

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MARCH 20, 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 meetings of the Elkhart County Board of Zoning Appeals held on the 17th day of January and the 21st day of February, 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 VARIANCE

8:30 A.M.

(HESSER)

A. Petitioner: **Randy Kwilinski** (Page 10)
Petition: for a Use Variance to replace a small off-premise sign.
Location: West side of SR 15, 1,345 ft. South of US 20, common address of 57273 SR 15 in Jefferson Township, zoned A-1. (20081301)

SPECIAL USES

A. Petitioner: **Old Brethren Church (buyer) and Roger Skiles (seller)** (Page 11)
Petition: for a Special Use for a church (Specifications F - #48).
Location: North side of CR 44, 2,475 ft. East of CR 3 in Locke Township, zoned A-1. (20081264)

B. Petitioner: **Doug Martin** (Page 12)
Petition: for a Special Use to allow for a wind generator including an 80 ft. tower (Specifications F - #31.50).
Location: South side of CR 24, 2,350 ft. East of CR 9, common address of 25538 CR 24 in Concord Township, zoned A-1. (20081168)

9:00 A.M. (LANTZ)

C. Petitioner: ***Nicholas Dembinski*** (Page 13)
Petition: for a Special Use renewal for an existing home workshop/business to store an ice trailer and supplies (Specifications F - #45).
Location: Southeast end of Fox Tail Lane, 515 ft. South of Sugar Pine Drive, being Lot 105 Cleveland Trails Estates, common address of 53972 Fox Tail Lane in Cleveland Township, zoned R-1. (20081124)

D. Petitioner: ***Steve Kasten*** (Page 14)
Petition: for a Special Use for a kennel with outdoor pens for obedience training (Specifications F - #15.10).
Location: West side of Jefferson Parkway, 1,010 ft. South of US 20, common address of 57185 Jefferson Parkway in Jefferson Township, zoned A-1. (20081287)

9:30 A.M. (WOLGAMOOD)

E. Petitioner: ***Stephen Schmidt*** (Page 15)
Petition: for a Special Use for a bed and breakfast homestay in an A-1 district (Specifications F - #4.50).
Location: West side of CR 11, 2,000 ft. South of SR 119, common address of 66537 CR 11 in Harrison Township, zoned A-1. (20081245)

F. Petitioner: ***Michiana Equipment & Vinyl Pro*** (Page 16)
Petition: for a Special Use for warehousing and storing for vinyl fencing and agricultural equipment in an A-1 district (Specifications F - #44).
Location: Northeast corner of CR 30 and CR 37, common address of 12865-2 CR 30 in Clinton Township, zoned A-1. (20081296)

G. Petitioner: ***Randy Miller*** (Page 17)
Petition: for a Special Use for a home workshop/business for a taxidermy business (Specifications F - #45).
Location: West side of Oakwood Street, 325 ft. South of Sunnyfield Drive, being Lot 99 of North Manor, common address of 54337 Oakwood Street in Osolo Township, zoned R-2. (20081297)

10:00 A.M. (MILLER)

H. Petitioner: ***Devon Lehman (owner) and Ora Lehman (business operator)*** (Page 18)
Petition: for a Special Use for warehousing and storage of concrete building forms and bundled plastic granules in an A-1 district (Specifications F - #44.00).
Location: East side of CR 27, 1,447 ft. North of CR 126, common address of 60260 CR 27 in Jefferson Township, zoned A-1. (20081293)

I. Petitioner: **Maple Lawn Amish Mennonite Church** (Page 19)
Petition: for an amendment to an existing Special Use for a church (Specifications F - #48) and cemetery (Specifications F - #6) to include a school in an A-1 district (Specifications F - 338).
Location: North side of CR 52, 1,500 ft. West of CR 3, common address of 29267 CR 52 in Locke Township, zoned A-1. (20081289)

10:30 A.M. (HESSER)

J. Petitioner: **Crystal Smith (buyer) and Gabriela Zimmerman (seller)** (Page 20)
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, 8,870 ft. West of Barrington Lane, common address of 21513 CR 8 in Washington Township, zoned A-1. (20081303)

SPECIAL USE/VARIANCE

A. Petitioner: **Daniel R. Mullet** (Page 21)
Petition: for a Special Use for a home workshop/business for 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)

APPEAL

A. Petitioner: **Ron Frost** (Page 22)
Petition: for an Appeal to allow for the construction of a second residence on a single zoning lot.
Location: West side of CR 33, 1,750 ft. South of CR 29, common address of 51447 CR 33 in York Township, zoned A-1. (20081298)

TABLED ITEMS

11:00 A.M. (HOMAN)

A. Petitioner: **Sarah Kagodu** (Page 23)
**** (PUBLIC HEARING CLOSED) ****
Petition: for a Special Use for a home for the aged in an A-1 district (Specifications F - #53).
Location: Northwest corner of CR 1 and CR 108, being Lot 1 of Parkview Estates, common address of 54489 CR 1 in Cleveland Township, zoned A-1. (20081119)

B. Petitioner: **Mike & Laquita Closson (land contract purchasers) and Larry Smith & Andrew Odebrecht (land contract holders)** (Page 24)
**** (PUBLIC HEARING CLOSED) ****
Petition: for a Use Variance for a lawn service business, and for an Appeal for the construction of an accessory structure prior to the construction of a residence.
Location: Southwest corner of CR 20 and CR 31 in Jefferson Township, zoned A-1. (20074109)

11:30 A.M. (LANTZ)

- C. Petitioner: ***Carl Johnson*** **(Page 25)**
**** (PUBLIC HEARING OPEN) ****
- Petition: for a 2 ft. Variance to allow for a detached garage under construction 4 ft. (from the overhang) from the north property line (Ordinance requires 6. ft.).
- Location: West side of Southwood Drive, 350 ft. South of Plainfield Drive, 1,200 ft. West of CR 5, being lot 40 of Zook's Block C, common address of 54141 Southwood Drive in Osolo Township, zoned R-2. (20074090)

ITEMS TRANSFERRED FROM HEARING OFFICER

AUDIENCE ITEMS

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

- *Elkhart County Gravel*

ADJOURNMENT