESSER)

- A. Petitioner: *Don Miller* (Page 1)
Petition: for a renewal of an existing Use Variance for light manufacturing of lighted advertising signs.
Location: Southwest corner of CR 12 and Willow Street, being Lot 7 and part of Lot 8 in Locust Ridge Estates, common address of 13324-7 CR 12 in Middlebury Township, zoned A-1. (20081342)
- B. Petitioner: *Tyler Torrance* (Page 2)
Petition: for a Use Variance for a park model home to be occupied by petitioner's father, Larry Stump.
Location: West side of CR 27, 2,100 ft. South of CR 24, common address of 60025 CR 27 in Jefferson Township, zoned A-1. (20081470)

SPECIAL USE/USE VARIANCE

- A. Petitioner: *Aaron G. Meyer (buyer) and Scott L. Miller (seller)* (Page 3)
Petition: for a Special Use for a home workshop/business for a real estate office (Specifications F - #45), and for a Use Variance to allow for an oversized 3 x 5 ft. sign (Ordinance allows 2 x 2 ft.).
Location: East side of SR 15, 400 ft. North of Hackett Road, common address of 61370 SR 15 in Elkhart Township, zoned R-1. (20081461)

SPECIAL USES

9:00 A.M. (LANTZ)

A. Petitioner: ***Joas Lambright*** (Page 4)
Petition: for a renewal of an existing Special Use for a saw mill in an A-1 district (Specifications F - #37).
Location: East side of CR 43, 1,700 ft. North of CR 16, common address of 56246 CR 43 in Middlebury Township. (20081346)

B. Petitioner: ***Amish Church District 64-2 (buyers) and Calvin Lee & Inez Hochstetler (sellers)*** (Page 5)
Petition: for a Special Use for a cemetery in an A-1 district (Specifications F - #6).
Location: 437 ft. East of CR 37, 2,640 South of CR 42 in Benton Township. (20081440)

9:30 A.M. (WOLGAMOOD)

C. Petitioner: ***Wyman Miller*** (Page 6)
Petition: for an amendment to an existing Special Use for an agri-business (Specifications F - #56) for commercial repair of farm machinery and manufacturing of agricultural (cattle and hog) equipment to allow an existing building to be used for product storage.
Location: Southeast corner of CR 22 and CR 31, common address of 15980 CR 22 in Middlebury Township, zoned A-1. (20081496)

D. Petitioner: ***Phillip Blosser (L & P Excavating)*** (Page 7)
Petition: for a Special Use for warehousing and storing for a construction storage yard (excavation business) in an A-1 zone (Specifications F - #44).
Location: West side of CR 31, on the West end of CR 131, 1,700 ft. North of CR 14, common address of 55679 CR 31 in Jefferson Township. (20081466)

E. Petitioner: ***Plainview School*** (Page 8)
Petition: for a Special Use for an existing school and to allow for the construction of a classroom/restroom addition (Specifications F - #38).
Location: North side of CR 16, 35 ft. from the North end of CR 43, 3/4 mile East of CR 116, common address of 11017 CR 16 in Middlebury Township, zoned A-1. (20081460)

10:00 A.M. (MILLER)

F. Petitioner: ***Charlie Whitaker (landowner) and Amanda K. Wetzel (business operator/occupant)*** (Page 9)
Petition: for a Special Use for a home workshop/business to allow for pet grooming (Specifications F - #45).
Location: South side of US 20, 550 ft. East of CR 19, common address of 20404 US 20 in Jefferson Township, zoned A-1. (20081477)

G. Petitioner: ***Jorge Pizana*** (Page 10)
Petition: for an amendment to an existing Special Use for a private baseball diamond (Specifications F - #4) and for an accessory building for storage.
Location: North side of CR 146, 1,034 ft. East of SR 13 in Benton Township, zoned A-1. (20081506)

SPECIAL USE/VARIANCE

10:30 A.M. (HOMAN)

- A. Petitioner: ***Larry E. Miller*** (Page 11)
- Petition: for a Special Use for a home workshop/business for a woodworking business (Specifications F - #45) and for a Developmental Variance to allow the total square footage of accessory structures (4,016) to exceed the total square footage in the primary structure (2,000), a difference of 2,016 sq. ft.
- Location: West side of CR 31, 1,775 ft. South of CR 14, common address of 56331 CR 31 in Jefferson Township, zoned A-1. (20081481)

TABLED

- A. Petitioner: ***Roscoe & Jacoline Anglemyer*** (Page 12)
- ** (PUBLIC HEARING OPEN) **
- Petition: for a Special Use for a mobile home to be occupied by daughter of petitioners, Marcia Anglemyer and family.
- Location: East side of CR 11 N, 1,280 ft. North of Eva Avenue, common address of 51652 CR 11 N in Osolo Township, zoned A-1. (20073781)

- B. Petitioner: ***Crystal Smith (buyer) and Gabriela Zimmerman (seller)*** (Page 13)
- ** (PUBLIC HEARING OPEN) **
- Petition: for a Special Use for a kennel with indoor pens and outdoor walking area (Specifications F - #15.10).
- Location: 1,420 ft. North off of CR 8, 870 ft. West of Barrington Lane, common address of 21513 CR 8 in Washington Township, zoned A-1. (20081303)

11:00 A.M. (HESSER)

- C. Petitioner: ***Daniel R. Mullet*** (Page 14)
- ** (PUBLIC HEARING OPEN) **
- Petition: for a Special Use for a home workshop/business for a metal cutting, wood routing and tool sharpening business (Specifications F - #45) and for a Developmental Variance to allow the total square footage of accessory structures (4,064) to exceed the total square footage of the primary structure (2,310), a difference of 1,754 sq. ft.
- Location: West side of CR 15, 1/4 mile South of CR 36, common address of 64297 CR 15 in Harrison Township, zoned A-1. (20081295)

ITEMS TRANSFERRED FROM HEARING OFFICER

AUDIENCE ITEMS

STAFF/BOARD ITEMS (time of review at the discretion of the Board of Zoning Appeals)

ADJOURNMENT