

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

OCTOBER 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 19<sup>th</sup> day of September 2013.

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.

### **SPECIAL USES**

**8:30 A.M.**      **(HESSER)**

A.      Petitioner:      *Dennis L. Miller*      **(Page 9)**  
      Petition:      for a Special Use to allow for an agricultural use (keeping of one horse) on property containing less than three acres (Specifications F - #1).  
      Location:      North side of CR 48, 2,500 ft. West of CR 7, common address of 27485 CR 48 in Union Township, zoned A-1.      27485CR 48-130923-1

B.      Petitioner:      *Diocese of Fort Wayne*      **(Page 10)**  
      Petition:      for an amendment to an existing Special Use to amend the site plan for expansion of existing offsite parking lot and placement of a Bell Tower for St. Mary of the Annunciation Catholic Church.  
      Location:      Southeast corner of Vistula Street (SR 120) and Chestnut Street, common address of 411 W. Vistula Street in Washington Township, zoned R-1.      411WVistulaSt-130904-1

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

C. Petitioner: ***Carl D. & Tonda L. Warble*** (Page 11)  
Petition: for a Special Use for an agricultural use for the storage of farm equipment on a tract of land containing less than three acres.  
Location: East side of CR 127, 1,847 ft. South of CR 44, common address of 68096 CR 127 in Jackson Township, zoned A-1. 68096CR 127-130919-1

D. Petitioner: ***Mark A. & Karen R. Miller (land contract purchasers) and AMMF Trustee Corporation, as Trustee for Amish Mutual Mortgage Fund, an Indiana Land Trust (land contract holder)*** (Page 12)  
Petition: for a Special Use for an agricultural use (keeping of two horses) on property containing less than three acres (Specifications F - #1).  
Location: South side of CR 52, 525 ft. East of CR 1, common address of 29894 CR 52 in Locke Township, zoned A-1. 29894CR 52-130918-1

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

E. Petitioner: ***Todd R. Hines*** (Page 13)  
Petition: for a Special Use to allow for an agricultural use (keeping of five horses) on property zoned R-1 (Specifications F - #1).  
Location: South side of CR 18, 825 ft. East of CR 13, in Concord Township, zoned R-1. 0CR 18-130919-1

**SPECIAL USE/DEVELOPMENTAL VARIANCES**

F. Petitioner: ***Steven A. & Waneta Lea Borkholder*** (Page 14)  
Petition: for an amendment to an existing Special Use for a home workshop/business for a woodworking business to make furniture (Specifications F - #45) to allow for the construction of an addition to the woodworking facility, to allow for an existing sign larger than 4 sq. ft. per side and a Developmental Variance to allow the total square footage of accessory structures to exceed the total square footage in the primary structure and for an existing sign being 10 sq. ft. per side.  
Location: East side of CR 101, 1/2 mile South of CR 56, common address of 72990 CR 101 in Locke Township, zoned A-1. 72990CR 101-130916-1

**10:00 A.M. (WOLGAMOOD)**

G. Petitioner: ***Glen E. & Leona F. Miller*** (Page 15)  
Petition: for a renewal of a Special Use for an existing sawmill (Specifications F - #37), and for a Special Use amendment for a sawmill to allow for the construction of an addition to an existing building used for the sawmill and antique restoration, and to allow for assembly of product related to the sawmill.

Location: South side of CR 18, 500 ft. East of CR 33 North, common address of 15162 CR 18 in Middlebury Township, zoned A-1. 15162CR 18-130913-1

H. Petitioner: ***Harry Mishler & Amelia Mishler*** (Page 16)  
Petition: for a Special Use for a home workshop/business for a general store (Specifications – F #45) and for a Developmental Variance for a sign to exceed 4 sq. ft. per side.

Location: West side of SR 13, 1,280 ft. North of CR 40, common address of 65730 SR 13 in Clinton Township, zoned A-1. 65730SR 13-130923-1

**10:30 A.M. (HOMAN)**

I. Petitioner: ***Gary Lambright (land contract purchaser) and Tri County Land Trustee Corp. (land contract holder)*** (Page 17)

Petition: for a Special Use for a home workshop/business for manufacturing of vent panels, agricultural doors, and general fabricating (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: South side of CR 18, 2,800 ft. West of CR 43, common address of 11520 CR 18 in Middlebury Township, zoned A-1. 11520CR18-130920-1

J. Petitioner: ***Mervin D. Hostetler & Iva H. Hostetler, Trustees, of the Mervin D. Hostetler & Iva H. Hostetler Joint Revocable Trust*** (Page 18)

Petition: for a Special Use renewal for an existing home workshop/business for a woodworking business (Specifications F - #45) and 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 30, 850 ft. West of CR 41, 1,800 ft. East of SR 13, common address of 11641 CR 30 in Clinton Township, zoned A-1. 11641CR 30-130923-1

**USE VARIANCE**

**11:00 A.M. (HESSER)**

K. Petitioner: ***Jeremy R. Hoover & Linda J. Hoover*** (Page 19)

Petition: for a Use Variance to allow a residential use in an M-1 District.

Location: South side of CR 38, 700 ft. East of SR 19, common address of 27802 CR 38 in Harrison Township, zoned M-1. 27802CR 38-130923-1

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

- Zoning Ordinance update
- Board member pay

**ADJOURNMENT**