

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JUNE 18, 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 21st day of May 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: ***Nicolas J. Hajicek & Daniela A. Hajicek, Husband & Wife*** **(Page 10)**
 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 Summer Chase Dr., 875 ft. north of CR 118, west of CR 3, common address of 58333 Summer Chase Dr. in Baugo Township, zoned R-1. SUP-0356-2020
- B. Petitioner: ***Merle D. Miller & Dorida Miller, Husband & Wife*** **(Page 11)**
 Petition: for a Special Use for a home workshop/business for construction and sales of plastic cabinets and trim.
 Location: southwest corner of CR 7 & CR 50, common address of 27012 CR 50 in Union Township, zoned A-1. SUP-0350-2020
- C. Petitioner: ***Lee D. Gall*** **(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 31, 1,650 ft. north of CR 46, common address of 68549 CR 31 in Jackson Township, zoned A-1. SUP-0286-2020

D. Petitioner: **Indiana & Michigan Electric Company** (Page 13)
Petition: for a Special Use for an existing wireless communications facility.
Location: east side of CR 21, 300 ft. north of CR 36, common address of 64000 CR 21
in Elkhart Township, zoned A-1. SUP-0336-2020

9:00 A.M. (ATHA)

E. Petitioner: **Neill Kirkwood** (Page 14)
Petition: for a Special Use for a beauty shop.
Location: south side of CR 54, 1,400 ft. west of CR 9, common address of 26266 CR 54
in Union Township, zoned R-1. SUP-0361-2020

F. Petitioner: **Jason A. Campbell & Rachel M. Campbell, 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: west side of Towne Rd., 615 ft. north of CR 22, common address of 58895
Towne Rd. in Baugo Township, zoned A-1. SUP-0347-2020

SPECIAL USE/DEVELOPMENTAL VARIANCES

G. Petitioner: **Richard J. Miller & Waneda L. Miller, Husband & Wife** (Page 16)
Petition: for an Amendment to an existing Special Use for a home workshop/business
for retail sales to allow for a revised site plan and a larger sign 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 38, 590 ft. west of East County Line Rd., common address
of 10097 CR 38 in Clinton Township, zoned A-1. SUP-0341-2020

H. Petitioner: **Town of Bristol** (Page 17)
Petition: for an Amendment to an existing Special Use for a sewage treatment plant to
allow for the construction of a sludge processing building and for a 71 ft.
Developmental Variance (Ordinance requires 120 ft.) to allow for the
construction of said building 49 ft. from the centerline of the right-of-way.
Location: north side of Vistula St. (SR 120), 4,300 ft. west of Division St. (SR 15),
common address of 1300 W. Vistula St. in Washington Township, zoned
R-1, R-2. SUP-0360-2020

9:30 A.M. (HESSER)

I. Petitioner: **Jason L. Ward & Deana L. Ward (Buyers) & Louis E. Scott** (Page 18)
& Virginia H. Scott, Husband & Wife (Sellers)
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract
of land containing less than 3 acres 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 13, 1,500 ft. north of CR 30, common address of 61693 CR
13 in Harrison Township, zoned A-1. SUP-0348-2020

USE VARIANCES

- J. Petitioner: ***Terry L. Welles, Jr., Terry L. Welles, Sr., & Carolyn S. Welles*** (Page 19)
Petition: for a Use Variance to allow for the construction of an accessory structure prior to the construction of a residence.
Location: south side of CR 2, 1,910 ft. west of CR 5, in Cleveland Township, zoned A-1. UV-0291-2020
- K. Petitioner: ***Kibbe Properties, LLC*** (Page 20)
Petition: for a Use Variance to allow for the construction of a free standing sign.
Location: northwest corner of Innovation Dr. & Atlas Dr., 1,090 ft. east of CR 15, south of CR 4, common address of 22297 Innovation Dr. in Osolo Township, zoned DPUD E-3. DV-0340-2020
- L. Petitioner: ***Timothy Frederickson & Mary Frederickson, Husband & Wife*** (Page 21)
Petition: for a Use Variance to allow for the construction of an accessory structure prior to the construction of a residence.
Location: east end of Lone Oak Dr., east of Old CR 17, north of CR 20, common address of 22131 Lone Oak Dr. in Concord/Jefferson Township, zoned A-1. UV-0357-2020

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

- Review of the revised Hearing Officer & Board of Zoning Appeals Applications.

ADJOURNMENT