

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

OCTOBER 19, 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 21<sup>th</sup> day of September 2017.

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

### DEVELOPMENTAL VARIANCE

8:30 A.M.

(LYON)

- A. Petitioner: ***Thor Motor Coach, Inc.*** (Page 12)  
Petition: for a 3 ft. Developmental Variance to allow for the placement of a sign 7 ft. from the property line (Ordinance requires 10 ft.), for a 4 ft. Developmental Variance to allow for the placement of an 8 ft. tall sign (Ordinance allows 4 ft.), and for a 61 sq. ft. Developmental Variance to allow for a 93 sq. ft. sign (Ordinance allows 32 sq. ft.).  
Location: North side of Waterford St., 1,255 ft. East of SR 19, common address of 1060 E. Waterford St. in Harrison Township, zoned M-2. DV-0703-2017

### SPECIAL USES

- B. Petitioner: ***Daniel J. & Susan D. Yoder*** (Page 13)  
Petition: for an amendment to an existing Special Use for a commercial greenhouse to allow for a new storage building.  
Location: West side of CR 31, 875 ft. South of CR 36, common address of 64165 CR 31 in Elkhart Township, zoned A-1. SUP-0679-2017
- C. Petitioner: ***RMYC, Inc. (Buyer) & Nelson J. & Laura M. Ramer (Sellers)*** (Page 14)  
Petition: for an amendment to an existing Special Use for an athletic field to allow for a school.  
Location: North side of CR 44, 1,450 ft. East of CR 11, common address of 24717 CR 44 in Union Township, zoned A-1. SUP-0734-2017

- 9:00 A.M. (MILLER)**
- D. Petitioner: ***Bristol-Washington Township Public Library*** (Page 15)  
Petition: for an amendment to a Special Use for a public library to add property and revise the site plan.  
Location: South side of SR 120, 310 ft. West of Maple St., West of Division St., common address of 505 W. Vistula St. in Washington Township, zoned R-1. SUP-0729-2017
- E. Petitioner: ***Bella X Lin*** (Page 16)  
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: West side of Dundee Court, 800 ft. South of CR 20, common address of 18147 Dundee Ct. in Jefferson Township, zoned A-1. SUP-0713-2017
- 9:30 A.M. (ATHA)**
- F. Petitioner: ***Glenn M. & Rosellen M. Weaver*** (Page 17)  
Petition: for a Special Use for an agri-business for a farm repair shop.  
Location: Northwest corner of CR 42 & SR 119, common address of 26253 CR 42 in Harrison Township, zoned A-1. SUP-0730-2017
- G. Petitioner: ***Steven G. & Deborah J. Gaby*** (Page 18)  
Petition: for a Special Use for a ground mounted solar array.  
Location: North side of CR 18, 400 ft. East of CR 33, common address of 15421 CR 18 in Middlebury Township, zoned A-1. SUP-0737-2017
- H. Petitioner: ***Michael & Elisabeth Grieser*** (Page 19)  
Petition: for a Special Use for a ground mounted solar array.  
Location: East side of CR 33, 1,650 ft. South of CR 34, common address of 63286 CR 33 in Clinton Township, zoned A-1. SUP-0736-2017
- 10:00 A.M. (CAMPANELLO)**
- I. Petitioner: ***James McDonald (Buyer) & Donald G. Kaser (Seller)*** (Page 20)  
Petition: for a Special Use for warehousing and storing of commercial trucks and trailers.  
Location: Southeast corner of Ash Rd. & Carroll Ave., 550 ft. North of Old US 33, in Baugo Township, zoned B-1. SUP-0725-2017
- J. Petitioner: ***Annette Munsell (Buyer) & Almeda B. Whirlledge Zumbrun (Seller)*** (Page 21)  
Petition: for a Special Use for a learning facility.  
Location: South side of Washington St., 150 ft. West of Jefferson St., common address of 110 W. Washington St. in Clinton Township, zoned B-1. SUP-0739-2017

- K. Petitioner: *Amber Graddy* (Page 22)  
Petition: for a Special Use for a homework shop/business for a massage studio.  
Location: East side of N. Division St., 460 ft. North of CR 8, common address of 806  
N. Division St. in Washington Township, zoned R-1. SUP-0743-2017

**SPECIAL USE/USE VARIANCE**

- L. Petitioner: *Alan K. & Kaylene Y. Ediger* (Page 23)  
Petition: for a Use Variance to allow for the placement of a ground mounted solar  
array prior to the construction of a residence and for a Special Use for a  
ground mounted solar array.  
Location: South side of CR 126, 2,700 ft. West of CR 27, common address of 18262  
CR 126 in Jefferson Township, zoned A-1. UV-0735-2017

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

**ADJOURNMENT**