

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

NOVEMBER 17, 2011  
8:30 A.M.

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

Call to Order

Roll Call

Approval of Minutes of the last regular meetings of the Elkhart County Board of Zoning Appeals held on the 15<sup>th</sup> day of September and the 20<sup>th</sup> day of October 2011.

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

Elkhart County Zoning Ordinance and Staff Report materials are 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/DEVELOPMENTAL VARIANCE**      **8:30 A.M.**      **HOMAN**

- A.      Petitioner:      *Nelson & Esther Lehman (co-owners) and Daniel & Ruby F. Bontrager (co-owners)*      **(Page 2a)**
- Petition:      for an amendment to a site plan for an existing Special Use for a home workshop/business for a bakery and coffee shop (Specifications F - #45) and for a Developmental Variance to allow the total square footage of accessory structures to exceed the total square footage in the primary structure.
- Location:      West side of CR 31, 550 ft. South of CR 36, common address of 64091 CR 31 in Elkhart Township, zoned A-1.      *(64091CR 31-111024-1)*

**SPECIAL USES**

- B.      Petitioner:      *Loren M. & Miriam Borkholder*      **(Page 3a)**
- Petition:      for a renewal and amendment to the site plan and existing Special Use for an indoor/outdoor archery range with retail sales (Specifications F - #11).
- Location:      West side of CR 17, 2,200 ft. South of CR 56, common address of 72945 CR 17 in Union Township, zoned A-1.      *(72945CR 17-111024-1)*

- C. Petitioner: ***Jimmie J. & Lynne E. Houston*** (Page 4a)  
 Petition: for a Special Use to allow for an agricultural use (storage of farm equipment) on property containing three acres or less (Specifications F - #1).  
 Location: East side of Walnut Street, 250 ft. South of 1st Street, and South of CR 46, common address of 68632 Walnut St. in Jackson Township, zoned A-1.  
 (68632WalnutSt-111012-1)
- 9:00 A.M.**                      **HESSER**  
**(Page 5a)**
- D. Petitioner: ***Anubis, Inc.***  
 Petition: for a Special Use for a crematorium (Specifications F - #6).  
 Location: West side of Violet Road, 300 ft. North of Woodland Avenue, 1,600 ft. East of CR 9, common address of 54125 Violet Rd. in Osolo Township, zoned M-2.  
 (54125VioletRd-111024-1)
- E. Petitioner: ***Alliance Industries (buyer) and Sommers Farm, LLP (seller)*** (Page 6a)  
 Petition: for a Special Use for installation of solar panels (Specifications F - #31.50).  
 Location: West side of CR 19, 750 ft. South of CR 50, in Jackson Township, zoned A-1.  
 (CR 19-111024-1)
- 9:30 A.M.**                      **MILLER**  
**(Page 7a)**
- F. Petitioner: ***E & C LLC (lessor) and Agdia, Inc. (lessee)***  
 Petition: for an amendment to a site plan and conditions of an existing Special Use for an agricultural diagnostic lab.  
 Location: South side of CR 6, 490 ft. West of Old Farm Road, ½ mile West of CR 10, common address of 30380 CR 6 in Cleveland Township, zoned A-1.  
 (30380CR 6-111024-1)

**USE VARIANCE**

- G. Petitioner: ***Randy Tinder & Mike Knepper (buyers) and ONB Realty I, LLC (sellers)*** (Page 8a)  
 Petition: for a Use Variance to allow the continued use of an existing commercial driveway across a R-1 zoned parcel to access a M-1 zoned parcel.  
 Location: West side of CR 105, 100 ft. South of Charles Street, in Concord Township, zoned M-1.  
 (OCR 105-111024-1)

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

**ADJOURNMENT**