

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

SEPTEMBER 17, 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 20th day of August 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.

(CAMPANELLO)

- A. Petitioner: **LEJN, LLC** (Page 12)
Petition: for a Special Use for a ground-mounted solar array.
Location: northwest corner of CR 12 & SR 13 (Main St.), common address of 11751 CR 12 in York Township, zoned M-1. SUP-0636-2020
- B. Petitioner: **Samuel L. Sheets & Jack A. Sheets** (Page 13)
Petition: for an Amendment to an existing Special Use for a ground-mounted solar array to allow for additional arrays.
Location: north side of CR 52, 2,000 ft. east of CR 9, common address of 25673 CR 52 in Union Township, zoned A-1. SUP-0646-2020
- C. Petitioner: **The Board of Trustees of the United Christian School** (Page 14)
Petition: for an Amendment to an existing Special Use for a school to allow for an addition.
Location: southwest corner of CR 52 & CR 101, common address of 29522 CR 52 in Locke Township, zoned A-1. SUP-0642-2020
- D. Petitioner: **Abraham Que Lazaro** (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 Southgate, 200 ft. south of Blaine Ave., west of CR 1, common address of 56784 Southgate in Baugo Township, zoned R-1. SUP-0550-2020

9:00 A.M. (ATHA)

- E. Petitioner: ***Tri-County Land Trustee Corporation (Land Contract Holder) & Steven R. Miller & Inez Miller, Husband & Wife (Land Contract Purchasers)*** (Page 16)
- Petition: for an Amendment to an existing Special Use for a commercial greenhouse to allow for a revised site plan.
- Location: south side of CR 8, 3,400 ft. west of CR 35, common address of 14080 CR 8 in York Township, zoned A-1. SUP-0614-2020
- F. Petitioner: ***Baugo Community Schools*** (Page 17)
- Petition: for an Amendment to an existing Special Use for schools to allow for the addition of a parcel and use of an existing building.
- Location: west side of CR 3, west end of CR 24, 1,770 ft. north of CR 22, common address of 58901 CR 3 in Baugo Township, zoned A-1. SUP-0648-2020

SPECIAL USE/DEVELOPMENTAL VARIANCES

- G. Petitioner: ***Tri-County Land Trustee Corporation (Land Contract Holder) & Myron P. Miller & Janet A. Miller, Husband & Wife (Land Contract Purchasers)*** (Page 18)
- Petition: for a Special Use for a home workshop/business for wholesale of crafts and furniture and for a Developmental Variance to allow for three outside employees (Ordinance allows two).
- Location: north side of CR 34, 465 ft. east of CR 43, common address of 10679 CR 34 in Clinton Township, zoned A-1. SUP-0633-2020
- H. Petitioner: ***Floyd Miller & Elsie Miller, Husband & Wife*** (Page 19)
- Petition: for an Amendment to an existing Special Use for a home workshop/business for woodworking to allow for an addition to the shop and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
- Location: south side of CR 26, 1,515 ft. east of CR 43, common address of 10444 CR 26 in Middlebury Township, zoned A-1. SUP-0623-2020

9:30 A.M. (HESSER)

- I. Petitioner: ***Gary A. Stutzman & Barbara R. Stutzman, Husband & Wife*** (Page 20)
- 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: north side of CR 52, 1,600 ft. east of CR 1, common address of 29711 CR 52 in Locke Township, zoned A-1. SUP-0645-2020

- J. Petitioner: ***Wakarusa Produce Auction, Inc.*** (Page 21)
Petition: for an Amendment to an existing Special Use for the sale of produce and plant nursery products to allow for a storage building and for a 5 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of a storage building 5 ft. from the rear property line .
Location: northeast corner of CR 9 & CR 138, common address of 65460 CR 9 in Harrison Township, zoned A-1. SUP-0639-2020

USE VARIANCE/SPECIAL USE/DEVELOPMENTAL VARIANCE

- K. Petitioner: ***Victor O. Vida & Nancy A. Vida 2008 Revocable Trust Agreement*** (Page 22)
Petition: for a Use Variance to allow for a kennel, for a Special Use for an agricultural use for the keeping of animals, and for a Developmental Variance to allow for an existing residence on property with no road frontage served by an access easement.
Location: south end of the easement, south of CR 16, 5,300 ft. west of CR 13, common address of 24418 CR 16 in Concord Township, zoned R-1. UV-0649-2020

USE VARIANCE

- L. Petitioner: ***Steve Dale Walter & Esther M. Walter, Husband & Wife*** (Page 23)
Petition: for a Use Variance to allow for the construction of an accessory structure without a residence.
Location: east side of Horseshoe Ct., 200 ft. north of CR 18, west of CR 117, in Jefferson Township, zoned A-1. UV-0606-2020

APPEAL FROM THE HEARING OFFICER'S DECISION

- M. Petitioner: ***Stephen & Marilyn Yoder*** (Page 24)
Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right and for a 31 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for existing silos 44 ft. from the centerline of the right-of-way.
Location: north side of CR 146, 360 ft. west of CR 25, in Jackson Township, zoned A-1. DV-0531-2020

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

ADJOURNMENT