

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JULY 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 20th day of June 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: ***Jonathon A. Ramirez*** (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 Bainbridge Dr., 125 ft. West of CR 15, common address of 22792 Bainbridge Dr. in Osolo Township, zoned R-1. SUP-0355-2024
- B. Petitioner: ***Michele P. Chaney & Rick A. Chaney, Sr.,
Wife & Husband*** (Page 12)
Petition: for a Special Use for a roadside stand.
Location: East side of CR 5, 400 ft. North of CR 1, common address of 51444 CR 5 in Cleveland Township, zoned A-1. SUP-0360-2024
- C. Petitioner: ***Ramon A. Portillo*** (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: Northwest corner of Shawn Dr. & CR 11, common address of 25023 Shawn Dr. in Osolo Township, zoned R-1. SUP-0362-2024
- D. Petitioner: ***John R. Kuhns*** (Page 14)
Petition: for a Special Use for a cemetery.
Location: East side of CR 17, 2,350 ft. North of CR 52, common address of 71014 CR 17 in Jackson Township, zoned A-1. SUP-0389-2024

9:30 A.M. (NORMAN)

- E. Petitioner: ***Roy M. Kinsinger*** **(Page 15)**
Petition: for a renewal of a Special Use for a home workshop/business for a small engine repair business.
Location: Northeast side of Nelson Ln, 45 ft. south of Isaac Dr., East of CR 31, common address of 67620 Nelson Ln. in Benton Township, zoned A-1. SUP-0395-2024
- F. Petitioner: ***Alyssa A. Al-Ugaili*** **(Page 16)**
Petition: for a Special Use for an agricultural use for the keeping of animals on tract of land containing less than 3 acres.
Location: East side of Mars Dr., 150 ft. South of Lantz Blvd., 305 ft. East of CR 3, common address of 56514 Mars Dr. in Baugo Township, zoned R-2. SUP-0411-2024
- G. Petitioner: ***Waypoint Community Church*** **(Page 17)**
Petition: for an Amendment to an existing Special Use for a place of worship to allow for a new building and wall sign.
Location: West side of CR 29, 600 ft. North of US 20, common address of 56893 CR 29 in Jefferson Township, zoned A-1. SUP-0387-2024

SPECIAL USE / DEVELOPMENTAL VARIANCES

- H. Petitioner: ***Tina E. Curtis*** **(Page 18)**
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres, for a special use for a roadside stand, and for a 22 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence.
Location: North side of CR 18, 535 ft. East of CR 1, common address of 29897 CR 18 in Baugo Township, zoned A-1. SUP-0361-2024

10:00 A.M. (HESSER)

- I. Petitioner: ***Kevin D. Stutzman*** **(Page 19)**
Petition: for Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres, for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, and for a 35 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of a detached accessory structure 85 ft. from the centerline of the right-of-way.
Location: West side of SR 13, 650 ft. North of CR 24, common address of 59395 SR 13 in Middlebury Township, zoned A-1. SUP-0390-2024

USE VARIANCE/DEVELOPMENTAL VARIANCE

J. Petitioner: *Mikel P. Wendel* (Page 20)
Petition: for a Use Variance to allow for the construction of an accessory structure on property without a residence and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: Northeast side of CR 22, 2,170 ft. Northwest of CR 1, in Baugo Township, zoned A-1.

UV-0372-2024

TABLED

K. Petitioner: *Jose Antonio Garcia-Hernandez & Marisol Peredia* (Page 21)
Petition: for a requested rescission of a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres for failure to comply with the condition(s) and/or commitment(s) imposed by the Board of Zoning Appeals.
Location: South side of State Line Rd., 4,590 ft. West of CR 15, common address of 23176 State Line Rd. in Osolo Township, zoned A-1. SUP-0040-2023

STAFF/BOARD ITEMS *(time of review at the discretion of the Board of Zoning Appeals)*

- *Minor Change-Special Use-Andrew G. & Susie Martin, Husband and Wife (SUP-00841-2021) – request for a minor change to a Special Use for a home workshop/business for a meat processing business to allow for an addition.*

ADJOURNMENT

The Elkhart County Board of Zoning Appeals is meeting on Thursday, July 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 July 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>

