

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

APRIL 19, 2012

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 meeting of the Elkhart County Board of Zoning Appeals held on the 15<sup>th</sup> day of March 2012.

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 USES

8:30 A.M.

(MILLER)

- A. Petitioner: ***Lyle R. & Edith Miller*** (Page 8)  
Petition: for a Special Use for a home workshop/business for a woodworking business (building and retail sales of furniture) (Specifications F - #45).  
Location: North side of CR 42, 0.3 miles East of CR 33, common address of 14641 CR 42 in Clinton Township, zoned A-1. (14641CR 42-120301-1)
- B. Petitioner: ***Matthew Bontrager & Verlin Yoder(buyers)*** (Page 9)  
***and Larry Yoder (seller)***  
Petition: for a Special Use for a school (Specifications F - #38).  
Location: East side of CR 43, 1,050 ft. South of CR 44, common address of 68100 CR 43 in Benton Township, zoned A-1. (OCR 43-120315-1)

C. Petitioner: ***John S. Hupp & Terri E. Bloxson-Hupp*** (Page 10)  
Petition: for a Special Use to allow parking of a school bus in an R-1 zone (Specification F - #57).  
Location: South side of North Cobus Drive, 800 ft. West of Cobus Court, North of Cobus Lake Drive, Northwest of CR 1, Southwest of CR 10, common address of 30160 N. Cobus Drive in Cleveland Township.  
(30160NCobusDr-120222-1)

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

D. Petitioner: ***Ezra L. & Louise E. Miller*** (Page 11)  
Petition: for a Special Use for a home workshop/business for a woodworking business (Specifications F - #48).  
Location: South side of CR 46, 1,475 ft. West of CR 13, common address of 24314 CR 46 in Union Township, zoned A-1.  
(24314CR 46-120316-1)

E. Petitioner: ***Schrock Family Revocable Living Trust of August 15, 2004, Freeman D. & Ida Mae Schrock as Co-Trustee*** (Page 12)  
Petition: for a Special Use for a commercial greenhouse in an A-1 district (Specifications F - #12).  
Location: North side of CR 36, 868 ft. West of CR 35, common address of 14155 CR 36 in Clinton Township.  
(14155CR 36-120319-1)

**SPECIAL USE/DEVELOPMENTAL VARIANCES** **9:30 A.M. (HESSER)**

F. Petitioner: ***Matthew & Martha Bontrager*** (Page 13)  
Petition: for a Special Use Renewal for a home workshop/business for small engine repair service and sales (Specifications F - #45), and for a Developmental Variance to allow existing signage to exceed the signage requirements for a home workshop/business.  
Location: East side of SR 13, 1,690 ft. South of CR 46, common address of 68832 SR 13 in Benton Township, zoned A-1.  
(68832SR 13-120315-1)

G. Petitioner: ***Clyde B. Selby & Katrina K. Selby*** (Page 14)  
Petition: for a Special Use for warehousing and storing of log home material and equipment in an A-1 district (Specifications F - #44), and for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage in the primary structure.  
Location: North side of CR 40, 660 ft. West of CR 1, common address of 30195 CR 40 in Olive Township.  
(30195CR 40-120319-1)

H. Petitioner: **Walter Ray & Marilyn Faye Weaver (buyers)** (Page 15)  
**and Ora Miller, Jr. and Karen Miller (sellers)**

Petition: for a Special Use to allow for a home workshop/business for a general merchandise store (Specifications F - #45), for Developmental Variances to allow illuminated signage to exceed the signage requirements for a home workshop/business, 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 35, 500 ft. North of CR 38, common address of 64923 CR 35 in Clinton Township, zoned A-1. (64923CR 35-120319-1)

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

- *Scott & Karrie Clark – minor change to Special Use for a gravel pit approved 06/16/11.*

**ADJOURNMENT**