

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

MARCH 20, 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 20<sup>th</sup> day of February 2025.

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

### SPECIAL USE

**9:00 A.M. (CRAMER)**

- A. Petitioner: ***Paul D. Schrock & Brandi Schrock, Husband & Wife*** (Page 15)  
Petition: for a Special Use for a home workshop/business for a custom embroidery, screen printing and heat transfer business.  
Location: West side of CR 31, 950 ft. South of CR 138, common address of 65677 CR 31 in Elkhart Township, zoned A-1. SUP-0080-2025
- B. Petitioner: ***Edward Cyriel DeBaets & Rhonda Jean DeBaets*** (Page 16)  
Petition: for a Special Use for parking of recreational vehicles.  
Location: West side of Heaton Vista, 250 ft. North of 3rd St., East of CR 113, in Osolo Township, zoned R-2. SUP-0085-2025
- C. Petitioner: ***Deer Trail School*** (Page 17)  
Petition: for a Special Use for a school.  
Location: West side of CR 13, 600 ft. North of CR 52, in Union Township, zoned A-1. SUP-0086-2025
- D. Petitioner: ***The Board of Commissioners of the County of Elkhart, Indiana*** (Page 18)  
Petition: for an amendment to an existing Special Use for waste related services (landfill) to add property.  
Location: East side of CR 7, 2,030 ft. North of CR 26, common address of 59308 CR 7 in Concord Township, zoned A-1. SUP-0087-2025

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

- E. Petitioner: ***Greg Martin & Melody Martin, Husband & Wife*** (Page 19)  
Petition: for a Special Use for a resort.  
Location: North side of CR 38, 1,310 ft. East of CR 15, common address of 22781 CR 38 in Harrison Township, zoned A-1. SUP-0023-2025

**SPECIAL USE/DEVELOPMENTAL VARIANCES**

- F. Petitioner: ***Ralph O. Miller, James Bixler, & Francis Freed, Jr., as Trustees of the Roselawn Mennonite Church*** (Page 20)  
Petition: for an Amendment to an existing Special Use for a place of worship to allow for a gymnasium addition, for a 15 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing church facility 35 ft. from the centerline of the right-of-way of Sunset Ave., and for a 5 ft. Developmental Variance (Ordinance allows 30 ft.) to allow for a gymnasium 35 ft. in height.  
Location: Southwest corner of Independence St. & Sunset Ave., common address of 54365 Independence St. in Osolo Township, zoned R-2. SUP-0083-2025

- G. Petitioner: ***Marlin D. Bontrager & Wanda J Bontrager*** (Page 21)  
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 Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
Location: North side of the easement, East side of CR 8, 1,270 ft. South of CR 10, common address of 54704 CR 8 in York Township, zoned A-1. SUP-0084-2025

- H. Petitioner: ***Evan Stutzman & Natalie Stutzman, Husband & Wife*** (Page 22)  
Petition: for a Special Use for a home workshop/business for a landscaping business, for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, and for a Developmental Variance to allow for 10 outside employees (Ordinance allows 4).  
Location: West side of CR 27, 1,305 ft. North of CR 34, common address of 62745 CR 37 in Clinton Township, zoned A-1. SUP-0093-2025

**10:00 A.M. (HESSER)**

- I. Petitioner: ***Tri-County Land Trustee Corporation (Land Contract Holder) & Martin Graber & Lucinda Graber (Land Contract Purchasers)*** (Page 23)  
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

- J. Petitioner: **David L. Bontrager, Jr. & Luetta Bontrager, Husband & Wife** (Page 24)  
Petition: for a Special Use for a home workshop/business for the manufacturing of portable sheds, for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, for a Developmental Variance to allow for 5 outside employees (Ordinance allows 4), and for a 3 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for an accessory structure 28 ft. in height.  
Location: West side of CR 37, 1,700 ft. North of CR 28, common address of 59811 CR 37 in Middlebury Township, zoned A-1. SUP-0100-2025

**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, March 20, 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 March 20, 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>