

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

May 20, 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 15th day of April 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: ***Patrick M. Regan & Margaret M. Mitzel, Husband & Wife*** (Page 9)
Petition: for a Special Use for a ground-mounted solar array.
Location: West side of Winding Waters Ln., 980 ft. South of Roseland Rd., 3,090 ft. West of SR 19, common address of 51697 Winding Waters Ln. in Osolo Township, zoned A-1. SUP-0253-2021
- B. Petitioner: ***Ferman & Rachel Bontrager (Buyers) & Wayne R. Nisley & Marilyn A. Nisley, Husband & Wife (Sellers)*** (Page 10)
Petition: for a Special Use for a school.
Location: East side of CR 43, 1,360 ft. North of CR 42, in Clinton Township, zoned A-1. SUP-0265-2021
- C. Petitioner: ***Caine J. Espinoza & Melanie A. Espinoza, Husband & Wife*** (Page 11)
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: Northwest side of Spring Creek Trl., 430 ft. North of Spring River Dr., East of CR 13, common address of 23303 Spring Creek Trl. in Concord Township, zoned R-1. SUP-0270-2021
- D. Petitioner: ***Chanty Long & Sao Man M. Long, Husband & Wife*** (Page 12)
Petition: for a Special Use for a ground-mounted solar array.
Location: North side of US 20, 845 ft. West of CR 16, common address of 13793 US Highway 20 in Middlebury Township, zoned A-1. SUP-0307-2021

SPECIAL USE

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

- E. Petitioner: ***Matthew R. Gable & Robyn M. Gable, Husband & Wife*** **(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: Northeast corner of Alex Ln. & Christopher Ln., 630 ft. West of Meadow Glen Dr., common address of 30573 Alex Ln. in Baugo Township, zoned R-1. SUP-0310-2021
- F. Petitioner: ***Levi & Katie Miller Revocable Trust (Land Contract Holders) & Joe Miller & Alma Miller, Husband & Wife (Land Contract Purchasers)*** **(Page 14)**
Petition: for a Special Use for a home workshop/business for a bed and breakfast.
Location: West side of CR 9, 2,235 ft. South of CR 50, common address of 70951 CR 9 in Union Township, zoned A-1. SUP-0299-2021
- G. Petitioner: ***Richard A. Zimmerman & Sheila M. Zimmerman, Husband & Wife*** **(Page 15)**
Petition: for an Amendment to an existing Special Use for an agricultural business to allow for a revised site plan.
Location: Northeast corner of CR 38 & CR 35, common address of 13679 CR 38 in Clinton Township, zoned A-1. SUP-0274-2021

SPECIAL USE/DEVELOPMENTAL VARIANCE

- H. Petitioner: ***Tri-County Trustee Corporation (Land Contract Holder) & Nelson Yoder (Land Contract Purchaser)*** **(Page 16)**
Petition: for a Special Use for a home workshop/business for an electrical business, for a Developmental Variance to allow for 4 outside employees (Ordinance allows 2), and for a Developmental Variance to allow the total square footage of accessory structures to exceed that allow by right.
Location: South side of CR 4, 3,970 ft. East of SR 13, common address of 10396 CR 4 in York Township, zoned A-1. SUP-0303-2021

USE VARIANCE

9:30 A.M. **(HESSER)**

- I. Petitioner: ***Michael D. Getz (Buyer), Wayne Ross (Deceased), & Jane Alice Sawyer (Sellers)*** **(Page 17)**
Petition: for a Use Variance for an action 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

TABLED

- J. Petitioner: ***David Overholt & Lynda Overholt, Husband & Wife*** **(Page 18)**
Petition: for a Special Use for a mobile home park.
Location: West side of an unnamed right-of-way, 1,925 ft., South of Sate Line Rd., West of CR 17, common address of 21820 State Line Rd. in Washington Township, zoned A-1. SUP-0197-2021

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 May 20, 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 May 20, 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>