

ELKHART COUNTY BOARD OF ZONING APPEALS

*PUBLIC SERVICES BUILDING
MEETING ROOMS A & B
4230 ELKHART ROAD, GOSHEN, INDIANA*

Roll Call

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

(WARNER)

- | | | | |
|----|-------------|--|------------------|
| A. | Petitioner: | <i>Sarah Lynne Swiergosz & Michael Joseph Swiergosz, Wife & Husband</i> | (Page 10) |
| | 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: | West side of Nottingham Ln., 1,045 ft. South of Janiper Dr., 1,145 ft. West of CR 15, common address of 60427 Nottingham Ln. in Concord Township, zoned R-1. | SUP-0342-2025 |
| B. | Petitioner: | <i>Merle E. Miller & Mary E. Miller, Husband & Wife</i> | (Page 11) |
| | Petition: | for a Special Use for a catering establishment. | |
| | Location: | West side of SR 15, 2,550 ft. South of US 6, common address of 72493 SR 15 in Jackson Township, zoned A-1. | SUP-0395-2025 |
| C. | Petitioner: | <i>David Chupp & Carrie Chupp, Husband & Wife (Buyers) & Beulah M. Schlabach (Seller)</i> | (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, 700 ft. North of CR 20, common address of 58864 CR 35 in Middlebury Township, zoned A-1. | SUP-0389-2025 |
| D. | Petitioner: | <i>Acres Inc.</i> | (Page 13) |
| | Petition: | for a Special Use for a nature preserve. | |
| | Location: | South side of CR 12, 1,995 ft. East of CR 131, in Middlebury Township, zoned A-1. | SUP-0404-2025 |

9:30 A.M.

(HESSER)

- E. Petitioner: ***Timothy Yoder & Janae Schrock (Buyers) & Matthew Herr & Adrena Mathieu (Sellers)*** **(Page 14)**
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 14, 900 ft. West of Bristol Ave. (CR 8), common address of 13043 CR 14 in Middlebury Township, zoned A-1. SUP-0394-2025
- F. Petitioner: ***Elkhart Christian Academy, Inc.*** **(Page 15)**
Petition: for an amendment to an existing Special Use for a school to allow for a building addition, additional parking, sign, drive, playground and tennis courts.
Location: Northeast corner of CR 22 & CR 9, common address of 25887 CR 22 in Concord Township, zoned R-1. SUP-0403-2025

SPECIAL USE/DEVELOPMENTAL VARIANCES

- G. Petitioner: ***Dewey R. Price & Diana K. Price, Husband & Wife*** **(Page 16)**
Petition: for a Special Use for a roadside stand & 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 50, 675 ft. West of CR 9, common address of 26150 CR 50 in Union Township, zoned A-1. SUP-0399-2025
- H. Petitioner: ***Rosa A. Caldera De Bernal*** **(Page 17)**
Petition: for a Special Use for building and home improvement supplies, and 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 4, 855 ft. West of CR 7, common address of 27357 CR 4 in Osolo Township, zoned A-1. SUP-0368-2025

USE VARIANCE/SPECIAL USE

- I. Petitioner: ***Jesus Ocampo*** **(Page 18)**
Petition: for a Use Variance to allow for a waste related service & for a Special Use for a home workshop/business for a roofing business.
Location: East side of CR 7, 3,460 ft. South of CR 6, common address of 53670 CR 7 in Osolo Township, zoned R-1. UV-0405-2025

TABLED

- J. Petitioner: ***AMMF Trustee Corporation (Land Contract Holder) & Jesse A. Borkholder & Angela S. Borkholder, Husband & Wife (Land Contract Purchasers)*** **(Page 19)**
Petition: for a 9 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of an accessory structure 1 ft. from the rear property line.
Location: South side of CR 42, 1,900 ft. east of Ash Rd., common address of 30622 CR 42 in Locke Township, zoned A-1. DV-0230-2025

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

ADJOURNMENT

Debra Cramer – Appointed by Commissioners: term 1/1/25 – 12/31/28
Cory White – Appointed by Council: term 1/1/25 – 12/31/28
Randy Hesser – Appointed by Commissioners: term 1/1/22 – 12/31/25
Steve Warner – Appointed by Commissioners: term 1/1/25 – 12/31/28
Roger Miller – Appointed by Plan Commission: term 1/1/25-12/13/28

Alternates:

John Gardner – Appointed by Commissioners: term 1/1/25 – 12/31/25
David Miller – Appointed by Commissioners: term 1/1/25 – 12/31/25