

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

FEBRUARY 17, 2022

9:00 A.M.

DEPARTMENT OF PUBLIC SERVICES
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 20th day of January 2022.

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

SPECIAL USES

9:00 A.M.

(NORMAN)

- A. Petitioner: ***Miriam J. Sanchez Joa De Ferreras & Jacyr Ferreras Jimenez, Wife & Husband*** (Page 10)
Petition: for a Special Use for a ground-mounted solar array.
Location: East side of Garver Ave. 710 ft. North of Forestview Rd., West of CR 113, common address of 59384 Garver Ave. in Concord Township, zoned R-1.
SUP-0016-2022
- B. Petitioner: ***Andrew J. Hochstetler & Marla R. Hochstetler, Husband & Wife*** (Page 11)
Petition: for a Special Use for a home workshop/business for constructing of portable storage barns.
Location: Northeast Corner of SR 13 & CR 146, common address of 69388 SR 13 in Benton Township, zoned A-1.
SUP-0042-2022
- C. Petitioner: ***Michael Kossler & Patricia Kossler, Husband & Wife*** (Page 12)
Petition: for a Special Use for a home workshop/business for gunsmithing.
Location: Northeast side of Ne Ce Dah Dr., 2,150 ft. North of CR 18 (Hively Ave.), common address of 24591 Ne Ce Dah Dr. in Concord Township, zoned R-1.
SUP-0024-2022

D. Petitioner: ***Bontrager Holding Group, LLC*** (Page 13)
Petition: for a Special Use for a salvage yard.
Location: West side of CR 8, 1,600 ft. Southwest of CR 21, common address of 19757
CR 8 in Washington Township, zoned M-2. SUP-0022-2022

9:30 A.M. (HESSER)

E. Petitioner: ***Lloyd E. Troyer & Rhoda A. Troyer, Husband & Wife*** (Page 14)
Petition: for a Special Use for a cemetery.
Location: West side of CR 37, 3,230 ft. South of SR 120, in York Township, zoned
A-1. SUP-0041-2022

F. Petitioner: ***Mark Seeley & Grace Seeley, Husband & Wife (Buyers)*** (Page 15)
& Tony Nguyen & Southana Nguyen, Husband & Wife (Sellers)
Petition: for a Special Use for an agricultural use for the keeping of animals and for a
Special Use for a roadside stand.
Location: North side of CR 16, 2,005 ft. West of Middleton Run Rd., common address
of 23833 CR 16 in Concord Township, zoned R-1. SUP-0034-2022

SPECIAL USES / DEVELOPMENTAL VARIANCES

G. Petitioner: ***Anthony M. Martin & Karen R. Martin, Husband & Wife*** (Page 16)
Petition: for a Special Use for a home workshop/business for the repair and fabrication
of ag equipment, for a Developmental Variance to allow for the total square
footage of accessory structures to exceed that allowed by right, and for a 5 ft.
Developmental Variance (Ordinance allows 25 ft.) to allow for an accessory
structure 30 ft. in height.
Location: East side of CR 13, 1,000 ft. North of CR 52, common address of 71316 CR
13 in Union Township, zoned A-1. SUP-0038-2022

H. Petitioner: ***Merle Yoder*** (Page 17)
Petition: for a Special Use for a home workshop/business for a horse tack workshop
and feed store 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 SR 120, 300 ft. West of CR 29, common address of 16466 SR
120 in Washington Township, zoned A-1. SUP-0968-2021

USE VARIANCE

J. Petitioner: ***Die-Com LLC*** (Page 18)
Petition: for a Use Variance to allow for an addition to an existing storage building.
Location: South side of CR 4, 855 ft. East of CR 15, in Osolo Township, zoned DPUD,
E-3, GPUD. UV-0983-2021

TABELED

K. Petitioner: ***Eugene Hochstetler & Susan Hochstetler, Husband & Wife*** (Page 19)
Petition: for a Special Use for resource extraction.
Location: South side of CR 4, 2,060 ft. East of SR 13, in York Township, zoned A-1.
SUP-0940-2021

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 February 17, 2022, at **9:00am** 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 **9:00am** on February 17, 2022. 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>