

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JANUARY 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 15th day of December 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.

ELECTION OF OFFICERS

SPECIAL USES

8:30 A.M. (HESSER)

- A. Petitioner: ***Hi-Tech Housing, Inc., an Illinois Corporation*** (Page 3)
Petition: for a Special Use for warehousing and storing of cargo trailers, inventory and materials in an A-1 district (Specifications F - #44).
Location: East side of CR 21, 1,200 ft. North of CR 8 in Washington Township.
(CR 21-111219-1)
- B. Petitioner: ***Pineview Parochial School and Tri-County Church*** (Page 4)
Petition: for a Special Use for a school (Specifications F - #38).
Location: North side of CR 46, 1,390 ft. East of St. Joseph County Line Road in Locke Township, zoned A-1.
(OCR 46-111206-1)

C. Petitioner: **Gary E. & Kimberly A. Stout** (Page 5)
Petition: for a Special Use for a home workshop/business for a fitness training business (Specifications F - #45).
Location: South side of CR 2, 3,483 ft. West of CR 5, being Lot 1 of Miller's Wee Acre, common address of 30242 CR 2 in Cleveland Township, zoned A-1.
(30242CR 2-111212-1)

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

D. Petitioner: **Patchwork Quilt Country Inn, LLC / Edmond R. McKean (owner) and Karl & Ellen Kunisch (buyers)** (Page 6)
Petition: for an amendment to an existing Special Use for a Bed and Breakfast Inn (Specifications F - #4.51) to allow for wedding venues and to amend the parcel size.
Location: Southeast corner of CR 2 curve, 1,365 ft. East of CR 39, common address of 11748 CR 2 in York Township, zoned A-1.
(11748CR 2-111216-1)

SPECIAL USE/DEVELOPMENTAL VARIANCES

E. Petitioner: **Edward W. & Linda Gillespie (landowners) and Aaron & Angela Gillespie (occupants/business operators)** (Page 7)
Petition: for a Special Use for a home workshop/business for a second hand furniture store (Specifications F - #45), a Developmental Variance for a second sign, and a Developmental Variance to allow for outside display.
Location: North side of CR 10 (Bristol Street), 225 ft. West of Glenwood Park Drive, 1,800 ft. East of CR 13, common address of 23653 CR 10 in Osolo Township, zoned R-1.
(23653CR 10-111219-1)

9:30 A.M. **(WOLGAMOOD)**

F. Petitioner: **John E. & Geneva Faye Yutzzy** (Page 8)
Petition: for a Special Use for a home workshop/business for a woodworking business (Specifications F - #45), and a Developmental Variance to allow the total square footage of accessory structures to exceed the total square footage of living area in the residence.
Location: North side of CR 36, 660 ft. East of CR 31, common address of 15733 CR 36 in Clinton Township, zoned A-1.
(15733CR 36-111219-1)

TABLED ITEM

G. Petitioner: **Norman E. Lehman (buyer) and Tri-County Land Trustee Corporation (seller)** (Page 9)
Petition: for an amendment to the site plan and conditions of an existing Special Use for a home workshop/business for a retail store (Specifications F - #45), 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 16, 1,900 ft. East of CR 116, common address of 11401 CR 16 in Middlebury Township, zoned A-1.
(11401CR 106-11121-1)

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

- *Scheduling of Plan Commission / Board of Zoning Appeals Retreat*

ADJOURNMENT