

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JULY 15, 2021

8:30 A.M.

ADMINISTRATION BUILDING
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 17th day of June 2021.

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

STAFF/BOARD ITEMS

- BZA Electronic Meetings Policy

SPECIAL USES

8:30 A.M.

(HESSER)

- A. Petitioner: ***Dewayne O. Bontrager*** (Page 13)
Petition: for a Special Use for a home workshop/business for a buggy building business.
Location: East side of CR 43, 1,395 ft. South of CR 42, common address of 67242 CR 43 in Benton Township, zoned A-1. SUP-0494-2021
- B. Petitioner: ***Glen Bontrager (Buyer) & Darren L. Eby & Christine R. Eby, Husband & Wife (Sellers)*** (Page 14)
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 131, 985 ft. South of SR 120, common address of 53133 CR 131 in York Township, zoned A-1. SUP-0509-2021
- C. Petitioner: ***Tri-County Land Trustee Corporation (Land Contract Holder) Homer Miller Jr. & Delores Miller, Husband & Wife (Land Contract Purchasers)*** (Page 15)
Petition: for a Special Use for a home workshop/business for a jog cart business.
Location: Southeast corner of CR 34 & Lakeside Dr., 875 ft. West of E. County Line Rd., common address of 10190 CR 34 in Clinton Township, zoned A-1. SUP-0497-2021

- D. Petitioner: ***Grace Community Church of Goshen Indiana Inc.*** (Page 16)
 Petition: for an Amendment to an existing Special Use for a place of worship to allow for an electronic message center.
 Location: Southwest corner of CR 36 & CR 21, common address of 20076 CR 36 in Elkhart Township, zoned A-1. SUP-0510-2021
- E. Petitioner: ***Lena H. Ramer & Naomi H. Ramer*** (Page 17)
 Petition: for a Special Use for a home workshop/business for a meat processing business.
 Location: Southwest corner of CR 38 & CR 15, common address of 23252 CR 38 in Harrison Township, zoned A-1. SUP-0508-2021

SPECIAL USE/DEVELOPMENTAL VARIANCE

- F. Petitioner: ***Mennonite Mutual Land Trustee Corporation*** (Page 18)
(Land Contract Holder) & Tristan Ramer & Lynette Ramer, Husband & Wife (Land Contract Purchasers)
 Petition: for a Special Use for a home workshop/business for an automotive repair shop, 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 5 outside employees (Ordinance allows 2).
 Location: North side of CR 50, 1,750 ft. East of CR 3, common address of 28665 CR 50 in Locke Township, zoned A-1, R-2. SUP-0504-2021

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

- Approval of the conditions and commitments -- *Michael D. Getz (Buyer), Wayne Ross (Deceased), & Jane Alice Sawyer (Sellers)* (SUP-0314-2021)

ADJOURNMENT

The Elkhart County Board of Zoning Appeals is meeting on Thursday July 15, 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 July 15, 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>