

**BZA MINUTES**  
**ELKHART COUNTY BOARD OF ZONING APPEALS MEETING**  
**HELD ON THE 20<sup>th</sup> DAY OF MARCH 2025 AT 9:00 A.M.**  
**MEETING ROOMS 104, 106, & 108 – ADMINISTRATION BUILDING**  
**117 N. 2<sup>nd</sup> STREET, GOSHEN, INDIANA**

1. The regular meeting of the Elkhart County Board of Zoning Appeals was called to order by the Chairperson, Randy Hesser. Staff members present were: Jason Auvil, Zoning Administrator; Danny Dean, Planner, Danielle Richards, Planner; Laura Gilbert, Administrative Coordinator; and James W. Kolbus, Attorney for the Board.

**Roll Call.**

**Present:** Deb Cramer, Stever Warner, Cory White, Roger Miller, Randy Hesser

**Absent:** David Miller, John Gardner.

2. A motion was made and seconded (*Miller/Cramer*) that the minutes of the regular meeting of the Board of Zoning Appeals held on the 20<sup>th</sup> day of February 2025 be approved as read. The motion was carried with a unanimous roll call vote.

3. A motion was made and seconded (*Warner/Cramer*) that the Board accepts the Development Ordinance and Staff Report materials as evidence into the record and the motion was carried with a unanimous roll call vote.

4. The application of **Paul D. Schrock & Brandi Schrock, Husband & Wife** for a Special Use for a home workshop/business for a custom embroidery, screen printing and heat transfer business on property located on the West side of CR 31, 950 ft. South of CR 138, common address of 65677 CR 31 in Elkhart Township, zoned A-1, came on to be heard.

Mrs. Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #SUP-0080-2025*.

There were 22 neighboring property owners notified of this request.

Paul & Brandi Schrock, 65677 CR 31, Goshen were present for this request. Mrs. Schrock stated that they are purchasing a business and would like to move it into their existing shop. Mr. Hesser asked if the process for their business generates any waste. Mrs. Schrock responded, no. Mr. Warner confirmed that they are expecting 1-3 customers per day. Mrs. Schrock stated yes.

Cathy Smothers, 65655 CR 31, Goshen was present in remonstrance. Ms. Smothers explained she is concerned about her property value going down because of the business. She continued by stating that she is opposed to any signs on the property.

Mrs. Schrock came back to the podium to address concerns regarding the sign that is on their site plan. She continued by saying that they would make sure it has the appropriate setbacks as required. She also stated that she would work with Ms. Smothers so that there would be no contention between the two. Mr. Hesser asked if the sign for the business would be 3 ft. x 3 ft. or smaller as required. Mrs. Schrock replied yes.

The public hearing was closed at this time.

Mr. Hesser stated he has concerns about the size of the sign. He suggested that the Board add a condition that the sign is not exceed the size of 3 ft. x 3 ft.

The Board examined said request, and after due consideration and deliberation:

**Motion: Action:** Approve, **Moved by** Deb Cramer, **Seconded by** Roger Miller that the Board adopt the Staff Analysis as the Findings and Conclusions of the Board, and based upon these, further moved that this request for a Special Use for a home workshop/business for a custom embroidery, screen printing, and heat transfer business be approved with the following condition imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.

The following commitments were imposed:

1. The request is approved in accordance with the revised site plan to be submitted for Staff approval and as represented in the Special Use application.
2. Sign not to exceed 3 ft. x 3 ft.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Deb Cramer, Stever Warner, Cory White, Roger Miller, Randy Hesser.

5. The application of *Edward Cyriel DeBaets & Rhonda Jean DeBaets* for a Special Use for parking of recreational vehicles on property located on the West side of Heaton Vista, 250 ft. North of 3rd St., East of CR 113, in Osolo Township, zoned R-2, came on to be heard.

Mrs. Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #SUP-0085-2025*.

There were 24 neighboring property owners notified of this request.

Edward & Rhonda DeBaets, 23161 Heaton Vista, Elkhart were present for this request.

Mrs. DeBaets started by saying they purchased this piece of land to store outdoor personal recreational vehicles. Mr. Miller asked if they lived across the road. Mrs. DeBaets replied yes.

There were no remonstrators present.

The public hearing was closed at this time.

The Board examined said request, and after due consideration and deliberation:

**Motion: Action:** Approve, **Moved by** Deb Cramer, **Seconded by** Randy Hesser that the Board adopt the Staff Analysis as the Findings and Conclusions of the Board, and based upon these, further moved that this request for a Special Use for parking of recreational vehicles be approved with the following condition imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.

The following commitments were imposed:

1. The request is approved in accordance with the site plan submitted (dated 2/12/2025) and as represented in the Special Use application.
2. Limited to one (1) camper, one (1) boat, and one (1) jet ski at any one time.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Deb Cramer, Stever Warner, Cory White, Roger Miller, Randy Hesser.

6. The application of *Deer Trail School* for a Special Use for a school on property located on the West side of CR 13, 600 ft. North of CR 52, in Union Township, zoned A-1, came on to be heard.

Mrs. Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #SUP-0086-2025*.

There were five neighboring property owners notified of this request.

Jonathan Burkholder, 70526 CR 13, Nappanee was present for this request as the agent for the school. Mr. Burkholder stated that the current school is at capacity and the need for another school has arisen. Mr. Hesser asked staff why a subdivision is required. Mrs. Richards stated that the 3 acres for the school is a recent split, and the subdivision will make the 3 acres buildable.

There were no remonstrators present.

The public hearing was closed at this time.

The Board examined said request, and after due consideration and deliberation:

**Motion: Action:** Approve, **Moved by** Deb Cramer, **Seconded by** Roger Miller that the Board adopt the Staff Analysis as the Findings and Conclusions of the Board, and based upon these, further moved that this request for a Special Use for a school be approved with the following conditions imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.
2. A subdivision is required.

The following commitment was imposed:

1. The request is approved in accordance with the site plan submitted (dated 2/12/2025) and as represented in the Special Use application.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Deb Cramer, Stever Warner, Cory White, Roger Miller, Randy Hesser.

7. The application of *The Board of Commissioners of the County of Elkhart, Indiana* for an amendment to an existing Special Use for waste related services (landfill) to add property on property located on the East side of CR 7, 2,030 ft. North of CR 26, common address of 59308 CR 7 in Concord Township, zoned A-1, came on to be heard.

Mrs. Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #SUP-0087-2025*.

There were forty-one neighboring property owners notified of this request.

Mr. Hesser requested clarification on what area of the site plan the land was being added for the landfill.

John Bowers, Director of Solid Waste at the landfill, 59530 CR 7 South, Elkhart, was present for this request. He stated the new property they acquired is along CR 9 and he pointed out the location on the aerial. Mr. Hesser requested clarification as to which parcel has the Special Use that needs to be rescinded. Mr. Auvil stated that it was on the Wilson property.

Michael Boling, 60120 CR 9, Elkhart, was present in remonstrance. Mr. Boling stated he is under the impression that this request is for a new landfill. Mr. Hesser stated that this request is for an addition to the current landfill.

Lindell Johnson, 60076 CR 9 was also present in remonstrance. Mr. Johnson stated that he did not receive notice of the hearing but had the same concern as Mr. Boling.

Mr. Bowers came back to the podium to clarify that the request is to add land on the east side of CR 9 to the existing landfill, and there will not be a new landfill. He continued by saying he intends to meet with Mr. Johnson and Mr. Boling after the hearing to answer more questions and put their minds at ease.

Brad Rogers, Elkhart County Commissioner, 117 N. Second St., Goshen came on to speak. Mr. Rogers stated the acquisition of the additional land for the landfill onward is for future expansion. He continued by saying it will allow the landfill to be present for many future generations.

The public hearing was closed at this time.

The Board examined said request, and after due consideration and deliberation:

**Motion: Action:** Approve, **Moved by** Deb Cramer, **Seconded by** Steve Warner that the Board adopt the Staff Analysis as the Findings and Conclusions of the Board, and based upon these, further moved that this request for an amendment to an existing Special Use for waste related services (landfill) to add property be approved with the following condition imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.

The following commitment was imposed:

1. The request is approved in accordance with the site plan submitted (dated 2/13/2025) and as represented in the Special Use Amendment application.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Deb Cramer, Stever Warner, Cory White, Roger Miller, Randy Hesser.

**Motion: Action:** Rescind, **Moved by** Deb Cramer, **Seconded by** Roger Miller that the request for a Special Use for a Portrait Studio be rescinded at the request of staff, since it is no longer in operation.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Deb Cramer, Stever Warner, Cory White, Roger Miller, Randy Hesser.

8. The application of **Greg Martin & Melody Martin, Husband & Wife** for a Special Use for a resort on property located on the North side of CR 38, 1,310 ft. East of CR 15, common address of 22781 CR 38 in Harrison Township, zoned A-1, came on to be heard.

Mr. Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #SUP-0023-2025*.

There were five neighboring property owners notified of this request.

Greg Martin, 22781 CR 38, Goshen, was present for this request. Mr. Martin started by saying they bought the property 6 years ago and were not aware that the property was not in compliance with the county ordinance. He continued by saying they are using part of the property as an Air BNB, and they would like to add an inground pool and an accessory building for storage. Mr. Miller asked Mr. Martin how many people typically stay at the resort at one time. Mr. Martin stated the log house can sleep 6-10 people and the cottage is for couples only.

There were no remonstrators present.

The public hearing was closed at this time.

The Board examined said request, and after due consideration and deliberation:

**Motion: Action:** Approve, **Moved by** Roger Miller, **Seconded by** Deb Cramer that the Board adopt the Staff Analysis as the Findings and Conclusions of the Board, and based upon these, further moved that this request for a Special Use for a resort be approved with the following conditions imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded, and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.
2. Building permits must be issued and certificates of occupancy must be obtained for the 2 guest houses.
3. A recorded deed excepting 20-10-24-300-017.000-016 (a 27-acre tract) is required.

The following commitment was imposed:

1. The request is approved in accordance with the site plan submitted (dated 1/13/2025) and as represented in the Special Use application.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Deb Cramer, Stever Warner, Cory White, Roger Miller, Randy Hesser

9. The application of *Ralph O. Miller, James Bixler, & Francis Freed, Jr., as Trustees of the Roselawn Mennonite Church* 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 on property located on the Southwest corner of Independence St. & Sunset Ave., common address of 54365 Independence St. in Osolo Township, zoned R-2, came on to be heard.

Mr. Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #SUP-0083-2025*.

There were 33 neighboring property owners notified of this request.

Conrad Hostetler, 25065 Aqua Dr., Elkhart, was present for this request. Mr. Hostetler stated the Church wants to build an 80 ft. x 100 ft. gymnasium. Mr. Miller asked Mr. Hostetler if they will be ready to build within the timeframe of the conditions imposed by staff. He replied yes. Mr. Hostetler continued by saying they are still waiting for the state release, but that it should not be a problem. Mr. Hesser asked if they plan to limit the gymnasium to church use. Mr. Hostetler stated it would be for Church member use only.

There were no remonstrators present.  
The public hearing was closed at this time.

The Board examined said request, and after due consideration and deliberation:

**Motion: Action:** Approve, **Moved by** Roger Miller, **Seconded by** Deb Cramer that the Board adopt the Staff Analysis as the Findings and Conclusions of the Board, and based upon these, further moved that this request for an Amendment to an existing Special Use for a place of worship to allow for a gymnasium addition be approved with the following condition imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.

The following commitment was imposed:

1. The request is approved in accordance with the site plan submitted (dated 2/12/2025) and as represented in the Special Use Amendment application.

Further, the motion also included that 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 be approved with the following conditions imposed:

1. Variances from the developmental standards of the Development Ordinance are void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 2/12/2025) and as represented in the Developmental Variance application.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Deb Cramer, Stever Warner, Cory White, Roger Miller, Randy Hesser.

10. The application of *Marlin D. Bontrager & Wanda J Bontrager* 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 on property located on the 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, came on to be heard.

Mr. Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #SUP-0084-2025*.

There were 14 neighboring property owners notified of this request.

Lloyd Troyer, Curveside Construction, 13708 CR 8, Middlebury, was present for this request. Mr. Miller asked Mr. Troyer if he had anything to add. Mr. Troyer answered no. Mr. Hesser asked if staff was ok with the site plan submitted. The staff answered yes.

There were no remonstrators present.

The public hearing was closed at this time.

The Board examined said request, and after due consideration and deliberation:

**Motion: Action:** Approve, **Moved by** Roger Miller, **Seconded by** Deb Cramer that the Board adopt the Staff Analysis as the Findings and Conclusions of the Board, and based upon these, further moved that this request for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres be approved with the following condition imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.

The following commitments were imposed:

1. The request is approved in accordance with the site plan submitted (dated 2/12/2025) and as represented in the Special Use application.
2. The request is limited to a maximum of two (2) adult horses at any one time.

Further, the motion also included that a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right be approved with the following conditions imposed:

1. A variance from the developmental standards of the Development Ordinance is void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 2/12/2025) and as represented in the Developmental Variance application.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Deb Cramer, Stever Warner, Cory White, Roger Miller, Randy Hesser

11. The application of *Evan Stutzman & Natalie Stutzman, Husband & Wife* 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) on property located on the West side of CR 27, 1,305 ft. North of CR 34, common address of 62745 CR 37 in Clinton Township, zoned A-1, came on to be heard.

Mr. Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #SUP-0093-2025*.

There were 11 neighboring property owners notified of this request.

Evan Stutzman, 62745 CR 37, Goshen, was present for this request. Mr. Hesser asked Mr. Stutzman how many employees will be parking at the property during the day. Mr. Stutzman responded there will be about 5 Amish employees. Mr. Hesser then asked if there was room for semi-trucks to pull onto and off of the property without backing on the road. Mr. Stutzman replied yes. Mrs. Cramer asked Mr. Stutzman if he lives on the property. He stated yes. Mr. Miller asked Mr. Stutzman if he is aware that the staff is requesting the Special Use for the Bed and Breakfast be rescinded. Mr. Stutzman said yes. Mr. Hesser asked Mr. Stutzman if there will be anything stored outside. Mr. Stutzman stated tractors will be stored outside.

There were no remonstrators present.

The public hearing was closed at this time.

The Board examined said request, and after due consideration and deliberation:

**Motion: Action:** Approve, **Moved by** Roger Miller, **Seconded by** Steve Warner that the Board adopt the Staff Analysis as the Findings and Conclusions of the Board, and based upon these, further moved that this request for a Special Use for a home workshop/business for a landscaping business be approved with the following conditions imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded, and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.
2. The legal descriptions of the 3 subject tracts must be recorded on a single deed.
3. A commercial building permit and a certificate of occupancy must be obtained for the 9,600 sq. ft. accessory structure.

The following commitments were imposed:

1. The request is approved in accordance with the site plan submitted (dated 2/14/2025) and as represented in the Special Use application.
2. Any future expansions require a DPUD.
3. Backing in or backing out of semi-tractor trailers from/onto CR 37 is prohibited.

Further, the motion also included that 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) be approved with the following conditions imposed:

1. Variances from the developmental standards of the Development Ordinance are void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 2/14/2025) and as represented in the Developmental Variance application.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Deb Cramer, Stever Warner, Cory White, Roger Miller, Randy Hesser.

**Motion: Action:** Approve, **Moved by** Roger Miller, **Seconded by** Deb Cramer that the Special Use for a bed and breakfast be rescinded at the request of staff, since it is no longer in operation.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Deb Cramer, Stever Warner, Cory White, Roger Miller, Randy Hesser.

12. The application of *Tri-County Land Trustee Corporation (Land Contract Holder) & Martin Graber & Lucinda Graber (Land Contract Purchasers)* 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 on property located on the West side of CR 31, 2,130 ft. South of CR 14, common address of 56831 CR 31 in Jefferson Township, zoned A-1, came on to be heard.

Mrs. Richards presented the Staff Report/Staff Analysis, which is attached for review as Case #SUP-0095-2025.

There were 10 neighboring property owners notified of this request.

Mr. Hesser stated that he lives 2 parcels north of this property, but he has no financial interest in the petitioner's property. Mr. Kolbus, staff attorney, stated that Mr. Hesser may remain for the hearing.

The petitioner was not present for this request.

John Stombaugh, 56425 CR 31, Goshen was present in remonstrance. He started by saying that he does not have a problem with small business owners. Mr. Stombaugh stressed he is not in favor of the diesel generator being used by the business. He continued by saying the generator runs all day long, and the noise and exhaust is intolerable. Mr. Miller sympathized with Mr. Stombaugh saying even though the generators are quiet, constant noise can still be heard and the exhaust smells. Mr. Miller continued by saying that he would oppose this request unless the petitioner hooks up to a power line.

The public hearing was closed at this time.

The Board examined said request, and after due consideration and deliberation:

**Motion: Action:** Table, **Moved by** Randy Hesser, **Seconded by** Roger Miller that the request 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 be tabled until April 17, 2025, Advisory Board of Zoning Appeals meeting due to the absence of the petitioner.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Deb Cramer, Stever Warner, Cory White, Roger Miller, Randy Hesser.

13. The application of *David L. Bontrager, Jr. & Luetta Bontrager, Husband & Wife* 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 on property located on the West side of CR 37, 1,700 ft. North of CR 28, common address of 59811 CR 37 in Middlebury Township, zoned A-1, came on to be heard.

Mrs. Richards presented the Staff Report/Staff Analysis, which is attached for review as Case #SUP-0100-2025.

There were 11 neighboring property owners notified of this request.

David Bontrager, Jr., 59811 CR 37, Middlebury, was present for this request. Mr. Bontrager stated he was contacted by a company, to see if they would like to build portable sheds. He continued by saying they started building 25 sheds last summer. Mr. Bontrager stated that they no longer have cows and would like to turn the barn into a workshop to build sheds. He added he would like to put a sign with an arrow on the property to direct semi-trucks. Mr. Miller asked staff what size sign would be allowed since there was no request for a sign on the application. Danny Dean replied that a 4 square foot sign would be allowed in the A-1 zone. Mrs. Cramer asked if

sheds will be stored outside. Mr. Bontrager responded they are trying to get the purchasers to pick up the sheds as soon as they are ready.

There were no remonstrators present.

The public hearing was closed at this time.

Mr. Hesser asked staff if Mr. Bontrager is allowed to store sheds outside. Mr. Auvil stated staff allows storage of finished products outside. He added staff does not allow outside storage of any raw materials. Mrs. Cramer asked Mr. Bontrager where the sheds are being stored on the property. He stated, behind the cow fence, approximately 15 feet from the road.

The Board examined said request, and after due consideration and deliberation:

**Motion: Action:** Approve, **Moved by** Randy Hesser, **Seconded by** Roger Miller that the Board adopt the Staff Analysis as the Findings and Conclusions of the Board, and based upon these, further moved that this request for a Special Use for a home workshop/business for the manufacturing of portable sheds be approved with the following condition imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.

The following commitments were imposed:

1. The request is approved in accordance with the site plan submitted (dated 2/17/2025) and as represented in the Special Use application.
2. Backing in or backing out of semi-tractor trailers from/onto CR 31 is prohibited.

Further, the motion also included that 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 be approved with the following conditions imposed:

1. Variances from the developmental standards of the Development Ordinance are void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 2/17/2025) and as represented in the Developmental Variance application.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Deb Cramer, Stever Warner, Cory White, Roger Miller, Randy Hesser.

14. Mr. Miller requested the County investigate the possibility of some type of regulation regarding how far a diesel generator is allowed to be in proximity to a residence.

15. The meeting was adjourned at 10:31 A.M.

Respectfully submitted,

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Jean Boyer, Recording Secretary

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Randy Hesser, Chairman

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Debra L. Cramer, Secretary