

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

JULY 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 18<sup>th</sup> day of June 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:      ***Matthew D. Close***      **(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:      southeast corner of Towne Rd. & Harry St., 100 ft. northeast of CR 22, 1,800 ft. west of CR 3, common address of 58988 Towne Rd. in Baugo Township, zoned A-1.      SUP-0365-2020
- B.      Petitioner:      ***Town of Millersburg***      **(Page 13)**  
          Petition:      for a Special Use for a government facility (town hall / police station).  
          Location:      northwest corner of Washington St. & Clinton St., 2,005 ft. west of SR 13, common address of 201 W. Washington St. in Clinton Township, zoned B-1.      SUP-0407-2020
- C.      Petitioner:      ***Seth A. Martin & LaVina I. Martin, Husband & Wife***      **(Page 14)**  
          Petition:      for a Special Use for a home workshop/business for welding and equipment repairs.  
          Location:      south side of CR 38, 3,230 ft. east of SR 19, common address of 27410 CR 38 in Harrison Township, zoned A-1.      SUP-0434-2020

- D. Petitioner: ***Dylan M. Troyer & Michelle K. Troyer, Husband & Wife*** (Page 15)  
 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 Lee Ave., 400 ft. south of Forestview Rd., west of CR 113, common address of 59612 Lee Ave. in Concord Township, zoned R-1.  
 SUP-0374-2020
- 9:00 A.M. (CAMPANELLO)**
- E. Petitioner: ***Nicolas A. Wyse*** (Page 16)  
 Petition: for a Special Use for a beauty shop.  
 Location: north side of CR 12, 2,500 ft. west of CR 8, common address of 13551 CR 12 in Middlebury Township, zoned A-1.  
 SUP-0444-2020
- F. Petitioner: ***Zion Comunidad Cristiana, Inc.*** (Page 17)  
 Petition: for an Amendment to an existing Special Use for a place of worship to allow for a parsonage.  
 Location: west side of CR 33, 930 ft. south of CR 52, common address of 71691 CR 33 in Benton Township, zoned A-1.  
 SUP-0442-2020
- G. Petitioner: ***Douglas Cuney & Joyce Cuney, Husband & Wife*** (Page 18)  
 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: north side of CR 16, 1,105 ft. west of Nappanee St. (SR 19), common address of 28207 CR 16 in Baugo Township, zoned R-1.  
 SUP-0397-2020
- H. Petitioner: ***Elwood J. Kauffman & Darlene K. Kauffman as Co-Trustees of the Kauffman Trust Revocable Trust Agreement*** (Page 19)  
 Petition: for a renewal of an existing Special Use for warehousing and storing of RVs/trailers.  
 Location: northeast corner of CR 43 & CR 36, common address of 63716 CR 43 in Clinton Township, zoned A-1.  
 SUP-0418-2020
- 9:30 A.M. (HESSER)**
- I. Petitioner: ***Civil Town of Wakarusa*** (Page 20)  
 Petition: for an Amendment to an existing Special Use for a government facility (town police station) to allow for the placement of a freestanding sign.  
 Location: east side of S. Spring St., 200 ft. south of Waterford St. (CR 40), 900 ft. east of Elkhart St. (CR 3), common address of 102 S. Spring St. in Olive Township, zoned R-1.  
 SUP-0412-2020

**SPECIAL USE/DEVELOPMENTAL VARIANCES**

J. Petitioner: ***The Town of Wakarusa, a Municipal Corporation*** (Page 21)  
Petition: for an Amendment to an existing Special Use for a government facility (town fire station) to allow for the placement of an electronic message center and for a Developmental Variance to allow for the placement of an electronic message center within 300 ft. of a residence.  
Location: southeast corner of Waterford St. (CR 40) & Spring St., 900 ft. east of Elkhart St. (CR 3), common address of 303 E. Waterford St. in Olive Township, zoned R-1. SUP-0414-2020

K. Petitioner: ***Matthew James Moseng & Jodee A. Moseng, Husband & Wife*** (Page 22)  
Petition: for an Amendment to an existing Special Use for warehousing and storage of excavating equipment to allow for a new storage building and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
Location: east side of Old Farm Rd., 395 ft. south of CR 6, west of CR 10, common address of 53076 Old Farm Rd. in Cleveland Township, zoned A-1. SUP-0438-2020

**USE VARIANCE**

L. Petitioner: ***Daniel E. Wise & John Forster (Lessor) & Earl & Amy Schrock (Lessee)*** (Page 23)  
Petition: for a Use Variance to allow for an automotive repair shop.  
Location: west side of CR 21, 2,800 ft. south of CR 26, common address of 60541 CR 21 in Jefferson Township, zoned A-1. UV-0441-2020

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

**ADJOURNMENT**