

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JANUARY 17, 2013

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 20th day of December 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.

ELECTION OF OFFICERS

APPEAL

8:30 A.M.

(WOLGAMOOD)

A. Petitioner: *Samuel D. Yoder (land owner)* (Page 3)

and Alvin J. Heims (appellant)

Petition: for an Appeal from the issuance of an Improvement Location Permit (ZN-121029) for a sawmill with attached lean-to.

Location: East side of CR 43, 2,800 ft. North of CR 10, common address of 54014 CR 43 in York Township, zoned A-1. 54014CR 43-121206-1

SPECIAL USES

B. Petitioner: ***Samuel D. Yoder (land owner) and James D. Yoder DBA Country Forest Products LLC (business owner/operator)*** (Page 4)
Petition: for a renewal of a Special Use for a sawmill (Specifications F - #37).
Location: East side of CR 43, 2,800 ft. North of CR 10, common address of 54014 CR 43 in York Township, zoned A-1. 54014CR 43-121221-1

C. Petitioner: ***David W. & Rhoda Lehman (buyer) and Northeastern Indiana District Church of the Nazarene Inc. (seller)*** (Page 5)
Petition: for a Special Use for an agricultural use for the keeping of a horse on property containing three acres or less and in an R-1 district (Specifications F - #1).
Location: Northwest corner of CR 9 and US 6, common address of 72449 CR 9 in Union Township, zoned R-1. 72449CR 9-121211-1

9:00 A.M. (MILLER)
D. Petitioner: ***Lavern A. Miller & Lovina S. Miller, Trustees of the Miller Family Trust*** (Page 6)
Petition: for a Special Use for a home workshop/business for a taxidermy business (Specifications F - #45).
Location: West side of East County Line Road, 2,500 ft. North of CR 34, common address of 62503 East County Line Road in Clinton Township, zoned A-1. 62503EAST COUNTY LINE ROAD-121220-1

SPECIAL USE/DEVELOPMENTAL VARIANCE

E. Petitioner: ***Bessie Hostetter (buyer) and The Wilma Gray Revocable Trust, c/o Wilma Gray, Trustee (seller)*** (Page 7)
Petition: for a Special Use for a kennel in a B-1 district (Specifications F - #15.10) and for a 10 ft. Developmental Variance to allow for the construction of a parking lot 45 ft. from centerline of the right-of-way of SR 120 (Ordinance requires 55 ft.).
Location: South side of SR 120, 482 feet East of CR 17, common address of 21810 State Road 120 in Washington Township, zoned B-1. 21810State Road 120-121221-1

TABLED ITEMS

9:30 A.M. (HESSER)
F. Petitioner: ***Fred Roy Joe Detwiler*** (Page 8)
****PUBLIC HEARING CLOSED****
Petition: for a Special Use for a mobile home.
Location: West side of CR 23, 650 ft. South of East West Toll Road, common address of 52405 CR 23 in Washington Township, zoned A-1. 52405CR 23-121119-1

- G. Petitioner: ***Tri County Land Trustee Corp Attn Paul Schwartz*** (Page 9)
****PUBLIC HEARING CLOSED****
 Petition: for an amendment to an existing Special Use for a commercial greenhouse in an A-1 district (Specifications F - #12).
 Location: East side of SR 13, 1,150 ft. North of CR 26, common address of 59800 SR 13 in Middlebury Township, zoned A-1. 59800SR 13-121119-1
- H. Petitioner: ***Jerry E. & Louise Miller*** (Page 10)
****PUBLIC HEARING OPEN****
 Petition: for an amendment to an existing Special Use for a home workshop/business for a woodworking business (Specifications F - #45), and for a Developmental Variance to allow for two additional outside employees for a total of four (Ordinance permits two).
 Location: North side of CR 26, 720 ft. East of CR 37, common address of 12857 CR 26 in Middlebury Township, zoned A-1. 12857CR 26-121119-1

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

- *James and Debbi Jo Stack(0CR 33-120924-1) – Extension of 3 to 1 Developmental Variance*
- *Certification of Residency*
- *Board Education*

ADJOURNMENT