

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

AUGUST 19, 2021
8:30 A.M.

DEPARTMENT OF PUBLIC SERVICES
MEETING ROOMS 104, 106, & 108
117 N. 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 15th day of July 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.

(DICKERSON)

- A. Petitioner: **William T. Keckler** (Page 6)
Petition: for a Special Use for a ground-mounted solar array.
Location: North side of CR 40 (Main St.), 980 ft. West of SR 15, common address of 19183 CR 40 in Elkhart Township, zoned R-1. SUP-0559-2021
- B. Petitioner: **Martha E. Sandoval** (Page 7)
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 104, 570 ft. East of CR 15, in Osolo Township, zoned A-1. SUP-0573-2021
- C. Petitioner: **All Secure Self Storage/Bristol Street, LLC** (Page 8)
Petition: for an Amendment to an existing Special Use for warehousing and storage to allow for additional self-storage buildings.
Location: East side of CR 11 (Osolo Rd.), 1,100 ft. South of CR 6, common address of 53218 CR 11 in Osolo Township, zoned A-1. SUP-0550-2021
- D. Petitioner: **Josefina Rosales** (Page 9)
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 Independence St., 1,660 ft. North of CR 10, common address of 54176 Independence St. in Osolo Township, zoned R-2. SUP-0584-2021

9:00 A.M.

(HESSER)

- E. Petitioner: ***Hannah Russell*** **(Page 10)**
Petition: for a Special Use for a home workshop/business for a pet grooming business.
Location: North side of Concord Valley Dr., 430 ft. Northwest of CR 24, common address of 58064 Concord Valley Dr. in Concord Township, zoned R-1.
SUP-0585-2021

SPECIAL USES/DEVELOPMENTAL VARIANCES

- F. Petitioner: ***Graber Homestead, LLC*** **(Page 8)**
Petition: for a Special Use for a home workshop/business for a bakery and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: Southeast corner of CR 56 & CR 100, common address of 30338 CR 56 in Locke Township, zoned A-1.
SUP-0579-2021

- G. Petitioner: ***Town of Wakarusa*** **(Page 12)**
Petition: for a Special Use for an outdoor recreational use (event venue), for a 17 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an outdoor recreational center 33 ft. from the centerline of the right-of-way of N. Olive St., for a 5 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of an event venue 5 ft. from the east side property line, and for a 5 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for the construction of an event venue 10 ft. from the rear property line.
Location: Northeast corner of Waterford St. (CR 40) & Olive St., common address of 116 W. Waterford St. in Olive Township, zoned B-1.
SUP-0582-2021

- H. Petitioner: ***Andrew G. Martin & Susie Martin, Husband & Wife*** **(Page 13)**
Petition: for an Amendment to an existing Special Use for an agri-business to allow for a new cold storage building, for a Developmental Variance to allow for 5 outside employees (Ordinance allows 2), 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 CR 1, 1,800 ft. South of CR 30, common address of 62332 CR 1 in Olive Township, zoned A-1.
SUP-0577-2021

DEVELOPMENTAL VARIANCE

- I. Petitioner: ***Randall Puterbaugh & Cathy Puterbaugh*** **(Page 14)**
Petition: for a 5 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing accessory structure 0 ft. from the east side property line.
Location: South side of Lake Shore Dr., 860 ft. West of CR 15, common address of 22642 Lake Shore Dr. in Osolo Township, zoned R-2.
DV-0523-2021

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

ADJOURNMENT

The Elkhart County Board of Zoning Appeals is meeting on Thursday August 19, 2021, at **8:30am** in Rooms 104, 106, & 108 of the Administration Building, Goshen, Indiana. Pursuant to advice of the Indiana Public Access Counselor, general public comment will not be permitted at this public meeting on non-public hearing matters. To the extent you wish to make comment remotely during any public hearings scheduled during this public meeting, please call (574) 971-4678 to learn how to remotely submit your public comment for the public hearing. For the convenience and safety of the public, and pursuant to the Executive Orders issued by Governor Holcomb as a result of the COVID-19 state declared disaster emergency, Elkhart County will be providing an opportunity for the public to remotely listen to the Elkhart County Board of Zoning Appeals meeting while it is occurring. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **8:30am** on August 19, 2021. The public and press may still attend the meeting and comment at any public hearing in person, but the County Board of Zoning Appeals may impose reasonable restrictions on the number of attendees to control audience density in consideration of the existing COVID-19 state declared disaster emergency. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.
<https://elkhartcountyin.webex.com/elkhartcountyin/j.php?MTID=mbb02709b73824cc9d67f2b786f288815>