

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

DECEMBER 21, 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 November 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.

(MILLER)

- A. Petitioner: ***Mario Saldivar*** (Page 7)
 Petition: for a Special Use for a home workshop/business for pallet repair.
 Location: Southwest corner of CR 22 and Fairwind Dr., 1,600 ft. East of CR 9, common address of 25700 CR 22 in Concord Township, zoned A-1. SUP-0880-2017
- B. Petitioner: ***Middlebury Little League, Inc.*** (Page 8)
 Petition: for an amendment to an existing Special Use for a little league park to add property and a maintenance/restroom building.
 Location: North side of CR 12, West of SR 13, common address of 12311 CR 12 in York Township, zoned A-1, M-2. SUP-0886-2017
- C. Petitioner: ***Singing Hills School*** (Page 9)
 Petition: for a Special Use for an existing school and to allow for the construction of a new school building.
 Location: East side of CR 33, 1,300 ft. South of CR 14, common address of 56256 CR 33 in Middlebury Township, zoned A-1. SUP-0889-2017

SPECIAL USE/DEVELOPMENTAL VARIANCE

9:00 A.M.

(HESSER)

- D. Petitioner: ***Pheasant Ridge Development Corporation, Inc.*** (Page 10)
 Petition: for a Special Use for a wireless communication facility, and for a 78 ft. Developmental Variance to allow for the placement of a wireless

communication facility 33 ft. from the Southwest property line (Ordinance requires 111 ft.).

Location: North side of SR 120, 2,300 ft. West of CR 21, common address of 20375 SR 120 in Washington Township, zoned DPUD R-1. SUP-0818-2017

USE VARIANCES

E. Petitioner: ***Trista L. Shawhan*** (Page 11)
Petition: for a Use Variance for a kennel.
Location: Southwest corner of Shawn Dr. & CR 11, 880 ft. North of CR 106, common address of 25028 Shawn Dr. in Osolo Township, zoned R-1. UV-0885-2017

F. Petitioner: ***Marlen & Miriam Martin*** (Page 12)
Petition: for a Use Variance to allow for two existing residences on one parcel.
Location: Northwest corner of CR 40 & CR 17, common address of 22151 CR 40 in Harrison Township, zoned A-1. UV-0888-2017

TABLED

G. Petitioner: ***John J. & Gail F. Bergan*** (Page 13)
Petition: for a 10 ft. Developmental Variance to allow for an existing residence 0 ft. from the North property line (Ordinance requires 10 ft.) .
Location: West side of CR 3, 2,630 ft. South of CR 26, common address of 60473 CR 3 in Baugo Township, zoned A-1. DV-0660-2017

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

- *Minor Change- Special Use – Michelle R. Steigmeyer (SUP-0274-2017) – Site Plan Amendment.*
- *2018 changes to the Zoning Ordinance.*
- *2018 Agreement for legal services for Attorney Kolbus.*

ADJOURNMENT