

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

FEBRUARY 16, 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 19th day of January 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: ***Elkhart Community Schools***
(Elkhart Area Career Center) (Page 6)
- Petition: for an amendment to an existing Special Use for a school (Specifications F - #38) to expand the automotive building.
- Location: South side of CR 10, 1,900 ft. West of the Nappanee Street extension, common address of 28330 CR 10 in Cleveland Township, zoned M-1
(28330CR 10-120118-1)
- B. Petitioner: ***David J. & Michele L. Muir (owners) and***
Muir Real Estate Holdings, LLC (owner) (Page 7)
- Petition: for a Special Use renewal for an existing home workshop/business for winery, wine tasting, and retail sales (Specifications F - #45).
- Location: West side of SR 15, 60 ft. South of CR 112, common address of 55503 SR 15 in Jefferson Township, zoned A-1.
(55503SR 15-120123-1)

- C. Petitioner: ***Nelson R. & Ruth E. Gingerich*** (Page 8)
 Petition: for an amendment to an existing Special Use for an agri-business for a feed mill and a fencing business to allow for the construction of an addition to the feed mill for feed storage (Specifications F - #56).
 Location: North side of CR 20, 1,100 ft. East of CR 22, common address of 15459 CR 20 in Middlebury Township, zoned A-1. (15459CR 20-120119-1)
- 9:00 A.M.** (CAMPANELLO)
- D. Petitioner: ***Debra Hochstetler*** (Page 9)
 Petition: for a Special Use for a privately owned recreation building for wedding venue (Specifications F - #20).
 Location: Southeast corner of CR 52 and CR 3, common address of 28854 CR 52 in Locke Township, zoned A-1. (28854CR 52-120123-1)
- E. Petitioner: ***Lynn D. & Deanna Miller*** (Page 10)
 Petition: for a Special Use for a home workshop/business for a grocery store (Specifications F - #48).
 Location: East side of CR 43, 2,400 ft. South of CR 40, common address of 66356 CR 43 in Clinton Township, zoned A-1. (66356CR 43-120104-1)
- 9:30 A.M.** (HOMAN)
- F. Petitioner: ***David W. & Corinna Chupp*** (Page 11)
 Petition: for a Special Use renewal for an existing kennel with indoor pens and/or runs (Specifications F - #15.00) and outdoor pen and/or runs (Specifications F - #15.10), and an amendment to said Special Use to increase the number of dogs.
 Location: South side of CR 146, 1,470 ft. East of West County Line, common address of 30868 CR 146 in Locke Township, zoned A-1. (30868CR 146-120119-1)

DEVELOPMENTAL VARIANCE

- G. Petitioner: ***Noah & Mary Bontrager Estate*** (Page 12)
 Petition: for a 3 to 1 depth to width ratio Developmental Variance to allow for the construction of a residence (Proposed Parcel "B"), and for a 3 to 1 depth to width ratio Developmental Variance and a 70 ft. lot width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence (Proposed Parcel "C").
 Location: West side of CR 39, 3,030 ft. North of SR 13 (Parcels A & B) and East side of SR 13, 2,650 ft. North of SR 13 and SR 4 intersection in Middlebury Township, zoned A-1. (OCR 39-120120-1)

SPECIAL USE/DEVELOPMENTAL VARIANCES

10:00 A.M. (HESSER)

- H. Petitioner: ***Larry & LeEtta Eash*** (Page 13)
Petition: for a Special Use for a home workshop/business for the making of outdoor lawn furniture (Specifications F - #45), a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage in the primary structure, and a 35 ft. Developmental Variance to allow for the placement of a sign 20 ft. from centerline of the right-of-way of CR 33 (Ordinance requires 55 ft.).
Location: West side of CR 33, 760 ft. North of CR 38, common address of 64885 CR 33 in Clinton Township, zoned A-1. (64885CR 33-120120-1)
- I. Petitioner: ***Andrew G. & Susie Martin*** (Page 14)
Petition: for an amendment to an existing Special Use and site plan for an agri-business in an A-1 district to include fabrication of trusses for construction of structures for crops and animal husbandry farming operations, to allow for the construction of a lumber storage shelter (Specifications F - #56), 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: East side of CR 1, 1,800 ft. South of CR 30, common address of 62332 CR 1 in Olive Township. (62332CR 1-120123-1)

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

- *Americo Real Estate Company c/o U-Haul of Northern Indiana – request to rescind Use Variance (29057US 33-101025-1)*
- *Revision to the Elkhart County Advisory Board of Zoning Appeals Certification of Residency*

ADJOURNMENT