

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

APRIL 16, 2026  
9:00 A.M.

PUBLIC SERVICES BUILDING  
MEETING ROOMS A & B  
4230 ELKHART ROAD, 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 March 2026.

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

### SPECIAL USES

9:00 A.M.     (HESSER)

- A.     Petitioner:     ***Raul Gaytan Ruelas***     (Page 6)  
       Petition:         for a Special Use for a home workshop/business for a food truck commissary and for a Special Use for a roadside stand (food truck).  
       Location:         East side of CR 21, 3,175 ft. North of CR 19, common address of 61006 CR 21 in Elkhart Township, zoned A-1.     SUP-0107-2026
- B.     Petitioner:     ***Old Order Mennonite Schools (Buyer) & Laural D. Nissley & Geraldine R. Nissley, Husband & Wife (Sellers)***     (Page 7)  
       Petition:         for a Special Use for a school.  
       Location:         Northwest corner of CR 36 & CR 11, in Harrison Township, zoned A-1.     SUP-0121-2026

### SPECIAL USE/DEVELOPMENTAL VARIANCE

- C.     Petitioner:     ***Lealan O. Martin & Loretta M. Martin, Husband & Wife***     (Page 8)  
       Petition:         for a Special Use for a home workshop/business for farm and lawn equipment repair and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
       Location:         Northwest corner of CR 1 & CR 30, common address of 61937 CR 1 in Olive Township, zoned A-1.     SUP-0131-2026

**USE VARIANCE/DEVELOPMENTAL VARIANCE**

D. Petitioner: ***Tylinna J. Maracle*** (Page 9)  
Petition: for a Use Variance to allow for the construction of an accessory structure without a residence, for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, for a 13 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an accessory structure 37 ft. from the centerline of the right-of-way of Mason St., for a 40 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing accessory structure 10 ft. from the centerline of the right-of-way of Mason St., and for a 45 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 30 ft. from the centerline of the right-of-way of East County Line Rd..  
Location: West side of E. County Line Rd., 1,140 ft. North of CR 4, common address of 51775 E. County Line Rd. in York Township, zoned R-2. DV-0125-2026

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

- *Abbreviated ordinance updates for BBC approval in May*
- *Minor Change – Harlan Martin (SUP-0056-2026) – request to amend the size of the proposed accessory structure from the approved 3,640 square feet to 4,200 square feet.*

**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 1/1/26 – 12/31/29  
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 1/1/26 – 12/31/26  
David Miller – Appointed by Commissioners: term 1/1/26 – 12/31/26



**DATE:** April 8, 2026

**TO:** BZA

**FROM:** Danielle Richards, Planner

**SUBJECT:** Minor Change Request

Harlan Martin is requesting to amend a Special Use Permit for a home workshop business for a welding shop and a Developmental Variance to allow the total square footage to exceed that allowed by right on a property located at 21628 CR 40, Goshen, IN 46526, in Elkhart Township, zoned A-1 approved on March 19, 2026. (SUP-0056-2026)

The request is to allow for 4,200 sq. ft. instead of what was approved, 3,640 sq. ft, which is a difference of 560 sq. ft.

Attached is the minor change request received on April 8, 2026.

Staff recommend approval of this minor change request.

This minor change staff item will be on the **April 16<sup>th</sup>, 2026**, BZA agenda.

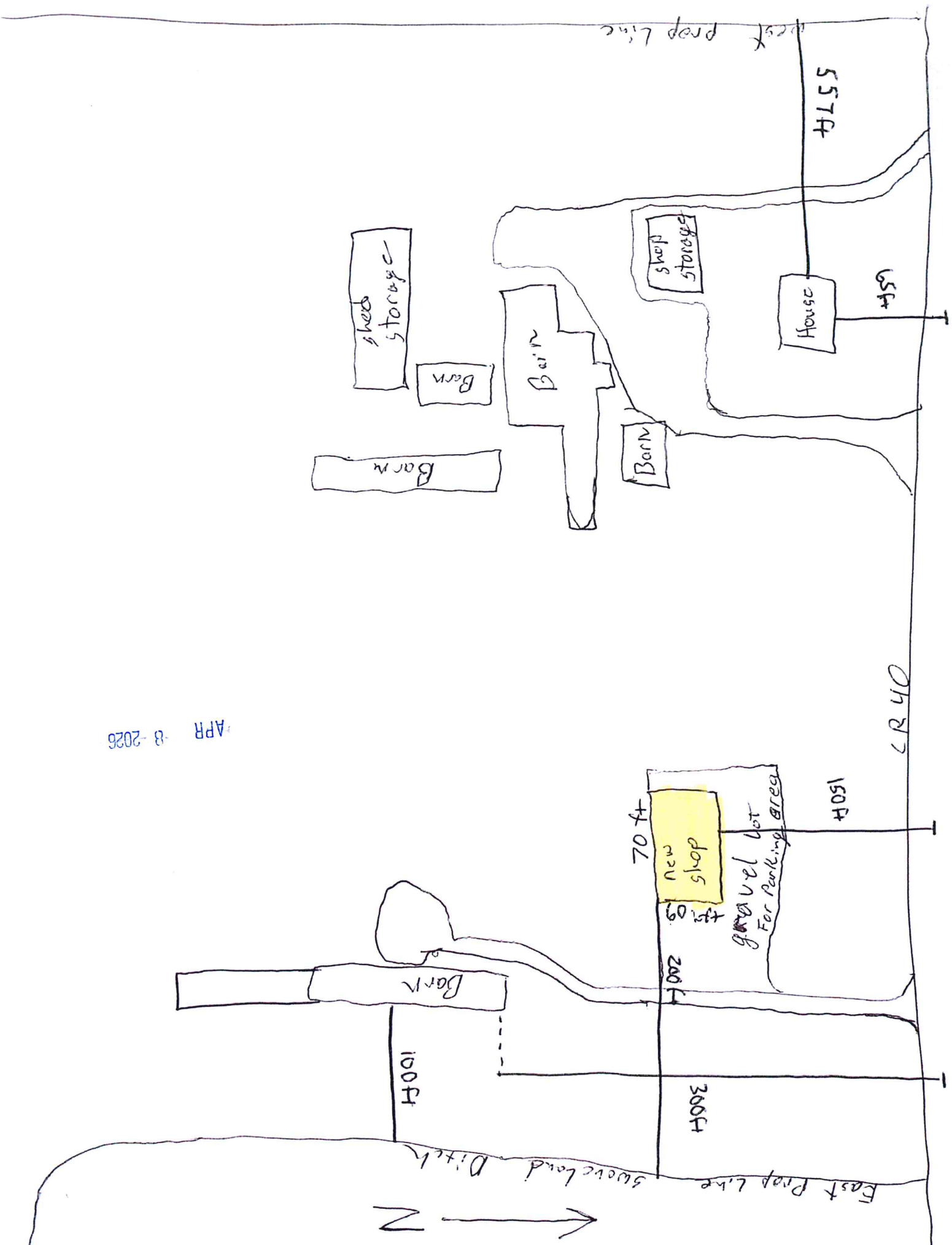
4-8-26

My name is Harlan Martin  
and I had a special use permit  
approved March 19-2026 (sup-0056-2026)

The building I had on my site plan  
was  $70 \times 52 = 3640 \text{ ft}^2$  But I would  
like to build a  $70 \times 60 = 4200 \text{ ft}^2$  instead  
Please consider this minor change request

Thank you

Harlan Martin



APR 8-2026