

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JANUARY 16, 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 19th day of December 2019.

Elkhart County Zoning Ordinance and Staff Report materials are to be entered as evidence for today's hearings.

ELECTION OF OFFICERS

DEVELOPMENTAL VARIANCE

8:30 A.M.

(MILLER)

- A. Petitioner: ***Burtsfield & Erb Farms, LLC*** (Page 1)
Petition: for a 32 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 43 ft. from the centerline of the right-of-way.
Location: South side of CR 44, 350 ft. East of CR 31, common address of 15902 CR 44 in Benton Township, zoned A-1. DV-0888-2019

SPECIAL USES

- B. Petitioner: ***John Ray Nisley & Wanda E. Nisley, Husband & Wife*** (Page 2)
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: East side of CR 35, 650 ft. North of CR 34, common address of 62872 CR 35 in Clinton Township, zoned A-1. SUP-0868-2019
- C. Petitioner: ***Coleman E. Foley & Marilyn K. Foley, Husband & Wife*** (Page 3)
Petition: for a Special Use for an indoor/outdoor recreational facility (wedding venue).
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-0908-2019

D. Petitioner: ***Lutheran Church of the Redeemer*** (Page 4)
Petition: for an Amendment to an existing Special Use for a church to allow for a sign.
Location: Southeast corner of Benham Ave. & Mishawaka Rd. (CR 20), West of CR 9,
common address of 3300 Benham Ave. in Concord Township, zoned R-1.
SUP-0890-2019

9:00 A.M. (CAMPANELLO)

E. Petitioner: ***Luis E. Sanchez Flores (Buyer) & Dennis R. George & Sandra S. George, Husband & Wife (Sellers)*** (Page 5)
Petition: for a Special Use for warehousing and storage of RVs.
Location: South side of CR 18, 1,900 ft. West of Old CR 17, common address of 22620
CR 18 in Concord Township, zoned A-1. SUP-0914-2019

USE VARIANCE/SPECIAL USE

F. Petitioner: ***Brubacher, Inc.*** (Page 6)
Petition: for a Use Variance to allow for stockpiling and crushing concrete/asphalt and
for a Special Use for resource extraction.
Location: North side of CR 40, 1,040 ft. West of CR 13, common address of 24245 CR
40 in Harrison Township, zoned A-1. UV-0913-2019

TRANSFERRED FROM HEARING OFFICER

G. Petitioner: ***Tina Trost now known as Tina Stephens*** (Page 7)
Petition: for a 29 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for
the construction of a carport 46 ft. from the centerline of the right-of-way.
Location: East side of CR 5, 130 ft. North of CR 1, common address of 51470 CR 5 in
Cleveland Township, zoned A-1. DV-0840-2019

H. Petitioner: ***Adan Aranda*** (Page 8)
Petition: for a Special Use for a manufactured residence (double-wide) not on a
permanent foundation.
Location: North side of Grover St., 950 ft. West of CR 11, North of CR 10 (Bristol St.),
common address of 25173 Grover St. in Osolo Township, zoned B-1.
SUP-0830-2019

SHOW CAUSE HEARINGS

9:30 A.M. (HESSER)

I. Petitioner: ***Ralph Ortiz*** (Page 9)
Petition: for a requested rescission of a Special Use for failure to comply with
condition(s) and/or commitment(s) imposed by the Board of Zoning Appeals.
Location: Northeast corner of Treva St. & Darlene St., 1,375 ft. West of CR 5, common
address of 30079 Treva St. in Cleveland Township, zoned A-1. SUP-0632-2017

J. Petitioner: ***Eric Roy Brown*** (Page 10)
Petition: for a requested rescission of a Special Use for failure to comply with
condition(s) and/or commitment(s) imposed by the Board of Zoning Appeals.
Location: North side of Kimberly Dr., 195 ft. East of CR 17, South of CR 130, common
address of 21963 Kimberly Dr. in Elkhart Township, zoned A-1
SUP-0731-2017

- K. Petitioner: ***Big M, Inc.*** (Page 11)
 Petition: for a requested rescission of a Special Use for failure to comply with condition(s) and/or commitment(s) imposed by the Board of Zoning Appeals.
 Location: East side of SR 13, 3,000 ft. South of SR 120, common address of in York Township, zoned A-1. SUP-0162-2016
- L. Petitioner: ***Robert D. West, Jr.*** (Page 12)
 Petition: for a requested rescission of a Special Use for failure to comply with condition(s) and/or commitment(s) imposed by the Board of Zoning Appeals.
 Location: North side of Old US 20, 1,300 ft. East of CR 15, common address of 22775 Old US 20 in Concord Township, zoned A-1. 00000Old US20-160215-1
- M. Petitioner: ***Beau Bradley Compton*** (Page 13)
 Petition: for a requested rescission of a Special Use for failure to comply with condition(s) and/or commitment(s) imposed by the Board of Zoning Appeals.
 Location: East side of Shady Ln., 200 ft. South of Sturdy Oak Dr., 2,300 ft. West of Cassopolis St. (SR 19), common address of 51020 Shady Ln. in Osolo Township, zoned R-1. 51020ShadyLn-160119-1
- N. Petitioner: ***Matthew Miller*** (Page 14)
 Petition: for a requested rescission of a Special Use for failure to comply with condition(s) and/or commitment(s) imposed by the Board of Zoning Appeals.
 Location: East side of CR 33, 1,150 ft. South of US 33, common address of 68548 CR 33 in Benton Township, zoned A-1. 68548CR 33-151028-1

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

- *Minor Change – Special Use – Avery L. Aragona & Samuel J. Burns (SUP-0414-2019) – request to amend the site plan to allow for trees in place of the fence.*

ADJOURNMENT