

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

SEPTEMBER 16, 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 19th day of August 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: ***Danielle Defrancisco (Buyer) & Lavon Yoder (Seller)*** (Page 5)
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 US 20, 2,045 ft. West of CR 23, common address of 19636 US 20 in Jefferson Township, zoned A-1. SUP-0640-2021
- B. Petitioner: ***Integrity Group Holding, LLC*** (Page 6)
Petition: for a Special Use for resource extraction.
Location: North side of CR 28, 2,015 ft. East of CR 15, in Concord Township, zoned A-1. SUP-0670-2021
- C. Petitioner: ***Lavon J. Borkholder & Katie M. Borkholder*** (Page 7)
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 37, 1,600 ft. North of CR 44, common address of 67613 CR 37 in Benton Township, zoned A-1. SUP-0681-2021
- D. Petitioner: ***Bashor Orphanage Methodist Episcopal Church*** (Page 8)
Petition: for an Amendment to an existing Special Use for a social service establishment to allow for four new signs.
Location: Southeast corner of CR 15 & CR 30, common address of 62226 CR 15 in Harrison Township, zoned A-1. SUP-0629-2021

9:00 A.M. (CAMPANELLO)

- E. Petitioner: ***James J. Sciba & Brenda A. Sciba, 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: West side of CR 21, 515 ft. North of CR 6, common address of 52905 CR 21 in Washington Township, zoned A-1. SUP-0678-2021

SPECIAL USES/DEVELOPMENTAL VARIANCES

- F. Petitioner: ***Russell Tesser*** (Page 10)
Petition: for a Special Use for a home workshop/business for a food truck commissary and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: West side of Conn Ave., 575 ft. North of CR 10, common address of 54397 Conn Ave. in Osolo Township, zoned R-2. SUP-0673-2021

- G. Petitioner: ***Grace Bible Baptist Church of New Paris Indiana, Inc.*** (Page 11)
Petition: for an Amendment to an existing Special Use for a place of worship and school to allow for an electronic message center and for a Developmental Variance to allow for an electronic message center within 300 ft. of a residence.
Location: Southeast corner of CR 23 (Division St.) & 6th St., common address of 68080 CR 23 in Jackson Township, zoned R-2. SUP-0651-2021

- H. Petitioner: ***Luke A. Miller & Velda Miller, Husband & Wife*** (Page 12)
Petition: for a Special Use for a home workshop/business for a wood working 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 4 outside employees (Ordinance allows 2).
Location: East side of CR 33, 2,400 ft. South of SR 4, common address of 62270 CR 33 in Clinton Township, zoned A-1. SUP-0674-2021

9:30 A.M. (HESSER)

- I. Petitioner: ***Devon E. Bontrager & Julie A. Bontrager, 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 and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: South side of US 20, 1,335 ft. West of CR 43, common address of 11234 US 20 in Middlebury Township, zoned A-1. SUP-0675-2021

- J. Petitioner: ***AMMF Trustee Corporation (Land Contract Holder) & Devon A. Hochstetler & Martina Kay Hochstetler, Husband & Wife (Land Contract Purchaser)*** (Page 14)
 Petition: for a Special Use for a home workshop/business for a kitchen cabinet finishing shop and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: East side of CR 1, 1,660 ft. North of CR 50, common address of 70136 CR 1 in Locke Township, zoned A-1. SUP-0679-2021

USE VARIANCE/DEVELOPMENTAL VARIANCE

- K. Petitioner: ***Gloworm LLC*** (Page 15)
 Petition: for a Use Variance to allow for the placement of an accessory structure without a residence and for a 20 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the placement of an accessory structure 30 ft. from the centerline of the right-of-way.
 Location: North side of North Shore Dr., 3,300 ft. East of SR 19, in Osolo Township, zoned R-2. UV-0683-2021

DEVELOPMENTAL VARIANCES

- L. Petitioner: ***Becky K. Campagna & Felicity J. Miller*** (Page 16)
 Petition: for a 4 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of a detached garage 6 ft. from the north rear property line and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: Northwest corner of Banyan Cir., 745 ft. Northwest of River Manor Blvd., West of CR 13, common address of 23971 Banyan Cir., in Concord Township, zoned R-1. DV-0666-2021

- M. Petitioner: ***Traco LLC C/o Timothy Martin*** (Page 17)
 Petition: for an 8 sq. ft. Developmental Variance (Ordinance allows 8 sq. ft.) to allow for an existing single-faced freestanding sign 16 sq. ft. in area and for a 1 ft. Developmental Variance (Ordinance allows 4 ft.) to allow for an existing single-faced freestanding sign 5 ft. in height.
 Location: North side of CR 26, 1,685 ft. East of CR 9, in Concord Township, zoned A-1. DV-0671-2021

SHOW CAUSE HEARING

- N. Petitioner: ***Daniel W. Emmans*** (Page 18)
 Petition: for a requested rescission of a Special Use for a home workshop/business for vehicle repair and service for failure to comply with condition(s) and/or commitment(s) imposed by the Board of Zoning Appeals.
 Location: Southwest corner of SR 15 & State Line Rd., common address of 50779 SR 15 in Washington Township, zoned A-1. SUP-0322-2018

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

- *Rescission Special Use- Alonzo Ketchum (Buyer) & Abby Kinder (Seller) (SUP-0445-2018)-request to rescind the Special Use for a Mobile Home as a new manufactured home was set in place on a crawl space which is considered a permanent single family residence*

ADJOURNMENT

The Elkhart County Board of Zoning Appeals is meeting on Thursday September 16, 2021, at **8:30am** in Rooms A & B of the Department of Public Services 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.elkhartcountyparticipatinganddevelopment.com at **8:30am** on September 16, 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>