

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MARCH 21, 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 15th day of February 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 (MILLER)

- A. Petitioner: **Todd C. Lederman & Cynthia J. Lederman, Husband & Wife (Page 13)**
(Land Contract Holders) & Curtis J. Bontrager & Melody J. Bontrager, Husband & Wife (Land Contract Purchasers)
Petition: for Special Use for an existing garden supplies business.
Location: West side of CR 39, 3,315 ft. North of CR 10, in York Township, zoned A-1.
SUP-0001-2024
- B. Petitioner: **St. Mary's Orthodox Church, Inc. (Page 14)**
Petition: for an amendment to an existing Special Use for a place of worship to allow for the construction of a new building.
Location: West side of CR 33, 820 ft. South of CR 38, common address of 65159 CR 33 in Clinton Township, zoned A-1.
SUP-0067-2024
- C. Petitioner: **Brent M. Plummer & Heather A. Plummer, Husband & Wife (Page 15)**
Petition: for a Special Use for a home workshop/business for a barbershop.
Location: East end of North Fork Ln., 445 ft. North of Charla Ln., East of Ash Rd., common address of 54540 North Fork Lane in Cleveland Township, zoned A-1.
SUP-0034-2024
- D. Petitioner: **Harrison Christian School Corporation (Page 16)**
Petition: for a Special Use for an existing school to allow for a recreation building and for a Special Use for indoor recreation (wedding & event venue).
Location: East side of CR 11, 790 ft. North of CR 38, common address of 64784 CR 11 in Harrison Township, zoned A-1.
SUP-0058-2024

SPECIAL USES/DEVELOPMENTAL VARIANCES 9:30 A.M (HESSER)

- E. Petitioner: *Javier Soto* **(Page 17)**
 Petition: for a Special Use for a home workshop/business for a construction business & for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: North side of CR 6, 1,050 ft. West of CR 11, common address of 25201 CR 6 in Osolo Township, zoned R-1. SUP-0050-2024
- F. Petitioner: *Jennifer M. Smith, formerly known as Jennifer M. Kveton* **(Page 18)**
 Petition: for an amendment to an existing Special Use for a home workshop/business for dog grooming to allow for the construction of a new building for a Special Use for a kennel & for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: South side of US 20 1,220 ft. East of CR 29, common address of 16504 US 20 in Jefferson Township, zoned A-1. SUP-0074-2024
- G. Petitioner: *Aaron Lee Weaver & Mary Jane Weaver, Husband & Wife* **(Page 19)**
 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

USE VARIANCE

- H. Petitioner: *Wayne E. Borkholder & Irene Borkholder, Husband & Wife* **(Page 20)**
 Petition: for a Use Variance to allow for the reconstruction of a second dwelling on a single zoning lot & for a Special Use for a home workshop/business for a powder coating business.
 Location: East side of CR 100, 1,335 ft. South of CR 52, common address of 71784 CR 100 in Locke Township, zoned A-1. SUP-0059-2024

ADJOURNMENT

The Elkhart County Board of Zoning Appeals is meeting on Thursday, March 21, 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 March 21, 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=mbb02709b73824cc9d6f72b786f288815>