

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

APRIL 15, 2021

8:30 A.M.

ADMINISTRATION BUILDING
MEETING ROOMS 104, 106, & 108
117 NORTH 2ND STREET, 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 18th day of March 2021.

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: ***Owen S. Yoder & Lorene Yoder, Husband & Wife*** **(Page 9)**
Petition: for a Special Use for a home workshop/business for a publishing business.
Location: East side of CR 43, 2,200 ft. North of CR 34, common address of 62598 CR
43 in Clinton Township, zoned A-1. SUP-0174-2021
- B. Petitioner: ***Timothy Roy Martin & Cheryl A. Martin, Husband & Wife*** **(Page 10)**
Petition: for an Amendment to an existing Special Use for a home workshop/business
for the sale of dairy products to allow for a revised the site plan.
Location: Southeast corner of Ash Rd. & CR 26, common address of 60020 Ash Rd. in
Baugo Township, zoned A-1. SUP-0203-2021
- C. Petitioner: ***David Overholt & Lynda Overholt, Husband & Wife*** **(Page 11)**
Petition: for a Special Use for a mobile home park.
Location: West side of an unnamed right-of-way, 1,925 ft., South of State Line Rd., West
of CR 17, common address of 21820 State Line Rd. in Washington Township,
zoned A-1. SUP-0197-2021
- D. Petitioner: ***Carol Anne Miller & Keith R. Miller*** **(Page 12)**
Petition: for a Special Use for for a beauty shop.
Location: Northwest corner of CR 133 & US 6, common address of 71965 CR 133 in
Benton Township, zoned A-1. SUP-0204-2021

9:00 A.M. (ATHA)

- E. Petitioner: ***David R. Kuhns & Marlene J. Miller*** (Page 13)
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 46, 2,380 ft. East of CR 127, common address of 16541 CR 46 in Jackson Township, zoned A-1. SUP-0164-2021
- F. Petitioner: ***Wayne L. Bontrager & Elizabeth E. Bontrager, Husband & Wife*** (Page 14)
Petition: for a Special Use for a building supply business.
Location: Northeast corner of CR 43 & CR 28, common address of 60660 CR 43 in Middlebury Township, zoned A-1. SUP-0194-2021
- G. Petitioner: ***Suleima J. Gonzalez Treto*** (Page 15)
Petition: for a Special Use for warehousing and storage of RVs and trailers.
Location: East side of Ash Rd., 210 ft. North of CR 28, common address of 60942 Ash Rd. in Baugo Township, zoned A-1. SUP-0223-2021
- H. Petitioner: ***Fairfield Community Schools Building Corporation*** (Page 16)
Petition: for an Amendment to an existing Special Use for a school to allow for tennis courts, a softball field, and additional parking.
Location: Northeast corner of CR 31 & US 33, common address of 67240 CR 31 in Benton Township, zoned A-1. SUP-0230-2021
- 9:30 A.M. (CAMPANELLO)**
- I. Petitioner: ***Voice Ministries, Inc.*** (Page 17)
Petition: for an Amendment to an existing Special Use for a church ministry to allow for the addition of a pavilion.
Location: North end of Crossview Dr., 475 ft. North of Refuge Dr., common address of 58247 Crossview Ln., in Baugo Township, zoned A-1. SUP-0216-2021
- J. Petitioner: ***Earl E. Miller & Dora J. Miller, Husband & Wife*** (Page 18)
Petition: for a Special Use for a home workshop/business for a wood finishing business.
Location: West side of CR 37, 2,660 ft. South of CR 26, common address of 60425 CR 37 in Middlebury Township, zoned A-1. SUP-0206-2021
- K. Petitioner: ***Darrell B. Duncan, Jr. (Land Contract Holder) & Larry D. Mote, Jr. & Michelle Mote, Husband & Wife (Land Contract Purchaser)*** (Page 19)
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 27th St., 645 ft. North of Old US 33, in Baugo Township, zoned R-2. SUP-0143-2021

SPECIAL USE/DEVELOPMENTAL VARIANCES

L. Petitioner: ***Timothy Bailey*** (Page 20)
Petition: for a Special Use for a home workshop/business for a heating and cooling business and for a Developmental Variance to allow for 3 outside employees (Ordinance allows 2).
Location: West side of CR 33, 635 ft. North of CR 18, common address of 57631 CR 33 in Middlebury Township, zoned A-1. SUP-0211-2021

10:00 A.M. (NORMAN)

M. Petitioner: ***Marcus Lehman*** (Page 21)
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 5 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing agricultural/storage building 0 ft. from the north side property line.
Location: West side of CR 33, 1,225 ft. North of CR 36, common address of 63637 CR 33 in Clinton Township, zoned A-1. SUP-0155-2021

N. Petitioner: ***Elva A. Bontrager & Carolyn Bontrager, Husband & Wife*** (Page 22)
Petition: for a Special Use for a home workshop/business for a welding, fabricating, and powder coating business, for a Developmental Variance to allow for 4 outside employees (Ordinance allows for 2), and for a Developmental Variance to allow for the total sq. ft. of accessory structures to exceed that allowed by right.
Location: East side of CR 37, 2,100 ft. North of CR 38, common address of 64640 CR 37 in Clinton Township, zoned A-1. SUP-0222-2021

USE VARIANCE/SPECIAL USE

O. Petitioner: ***Freeman J. Yoder & Susie H. Yoder, Husband & Wife*** (Page 23)
Petition: for a Use Variance to allow for a kennel and 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 37, 2,550 ft. North of CR 10, common address of 54014 CR 37 in York Township, zoned A-1. SUP-0133-2021

USE VARIANCE

P. Petitioner: ***Clark Family Trust Agreement, c/o Mark Alan Clark and Sue Lynn Clark, Trustees*** (Page 24)
Petition: for a Use Variance to allow for the construction of an accessory structure without a residence.
Location: West side of E. County Line Rd., 1,050 ft. North of CR 4, in York Township, zoned R-2. UV-0175-2021

DEVELOPMENTAL VARIANCE

10:30 A.M. (HESSER)

- Q. Petitioner: ***Bruce N. Stahly & Barbara Y. Stahly, Husband & Wife*** (Page 25)
Petition: for a 1,000 sq. ft. Developmental Variance .(Ordinance allows 1,000 sq. ft.) to allow for the construction of a 2,000 sq. ft. accessory dwelling.
Location: North side of CR 28, 3,300 ft. West of CR 22, common address of 18489 CR 28 in Jefferson Township, zoned A-1. DV-0229-2021

TABLED

- R. Petitioner: ***Maria Miranda*** (Page 26)
Petition: for a Special Use for a home workshop/business for a tire service business.
Location: South side of CR 6, 1,500 ft. east of CR 10, common address of 29580 CR 6 in Cleveland Township, zoned A-1. SUP-0063-2021

SHOW CAUSE HEARING

- S. Petitioner: ***Tri County Land Trustee Corporation (Land Contract Holder) & Wayne Miller (Land Contract Purchaser)*** (Page 27)
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: South side of US 20, 2,230 ft. West of CR 35, common address of 14702 US 20 in Middlebury Township, zoned A-1. SUP-0176-2019

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

ADJOURNMENT