

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JUNE 15, 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 18th day of May 2017.

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

TABLED

8:30 A.M.

(HESSER)

- A. Petitioner: ***John Fisette & Tiffany Allison*** (Page 11)
Petition: for a Special Use for a home workshop/business for a detail shop.
Location: Northwest corner of Newcastle Dr. & Kerryhaven Dr., North of CR 108, East of CR 1, common address of 29561 Newcastle Dr. in Cleveland Township, zoned R-1. SUP-0243-2017

FURTHER HEARING ON A USE VARIANCE/DEV. VARIANCE

- B. Petitioner: ***Levon & Mary E. Brubacher 1/2*** (Page 12)
Kamron Brubacher 1/2 Jt. Ten
Petition: for a Use Variance for warehousing and storing of three commercial vehicles and for a 17 ft. Developmental Variance to allow for the construction of an attached garage 33 ft. from the centerline of the right-of-way of High St. (Ordinance requires 50 ft.).
Location: Southeast corner of Elkhart St. and High St., 1,928 ft. South of CR 40, common address of 400 S. Elkhart St. in Olive Township, zoned R-1. SUP-0235-2017

DEVELOPMENTAL VARIANCE

- C. Petitioner: ***Marvin R. Yoder, Trustee, and Emma Sue Yoder,*** (Page 13)
Trustee of the Yoder Family Revocable Living Trust
Petition: for a Developmental Variance to allow for the construction of an accessory dwelling to exceed the square footage of living area allowed (Ordinance

allows 1,000 sq. ft.) and for a Developmental Variance to allow said accessory dwelling to be two stories (Ordinance allows a single story).

Location: North side of CR 50, 750 ft. East of West County Line Road (Ash Road), common address of 30875 CR 50 in Locke Township, zoned A-1.

DV-0359-2017

SPECIAL USES

9:00 A.M. (LYON)

D. Petitioner: ***Glen Helmuth*** **(Page 14)**
Petition: for a Special Use for a home workshop/business for a massage therapy studio.

Location: North side of CR 24, 2,650 ft. East of CR 9, common address of 25517 CR 24 in Concord Township, zoned A-1. SUP-0296-2017

E. Petitioner: ***Harlen M. & Annetta M. Shirk (Land Contract Holders) & Marlin M. & Berneice R. Shirk (Land Contract Purchasers)*** **(Page 15)**

Petition: for an amendment to an existing Special Use to amend the site plan.

Location: Northwest corner of CR 32 & CR 13, common address of 24009 CR 32 in Harrison Township, zoned A-1. SUP-0292-2017

9:30 A.M. (MILLER)

F. Petitioner: ***Esteban Sr. & Maria R. Martinez (Buyers) & Traco LLC C/O Karla Ruelas (Seller)*** **(Page 16)**

Petition: for a Special Use for warehousing and storing of RVs and transport.

Location: North side of CR 26, 1,720 ft. East of CR 9, in Concord Township, zoned A-1. SUP-0340-2017

G. Petitioner: ***Robert G. Ott & Makenzie K. Bell*** **(Page 17)**

Petition: for a Special Use for an agricultural use for the keeping of 11 chickens on a tract of land containing less than three acres.

Location: South side of CR 40, 1,850 ft. West of CR 27, common address of 18074 CR 40 in Elkhart Township, zoned A-1. SUP-0366-2017

H. Petitioner: ***Ethan W. Zimmerman*** **(Page 18)**

Petition: for a Special Use for an agri-business.

Location: West side of SR 19, 2,700 ft. South of CR 44, common address of 68547 SR 19 in Locke Township, zoned A-1. SUP-0355-2017

10:00 A.M. (ATHA)

I. Petitioner: ***Concord Community Schools Corporation & Indiana National Bank as the Trustee*** **(Page 19)**

Petition: for an amendment to an existing Special Use to allow for a temporary classroom.

Location: North side of Mishawaka Rd., 837 ft. West of CR 9, common address of 230 Mishawaka Rd. in Concord Township, zoned R-1. SUP-0337-2017

J. Petitioner: ***Ryan D. & Katrina J. Schrock*** **(Page 20)**

Petition: for a Special Use to allow for a ground-mounted solar panel array.

Location: North side of SR 4, 1,850 ft. West of CR 133, common address of 14855 SR 4 in Clinton Township, zoned A-1. SUP-0364-2017

10:30 A.M. (CAMPANELLO)

K. Petitioner: ***Glen C. & Carol A. Ramer*** (Page 21)
Petition: for a Special Use for a home workshop/business for processing and selling maple syrup.

Location: West side of CR 21, 2,828 ft. South of CR 146, common address of 69515 CR 21 in Jackson Township, zoned A-1. SUP-0360-2017

L. Petitioner: ***Lan Q Lu*** (Page 22)
Petition: for a Special Use for agricultural use for the keeping of chickens on less than three acres.

Location: West side of Orchard Ln., 917 ft. Southwest of CR 115, common address of 58135 Orchard Ln. in Concord Township, zoned A-1. SUP-0363-2017

M. Petitioner: ***Nathan D. & Melanie A. Schrock*** (Page 23)
Petition: for an amendment to an existing Special Use for warehousing and storing to change the site plan and number of employees.

Location: Northeast corner of CR 50 and St. Joe County Line Rd., 760 ft. South of CR 146, common address of 30951 CR 50 in Locke Township, zoned A-1. SUP-0345-2017

11:00 A.M. (HESSER)

N. Petitioner: ***Michelle R. Steigmeyer*** (Page 24)
Petition: for an amendment to an existing Special Use for an animal training facility (dogs), (1) to include animal boarding (dog kennel), (2) to add an animal boarding building and runs, (3) to change the location of the proposed animal training building, driveway, (4) add a new sign.

Location: Northeast corner of CR 104 & CR 15, common address of 22465 CR 104 in Osolo Township, zoned A-1. SUP-0274-2017

SPECIAL USE/DEVELOPMENTAL VARIANCE

O. Petitioner: ***Eric L. & Joanna Kay Chupp (Buyers) & AMMF Trustee Corporation as Trustee for Amish Mutual Mortgage Fund (Seller)*** (Page 25)

Petition: for a Special Use for a home workshop/business for a bait and tackle shop and for a Developmental Variance to allow for the square footage in the accessory structures to exceed the square footage allowed.

Location: West side of CR 29, 440 ft. North of CR 56, common address of 72643 CR 29 in Benton Township, zoned A-1. SUP-0368-2017

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

- Rescission – Special Use – Robert & Virginia Grimshaw (20091750).

ADJOURNMENT