AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

DECEMBER 19, 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 November 2024.

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

SPECIAL USE		<u>9:00 A.M.</u> (CRAM)	ER)
A.	Petitioner:	Bradley D. Metzger & Laina K. Metzger, Husband & Wife	(Page 10)
	Petition:	for a Special Use for a retail greenhouse.	
	Location:	North side of CR 46, 1,910 ft. West of SR 19, common address	s of 28371 CR
		46 in Locke Township, zoned A-1.	SUP-0824-2024

SPECIAL USE/DEVELOPMENTAL VARIANCES

B.	Petitioner: Petition:	Shaun D. Hilty & Frances H. Hilty, Husband & Wife(Page 11)for a Special Use for a home workshop/business for a vehicle wrap and signmaking business and for a 20 ft. Developmental Variance (Ordinance requires120 ft.) to allow for an existing building 100 ft. from the centerline of the right- of-way.
	Location:	East side of SR 19, 1,400 ft. South of CR 36, common address of 64254 SR19 in Harrison Township, zoned A-1.SUP-0811-2024
C.	Petitioner: Petition:	<i>Devon E. Miller & Kaylene L. Miller, Husband & Wife</i> (Page 12) for a Special Use for a home workshop/business for a garage door repair/installation business, and for a Developmental Variance to allow for 6 outside employees (Ordinance allows 4).
	Location:	South side of CR 12, 2,450 ft. West of CR 8, common address of 13528 CR 12 in Middlebury Township, zoned A-1. SUP-0834-2024

D. Petitioner: **Tek-Pro Commercial Roofing LLC** (Page 13) Petition: for a Special Use for a contractor office & yard for a roofing business, for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, and for a Developmental Variance to allow for 6 outside employees (Ordinance allows 4). West side of SR 19, 2,465 ft. North of CR 46, common address of 68547 SR Location: 19 in Middlebury Township, zoned A-1. SUP-0842-2024

9:30 A.M. (HESSER)

SUP-0841-2024

E. Petitioner: Wendell Martin & Phyllis Martin, Husband & Wife (Buyers) (Page 14) & Carlyle Martin & Barbara Martin, Husband & Wife (Sellers) for an amendment to an existing Special Use for a home workshop/business Petition: for a post laminating business to allow for a new building and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right. South side of CR 40, 1,640 ft. East of CR 9, common address of 25672 CR 40 Location: in Harrison Township, zoned A-1.

USE VARIANCE/DEVELOPMENTAL VARIANCE

Petitioner : F. Lonnie Bontrager (Buyer) & Octavio Ramos (Seller) (Page 15) for a Use Variance to allow for 4 dwelling units and for a 46,496 sq. ft. lot-Petition: area Developmental Variance (Ordinance requires 30,000 sq. ft. per duplex) to allow for 2 existing duplexes. South side of Morgan St., 950 ft. Southeast of CR 20, common address of Location: 28197 Morgan St. in Baugo Township, zoned R-2. UV-0843-2024

<u>STAFF/BOARD ITEMS</u> (time of review at the discretion of the Board of Zoning Appeals)

- Recission Special Use Tek-Pro (SUP-0355-2017) request to rescind Special Use for an Agri-business located at 68547 SR 19, Nappanee, IN.
- 2025 Agreement for Legal Services for Attorney Kolbus.

ADJOURNMENT

The Elkhart County Board of Zoning Appeals is meeting on Thursday, December 19, 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 December 19, 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=mbb02709b73824cc9d67f2b786f288 815