

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

JANUARY 16, 2025  
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 19<sup>th</sup> day of December 2024.

Elkhart County Zoning Ordinance and Staff Report materials are to be entered as evidence for today's hearings.

### ELECTION OF OFFICERS

#### SPECIAL USES

9:00 A.M.

(WARNER)

- A. Petitioner: ***Glenn A. Nunemaker & Jill E. Nunemaker,*** (Page 9)  
***Trustees of the Glenn A. Nunemaker Living Trust***  
Petition: for a Special Use for a retail green house.  
Location: North side of CR 46, 760 ft. West of CR 9, common address of 26131 CR 46  
in Union Township, zoned A-1. SUP-0846-2024
- B. Petitioner: ***Six Span LLC*** (Page 10)  
Petition: for a Special Use for truck, tractor, trailer, bus, or recreational vehicle storage  
yard.  
Location: Southwest corner of SR 120 & Michael Dr., 600 ft. East of CR 17, common  
address of 21776 State Rd. 120 in Washington Township, zoned B-1 & R-1.  
SUP-0859-2024
- C. Petitioner: ***Douglas R. Rhude & Carolee J. Rhude, Husband & Wife*** (Page 11)  
Petition: for a Special Use for a home workshop/business for a gun shop.  
Location: Southeast side of SR 120, 2,450 ft. Southwest of CR 17, common address of  
22382 SR 120 in Concord Township, zoned R-1. SUP-0883-2024
- D. Petitioner: ***Richard R. Miller & Anna Marie Miller, Husband & Wife*** (Page 12)  
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 35, 805 ft. South of CR 28, common address of 60704 CR 35  
in Middlebury Township, zoned A-1. SUP-0889-2024

**9:30 A.M (HESSER)**

- E. Petitioner: ***Aurelio C. Barrera & Lucia Valle Montufar, Husband & Wife*** (Page 13)  
Petition: for a Special Use for parking of a commercial vehicle.  
Location: North side of CR 108, 3,335 ft. West of CR 3, common address of 29379 CR 108 in Cleveland Township, zoned A-1. SUP-0891-2024

**SPECIAL USE/DEVELOPMENTAL VARIANCES**

- F. Petitioner: ***Michael H. Bontrager & Kristen Diann Bontrager, Husband & Wife*** (Page 14)  
Petition: for a Special Use for a home workshop/business for a construction business, for a Developmental Variance to allow for 11 outside employees (Ordinance allows 4), and for a 5 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for an accessory structure 30 ft. in height.  
Location: West side of CR 41, 850 ft. South of CR 20, common address of 59155 CR 41 in Middlebury Township, zoned A-1. SUP-0890-2024

- G. Petitioner: ***Tri-County Land Trustee (Land Contract Holder) & John A. Miller & Sue Miller, Husband & Wife (Land Contract Purchasers)*** (Page 15)  
Petition: for an amendment to an existing Special Use for a home workshop/business for equine supplies (commercial sewing business) to allow for a new building, for a Developmental Variance to allow for 12 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: South side of CR 18, 2,050 ft. West of East County Line Rd., common address of 10348 CR 18 in Middlebury Township, zoned A-1. SUP-0888-2024

**TABLED**

- H. Petitioner: ***Lonnie Bontrager (Buyer) & Octavio Ramos (Seller)*** (Page 16)  
Petition: for a Use Variance to allow for 4 dwelling units and for a 46,496 sq. ft. lot-area Developmental Variance (Ordinance requires 30,000 sq. ft. per duplex) to allow for 2 existing duplexes.  
Location: South side of Morgan St., 950 ft. Southeast of CR 20, common address of 28197 Morgan St. in Baugo Township, zoned R-2. UV-0843-2024

**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, January 16, 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](http://www.elkhartcountyplanninganddevelopment.com) at **9:00 a.m.** on January 16, 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>