

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

OCTOBER 17, 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 19<sup>th</sup> day of September 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.     (LYON)

- A.     Petitioner:     ***Edward L. Miller, and his successors, as Trustee of the Edward L. Miller Trust dated January 15, 2001 & Darla J. Miller, and her successors, as Trustee of the Darla J. Miller Trust dated January 15, 2001***     **(Page 17)**  
Petition:     for a Special Use for a ground-mounted solar array.  
Location:     East side of CR 27, 725 ft. North of CR 112, common address of 55348 CR 27 in Jefferson Township, zoned A-1.     SUP-0667-2019
- B.     Petitioner:     ***Success and Kingdom Advancement Life Center (Buyer) & Meadow Free Methodist Church (Seller)***     **(Page 18)**  
Petition:     for a Special Use for a place of worship.  
Location:     Southeast corner of Meadowood Dr. & US 20, 1,200 ft. East of CR 13 (Middleton Run Rd.), common address of 56538 Meadowood Dr. in Concord Township, zoned R-1.     SUP-0695-2019
- C.     Petitioner:     ***Jason W. Holmes & Jamee L. Holmes, Husband & Wife***     **(Page 19)**  
Petition:     for a Special Use Renewal for a private off road track.  
Location:     East side of SR 15, 1,445 ft. North of CR 24, common address of 59904 SR 15 in Jefferson Township, zoned A-1.     SUP-0630-2019

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

- D. Petitioner: ***Grace Point Apostolic Church, Inc.*** (Page 20)  
Petition: for an Amendment to an existing Special Use for a place of worship to allow for an addition.  
Location: Southeast corner of Ash Rd. & Charla Ln., 1,825 ft. South of CR 8, common address of 54662 Ash Rd. in Cleveland Township, zoned A-1. SUP-0692-2019
- E. Petitioner: ***Daniel R. Mullet & Esther E. Mullet, Husband & Wife*** (Page 21)  
Petition: for a Special Use Renewal for an outdoor recreational use to allow for an RV campsite and picnic shelter.  
Location: East side of CR 15, 3,200 ft. South of CR 32, common address of 63638 CR 15 in Harrison Township, zoned A-1. SUP-0668-2019
- F. Petitioner: ***Brian J. Chupp & Andremene R. Chupp, Husband & Wife*** (Page 22)  
Petition: for a Special Use Renewal for an agricultural use for the keeping of animals.  
Location: Southwest corner of Weymouth Ln. & Cambridge Ct., 1,860 ft. East of Pine Crest Dr., South of US 20, common address of 56909 Weymouth Ln. in Concord Township, zoned R-1. SUP-0648-2019

**9:30 A.M. (ATHA)**

- G. Petitioner: ***Maria Miranda*** (Page 23)  
Petition: for a Special Use for a home workshop/business for a tire service business.  
Location: South side CR 6, 1,500 ft. East of CR 10, common address of 29580 CR 6 in Cleveland Township, zoned A-1. SUP-0688-2019
- H. Petitioner: ***Tyler A. Sloat & Nicole J. Sloat, Husband & Wife (Buyers)*** (Page 24)  
***& Ross L. Sloat & Linda S. Sloat, Husband & Wife (Sellers)***  
Petition: for a Special Use for warehousing and storage of trucks, trailers, and tractors.  
Location: Northeast corner of CR 30 & CR 9, in Harrison Township, zoned A-1. SUP-0631-2019

**SPECIAL USE/DEVELOPMENTAL VARIANCES**

- I. Petitioner: ***Tyler A. Sloat & Nicole J. Sloat, Husband & Wife*** (Page 25)  
Petition: for a Special Use for a home workshop/business for vehicle and equipment repair and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
Location: North side of CR 30, 1,025 ft. East of CR 9, common address of 25821 CR 30 in Harrison Township, zoned A-1. SUP-0628-2019

**10:00 A.M. (CAMPANELLO)**

J. Petitioner: ***Sycamore Hill School District 64-1 Clinton (Buyer) & Ralph O. Bontrager & Dorothy Bontrager, Husband & Wife (Sellers)*** (Page 26)  
Petition: for a Special Use for a school, for a 7:1 depth-to-width-ratio Developmental Variance and for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a school.  
Location: West side of CR 37, 1,300 ft. South of CR 38, in Clinton Township, zoned A-1. SUP-0678-2019

K. Petitioner: ***Carlyle Martin & Barbara Martin, Husband & Wife*** (Page 27)  
Petition: for a Special Use for a home workshop/business for a woodworking business and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
Location: West side of CR 9, 1,440 ft. South of CR 40, common address of 66227 CR 9 in Harrison Township, zoned A-1. SUP-0661-2019

L. Petitioner: ***Coleman E. Foley & Marilyn Foley, Husband & Wife*** (Page 28)  
Petition: for a Special Use for a home workshop/business for a massage therapy business, for a 4 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing accessory structure 1 ft. from the west side property line, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
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-0677-2019

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

M. Petitioner: ***Andrew W. Martin & Bonita M. Martin, Husband & Wife*** (Page 29)  
Petition: for an Amendment to an existing Special Use for a home workshop/business for a woodworking shop and retail sales showroom to allow for the construction of an addition to the woodworking shop and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
Location: North side of CR 32, 2,000 ft. East of CR 7, common address of 26589 CR 32 in Harrison Township, zoned A-1. SUP-0687-2019

**USE VARIANCE/DEVELOPMENTAL VARIANCE**

N. Petitioner: ***Yawell Properties LLC*** (Page 30)  
Petition: for a Use Variance to allow for a second dwelling on a zoning lot and for a 120 sq. ft. gross floor area Developmental Variance (Ordinance requires 900 sq. ft.) to allow for an existing dwelling.  
Location: Northwest corner of Hill Top Dr. & Pine Cone Dr., 1,000 ft. West of CR 39, 2,000 ft. South of SR 120, common address of 53287 Hill Top Dr. in York Township, zoned A-1. UV-0601-2019

