

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

JULY 21, 2022

9:00 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 16<sup>th</sup> day of June 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.      (ROGER MILLER)

- A.      Petitioner:      *Samuel Lund & Tasha S. Garcia, Husband & Wife*      **(Page 8)**  
          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 Fox Run Trl., 480 ft. West of CR 1, common address of 30089 Fox Run Trl. in Cleveland Township, zoned R-1.      SUP-0450-2022
- B.      Petitioner:      *Spa, Inc.*      **(Page 9)**  
          Petition:      for a Special Use renewal for a transitional living facility for women.  
          Location:      North side of US 20, 890 ft. West of CR 15, common address of 23269 Old US 20 in Concord Township, zoned R-4.      SUP-0445-2022
- C.      Petitioner:      *Miles L. Smith & Kayla N. Carpenter*      **(Page 10)**  
          Petition:      for a Special Use for a home workshop/business for laser engraving, gunsmithing, and the sale of firearms.  
          Location:      Northwest corner of CR 23 & Detweiler Dr., 380 ft. South of CR 18, common address of 58071 CR 23 in Jefferson Township, zoned A-1.      SUP-0469-2022

D. Petitioner: **Miller 8 Square Cemetery (Owner/Buyer) & Toby S. Borotrager Trustee & Ruby W. Borotrager Trustee of the Borotrager Family Revocable Living Trust (Sellers)** (Page 11)

Petition: for a Special Use for an existing cemetery.

Location: North side of CR 126, 810 ft. West of CR 35, common address of 14153 CR 126 in Middlebury Township, zoned A-1. SUP-0479-2022

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

E. Petitioner: **Clearview United Brethren Church** (Page 12)  
Petition: for an Amendment to an existing Special Use for a place of worship to allow for a pavilion.

Location: Northeast side of US 33, 945 ft. Southeast of CR 31, common address of 67622 US 33 in Benton Township, zoned A-1. SUP-0481-2022

F. Petitioner: **Aaron R. Hankins & Danielle M. Hankins, Husband & Wife** (Page 13)

Petition: for a Special Use for a salon.

Location: East side of CR 105, 1,090 ft. North of CR 24, common address of 58140 CR 105 in Concord Township, zoned R-1. SUP-0486-2022

G. Petitioner: **Bradley D. Fiandt & Debra A. Fiandt, Husband & Wife** (Page 14)

Petition: for a Special Use for warehousing of RVs.

Location: West side of CR 127, 1,500 ft. North of SR 4, common address of 61907 CR 127 in Elkhart Township, zoned A-1. SUP-0487-2022

H. Petitioner: **Union Center Christian School (Buyer) & Union Grove Brethren in Christ Church (Seller)** (Page 15)

Petition: for a Special Use for a school and a place of worship.

Location: Northwest corner of CR 11 & CR 48, common address of 69954 CR 11 in Union Township, zoned A-1. SUP-0491-2022

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

I. Petitioner: **Terry Wuthrich** (Page 16)

Petition: for a Special Use for warehousing of RVs.

Location: North side of SR 120, 1,560 ft. West of CR 131, in York Township, zoned A-1. SUP-0428-2022

**SPECIAL USES/ DEVELOPMENTAL VARIANCES**

J. Petitioner: **Michael Miller** (Page 17)

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: West side of CR 35, 740 ft. South of CR 2, common address of 51479 CR 35 in York Township, zoned A-1. SUP-0483-2022

K. Petitioner: ***Carlyle Martin & Barbara Martin, Husband & Wife*** (Page 18)  
Petition: for a Special Use for a home workshop/business for a post laminating business 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 CR 40, 1,640 ft. East of CR 9, common address of 25672 CR 40 in Harrison Township, zoned A-1. DV-0490-2022

**TABLED**

L. Petitioner: ***Micky R. Reese & Julie C. Reese, Husband & Wife*** (Page 19)  
Petition: for a Special Use for indoor recreation (pitching lessons) 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 46, 750 ft. East of CR 21, common address of 20063 CR 46 in Jackson Township, zoned A-1. SUP-0393-2022

**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 July 21, 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. The public is encouraged to attend the meeting remotely by going to [www.elkhartcountyplanninganddevelopment.com](http://www.elkhartcountyplanninganddevelopment.com) at **9:00am** on July 21, 2022. 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>