

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

SEPTEMBER 19, 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 15th day of August 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: ***A.J. Lane Trustee of the A.J. Lane Trust & Gayle A. Lane Trustee of the Gayle A. Lane Trust*** (Page 10)
Petition: for a Special Use for a ground-mounted solar array.
Location: North side of CR 146, 1,765 ft. West of SR 15, common address of 19593 CR 146 in Jackson Township, zoned A-1. SUP-0572-2019
- B. Petitioner: ***Samuel L. Sheets & Jack A. Sheets*** (Page 11)
Petition: for a Special Use for a ground-mounted solar array.
Location: North side of CR 52, 1,760 ft. East of CR 9, common address of 25673 CR 52 in Union Township, zoned A-1. SUP-0584-2019
- C. Petitioner: ***Devon R. Hochstetler & Wilma A. Hochstetler, Husband & Wife*** (Page 12)
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres.
Location: West side of CR 37, 3,845 ft. South of CR 28, common address of 60735 CR 37 in Middlebury Township, zoned A-1. SUP-0551-2019

9:00 A.M. (CAMPANELLO)

- D. Petitioner: ***Gerald Knepp & Lisa Knepp, Husband & Wife (Lessor)*** (Page 13)
PI Tower Development, LLC (Lessee)
Petition: for a Special Use for a wireless communications facility.
Location: South end of the easement, South of CR 40, 1,730 ft. West of CR 33, in Clinton Township, zoned A-1. SUP-0564-2019
- E. Petitioner: ***Mary E. A. Swihart*** (Page 14)
Petition: for a Special Use for resource extraction of sand and gravel.
Location: North side of US 20, 2,200 ft. West of CR 23, common address of 19370 US 20 in Jefferson Township, zoned A-1. SUP-0582-2019
- F. Petitioner: ***Scott R. Kempf & Kathryn E. Friesen, Husband & Wife*** (Page 15)
Petition: for a Special Use for a home workshop/business for a commercial greenhouse and retail sales.
Location: South side of Elkhart St. (CR 44), 1,075 ft. East of US 33, in Benton Township, zoned R-1. SUP-0581-2019

9:30 A.M. (HESSER)

- G. Petitioner: ***Civil Town of Wakarusa*** (Page 16)
Petition: for a Special Use for a government facility (town police station).
Location: East side of S. Spring St., 190 ft. South of Waterford St., common address of 102 S. Spring St. in Olive Township, zoned R-1. SUP-0583-2019
- H. Petitioner: ***Bashor Orphanage Methodist Episcopal Church*** (Page 17)
Petition: for an Amendment to an existing Special Use for a social service establishment to allow for the construction of a residential/activity addition
Location: Southeast corner of CR 15 & CR 30, common address of 62226 CR 15 in Harrison Township, zoned A-1. SUP-0585-2019

USE VARIANCE/DEVELOPMENTAL VARIANCE

- I. Petitioner: ***Wilmer J. Yoder, Trustee & Elsie M. Yoder, Trustee of the*** (Page 18)
Yoder Family Revocable Living Trust
Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel and for a 59 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 61 ft. from the centerline of the right-of-way.
Location: West side of SR 13, 1,275 ft. South of CR 42, common address of 67253 SR 13 in Benton Township, zoned A-1. UV-0561-2019

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

ADJOURNMENT