

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

SEPTEMBER 15, 2016

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 18th day of August 2016.

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

DEVELOPMENTAL VARIANCES

8:30 A.M.

(LYON)

A. Petitioner: ***Carlin J & Jayme R Yoder*** (Page 1)
Petition: for a Developmental Variance to allow for the construction of a residence served by an unimproved and non-maintained county road.
Location: 2,000 ft. North off of SR 120, 6,800 ft. East of SR 13, in York Township, zoned A-1. DV-0442-2016

B. Petitioner: ***Thrash Properties LLC*** (Page 2)
Petition: for a 41 ft. Developmental Variance to allow for the construction of a storage shed 34 ft. from the centerline of Larue St. (Ordinance requires 75ft.) and for a 19 ft. Developmental Variance for the construction of said storage shed 6 ft. from the property line (Ordinance requires 25 ft.).
Location: North side of US 33, 1,104 ft. East of Fulton St. intersection, common address of 28827 US Highway 33 in Baugo Township, zoned M-2. DV-0445-2016

SPECIAL USE MOBILE HOME

C. Petitioner: ***Maria Gutierrez (land contract buyer) and Aranda Adrian Andres (land contract seller)*** (Page 3)
Petition: for a Special Use for a mobile home.
Location: South side of Medford St., 220 feet West of CR 11, common address of 25044 Medford St. in Osolo Township, zoned R-2. SUP-0354-2016

SPECIAL USES

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

D. Petitioner: ***Jason & Jamee Holmes*** **(Page 4)**
Petition: for a Special Use for a private off road track.
Location: East side of SR 15, 1,445 ft. North of CR 26, common address of
59904 SR 15 in Jefferson Township, zoned A-1. SUP-0405-2016

E. Petitioner: ***Logan Rees and Lisa Rees (Lessee)*** **(Page 5)**
and Central State Tower (Lessor)
Petition: for a Special Use for a wireless communications facility.
Location: East side of CR 19, 800 ft. North of CR 8, common address of 53792
CR 19 in Washington Township, zoned A-1. SUP-0412-2016

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

F. Petitioner: ***Raymond & Esther Yoder*** **(Page 6)**
Petition: for a Special Use for an agricultural use (keeping of horses) on a
parcel containing less than three acres and for a 35 ft. Developmental
Variance to allow for the construction of an agricultural/personal
storage building 40 ft. from centerline of the right-of-way (Ordinance
requires 75 ft.).
Location: West side of CR 133, 1,600 ft. North of SR 4, common address of
61113 CR 133 in Clinton Township, zoned A-1. SUP-0422-2016

G. Petitioner: ***Ervin Heatwole*** **(Page 7)**
Petition: for an amendment to an existing Special Use for an agri-business for
a custom meat processing business.
Location: Northwest corner of CR 15 & US 6, common address of 72155 CR
15 in Union Township, zoned A-1. SUP-0431-2016

H. Petitioner: ***Fair Haven Amish Mennonite Church*** **(Page 8)**
C/O Allen Miller
Petition: for an amendment to an existing Special Use for a church to expand
the existing cemetery.
Location: North side of SR 4, 1/2 mile East of CR 35, common address of
13513 SR 4 in Clinton Township, zoned A-1. SUP-0437-2016

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

I. Petitioner: ***Paul R Royer & Rose E Royer*** **(Page 9)**
Joint Revocable Trust
Petition: for a Special Use for a ground mounted and building mounted solar
array panel system, and for an amendment to the site plan for an
existing Use Variance.
Location: Northwest side of SR 119, 1,500 ft. East of CR 9, common address
of 25743 SR 119 in Harrison Township, zoned A-1. SUP-0438-2016

J. Petitioner: ***Glen Harshberger*** (Page 10)
Petition: for an amendment to an existing Special Use for a home workshop /business for the assembly of residential windows and doors to add a new warehousing and storage building and for a Developmental Variance to allow for the total sq. ft. of accessory structures to exceed the total square footage in the primary structure.
Location: West side of CR 9, 1,100 feet South of US 6, common address of 72729 CR 9 in Union Township, zoned A-1. SUP-0440-2016

10:30 A.M. (HESSER)

K. Petitioner: ***Elkhart County Humane Society Inc*** (Page 11)
Petition: for a Special Use for a kennel.
Location: West side of CR 19, 1,441 ft. South of SR 120, common address of 54687 CR 19 in Washington Township, zoned M-2. SUP-0441-2016

USE VARIANCES

L. Petitioner: ***Bill Cooper*** (Page 12)
Petition: for a Use Variance to allow for the construction of an accessory structure on a parcel without a primary structure (residence).
Location: South side of Lake Dr., 120 ft. West of Lakeland Rd., 2,800 ft. North of CR 4, East of SR 19, in Osolo Township, zoned R-2. UV-0426-2016

M. Petitioner: ***Joe D. & Sarah Miller*** (Page 13)
Petition: for a Use Variance to allow for the construction of a second residence on a single parcel, for a Use Variance to allow said residence to be built on a basement in ponding soils, for a 7 to 1 depth to width ratio Developmental Variance to allow for the construction of said residence, and for a 50 ft. lot-width Developmental Variance to allow for the construction of said residence (Ordinance requires 100 ft.).
Location: West side of CR 37, 800 ft. South of SR 4, common address of 61745 CR 37 in Clinton Township, zoned A-1. UV-0444-2016

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

- Steven Rodman (CR27-140421-1) – request to extend an ILP deadline for a Use Variance

ADJOURNMENT