

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

JANUARY 15, 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 18<sup>th</sup> day of December 2025.

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

### **ELECTION OF OFFICERS**

#### **SPECIAL USES**

		<u>9:00 A.M.</u>	<u>(WARNER)</u>
A.	Petitioner: Petition: Location:	<i>David Miller &amp; Julia D. Miller, Husband &amp; Wife</i> for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres. North side of CR 18, 1,620 ft. East of CR 29, common address of 16437 CR 18 in Jefferson Township, zoned A-1.	(Page 4) SUP-0746-2025
B.	Petitioner: Petition: Location:	<i>Derek R. Jacobs &amp; Lindsay M. Jacobs, Husband &amp; Wife</i> for a Special Use for a home workshop/business for a tree service business. South side of CR 4, 3,700 ft. East of CR 5, common address of 28126 CR 4 in Cleveland Township, zoned A-1.	(Page 5) SUP-0761-2025
C.	Petitioner: Petition: Location:	<i>Steven Zimmerman &amp; Linda Zimmerman, Husband &amp; Wife</i> for a Special Use for a catering establishment (food commissary). West side of CR 33, 1,000 ft. South of SR 4, common address of 62019 CR 33 in Clinton Township, zoned A-1.	(Page 6) SUP-0763-2025
D.	Petitioner: Petition: Location:	<i>Alba M. Ayala-Corella</i> for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres. East side of Holly Dr., 1,405 ft. Northeast of Greenleaf Blvd., common address of 54705 Holly Dr. in Osolo Township, zoned R-1.	(Page 7) SUP-0765-2025

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

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 Alvardo & 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