

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MAY 19, 2022

9:00 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 21st day of April 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.

(CRAMER)

- A. Petitioner: ***Selig Investments LLC*** (Page 14)
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 CR 138, 795 ft. East of US 33, common address of 16346 CR 138 in Elkhart Township, zoned A-1. SUP-0204-2022
- B. Petitioner: ***Tri Lakes Community Church, Inc.*** (Page 15)
Petition: for an Amendment to an existing Special Use for a place of worship to add property for a youth building.
Location: West side of CR 23, 1,640 ft. North of CR 2, common address of 50755 CR 23 in Washington Township, zoned R-2. SUP-0251-2022
- C. Petitioner: ***Adam B. Graber Roth & Karen E. Graber Roth, Husband & Wife*** (Page 16)
Petition: for a Special Use for a ground-mounted solar array.
Location: Southwest side of Meadow Ridge Dr., 1,755 ft. Southeast of CR 21, common address of 64339 Meadow Ridge Dr. in Elkhart Township, zoned A-1. SUP-0257-2022

- D. Petitioner: ***Joshua J. Weaver*** (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.
 Location: Southwest corner of Southwood Dr. & Midland Dr., common address of 54237 Southwood Dr. in Osolo Township, zoned R-2. SUP-0286-2022
- 9:30 A.M.** **(WARNER)**
- E. Petitioner: ***Old Order Mennonite Schools of Elkhart County*** (Page 18)
 Petition: for an Amendment to an existing Special Use for a school to allow for an addition.
 Location: East side of CR 7, 1,285 ft. North of CR 42, common address of 66744 CR 7 in Harrison Township, zoned A-1. SUP-0271-2022
- F. Petitioner: ***Clinton Frame Mennonite Church, Inc.*** (Page 19)
 Petition: for an Amendment to an existing Special Use for a place of worship to allow for a free-standing sign.
 Location: East side of CR 35, 900 ft. North of CR 36, common address of 63846 CR 35 in Clinton Township, zoned A-1. SUP-0277-2022
- G. Petitioner: ***Scott A. Phillips & Ora R. Phillips (Deceased), Husband & Wife*** (Page 20)
 Petition: for a Special Use for a cemetery.
 Location: West side of CR 7, 1,045 ft. South of CR 20 (Mishawaka Rd.), common address of 58119 CR 7 in Concord Township, zoned R-1. SUP-0274-2022
- H. Petitioner: ***Mathew S. Miller & Linda Sue Miller, Husband & Wife*** (Page 21)
 Petition: for a Special Use for a home workshop/business for a pallet business.
 Location: South side of CR 46, 2,895 ft. West of CR 1, common address of 30556 CR 46 in Locke Township, zoned A-1. SUP-0259-2022
- 10:00 A.M.** **(HESSER)**
- I. Petitioner: ***Elkhart County Parks & Recreation Board*** (Page 22)
 Petition: for a Special Use for outdoor recreation (county park).
 Location: South side of CR 12, South end of CR 37, in York Township, zoned A-1. SUP-0261-2022
- J. Petitioner: ***Raymond Todd Hines & Charlotte Hines, Husband & Wife*** (Page 23)
 Petition: for a Special Use for an agricultural use for the keeping of animals.
 Location: South side of CR 18, 825 ft. East of CR 13, common address of 23596 CR 18 in Concord Township, zoned R-1. SUP-0264-2022
- K. Petitioner: ***Susan R. Rader & Chad Scott Pierce*** (Page 24)
 Petition: for a Special Use for a ground-mounted solar array.
 Location: South side of CR 40, 515 ft. West of CR 33, common address of 15094 CR 40 in Clinton Township, zoned A-1. SUP-0266-2022

SPECIAL USES/ DEVELOPMENTAL VARIANCES

- L. Petitioner: ***Glen D. Harshberger & Rebecca Sue Harshberger, Husband & Wife*** (Page 25)
Petition: for an Amendment to an existing Special Use for a home workshop/business for welding and assembly to allow for an aluminum boat fabricating business, for a Developmental Variance to allow for 3 outside employees (Ordinance allows 2), 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 9, 1,100 ft. South of US 6, common address of 72729 CR 9 in Union Township, zoned A-1. SUP-0282-2022
- M. Petitioner: ***Gonzalo Garcia & Maria J. Garcia, Husband & Wife (Buyers) & Devon Lehman & Neda Fern Lehman, Husband & Wife (Sellers)*** (Page 26)
Petition: for a Special Use for a home workshop/business for an auto repair business, for a Special Use for warehousing of semi-trailers and cars, 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 27, 1,460 ft. North of CR 126, common address of 60226 CR 27 in Jefferson Township, zoned A-1. SUP-0285-2022
- N. Petitioner: ***Joas Yoder & Lillian Yoder, Husband & Wife*** (Page 27)
Petition: for an Amendment to an existing Special Use for a home workshop/ business for a steel fabrication shop to allow for an addition to an existing building 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 43, 1,400 ft. South of CR 14, common address of 56006 CR 43 in Middlebury Township, zoned A-1. SUP-0284-2022

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 May 19, 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 at **9:00am** on May 19, 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>