

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JULY 19, 2018

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 21st day of June 2018.

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: ***Daniel & Kathy Emmans*** **(Page 3)**
 Petition: for a Special Use for a home workshop/business for vehicle repair and service.
 Location: Southwest corner of SR 15 & State Line Rd., common address of 50779 SR 15 in Washington Township, zoned A-1. SUP-0322-2018
- B. Petitioner: ***Laura M. Webb & Gary Bogner*** **(Page 4)**
 Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than three acres.
 Location: West side of Amber Valley Dr., 330 ft. South of Dunhill Crossing, East of CR 100, North of CR 22, common address of 57851 Amber Valley Dr. in Baugo Township, zoned R-1. SUP-0327-2018
- C. Petitioner: ***Larry A. & Doretta Miller*** **(Page 5)**
 Petition: for a Special Use for warehousing and storing of RVs.
 Location: West side of CR 37, 2,200 ft. North of CR 42, common address of 66601 CR 37 in Clinton Township, zoned A-1. SUP-0347-2018
- D. Petitioner: ***Andrew D. & Crystal D. Stickel*** **(Page 6)**
 Petition: for a Special Use for a home workshop/business for auto detailing.

9:00 A.M. **(LYON)**

- Location: North side of CR 38, 857 ft. West of SR 19, common address of 28145 CR 38 in Olive Township, zoned A-1. SUP-0362-2018
- E. Petitioner: ***Zahid & Sumreen Habib*** (Page 7)
 Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than three acres.
 Location: Northwest corner of Ox Bow Dr. & Pleasant Wood Ct., common address of 58289 Ox Bow Dr. in Concord Township, zoned R-1. SUP-0345-2018
- 9:30 A.M.** (MILLER)
- F. Petitioner: ***Roman Jr. & Barbara D. Miller as Trustees of the Roman & Barbara Miller Revocable Trust*** (Page 8)
 Petition: for a Special Use for a ground-mounted solar array.
 Location: West side of CR 100, 1,300 ft. North of US 6, common address of 72117 CR 100 in Locke Township, zoned A-1. SUP-0404-2018
- G. Petitioner: ***John L. Miller*** (Page 9)
 Petition: for a Special Use for a home workshop/business for a cabinet manufacturing business.
 Location: East side of CR 33, 760 ft. South of CR 40, common address of 66120 CR 33 in Clinton Township, zoned A-1. SUP-0331-2018
- H. Petitioner: ***WK Farms (Buyer) & Egg Innovations, LLC (Seller)*** (Page 10)
 Petition: for a Special Use for warehousing and storing RVs.
 Location: East side of CR 25, 2,640 ft. South of CR 46, common address of 69194 CR 25 in Jackson Township, zoned A-1. SUP-0403-2018
- 10:00 A.M.** (ATHA)
- I. Petitioner: ***Mennonite Disabilities Committee*** (Page 11)
 Petition: for an amendment to an existing Special Use for a multiuse development to update the site plan and increase sign size.
 Location: Southeast corner of CR 16 & CR 43, common address of 10860 CR 16 in Middlebury Township, zoned A-1. SUP-0396-2018
- J. Petitioner: ***Darrin L. & Sharon S. Miller*** (Page 12)
 Petition: for a Special Use for a home workshop/business for a woodworking business.
 Location: West side of CR 35, 385 ft. North of CR 30, common address of 61867 CR 35 in Clinton Township, zoned A-1. SUP-0395-2018
- 10:30 A.M.** (CAMPANELLO)
- K. Petitioner: ***Harvey Yoder (Buyer), Daniel L. & Marsha D. Gingerich (Sellers), & Brian D. & Sheila R. Yoder*** (Page 13)
 Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than three acres.

Location: South side of CR 24, 1,400 ft. East of SR 13, common address of 12226 CR 24 in Middlebury Township, zoned A-1. SUP-0394-2018

- L. Petitioner: **Noah A. & Rebecca C. Miller** (Page 14)
Petition: for a Special Use for a greenhouse.
Location: East side of CR 43, 1,000 ft. South of CR 10, common address of 54738 CR 43 in York Township, zoned A-1. SUP-0407-2018

SPECIAL USE/DEVELOPMENTAL VARIANCES

- M. Petitioner: **Todd Tyler & Frances K. Wise** (Page 15)
Petition: for a Special Use for a home workshop/business for a sign business and for a Developmental Variance to allow for three outside employees (Ordinance allows two).
Location: South side of Byrd Ave., 1,150 ft. West of CR 13, South of CR 18, common address of 23970 Byrd Ave. in Concord Township, zoned R-1. SUP-0385-2018

11:00 A.M. (HESSER)

- N. Petitioner: **Raymond Z. & Martha Oberholzer** (Page 16)
Petition: for a site plan amendment to an existing Special Use for an agri-business to add property and a building.
Location: East side of CR 9, 2,350 ft. South of CR 36, common address of 64482 CR 9 in Harrison Township, zoned A-1. SUP-0397-2018

- O. Petitioner: **John H. & Kati M. Schmucker (Landowners/Buyers) & Glen R. & Ruby F. Hochstedler Revocable Trust Agreement (Seller)** (Page 17)
Petition: for a Special Use for a home workshop/business for a woodworking business, for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than three acres, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage allowed by right.
Location: Northwest side of SR 119, 260 ft. Northeast of CR 44, common address of 57841 SR 119 in Union Township, zoned A-1. SUP-0406-2018

MOBILE HOME SPECIAL USE

- P. Petitioner: **Allen W. & Rachel A. Brubaker as Co-Trustees of the Allen W. Brubaker and Rachel A. Brubaker, Joint Revocable Trust** (Page 18)
Petition: for a Special Use for a mobile home.
Location: East side of CR 11, 1,770 ft. North of CR 36, common address of 63646 CR 11 in Harrison Township, zoned A-1. SUP-0405-2018

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

- *Minor Change – Developmental Variance – Cynthia J. Lederman (DV-0758-2017) – for a site plan amendment to reconfigure the property.*
- *Minor Change – Special Use – Todd & Cynthia Lederman (SUP-0759-2018) – for a site plan amendment to reconfigure the property.*

ADJOURNMENT