

REVISED AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

*MAY 17, 2012
9:00 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 April 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

9:00 A.M.

(HOMAN)

A. Petitioner: ***Altec Engineering Inc. (lessor) and
Maplenet Wireless Inc. (lessee)*** (Page 3)

Petition: for a Special Use for a wireless communications facility (Specifications F – 31.50).

Location: Southwest corner of CR 20 and Sassafras Street, common address of 28274 CR 20 in Baugo Township, zoned M-1. (28274CR 20-120420-1)

B. Petitioner: ***James H. Boyer (land contract holder) and
Terry A. Miller (land contract buyer)*** (Page 4)

Petition: for a Special Use for an agricultural use for the keeping of chickens, rabbits, ducks, and a pig on a tract of land containing three acres or less in an A-1 district (Specifications F - #1).

Location: South side of US 6, 1,650 ft. West of CR 21, common address of 72299 CR 9 in Jackson Township, zoned A-1. (20566Us Highway 6-120424-1)

C. Petitioner: ***Board of Trustees Tri-Lakes Community Church*** (Page 5)
Petition: for an Amendment to an existing Special Use for a church for an addition of a kitchen (Specifications F - #48).
Location: West side of CR 23, 1,364 ft. North of CR 2, common address of 50755 CR 23 in Washington Township, zoned R-2. (50755CR 23-120420-1)

9:30 A.M. (WOLGAMOOD)

D. Petitioner: ***Faus Groom and Room, LLC*** (Page 6)
Petition: for an Amendment to a Special Use for an existing animal boarding facility to allow for a mobile home to be used for dog training purposes.
Location: West side of CR 11, 187 ft. South of Indiana Toll Road, North of CR 6, being Lot 2 in Windsong Minor Subdivision, common address of 52677 CR 11 in Osolo Township, zoned A-1. (52677CR 11-120423-1)

E. Petitioner: ***Kevin M. & Erin E. Eberle*** (Page 7)
Petition: for a Special Use for an agricultural use for the keeping of chickens on a tract of land containing three acres or less (Specifications F - #1).
Location: South side of CR 38, 820 ft. East of CR 3, being Lots 2 and 3 of Searer's Subdivision, common address of 28862 CR 38 in Olive Township, zoned A-1. (28862CR 38-120423-1)

SPECIAL USE/DEVELOPMENTAL VARIANCE 10:00 A.M. (HESSER)

F. Petitioner: ***Fairfield School Building Corp*** (Page 8)
Petition: for a site plan Amendment to an existing Special Use and a 25 ft. Developmental Variance to allow for an electronic message board sign 275 ft. from a residence (Ordinance requires 300 ft.) .
Location: Northeast corner of US 33 and CR 31, common address of 67240 CR 31 in Benton Township, zoned A-1. (67530US 33-120410-1)

USE VARIANCES

G. Petitioner: ***Jeff Runels*** (Page 9)
Petition: for a Use Variance to allow for the construction of an accessory structure prior to the construction of a residence.
Location: East end of Shadow Hill, Northeast of Fishers Pond, East of Old Country Lane, East of SR 13, being Lot 18 of The Farm Subdivision Section 3, common address of 11695 Pied Piper Parkway in York Township, zoned A-1. (54087SHADOW HILL-120423-1)

H. Petitioner: ***Michael & Sue Ellen Wilhelm*** (Page 10)
Petition: for Use Variances to allow for existing accessory structures on property without a residence and not subdivided in accordance with the Subdivision Control Ordinance.
Location: East side of CR 21, 762 ft. North of CR 44, common address of 67976 CR 21 in Jackson Township, zoned A-1. (67806CR 21-120423-1)

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

- *Sugar Grove Church – major/minor change request to Special Use*
- *Culver Duck Farms, Inc. & Herbert R. Culver Revocable Trust – request to terminate Commitment (Document No. 2012-03757)*
- *Shawn P. Nolke – to present letter from Susan Johnson, neighboring property owner, with regard to Developmental Variance approved on 9/15/11*
- *Dana Bontrager – major/minor change request to site plan for Special Use for warehousing/storing on CR 33.*

ADJOURNMENT