

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

SEPTEMBER 15, 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 18th day of August 2022.

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

SPECIAL USE

9:00 A.M. (HESSER)

A. Petitioner: ***Jerry V. Miller as Trustee of the Jerry V. Miller Trust dated September 3, 2008 & Edna F. Miller as Trustee of the Edna F. Miller Trust dated September 3, 2008*** (Page 7)

Petition: for an Amendment to an existing Special Use for an agricultural use for the keeping of animals to include additional property.

Location: West side of S. Main St. (SR 13), 465 ft. North of Orpha Dr. (CR37), common address of 719 S. Main St. in Middlebury Township, zoned A-1 & R-1.

SUP-0642-2022

SPECIAL USE / DEVELOPMENTAL VARIANCE

B. Petitioner: ***Vernon T. Miller & Carolyn Miller, Husband & Wife*** (Page 8)

Petition: for a Special Use for a home workshop/business for a general store and coffee shop, for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, and for an 8 sq. ft. Developmental Variance (Ordinance allows 4 sq. ft.) to allow for a freestanding sign 12 sq. ft. in area.

Location: Northeast corner of CR 37 & CR 2, common address of 51178 CR 37 in York Township, zoned A-1.

SUP-0637-2022

USE VARIANCE

C. Petitioner: *Aniceto Portillo* (Page 9)
Petition: for a Use Variance to allow for the parking of a commercial vehicle (tractor trailer).
Location: West side of Marie Ct., 200 ft. Southwest of CR 45, common address of 60305 Marie Ct. in Concord Township, zoned R-1.
UV-0641-2022

USE VARIANCE / DEVELOPMENTAL VARIANCE

D. Petitioner: *Northland & Reedy, LLC* (Page 10)
Petition: for a Use Variance to allow for the conversion of an existing residence to an office, for a Use Variance to allow for an electronic message board in an A-1 zone, and for a Developmental Variance to allow for an electronic message board within 300 ft. of a residence.
Location: North side of CR 6, 2,550 ft. West of Jeanwood Dr. (CR 13), common address of 24481 CR 6 in Osolo Township, zoned A-1.
UV-0639-2022

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 September 15, 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 September 15, 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>