

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

JUNE 20, 2024  
9:00 A.M.

ADMINISTRATION BUILDING  
MEETING ROOMS 104, 106, & 108  
117 N. 2<sup>nd</sup> 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 16<sup>th</sup> day of May 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: ***Donald L. Hoover & Sherry J. Hoover, Husband & Wife*** (Page 12)  
Petition: for a Special Use for a home workshop/business to allow for the sales of playsets, carports, and sheds.  
Location: East side of SR 13, 990 ft. South of CR 142, common address of 67666 SR 15 in Jackson Township, zoned R-1. SUP-0314-2024
- B. Petitioner: ***Nelson Gingerich & Ruth Gingerich, 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 30, 695 ft. East of CR 35, common address of 13873 CR 30 in Clinton Township, zoned A-1. SUP-0317-2024
- C. Petitioner: ***Melvin Martin & Rosanna Martin, Husband & Wife & Llyod W. Martin*** (Page 14)  
Petition: for a Special Use for a home workshop/business for skid loader repair.  
Location: South side of CR 38, 975 ft. East of CR 11, common address of 24810 CR 38 in Harrison Township, zoned A-1. SUP-0320-2024
- D. Petitioner: ***Walter Wickey & Margaret Wickey, 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 US 20, 1,785 ft. West of CR 43, common address of 11330 US 20 in Middlebury Township, zoned A-1. SUP-0319-2024

- E.      Petitioner:      ***Trinity Lutheran Church of Elkhart Inc.***      **(Page 16)**  
Petition:      for an amendment to an existing Special Use for a place of worship to allow for the construction of a building addition and increased parking.  
Location:      Southeast corner of CR 6 & Ash Rd., common address of 30888 CR 6 in Cleveland Township, zoned A-1.      SUP-0326-2024
- F.      Petitioner:      ***Nathan L. Stutzman & Angela D. Stutzman, Husband & Wife***      **(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:      North side of CR 24, 515 ft. East of SR 13, common address of 12375 CR 24 in Middlebury Township, zoned A-1.      SUP-0325-2024

**SPECIAL USE / DEVELOPMENTAL VARIANCE**

- G.      Petitioner:      ***Nicholas J. Bender***      **(Page 18)**  
Petition:      for a Special Use for a home workshop/business for an auto repair shop and a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
Location:      Northwest corner of CR 27 & CR 24, common address of 59595 CR 27 in Jefferson Township, zoned A-1.      SUP-0337-2024

**USE VARIANCE**

- H.      Petitioner:      ***Kelly L. Garing & Casey E. Patrick***      **(Page 19)**  
Petition:      for a Use Variance to allow for the construction of an addition to an existing accessory structure without a residence.  
Location:      East side of Maplewood Dr., 1,180 ft. North of Lake Dr., in Osolo Township, zoned R-2.      UV-0287-2024

**SHOW CAUSE**

- I.      Petitioner:      ***Jose Antonio Garcia-Hernandez & Marisol Peredia***      **(Page 20)**  
Petition:      for a requested rescission of 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 commitments 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)*

**ADJOURNMENT**

The Elkhart County Board of Zoning Appeals is meeting on Thursday, June 20, 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](http://www.elkhartcountyplanninganddevelopment.com) at **9:00 a.m.** on June 20, 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>