

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

NOVEMBER 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 17th day of October 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: *Max Sweers* (Page 5)
Petition: for a Special Use for a retail greenhouse.
Location: South side of CR 2, 1,810 ft. East of CR 21, common address of 00000 CR 2 in Washington Township, zoned A-1. SUP-0670-2024
- B. Petitioner: *Danny L. Yoder & Vonda S. Yoder, as Trustees* (Page 6)
of the Danny L. Yoder & Vonda S. Yoder Joint Revocable Trust
Petition: for a Special Use for a home workshop/business for a taxidermy business.
Location: East side of CR 8, 830 ft. South of CR 10, common address of 54644 CR 8 in York Township, zoned A-1. SUP-0732-2024

SPECIAL USE/DEVELOPMENTAL VARIANCES

- C. Petitioner: *Lavon J. Miller & Anita D. Miller, Husband & Wife* (Page 7)
Petition: for a Special Use for a home workshop/business for a woodworking business and 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 43, 1,460 ft North of CR 34, common address of 62739 CR 43 in Clinton Township, zoned A-1. SUP-0745-2024

- D. Petitioner: ***Cleason Martin & Karen Martin, Husband & Wife*** (Page 8)
 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 Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, and for a 19 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 56 ft. from the centerline of the right-of-way.
 Location: West side of CR 11, 2,460 ft. South of CR 32, common address of 63465 CR 11 in Harrison Township, zoned A-1. SUP-0768-2024
- 9:30 A.M. (WARNER)**
- E. Petitioner: ***Kevin L. Bontrager & Eva Bontrager, Husband & Wife*** (Page 9)
 Petition: for a Special Use for a home workshop/business for a woodworking shop, for a Developmental Variance to allow for the total square footage for accessory structures to exceed that allowed by right, and for a Developmental Variance to allow for 8 outside employees (Ordinance allows 4).
 Location: Northwest corner of CR 28 & CR 37, common address of 13063 CR 28 in Middlebury Township, zoned A-1. SUP-0754-2024
- F. Petitioner: ***The Town of Bristol, Indiana*** (Page 10)
 Petition: For an Amendment to an existing Special Use for a sewage treatment plant to allow for the construction of new structures and for a 35 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of new structures 85 ft. from the centerline of the right-of-way.
 Location: North side of Vistula St. (SR 120), 4,300 ft. West of Division St. (SR 15), common address of 1300 W. Vistula St. in Washington Township, zoned R-1 & R-2. SUP-0771-2024

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

- Recission – Special Use – (SUP-0462-2017) -request to rescind Special Use for RV storage and shipping for CR 43

ADJOURNMENT

The Elkhart County Board of Zoning Appeals is meeting on Thursday, November 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 November 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=mbb02709b73824cc9d67f2b786f288815>

