

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

JUNE 17, 2021  
8:30 A.M.

ADMINISTRATION BUILDING  
MEETING ROOMS 104, 106, & 108  
117 N. 2<sup>ND</sup> 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 20<sup>th</sup> day of May 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.**

**(HESSER)**

- A. Petitioner: ***Cristina Giles & Evan Giles, Wife & Husband*** (Page 8)  
Petition: for renewal of a Special Use for a home workshop/business for a carpentry/home improvement business.  
Location: Northwest side of Glenmoor St., 370 ft. Northeast of Dover Ct., Northwest of CR 1, common address of 52933 Glenmoor St. in Cleveland Township, zoned A-1. SUP-0339-2021
- B. Petitioner: ***Monroe Ramer, Valeta M. Ramer, & Their Successors, as Trustees of the Monroe Ramer & Valeta M. Ramer Trust Agreement*** (Page 9)  
Petition: for a Special Use for a campground (1 unit).  
Location: West side of CR 11, 1,200 ft. North of CR 42, in Harrison Township, zoned A-1. SUP-0410-2021
- C. Petitioner: ***Turkey Creek Real Estate Holding Company LLC*** (Page 10)  
Petition: for a Special Use for a retail greenhouse and roadside stand.  
Location: West side of CR 8, 745 ft. North of CR 12, common address of 55039 CR 8 in Middlebury Township, zoned A-1. SUP-0402-2021
- D. Petitioner: ***John A. Freel & Rose M. Freel, Husband & Wife*** (Page 11)  
Petition: for a Special Use for a ground-mounted solar array.  
Location: West side of Homer Ave., 3,595 ft. South of Hively Ave. (CR 18), common address of 58211 Homer Ave. in Concord Township, zoned R-1. SUP-0405-2021

E. Petitioner: ***Monroe R. Martin & Eva W. Martin, Husband & Wife*** (Page 12)  
Petition: for a Special Use for a home workshop/business for a welding/repair shop.  
Location: Northwest corner of CR 11 and CR 138, common address of 65417 CR 11 in Harrison Township, zoned A-1. SUP-0384-2021

**TABELED**

F. Petitioner: ***Michael D. Getz (Buyer), Wayne Ross (Deceased), & Jane Alice Sawyer (Sellers)*** (Page 13)  
Petition: for a Use Variance for an auction house.  
Location: East side of Washington St., 450 ft. North of CR 40 (Waterford St.), common address of 200 N. Washington St. in Olive Township, zoned R-2. SUP-0314-2021

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

- *Virtual Meeting Policy*

**ADJOURNMENT**

The Elkhart County Board of Zoning Appeals is meeting on Thursday June 17, 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](http://www.elkhartcountyplanninganddevelopment.com) at **8:30am** on June 17, 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>