

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

DECEMBER 18, 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 November 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.

SPECIAL USE

8:30 A.M. (WOLGAMOOD)

- A. Petitioner: ***Wayne J. Sommers (lessor) and (lessee)*** (Page 11)
Cellco Partnership d/b/a Verizon Wireless
Petition: for a Special Use for a wireless communications facility (Specifications F - #31.50).
Location: North side of Toledo Road, 207 ft. West of Rowe Street, common address of 2232 Toledo Road in Elkhart Township, zoned B-3. (20083440)

SPECIAL USE/VARIANCE

- A. Petitioner: ***Steve & Kristy Peel*** (Page 12)
Petition: for a Special Use for warehousing and storing of an equipment truck (Specifications F - #44) and for a Developmental Variance to allow the total square footage of accessory structures (8,448) to exceed the total square footage in the primary structure (2,820), a difference of 5,628 sq. ft.
Location: West side of East County Line Road, 1,885 ft. North of CR 40, common address of 65653 East County Line Road in Clinton Township, zoned A-1. (20083468)

SPECIAL USE/APPEAL

- A. Petitioner: ***Daniel Schmucker*** (Page 13)
Petition: for a Special Use for an agricultural use for the keeping of two horses on a tract of land containing less than three (3) acres, and for an Appeal to allow for an existing residence on property not subdivided in accordance with the Subdivision Control Ordinance (Specifications F - #1.00).
Location: North side of CR 46, 760 ft. East of St. Joseph County Line Road (Ash Road), common address of 30863 CR 46 in Locke Township, zoned A-1. (20083457)

APPEALS

9:00 A.M. **(LANTZ)**

- A. Petitioner: ***Green Willow Meadows, LLC*** (Page 14)
Petition: for an Appeal to allow for the construction of a second residence on a single zoning lot.
Location: Northwest corner of CR 131 and CR 10, common address of 54331 CR 131 in York Township, zoned A-1. (20083467)
- B. Petitioner: ***Michael & Ruth Saupe*** (Page 15)
Petition: for an Appeal to allow for an existing residence and construction of a detached personal storage building on property not subdivided in accordance with the Subdivision Control Ordinance.
Location: West side of CR 23, 2,700 ft. South of CR 102, common address of 52019 CR 23 in Washington Township, zoned A-1. (20083397)

APPEAL FROM HEARING OFFICER'S DECISION **9:30 A.M.** **(HOMAN)**

- A. Petitioner: ***Edward R. Miller*** (Page 16)
Petition: for a Special Use for an existing mobile home.
Location: North side of CR 56, 1,100 ft. East of CR 100, common address of 30251 CR 56 in Locke Township, zoned A-1. (20083138)

TABLED ITEMS

- A. Petitioner: ***Terry L. Smith*** (Page 17)
****PUBLIC HEARING OPEN****
Petition: for a Special Use for a home workshop/business for building small trailers (Specifications F - #41).
Location: East side of CR 35, 1,150 ft. South of SR 120, common address of 53234 CR 35 in York Township, zoned A-1. (20083221)
- B. Petitioner: ***Jimmie Schmucker (buyer) and Delbert Schmucker (owner/seller)*** (Page 18)
****PUBLIC HEARING OPEN****
Petition: for an Appeal to allow for an existing residence on property not subdivided in accordance with the Subdivision Control Ordinance on Parcel 'A', and for a 3 to 1 depth to width ratio Variance to allow for the construction of a residence on Parcel 'B';
Location: South side of CR 10, 1,945 ft. West of CR 43, common address of 10862 CR 10 in York Township, zoned A-1. (20083214)

ITEMS TRANSFERRED FROM HEARING OFFICER

AUDIENCE ITEMS

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

- Agreement for Legal Services for 2009
- Review of Special Use #20073242 for Gilberto Buenrostro (buyer) and Traco LLC/Tim Martin (seller)

ADJOURNMENT