

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

NOVEMBER 18, 2021

8:30 A.M.

ADMINISTRATION BUILDING  
MEETING ROOMS 104, 106, & 108  
117 N. SECOND 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 21<sup>st</sup> day of October 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.     (NORMAN)

- A.     Petitioner:     ***Tri-County Land Trustee Corporation (Land Contract Holder) & Dennis Yoder & Barbara Yoder, Husband & Wife (Land Contract Purchasers)***     **(Page 15)**  
Petition:     for a Special Use for a campground (3 units).  
Location:     North side of CR 20, 865 ft. East of CR 19, common address of 20301 CR 20 in Jefferson Township, zoned A-1.     SUP-0817-2021
- B.     Petitioner:     ***Andrew G. Martin & Susie Martin, Husband & Wife***     **(Page 16)**  
Petition:     for a Special Use for a home workshop/business for a meat processing business.  
Location:     North side of CR 36, 2,435 ft. West of CR 1, common address of 30425 CR 36 in Olive Township, zoned A-1.     SUP-0841-2021
- C.     Petitioner:     ***Gary Martin & Phoebe Martin, Husband & Wife***     **(Page 17)**  
Petition:     for an Amendment to an existing Special Use for an agri-business to allow for an addition.  
Location:     South side of CR 40, 1,050 ft. East of CR 9, common address of 25772 CR 40 in Harrison Township, zoned A-1.     SUP-0842-2021

- D. Petitioner: ***Matthew B. Brady & Sarah Brady, Husband & Wife*** (Page 18)  
 Petition: for a Special Use for a ground-mounted solar array.  
 Location: North side of CR 28, 350 ft. West of CR 13, common address of 24051 CR 28 in Concord Township, zoned A-1. SUP-0843-2021
- 9:00 A.M. (CAMPANELLO)**
- E. Petitioner: ***Thomas C. Lantz & Jeanette F. Lantz, Husband & Wife*** (Page 19)  
 Petition: for a Special Use for a campground (1 unit).  
 Location: Northeast corner of CR 27 & CR 50, in Jackson Township, zoned A-1. SUP-0847-2021
- F. Petitioner: ***Leonid A. Rusavuk & Olga I. Rusavuk, Husband & Wife*** (Page 20)  
 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 Cole St., 460 ft. East of CR 13, common address of 23675 Cole St. in Concord Township, zoned R-2. SUP-0761-2021
- G. Petitioner: ***Micheal Maichen*** (Page 21)  
 Petition: for a Special Use for a ground-mounted solar array.  
 Location: South side of E. Waterford St. (CR 40), 1,200 ft. West of SR 19, common address of 807 E. Waterford St. in Olive Township, zoned A-1. SUP-0782-2021
- H. Petitioner: ***Brent Dyer & Michelle L. Dyer, Husband & Wife*** (Page 22)  
 Petition: for a Special Use for warehousing of construction equipment.  
 Location: North side of CR 14, 500 ft. East of SR 15, common address of 18023 CR 14 in Jefferson Township, zoned A-1. SUP-0840-2021

**SPECIAL USES/DEVELOPMENTAL VARIANCES**      **9:30 A.M. (DICKERSON)**

- I. Petitioner: ***Lavon R. Chupp & Marilyn K. Chupp, Husband & Wife*** (Page 23)  
 Petition: for a Special Use for a home workshop/business for a woodworking shop and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
 Location: North side of CR 28, 1,490 ft. East of CR 33, common address of 14981 CR 28 in Middlebury Township, zoned A-1. SUP-0844-2021
- J. Petitioner: ***Jonathon Lehman & Sharon Lehman, Husband & Wife*** (Page 24)  
 Petition: for a Special Use for a home workshop/business for a hardware store and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
 Location: Southwest side of US 33, 1,100 ft. Southwest of CR 37, common address of 69793 US 33 in Benton Township, zoned A-1. SUP-0773-2021

**TABLED**

K. Petitioner: ***Lonnie Holub & Gloria Holub, Husband & Wife*** (Page 25)  
Petition: for a Special Use for a ground-mounted solar array.  
Location: West side of Holub Ln., 500 ft. North of Hackett Rd., in Elkhart Township,  
zoned R-1. SUP-0719-2021

**DEVELOPMENTAL VARIANCE**

L. Petitioner: ***John M. Jones & LeEtta K. Ottman*** (Page 26)  
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 CR 108, 2,100 ft. West of CR 3, common address of 29148 CR  
108 in Cleveland Township, zoned R-1. DV-0821-2021

**SHOW CAUSE HEARINGS**

**10:00 A.M. (HESSER)**

M. Petitioner: ***Mario Saldivar*** (Page 27)  
Petition: for a requested rescission of a Special Use for an agricultural use for the  
keeping of animals on a tract of land containing less than three acres for failure  
to comply with the condition(s) and/or commitment(s) imposed by the Board  
of Zoning Appeals.  
Location: Southwest corner of CR 22 & Fairwind Dr., common address of 25700 CR 22  
in Concord Township, zoned A-1. SUP-0111-2018

N. Petitioner: ***Jason Michael Brown & Vania Eva Brown, Husband & Wife*** (Page 28)  
Petition: for a requested rescission of a Special Use for a home workshop/business for  
a construction business and for a Developmental Variance to allow for the  
total square footage of accessory structures to exceed the total square footage  
allowed by right for failure to comply with condition(s) and/or commitment(s)  
imposed by the Board of Zoning Appeals.  
Location: West side of CR 29, 1,000 ft. South of CR 14, common address of 56189 CR  
29 in Jefferson Township, zoned A-1. SUP-0632-2018

O. Petitioner: ***Traco, LLC*** (Page 29)  
Petition: for a requested rescission of a Use Variance to allow for an existing sign for  
an existing off site home workshop/business for failure to comply with  
condition(s) and/or commitment(s) imposed by the Board of Zoning Appeals.  
Location: Southwest corner of CR 26 & CR 19, in Baugo Township, zoned A-1.  
UV-0099-2019

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

- *Minor Change –Special Use - Middlebury Community Schools – request to amend the site plan to allow for construction of a career & technical education/band addition and for an athletic office addition to Northridge High School*

**ADJOURNMENT**

The Elkhart County Board of Zoning Appeals is meeting on Thursday November 18, 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 November 18, 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>