

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

NOVEMBER 16, 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 19<sup>th</sup> day of October 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.      (HESSER)

- A.      Petitioner:      ***John M. & Tammy S. Moore***      **(Page 6)**  
          Petition:      for renewal of an existing Special Use for warehousing and storing of trucks, trailers, and machinery for a snow plowing, property maintenance, and light excavating service business.  
          Location:      East side of Ash Rd., 535 ft. North of CR 28, common address of 60904 Ash Rd. in Baugo Township, zoned A-1.      SUP-0817-2017
- B.      Petitioner:      ***Lindale R. & Amy D. Johns***      **(Page 7)**  
          Petition:      for a Special Use for an agricultural use for the keeping of chickens on a tract of land containing less than three acres.  
          Location:      Southeast corner of Jackson St. & Mission St., 180 ft. West of US 33, common address of 15530 Jackson St. in Benton Township, zoned R-3.      SUP-0785-2017
- C.      Petitioner:      ***James & Crystal Rinehart***      **(Page 8)**  
          Petition:      for a Special Use for a home workshop/business for a lawn care business.  
          Location:      South side of Meadow Oak Ln., 1,440 ft. East of Johnson St., common address of 25748 Meadow Oak Ln. in Osolo Township, zoned R-1.      SUP-0824-2017

**9:00 A.M.     (LYON)**

D.     Petitioner:     ***Richard W. & Vada J. Berkey as Tenants in Common Undivided ½ Interest (Lessor) & PI Tower Development, LLC (Lessee)***     **(Page 9)**  
Petition:     for a Special Use for a wireless communication facility.  
Location:     Southwest corner of CR 2 & CR 39, 2,730 ft. East of CR 37, in York Township, zoned A-1.     SUP-0805-2017

E.     Petitioner:     ***Eric Roy Brown***     **(Page 10)**  
Petition:     for a Special Use for an agricultural use for the keeping of chickens on a tract of land containing less than 3 acres.  
Location:     North side of Kimberly Dr., 195 ft. East of CR 17, South of Clinton St., common address of 21963 Kimberly Dr. in Elkhart Township, zoned A-1.     SUP-0731-2017

**9:30 A.M.     (MILLER)**

F.     Petitioner:     ***Forrest C. & Shelley L. Hershberger***     **(Page 11)**  
Petition:     for a Special Use for a home workshop/business for small engine repairs, services, and retail sales (ATVs and motorcycles).  
Location:     Northeast side of CR 45, 2,885 ft. East of Old CR 17, common address of 21901 CR 45 in Concord Township, zoned A-1.     SUP-0754-2017

G.     Petitioner:     ***David Allen Selman & Joanne Ward-Selman***     **(Page 12)**  
Petition:     for a Special Use for a ground mounted solar array.  
Location:     West side of CR 21, 1,795 ft. South of CR 40, common address of 66045 CR 21 in Elkhart Township, zoned A-1.     SUP-0816-2017

H.     Petitioner:     ***Christopher J. & Patricia J. French***     **(Page 13)**  
Petition:     for a Special Use for a ground mounted solar array.  
Location:     West side of CR 29, 2,790 ft. South of US 20, common address of 57537 CR 29 in Jefferson Township, zoned A-1.     SUP-0820-2017

**10:00 A.M.     (ATHA)**

I.     Petitioner:     ***Armando Velazquez Yanez***     **(Page 14)**  
Petition:     for a Special Use for an agricultural use for the keeping of chickens on a tract of land containing less than 3 acres.  
Location:     East side of Brendon Ct., North of CR 18, West of CR 3, common address of 57942 Brendon Ct. in Baugo Township, zoned A-1.     SUP-0798-2017

J.     Petitioner:     ***Todd D. Lederman & Cynthia J. Lederman***     **(Page 15)**  
Petition:     for an amendment to an existing Special Use for warehousing and storing to add property and to allow for a garden supplies business.  
Location:     West side of CR 39, 3,300 ft. North of CR 10, common address of 53899 CR 39 in York Township, zoned A-1.     SUP-0759-2017

**SPECIAL USE/DEV. VARIANCES**

**10:30 A.M. (CAMPANELLO)**

K. Petitioner: ***Town of Wakarusa*** (Page 16)  
Petition: for a Special Use to allow for a town police department, for a Developmental Variance to allow for 12 off-street parking spaces (Ordinance requires 17 spaces), for a 10 ft. Developmental Variance to allow for the construction of an addition to an existing building 0 ft. from the East side property line (Ordinance requires 10 ft.), for a 4 ft. Developmental Variance to allow for an addition 51 ft. from the center line of the right-of-way of Waterford St. (Ordinance requires 55 ft.), for a 22 ft. Developmental Variance to allow for an existing building 33 ft. from the centerline of the right-of-way of Waterford St. (Ordinance requires 55 ft.), and for a Developmental Variance to allow building coverage to be 55% of the property (Ordinance allows a maximum of 50%).  
Location: Northeast corner of Elkhart St. & Waterford St., common address of 100 N. Elkhart St. in Olive Township, zoned B-1. SUP-0814-2017

L. Petitioner: ***Vernon E. & Mary Etta Yoder*** (Page 17)  
Petition: for a Special Use for a home workshop/business for a small engine repair and sharpening service business, for a 4 sq. ft. Developmental Variance to allow for an 8 sq. ft. sign (Ordinance allows 4 sq. ft.), and for a 5 ft. Developmental Variance to allow for a sign 50 ft. from the centerline of the right-of-way of SR 120 (Ordinance requires 55 ft.).  
Location: North side of SR 120, North end of CR 37, common address of 12993 SR 120 in York Township, zoned A-1. SUP-0809-2017

M. Petitioner: ***Rodney G. & Sharon K. Ramer*** (Page 18)  
Petition: for a Special Use for an agri-business for the repair of agricultural equipment, vehicle repair, and tire sales (agricultural and commercial) and for a Developmental Variance to allow for the total sq. ft. of accessory structures to exceed the total sq. ft. allowed based on living area in the residence.  
Location: Northeast corner of CR 50 & CR 17, common address of 21925 CR 50 in Jackson Township, zoned A-1. SUP-0815-2017

**USE VARIANCE**

**11:00 A.M. (HESSER)**

N. Petitioner: ***Gregory Collins*** (Page 19)  
Petition: for a Use Variance to allow for warehousing and storing of a semi truck and trailer.  
Location: East side of Best Ave., 620 ft. North of Mishawaka Rd., common address of 57562 Best Ave. in Baugo Township, zoned R-2. UV-0765-2017

**TRANSFERRED FROM HEARING OFFICER/DEV. VARIANCES**

- O. Petitioner: ***John J. & Gail F. Bergan*** (Page 20)  
Petition: for a 10 ft. Developmental Variance to allow for an existing residence 0 ft. from the North property line (Ordinance requires 10 ft.) and for a 5 ft. Developmental Variance to allow for an existing accessory structure 0 ft. from the South property line (Ordinance requires 5 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
- P. Petitioner: ***Larry D. & Mona L. Shafer*** (Page 21)  
Petition: for a 50 ft. lot width Developmental Variance to allow for the construction of a residence on proposed lot 3 of Jefferson Meadows with 50 ft. road frontage (Ordinance requires 100 ft.).  
Location: East side of Jefferson Dr., 565 ft. South of CR 18, East of CR 23, in Jefferson Township, zoned A-1. DV-0738-2017

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

- *2018 changes to the Zoning Ordinance.*
- *Minor Change – Special Use/Developmental Variance – Steven A. & Waneta Lea Borkholder (72990CR 101-131021-1) – Site Plan Amendment.*

**ADJOURNMENT**