

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

JULY 17, 2014  
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 June 2014.

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.

(MILLER)

- A. Petitioner: ***Church of God in Christ Mennonite,  
Northern Indiana Congregation, Inc.*** (Page 3)  
Petition: for an amendment to an existing Special Use for a church (Specifications F - #48) to add a school, a recreational area, and a cemetery.  
Location: East side of CR 113, 1,115 ft. North of Stonegate, common address of 60536 CR 113 in Concord Township, zoned A-1. 60536CR 113-140620-1
- B. Petitioner: ***Mark G. & Edna E. Lambright (buyers) and  
Andrew J. & Kathryn B. Rogers and James L. Rogers Estate (sellers)*** (Page 4)  
Petition: for a Special Use to allow for an agricultural use (keeping of two horses and one colt and for the storage of farm equipment) on property in an R-1 district (Specifications F - #1).  
Location: East side of West Wayne Street, 1,700 ft. South of Lawrence Street, common address of 521 W. Wayne Street in Middlebury Township, zoned A-1/R-1. 521W. WAYNE AVENUE-140623-1

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

C. Petitioner: ***Jamie L. & Mandy S. Miller*** (Page 5)  
Petition: for a Special Use for a home workshop/business for wholesale car  
reconditioning (Specifications F - #45).  
Location: West side of CR 27, 1,588 ft., North of CR 112, common address of 55191  
CR 27 in Jefferson Township, zoned A-1. 55191CR 27-140623-1

D. Petitioner: ***Forest River Manufacturing, LLC*** (Page 6)  
Petition: for a Special Use for a wireless communications facility (Specifications F -  
#31.50).  
Location: South side of Bloomingdale Drive, East of Division Street, North of CR 10,  
being Lots 1 & 2 of Bristol Industrial Park Partial Replat, common address  
of 2275 Bloomingdale Drive in Washington Township, zoned M-2.  
2275BloomingdaleDr-140623-1

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

E. Petitioner: ***Glen D. & Rebecca S. Harshberger*** (Page 7)  
Petition: for a renewal of an existing Special Use for a home workshop/business  
(Specifications F - #45) for an indefinite period of time.  
Location: West side of CR 9, 1,000 ft. South of US 6, common address of 72729 CR 9  
in Union Township, zoned A-1. 72729CR 9-140620-1

F. Petitioner: ***AMMF Trustee Corporation (land contract holder) and*** (Page 8)  
***Mark L. Slabaugh & Brenda K. Slabaugh (land contract purchasers)***  
Petition: for an amendment to the conditions of an existing Special Use for an  
agribusiness in an A-1 district for a custom livestock/meat processing facility  
(Specifications F - #56) to permit retail sales and change employees from 3  
to 6.  
Location: East side of CR 101, 1,100 ft. South of US 6, common address of 72700 CR  
101 in Locke Township. 72700CR 101-140623-1

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

G. Petitioner: ***Cornerstone Mennonite Church, Inc (buyer) and*** (Page 9)  
***Kenneth L. Martin Trust (seller)***  
Petition: for an amendment to an existing Special Use for a church to allow the  
establishment of a cemetery (Specifications F - #6).  
Location: South side of CR 44, ½ mile East of CR 11, in Union Township, zoned A-1.  
000CR 44-140623-1

**USE VARIANCES**

H. Petitioner: ***Chad D. Metzger*** (Page 10)  
Petition: for a Use Variance to allow for a second dwelling on a single zoning parcel.  
Location: North side of CR 142, 2,300 ft. East of CR 21, common address of 19771  
CR 142 in Jackson Township, zoned A-1. 19771CR 142-140619-1

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

I. Petitioner: ***Jason M. & Jennifer M. Schreiber*** (Page 11)  
Petition: for a Use Variance to allow for the construction of an accessory structure on property without a residence.  
Location: West side of SR 13, 2,050 ft. South of SR 120, in York Township, zoned A-1. 0000SR 13-140617-1

J. Petitioner: ***Steve S. & Deborah K. Detwiler*** (Page 12)  
Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.  
Location: East 915 ft. off of SR 15, 665 ft. South of CR 112, common address of 55724 SR 15 in Jefferson Township, zoned A-1. 55724SR 15-140619-1

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

K. Petitioner: ***Bradley Dewald and Duane L. Miller*** (Page 13)  
Petition: for a Use Variance for an electrical contracting business in an A-1 zone.  
Location: West side of CR 27, 1,325 ft. South of CR 42, common address of 67257 CR 27 in Jackson Township. 67257CR 27-140612-1

L. Petitioner: ***Michael W. & Melissa K. Kelley (buyers) and Donovan T. & Jacqueline S. Leidelmeyer (sellers)*** (Page 14)  
Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.  
Location: South side of Warren Street (CR 16), 500 ft. East of Mill Street, common address of 411 E. Warren St. in Middlebury Township, zoned R-1. 411EWarrenSt-14023-1

**USE VARIANCE/DEV. VARIANCE 11:30 A.M. (MILLER)**

M. Petitioner: ***Daniel Bontrager, Jr. & Nora J. Bontrager*** (Page 15)  
Petition: for a Use Variance to allow for the construction of an accessory building at the same time as the construction of the residence and for a 60 ft. Developmental Variance to allow for the construction of said accessory building 60 ft. from centerline of the right-of-way (Ordinance requires 120 ft.).  
Location: South side of SR 120, 2,000 ft. East of CR 39, in York Township, zoned A-1. 0SR 120-140616-1

**DEVELOPMENTAL VARIANCE**

N. Petitioner: ***Jaime Diaz De Leon*** (Page 16)  
Petition: for a 8 ft. Developmental Variance to allow for an existing accessory building 2 ft. from the East rear property line (Ordinance requires 10 ft.) and for a 3 ft. Developmental Variance to allow for said accessory building 2 ft. from the South side property line (Ordinance requires 5 ft.).  
Location: East side of Santa Anita St., 178 ft. North of Byrd Ave., being Lot 189 and South 10 ft. of Lot 188 of Riverdale, common address of 57980 Santa Anita St. in Concord Township, zoned R-1. 57980Santa AnitaSt-140623-1

**TABLED ITEM**

O. Petitioner: *John E. & Geneva Faye Yutz* (Page 17)  
Petition: for a Use Variance to allow for two additional outside employees, for an amendment to a site plan for an existing Special Use for a home workshop/business, 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 36, 660 ft. East of CR 31, common address of 15733 CR 36 in Clinton Township, zoned A-1. 15733CR 36-140324-1

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

- *Karl D. & Beth E. Chupp – 70486County Road 31-131220-1 – for a major/minor change for an extension to obtain ILP.*

**ADJOURNMENT**