

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MARCH 19, 2015

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 19th day of February 2015.

Elkhart County Zoning Ordinance and Staff Report materials are to be entered as evidence for today's hearings.

SPECIAL USES

8:30 A.M.

(CAMPANELLO)

- A. Petitioner: ***Steve & Carla Kasten*** (Page 4)
Petition: for an amendment to an existing Special Use for a kennel to allow for training.
Location: West side of Jefferson Parkway, 980 ft. South of US 20, being Lot 9 of Jefferson Park Section 11, common address of 57185 Jefferson Parkway in Jefferson Township, zoned A-1. 57185Jefferson Parkway-150216-1
- B. Petitioner: ***Jerry W. Wengerd and Wilma O. Wengerd*** (Page 5)
Petition: for a Special Use for a home workshop/business for retail sales of fabrics and crafts.
Location: North side of CR 32, 825 ft. East of CR 41, common address of 11319 CR 32 in Clinton Township, zoned A-1. 11319CR 32-150211-1
- C. Petitioner: ***Barry J. & Angie R. Taylor (buyers) and Slavic Church of Evangelical Christian-Baptist, Inc. (seller)*** (Page 6)
Petition: for a Special Use for an indoor/outdoor recreational rental facility, including single family residence.
Location: at the Northeast curve of CR 23, 435 ft. West of SR 15, in Jefferson Township, zoned A-1. 000CR 23-150216-1

USE VARIANCE

D. Petitioner: ***Sutter Robert N. and Carol Ann Trustees Liv Tr (If Est)*** (Page 7)
Petition: for a Use Variance to allow for the construction of an accessory structure without a residence.
Location: North side of CR 26, 821 ft. West of SR 13, being Lot 2 of Sutter Minor, in Middlebury Township, zoned A-1. 000CR 26-150216-1

SPECIAL USE/DEV. VARIANCES **9:30 A.M.** **(MILLER)**

E. Petitioner: ***Jason Wier and Sheri Wier*** (Page 8)
Petition: for a Special Use for a wireless communications facility and a Developmental Variance to allow for the placement of the tower for said facility 30 ft. from the East property line (Ordinance requires the height of the tower or 80 ft.).
Location: South side of CR 8, 4,300 ft. East of CR 131, common address of 14458 CR 8 in York Township, zoned A-1. 14458CR 8-150210-1

F. Petitioner: ***Storco, Inc. (landowner) and Central States Tower (tower owner)*** (Page 9)
Petition: for a Special Use for a new wireless communications facility, for a 65 ft. Developmental Variance to allow a tower 110 ft. from Lewis Avenue front property line (Ordinance requires 175 ft.) and for a 108 ft. Developmental Variance to allow for said tower 67 ft. from the Northeast rear property line (Ordinance requires 175 ft.).
Location: Northeast corner of Lewis Avenue (CR 13) and US 33, common address of 59058 Lewis Avenue in Concord Township, zoned B-3. 59058LewisAve-150127-1

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

G. Petitioner: ***Melissa K. Kelley*** (Page 10)
Petition: for an Appeal from the Zoning Administrator’s decision.
Location: South side of E. Warren Street (CR 16), 1,500 ft. East of SR 13, 500 ft. East of Mill Street, common address of 411 E. Warren Street in Middlebury Township, zoned R-1. 411E. WARREN STREET-150120-1

TABLED ITEM

H. Petitioner: ***Jack A. & Mary U. Personette (land contract Purchasers/owners of semi tractor) and Terry R. & Geraldine M. Bloom (land contract holders)*** (Page 11)
Petition: for a Special Use for warehousing and storing (parking of two semi tractors) in an A-1 district (Specifications F - #44).
Location: North side of SR 120, 1,100 ft. West of CR 37, common address of 13187SR 120 in York Township. 13187SR 120-150107-1

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

- *Announcement – On 10/07/15, American Planning Association (APA) is holding a free BZA board member training session from 4-6 p.m. at the Century Center in South Bend.*

ADJOURNMENT