

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MAY 16, 2019
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 April 2019.

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: ***Brookins Farms, LLC*** **(Page 10)**
 Petition: for an Amendment to an existing Special Use for a ground-mounted solar array to allow for additional solar arrays.
 Location: West side of CR 121, 1,320 ft. North of CR 142, common address of 67261 CR 121 in Jackson Township, zoned A-1. SUP-0281-2019
- B. Petitioner: ***Phillip R. Kilmer & Arleta C. Kilmer, Husband & Wife*** **(Page 11)**
 Petition: ***(Lessor) & Central States Tower (Lessee)***
 Petition: for a Special Use for a wireless communications facility.
 Location: 650 ft. North of Franklin St., 700 ft. East of US 33, North of CR 44, in Benton Township, zoned A-1. SUP-0223-2019
- C. Petitioner: ***Steven Lehman*** **(Page 12)**
 Petition: for a Special Use for a school.
 Location: North side of CR 4, 3,200 ft. West of CR 39, common address of 12593 CR 4 in York Township, zoned A-1. SUP-0254-2019

9:00 A.M. (ATHA)

D. Petitioner: ***Tomas Cuellar & Maria Cuellar, Husband & Wife, Alejandro Cuellar*** (Page 13)

Petition: for a Special Use for warehousing and storage of RVs.

Location: West side of CR 117, 1,830 ft. South of CR 18, East of CR 17, common address of 57855 CR 117 in Jefferson Township, zoned A-1. SUP-0238-2019

E. Petitioner: ***Travis Hamel (Buyer), Kunisch Revocable Trust (Seller), Richard W. Berkey & Vada J. Berkey, Husband & Wife (Sellers), Martin J. Meyer & Joann Meyer, Husband & Wife (Sellers)*** (Page 14)

Petition: for an Amendment to an existing Special Use for a Bed and Breakfast Inn and Wedding Venue to add property for parking.

Location: Southeast corner of CR 2, 4,500 ft. East of CR 37, common address of 11748 CR 2 in York Township, zoned A-1. SUP-0260-2019

9:30 A.M. (CAMPANELLO)

F. Petitioner: ***Donald M. Thomas & Darcey L. Thomas, Husband & Wife*** (Page 15)

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

Location: East side of Thrash Ln., 230 ft. South of CR 108, common address of 54540 Thrash Ln. in Cleveland Township, zoned R-1. SUP-0252-2019

G. Petitioner: ***Dennis J. Chupp & Carol I. Chupp (Owners/Buyers), Fernbrooke, LLC (Seller), & Brookins Farms, LLC (Seller)*** (Page 16)

Petition: for an Amendment to an existing Special Use for a home workshop/business for piano rebuilding and sales to add property and an addition.

Location: West side of SR 15, 1,300 ft. North of CR 142, common address of 67267 SR 15 in Jackson Township, zoned A-1, R-1, GPUD B-3. SUP-0280-2019

H. Petitioner: ***Cleveland Township*** (Page 17)

Petition: for a Special Use for a government facility to allow for the construction of a Fire Station and Township Hall.

Location: North side of CR 6, 1,735 ft. East of CR 10, common address of 29515 CR 6 in Cleveland Township, zoned A-1. SUP-0269-2019

10:00 A.M. (HESSER)

I. Petitioner: ***Erin E. Yoder & Kimberly K. Blaha, a Married Couple*** (Page 18)

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

Location: West side of CR 21, 990 ft. North of CR 138, common address of 65315 CR 21 in Elkhart Township, zoned A-1. SUP-0272-2019

SPECIAL USE/DEVELOPMENTAL VARIANCE

J. Petitioner: *Trustees of the Maple Grove Church of the Brethren, New Paris, Indiana* (Page 19)
Petition: for a Special Use for a church and for a 25 ft. Developmental Variance to allow for the placement of an electronic message center 30 ft. from the centerline of the right-of-way (Ordinance requires 55 ft.).
Location: South side of CR 46, 1,050 ft. West of CR 21, common address of 20430 CR 46 in Jackson Township, zoned A-1. SUP-0257-2019

USE VARIANCE

K. Petitioner: *Andrew L. Yoder Trustee & Norma Jean Yoder Trustee of the Yoder Family Revocable Living Trust of July 16, 2007* (Page 20)
Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.
Location: South side of CR 48, 2,025 ft. East of CR 133, common address of 14104 CR 48 in Benton Township, zoned A-1. UV-0275-2019

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

- *Minor Change – Special Use – RMYC, Inc. (Buyer) & Nelson J. & Laura M. Ramer (Sellers) (SUP-0734-2017) - request to move and increase the size of the building addition.*

ADJOURNMENT