

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

JANUARY 21, 2021

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 17<sup>th</sup> day of December 2020.

Elkhart County Zoning Ordinance and Staff Report materials are to be entered as evidence for today's hearings.

### ELECTION OF OFFICERS

#### SPECIAL USES

8:30 A.M.      (ATHA)

- |    |             |   |                 |
|----|-------------|---|-----------------|
| A. | Petitioner: | <b><i>Craig Smith</i></b>   | <b>(Page 6)</b> |
|    | Petition:   | for a Special Use for a ground-mounted solar array.   |                 |
|    | Location:   | north side of CR 42, 1,600 ft. west of CR 37, common address of 13291 CR 42 in Clinton Township, zoned A-1.           | SUP-0909-2020   |
| B. | Petitioner: | <b><i>Elmer D. Maust &amp; Eunice E. Maust, Husband &amp; Wife</i></b>  | <b>(Page 7)</b> |
|    | 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:   | south side of CR 118, 1,190 ft. east of CR 115, common address of 22738 CR 118 in Concord Township, zoned A-1.        | SUP-0963-2020   |
| C. | Petitioner: | <b><i>Matthew Beachy &amp; Monica Beachy, Husband &amp; Wife</i></b>  | <b>(Page 8)</b> |
|    | Petition:   | for a Special Use for a ground-mounted solar array.   |                 |
|    | Location:   | south side of CR 28, 725 ft. west of CR 127, common address of 17156 CR 28 in Elkhart Township, zoned A-1.            | SUP-0947-2020   |

- D. Petitioner: ***Floyd Miller & Elsie Miller, Husband & Wife*** (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: south side of CR 26, 1,695 ft. east of CR 43, common address of 10444 CR 26 in Middlebury Township, zoned A-1. SUP-0967-2020

**9:00 A.M. (HESSER)**

- E. Petitioner: ***Davidson Chezem & Valerie M. Chezem, Husband & Wife*** (Page 10)  
Petition: for a Special Use for a ground-mounted solar array.  
Location: southeast corner of Arlene Ave. & CR 13, 1,070 ft. North of CR 24, common address of 23872 Arlene Ave. in Concord Township, zoned R-1. SUP-0961-2020

**SPECIAL USE/DEVELOPMENTAL VARIANCES**

- F. Petitioner: ***Kenneth E. Yoder & Luetta F. Yoder, Husband & Wife*** (Page 11)  
Petition: for a Special Use for a home workshop/business for a wood finishing business and for a Developmental Variance to allow for 4 outside employees (Ordinance allows 2).  
Location: east side of CR 37, 1,395 ft. south of CR 36, common address of 64200 CR 37 in Clinton Township, zoned A-1. SUP-0962-2020

- G. Petitioner: ***Freeman Bontrager*** (Page 12)  
Petition: for a Special Use for a home workshop/business for a construction business, for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, and for a Developmental Variance to allow for 15 outside employees (Ordinance allows 2).  
Location: east side of CR 101, 1,470 ft. south of CR 56, common address of 72758 CR 101 in Locke Township, zoned A-1. SUP-0965-2020

**USE VARIANCE**

- H. Petitioner: ***Andrew C. Carpenter & Cynthia Dawn Carpenter, Husband & Wife (Buyers) & Northern Investments, LLC (Seller)*** (Page 13)  
Petition: for a Use Variance to allow for the construction of an accessory structure without a residence.  
Location: north side of Greenleaf Blvd., 875 ft. east of Marguerite Ave., in Osolo Township, zoned R-1. UV-0969-2020

**DEVELOPMENTAL VARIANCE**

- I. Petitioner: ***Randy A. Coyle & Cynthia D. Coyle, Husband & Wife*** (Page 14)  
Petition: for a 4 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing attached garage 1 ft. from the west side property line.  
Location: south side of CR 16, 690 ft. south of US 20, common address of 24788 CR 16 in Concord Township, zoned R-2. DV-0956-2020

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

**ADJOURNMENT**