

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

APRIL 17, 2025
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 March 2025.

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: ***Derek Lynn Miller & Dorcas R. Miller, Husband & Wife*** (Page 5)
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: East side of CR 27, 25 ft. North of CR 126, common address of 60482 CR 27 in Jefferson Township, zoned A-1. SUP-0152-2025
- B. Petitioner: ***Jeffrey M. Lorenz & Kelly E. Lorenz, Husband & Wife*** (Page 6)
Petition: for a Special Use for a home workshop/business for a pet cremation business.
Location: East side of CR 21, 515 ft. South of CR 46, common address of 68600 CR 21 in Jackson Township, zoned A-1. SUP-0161-2025
- C. Petitioner: ***Ariel R. Yoder*** (Page 7)
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: Southwest corner of Westlake Dr. & Erin Ct., 330 ft. South of US 20, common address of 601 Westlake Dr. in Middlebury Township, zoned R-1. SUP-0172-2025

D. Petitioner: ***Kraig D. Kliewer & Sonny J. Kliewer, Husband & Wife*** (Page 8)
Petition: for a Special Use for a home workshop/business for a poultry supply business.
Location: West side of CR 131, 1,250 ft. South of CR 4, common address of 52241 CR
131 in York Township, zoned A-1. SUP-0134-2025

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

E. Petitioner: ***Ray J. Hershberger & Lizzie Hershberger,*** (Page 9)
as Trustees of the Ray & Lizzie Hershberger Revocable Trust
Petition: for a Special Use for a home workshop/business for a welding shop and for a
7 ft. Developmental Variance (Ordinance requires 10 ft.) to allow an existing
accessory structure 3 ft. from the rear property line.
Location: West side of CR 37, 1,580 ft. South of CR 30, common address of 62270 CR
37 in Clinton Township, zoned A-1. SUP-0116-2025

F. Petitioner: ***Lavon Dale Miller & Martha Ann Miller,*** (Page 10)
Husband & Wife
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract
of land containing less than 3 acres, and for a 15 ft. Developmental Variance
(Ordinance requires 75 ft.) to allow for an existing residence 60 ft. from the
centerline of the right-of-way.
Location: Southwest side of CR 8, 2,780 ft. Northwest of CR 35, common address of
13974 CR 8 in York Township, zoned A-1. SUP-0160-2025

G. Petitioner: ***Tanner D. Bunch & Kaicee B. Bunch, Husband & Wife*** (Page 11)
Petition: for a Special Use for a home workshop/business for a dog grooming business,
for a Developmental Variance to allow for 7 outside employees (Ordinance
allows 4) and for a Developmental Variance to allow for the total square
footage of accessory structures to exceed that allowed by right.
Location: East end of the easement, East of CR 29, 2,640 ft. North of CR 52, in Jackson
Township, zoned A-1. SUP-0171-2025

H. Petitioner: ***Tri-County Land Trustee Corporation (Land Contract Holder)*** (Page 12)
& Norman E. Lehman & Katie Lehman (Land Contract Purchasers)
Petition: for an Amendment to an existing Special Use for a home workshop/business
for a retail store to allow for an addition, for a Developmental Variance to
allow for the total square footage of the accessory structures to exceed that
allowed by right, and for a Developmental Variance to allow for 5 outside
employees (Ordinance allows 4).
Location: North side of CR 16, 1,815 ft. West of CR 43, common address of 11351 CR
16 in Middlebury Township, zoned A-1. SUP-0130-2025

I. Petitioner: ***Creekside Church of the Brethren, Inc.*** (Page 13)
Petition: for an Amendment to an existing Special Use for a place of worship to allow
for an electronic message board and for a Developmental Variance to allow
for an electronic message board within 300 ft. of a residence.
Location: West side of CR 113, 2,400 ft. South of CR 26, common address of 60455 CR
113 in Concord Township, zoned A-1. SUP-0162-2025

TABLED

J. Petitioner: ***Tri-County Land Trustee Corporation (Land Contract Holder) (Page 14) & Martin Graber & Lucinda Graber (Land Contract Purchasers)***
Petition: for a Special Use for a home workshop/business for a woodworking shop 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 31, 2,130 ft. South of CR 14, common address of 56831 CR 31 in Jefferson Township, zoned A-1. SUP-0095-2025

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

- Minor Change – Special Use/Developmental Variance – Devon & Noetta Kay Schrock (SUP-0641-2024) – request to extend the ILP requirement 6 months.
- Agreement for Legal Services for Barkes, Kolbus, Rife, & Shuler effective July 1, 2025 – July 1, 2026.

ADJOURNMENT

The Elkhart County Board of Zoning Appeals is meeting on Thursday, April 17, 2025, 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 April 17, 2025. 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>