

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

FEBRUARY 20, 2020

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 16th day of January 2020.

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: ***John M. Miller & Luetta Fay Miller, Husband & Wife*** (Page 7)
Petition: for a Special Use for a ground-mounted solar array.
Location: East side of CR 35, 1,025 ft. South of CR 20, common address of 59190 CR 35 in Middlebury Township, zoned A-1. SUP-0031-2020
- B. Petitioner: ***Kenny Stoltzfus (Buyer) & Marvin Stutzman & Saraetta Stutzman, Husband & Wife (Sellers)*** (Page 8)
Petition: for a Special Use for a home workshop/business for retail sales and repair of power tools.
Location: West side of SR 15 & West end of CR 14, common address of 55985 SR 15 in Jefferson Township, zoned A-1. SUP-0034-2020
- C. Petitioner: ***Bradley J. Jackson*** (Page 9)
Petition: for a Special Use for warehousing and storage of a semi-tractor.
Location: Southeast corner of Crimson Ave. & Tropicana Ave., 925 ft. South of CR 138, West of CR 31, common address of 16224 Crimson Ave. in Elkhart Township, zoned A-1. SUP-0001-2020

D. Petitioner: ***Ijaz S. Habib & Kalsoom Ijaz Habib, Husband & Wife*** (Page 10)
Petition: for a Special Use for warehousing and storage of RVs and vehicles.
Location: South side of CR 26, 1,920 ft. East of CR 1, common address of 29650 CR 26
in Baugo Township, zoned A-1. SUP-0936-2019

9:00 A.M. (HESSER)

E. Petitioner: ***Timothy B. Holmes*** (Page 11)
Petition: for a Special Use for a ground-mounted solar array.
Location: South side of CR 23, 2,370 ft. South of Industrial Dr., West of SR 15, common
address of 18524 CR 23 in Washington Township, zoned A-1. SUP-0025-2020

SPECIAL USE/DEVELOPMENTAL VARIANCES

F. Petitioner: ***West Pine School (Buyer) & Diann K. Grise (Seller)*** (Page 12)
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 31, 1,500 ft. South of CR 20, in Jefferson Township, zoned
A-1. SUP-0032-2020

G. Petitioner: ***Jefferson Civil Township of Elkhart County*** (Page 13)
Petition: for an Amendment to an existing Special Use for a fire station to allow for a
sign and to add property and for a Developmental Variance to allow for the
placement of an electronic message board within 300 ft. of a residence.
Location: Southeast corner of SR 15 & CR 20, common address of 58518 SR 15 in
Jefferson Township, zoned A-1. DV-0027-2020

H. Petitioner: ***Mark A. Stoltzfus and Sueanna Stoltzfus, Husband & Wife*** (Page 14)
Petition: for a Special Use for a home workshop/business for a catering business, for a
Special Use for warehousing and storage of a concession trailer, and for a 7:1
depth-to-width-ratio Developmental Variance to allow for an existing
residence, accessory, and agricultural structures.
Location: North side of CR 20, 1,500 ft. East of SR 13, common address of 12165 CR
20 in Middlebury Township, zoned A-1. SUP-0028-2020

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

- *Site Plan Approval – Special Use – Michael Wass & Juanita Wass, Husband & Wife (SUP-0834-2019) – request to approve the amended site plan showing 6’ screening around the solar array and the panels moved as far from the property line as possible.*
- *Site Plan Approval – Special Use – David R. Kuhns & Marlene J. Miller Joint Tenants with Rights of Survivorship & Brian P. Stutzman & Alane D. Stutzman, Husband & Wife (SUP-0837-2019) – request to approve the amended site plan showing a 20’ to 30’ buffer between the pasture and any open water source.*

ADJOURNMENT