

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

APRIL 18, 2024
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 March 2024.

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

SPECIAL USES

9:00 A.M. (WARNER)

- A. Petitioner: ***Robert Conradson*** **(Page 11)**
 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 Lamplighter Ln., 190 ft. West of Country Acres Dr., 790 ft. South of CR 4, common address of 27328 Lamplighter Ln. in Osolo Township, zoned R-1. SUP-0099-2024
- B. Petitioner: ***Juana A. Sanchez*** **(Page 12)**
 Petition: for a Special Use for a home workshop/business for a lawn care business.
 Location: North side of CR 108, 4,065 ft. West of CR 3, common address of 29499 CR 108 in Cleveland Township, zoned A-1. SUP-0139-2024
- C. Petitioner: ***Lowell M. Bontrager & Joan K. 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.
 Location: North side of CR 108, 2,450 ft. West of CR 131, common address of 15697 CR 108 in York Township, zoned A-1. SUP-0148-2024
- D. Petitioner: ***Pathway Assembly of God Church of the Assemblies of God of Middlebury, Indiana Inc.*** **(Page 14)**
 Petition: for an Amendment to an existing Special Use for a place of worship to allow for a building addition.
 Location: North side of US 20, 1,500 ft. West of Northridge Dr., common address of 13805 US 20 in Middlebury Township, zoned A-1. SUP-0172-2024

9:30 A.M. (CRAMER)

- E. Petitioner: ***James W. Ragan & Annette C. Ragan, Husband & Wife*** (Page 15)
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 Walerko Dr., 1,135 ft. West of CR 5, common address of 29340 Walerko Dr. in Cleveland Township, zoned A-1. SUP-0159-2024
- F. Petitioner: ***Kirill S. Volnykh*** (Page 16)
Petition: for a Special Use for warehousing of commercial vehicles and for a Special Use for a home workshop/business for an auto repair business.
Location: Northwest corner of CR 38 & CR 17, common address of 22043 CR 38 in Harrison Township, zoned A-1. SUP-0160-2024
- G. Petitioner: ***Everett J. Paalman, Sr., and his successors, as Trustee of the Everett J. Paalman, Sr. Trust*** (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: East side of Oak Tree Ln., 1,130 ft. Northwest of CR 19, common address of 50858 Oak Tree Ln. in Washington Township, zoned R-1. SUP-0166-2024

SPECIAL USES/ DEVELOPMENTAL VARIANCES

- H. Petitioner: ***Lyle Lehman & Linda Lehman, Husband & Wife*** (Page 18)
Petition: for a Special Use for a home workshop/business for a welding business, for a 5 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing accessory structure 70 ft. from the centerline of the right-of-way of CR 14, for a Developmental Variance to allow for 4 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: Southwest corner of CR 43 & CR 14, common address of 55883 CR 43 in Middlebury Township, zoned A-1. SUP-0141-2024

- J. Petitioner: ***Tall Oaks MHC, LLC*** (Page 19)
Petition: for a Special Use for a mobile home park, for a 34 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for existing mobile homes 48 ft. from the centerline of the right-of-way of East County Line Rd., for a 37 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for new mobile homes 38 ft. from the centerline of the right-of-way of East County Line Rd., for a 45 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for existing and new mobile homes 30 ft. from the centerline of the right-of-way of CR 4, for a 30 ft. Developmental Variance (Ordinance requires 30 ft.) to allow for existing mobile homes 0 ft. from the west side property line, for a 30 ft. Developmental Variance (Ordinance requires 30 ft.) to allow for existing mobile homes 0 ft. from the rear property line, and for a 37 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing accessory structure 38 ft. from the centerline of the right-of-way of East County Line Rd.
Location: Northwest corner of CR 4 & East County Line Rd., common address of 10039 CR 4 in York Township, zoned R-2. SUP-0112-2024

TABLED

- K. Petitioner: ***Aaron Lee Weaver & Mary Jane Weaver, Husband & Wife*** (Page 20)
Petition: for a Special Use for warehousing of a commercial vehicle & 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 127, 745 ft. South of CR 48, common address of 70151 CR 127 in Jackson Township, zoned A-1. SUP-0072-2024

APPEAL FROM THE HEARING OFFICER'S DECISION

- L. Petitioner: ***Tri-County Land Trustee Corporation (Land Contract Holder) & Marcus W. Miller & Ruth Ann Miller, Husband & Wife (Land Contract Purchasers)*** (Page 21)
Petition: for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement on proposed lot 2.
Location: Southwest side of the easement, South of CR 4, 1,700 ft. East of CR 29, common address of 15638 CR 4 in York Township, zoned A-1. DV-0073-2024

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, April 18, 2024, at **9:00 a.m.** 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 **9:00 a.m.** on April 18, 2024. 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>