

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

APRIL 20, 2017

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 16th day of March 2017.

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

SPECIAL USES

8:30 A.M.

(LYON)

A. Petitioner: ***Diocese of Fort Wayne-South Bend Inc.*** (Page 6)
Petition: for a Special Use to expand a cemetery.
Location: South side of CR 16, 675 ft. West of SR 19, in Baugo Township, zoned R-2.
SUP-0129-2017

B. Petitioner: ***Brian D. & Tracey Reames*** (Page 7)
Petition: for a Special Use for a home workshop/business for a tree service.
Location: North side of CR 18, 1,277 ft. East of CR 27, common address of 17511 CR
18 in Jefferson Township, zoned A-1. SUP-0164-2017

C. Petitioner: ***Cheryl J. & Scott D. Martin*** (Page 8)
Petition: for a Special Use for an agricultural use for the keeping of chickens.
Location: East side of CR 113, 285 ft. South of CR 26, common address of 60064 CR
113 in Concord Township, zoned R-1. SUP-0153-2017

9:00 A.M.

(MILLER)

D. Petitioner: ***Brookins Farms, LLC*** (Page 9)
Petition: for a Special Use for a ground mounted solar array.
Location: West of CR 121, 1,440 ft. North of CR 142, common address of 67261 CR
121 in Jackson Township, zoned A-1, B-3, GPUD R-1. SUP-0168-2017

E. Petitioner: ***Keith A. & Denise L. Hurst*** (Page 10)
Petition: for a Special Use for a ground mounted solar array.
Location: Southwest corner of CR 50 and CR 15, common address of 23244 CR 50 in Union Township, zoned A-1. SUP-0170-2017

9:30 A.M. (CAMPANELLO)

F. Petitioner: ***Allen & Ruth Helmuth*** (Page 11)
Petition: for a Special Use for a home workshop/business for a woodworking and mill shop.
Location: North side of SR 13 and CR 46, 2,160 ft. West of CR 43, common address of 11489 CR 46 in Benton Township, zoned A-1. SUP-0166-2017

G. Petitioner: ***Baugo Community Schools*** (Page 12)
Petition: for a Special Use for a wireless communication facility.
Location: Northeast of CR 22, 196 ft. West of CR 3, Baugo Township, zoned R-1. SUP-0171-2017

H. Petitioner: ***River Oaks Community Church of Elkhart Inc.*** (Page 13)
Petition: for an amendment to an existing Special Use for a church for the construction of a storage and restroom building.
Location: East side of CR 115, 300 ft. North of Jeri Ann Dr., common address of 58020 CR 115 in Concord Township, zoned A-1. SUP-0163-2017

SPECIAL USE/DEVELOPMENTAL VARIANCE **10:00 A.M. (HESSER)**

I. Petitioner: ***Richard A. & Sandra S. & Gregory R. Hoover*** (Page 14)
Petition: for a Special Use for a home workshop/business for a small tractor and automotive shop 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: Southeast corner of SR 13 & CR 24, 345 ft. North of Stoney Dr., common address of 59534 SR 13 in Middlebury Township, zoned A-1. SUP-0156-2017

USEVARIANCE/DEVELOPMENTAL VARIANCE

J. Petitioner: ***Dakota Santoyo*** (Page 15)
Petition: for a Use Variance to allow for a kennel, for a 9 ft. Developmental Variance to allow runs 41 ft. from the property line (Ordinance requires 50 ft.), and for a 80 ft. Developmental Variance to allow runs 120 ft. from a residence not occupied by the kennel owner (Ordinance requires 200 ft.).
Location: South side of CR 20, 914 ft. East of CR 111, common address of 24654 CR 20 in Concord Township, zoned R-1. SUP-0169-2017

USE VARIANCE

K. Petitioner: ***Clayton Bontrager*** (Page 16)
Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.

Location: South side of CR 34, 900 ft. West of CR 35, common address of 13838 CR
34 in Clinton Township, zoned A-1. UV-0160-2017

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

- *New Paris Elementary (SUP 20034445) – request for a minor change to a site plan.*
- *Power Line Amish School – (SUP-0094-2017) – request for a minor change to a site plan.*

ADJOURNMENT