

ELKHART COUNTY BOARD OF ZONING APPEALS

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

Roll Call

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the 18th day of December 2025.

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

SPECIAL USES

9:00 A.M.

(WARNER)

- | | | | |
|----|-------------|---|-----------------|
| A. | Petitioner: | <i>David Miller & Julia D. Miller, Husband & Wife</i> | (Page 4) |
| | 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 18, 1,620 ft. East of CR 29, common address of 16437 CR 18 in Jefferson Township, zoned A-1. SUP-0746-2025 | |
| B. | Petitioner: | <i>Derek R. Jacobs & Lindsay M. Jacobs, Husband & Wife</i> | (Page 5) |
| | Petition: | for a Special Use for a home workshop/business for a tree service business. | |
| | Location: | South side of CR 4, 3,700 ft. East of CR 5, common address of 28126 CR 4 in Cleveland Township, zoned A-1. SUP-0761-2025 | |
| C. | Petitioner: | <i>Steven Zimmerman & Linda Zimmerman, Husband & Wife</i> | (Page 6) |
| | Petition: | for a Special Use for a catering establishment (food commissary). | |
| | Location: | West side of CR 33, 1,000 ft. South of SR 4, common address of 62019 CR 33 in Clinton Township, zoned A-1. SUP-0763-2025 | |
| D. | Petitioner: | <i>Alba M. Ayala-Corella</i> | (Page 7) |
| | 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 Holly Dr., 1,405 ft. Northeast of Greenleaf Blvd., common address of 54705 Holly Dr. in Osolo Township, zoned R-1. SUP-0765-2025 | |

9:30 A.M. (HESSER)

- E. Petitioner: ***Diego Armando Pinela Arguelles & Melody Annarae Pinela*** (Page 8)
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 Ridgeview Dr., 1,015 ft. West of CR 100, common address of 30897 Ridgeview Dr. in Baugo Township, zoned A-1. SUP-0770-2025

SPECIAL USES/DEVELOPMENTAL VARIANCES

- F. Petitioner: ***Theodore Gerring & Dayna Gerring, Husband & Wife*** (Page 9)
Petition: for a Special Use for a home workshop/business for a home restoration business and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: East side of CR 13, 2,520 ft. North of CR 38, common address of 64520 CR 13 in Harrison Township, zoned A-1. SUP-0759-2025
- G. Petitioner: ***Bibiano Martinez Alvarado & Isidra Hernandez Aguilar, Husband & Wife*** (Page 10)
Petition: for a Special Use for an indoor recreation facility (event venue), for a 25 parking space Developmental Variance (Ordinance requires 63 parking spaces) to allow for 38 parking spaces, for a 4 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing commercial building, and for a Developmental Variance to allow for a non-residential use on less than 3 acres.
Location: East side of US 33, 600 ft. North of CR 40, common address of 65892 US 33 in Elkhart Township, zoned A-1. SUP-0771-2025
- H. Petitioner: ***Taylor George*** (Page 11)
Petition: for a Special Use for a home workshop/business for a landscaping business 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 6, 730 ft. West of CR 17, common address of 22137 CR 6 in Osolo Township, zoned GPUD E-3. SUP-0776-2025

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

- *Minor Change – Special Use – Lisa Delp (SUP-0694-2020) – request to amend a Special Use for a home workshop/business for an aquatics store to a home workshop/business for a sporting equipment (hunting & fishing) store.*
- *Adoption of written findings for rescission of a Special Use for Marie Calderon (SUP-0231-2016) – Rescinded August 2023.*

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