AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JUNE 18, 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 21st day of May 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.** **(CRAMER)**

A. Petitioner: ***Site Works Properties 23, LLC*** **(Page 9)**
Petition: for an amendment to an existing Special Use for resource extraction to add a building.
Location: North side of CR 28, 2,015 ft. West of CR 17, common address of 22753 CR 28 in Concord Township, zoned A-1. SUP-0286-2026

B. Petitioner: ***Mark Williams*** **(Page 10)**
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: West side of Rivershore Ln., 1,360 ft. North of CR 16, common address of 56053 Rivershore Ln. in Baugo Township, zoned R-1. SUP-0263-2026

C. Petitioner: ***Timothy W. Ryan (Lessor) & Towers LLC (Lessee)*** **(Page 11)**
Petition: for a Special Use for a wireless communication facility.
Location: Northeast side of US 33, 850 ft. Southeast of CR 113, in Concord Township, zoned B-3. SUP-0279-2026

D. Petitioner: ***Armando Velazquez Yanez*** **(Page 12)**
Petition: for a Special Use for a kennel.
Location: East side of Brendon Ct., 300 ft. North of CR 18, West of CR 3, common address of 57942 Brendon Ct. in Baugo Township, zoned A-1. SUP-0230-2026

9:30 A.M. (MILLER)

E. Petitioner: ***Jeremy L. Martin*** **(Page 13)**
Petition: for a Special Use for an agri-business (milk hauling).
Location: West side of CR 7, 720 ft. North of CR 44, common address of 67821 CR 7 in Union Township, zoned A-1. SUP-0313-2026

F. Petitioner: ***Church Community Services*** **(Page 14)**
Petition: for a Special Use for an event venue.
Location: East side of CR 3, 1,580 ft. North of CR 26, common address of 59710 CR 3 in Baugo Township, zoned A-1. SUP-0252-2026

G. Petitioner: ***Glory Church, Inc.*** **(Page 15)**
Petition: for an amendment to an existing Special Use for a place of worship to allow for an addition to the church and for additional parking spaces.
Location: West side of CR 29, 2,425 ft. South of CR 50, common address of 70921 CR 29 in Jackson Township, zoned A-1. SUP-0264-2026

H. Petitioner: ***Daniel H. Schmucker & Ruth E. Schmucker, Husband & Wife*** **(Page 16)**
Petition: for an amendment to an existing Special Use for a home workshop/business for a water filtration business to allow for a new building.
Location: East side of CR 3, 1,895 ft. South of CR 42, common address of 67352 CR 3 in Locke Township, zoned A-1. SUP-0292-2026

10:00 A.M. (WARNER)

I. Petitioner: ***Dolco LLC (Lessor) & Melissa Rivera & Leonardo Rivera (Lessee)*** **(Page 17)**
Petition: for an amendment to an existing Special Use for a home workshop/business for an auto body shop to allow for additional outside storage of vehicles.
Location: North side of US 20, 2,280 ft. East of CR 21, common address of 19803 US 20 in Jefferson Township, zoned A-1. SUP-0308-2026

J. Petitioner: ***Missionary Church, North Central District, Inc. & Indiana Conference ofthe United Missionary Church, Inc.*** **(Page 18)**
Petition: for an amendment to an existing Special Use for a church camp to allow for the construction of two new buildings.
Location: East side of CR 9, 2,610 ft. North of CR 36, common address of 63526 CR 9 in Harrison Township, zoned A-1. SUP-0312-2026

SPECIAL USES/DEVELOPMENTAL VARIANCES

K. Petitioner: ***Nathan Yoder & Delores Yoder, Husband & Wife*** **(Page 19)**
Petition: for a Special Use for agricultural use for the keeping of animals on a tract of land containing less than 3 acres and for a 17 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 58 ft. from the centerline of the right-of-way.
Location: East side of CR 37, 735 ft. North of CR 44, common address of 67744 CR 37 in Benton Township, zoned A-1. SUP-0291-2026

L. Petitioner: ***David Weldy*** **(Page 20)**

Petition: for a Special Use for a home workshop/business for a small engine repair business and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Location: Southeast corner of CR 4 & Del Rue Dr., 2,215 ft. East of CR 5, common address of 28392 CR 4 in Cleveland Township, zoned A-1. SUP-0227-2026

10:30 A.M. (WHITE)

M. Petitioner: ***Amanda A. Aldana & Christian J. Aldana Flores, Wife & Husband*** **(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 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing shed 3 ft. from the southeast side property line.

Location: Southeast corner of Elmhurst Dr. & Sunrise Ln., West of Pine Ridge Pkwy., South of CR 20, common address of 24638 Elmhurst Dr. in Concord Township, zoned R-1. SUP-0247-2026

N. Petitioner: ***Allen Heatwole & Patricia Heatwole, Husband & Wife*** **(Page 22)**

Petition: for a Special Use for a home workshop/business for a lumber storage business, for a 1 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for an accessory structure 26 ft. in height, 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 19, 3,840 ft. South of US 6, common address of 72679 CR 19 in Jackson Township, zoned A-1. SUP-0294-2026

O. Petitioner: ***Harry W. Troyer & Rosann Troyer, Husband & Wife*** **(Page 23)**

Petition: for a Special Use for a home workshop/business for a gutter business, for a Developmental Variance to allow for 8 outside employees (Ordinance allows 4), for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right and for a 5 ft. Developmental Ordinance (Ordinance allows 25 ft.) to allow for the construction of an accessory structure 30 ft. in height.

Location: North side of CR 42, 1,000 ft. East of CR 33, common address of 14739 CR 42 in Clinton Township, zoned A-1. SUP-0307-2026

P. Petitioner: ***Bibiano Martinez Alvardo & Isidra Hernandez Aguilar Alvardo, Husband & Wife (Owner/Lessee) & HTIW Properties LLC. (Lessor)*** **(Page 24)**

Petition: for a Special Use for an indoor recreation facility (event center), 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-0301-2026

11:00 A.M. **(HESSER)**

Q. Petitioner: ***Amos R. Miller & Polly Ann Miller, Trustees of the Miller Family Revocable Living Trust*** **(Page 25)**

Petition: for a Special Use for a home workshop/business for an animal processing business and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Location: South side of CR 34, 1,085 ft. West of SR 13, common address of 12232 CR 34 in Clinton Township, zoned A-1. SUP-0314-2026

R. Petitioner: ***Miriamu Mukakaro & Donald Masatu, Wife & Husband*** **(Page 26)**

Petition: for a Special Use for a home workshop/business for a roadside stand and, for a 10 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the placement of a roadside stand 65 ft. from the centerline of the right-of-way of CR 118.

Location: Northeast corner of CR 1 & CR 118, common address of 58475 CR 1 in Baugo Township, zoned A-1. SUP-0311-2026

TABLED

S. Petitioner: ***Lyndon Martin*** **(Page 27)**

Petition: for a Special Use for an RV storage business.

Location: South side of CR 40, 2,125 ft. East of CR 7, common address of 26620 CR 40 in Harrison Township, zoned A-1. SUP-0204-2026

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

- Minor Change – Special Use – Herbert & Emily Hoover, Husband & Wife – request to amend a Special Use Permit to locate kitchen facilities in a guest house on property located at 2003 CR 20, Goshen, in Jefferson Township, zoned A-1 approved on November 16, 1978. The request is to move the existing guesthouse to another location on the property.
- Joint Representation/Conflict Letter for Attorney Beck.
- Agreement for Legal Services for Attorney Beck.

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

BZA MINUTES
ELKHART COUNTY BOARD OF ZONING APPEALS MEETING
HELD ON THE 21ST DAY OF MAY 2026 AT 9:00 A.M.
MEETING ROOM – DEPARTMENT OF PUBLIC SERVICES BUILDING
4230 ELKHART ROAD, 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: Mae Hope, Plan Director; Jason Auvil, Zoning Administrator; Laura Gilbert, Administrative Coordinator; Danny Dean, Planner; Danielle Richards, Planner; and Don Shuler, Attorney for the Board.

Roll Call.
Present: Debra Cramer, Steve Warner, Cory White, Roger Miller, Randy Hesser.

2. A motion was made and seconded *(Miller/Warner)* that the minutes of the regular meeting of the Board of Zoning Appeals held on the 16th day of April 2026 be approved as read. The motion was carried with a unanimous roll call vote.

3. A motion was made and seconded *(White/Cramer)* that the Board accepts the Zoning 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 ***Jennifer Hoff & Kevin Hoff, Wife & Husband*** for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres on property located on the Northeast side of CR 5, 535 ft. South of CR 2, common address of 51074 CR 5 in Cleveland 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-0140-2026*.

There were nineteen neighboring property owners notified of this request.

Jennifer Hoff, 51074 CR 5, Elkhart, was present for this request. Mrs. Hoff stated they just moved into this house that was her grandfather's house. She continued by saying they were allowed to have 16 fowl at her old house. Mrs. Hoff stated the birds help her daughter who is intellectually challenged. Mrs. Hoff asked the Board to let her keep the 10 chickens, 3 ducks and 1 turkey. Mr. Miller clarified that the birds are contained in a fenced area.

There were no remonstrators present.

The public hearing was closed at this time.

Mr. Hesser asked staff why they are recommending only 8 fowl. Mrs. Richards stated that staff is now reviewing requests for fowl and limiting the number based on the size of the property because of the number of complaints being filed, especially in small neighborhoods. Mr. Hesser confirmed that there is no history of complaints for the property. Mr. Warner noted the property is bordered by a commercial property and a wooded area, which would mean minimal contact with neighbors. Mr. Hesser suggested allowing the petitioner to keep the existing fowl and not replace them when they are gone. Mrs. Cramer agreed. Mr. White confirmed there are no restrictions on having male turkeys.

The Board examined said request, and after due consideration and deliberation:
Motion: Action: Approve, **Moved by** Roger Miller, **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 an agricultural use for the keeping of animals on a tract of land containing less than 3 acres 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 revised site plan must be submitted for staff approval showing coop and run location and dimensions.

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. The agricultural use is limited to a maximum of eight (8) fowls at any one time, no goats or roosters.
3. The petitioner will not replace the existing fowl over the eight (8) approved when they are gone.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).
Yes: Deb Cramer, Steve Warner, Cory White, Roger Miller, Randy Hesser.

5. The application of ***Allen Helmuth & Ruth Helmuth, Husband & Wife*** for a Special Use for a home workshop/business for a furniture business on property located on the North side of CR 46, 600 ft. East of SR 13, common address of 11461 CR 46 in Benton Township, zoned A-1, came on to be heard.

Mr. Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #SUP-0199-2026*.

There were 5 neighboring property owners notified of this request.

Harley D. Bontrager, 57342 CR 116, Middlebury was present representing the owner. Mr. Bontrager stated the owner intends to build some new buildings for the business and will use the existing lane. He added there will be no need to back onto or off of CR 46. Mr. Hesser confirmed the new buildings will not require a storage variance.

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 furniture 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. A revised site plan must be submitted for staff approval showing parking and semi tractor trailer turnaround.

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. Backing in or backing out from/onto CR 46 with semi tractor trailers is prohibited.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).
Yes: Deb Cramer, Steve Warner, Cory White, Roger Miller, Randy Hesser.

6. The application of ***Lyndon Martin*** for a Special Use for an RV storage business on property located on the South side of CR 40, 2,125 ft. East of CR 7, common address of 26620 CR 40 in Harrison Township, zoned A-1, came on to be heard.

Mr. Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #SUP-0204-2026*.

There were 7 neighboring property owners notified of this request.

Mr. Auvil stated that he received a request from Mr. Martin to table this request until next month's meeting to allow more time to prepare a new plan to present to the Board.

The remonstrators present chose to wait until the June 18, 2026, meeting to speak.

The public hearing was closed at this time.

The Board examined said request, and after due consideration and deliberation:
Motion: Action: Table, **Moved by** Roger Miller, **Seconded by** Deb Cramer that this request for a Special Use for an RV storage business be tabled until June 18th, 2026, Advisory Board of Zoning Appeals meeting at the request of the petitioner to allow more time to prepare a better plan to present to the Board.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).
Yes: Deb Cramer, Steve Warner, Cory White, Roger Miller, Randy Hesser.

7. The application of ***First Baptist Church of Elkhart*** for an Amendment to an existing Special Use for a place of worship to allow for additional signage on property located on the West side of CR 17, 700 ft. North of CR 10, common address of 53953 CR 17 in Osolo Township, zoned A-1, came on to be heard.

Mr. Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #SUP-0168-2026*.

There were eighty-two property owners notified of this request.

Stephanie Lehman, Signtech Sign Services, 1508 Bashor Rd., Goshen, was present for this request. Mrs. Lehman stated the church is asking for an 11' x 11' halo lit sign to be placed on the new addition portion of the building. She continued by saying there will be a subtle glow around the edges of the sign to illuminate it at night. Mr. Hesser questioned why the sign was not asked for at the last meeting when the church asked to extend the pickle ball hours. Mrs. Lehman said they weren't ready at that time. Mrs. Cramer confirmed the sign will be on the building. Mrs. Lehman mentioned renderings of the sign were included in the application.

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 an Amendment to an existing Special Use for a place of worship to allow for additional signage 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 3/31/2026) and as represented in the Special Use Amendment application.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).
Yes: Deb Cramer, Steve Warner, Cory White, Roger Miller, Randy Hesser.

8. The application of ***Christina Giles & Evan Giles, Wife & Husband*** for an Amendment to an existing Special Use for a home workshop/business for a carpentry/home improvement business to allow for an addition to the existing building and a sawmill on property located on the Northwest side of Glenmoor St., 370 ft. Northeast of Dover Ct., common address of 52933 Glenmoor St. in Cleveland Township, zoned A-1, came on to be heard.

The Board requested to move this petition to the end of the meeting after the Nery L. Martinez-Barreto petition. See item #10 on page 6.

9. The application of ***Nery L. Martinez-Barreto*** 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 6 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing shed 4 ft. from the rear property line on property located on the North side of Broadwood Dr., 480 ft. West of Homeland Rd., North of E. Bristol St. (CR 10), common address of 23377 Broadwood Dr. in Osolo Township, zoned R-1, came on to be heard.

Mr. Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #SUP-0202-2026*.

There were twenty-five neighboring property owners notified of this request.

Nery Martinez-Barreto, 23377 Broadwood Dr., Elkhart, was present for this request. Ms. Barreto asked the Board to be able to keep the chickens that she currently has. She continued by saying when the complaint was filed in November of 2025, she only had 10 chickens and 1 rooster. Ms. Barreto stated she no longer has the rooster, and she currently has 12 chickens. Mr. Hesser clarified staff has recommended a maximum of 6 chickens. Ms. Barreto stated she keeps the chickens in an enclosure, and she has not personally received any complaints from her neighbors. She continued by saying her family is a big consumer of eggs and owning chickens is more than a hobby, it's a lifestyle. She added that it gives her twin daughters a sense of responsibility. Ms. Barreto said the eggs taste so much better than store bought eggs. She continued by saying the chickens have helped control the insect population in her yard. Ms. Barreto stated that a few of her neighbors bring food scraps for her chickens, in exchange for fresh eggs. Mr. Hesser clarified the property behind her is wooded, vacant land.

John Tisdel, 23410 Broadwood Dr., Elkhart, was present in support of the petitioner. Mr. Tisdel said he grew up on a farm and does not have any issues with chickens. He continued to say that he was not aware of the complaint about chickens on Ms. Barreto's property until he received the notice of the hearing in the mail. Mr. Tisdel clarified the property behind Ms. Barreto is owned by AEP and is a utility easement. Mr. Miller clarified that Mr. Tisdel lives across the road and down a bit from Ms. Barreto.

Linda Morey, 23319 Broadwood Dr., Elkhart, was present in remonstrance. Mrs. Morey stated she lives 2 houses down from the petitioner and they have been in the neighborhood for about 30 years. Mrs. Morey expressed difficulty with the verbiage of the Special Use for the keeping of agricultural animals when it is clearly chickens that are being kept on the property. She continued by saying that if the zoning is changed, she believes someone who would buy the property in the future will be allowed to have farm animals. Mr. Hesser clarified that the zoning will not change. He said that if the Special Use is approved, the wording will say animals, but the use will allow a maximum of 6 chickens. He further explained if the property sold, that it will continue unless the new owner petitioned before the Board for something different. Mr. Hesser continued by saying if the Special Use is approved, there will be conditions and commitments that the owner is held to. Mrs. Morey mentioned that the petitioner added on to her shed without a permit. Mr. Hesser clarified that there are some additions that may not require a permit. He continued by saying the Developmental Variance submitted with this Special Use is to a make an existing shed conforming. Mrs. Morey asked who would monitor the number of chickens. Mr. Hesser stated enforcement is made by complaints filed.

David Lung, 23433 Broadwood Dr., Elkhart, was present in remonstrance. Mr. Lung stated he has lived in the neighborhood for less than a year. He continued by saying his wife grew up on a chicken farm. Mr. Lung stated it is a dense, residential neighborhood with all septic, no sewer. He went on to say the water draining from the property will not be very clean and can cause various issues. Mr. Lung expressed further concern that bird flu could be spread to the chickens and may not be recognized as such.

Carter Morey, 23319 Broadwood Dr., Elkhart, was present in remonstrance. Mr. Morey stated he is against the owner having chickens on her property. He expressed that she has not been a good neighbor because the leaves don't get raked in the fall and garbage is burned in a barrel in the backyard. Mr. Morey went on to say he does not believe anyone should have chickens in a subdivision.

Mr. Hesser asked Ms. Barreto how the chicken waste gets disposed of. Ms. Barreto said she had friends who come to pick up the waste to use as fertilizer on their gardens. She addressed Mr. Morey's concern about the leaves saying winter came early, and the leaves did not get taken care of until the snow melted. She expressed that she has neighbors that do help her at times, since she is a single mother of twin girls. She continued to say she is not the only person in the subdivision with chickens. Ms. Barreto said the concern should be for the speed limit, because the children in the neighborhood, and not her chickens.

The public hearing was closed at this time.

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 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 4/23/2026) and as represented in the Special Use application.
2. The agricultural use is limited to a maximum of six (6) chickens at any one time, no roosters.
3. The petitioner will not replace the existing chickens over the six (6) approved when they are gone.

Further the motion also included that a 6 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing shed 4 ft. from the rear property line 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 4/23/2026) and as represented in the Developmental Variance application.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).
Yes: Deb Cramer, Steve Warner, Cory White, Roger Miller, Randy Hesser.

*****It should be noted that Mr. White recused himself and stepped down*****

10. The application of ***Christina Giles & Evan Giles, Wife & Husband*** for an Amendment to an existing Special Use for a home workshop/business for a carpentry/home improvement business to allow for an addition to the existing building and a sawmill on property located on the Northwest side of Glenmoor St., 370 ft. Northeast of Dover Ct., common address of 52933 Glenmoor St. in Cleveland Township, zoned A-1, came on to be heard.

Mr. Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #SUP-0151-2026*.

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

Mr. Auvil clarified that this amendment is because the addition which is going to be used to operate the business was not part of the previous Special Use approval, and Mr. Giles wants to have his sawmill as part of the Special Use permit included as well. Mr. Hesser clarified that the sawmill was not approved in the latest round of requests. Mr. Auvil confirmed that the original petitions expired and had to be resubmitted, because the petitioner had health issues.

Evan Giles, 52933 Glenmoor St., Elkhart, was present for this request. Mr. Giles stated the original petition was from April of 2020, and the sawmill was one of the main complaints. He continued by saying the sawmill was originally approved with the stipulation that it had to be stored inside always. Mr. Giles noted that he has abided by that rule unless the sawmill is in the

truck to be taken to a job. He continued by saying there have been no complaints filed regarding the sawmill that is currently being used at his residence. He explained that the engine is similar size and noise level of a lawn mower. Mr. Giles stated the airplanes that fly over his property are louder than the sawmill. He continued by saying that most sawmills are recognized as farm equipment. Mr. Giles submitted information to the Board regarding the definition of sawmills and their use *[Attached to file as petitioner exhibit #1].* Mr. Giles noted that the use of the sawmill given his scope and scale of use is essentially a hobby. Mr. Hesser asked Mr. Giles about the outside storage of logs, and how it relates to the use of the sawmill. Mr. Giles expressed he stores firewood outside behind the building used for his business. Mr. Hesser asked about the large logs outside. Mr. Giles stated they are outside for a short time and placed in his work trailer for a future job. Mr. Giles said that he has been abiding by the no outside storage rule and will do the same with the approval of the sawmill. He continued by saying his neighbors have benefited from the sawmill on his property.

Mr. Hesser confirmed with Mr. Auvil that there have been no complaints. He added if the Board approves the sawmill, they can require it be used and stored inside. Mr. Auvil stated the storage of firewood outside is different than the storage of large logs which may or may not be apparent. Mr. Hesser clarified that with respect to the sawmill if approved, everything related to the use of the sawmill would need to be stored inside. Mrs. Cramer clarified that there really will be no way to differentiate whether the wood being stored outside is firewood or logs to be used to make something. Mr. Auvil stated ideally wood being used as firewood will be tied up in chords and will be apparent as to the intended use. He continued by saying logs for a sawmill are being used to create something. Mr. Auvil stated it would make sense if the sawmill is approved that the sawmill and all related materials be stored inside.

Mr. Warner confirmed with Mr. Giles that his sawmill is a bandsaw which makes less noise than a larger industrial sawmill. Mrs. Cramer confirmed that with the larger addition to the existing building, Mr. Giles will be able to store the logs inside. Mr. Giles confirmed that he is currently storing the logs and sawmill inside. He continued by saying occasionally a few large logs (not for personal use) are dropped off for a project. Mrs. Cramer confirmed with Mr. Giles that any logs stored on the trailer will be short term. Mr. Hesser asked Mr. Giles if he could agree to the terms of the sawmill and related items to be stored inside, if approved. Mr. Giles agreed. He then reminded the Board that he is only one person, and inside storage may not happen immediately.

There were no remonstrators present.

The public hearing was closed at this time.

Mr. Hesser asked the other Board members if the idea of no outside storage related to the sawmill is agreeable. He then added that maybe a time limit should be added as part of the conditions if approved. Mr. Miller commented that a sawmill doesn't belong in a subdivision. Mrs. Cramer said a time limit is appropriate. Mr. Warner expressed his concern is no longer valid because the noise created from a bandsaw is not the same as a sawmill. Mr. Auvil confirmed there have been no recent complaints and suggested a one-year renewal for staff review.

The Board examined said request, and after due consideration and deliberation:
Motion: Action: Approve, **Moved by** Randy Hesser, **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 home

workshop/business for a carpentry/home improvement business to allow for an addition to the existing building 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 3/25/2026) and as represented in the Special Use Amendment application.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).
Yes: Debra Cramer, Steve Warner, Roger Miller, Randy Hesser.
Excused: Cory White.

The Board examined said request, and after due consideration and deliberation:
Motion: Action: Approve, **Moved by** Randy Hesser, **Seconded by** Steve Warner that this request for an Amendment to an existing Special Use for a home workshop/business for a carpentry/home improvement business to allow for a sawmill be approved based on the Findings and Conclusions of the Board:

1. The Special Use Amendment will be consistent with the spirit, purpose, and intent of the Development Ordinance.
2. The Special Use Amendment will not cause substantial and permanent injury to the appropriate use of neighboring property.
3. The Special Use Amendment will substantially serve the public convenience and welfare.

The following condition was 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 3/25/2026) and as represented in the Special Use Amendment application.
2. The sawmill and material related to the sawmill business shall be always stored inside.
3. Subject to one year staff renewal for compliance, with renewal before the Advisory Board of Zoning Appeals if not in compliance.

Motion: Action: Approve, **Moved by** Randy Hesser, **Seconded by** Steve Warner.
Vote: Motion passed (**summary:** Yes = 3, No = 1, Abstain = 0).
Yes: Debra Cramer, Randy Hesser, Steve Warner.
No: Roger Miller.
Excused: Cory White.

11. As a staff item, Mr. Auvil presented a minor change request for Danny R. Lehman & Vonda Lehman, Husband & Wife (SUP-0718-2022) for a home workshop/business for a campground shower manufacturing business and a Developmental Variance to allow for 3 outside employees (Ordinance allows 2). Mr. Auvil stated the request is to add an additional home workshop/business for covered wagon manufacturing business which will include remodeling 5,000 square feet of the current shop to accommodate the new business. He continued by saying the petitioner is also

asking for 2 more outside employees. Mr. Hesser clarified that the petitioner currently has 3 outside employees and is requesting 2 more. Mr. Auvil clarified that the petitioner is remodeling 5000 square feet of the existing building to house the new business if approved. He continued by saying there have been no complaints filed against the petitioner. Mr. Auvil clarified that if approved, the minor change will be noted in the file and added to the original Special Use. He continued by saying if the Board finds that this needs to be a major change, then the petitioner will need to file a new application for a Special Use and be scheduled to go before the Board.

The Board examined said request, and after due consideration and deliberation:
Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Steve Warner that this request be approved as a minor change.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).
Yes: Deb Cramer, Steve Warner, Roger Miller, Randy Hesser.
Excused: Cory White.

12. The meeting was adjourned at 10:20 A.M.

Respectfully submitted,

_____
Jean Boyer, Recording Secretary

_____
Randy Hesser, Chairman

_____
Debra L. Cramer, Secretary

BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0286-2026.

Parcel Number(s): 20-06-36-326-006.000-009, 20-06-36-326-007.000-009, 20-06-36-351-005.000-009.

Existing Zoning: A-1.

Petition: For an amendment to an existing Special Use for resource extraction to add a building.

Petitioner: Site Works Properties 23, LLC.

Location: North side of CR 28, 2,015 ft. west of CR 17, in Concord Township.

Site Description:

- Physical Improvement(s) – Office building & shed.
- Proposed Improvement(s) – New shop & office building.
- Existing Land Use – Residential, agricultural.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **September 16, 2021** – The BZA approved a Special Use for resource extraction (SUP-0670-2026).

Staff Analysis:

Staff finds that:

1. The Special Use Amendment will be consistent with the spirit, purpose, and intent of the Development Ordinance. This is an existing Special Use for resource extraction (gravel pit) and the new building meets all development standards.

2. The Special Use Amendment will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 105.36-acre property in a low-density residential and agricultural area and the property will remain a resource extraction facility (gravel pit).

3. The Special Use Amendment will substantially serve the public convenience and welfare by allowing for the construction of a new building for a resource extraction facility (gravel pit).

BZA Staff Report
(Continued)

Hearing Date: June 18, 2026

Staff recommends **APPROVAL** with the following condition(s) 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 revised site plan must be submitted for staff approval showing the entire property.

Staff recommends **APPROVAL** with the following commitment(s) 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 Amendment application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0286-2026

Date: 05/12/2026 Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing Transaction #: SUP-0286-2026

Description: for an Amendment to an existing Special Use for resource extraction

Contacts:

Applicant	Authorized Agent	Land Owner
Nancy Greer 2581 Kercher Road Goshen, IN 46528	Nancy Greer 2581 Kercher Road Goshen, IN 46528	Site Works Properties 23 Llc 2581 Kercher Road Goshen, IN 46528

Site Address: 22753 County Road 28
Goshen, IN 46526

Parcel Number: 20-06-36-326-006.000-009
20-06-36-326-007.000-009
20-06-36-351-005.000-009

Township: Concord

Location: NORTH SIDE OF CR 28, 2,015 FT. EAST OF CR 15

Subdivision:

Lot #

Lot Area: 105.36 Frontage: 1,371.00 Depth: 1,973.98

Zoning: A-1

NPO List:

Present Use of Property: COMMERCIAL/INDUSTRIAL

Legal Description:

Comments: SEE SUP-0670-2021 FOR A SPECIAL USE FOR RESOURCE EXTRACTION APPROVED ON 9/16/2021
PARCEL CREATION DATE 7-19-2005

Applicant Signature:

Department Signature:

4230 Elkhart Road
Goshen, Indiana 46526

Elkhart County
Planning & Development

(574) 971-4678
DPS@ElkhartCounty.com

Application

Site address: CR28, Goshen

Parcel number(s): 20-06-36-351-~~005~~ 005.000-019

Current property owner

Name: SiteWorks Properties 23 LLC / Chad Leiby

Address: 2581 E Kercher Rd, Goshen IN 46528

Phone: 574.320.1727 Email: Chad.leiby@himesholdinginc.com

Other party ☒ Agent ☐ Buyer ☐ Land contract purchaser ☐ Lessee

Name: Nancy Greer

Address: 2581 E. Kercher Rd, Goshen IN 46528

Phone: 574.238.7646 Email: Nancy.Greer@AlmacSotabeer.com

By signing below, I understand that if my application is approved, there may be conditions that will have to be met before approval is final and building permits can be started. I also understand that the conditions may include a commitment that the property owner is responsible for completing and returning.

Signature of current property owner or authorized agent: [signature]

Staff Use Only

Description:

Parcel creation date: 7-19-05

Subdivision required? ☐ Y ☒ N If yes, ☐ AS ☐ Minor ☐ Major

Residential accessory breakdown, if applicable:

Location: (N) S E W corner (side) end of CR28,
2,015 ft. N S (E) W of CR15,
in 13-71 Township

Frontage: **Depth:** 1974 **Area:** 105.36 acres

Subdivision and lot number, if applicable: N/A

Present use:

Special Use — Questionnaire

Name: SiteWorks ~ CR28

1) Tell us what you want to do. Offices & Garage/Shop

2) Tell us why this activity won't hurt your neighbors or the community.

- appropriate measures will be taken to ensure there are no issues related to noise, lighting, drainage, or visual impact. The goal is to integrate the property in a way that is respectful to nearby residents and consistent with local standards.
- Beyond minimizing impact, the project will provide positive benefits to the community. It will support local economic activity and create jobs, contributing to the area's growth while maintaining a responsible and community-conscious operation.

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☒ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☒ Y ☐ N If yes, fill out below.

The proposed maintenance garage for gravel pit equipment and trucks is not expected to create significant or adverse noise impacts to surrounding properties.

Noise associated with the facility will be limited to routine maintenance activities, including the starting and idling of trucks, light mechanical work, and general servicing of equipment. These activities are intermittent in nature and will occur primarily during standard business hours. No continuous industrial processing or high-decibel operations are proposed as part of this use.

To further mitigate potential impacts, maintenance work will be conducted within an enclosed structure to the extent practicable, which will help contain and reduce sound transmission. Equipment will be properly maintained to avoid excessive noise, and operations will be managed in a manner consistent with applicable local standards.

Based on the nature of the use and the incorporation of these measures, the anticipated noise levels are expected to be consistent with typical commercial or agricultural activities in similar settings and should not constitute a nuisance to adjacent properties or the surrounding community.

5) Will there be buffering (fences, trees, shrubs, mounds)? ☒ Y ☐ N

If yes, tell us about it. Existing trees & shrubs around neighboring property lines

6) Does the property need well and septic? Well: ☒ Y ☐ N Septic: ☒ Y ☐ N

Does the property need a new septic system? ☒ Y ☐ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☒ Y ☐ N

7) Will the activity use buildings or additions? ☒ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ☐ Y ☒ N Size and height to the peak: 100'x60' - 30' Peak

Tell us what you'll use it for. Offices & Shop

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

8) Does this application include animals? ☐ Y ☒ N

If yes, tell us what kind and how many of each. Ø

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☒ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: 8 Part time: Ø

How many employees do you want? Full time: 20 Part time: Ø

How many of the employees won't live onsite? all

What will be the days and hours of operation on this property? M-F 7AM-5pm

How many parking spaces do you have now? 0

How many parking spaces do you want? 20

Will there be outside storage or display areas on this property? ☐ Y ☒ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☐ Y ☒ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day?

employees

Will there be pickups or deliveries on this property? ☐ Y ☒ N If yes, fill out below.

Tell us how often. _____

Tell us the kind of vehicles used. _____

Does the application include signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

10) Tell us anything else you want us to know. _____

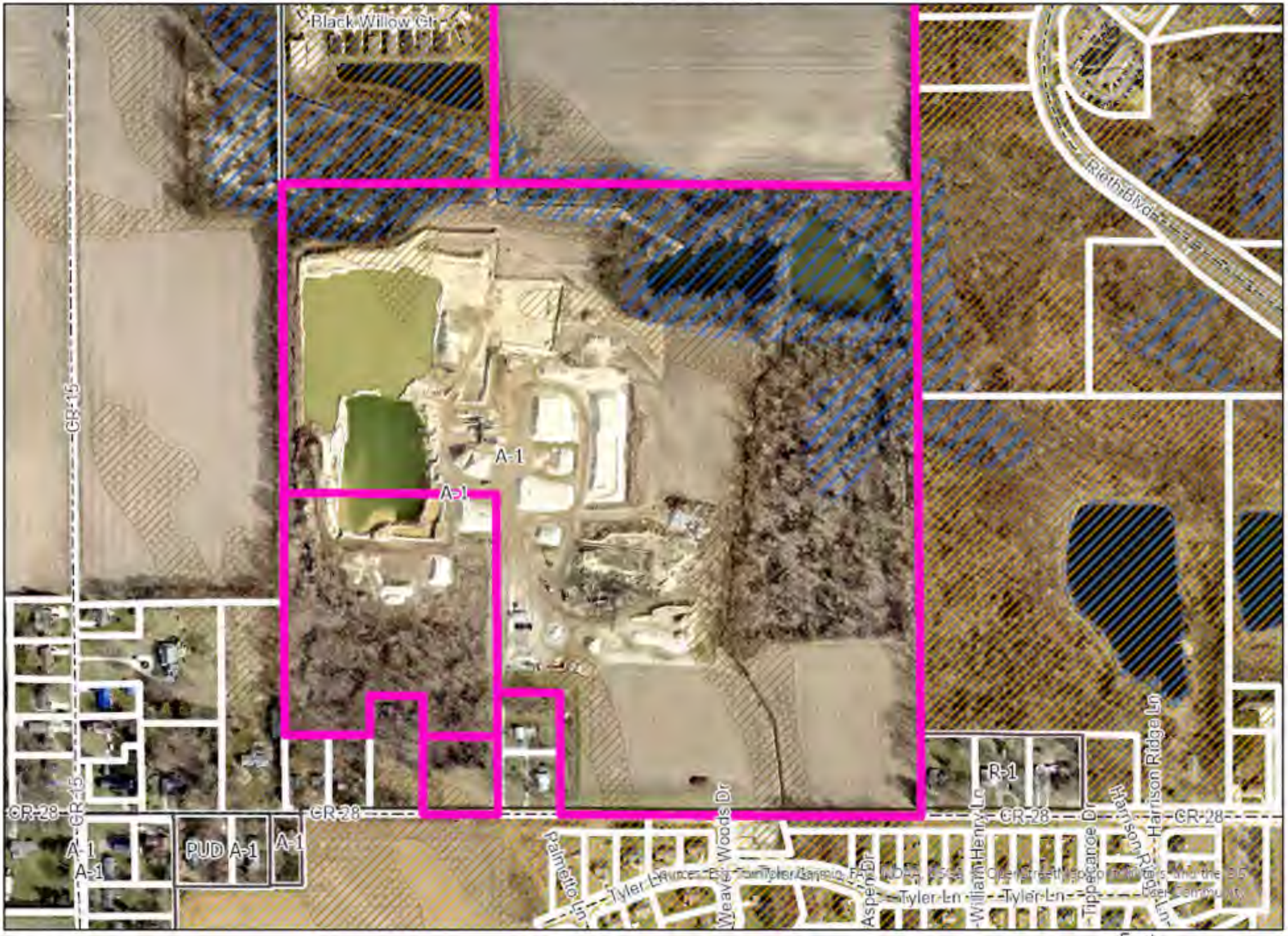
SUP-0286-2026

2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N

SUP-0286-2026

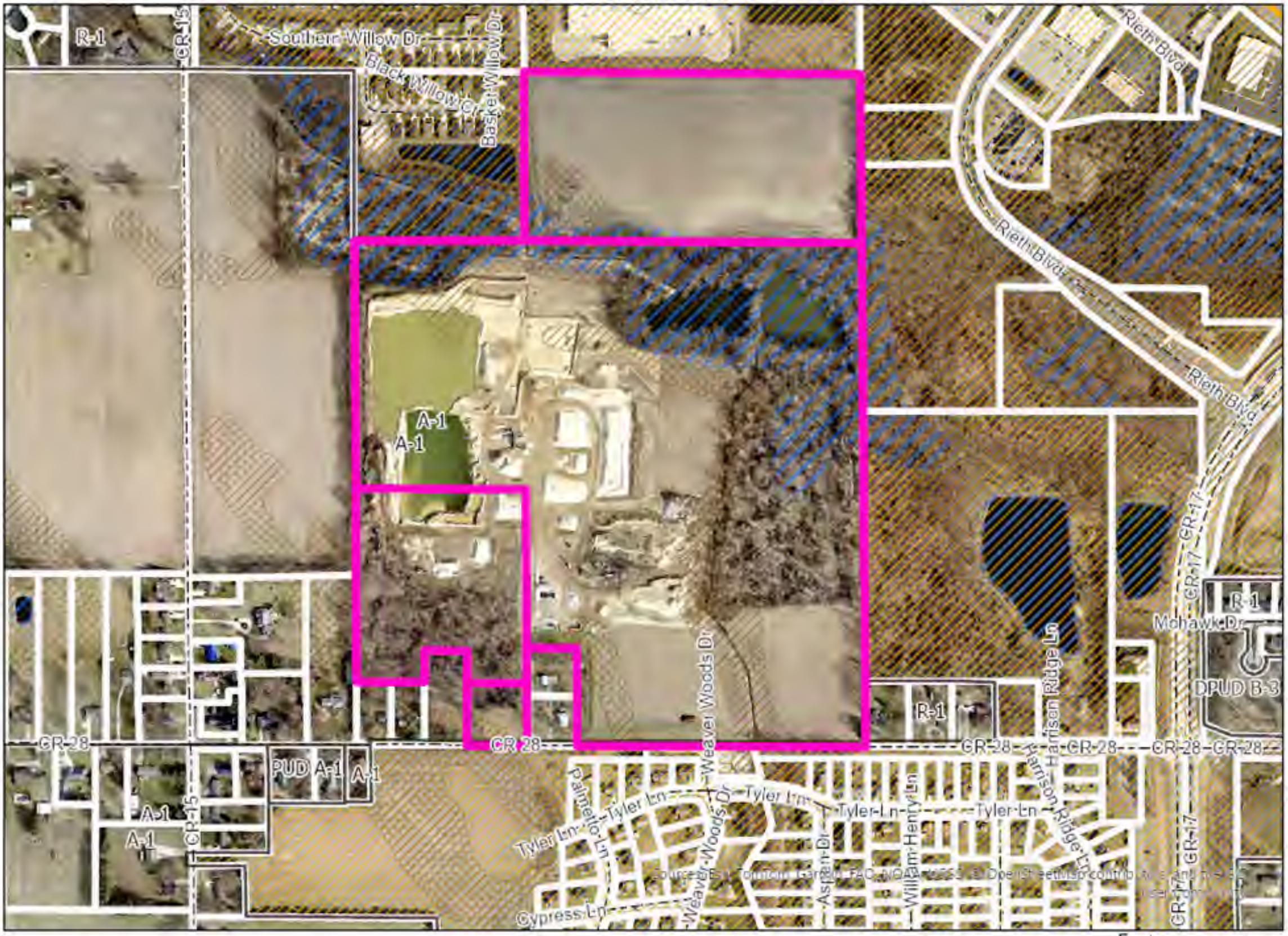


2025 Aerials

1 inch equals 400 ft

Feet
0 105 210 420

SUP-0286-2026



2025 Aerials

1 inch equals 500 ft

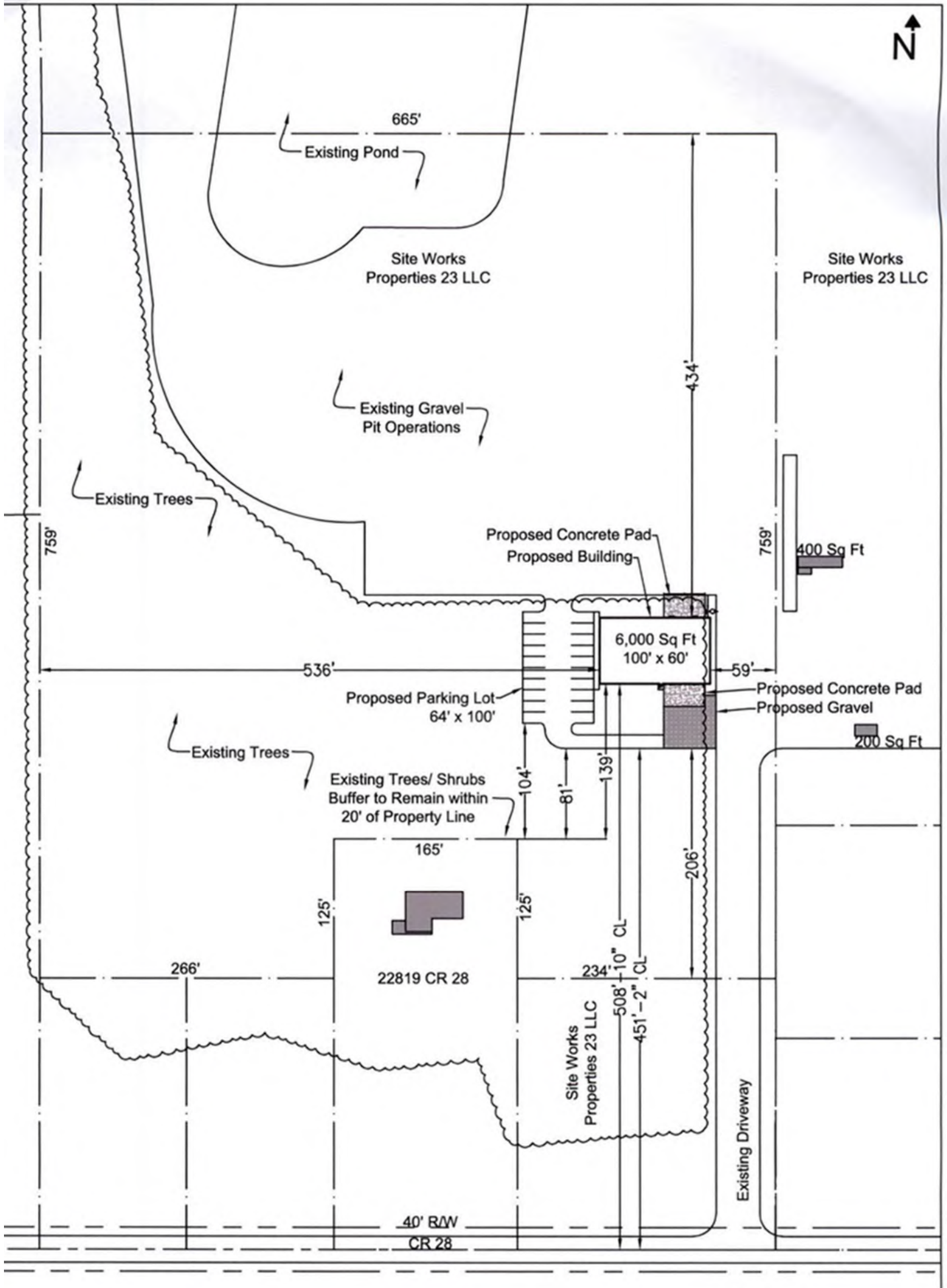
Feet
0 135 270 540

Subject property facing north

Facing south

Facing east

Facing west (future building site)


N
665'
Existing Pond
Site Works
Properties 23 LLC
Site Works
Properties 23 LLC
434'
Existing Gravel
Pit Operations
Existing Trees
759'
759'
Proposed Concrete Pad
Proposed Building
400 Sq Ft
6,000 Sq Ft
100' x 60'
536'
59'
Proposed Concrete Pad
Proposed Gravel
Proposed Parking Lot
64' x 100'
200 Sq Ft
Existing Trees
Existing Trees/ Shrubs
Buffer to Remain within
20' of Property Line
104'
81'
139'
165'
206'
125'
125'
266'
22819 CR 28
234'
508' 10" CL
451' - 2" CL
Site Works
Properties 23 LLC
Existing Driveway
40' R/W
CR 28

BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0263-2026.

Parcel Number(s): 20-05-11-201-003.000-001.

Existing Zoning: R-1.

Petition: For a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres.

Petitioner: Mark Williams.

Location: West side of Rivershore Ln., 1,360 ft. north of CR 16, in Baugo Township.

Site Description:

- Physical Improvement(s) – Residence.
- Proposed Improvement(s) – Chicken coop.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

History and General Notes:

- **March 31, 2026 –** A complaint about having chickens was received (CODE-0189-2026).

Staff Analysis:

Staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A Special Use for an agricultural use for the keeping of animals is allowed in the R-1 zoning district.

2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 0.55-acre property in a moderately dense residential area and the property will remain residential in character.

3. The Special Use will substantially serve the public convenience and welfare by providing a hobby opportunity and a local source of food.

BZA Staff Report
(Continued)

Hearing Date: June 18, 2026

Staff recommends **APPROVAL** with the following condition(s) 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.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 5/28/2026) and as represented in the Special Use application.

2. A maximum of seven (7) chickens are allowed at any one time, no roosters.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0263-2026

Date: 05/01/2026 | Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing | Transaction #: SUP-0263-2026

Description: for a Special Use for an agricultural use for the keeping of animals in an R-1 zone

Contacts:

Applicant	Land Owner
Mark Williams	Mark Williams
56053 Rivershore Ln.	56053 Rivershore Ln.
Elkhart, IN 46516	Elkhart, IN 46516

Site Address: 56053 River Shore Ln
Elkhart, IN 46516

Parcel Number: 20-05-11-201-003.000-001

Township: Baugo

Location: West Side Of Rivershore Ln., 1,360 FT. North Of County Road 16

Subdivision: RIVER SHORE ADD

Lot # 6&7

Lot Area: 0.55 Frontage: 160.00 Depth: 190.00

Zoning: R-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: SEE CODE COMPLAINT CODE-0189-2026

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Lorri Fuller Mark Williams

1) Tell us what you want to do. Raise chickens for eggs.

2) Tell us why this activity won't hurt your neighbors or the community. They are harmless chickens kept in a coop with no rooster.

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☑ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☒ N If yes, fill out below.

Tell us what will create those things.

Tell us how you'll reduce the impact of those things on neighbors.

5) Will there be buffering (fences, trees, shrubs, mounds)? ☑ Y ☐ N

If yes, tell us about it. Trees

6) Does the property need well and septic? Well: ☐ Y ☑ N Septic: ☑ Y ☐ N

Does the property need a new septic system? ☐ Y ☑ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☒ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ☐ Y ☐ N Size and height to the peak: Building is

Tell us what you'll use it for. a lean to 7' tall 4X8

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

8) Does this application include animals? ☒ Y ☐ N

If yes, tell us what kind and how many of each. 7 Chickens

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☐ Y ☑ N If yes, fill out below.

How many employees do you have now? Full time: _____ Part time: _____

How many employees do you want? Full time: _____ Part time: _____

How many of the employees won't live onsite? _____

What will be the days and hours of operation on this property? _____

_____

How many parking spaces do you have now? _____

How many parking spaces do you want? _____

Will there be outside storage or display areas on this property? ☐ Y ☐ N

If yes, tell us what will be stored outside or displayed. _____

_____

Will there be retail sales on this property? ☐ Y ☐ N

If yes, tell us what will be sold. _____

_____

Approximately how many customers (clients, guests, students, members) will be on this property per day?

_____

_____

Will there be pickups or deliveries on this property? ☐ Y ☐ N If yes, fill out below.

Tell us how often. _____

Tell us the kind of vehicles used. _____

_____

Does the application include signs? ☐ Y ☐ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

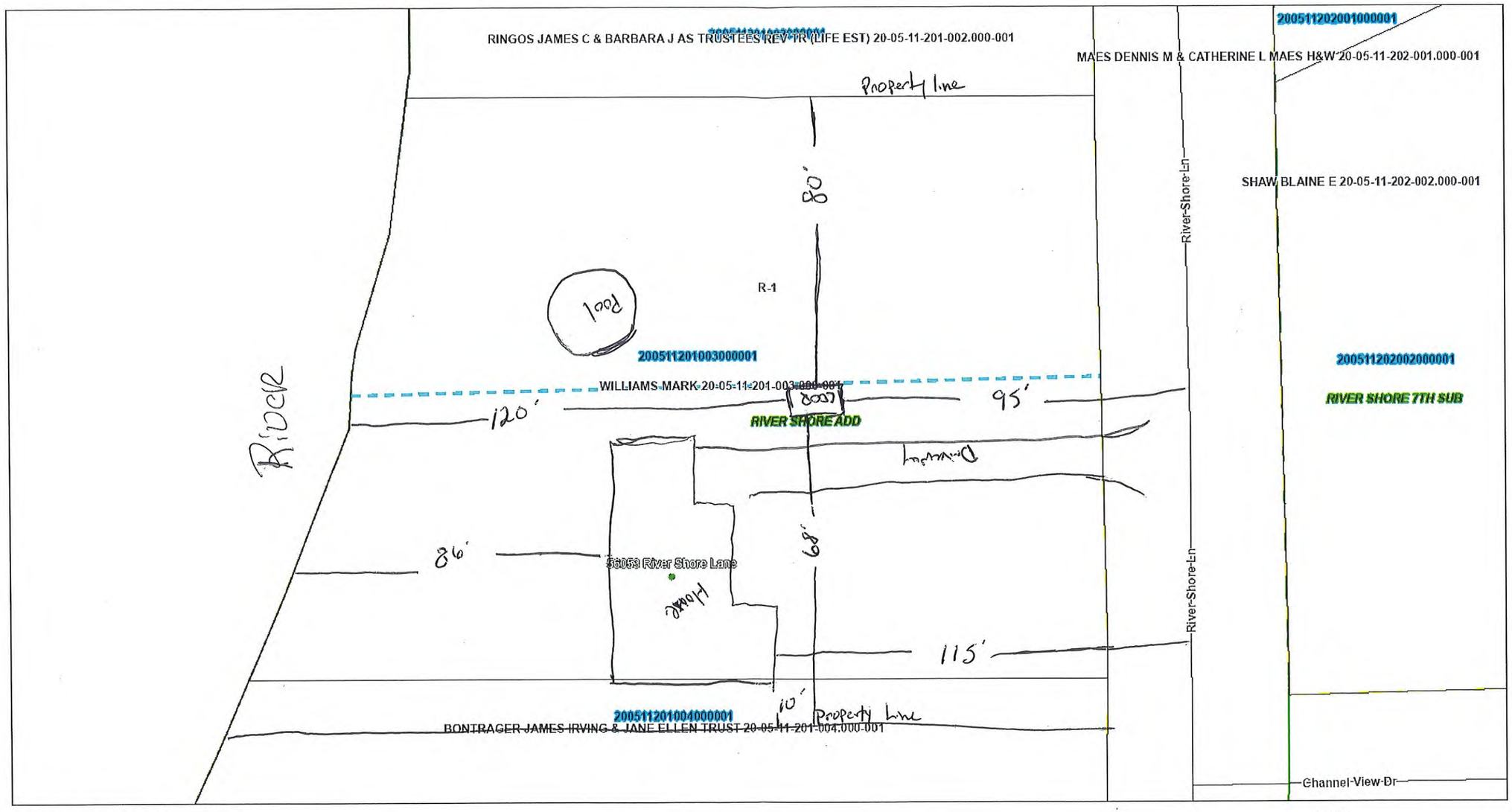
10) Tell us anything else you want us to know. _____

_____

_____

MAY 28 2026

A3 Landscape



Front. 115

5/27/2026, 3:23:15 PM

1:421

0 0 0.01 0.01 mi

0 0.01 0.01 0.02 km

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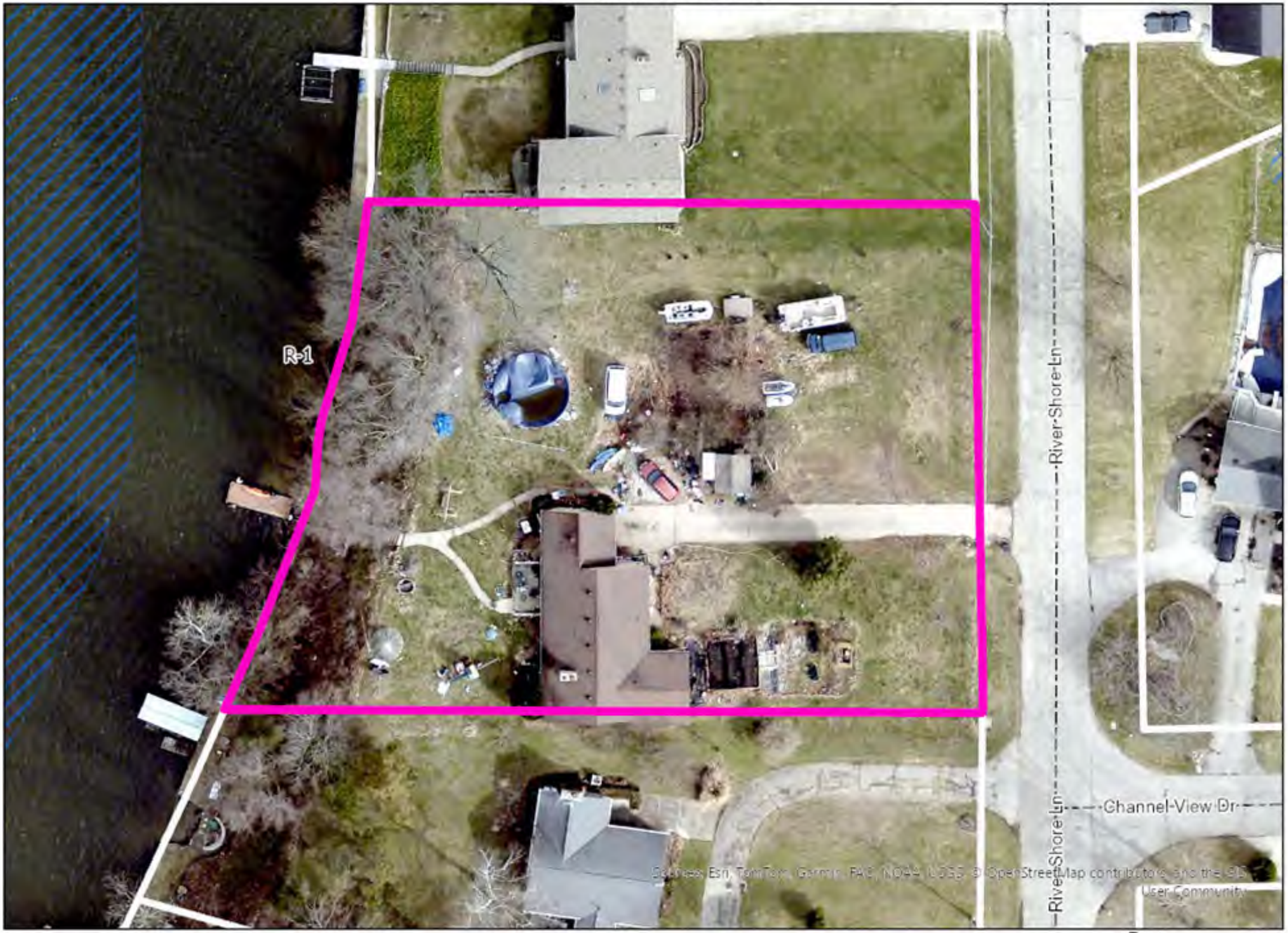
SUP-0263-2026



2025 Aerials

1 inch equals 40 ft

Feet
0 10 20 40
N

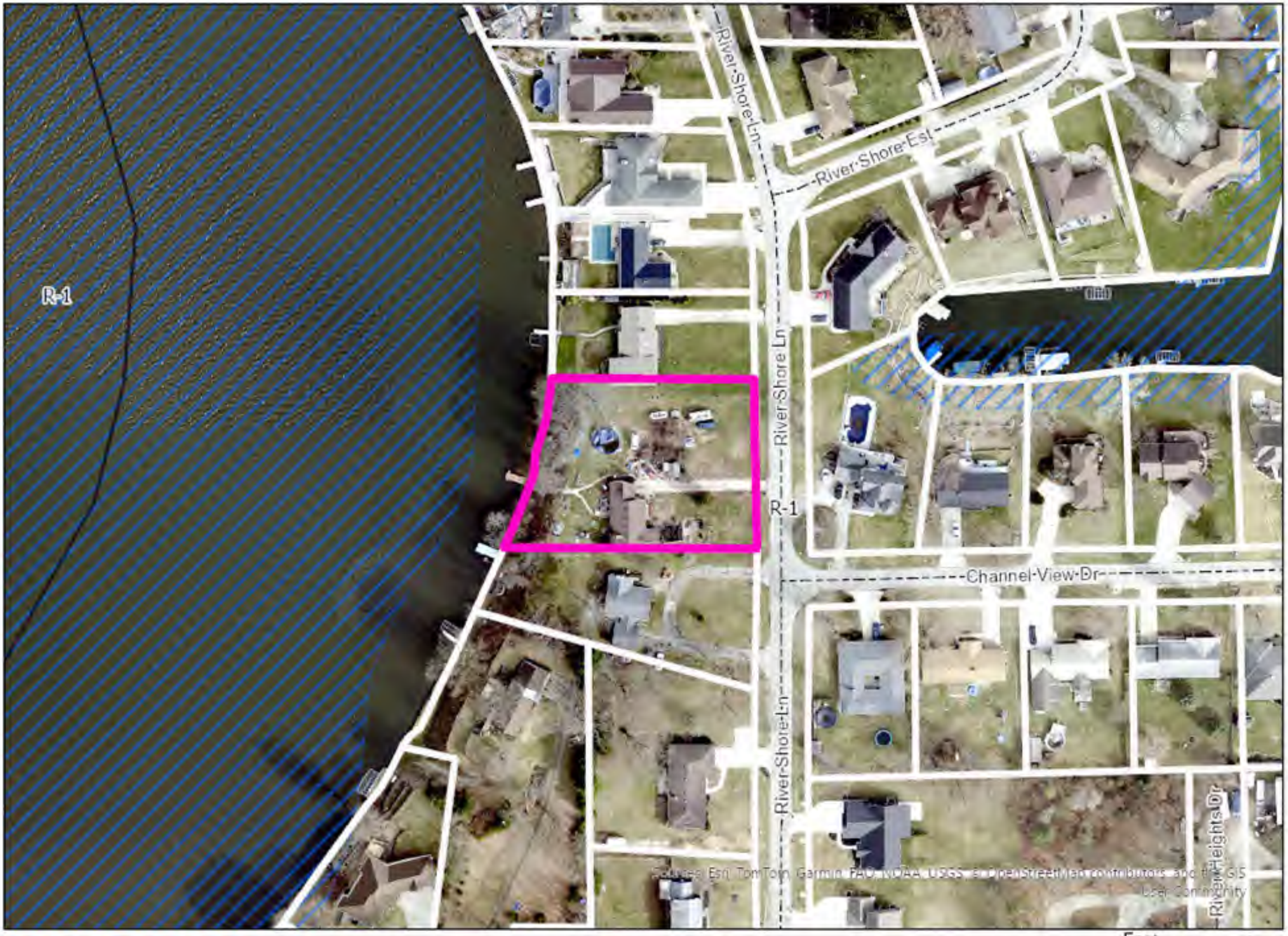
SUP-0263-2026

2025 Aerials

1 inch equals 80 ft

Feet
0 20 40 80

SUP-0263-2026



2025 Aerials

1 inch equals 120 ft

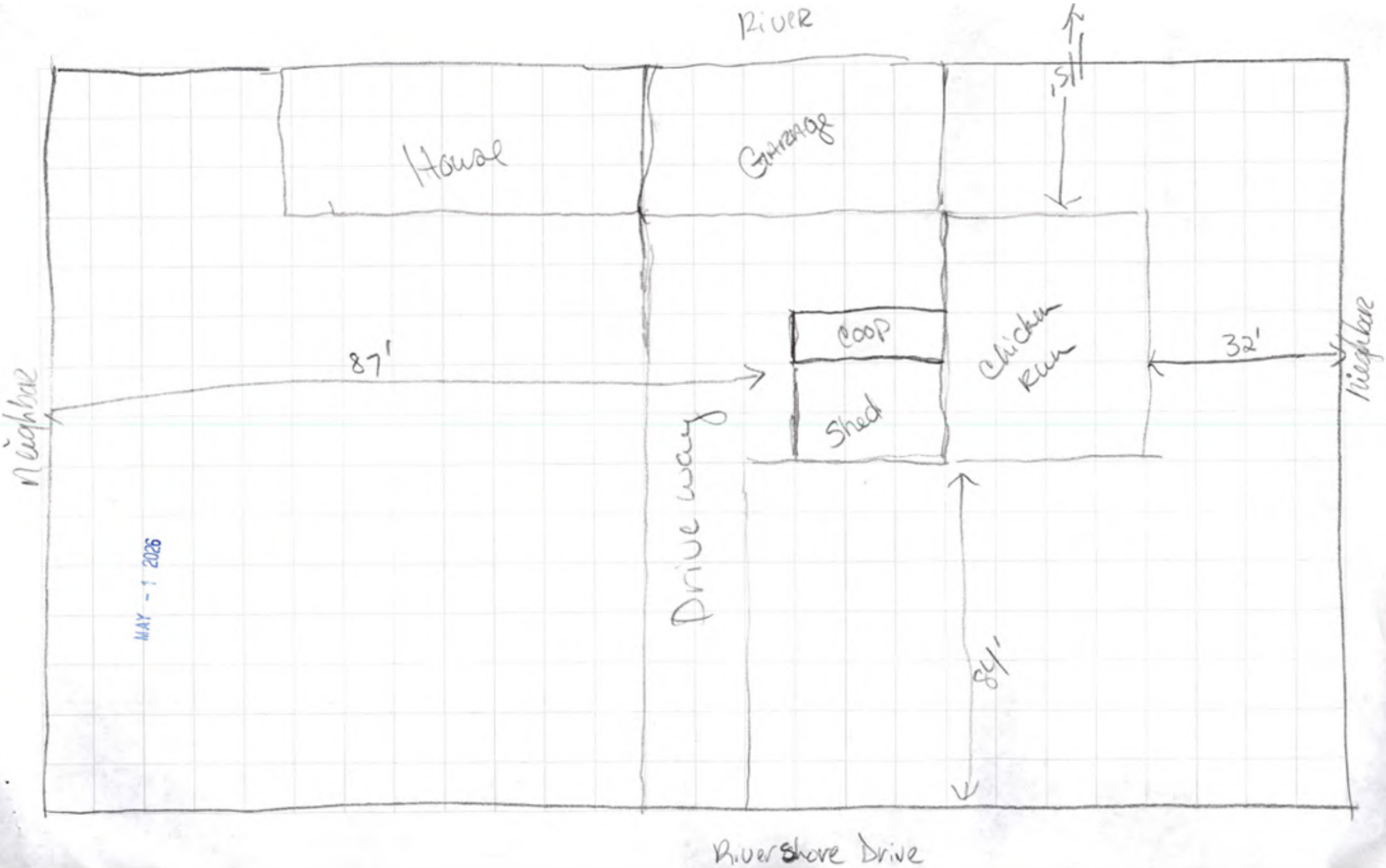
Feet
0 30 60 120

Subject property facing west

Facing east

Facing north

Facing south


River
House
Garage
15'
Coop
Shed
Chicken Run
87'
32'
Neighbor
Neighbor
Drive way
84'
Rivershore Drive

MAY - 1 2026

BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0279-2026.

Parcel Number(s): 20-06-26-252-012.000-009 & 20-06-26-252-023.000-009.

Existing Zoning: B-3.

Petition: For a Special Use for a wireless communication facility.

Petitioner: Timothy W. Ryan (Lessor) & Towers LLC (Lessee).

Location: Northeast side of US 33, 850 ft. southeast of CR 113, in Concord Township.

Site Description:

- Physical Improvement(s) – None.
- Proposed Improvement(s) – Wireless communication facility.
- Existing Land Use – Commercial.
- Surrounding Land Use – Commercial, residential.

History and General Notes:

- None.

Staff Analysis:

Staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A Special Use for a wireless communication facility is allowed in the B-3 zoning district.

2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 0.452-acre property in mixed-use commercial area and the property will remain commercial in character.

3. The Special Use will substantially serve the public convenience and welfare by allowing for a new wireless communication facility which is replacing an old wireless communication facility nearby.

BZA Staff Report
(Continued)

Hearing Date: June 18, 2026

Staff recommends **APPROVAL** with the following condition(s) 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.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 5/6/2026) and as represented in the Special Use application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0279-2026

Date: 05/05/2026 | Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing | Transaction #: SUP-0279-2026

Description: for a Special Use for a wireless communication facility

Contacts: Applicant	Authorized Agent	Authorized Agent	Land Owner
American Towers Llc 10 Presidential Way Woburn, MA 01801	American Towers Llc 10 Presidential Way Woburn, MA 01801	Smj Consulting Services, Llc 49030 Pontiac Trail Wixom, MI 48393	Timothy W. Ryan 3801 Dohm Rd Sodus, MI 49126

Site Address: 00000 Us 33
ELKHART, IN 46517

Parcel Number: 20-06-26-252-012.000-009
20-06-26-252-023.000-009

Township: Concord

Location: Northeast side of U.S. 33, 850 ft. Southeast of CR 113

Subdivision:

Lot #

Lot Area: 0.45 Frontage: 110.00 Depth: 190.00

Zoning: B-3

NPO List:

Present Use of Property: Vacant Land

Legal Description:

Comments:

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Andy Bobrytzke

1) Tell us what you want to do. Build a new 195' monopole cell tower. This tower is a replacement for the existing tower located at 23399 US-33, about 330' to the northeast. That tower lease has expired. That Tower will be removed soon after this is built and equipment is operational here.

2) Tell us why this activity won't hurt your neighbors or the community. There is an existing tower in the community, about 300' away. That lease has expired, and tower needs to be removed. This will replace that tower, and the skyline will look the same, and there will be no loss in wireless coverage in the area.

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y X N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y X N If yes, fill out below.

Tell us what will create those things. _____

Tell us how you'll reduce the impact of those things on neighbors. _____

5) Will there be buffering (fences, trees, shrubs, mounds)? Y ☐ N

If yes, tell us about it. Lease area will be fenced in with a 6' fence and locked gates

6) Does the property need well and septic? Well: ☐ Y X N Septic: ☐ Y X N

Does the property need a new septic system? ☐ Y X N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☐ Y X N If yes, fill out below.

Building or addition 1 Existing? ☐ Y ☐ N Size and height to the peak: _____

Tell us what you'll use it for. _____

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak: _____

Tell us what you'll use it for. _____

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak: _____

Tell us what you'll use it for. _____

8) Does this application include animals? ☐ Y X N

If yes, tell us what kind and how many of each. _____

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☐ Y X N If yes, fill out below.

How many employees do you have now? Full time: _____ Part time: _____

How many employees do you want? Full time: _____ Part time: _____

How many of the employees won't live onsite? _____

What will be the days and hours of operation on this property? _____

_____

How many parking spaces do you have now? _____

How many parking spaces do you want? _____

Will there be outside storage or display areas on this property? ☐ Y ☐ N

If yes, tell us what will be stored outside or displayed. _____

_____

Will there be retail sales on this property? ☐ Y ☐ N

If yes, tell us what will be sold. _____

_____

Approximately how many customers (clients, guests, students, members) will be on this property per day?

_____

_____

Will there be pickups or deliveries on this property? ☐ Y X N If yes, fill out below.

Tell us how often. _____

Tell us the kind of vehicles used. _____

_____

Does the application include signs? X Y ☐ N If yes, fill out below.

Sign 1 Dimensions (length and width). There will be a Tower ID sign with emergency Contact information, No Trespassing signs, and FCC Required signs and a Sight Information sign on the gate and fence (Page C-504 on the drawings)

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

10) Tell us anything else you want us to know. The existing tower lease to the northeast has expired. American Tower is required to remove that tower. This like-for-like replacement tower will make sure that there is not a loss of cell phone coverage in the area. The visual impact will not change once this is built and the old tower removed.

SUP-0279-2026

2025 Aerials

1 inch equals 40 ft

Feet
0 10 20 40
N

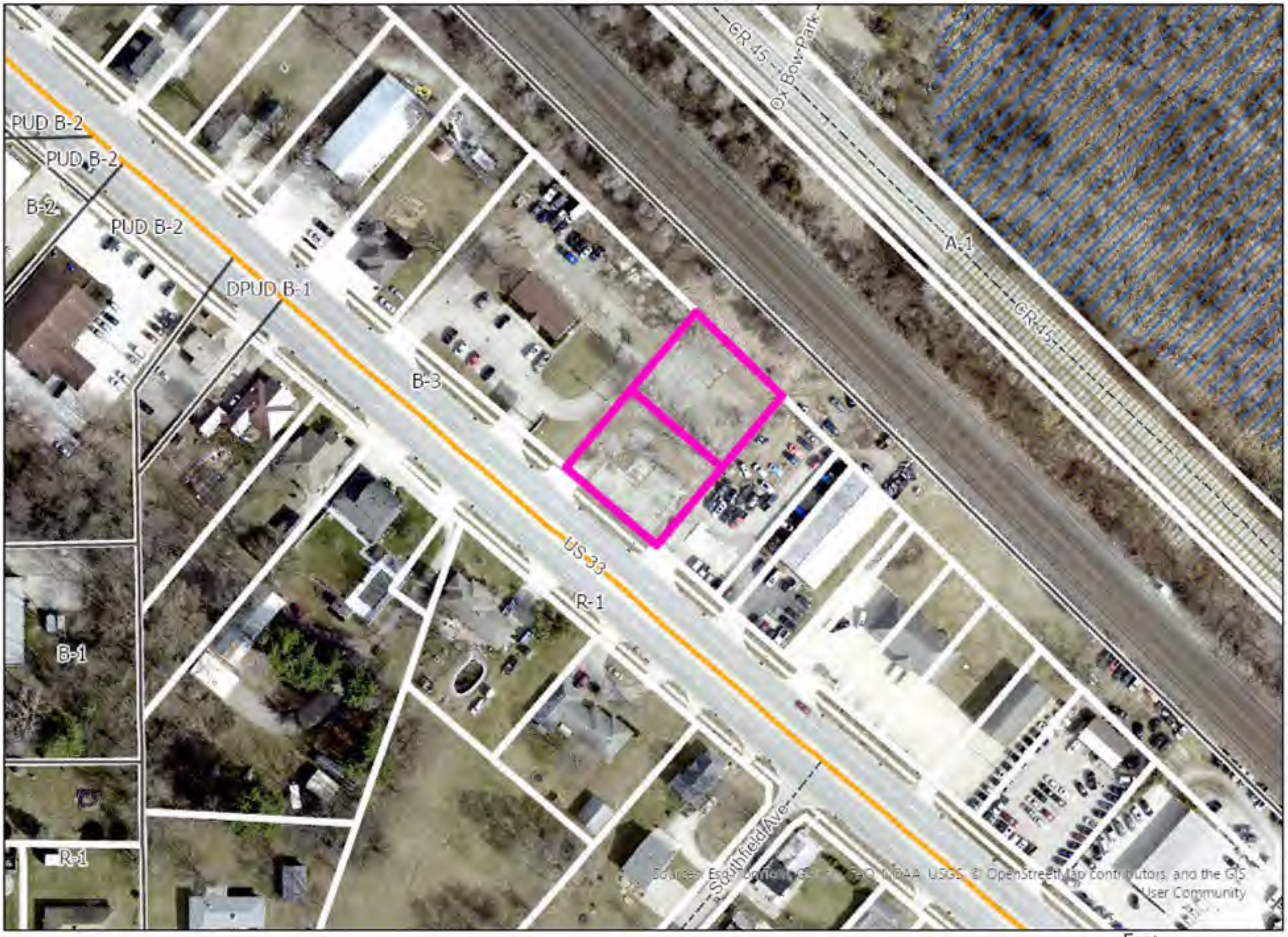
SUP-0279-2026

2025 Aerials

1 inch equals 80 ft

Feet
0 20 40 80

SUP-0279-2026



2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120

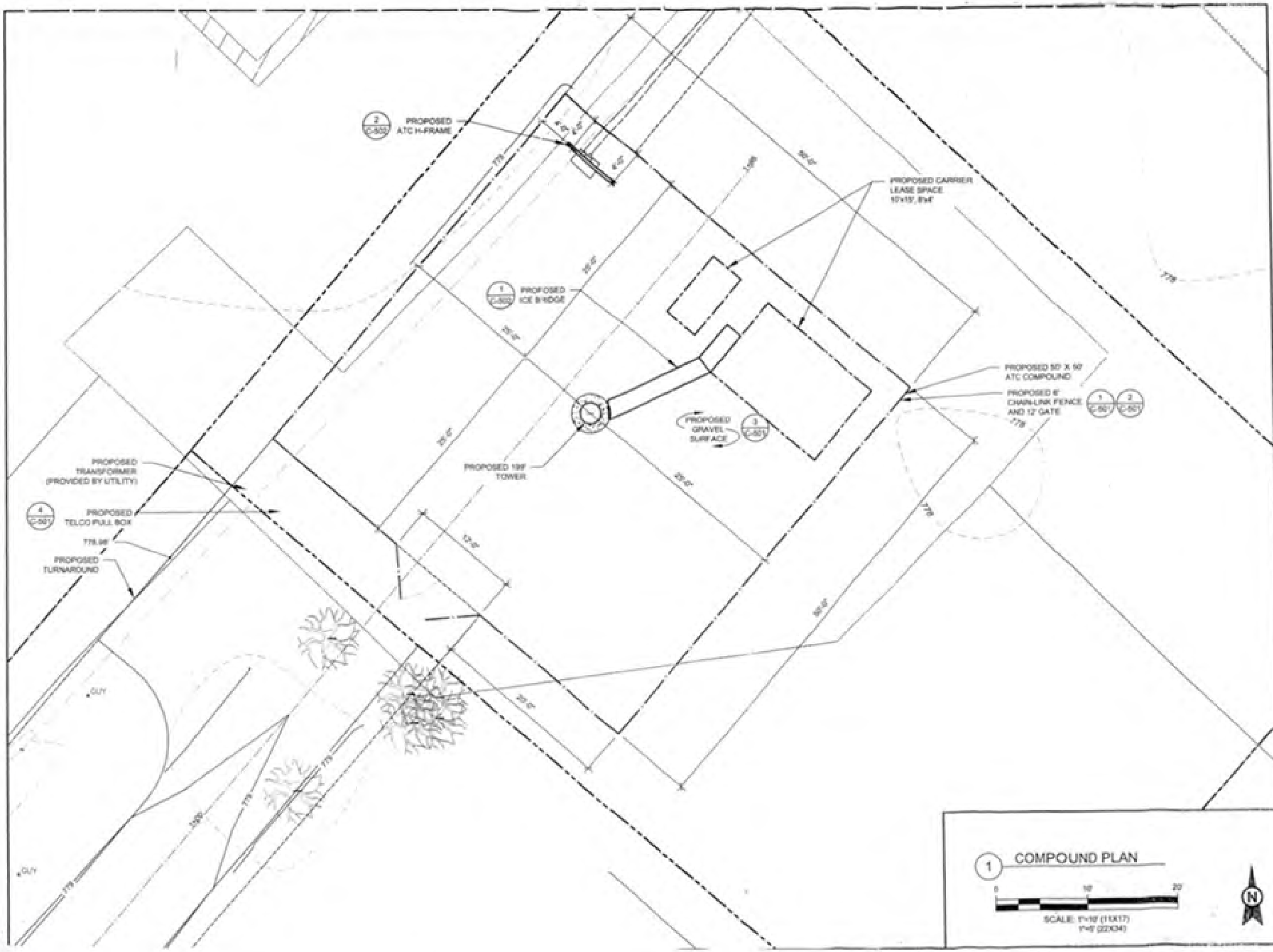
Subject property facing northeast

Facing southwest

Facing northwest

Facing southeast

EXISTING RAILROAD
EXISTING RESIDENTIAL BUILDING (BUILT AFTER SATELLITE IMAGERY)
N/F
ADRIANA CASTANEDA
PARCEL #: 20-06-26-252-025.000-009
PARKING
51'±
31'±
49'±
55'±
PROPOSED 199' MONOPOLE
LAT: N41° 37' 54.84"
LONG: W85° 54' 49.77"
PROPOSED 50' X 50' LEASE AREA
N/F
RYAN TIMOTHY
PARCEL #:
20-06-26-252-023.000-009
79'±
CUT
CUT
EXISTING SIDEWALK
EXISTING OVERHEAD WIRE
ATC 30' ACCESS & UTILITY EASEMENT
PROPOSED ACCESS ROAD
N/F
RYAN TIMOTHY
PARCEL #:
20-06-26-252-012.000-009


PROPOSED ATC H-FRAME
PROPOSED ICE BRIDGE
PROPOSED CARRIER LEASE SPACE 10'x15', 8'x4'
PROPOSED 50' X 50' ATC COMPOUND
PROPOSED 6' CHAIN-LINK FENCE AND 12' GATE
PROPOSED GRAVEL SURFACE
PROPOSED 199' TOWER
PROPOSED TRANSFORMER (PROVIDED BY UTILITY)
PROPOSED TELCO PULL BOX
PROPOSED TURNAROUND
GUY
GUY
COMPOUND PLAN
SCALE: 1"=10' (11X17)
1"=5' (22X34)
N

BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0230-2026.

Parcel Number(s): 20-05-14-478-003.000-001.

Existing Zoning: A-1.

Petition: For a Special Use for a kennel.

Petitioner: Armando Velazquez Yanez.

Location: East side of Brendon Ct., 300 ft. north of CR 18, west of CR 3, in Baugo Township.

Site Description:

- Physical Improvement(s) – Residence, accessory structures, & chicken coop.
- Proposed Improvement(s) – None.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

History and General Notes:

- **November 16, 2017** – The BZA approved a Special Use for an agricultural use for the keeping of animals (chickens) on a tract of land containing less than 3 acres (SUP-0798-2017).
- **January 5, 2026 –** A complaint about running a business (a dog kennel) was received (CODE-0003-2026).

Staff Analysis:

Staff finds that:

1. The Special Use will not be consistent with the spirit, purpose, and intent of the Development Ordinance. Kennels are best sited in large-parcel agricultural or commercial/industrial areas. Kennels allowed by right require a 200 ft. setback from the nearest residence.

2. The Special Use will cause substantial and permanent injury to the appropriate use of neighboring property. This is a 0.52-acre property in a dense residential area, and a kennel would create a nuisance to the surrounding neighbors.

3. The Special Use will not substantially serve the public convenience and welfare. Residential uses should be protected from conflicting land uses. The petitioner may still keep up to the maximum number of dogs allowed by right (5).

Staff recommends **DENIAL**.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0230-2026

Date: 04/20/2026 | Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing | Transaction #: SUP-0230-2026

Description: for a Special Use to allow for a kennel

Contacts:

Applicant	Land Owner
Armando Velazquez Yanez	Armando Velazquez Yanez
57942 Brendon Ct	57942 Brendon Ct
Elkhart, IN 46517	Elkhart, IN 46517

Site Address: 57942 Brendon Ct
Elkhart, IN 46517

Parcel Number: 20-05-14-478-003.000-001

Township: Baugo

Location: East Side Of Brendon Court, North Of County Road 18 And West Of County Road 3

Subdivision: HUNTINGTON SQUARE

Lot # 38

Lot Area: 0.52 Frontage: 100.00 Depth: 225.00

Zoning: A-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: SEE SPECIAL USE #SUP-0798-2026 APPROVED ON 11/16/2017 FOR KEEPING OF CHICKENS ON A TRACT OF LAND CONTAINING LESS THAN 3 ACRES.
SEE CODE #0003-2026 FOR RUNNING A BUSINESS (DOG KENNEL) - UNDER REVIEW

Applicant Signature:

Department Signature:

Use Variance — Questionnaire

Name: Jennifer Velazquez

1) Tell us what you want to do. Would like to have a special use permit for our dogs We show and breed AKC confirmation English Bulldogs.

2) Tell us why your case is different from other cases in the county so that a variance should be allowed.
Our kennels have been inspected by the officer and the humane shelter weve never had issues.

3) Tell us why the variance won't hurt your neighbors or the community. My dogs dont go out front of my house. We clean the poop daily.

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☒ N If yes, fill out below.

Tell us what will create those things.

Tell us how you'll reduce the impact of those things on neighbors.

5) Will there be buffering (fences, trees, shrubs, mounds)? ☐ Y ☒ N

If yes, tell us about it.

6) Does the property need well and septic? Well: ☒ Y ☒ N Septic: ☐ Y ☒ N

Does the property need a new septic system? ☐ Y ☒ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Does what you want to do include buildings or additions? ☐ Y ☒ N If yes, fill out below.

Building or addition 1 Existing? ☒ Y ☐ N Size and height to the peak:

Tell us what you'll use it for. use attached garage for kennel

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

8) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N as far as I'm aware

If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

9) Does this application include an accessory structure without a residence at this time? ☐ Y ☒ N

If yes, are there plans for a residence on this property? ☐ Y ☐ N If yes, fill out below.

Tell us when it will be built.

Tell us the approximate size.

10) Does this application include animals? ☒ Y ☐ N

If yes, tell us what kind and the maximum number of each. [redacted]
9 Adult dogs - 3 back in fourth for showing purpose

Next page ➡

11) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☐ Y ☒ N If yes, fill out below.

How many employees do you have now? Full time: _____ Part time: _____

How many employees do you want? Full time: _____ Part time: _____

How many of the employees won't live onsite? _____

What will be the days and hours of operation on this property? 8am- 8pm only for times when puppies are cleared to go home

How many parking spaces do you have now? 4

How many parking spaces do you want? 4

Will there be outside storage or display areas on this property? ☐ Y ☒ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☐ Y ☒ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day?

Some days none

Will there be pickups or deliveries on this property? ☒ Y ☐ N If yes, fill out below.

Tell us how often. would only be at times when we have new puppy homes.

Tell us the kind of vehicles used. _____

Does the application include signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

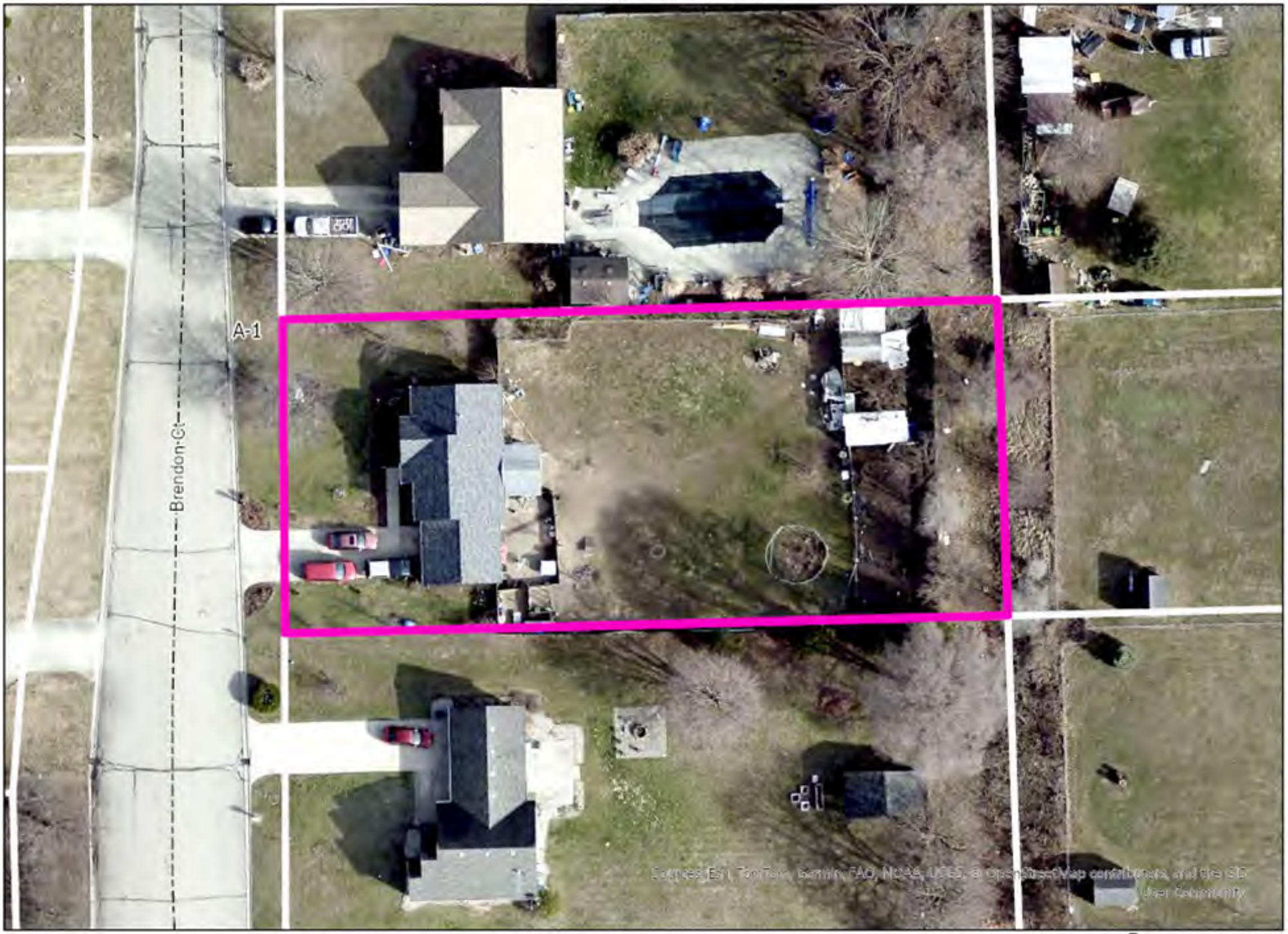
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

12) Tell us anything else you want us to know. We are active members of 3 stand alone Bulldog Clubs (Illiana, Western Michigan and Indiana) As well as the Bulldog Club of America. We show our puppies in AKC Confirmation shows to gain titles. Our children as well have shown in JR Handling. As well as helping us Raise puppies. My middle child actually wants to become a vet.

SUP-0230-2026



2025 Aerials

1 inch equals 40 ft

SUP-0230-2026

2025 Aerials

1 inch equals 80 ft

Feet
0 20 40 80
N

SUP-0230-2026

2025 Aerials

1 inch equals 200 ft

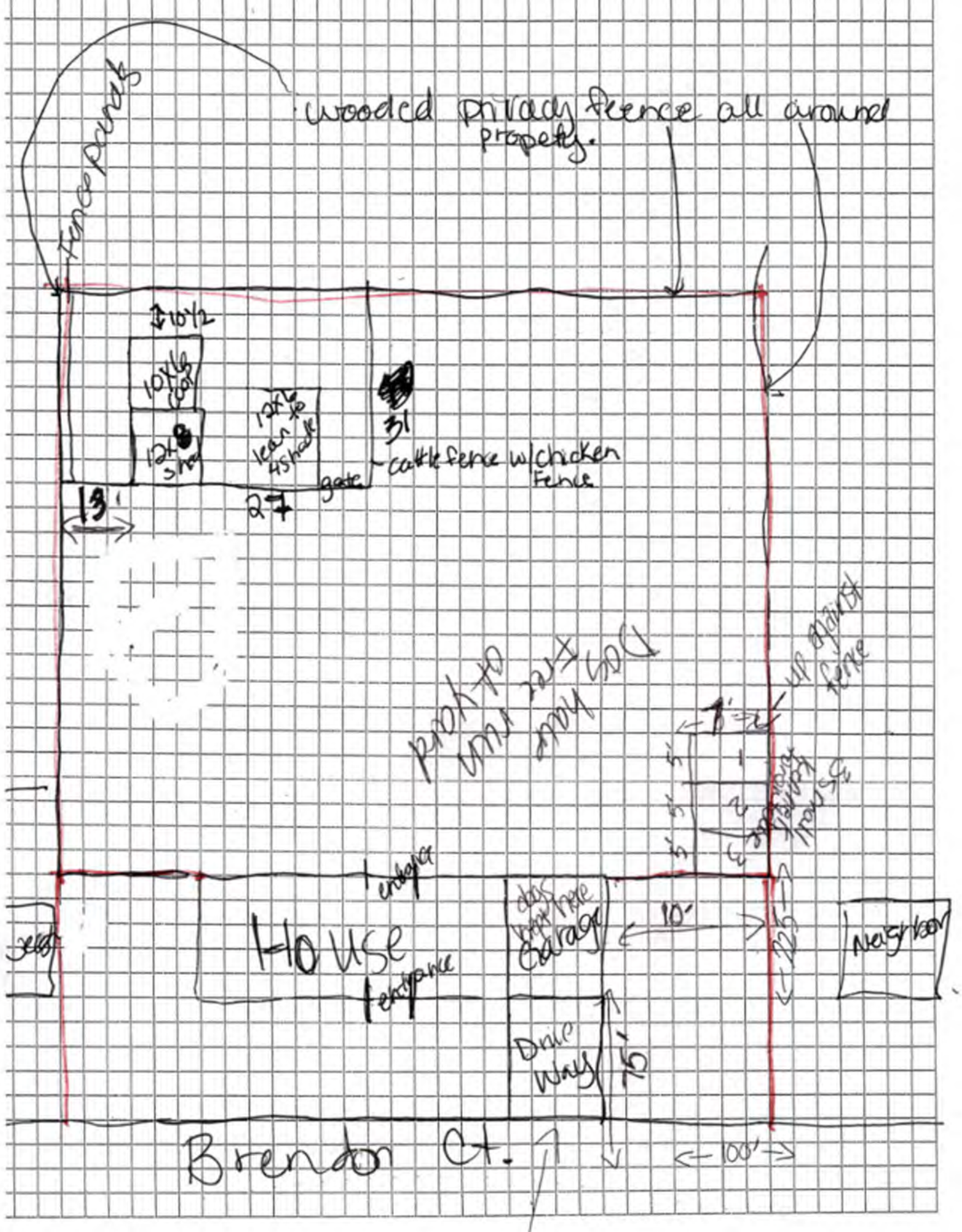
Feet
0 50 100 200

Subject property facing east

Facing west

Facing north

Facing south


Fence panels
wooded privacy fence all around property.
10½
10x16 coop
12x8 shed
12x16 lean to 4 shade
31
cattle fence w/chicken fence
gate
13'
27
pool to run past and 50ft
up against fence
1'
5'
5'
5'
5'
3'
2'
3'
3'
3

BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0313-2026.

Parcel Number(s): 20-14-06-476-002.000-028.

Existing Zoning: A-1.

Petition: For a Special Use for an agri-business (milk hauling).

Petitioner: Jeremy L. Martin.

Location: West side of CR 7, 720 ft. north of CR 44, in Union Township.

Site Description:

- Physical Improvement(s) – Residence and accessory building.
- Proposed Improvement(s) – Semi truck & trailer parking area.
- Existing Land Use – Residential, agricultural.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **January 29, 2026 –** A complaint about operating a storage lot for semi trucks and trailers was received (CODE-0050-2026).

Staff Analysis:

Staff finds that:

1. The Special Use will not be consistent with the spirit, purpose, and intent of the Development Ordinance. This property cannot accommodate the proposed number of semi tractor trailers or a semi turnaround.

2. The Special Use will cause substantial and permanent injury to the appropriate use of neighboring property. This is a 1.73-acre parcel in a low-density residential and agricultural area, and the narrowness of the property causes backing onto or off the road, which is a safety hazard.

3. The Special Use will not substantially serve the public convenience and welfare. An operation of this scale belongs on a large agricultural parcel or in a commercial or manufacturing area.

Staff recommends **DENIAL**.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0313-2026

Date: 05/18/2026 | Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing | Transaction #: SUP-0313-2026

Description: for a Special Use for an Agri-business (milk hauling)

Contacts: Applicant	Authorized Agent	Land Owner
Kindig & Sloat Pc 102 Heritage Parkway Nappanee, IN 46550	Kindig & Sloat Pc 102 Heritage Parkway Nappanee, IN 46550	Jeremy L. Martin 67821 Cr 7 Wakarusa, IN 46573

Site Address: 67821 County Road 7
Wakarusa, IN 46573

Parcel Number: 20-14-06-476-002.000-028

Township: Union

Location: WEST SIDE OF CR 7, 720 FT. NORTH OF CR 44

Subdivision:

Lot #

Lot Area: 1.73 Frontage: 495.00 Depth: 133.00

Zoning: A-1, A-1

NPO List:

Present Use of Property: RESIDENTIAL/AGRICULTURAL

Legal Description:

Comments: PARCEL CREATED 7/27/1983
SEE CODE #0050-2026 - UNDER REVIEW FOR STORAGE LOT/TRUCKS AND TRAILERS

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Jeremy L. Martin

1) Tell us what you want to do. Truck parking lot for milk transport operation to park truck and milk tankers.

2) Tell us why this activity won't hurt your neighbors or the community. Petitioner's property is located in an agricultural area with numerous farming and dairy farm operations. The operation of milk truck and tankers is consistent with the agricultural uses in the area.

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☑ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☑ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☑ Y ☐ N If yes, fill out below.

Tell us what will create those things. The trucks create noise when starting and leaving and entering the property.

Tell us how you'll reduce the impact of those things on neighbors. All the trucks have mufflers to dampen the starting and operating engine noise of the trucks.

5) Will there be buffering (fences, trees, shrubs, mounds)? ☐ Y ☑ N

If yes, tell us about it.

6) Does the property need well and septic? Well: ☑ Y ☐ N Septic: ☑ Y ☐ N

Does the property need a new septic system? ☐ Y ☑ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☐ Y ☑ N If yes, fill out below.

Building or addition 1 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

8) Does this application include animals? ☐ Y ☑ N

If yes, tell us what kind and how many of each.

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☐ Y ☑ N If yes, fill out below.

How many employees do you have now? Full time: 6 Part time: _____

How many employees do you want? Full time: 6 Part time: _____

How many of the employees won't live onsite? 6

What will be the days and hours of operation on this property? The transport of milk occurs Monday through Saturday. Generally leaving between 10:00 pm and 6:00 am and returning later in the day.

How many parking spaces do you have now? 7

How many parking spaces do you want? 7

Will there be outside storage or display areas on this property? ☑ Y ☐ N

If yes, tell us what will be stored outside or displayed. The trucks and the tankers.

Will there be retail sales on this property? ☐ Y ☑ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day?

_____

Will there be pickups or deliveries on this property? ☐ Y ☑ N If yes, fill out below.

Tell us how often. _____

Tell us the kind of vehicles used. _____

Does the application include signs? ☐ Y ☑ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

10) Tell us anything else you want us to know. See the attached.

Attachment to Special Use – Questionnaire
Jeremy L. Martin
67821 CR 7, Wakarusa, IN 46573
Parcel Number 20-14-06-476-002.000-028

Petitioner is applying for a special use permit for a truck parking lot used for his milk trucks and tankers ("Milk Trucks") in his milk hauling operation. Petitioner's business is limited only hauling milk and no other freight.

Petitioner started using the property for parking milk trucks and tankers in 2019. Because the milk trucks and tankers haul milk for dairy operations, Petitioner thought his Milk Trucks were agricultural vehicles and did not know and think that he would need any type of permit, especially considering the property is used for a place to park the Milk Trucks and not for any other on-going operation.

Petitioner owns 7 Milk Trucks. However, several of the Milk Trucks seldom come back to the property as they are kept at certain dairy farms or kept by the driver of the Milk Truck at a location other than Petitioner's property.

During the week there are usually 2 to 4 Milk Trucks parked on Petitioner's property. The Milk Trucks normally run 5 to 6 days per week to pick up and deliver milk and not normally on Sundays. The Milk Trucks leave Petitioner's property at any time between 10:00 pm and 6:00 am and return later in the day. The Milk Trucks are parked on Petitioner's property overnight and over the weekend days during which the respective Milk Truck is not running.

The Milk Trucks are limited to milk routes and hauling milk for dairy farmers.

The drivers are employees of Petitioner. None of the employees live on site. The employee's only connection with the Petitioner's property is coming to and from Petitioner's property and parking the Milk Trucks on Petitioner's property.

Petitioner has room to park all 7 Milk Trucks in the parking area. The Petitioner will expand the parking area so that the Milk Trucks do not have to back into Petitioner's property or back out on to CR 7. No Milk Trucks park on or along County Road 7.

Petitioner's does not use the garage and outbuildings next to his residence for any part of the operations of the milk hauling operations.

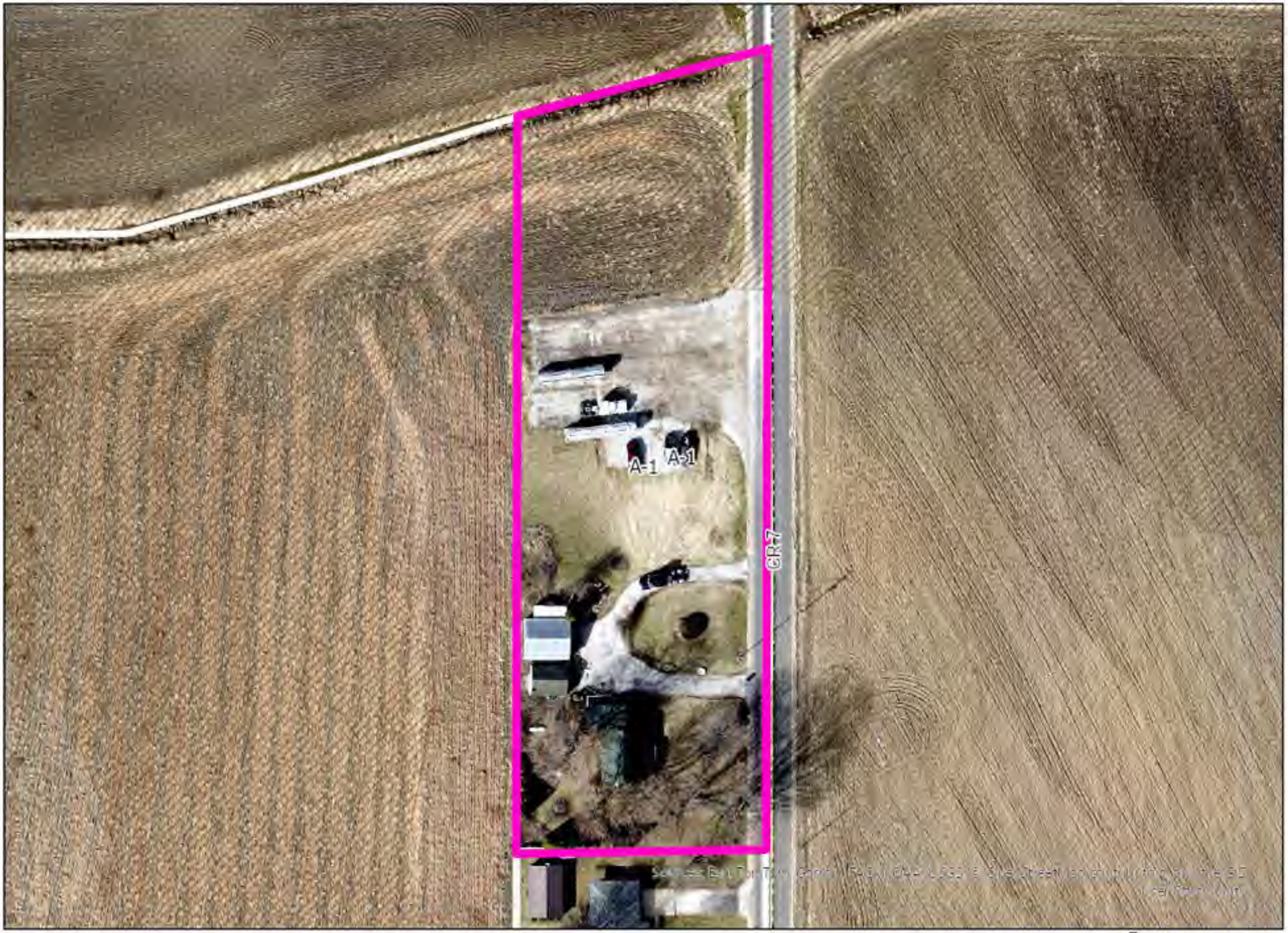
SUP-0313-2026

2025 Aerials

1 inch equals 40 ft

Feet
0 10 20 40

SUP-0313-2026

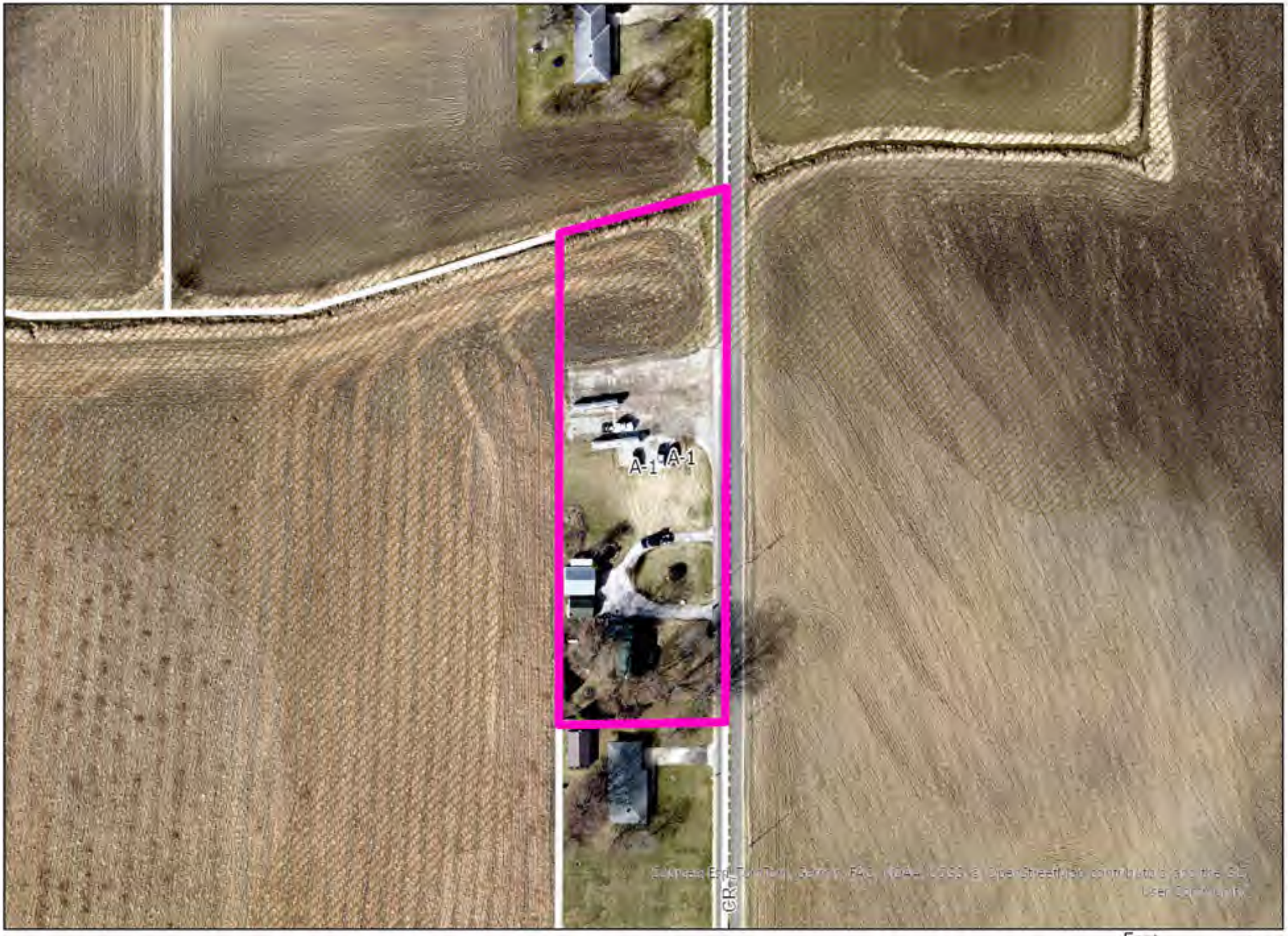


2025 Aerials

1 inch equals 80 ft

Feet
0 20 40 80

SUP-0313-2026



2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120

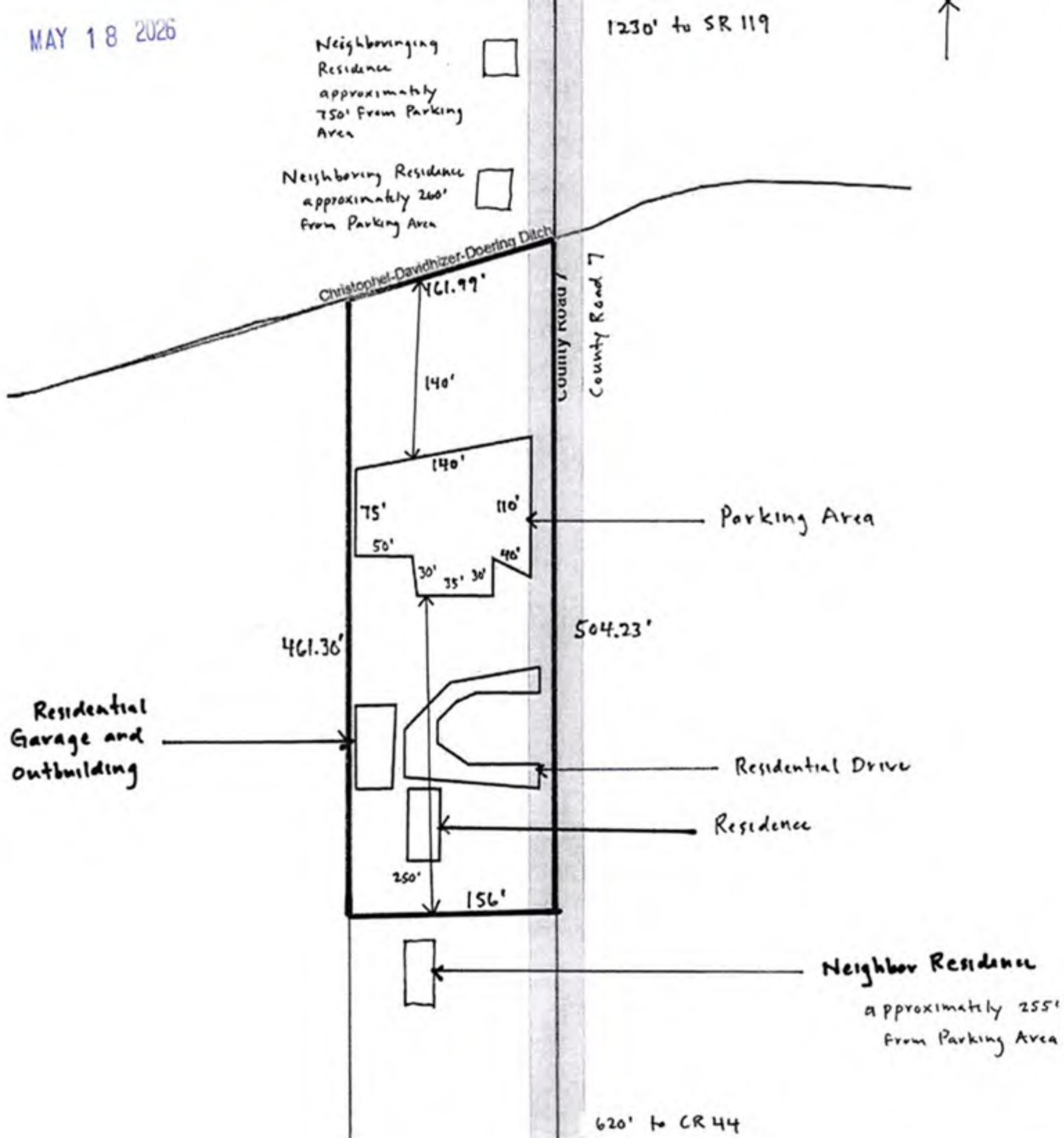
Subject property facing west

Facing east

Facing north

Facing south

MAY 18 2026


1230' to SR 119
Neighboringing Residence approximately 750' From Parking Area
Neighboring Residence approximately 260' From Parking Area
Christophel-Davidhizer-Doering Ditch
461.99'
140'
County Road 7
140'
75'
110'
50'
40'
30'
35'
30'
Parking Area
504.23'
461.36'
Residential Garage and outbuilding
Residential Drive
Residence
250'
156'
Neighbor Residence
approximately 255' from Parking Area
620' to CR 44

BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0252-2026.

Parcel Number(s): 20-05-25-300-007.000-001 & 20-05-25-300-009.000-001.

Existing Zoning: A-1.

Petition: For a Special Use for an event venue.

Petitioner: Church Community Services.

Location: East side of CR 3, 1,580 ft. north of CR 26, in Baugo Township.

Site Description:

- Physical Improvement(s) – Museum & community center (farmhouse) and accessory structure.
- Proposed Improvement(s) – None.
- Existing Land Use – Residential, agricultural.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **December 20, 1990** – The BZA approved a Special Use for a museum and community center and an Appeal to allow said use on property served by an easement (90-173-SU).
- **December 15, 2011** – The BZA approved an amendment to an existing Special Use for a museum and community center to allow for the construction of a storage unit (Specifications F - #28) (59710CR3-111118-1).

Staff Analysis:

Staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. This is an existing Special Use for a museum & community center and the property will be converted to an event venue.

2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 21.34-acre property in a low-density residential and agricultural area and the property will remain property for community events and activities.

3. The Special Use will substantially serve the public convenience and welfare by allowing for a local event venue.

BZA Staff Report
(Continued)

Hearing Date: June 18, 2026

Staff recommends **APPROVAL** with the following condition(s) 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.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 4/28/2026) and as represented in the Special Use application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0252-2026

Date: 04/28/2026 | Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing | Transaction #: SUP-0252-2026

Description: for a Special Use for an event venue

Contacts:

Applicant	Authorized Agent	Land Owner
Church Community Services P.O Box 2346 Elkhart, IN 46515	Church Community Services P.O Box 2346 Elkhart, IN 46515	Church Community Services P.O Box 2346 Elkhart, IN 46515

Site Address: 59710 County Road 3
Elkhart, IN 46517

Parcel Number: 20-05-25-300-007.000-001
20-05-25-300-009.000-001

Township: Baugo

Location: EAST SIDE OF CR 3, 1,580 FT. NORTH OF CR 26

Subdivision:

Lot #

Lot Area: 21.34 Frontage: 760.00 Depth: 1,103.00

Zoning: A-1

NPO List:

Present Use of Property: NON PROFIT BUSINESS

Legal Description:

Comments: PARCEL CREATION DATE 2/22/1989

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Church Community Services

1) Tell us what you want to do. Renovate or install new sign
We intend to run an event/fundraising center. No substantial changes, other than upkeep will be made to the property or building.

2) Tell us why this activity won't hurt your neighbors or the community. Mainly, it will not hurt neighbors because there are not any. The property is bordered by SR 20, a farm field, + a creek.

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☑ N
If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☑ N If yes, fill out below.
Tell us what will create those things. _____
Tell us how you'll reduce the impact of those things on neighbors. _____

5) Will there be buffering (fences, trees, shrubs, mounds)? ☑ Y ☐ N
If yes, tell us about it. There are trees along SR 20

6) Does the property need well and septic? Well: ☐ Y ☑ N Septic: ☐ Y ☑ N
Does the property need a new septic system? ☐ Y ☑ N
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☐ Y ☑ N If yes, fill out below.
Building or addition 1 Existing? ☐ Y ☐ N Size and height to the peak: _____
Tell us what you'll use it for. _____
Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak: _____
Tell us what you'll use it for. _____
Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak: _____
Tell us what you'll use it for. _____

8) Does this application include animals? ☐ Y ☑ N
If yes, tell us what kind and how many of each. _____

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☑ Y ☐ N If yes, fill out below.

Oakland

How many employees do you have now? Full time: 11 Part time: 13

How many employees do you want? Full time: 11 Part time: 13

How many of the employees won't live onsite? All

What will be the days and hours of operation on this property? Hours + days of operation will vary but will not include overnight hours.

Acres

How many parking spaces do you have now? 20

How many parking spaces do you want? 20

Will there be outside storage or display areas on this property? ☐ Y ☑ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☐ Y ☑ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day?

Average (?) One or two people

Will there be pickups or deliveries on this property? ☑ Y ☐ N If yes, fill out below.

Tell us how often. weekly (?)

Tell us the kind of vehicles used. Postal, Fedex, UPS

Does the application include signs? ☑ Y ☐ N If yes, fill out below.

Sign 1 Dimensions (length and width). Current sign is 5 feet high by 14 feet wide and approx. 7 ft. OAH

Existing? ☑ Y ☐ N Double faced? ☑ Y ☐ N

Electronic message board? ☐ Y ☑ N If no, lighted? ☑ Y ☐ N

Freestanding? ☑ Y ☐ N Wall mounted? ☐ Y ☑ N

Sign 2 Dimensions (length and width). Preferred replacement sign is an EMC, approx. 4x13, same OAH, same structural dims., same setbacks

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

10) Tell us anything else you want us to know. The property may include trails + gardening/AG. The property + building may be rented in part or whole by other nonprofits or groups. Events may will vary in schedule from weekly to monthly to seasonally. Church community services intends to hold approx. 4 to events each year. The building will not be utilized as a museum.

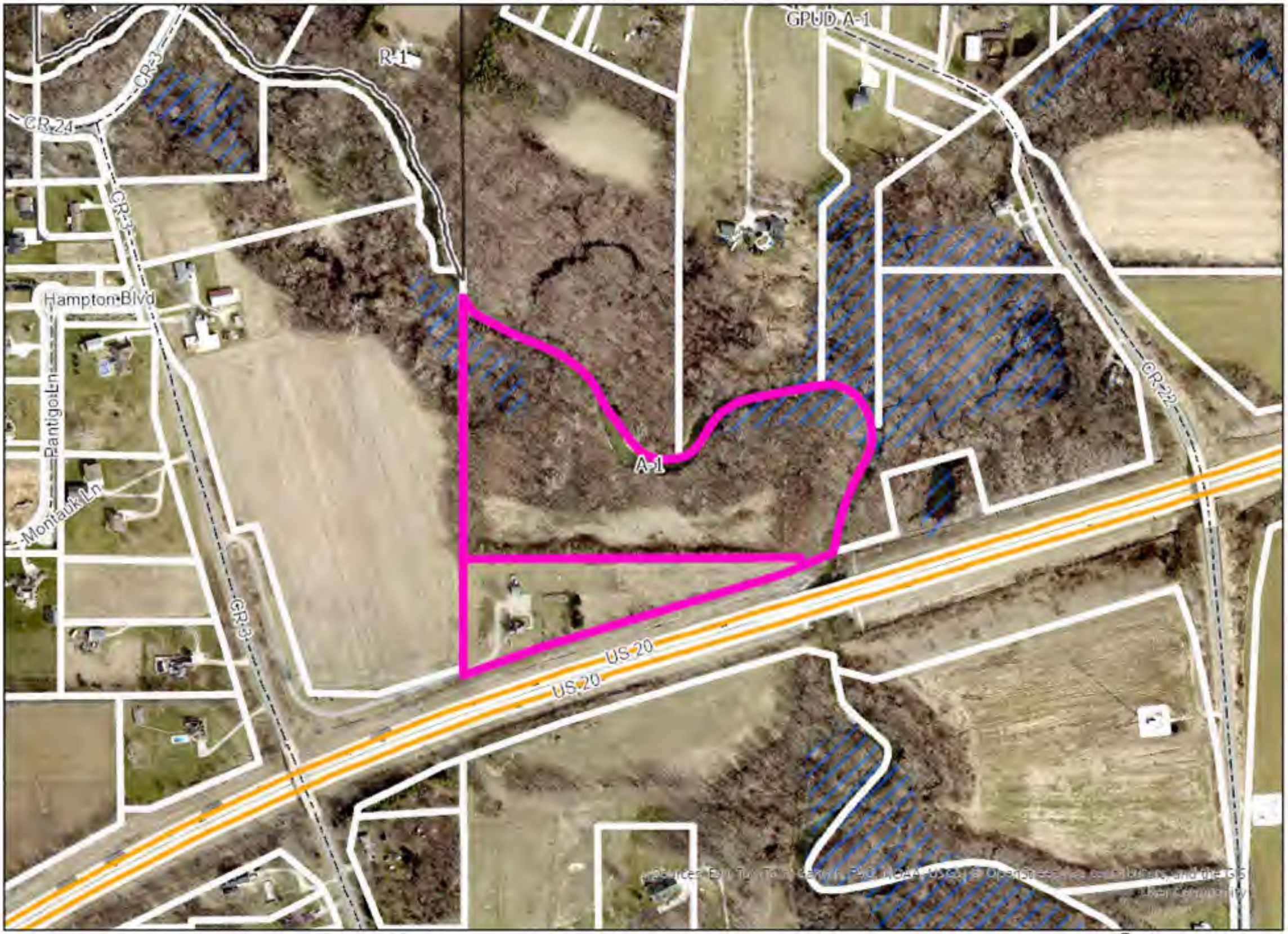
SUP-0252-2026

2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200

SUP-0252-2026

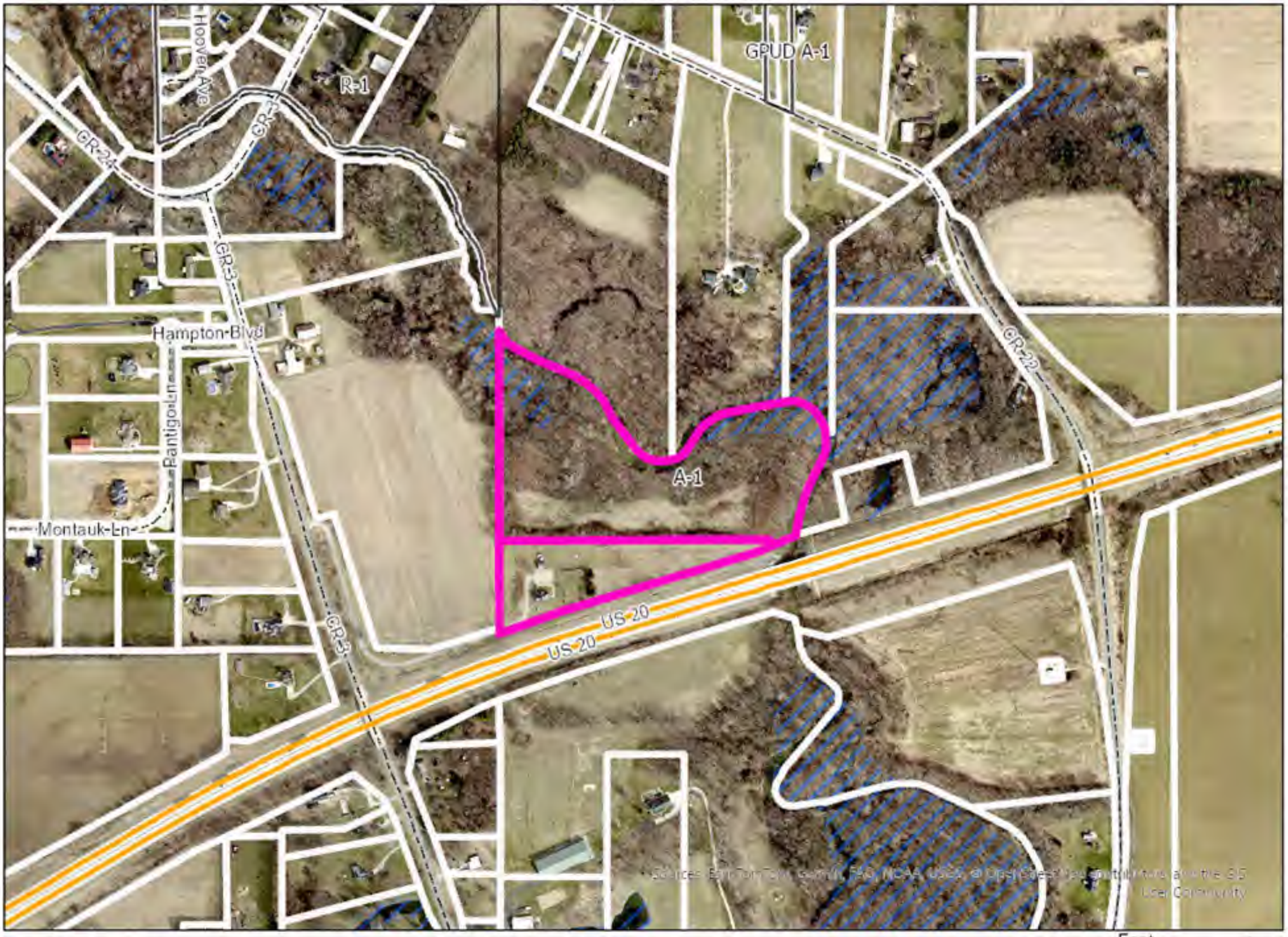


2025 Aerials

1 inch equals 400 ft

Feet
0 105 210 420

SUP-0252-2026



2025 Aerials

1 inch equals 500 ft

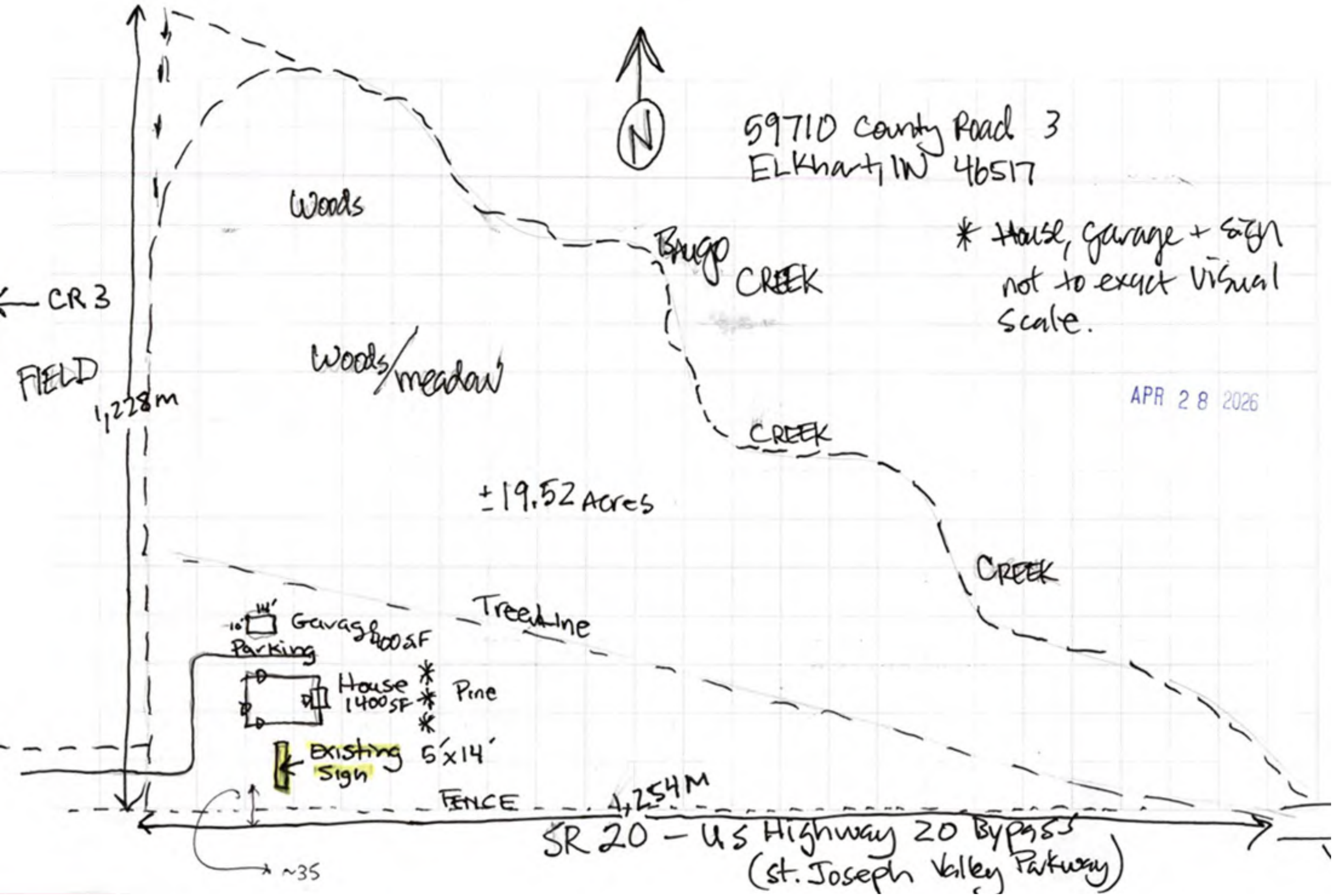
Feet
0 135 270 540

Subject property facing east

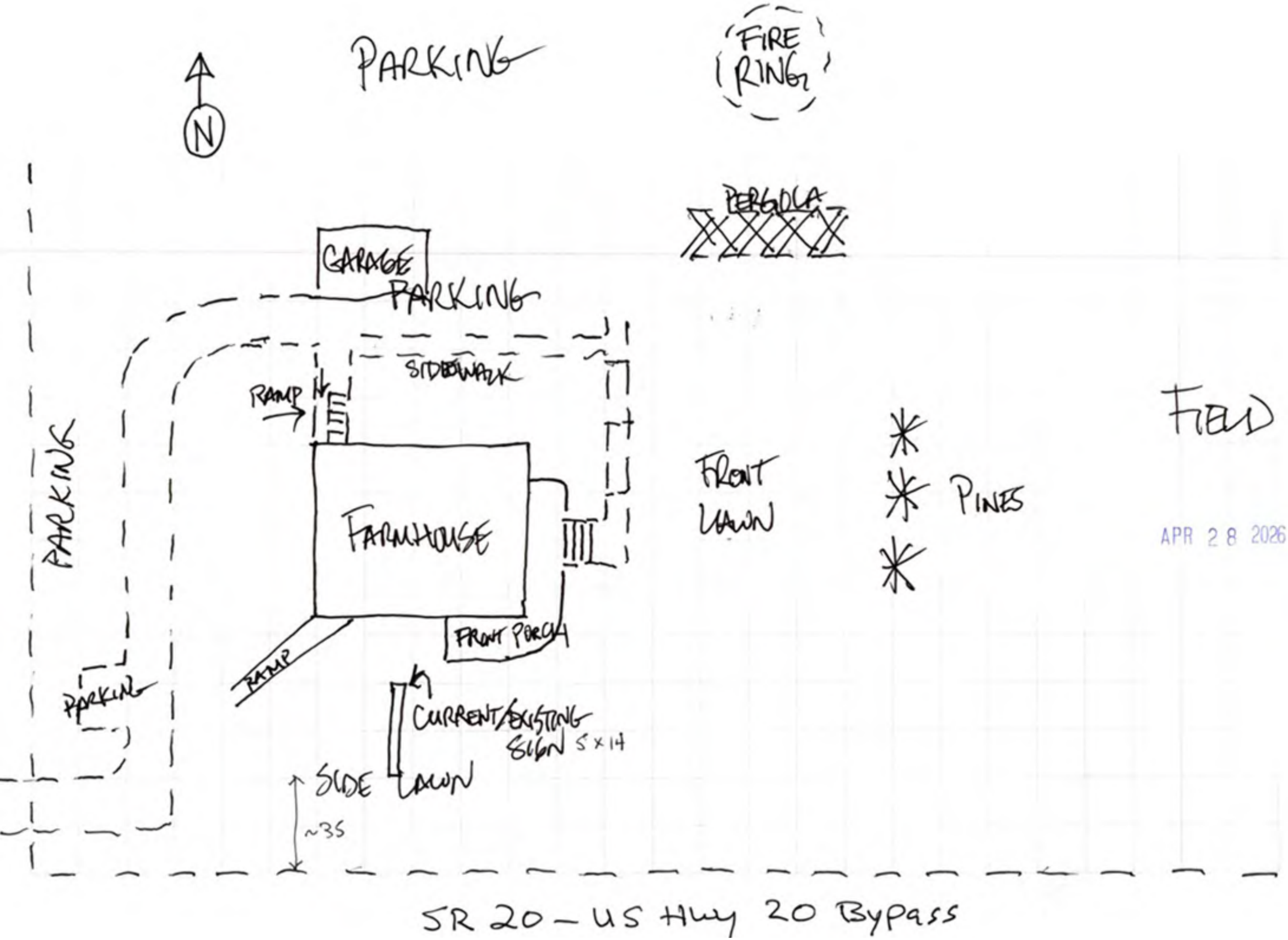
Facing west

Facing north

Facing south


N
59710 County Road 3
Elkhart, IN 46517
* House, garage + sign not to exact visual scale.
Woods
Bugg CREEK
CR 3
FIELD
Woods/meadow
1,228m
CREEK
±19.52 Acres
CREEK
Treeline
Garage 400SF
Parking
House 1400SF
Pine
Existing Sign 5'x14'
FENCE
4,254M
SR 20 – US Highway 20 Bypass
(St. Joseph Valley Parkway)
~35

APR 28 2026


N
PARKING
FIRE RING
PERGOLA
GARAGE
PARKING
SIDEWALK
RAMP
FARMHOUSE
FRONT PORCH
RAMP
PARKING
PARKING
FRONT LAWN
PINES
FIELD
CURRENT/EXISTING SIGN 5 x 14
SIDE LAWN
~35
SR 20 – US Hwy 20 Bypass

APR 28 2026

BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0264-2026.

Parcel Number(s): 20-15-24-300-014.000-018.

Existing Zoning: A-1.

Petition: For an amendment to an existing Special Use for a place of worship to allow for an addition to the church and for additional parking spaces.

Petitioner: Glory Church, Inc.

Location: West side of CR 29, 2,425 ft. south of CR 50, in Jackson Township.

Site Description:

- Physical Improvement(s) – Church campus.
- Proposed Improvement(s) – Church addition.
- Existing Land Use – Church campus.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **March 18, 2021** – The BZA approved a Special Use for a place of worship (SUP-0097-2021).

Staff Analysis:

Staff finds that:

1. The Special Use Amendment will be consistent with the spirit, purpose, and intent of the Development Ordinance. This is an existing Special Use for a place of worship and the proposed church building addition meets all development standards.

2. The Special Use Amendment will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 21.25-acre property in a low-density residential and agricultural area, and the property will remain a church campus.

3. The Special Use Amendment will substantially serve the public convenience and welfare by allowing for a church building addition and additional parking for an existing church campus.

BZA Staff Report
(Continued)

Hearing Date: June 18, 2026

Staff recommends **APPROVAL** with the following condition(s) 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.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 5/1/2026) and as represented in the Special Use Amendment application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use Amendment - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0264-2026

Date: 05/01/2026 | Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing | Transaction #: SUP-0264-2026

Description: for an Amendment to an existing Special Use for for a place of worship to allow for an addition to the church anc for additional parking spaces.

Contacts: Applicant	Authorized Agent	Builder	Land Owner
Cdr Construction 2408 Eisenhower Drive Goshen, IN 46526	Cdr Construction 2408 Eisenhower Drive Goshen, IN 46526	Cdr Construction 2408 Eisenhower Drive Goshen, IN 46526	Glory Church Inc. 16536 Cr 50 Syracuse, IN 46567

Site Address: 70921 County Road 29
Syracuse, IN 46567

Parcel Number: 20-15-24-300-014.000-018

Township: Jackson

Location: WEST SIDE OF CR 29, 2,425 FT. SOUTH OF CR 50

Subdivision:

Lot #

Lot Area: 21.25 Frontage: 300.00 Depth: 1,052.00

Zoning: A-1

NPO List:

Present Use of Property: PLACE OF WORSHIP

Legal Description:

Comments: SEE SUP-0097-2021 FOR A SPECIAL USE FOR A PLACE OF WORSHIP APPROVED ON 3-18-2021

Applicant Signature:

Department Signature:

Special Use — Questionnaire Amendment.

Name: GLORY CHURCH

1) Tell us what you want to do. WE ARE WANTING TO ADD ON TO OUR CURRENT STRUCTURE. IN ORDER TO CREATE MORE SPACE FOR OUR CHURCH MEMBERS.

2) Tell us why this activity won't hurt your neighbors or the community. WE DON'T PLAN TO ADD ANY EXTRA SERVICES OR NOISE THAN WE CURRENTLY HAVE. WE WILL CONTINUE TO BE A SMALLER FELLOWSHIP THAT BENEFITS OUR COMMUNITY

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☑ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☑ N If yes, fill out below.

Tell us what will create those things.

Tell us how you'll reduce the impact of those things on neighbors.

5) Will there be buffering (fences, trees, shrubs, mounds)? ☑ Y ☐ N

If yes, tell us about it. Trees will Remain in Place

6) Does the property need well and septic? Well: ☑ Y ☐ N Septic: ☑ Y ☐ N

Does the property need a new septic system? ☐ Y ☑ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☑ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ☐ Y ☒ N Size and height to the peak: 11,200 sq/ft 28'

Tell us what you'll use it for.

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

8) Does this application include animals? ☐ Y ☑ N

If yes, tell us what kind and how many of each.

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☑ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: _____ Part time: 4

How many employees do you want? Full time: _____ Part time: 6

How many of the employees won't live onsite? ALL

What will be the days and hours of operation on this property? SUN. 8AM-1PM WEDS. 8AM-4PM & 6-9PM THURS. 6-9PM FR. 8AM-4PM

How many parking spaces do you have now? 60

How many parking spaces do you want? 122

Will there be outside storage or display areas on this property? ☐ Y ☑ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☐ Y ☑ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day? MON. 2-4, TUES. 0, WEDS. 20-30, THURS. 20-30, FRI. 0, SAT. 0, SUN. 150-250.

Will there be pickups or deliveries on this property? ☐ Y ☑ N If yes, fill out below.

Tell us how often. _____

Tell us the kind of vehicles used. _____

Does the application include signs? ☑ Y ☐ N If yes, fill out below.

Sign 1 Dimensions (length and width). 3'x9'

Existing? ☑ Y ☐ N Double faced? ☑ Y ☐ N

Electronic message board? ☐ Y ☑ N If no, lighted? ☐ Y ☑ N

Freestanding? ☑ Y ☐ N Wall mounted? ☐ Y ☑ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

10) Tell us anything else you want us to know. _____

SUP-0264-2026

2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120

SUP-0264-2026

2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200

SUP-0264-2026

2025 Aerials

1 inch equals 400 ft

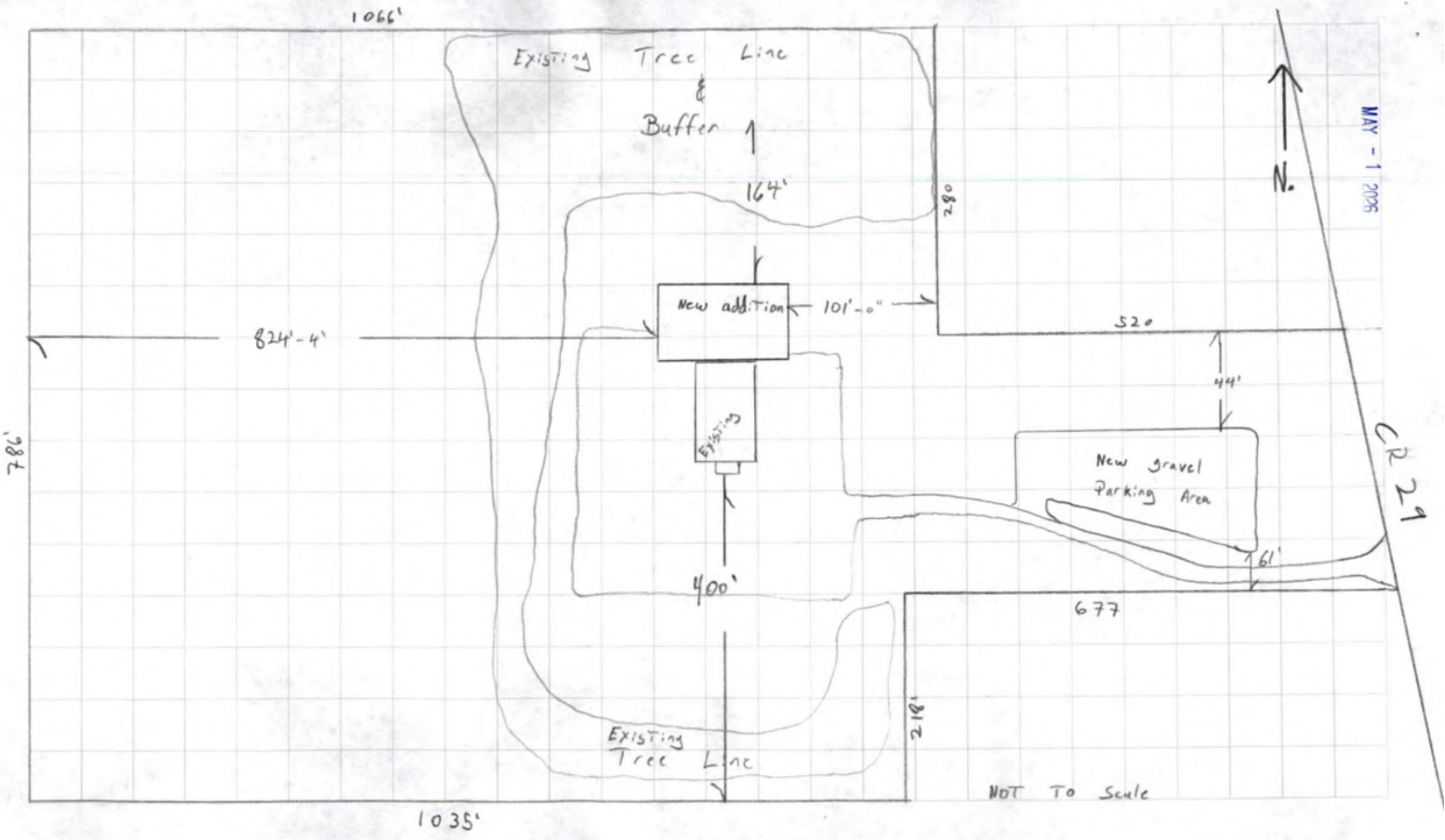
Feet
0 105 210 420

Subject property facing north

Facing south

Facing east

Facing west


1066'
Existing Tree Line
&
Buffer
164'
280
New addition
101'-0"
520
824'-4'
44'
Existing
New gravel
Parking Area
CR 29
787'
61'
400'
677
218'
Existing
Tree Line
NOT To Scale
1035'
N.

MAY - 1 2006

BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0292-2026.

Parcel Number(s): 20-13-01-100-009.000-020.

Existing Zoning: A-1.

Petition: For an amendment to an existing Special Use for a home workshop/business for a water filtration business to allow for a new building.

Petitioner: Daniel H. Schmucker & Ruth E. Schmucker, Husband & Wife.

Location: East side of CR 3, 1,895 ft. south of CR 42, in Locke Township.

Site Description:

- Physical Improvement(s) – Residence, detached workshop building.
- Proposed Improvement(s) – Detached accessory and business storage building.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **December 16, 2010** – The BZA approved a Special Use for the keeping of horses, goats, and chickens on a tract of land containing less than three acres (Specifications F - #1).
- **March 16, 2017** – The BZA approved a Special Use for a home workshop/business for a water filtration business (SUP-0080-2017).

Staff Analysis:

Staff finds that:

1. The Special Use Amendment will be consistent with the spirit, purpose, and intent of the Development Ordinance. A Special Use for a home workshop/business for a water filtration business is allowed in the A-1 zoning district, and the additional inventory storage space is not a big enough expansion to exceed the scope and scale of the home workshop/business.

2. The Special Use Amendment will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 1.55-acre property in a low-density agricultural and residential area, and the property will remain residential in character.

3. The Special Use Amendment will substantially serve the public convenience and welfare by providing additional indoor storage space for inventory for the business.

BZA Staff Report
(Continued)

Hearing Date: June 18, 2026

Staff recommends **APPROVAL** with the following condition(s) 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.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 5/13/2026) and as represented in the Special Use Amendment application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use Amendment - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0292-2026

Date: 05/13/2026 Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing Transaction #: SUP-0292-2026

Description: FOR AN AMENDMENT TO AN EXISTING SPECIAL USE FOR A HOME WORKSHOP BUSINESS FOR A WATER FILTRATION BUSINESS TO ALLOW FOR A NEW BUILDING

Contacts:

Applicant	Land Owner
Daniel H Schmucker & Ruth E Schmucker, Husband & Wife 67352 County Road 3 Wakarusa, IN 46573	Daniel H Schmucker & Ruth E Schmucker, Husband & Wife 67352 County Road 3 Wakarusa, IN 46573

Site Address: 67352 County Road 3
Wakarusa, IN 46573

Parcel Number: 20-13-01-100-009.000-020

Township: Locke

Location: EAST SIDE OF CR 3, 1,895 FT S OF CR 42

Subdivision:

Lot #

Lot Area: 1.55 Frontage: 198.00 Depth: 344.00

Zoning: A-1

NPO List:

Present Use of Property: RESIDENTIAL/BUSINESS/AG

Legal Description:

Comments: SEE SUP-0080-2017 APPROVED ON 3-16-2017 FOR A SPECIAL USE FOR A HOME WORKSHOP BUSINESS FOR A WATER FILTRATION BUSINESS
STORAGE EQUATION SHOWED A DEVELOPMENTAL VARIANCE NOT NEEDED.
DWELLING 2894 X 110% = 3183 MINUS DETACHED GARAGE 1875 SF MINUS SHED 80 SF MINUS CANOPY 144 SF = 1084 MINUS PROPOSED ACCESSORY STRUCTURE 480 SF LEAVES 604 SF AVAILABLE PERSONAL STORAGE.
PARCEL CREATION DATE 5/13/1986

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Daniel H Schmucker

1) Tell us what you want to do. add a 16 x 30 storage and workshop building to my property

2) Tell us why this activity won't hurt your neighbors or the community. It is set back from any property lines. I have no immediate neighbors on either side. I don't know why anyone would object. (N 25)

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☑ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☑ N If yes, fill out below.

Tell us what will create those things.

Tell us how you'll reduce the impact of those things on neighbors.

5) Will there be buffering (fences, trees, shrubs, mounds)? ☐ Y ☑ N

If yes, tell us about it.

6) Does the property need well and septic? Well: ☐ Y ☑ N Septic: ☐ Y ☑ N

Does the property need a new septic system? ☐ Y ☑ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☑ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ☑ Y ☑ N Size and height to the peak: 16x30 11'4" to peak

Tell us what you'll use it for. some of my inventory and activity will move to new building

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

8) Does this application include animals? ☐ Y ☑ N

If yes, tell us what kind and how many of each.

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☑ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: — Part time: —

How many employees do you want? Full time: — Part time: —

How many of the employees won't live onsite? —

What will be the days and hours of operation on this property? Mon - Sat whenever someone is at home

How many parking spaces do you have now? 4

How many parking spaces do you want? 4

Will there be outside storage or display areas on this property? ☐ Y ☑ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☑ Y ☐ N

If yes, tell us what will be sold. water filtration products

Approximately how many customers (clients, guests, students, members) will be on this property per day? There are days and weeks that go by that I don't have any. I am primarily a service based business with inventory at home if someone needs it.

Will there be pickups or deliveries on this property? ☑ Y ☐ N If yes, fill out below.

Tell us how often. every couple weeks or months

Tell us the kind of vehicles used. UPS - Fedex - Company delivery truck (box truck)

Does the application include signs? ☐ Y ☑ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

10) Tell us anything else you want us to know. I have had a special use permit since March of 2017 for this business. The proposed building will house personal property as well as business inventory, as my wife would like to have more space in the house for things you use a house for. The personal property will come from my shop building to have that a little less confining. The 2017 commitment does not specify which building this activity is to be done.

Developmental Variance — Questionnaire

Name: _____

1) Tell us what you want to do. add a 16'x30' storage building

2) Tell us why you can't change what you're doing so you don't need a variance. I don't have enough acreage (1.55 acres)

3) Tell us why the variance won't hurt your neighbors or the community. Its set back from property lines. I don't know of any reason anyone would object

4) Does the property need well and septic? Well: ☐ Y ☑ N Septic: ☐ Y ☑ N

Does the property need a new septic system? ☐ Y ☑ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

5) Does the application include variances to allow for buildings or additions? ☑ Y ☐ N If yes, fill out below.

Building or addition 1 Size and height to the peak: 16 x 30 Peak 11'4"

Tell us what you'll use it for. storage and workshop

Building or addition 2 Size and height to the peak: _____

Tell us what you'll use it for. _____

Building or addition 3 Size and height to the peak: _____

Tell us what you'll use it for. _____

6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☑ N

If yes, fill out below.

Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N

Tell us who owns (will own) the land under the easement. _____

Tell us how many parcels will use the easement. _____

7) Does the application include variances for signs? ☐ Y ☑ N If yes, fill out below.

Sign 1 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

8) Does the application include a variance for parking spaces? ☐ Y ☑ N

If yes, tell us how many total there will be. _____

9) Tell us anything else you want us to know. _____

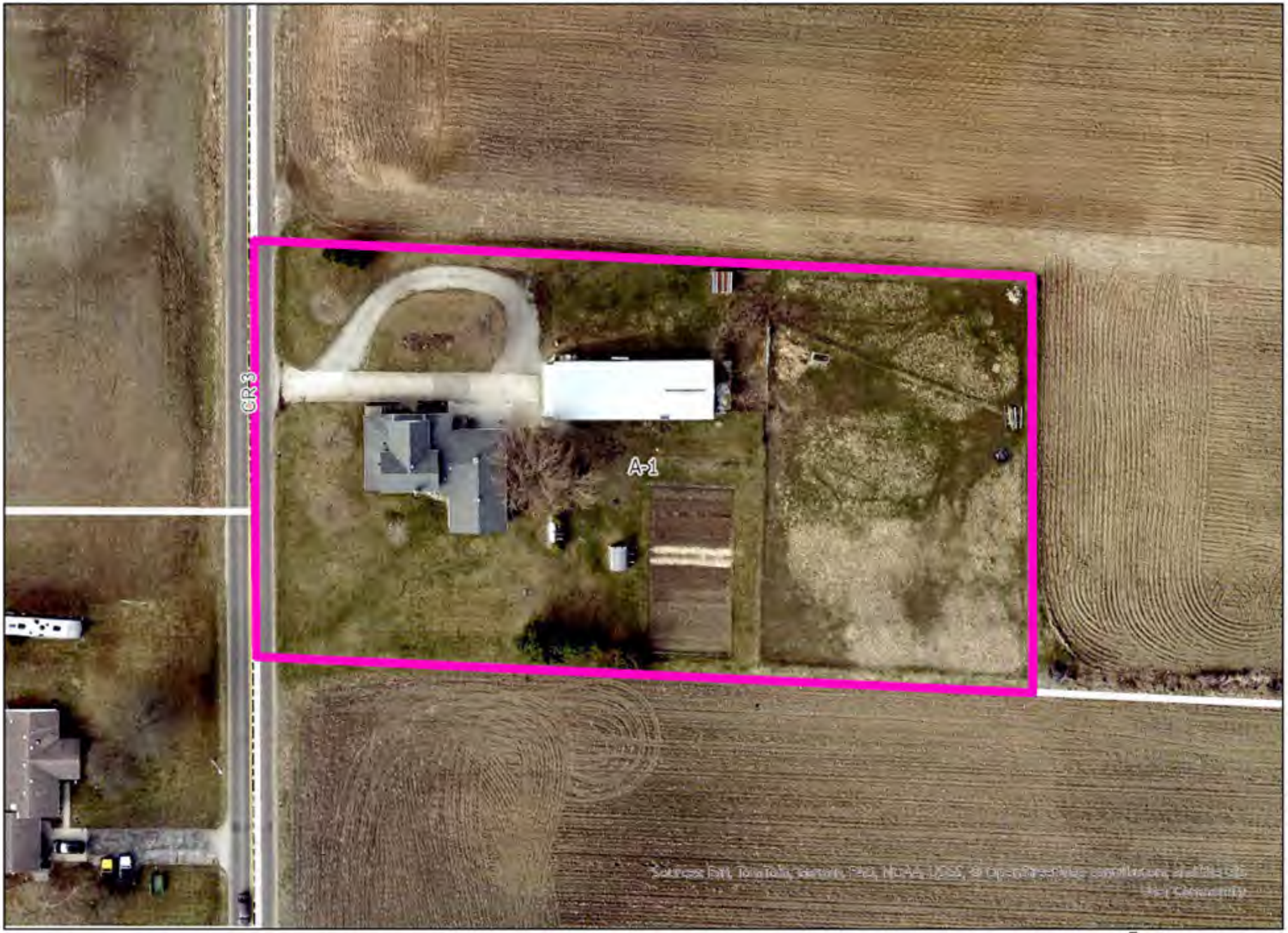
SUP-0292-2026

2025 Aerials

1 inch equals 40 ft

Feet
0 10 20 40
N

SUP-0292-2026



2025 Aerials

1 inch equals 60 ft

Feet
0 15 30 60
N

SUP-0292-2026

2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120
N

Subject property

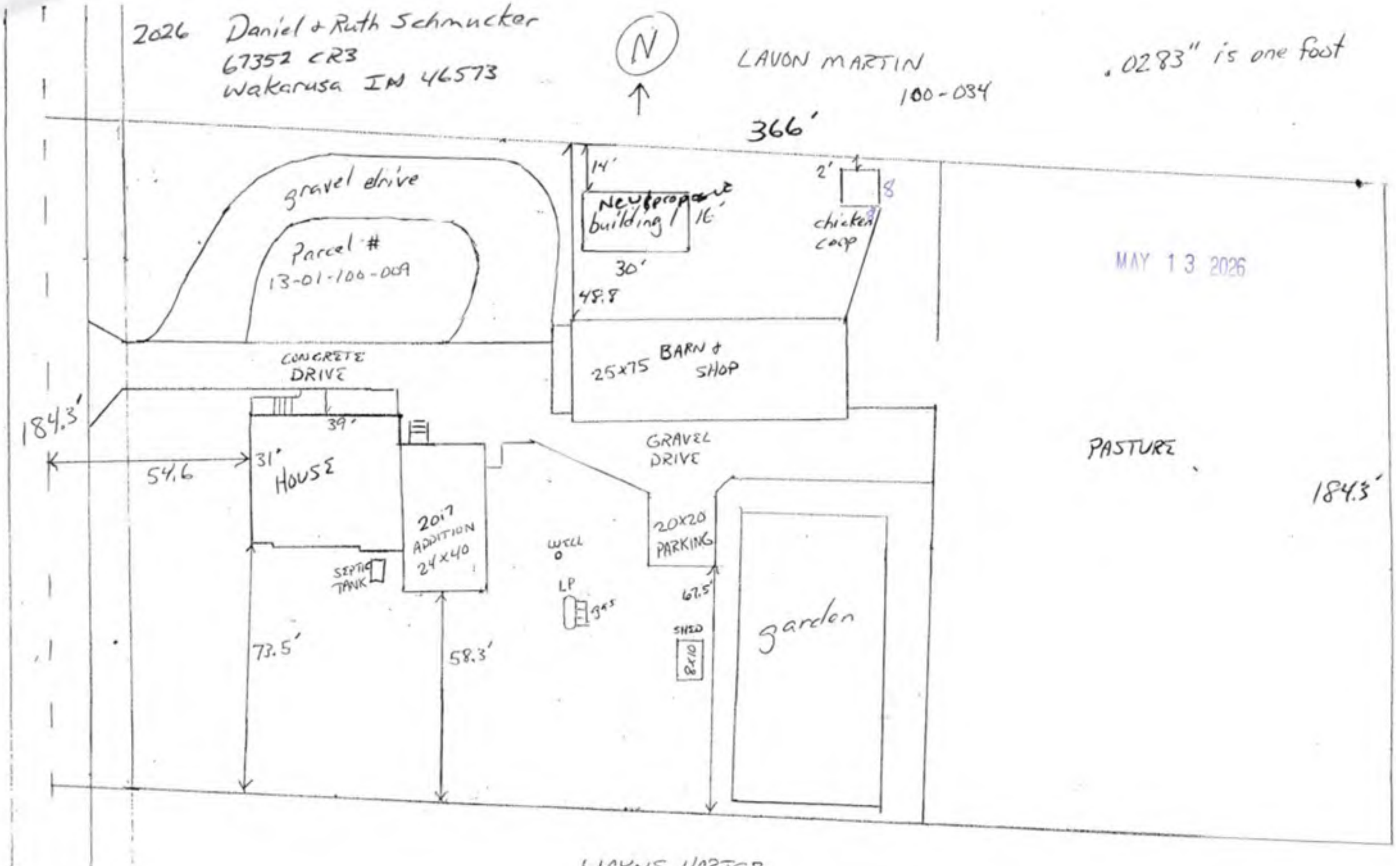
Subject property, proposed building location

Facing north

Facing south

Facing west

2026 Daniel & Ruth Schmucker
67352 CR3
Wakarusa IN 46573



MAY 13 2026

BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0308-2026.

Parcel Number(s): 20-07-09-300-022.000-019.

Existing Zoning: A-1.

Petition: For an amendment to an existing Special Use for a home workshop/business for an auto body shop to allow for additional outside storage of vehicles.

Petitioner: Dolco LLC (Lessor) & Melissa Rivera & Leonardo Rivera (Lessee).

Location: North side of US 20, 2,280 ft. east of CR 21, in Jefferson Township.

Site Description:

- Physical Improvement(s) – Residence, detached accessory structures.
- Proposed Improvement(s) – None.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, agricultural, country club (golf course).

History and General Notes:

- **June 15, 2021** – A complaint was received concerning dead animals. This complaint was on previous ownership and has been closed (CODE-0213-2021).
- **June 15, 2023** – The BZA approved a Special Use for a home workshop/business for an auto body shop, a Developmental Variance to allow for 3 outside employees (Ordinance allowed 2), and a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right (SUP-0324-2023). This approval included a commitment for only 14 cars allowed for outside storage.
- **October 14, 2025** – A complaint was received of selling cars and more outdoor storage than allowed (CODE-0740-2025).

Staff Analysis:

Staff finds that:

1. The Special Use Amendment will not be consistent with the spirit, purpose, and intent of the Development Ordinance. This is an existing Special Use for a home workshop/business for an auto body shop, and the property has consistently exceeded the maximum number of 14 cars allowed by the Special Use.
2. The Special Use Amendment will cause substantial and permanent injury to the appropriate use of neighboring property. This is a 4.52-acre parcel in a low-density residential and agricultural area, and the parcel is not being maintained in a residential character. There are over 25 cars and parts outside, and the sale of cars was not allowed with the original Special Use, though the business has been operating as though it was allowed.
3. The Special Use Amendment will not substantially serve the public convenience and welfare. The business has not been operating as approved previously and has caused complaint from neighboring property owners.

Staff recommends **DENIAL**.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use Amendment - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0308-2026

Date: 05/18/2026 | Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing | Transaction #: SUP-0308-2026

Description: for an amendment to an existing Special Use for a home workshop business for an auto body shop to allow for additional outside storage of vehicles.

Contacts:

Applicant	Land Owner
Dolco Llc (Lessor) 16260 County Road 18 Goshen, IN 46528	Melissa & Leonardo Rivera (Lessee) 60270 County Road 27 Goshen, IN 46528

Site Address: 19803 Us Highway 20
Bristol, IN 46507

Parcel Number: 20-07-09-300-022.000-019

Township: Jefferson

Location: NORTH SIDE OF US 20, 2,280 FT. EAST OF CR 21

Subdivision:

Lot #

Lot Area: 4.52 Frontage: 665.00 Depth: 249.46

Zoning: A-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: code-0740-2025 for parking more than the 14 allowed vehicles outside
SEE SUP-0324-2023 FOR A HOME WORKSHOP/BUSINESS FOR AN AUTO BODY SHOP APPROVED ON 6-15-2023
PARCEL CREATED 5/9/2000
CODE CASE #0213-2021 HAS BEEN CLOSED (PREVIOUS OWNERS)
RESIDENCE = 2,848 SQ FT X 200% = 5,696 SQ FT, MINUS 2,720 (SHOP), 1,700 (STORAGE) AND PROPOSED NEW BUILDING AT 2,560 SQ FT (40X64) IS 1,284 SQ FT OVER. APPLICANT STATES THESE BUILDINGS ARE AG - 2,584 SQ FT AND 2,688 SQ FT. ALSO LEAN-TO'S (760, 532, 252, 408, 240, 680, 2040)

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Melissa & Leobardo Rivera

1) Tell us what you want to do. Body Shop, repair Vehicles

2) Tell us why this activity won't hurt your neighbors or the community. Employ local people. Service to the Community For repairs.

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☑ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☑ Y ☐ N If yes, fill out below.

Tell us what will create those things. Hand tools, Sanders, welder air Compressor

Tell us how you'll reduce the impact of those things on neighbors. Work is done on the inside

5) Will there be buffering (fences, trees, shrubs, mounds)? ☑ Y ☐ N

If yes, tell us about it. Privacy Fence along Road

6) Does the property need well and septic? Well: ☐ Y ☑ N Septic: ☐ Y ☑ N

Does the property need a new septic system? ☐ Y ☑ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☑ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ☑ Y ☐ N Size and height to the peak: 33X50X16 peak

Tell us what you'll use it for. Body Shop

Building or addition 2 Existing? ☑ Y ☐ N Size and height to the peak: 34X80X16 peak

Tell us what you'll use it for. Dry Storage

Building or addition 3 Existing? ☑ Y ☐ N Size and height to the peak: 40X64X21 peak

Tell us what you'll use it for. repair Shop 20x24 office

8) Does this application include animals? ☐ Y ☑ N

If yes, tell us what kind and how many of each.

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☐ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: 3 Part time: 1

How many employees do you want? Full time: _____ Part time: _____

How many of the employees won't live onsite? 3

What will be the days and hours of operation on this property? Monday to Friday 8AM 6PM Saturday 8AM 3PM

How many parking spaces do you have now? 4

How many parking spaces do you want? 4

Will there be outside storage or display areas on this property? ☑ Y ☐ N

If yes, tell us what will be stored outside or displayed. Vehicles to repair

Will there be retail sales on this property? ☑ Y ☐ N

If yes, tell us what will be sold. Auto Parts

Approximately how many customers (clients, guests, students, members) will be on this property per day?

5

Will there be pickups or deliveries on this property? ☑ Y ☐ N If yes, fill out below.

Tell us how often. 2 times a Day

Tell us the kind of vehicles used. parts Delivery

Does the application include signs? ☐ Y ☑ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

10) Tell us anything else you want us to know. _____

SUP-0308-2026

2025 Aerials

1 inch equals 40 ft

Feet
0 10 20 40

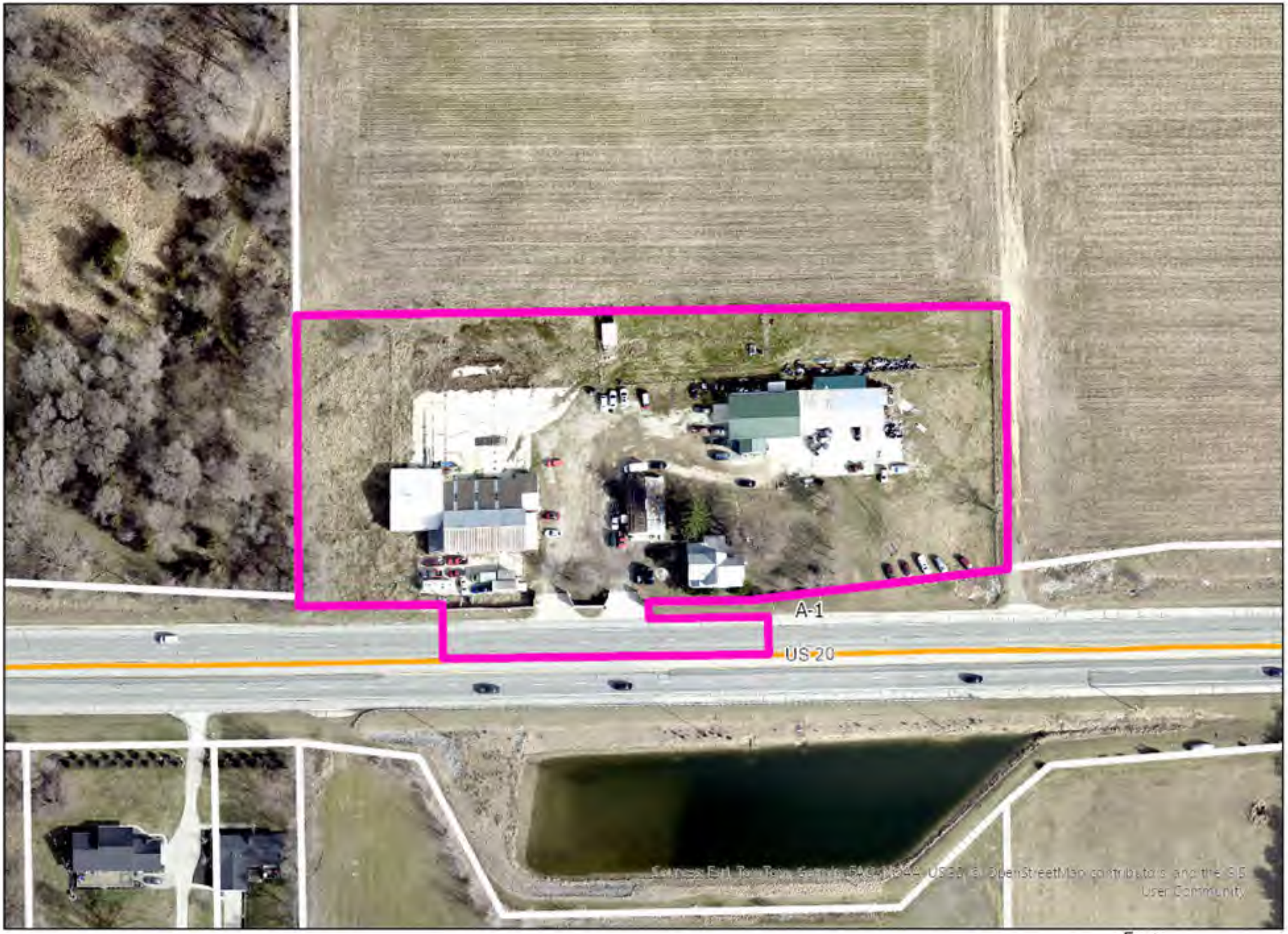
SUP-0308-2026

2025 Aerials

1 inch equals 80 ft

Feet
0 20 40 80

SUP-0308-2026



2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120
N

Subject property facing north (first entrance)

Subject property facing north (second entrance)

Subject property, proposed outdoor storage area

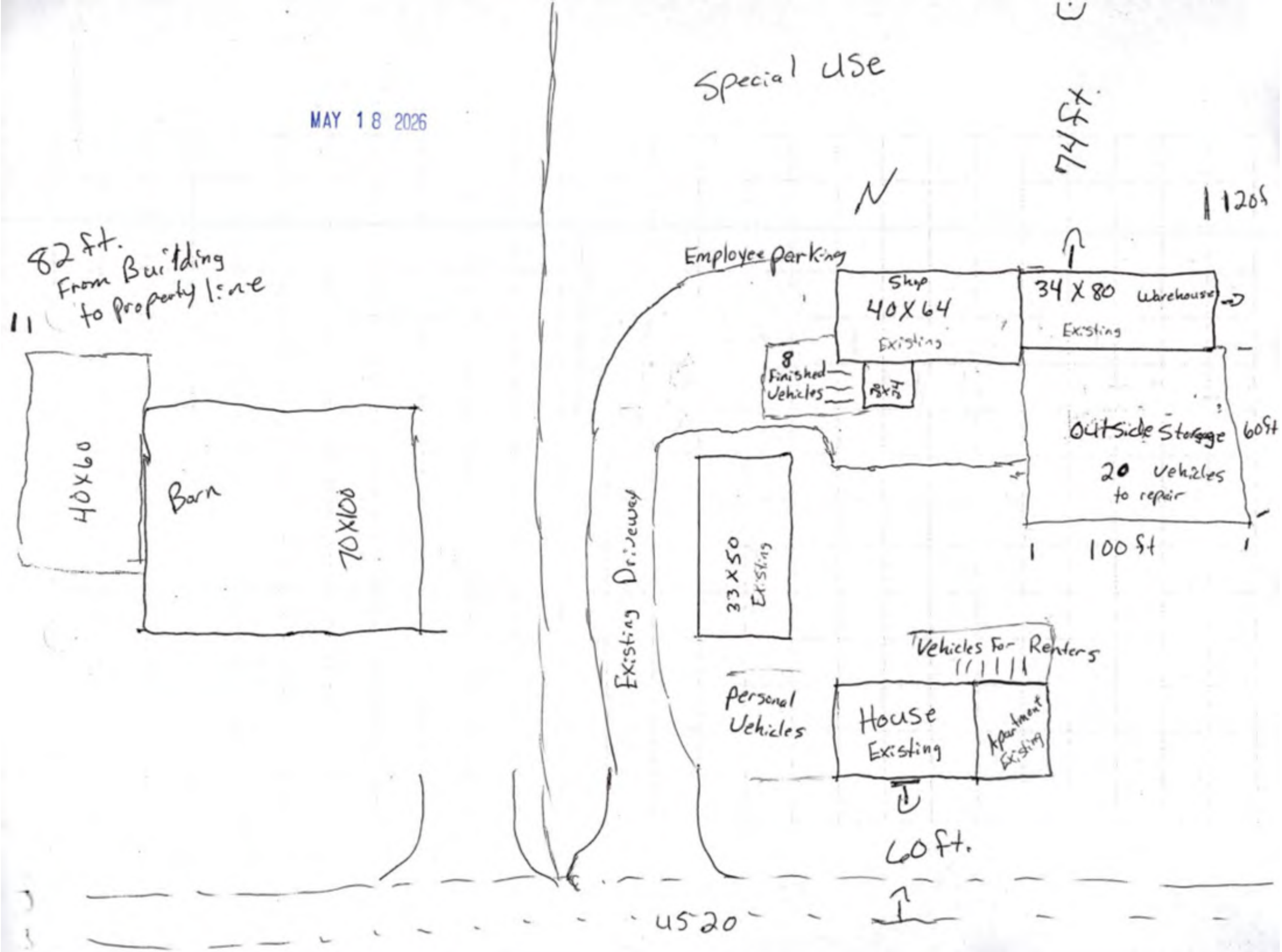
Facing west

Facing east

Facing south

MAY 18 2026

Special use



BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0312-2026.

Parcel Number(s): 20-10-16-100-011.000-016 & 20-10-16-300-013.000-016.

Existing Zoning: A-1.

Petition: For an amendment to an existing Special Use for a church camp to allow for the construction of two new buildings.

Petitioner: Missionary Church, North Central District, Inc., & Indiana Conference of the United Missionary Church, Inc.

Location: East side of CR 9, 2,610 ft. north of CR 36, in Harrison Township.

Site Description:

- Physical Improvement(s) – Residence, several accessory structures, several small cabins.
- Proposed Improvement(s) – Accessory structure addition & remodel.
- Existing Land Use – Church camp.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **November 18, 1982** – The BZA approved an amendment to an existing Special Use for the expansion of a church campground to allow for the construction of additional cabins (82-92-SU).
- **January 16, 1986** – The BZA approved an amendment to an existing Special Use for the expansion of a church campground and future building and expansion for church related uses (86-7-SU).
- **April 20, 1995** – The BZA approved an amendment to a Special Use for a church camp to allow for the construction of ten new buildings and to allow for the renovation of an existing building (95-1444).

Staff Analysis:

Staff finds that:

1. The Special Use Amendment will be consistent with the spirit, purpose, and intent of the Development Ordinance. This is an existing Special Use, and the addition of two more accessory structures is consistent with the growth of the campground.

2. The Special Use Amendment will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a large 29.30-acre property in a low-density residential and agricultural area, and the property will remain a campground. The campground has been in operation for over 40 years and has caused no complaints or issues.

3. The Special Use Amendment will substantially serve the public convenience and welfare by continuing to provide campground activities for the community.

BZA Staff Report
(Continued)

Hearing Date: June 18, 2026

Staff recommends **APPROVAL** with the following condition(s) 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.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 5/18/2026) and as represented in the Special Use Amendment application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use Amendment - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0312-2026

Date: 05/18/2026 | Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing | Transaction #: SUP-0312-2026

Description: for an Amendment to an existing Special Use for a church camp to allow for the construction of 2 new buildings

Contacts:

Applicant	Authorized Agent	Land Owner	Land Owner
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Missionary Church North Central District Inc 111 N Olive Street Wakaursa, IN 46573	Indiana Conference Of The United Missionary Church Inc, The Po Box 61 New Paris, IN 46553

Site Address: 63526 County Road 9
Goshen, IN 46526

Parcel Number: 20-10-16-100-011.000-016
20-10-16-300-013.000-016

Township: Harrison

Location: East Side Of County Road 9, 2,610 Ft. North Of County Road 36

Subdivision:

Lot #

Lot Area: 29.30 Frontage: 1,371.00 Depth: 900.00

Zoning: A-1

NPO List:

Present Use of Property: CHURCH CAMP

Legal Description:

Comments: NEED REVISED SITE PLAN SHOWING SET-BACKS - OK TO PROCEED PER JASON - KB 5/18/2026
#82-92-SU APPROVED 9/18/1982 FOR A SPECIAL USE FOR A CHURCH CAMP
#86-7-SU, APPROVED 1/16/1986 FOR CHURCH-RELATED USES
#95-1444 APPROVED 5/18/1995 FOR AN AMENDMENT TO A SPECIAL USE FOR THE CONSTRUCTION OF 10 NEW BUILDINGS AND TO ALLOW FOR THE RENOVATION OF AN EXISTING BUILDING
PERMIT #BC-0303-2023 NEEDING FINAL STRUCTURAL

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Prairie Camp

1) Tell us what you want to do. Prairie Camp is a Christian camp and retreat ministry. We offer year round rental facilities, week long summer camps, a ten day family camp, youth and adult retreats, family reunions, and various team building experiences.

2) Tell us why this activity won't hurt your neighbors or the community. The additional buildings represent a small additional percentage of our total existing building count, which have been a consistent fixture in the area for years. The impact of the proposed buildings will be negligible to our neighbors.

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☒ N If yes, fill out below.

Tell us what will create those things. _____

Tell us how you'll reduce the impact of those things on neighbors. _____

5) Will there be buffering (fences, trees, shrubs, mounds)? ☒ Y ☐ N

If yes, tell us about it. Proposed locations are internal to campus and not significantly visible from property lines.

6) Does the property need well and septic? Well: ☒ Y ☐ N Septic: ☒ Y ☐ N

Does the property need a new septic system? ☐ Y ☒ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☒ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ☐ Y ☒ N Size and height to the peak: 1,716 SF, 21'-9" Ht.

Tell us what you'll use it for. Dormitory

Building or addition 2 Existing? ☐ Y ☒ N Size and height to the peak: 1,716 SF, 21'-9" Ht.

Tell us what you'll use it for. Dormitory

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak: _____

Tell us what you'll use it for. _____

8) Does this application include animals? ☐ Y ☒ N

If yes, tell us what kind and how many of each. _____

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☒ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: 3 Part time: 6

How many employees do you want? Full time: 4 Part time: 40 (temp)

How many of the employees won't live onsite? 42

What will be the days and hours of operation on this property? Camps can run up to 7 days a week 24 hours a day but the normal hours of operation are M-F 8am to 5pm

How many parking spaces do you have now? 30

How many parking spaces do you want? No increase

Will there be outside storage or display areas on this property? ☐ Y ☒ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☐ Y ☒ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day? busiest season 1,000 - normal rage for a season is 300 in the off season 5

Will there be pickups or deliveries on this property? ☒ Y ☐ N If yes, fill out below.

Tell us how often. _____

Tell us the kind of vehicles used. Trash Truck, Delivery Vehicles, etc.

Does the application include signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

10) Tell us anything else you want us to know. _____

SUP-0312-2026

2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N

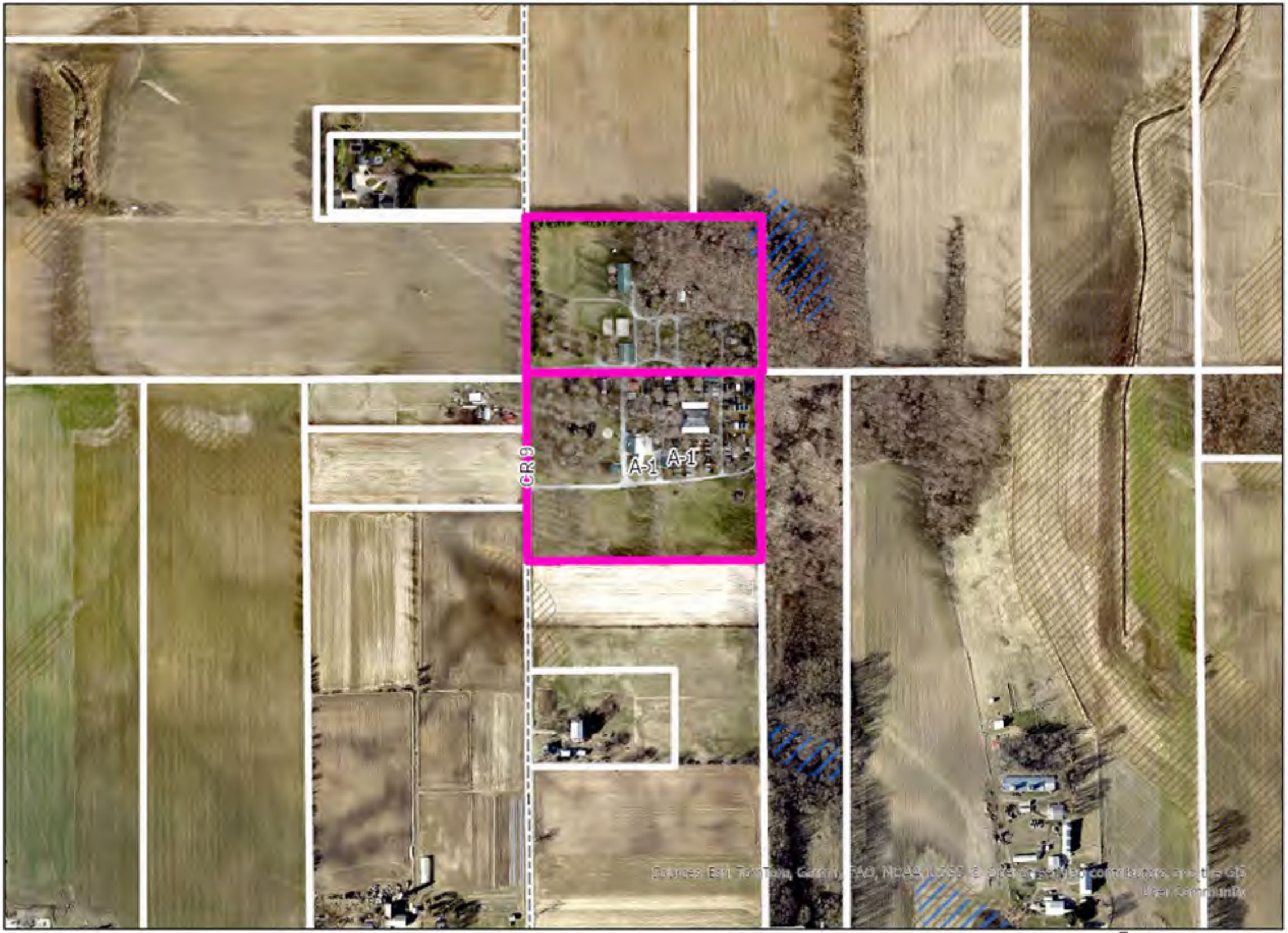
SUP-0312-2026

2025 Aerials

1 inch equals 400 ft

Feet
0 105 210 420

SUP-0312-2026



2025 Aerials

1 inch equals 500 ft

Feet
0 135 270 540

Subject property

Facing south

Facing north

Facing west

PROPOSED DORM BUILDINGS*
EXISTING BUILDING TO REMAIN (TYP.)
COUNTY ROAD 9
15' REAR SETBACK
75' FRONT SETBACK
10' SIDE SETBACK
10' SIDE SETBACK
S00°09'12"E 75.02'
S00°32'45"E 619.10'
N00°27'13"W 618.89'
N00°29'12"W 122.73'
S89°26'47"E 923.00'
S89°26'47"E 923.00'
420.3'
1,168'
275.3'
618.4'
618.4'

BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0291-2026.

Parcel Number(s): 20-16-03-300-005.000-003.

Existing Zoning: A-1.

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 17 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 58 ft. from the centerline of the right-of-way.

Petitioner: Nathan Yoder & Delores Yoder, Husband & Wife.

Location: East side of CR 37, 735 ft. north of CR 44, in Benton Township.

Site Description:

- Physical Improvement(s) – Residence and accessory structure.
- Proposed Improvement(s) – Barn.
- Existing Land Use – Residential, agricultural.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- None.

Staff Analysis:

Staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A Special Use for an agricultural use is allowed in the A-1 zone.

2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 1.62-acre parcel in a low-density residential and agricultural area, and the area will remain residential and agricultural in character.

3. The Special Use will substantially serve the public convenience and welfare by providing for a transportation option.

BZA Staff Report
(Continued)

Hearing Date: June 18, 2026

Staff recommends **APPROVAL** with the following condition(s) 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.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 5/13/2026) and as represented in the Special Use application.

2. The agricultural use is limited to a maximum of one (1) adult horse at any one time.

For a 17 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 58 ft. from the centerline of the right-of-way, staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. This is an existing residence and does not hinder sight distance on CR 37.

2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 1.62-acre parcel in a low-density residential and agricultural area, and the area will remain residential and agricultural in character.

3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance, the existing house would be non-conforming.

Staff recommends **APPROVAL** with the following condition(s) 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 5/13/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0291-2026

Date: 05/13/2026 Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing Transaction #: SUP-0291-2026

Description: for a Special Use for an agricultural use for the keeping of animals on a tract of land less than 3 acres and for a 1 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 58 ft. from the centerlin of the right-of-way

Contacts:

Applicant	Land Owner
Nathan Yoder & Delores Yoder	Nathan Yoder & Delores Yoder
H&W	H&W
67744 County Road 37	67744 County Road 37
Millersburg, IN 46543	Millersburg, IN 46543

Site Address: 67744 County Road 37
Millersburg, IN 46543

Parcel Number: 20-16-03-300-005.000-003

Township: Benton

Location: East Side County Road 37, 735 Feet North Of County Road 44

Subdivision:

Lot #

Lot Area: 1.62 Frontage: 158.00 Depth: 435.00

Zoning: A-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE 3/1-1969
NOTHING IN ENERGOV OR DOCUWARE.

Applicant Signature:

Department Signature:

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☐ Y ☑ N If yes, fill out below.

How many employees do you have now? Full time: _____ Part time: _____

How many employees do you want? Full time: _____ Part time: _____

How many of the employees won't live onsite? _____

What will be the days and hours of operation on this property? _____

How many parking spaces do you have now? _____

How many parking spaces do you want? _____

Will there be outside storage or display areas on this property? ☐ Y ☑ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☐ Y ☑ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day?

Will there be pickups or deliveries on this property? ☐ Y ☑ N If yes, fill out below.

Tell us how often. _____

Tell us the kind of vehicles used. _____

Does the application include signs? ☐ Y ☑ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

10) Tell us anything else you want us to know. Its a Pole Barn only for my Horses and some Storage

Special Use — Questionnaire

Name: Nathan Yoder

1) Tell us what you want to do. Build a Pole Barn for my Horses Horses are our Transportation

2) Tell us why this activity won't hurt your neighbors or the community. The horses will be fenced in. And they are not harmful

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☑ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☑ N If yes, fill out below.

Tell us what will create those things.

Tell us how you'll reduce the impact of those things on neighbors.

5) Will there be buffering (fences, trees, shrubs, mounds)? ☐ Y ☑ N

If yes, tell us about it.

6) Does the property need well and septic? Well: ☐ Y ☑ N Septic: ☐ Y ☑ N

Does the property need a new septic system? ☐ Y ☑ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☑ Y ☐ N If yes, fill out below.

x **Building or addition 1** Existing? ☐ Y ☑ N Size and height to the peak: 24x32 16ft. height

Tell us what you'll use it for. For my Horses

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

8) Does this application include animals? ☒ Y ☐ N

If yes, tell us what kind and how many of each. 2 horses

Next page ➡

SUP-0291-2026

2025 Aerials

1 inch equals 60 ft

Feet
0 15 30 60
N

SUP-0291-2026

2025 Aerials

1 inch equals 80 ft

Feet
0 20 40 80

SUP-0291-2026

2025 Aerials

1 inch equals 200 ft

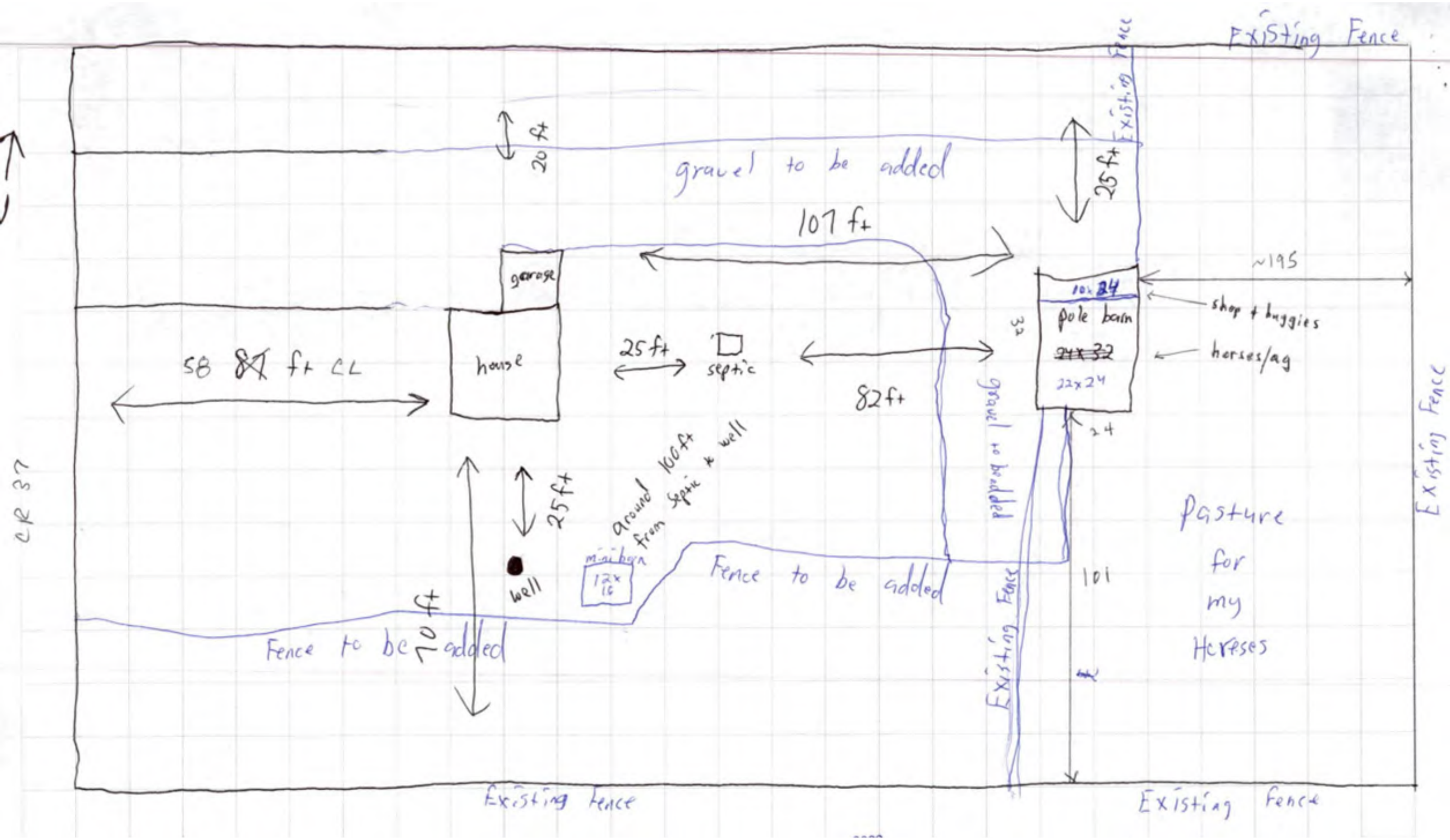
Feet
0 50 100 200
N

Subject property facing north

Facing south

Facing east

Facing west


Existing Fence
Existing Fence
20 ft
gravel to be added
25 ft
107 ft
~195
garage
house
58 ~~87~~ ft CL
25 ft
septic
82 ft
10x24
pole barn
~~24x32~~
22x24
32
shop + buggies
horses/ag
24
gravel to be added
CR 37
25 ft
around 100 ft from septic + well
mailbox
12x16
well
70 ft
Fence to be added
Fence to be added
Existing Fence
101
pasture for my Horeses
Existing Fence
Existing fence
Existing fence

BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0227-2026.

Parcel Number(s): 20-01-24-202-001.000-005.

Existing Zoning: A-1.

Petition: For a Special Use for a home workshop/business for a small engine repair business and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Petitioner: David Weldy.

Location: Southeast corner of CR 4 & Del Rue Dr., 2,215 ft. east of CR 5, in Cleveland Township.

Site Description:

- Physical Improvement(s) – Residence, detached accessory structures.
- Proposed Improvement(s) – None.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **April 8, 2026 –** A complaint for operating a business without a Special Use, business signs on the property, and a new shed without a permit was received (CODE-0209-2026).
- **April 8, 2026 –** A complaint for a shed being delivered to the property without a permit was received (CODE-0208-2026).

Staff Analysis:

For a Special Use for a home workshop/business for a small engine repair business, staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A Special Use for a home workshop/business for a small engine repair business is allowed in the A-1 zoning district.

2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 0.92-acre parcel in a moderately dense residential neighborhood, and the property will remain residential in character. The residence is located on a corner lot; therefore, traffic will not be going through the neighborhood to get on site.

3. The Special Use will substantially serve the public convenience and welfare by providing a local small engine repair shop.

BZA Staff Report
(Continued)

Hearing Date: June 18, 2026

Staff recommends **APPROVAL** with the following condition(s) 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 for the two accessory structures are required.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 4/23/2026) and as represented in the Special Use application.

For a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. This request is 871 sq. ft., or 72%, over what is allowed by right and the buildings will all be outside of the line of sight for traffic as well as meeting all other developmental standards.

2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.92-acre parcel in a moderately dense residential neighborhood, and the property will remain residential in character. The residence is located on a corner lot; therefore, traffic will not be going through the neighborhood to get on site.

3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance there wouldn't be enough indoor storage space for the engine repair business.

Staff recommends **APPROVAL** with the following condition(s) 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 4/23/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0227-2026

Date: 04/17/2026 Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing Transaction #: SUP-0227-2026

Description: for a Special Use for a home workshop/business for a small engine repair business, for a Developmental Varianc to allow for the total square footage of accessory structures to exceed that allowed by right

Contacts:

Applicant	Land Owner
David Weldy	David Weldy
28392 County Road 4	28392 County Road 4
Elkhart, IN 46514	Elkhart, IN 46514

Site Address: 28392 County Road 4
Elkhart, IN 46514

Parcel Number: 20-01-24-202-001.000-005

Township: Cleveland

Location: SOUTHEAST CORNER OF CR 4 AND DEL RU DR, 2355 ft EAST OF CR 5

Subdivision:

Lot #

Lot Area: 0.92 Frontage: 470.72 Depth: 220.73

Zoning: A-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE: 3/1/1971
RESIDENTIAL BREAKDOWN: 1216 SF X 110% = 1337.6 SF MINUS 528 SF GARAGE, 532 SF WORKSHOP, 532 SF WORKSHOP, AND 616 SF WORKSHOP = -871 SF OVER PERSONAL STORAGE ALLOWANCE.
PERMITS FOR THESE EXISTING STRUCTURES WERE NOT PULLED PRIOR TO SPECIAL USE APPLICATION AND WILL NEED TO BE PULLED - JM 4/17/2026
SEE CODE 0208-2026 AND CODE 0209-2026

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: David Weldy

1) Tell us what you want to do. repair small engines

2) Tell us why this activity won't hurt your neighbors or the community. it is an advantage to the community there are no local small engine repair shops without traveling a distant

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N

If yes, does the subdivision have an active homeowners' association? N/A ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☒ Y ☐ N If yes, fill out below.

Tell us what will create those things. Lawn mower Occasionally an air compressor

Tell us how you'll reduce the impact of those things on neighbors.

5) Will there be buffering (fences, trees, shrubs, mounds)? ☒ Y ☐ N

If yes, tell us about it. fence along back of property

6) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N

Does the property need a new septic system? ☐ Y ☒ N

If a new septic system is needed, did the Health Department say there's enough space for it? N/A ☐ Y ☐ N

7) Will the activity use buildings or additions? ☒ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ☒ Y ☐ N Size and height to the peak: 14' X 38'

Tell us what you'll use it for. Tech shop

Building or addition 2 Existing? ☒ Y ☐ N Size and height to the peak: 14' X 38'

Tell us what you'll use it for. Parts

Building or addition 3 Existing? ☒ Y ☐ N Size and height to the peak: 14' X 44'

Tell us what you'll use it for. Tech shop Storage

8) Does this application include animals? ☐ Y ☒ N

If yes, tell us what kind and how many of each.

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☒ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: 2 Part time: 1

How many employees do you want? Full time: N/A 2 Part time: 1

How many of the employees won't live onsite? 1

What will be the days and hours of operation on this property? M-F 8-5 Sat 8-3 Variable

How many parking spaces do you have now? 4

How many parking spaces do you want? 4

Will there be outside storage or display areas on this property? ☐ Y ☒ N

If yes, tell us what will be stored outside or displayed.

Will there be retail sales on this property? ☐ Y ☒ N

If yes, tell us what will be sold.

Approximately how many customers (clients, guests, students, members) will be on this property per day?

Apx 3 - 5

Will there be pickups or deliveries on this property? ☒ Y ☐ N If yes, fill out below.

Tell us how often. apx 2 times a week

Tell us the kind of vehicles used. Fedex or UPS

Does the application include signs? ☒ Y ☐ N If yes, fill out below.

Sign 1 Dimensions (length and width). 2 ft x 18"

Existing? ☒ Y ☐ N Double faced? ☒ Y ☐ N

Electronic message board? ☐ Y ☒ N If no, lighted? ☐ Y ☒ N

Freestanding? ☒ Y ☐ N Wall mounted? ☐ Y ☒ N

Generic yard sign

Sign 2 Dimensions (length and width). 2' x 18"

Existing? ☒ Y ☐ N Double faced? ☒ Y ☐ N

Electronic message board? ☐ Y ☒ N If no, lighted? ☐ Y ☒ N

Freestanding? ☒ Y ☐ N Wall mounted? ☐ Y ☒ N

Generic yard sign

Sign 3 Dimensions (length and width).

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

10) Tell us anything else you want us to know. Company was established 1997 I David Weldy have been with the company 20+ years and am 60 years old, don't see getting a job anywhere because of age. And this would be a benefit to the community. Employees ~~s~~ have are over 60 the likelihood of us being hired is slim to none. Most of my customers is elderly & some with special needs. or can not afford high prices at the dealer Older folks on fixed income normally only change them for the parts.

SUP-0227-2026

2025 Aerials

1 inch equals 40 ft

Feet
0 10 20 40
N

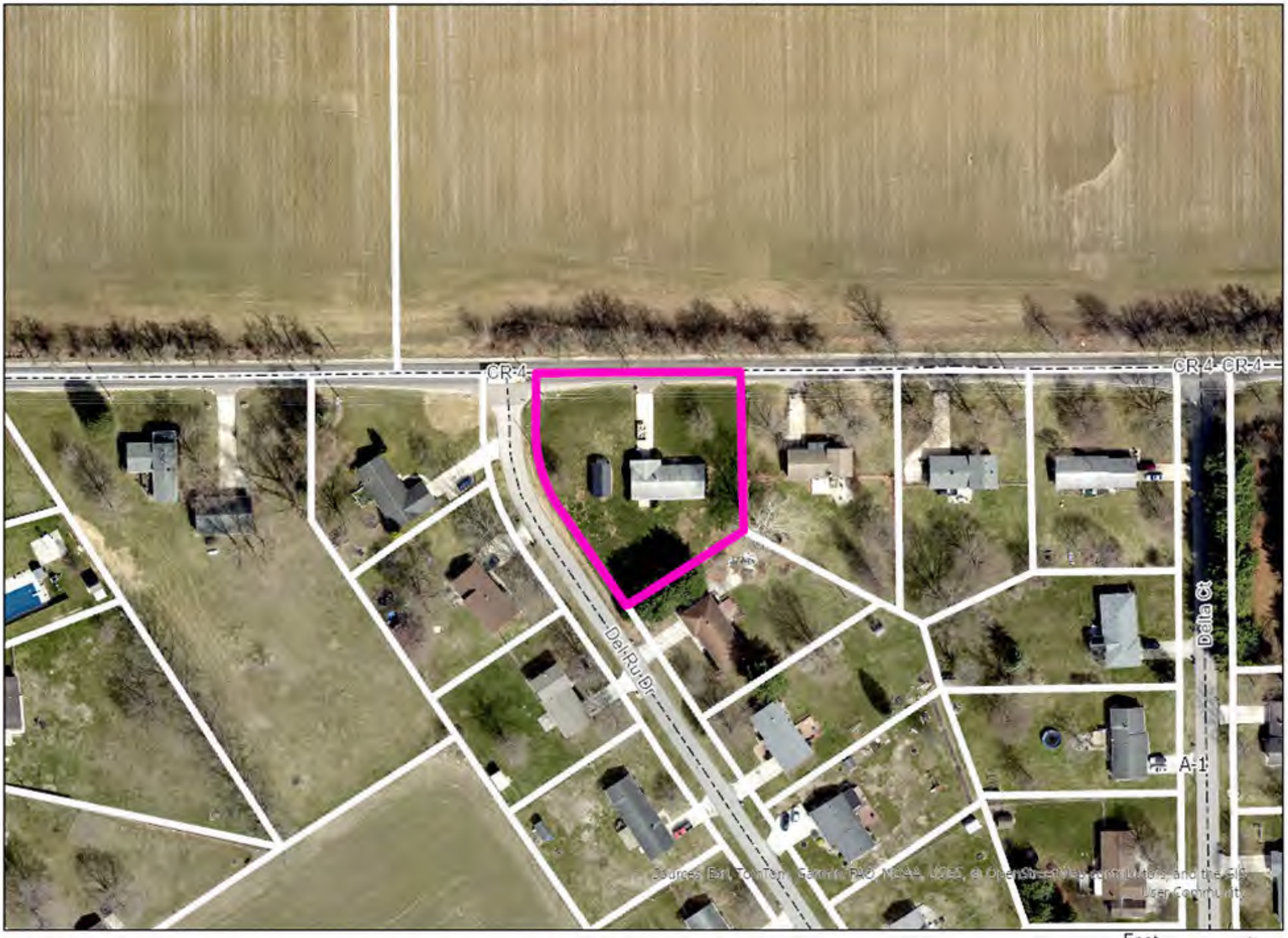
SUP-0227-2026

2025 Aerials

1 inch equals 60 ft

Feet
0 15 30 60
N

SUP-0227-2026



2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120
N

Subject property

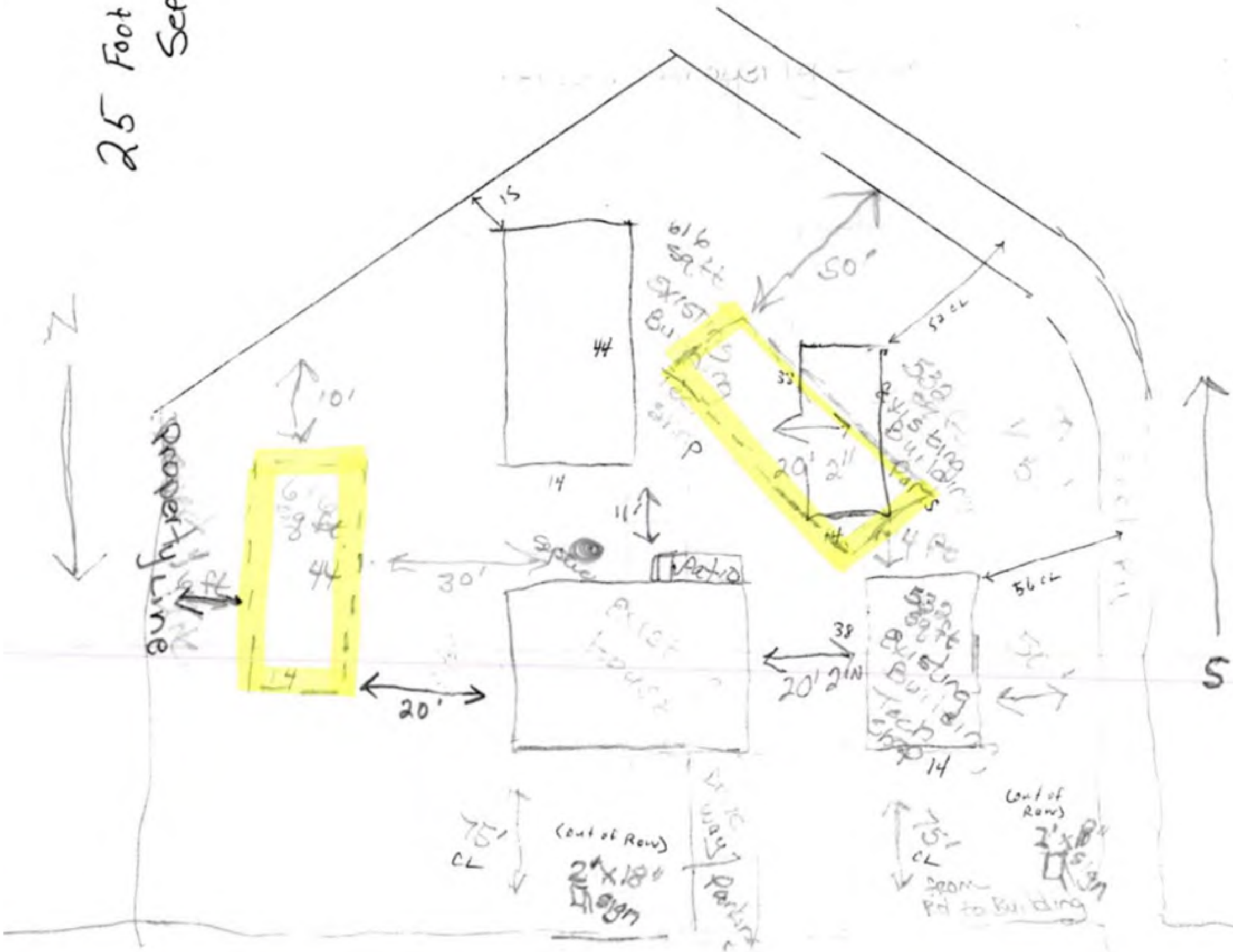
Subject property, shed location

Facing west

Facing east

Facing north

25 Foot to Septic



BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0247-2026.

Parcel Number(s): 20-06-22-378-001.000-009.

Existing Zoning: R-1.

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 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing shed 3 ft. from the southeast side property line.

Petitioner: Amanda A. Aldana & Christian J. Aldana Flores, Wife & Husband.

Location: Southeast corner of Elmhurst Dr. & Sunrise Ln., west of Pine Ridge Pkwy., south of CR 20, in Concord Township.

Site Description:

- Physical Improvement(s) – Residence, detached accessory structure.
- Proposed Improvement(s) – None.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

History and General Notes:

- None.

Staff Analysis:

For a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres, staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. Agricultural uses are allowed by Special Use in the R-1 zoning district.

2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 0.5-acre parcel in high-density residential neighborhood, and the property will remain residential in character. The allowance of chickens will not cause harm to adjacent properties.

3. The Special Use will substantially serve the public convenience and welfare by providing a local food source.

BZA Staff Report
(Continued)

Hearing Date: June 18, 2026

Staff recommends **APPROVAL** with the following condition(s) 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.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 4/27/2026) and as represented in the Special Use application.

2. A maximum of four (4) chickens are allowed at any one time, no roosters.

For a 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing shed 3 ft. from the southeast side property line, staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The existing shed has been in place since 1980 without complaints.

2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.5-acre parcel in a residential neighborhood, and a 2 ft. setback still allows maintenance without trespass.

3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance the shed would be non-conforming.

Staff recommends **APPROVAL** with the following condition(s) 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 4/27/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0247-2026

Date: 04/27/2026 Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing Transaction #: SUP-0247-2026

Description: 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 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing shed 3 ft. from the southeast property line

Contacts:

Applicant	Land Owner
Amanda A. Aldana And Christian J. Aldana Flores 24638 Elmhurst Drive Elkhart, IN 46517	Amanda A. Aldana And Christian J. Aldana Flores 24638 Elmhurst Drive Elkhart, IN 46517

Site Address: 24638 Elmhurst Dr
Elkhart, IN 46517

Parcel Number: 20-06-22-378-001.000-009

Township: Concord

Location: SOUTHEAST CORNER OF ELMHURST DR AND SUNRISE LN, NORTHWEST OF PINE RIDGE PKWY, SOUTH OF CR 20

Subdivision: GREEN VALLEY ESTATES III

Lot # 63

Lot Area: 0.54 Frontage: 354.00 Depth: 155.12

Zoning: R-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: OPEN PERMIT #BR-0572-223 FOR REMODEL NEED STRUCTURAL AND ELECTRICAL FINAL INSPECTIONS

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Amanda Aldana

1) Tell us what you want to do. I would like to teach my daughter about animals, responsibility, accountability and living along with caring for others through pet care.

2) Tell us why this activity won't hurt your neighbors or the community. Coop will be kept clean. Chickens will be well cared for, healthy & clean and will remain on the property.

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☒ Y ☐ N If yes, fill out below.

Tell us what will create those things. Animals make noise, light noise from chickens.

Tell us how you'll reduce the impact of those things on neighbors. Coop & chickens will be well maintained to reduce any concerns of odor. 4 chickens, all females should not be a noise concern.

5) Will there be buffering (fences, trees, shrubs, mounds)? ☐ Y ☒ N

If yes, tell us about it.

6) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N

Does the property need a new septic system? ☐ Y ☒ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☒ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ☐ Y ☒ N Size and height to the peak: 80"L x 52"W x 60"H

Tell us what you'll use it for. Chicken coop

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

8) Does this application include animals? ☒ Y ☐ N

If yes, tell us what kind and how many of each. 4 Isobrown female chickens

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☐ Y ☒ N If yes, fill out below.

How many employees do you have now? Full time: _____ Part time: _____

How many employees do you want? Full time: _____ Part time: _____

How many of the employees won't live onsite? _____

What will be the days and hours of operation on this property? N/A

How many parking spaces do you have now? _____

How many parking spaces do you want? _____

Will there be outside storage or display areas on this property? ☐ Y ☒ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☐ Y ☒ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day? N/A

Will there be pickups or deliveries on this property? ☐ Y ☒ N If yes, fill out below.

Tell us how often. _____

Tell us the kind of vehicles used. _____

Does the application include signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

10) Tell us anything else you want us to know. Thank you for your time and consideration. Chicken coop - for reference is Kiesau Cabin Medium Chicken Coop

Developmental Variance — Questionnaire

Name: Amanda Aldana

1) Tell us what you want to do. Place a small chicken coop with 4 Iso brown chickens on the property, next to the shed (home side).

2) Tell us why you can't change what you're doing so you don't need a variance. Property was 2 lots combined & separated prior to me purchasing the home

3) Tell us why the variance won't hurt your neighbors or the community. Chicken coop is on property and (will be) is within the yard & parameters of the property.

4) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N

Does the property need a new septic system? ☐ Y ☒ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

5) Does the application include variances to allow for buildings or additions? ☐ Y ☐ N If yes, fill out below.

Building or addition 1 Size and height to the peak: 80 inches X (L) X 52" x (W) X 60" (H)

Tell us what you'll use it for. Chicken coop

* **Building or addition 2** Size and height to the peak: 12 x 12 existing shed

Tell us what you'll use it for. N/A

Building or addition 3 Size and height to the peak:

Tell us what you'll use it for. N/A

6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N

If yes, fill out below.

Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N

Tell us who owns (will own) the land under the easement.

Tell us how many parcels will use the easement.

7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width): N/A

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width): N/A

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width): N/A

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

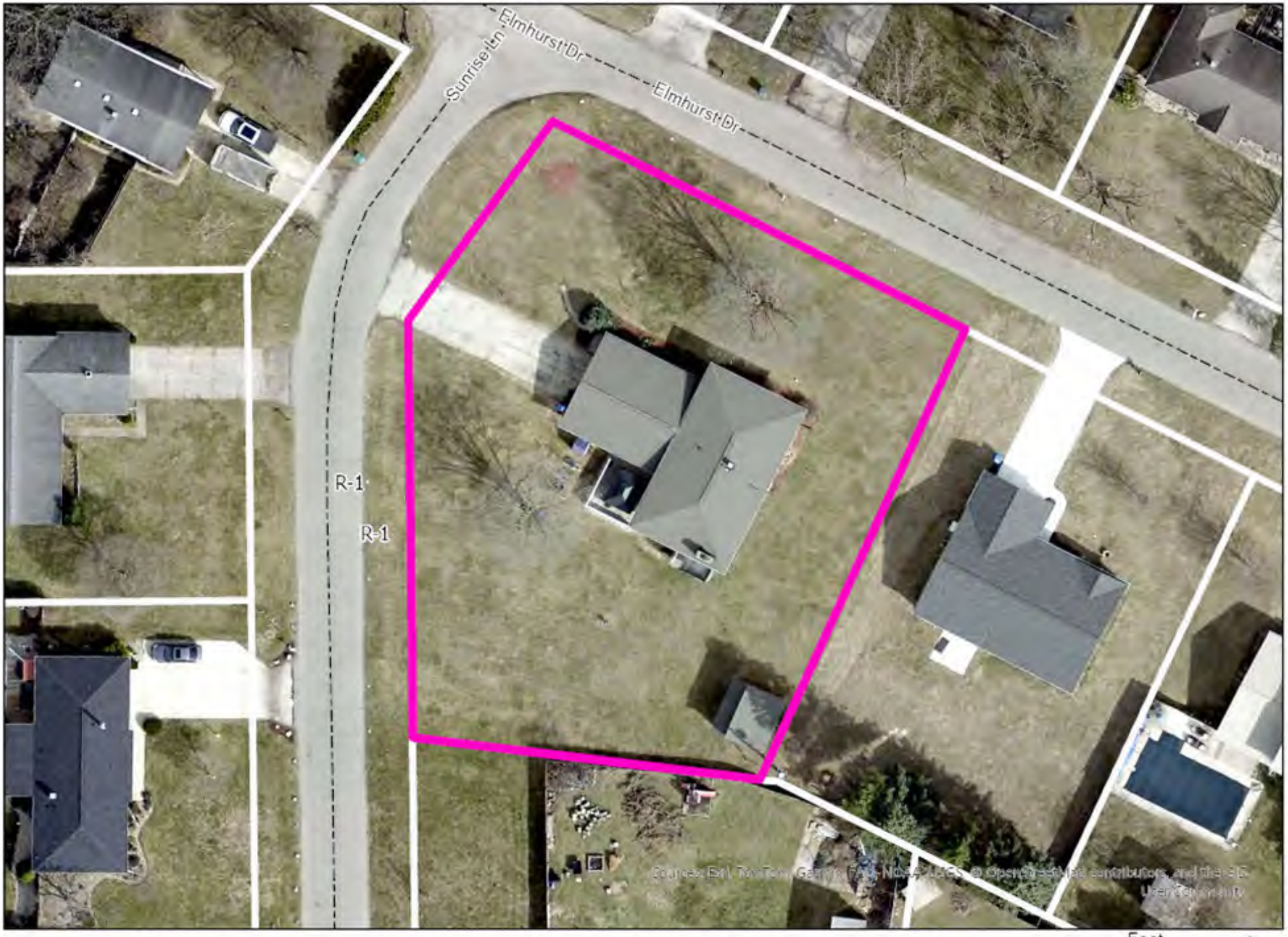
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

8) Does the application include a variance for parking spaces? ☒ Y ☐ N

If yes, tell us how many total there will be. N/A

9) Tell us anything else you want us to know. Please & thank you.

SUP-0247-2026

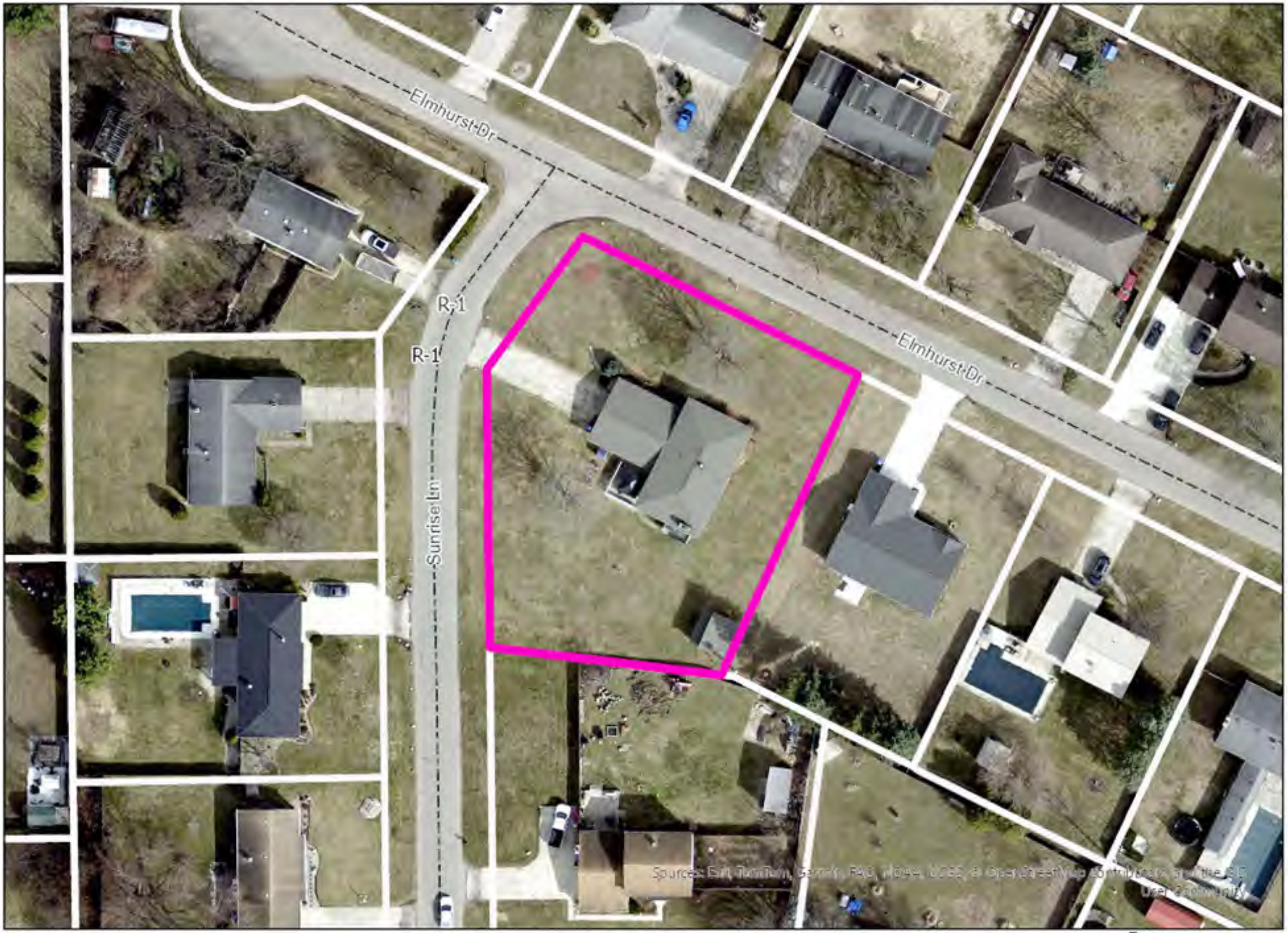


2025 Aerials

1 inch equals 40 ft

Feet
0 10 20 40
N

SUP-0247-2026

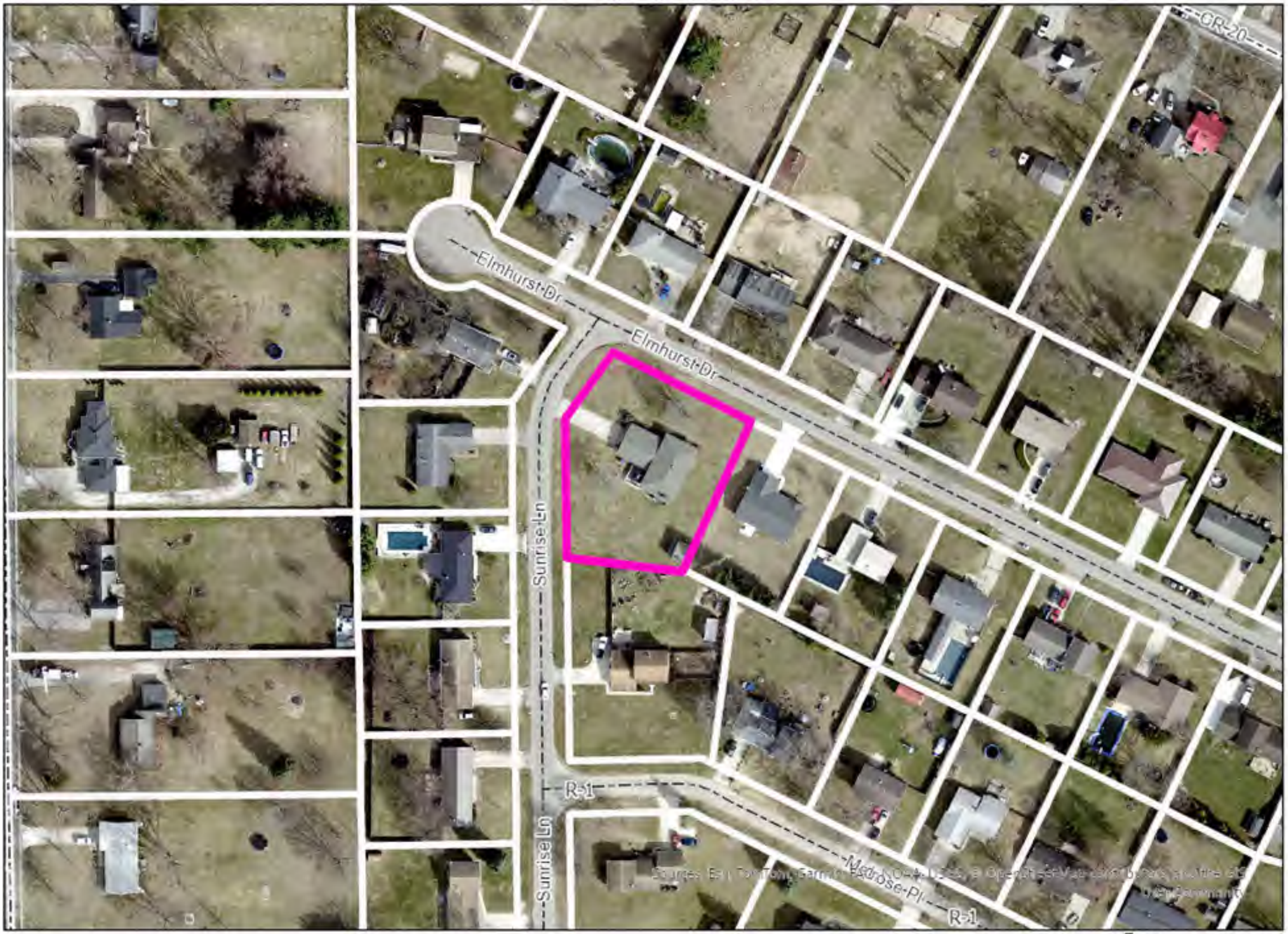


2025 Aerials

1 inch equals 60 ft

Feet
0 15 30 60
N

SUP-0247-2026



2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120

Subject property, from Elmhurst Dr.

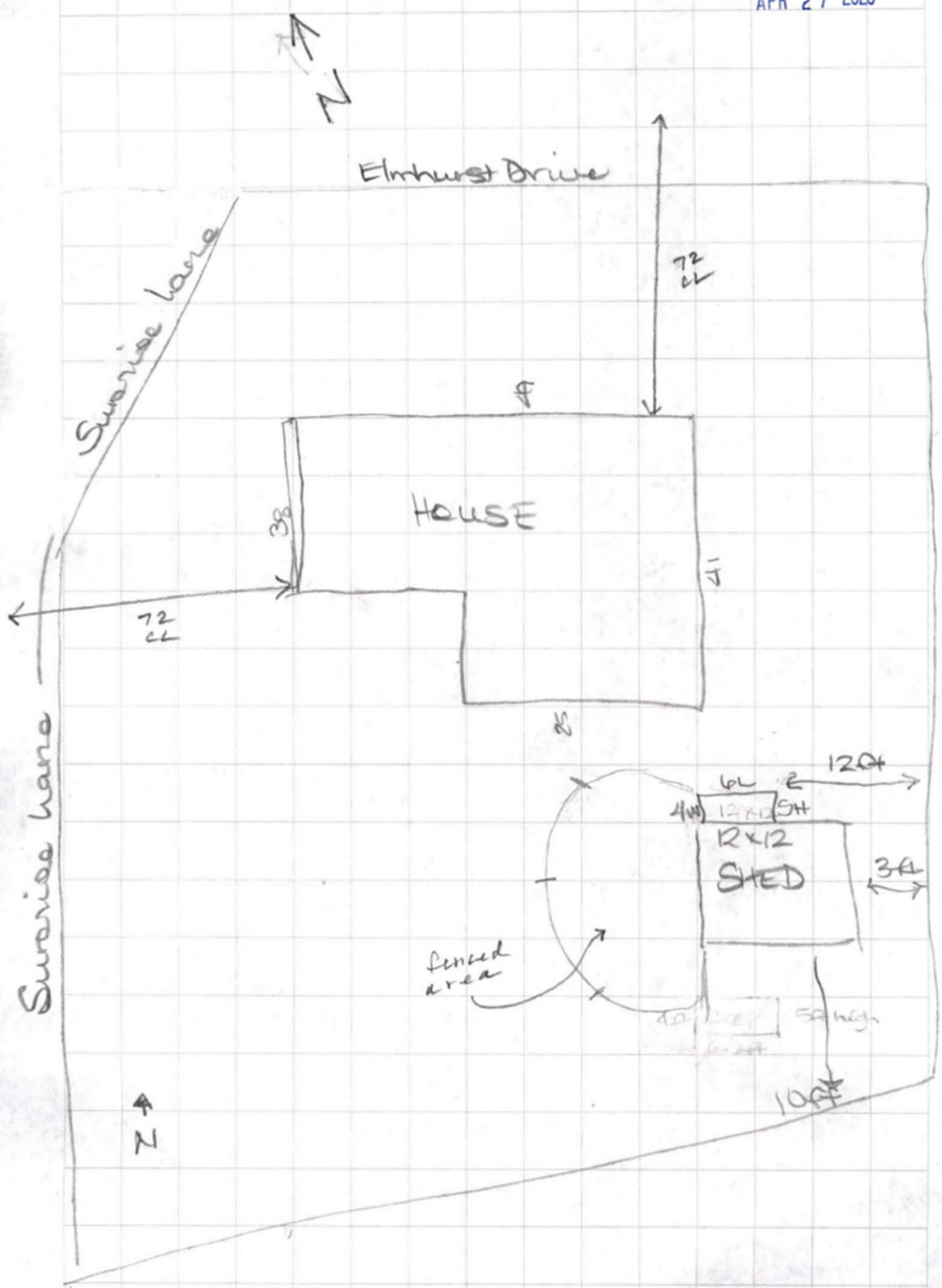
Subject property, from Sunrise Ln.

Facing west

Facing east

Facing north

APR 27 2020


N
Elmhurst Drive
Sunrise Lane
72 LL
HOUSE
38
72 LL
Sunrise Lane
12 ft
6L
4W
5H
12x12
SHED
3 ft
fenced area
10 ft
N

BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0294-2026.

Parcel Number(s): 20-15-31-400-004.000-018.

Existing Zoning: A-1.

Petition: For a Special Use for a home workshop/business for a lumber storage business, for a 1 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for an accessory structure 26 ft. in height, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Petitioner: Allen Heatwole & Patricia Heatwole, Husband & Wife.

Location: West side of CR 19, 3,840 ft. south of US 6, in Jackson Township.

Site Description:

- Physical Improvement(s) – Residence, detached accessory structures.
- Proposed Improvement(s) – Accessory structure.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- None.

Staff Analysis:

For a Special Use for a home workshop/business for a lumber storage business, staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A home workshop/business for lumber storage is allowed by Special Use in the A-1 zoning district.

2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 5-acre parcel in low-density residential and agricultural area, and the property will remain residential in character. Allowing lumber storage will not be out of place in this rural, agricultural area.

3. The Special Use will substantially serve the public convenience and welfare by providing local lumber storage.

BZA Staff Report
(Continued)

Hearing Date: June 18, 2026

Staff recommends **APPROVAL** with the following condition(s) 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 revised site plan must be submitted for staff approval showing outdoor storage area.

Staff recommends **APPROVAL** with the following commitment(s) 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. No backing onto or off of CR 19 with semi tractor trailers.

For a 1 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for an accessory structure 26 ft. in height and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The request is 2,926 sq. ft., or 30%, over what is allowed by right and all other development standards will be met. An additional 1 foot of height is not going to cause sight issues for adjacent properties.

2. Approval of the request will not cause substantial adverse effect on neighboring property. Residential and agricultural structures are typically 30 feet in height and this being allowed at 26 feet will be in character with what can be seen on surrounding agricultural and residential properties.

3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance the building wouldn't be at the size needed to support the lumber storage operation.

Staff recommends **APPROVAL** with the following condition(s) 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 revised site plan to be submitted for staff approval and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0294-2026

Date: 05/13/2026 Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing Transaction #: SUP-0294-2026

Description: for a Special Use for a home workshop/business for a Lumber storage business, for a Developmental Variance to allow for an accessory structure 26 ft. in height, and for a Developmental Variance to allow for the total square footage of an accessory structure to exceed that allowed by right

Contacts:

Applicant	Land Owner
Allen Heatwole & Patricia Heatwole, Husband And Wife 72679 County Road 19 Milford, IN 46542	Allen Heatwole & Patricia Heatwole, Husband And Wife 72679 County Road 19 Milford, IN 46542

Site Address: 72679 County Road 19
Milford, IN 46542

Parcel Number: 20-15-31-400-004.000-018

Township: Jackson

Location: West Side Of County Road 19, 3,640 ft. South Of US 6

Subdivision:

Lot #

Lot Area: 5.02 Frontage: 500.00 Depth: 315.00

Zoning: A-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments:
PARCEL CREATION DATE: 3/1/77
STORAGE EQUATION: RESIDENCE 4,815 SQ. FT. X 200% = 9,630 SQ.
MINUS (694) ATTACHED GARAGE
MINUS (240) 10X24 T3
MINUS (1050) DETACHED GARAGE
MINUS (576) 12 X 48 T3
MINUS (96) 8 X 12 UTILITY SHED
MINUS (9,900) NEW ACCESSORY BLDG. = -2,926 SQ. FT.

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Allen Heatwole

1) Tell us what you want to do. Lumber Storage

2) Tell us why this activity won't hurt your neighbors or the community. No hazardous Products

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☑ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☑ N If yes, fill out below.

Tell us what will create those things.

Tell us how you'll reduce the impact of those things on neighbors.

5) Will there be buffering (fences, trees, shrubs, mounds)? ☑ Y ☐ N

If yes, tell us about it. Evergreen Shrubs

6) Does the property need well and septic? Well: ☐ Y ☑ N Septic: ☐ Y ☑ N

Does the property need a <u>new</u> septic system? ☐ Y ☑ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☑ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ☐ Y ☑ N Size and height to the peak: 9900 Sq-ft

Tell us what you'll use it for. 26ft High Lumber Storage

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

8) Does this application include animals? ☐ Y ☐ N

If yes, tell us what kind and how many of each.

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☐ Y ☑ N If yes, fill out below.

How many employees do you have now? Full time: 0 Part time: 0

How many employees do you want? Full time: 0 Part time: _____

How many of the employees won't live onsite? 0

What will be the days and hours of operation on this property? Mon-Fri 8:00 to 5:00

How many parking spaces do you have now? 3

How many parking spaces do you want? 3

Will there be outside storage or display areas on this property? ☐ Y ☑ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☑ Y ☐ N

If yes, tell us what will be sold. wood

Approximately how many customers (clients, guests, students, members) will be on this property per day?

0-3

Will there be pickups or deliveries on this property? ☑ Y ☐ N If yes, fill out below.

Tell us how often. 0-3 per Week

Tell us the kind of vehicles used. Pick up + Trailer

Does the application include signs? ☐ Y ☑ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

10) Tell us anything else you want us to know. _____

4230 Elkhart Road
Goshen, Indiana 46526

Elkhart County
Planning & Development

(574) 971-4678
DPS@ElkhartCounty.com

Application

Site address: 72679 C.R. 19 Milford In. 46542

Parcel number(s): 15-31-400-004-018

Current property owner

Name: Allen Heatwole

Address: 72679 C.R.19 Milford In. 46542

Phone: (574-536-4503 cell) Email: _____

Other party ☐ Agent ☐ Buyer ☐ Land contract purchaser ☐ Lessee

Name: _____

Address: _____

Phone: _____ Email: _____

By signing below, I understand that if my application is approved, there may be conditions that will have to be met before approval is final and building permits can be started. I also understand that the conditions may include a commitment that the property owner is responsible for completing and returning.

Signature of current property owner or authorized agent: _____

Staff Use Only

Description: _____

Parcel creation date: _____

Subdivision required? ☐ Y ☐ N If yes, ☐ AS ☐ Minor ☐ Major

Residential accessory breakdown, if applicable: _____

Location: N S E W corner side end of _____ ,

_____ ft. N S E W of _____ ,

in _____ Township

Frontage: _____ **Depth:** _____ **Area:** _____ acres

Subdivision and lot number, if applicable: _____

Present use: _____

Developmental Variance — Questionnaire

Name: Allen Heatwole

1) Tell us what you want to do. Build a building for lumber storage

2) Tell us why you can't change what you're doing so you don't need a variance.
Because we need more square footage then the 200% Rule

3) Tell us why the variance won't hurt your neighbors or the community. No Hazardous Products

4) Does the property need well and septic? Well: ☐ Y ☑ N Septic: ☐ Y ☑ N
Does the property need a new septic system? ☐ Y ☑ N
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

5) Does the application include variances to allow for buildings or additions? ☑ Y ☐ N If yes, fill out below.

Building or addition 1 Size and height to the peak: 9900 Sq. Ft. 26ft High
Tell us what you'll use it for. Lumber Storage

Building or addition 2 Size and height to the peak:
Tell us what you'll use it for.

Building or addition 3 Size and height to the peak:
Tell us what you'll use it for.

6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☑ N
If yes, fill out below.
Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N
Tell us who owns (will own) the land under the easement.
Tell us how many parcels will use the easement.

7) Does the application include variances for signs? ☐ Y ☑ N If yes, fill out below.

Sign 1 Dimensions (length and width):
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width):
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width):
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

8) Does the application include a variance for parking spaces? ☐ Y ☑ N
If yes, tell us how many total there will be.

9) Tell us anything else you want us to know.

SUP-0294-2026

2025 Aerials

1 inch equals 60 ft

Feet
0 15 30 60
N

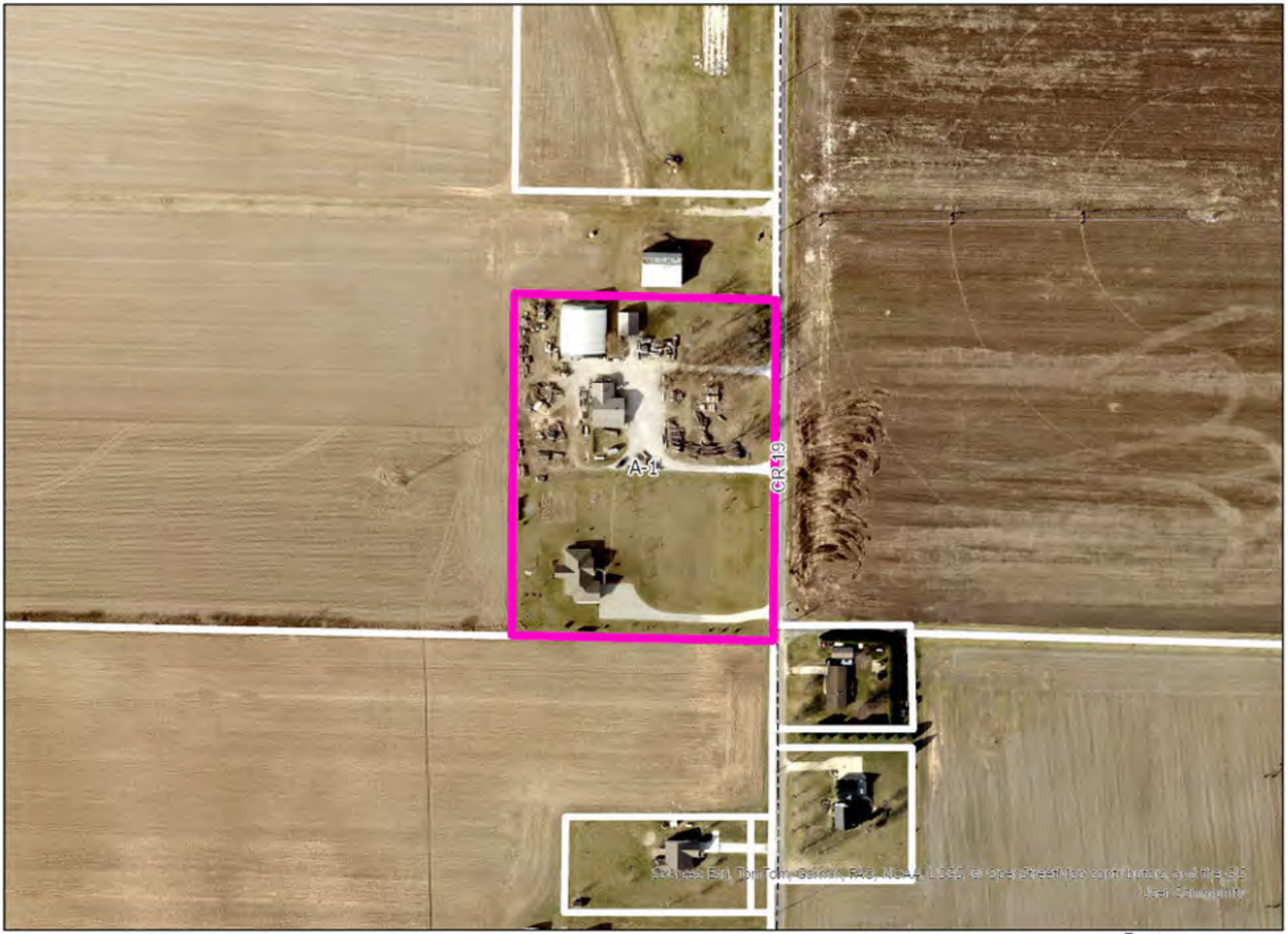
SUP-0294-2026

2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120
N

SUP-0294-2026



2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N

Subject property facing residence

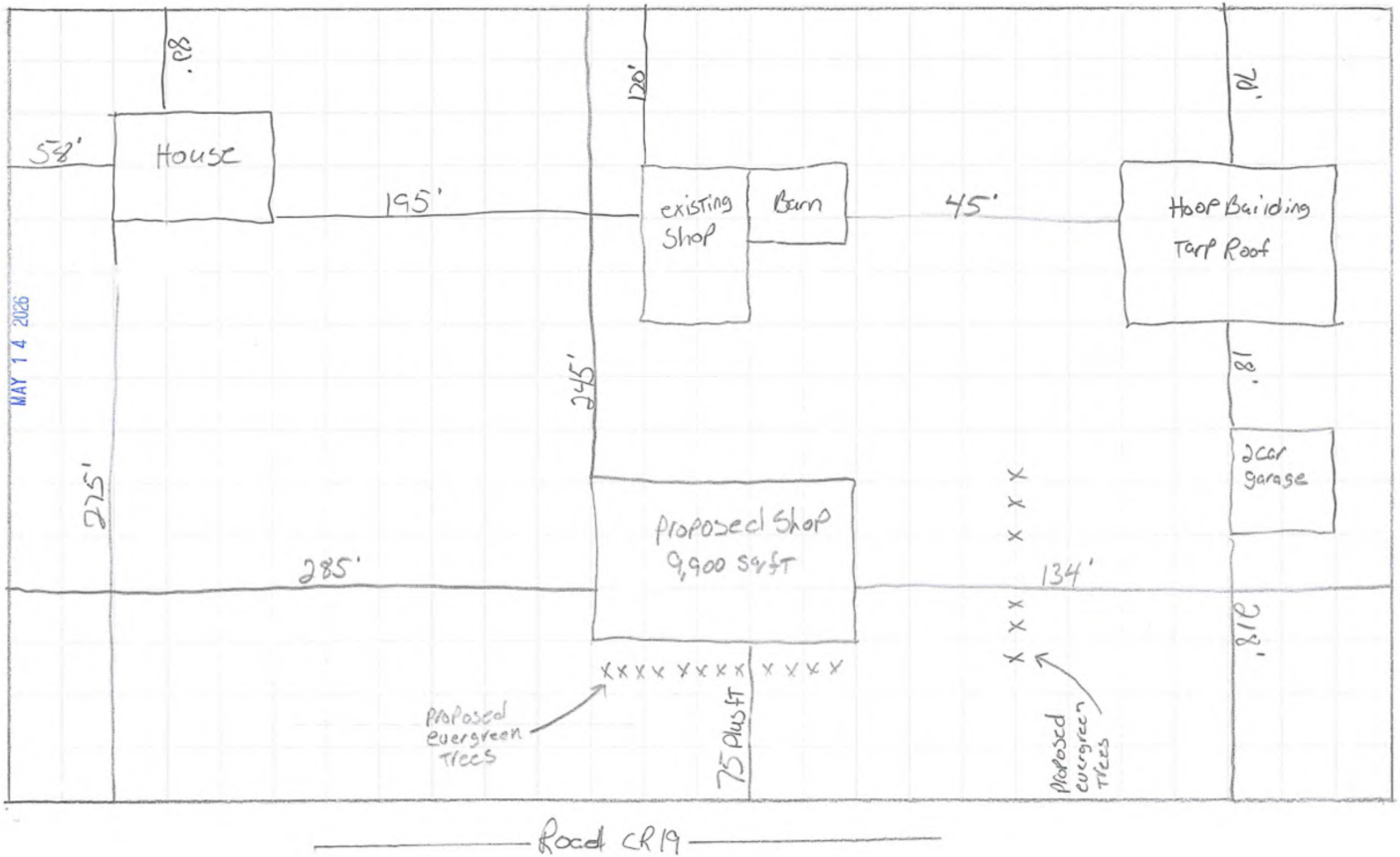
Subject property facing lumber storage

Facing north

Facing south

Facing east

MAY 14 2026


58'
House
195'
245'
120'
existing Shop
Barn
45'
Hoop Building
Tarp Roof
2car garage
225'
285'
Proposed Shop
9,900 sqft
134'
Proposed evergreen Trees
75 plus ft
Proposed evergreen Trees
Road CR19

BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0307-2026.

Parcel Number(s): 20-12-32-300-005.000-007, 20-12-32-300-006.000-007, 20-12-32-351-007.000-007, 20-12-32-351-008.000-007.

Existing Zoning: A-1.

Petition: For a Special Use for a home workshop/business for a gutter business, for a Developmental Variance to allow for 8 outside employees (Ordinance allows 4), for a 5 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for the construction of an accessory structure 30 ft. in height, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Petitioner: Harry W. Troyer & Rosann Troyer, Husband & Wife.

Location: North side of CR 42, 1,000 ft. east of CR 33, in Clinton Township.

Site Description:

- Physical Improvement(s) – Residence, detached accessory and agricultural structures.
- Proposed Improvement(s) – Accessory structure.
- Existing Land Use – Residential, agricultural.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **March 21, 2002 –** The BZA approved a Special Use for a home workshop/business for a woodworking business (building and retail sales of furniture) (20021244).
- **October 21, 2004 –** The BZA approved an amendment to an existing Special Use for a home workshop/business for a woodworking business to allow for the relocation of said home workshop/business to an existing accessory building and to allow for the construction of an addition to said accessory building and a Developmental Variance to allow the total square footage of accessory structures to exceed the total square footage in the primary structure (20043398).

Staff Analysis:

For a Special Use for a home workshop/business for a gutter business, staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A home workshop/business for a gutter business is allowed by Special Use in the A-1 zoning district.

2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 41.65-acre parcel in low-density residential and agricultural area, and the property will remain residential and agricultural in character.

3. The Special Use will substantially serve the public convenience and welfare by providing for a local gutter contractor office and business.

BZA Staff Report
(Continued)

Hearing Date: June 18, 2026

Staff recommends **APPROVAL** with the following condition(s) 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 revised site plan must be submitted for staff approval showing all four (4) parcels.

Staff recommends **APPROVAL** with the following commitment(s) 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. No backing onto or off of CR 42 with semi tractor trailers.

For a Developmental Variance to allow for 8 outside employees (Ordinance allows 4), for a 5 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for the constructino of an accessory structure 30 ft. in height, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, staff finds that:

1. Approval of the requests will not be injurious to public health, safety, morals, or general welfare. The request is 9,400 sq. ft., or 91%, over what is allowed by right and this size of a structure is consistent with what can be found on large agricultural parcels. Allowing extra employees will not generate enough traffic to cause safety issues, as the work will be done offsite.

2. Approval of the requests will not cause substantial adverse effect on neighboring property. Residential and agricultural structures are typically 30 feet in height and this being allowed at 30 feet will be in character with what can be seen on surrounding agricultural and residential properties.

3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the variances the business would not have enough storage space or employees to operate efficiently and without outdoor storage.

Staff recommends **APPROVAL** with the following condition(s) 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 revised site plan to be submitted for staff approval and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0307-2026

Date: 05/18/2026 | Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing | Transaction #: SUP-0307-2026

Description: for a Special Use for a home workshop/business for a gutters and guards and for a Developmental Variance to allow for (8) outside employees (Ordinance allows 4), for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right and for a 5 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for the construction of an accessory structure 30 ft. in height

Contacts:

Applicant	Authorized Agent	Land Owner
Mh Bontrager Construction 59155 County Road 41 Middlebury, IN 46540	Mh Bontrager Construction 59155 County Road 41 Middlebury, IN 46540	Harry W & Rosann Troyer H&W Troyer 14739 County Road 42 Millersburg, IN 46543-9753

Site Address: 14739 County Road 42
Millersburg, IN 46543

Parcel Number:
20-12-32-300-005.000-007
20-12-32-300-006.000-007
20-12-32-351-007.000-007
20-12-32-351-008.000-007

Township: Clinton
Location: NORTH SIDE OF CR 42, 780 FT., WEST OF CR 33

Subdivision:

Lot #

Lot Area: 45.31 Frontage: 1,005.00 Depth: 2,633.00

Zoning: A-1

NPO List:

Present Use of Property: RESIDENTIAL/HOME WORKSHOP/AG

Legal Description:

Comments: PARCEL CREATION DATE 9/28/21
RESIDENTIAL DWELLING AREA 5,168 SQFT X 200%=10,336 SQFT MINUS BARN (T-3) 36 X 70 2,520 SQFT, BARN (T-2) 36 X 54 1,944 SQFT, UTS 8 X 12, 96 SQFT, UTS 16 X 20, 320 SQFT, MIXED USE COMMERCIAL BLDG. 3,656 SQFT = 1,800 SQFT MINUS COMMERCIAL BUILDING 80 X 140, 11,200 SQFT = -9,400 SQFT
ENERGOV BR-2569-2023, BR-0520-2023, BR-04959-2022, ALL PERMITS ARE COMPLETE. DOCUWARE 20021244 SPECIAL USE FOR WOODWORKING SHOP. 20043398 SPECIAL USE FOR WOODWORKING SHOP AND DV FOR OVER ALLOWED STORAGE. AW
*NEED NEW SITE PLAN SHOWING ALL 4 PARCELS APPLICANT SAYS ENGINEER IS WORKING ON IT.

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Gutters + Guards / Harry Wayne Troyer

1) Tell us what you want to do. Build an 80 x 140 Warehouse Building for his Guttering Business + Storage Space for PVC Wall liner panels as a distributor Base

2) Tell us why this activity won't hurt your neighbors or the community. This will be a clean + quiet warehouse Building with no work being done on-site

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☑ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☑ N If yes, fill out below.

Tell us what will create those things. _____

Tell us how you'll reduce the impact of those things on neighbors. _____

5) Will there be buffering (fences, trees, shrubs, mounds)? ☐ Y ☑ N

If yes, tell us about it. _____

6) Does the property need well and septic? Well: ☑ Y ☐ N Septic: ☑ Y ☐ N

Does the property need a new septic system? ☑ Y ☐ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☑ Y ☐ N

7) Will the activity use buildings or additions? ☑ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ☐ Y ☑ N Size and height to the peak: 80 x 140 29' to peak

Tell us what you'll use it for. Guttering business + PVC Wall liner storage

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak: _____

Tell us what you'll use it for. _____

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak: _____

Tell us what you'll use it for. _____

8) Does this application include animals? ☐ Y ☑ N

If yes, tell us what kind and how many of each. _____

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☑ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: 6 Part time: 1

How many employees do you want? Full time: 6 - 8 Part time: 0

How many of the employees won't live onsite? 100%

What will be the days and hours of operation on this property? 5:00 AM - 3:00 PM

How many parking spaces do you have now? —

How many parking spaces do you want? 5-6 for employees

Will there be outside storage or display areas on this property? ☑ Y ☐ N

If yes, tell us what will be stored outside or displayed. Trucks & trailers

Will there be retail sales on this property? ☐ Y ☑ N

If yes, tell us what will be sold.

Approximately how many customers (clients, guests, students, members) will be on this property per day?

6-8 employees only no customers

Will there be pickups or deliveries on this property? ☑ Y ☐ N If yes, fill out below.

Tell us how often. Main shipments recieved two times per week

Tell us the kind of vehicles used. Box Trucks with the occasional semi trailer with an L+L load or Fedex and UPS trucks

Does the application include signs? ☐ Y ☑ N If yes, fill out below.

Sign 1 Dimensions (length and width).

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width).

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width).

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

10) Tell us anything else you want us to know.

Developmental Variance — Questionnaire

Name: Harry W Troyer / Gutters + Guards

1) Tell us what you want to do. Build an 80x140 Warehouse Building for his Guttering Business + Storage Space for PVC Wall liner panels as a distributor Base.

2) Tell us why you can't change what you're doing so you don't need a variance. He is running out of space in his existing Buildings

3) Tell us why the variance won't hurt your neighbors or the community. This will be a clean + quiet warehouse Building with no manufacturing being done on-site

4) Does the property need well and septic? Well: ☑ Y ☐ N Septic: ☑ Y ☐ N

Does the property need a new septic system? ☑ Y ☐ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☑ Y ☐ N

5) Does the application include variances to allow for buildings or additions? ☑ Y ☐ N If yes, fill out below.

Building or addition 1 Size and height to the peak: 80x140 30' to peak

Tell us what you'll use it for. Warehouse for Gutter Business + PVC Wall liner

Building or addition 2 Size and height to the peak: Distributing Base

Tell us what you'll use it for. _____

Building or addition 3 Size and height to the peak: _____

Tell us what you'll use it for. _____

6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☑ N

If yes, fill out below.

Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N

Tell us who owns (will own) the land under the easement. _____

Tell us how many parcels will use the easement. _____

7) Does the application include variances for signs? ☐ Y ☑ N If yes, fill out below.

Sign 1 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

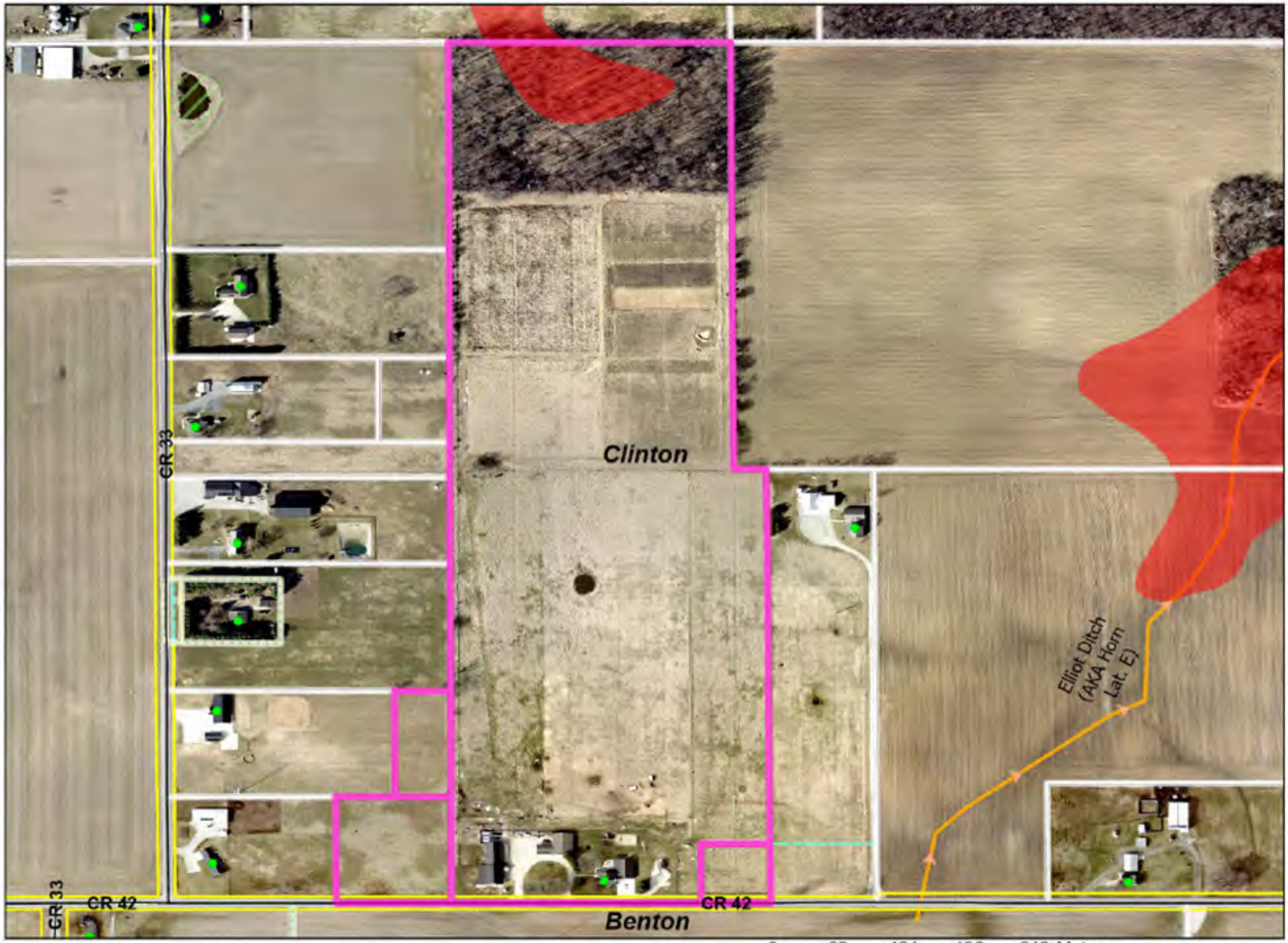
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

8) Does the application include a variance for parking spaces? ☐ Y ☑ N

If yes, tell us how many total there will be. _____

9) Tell us anything else you want us to know. _____

SUP-0307-2026

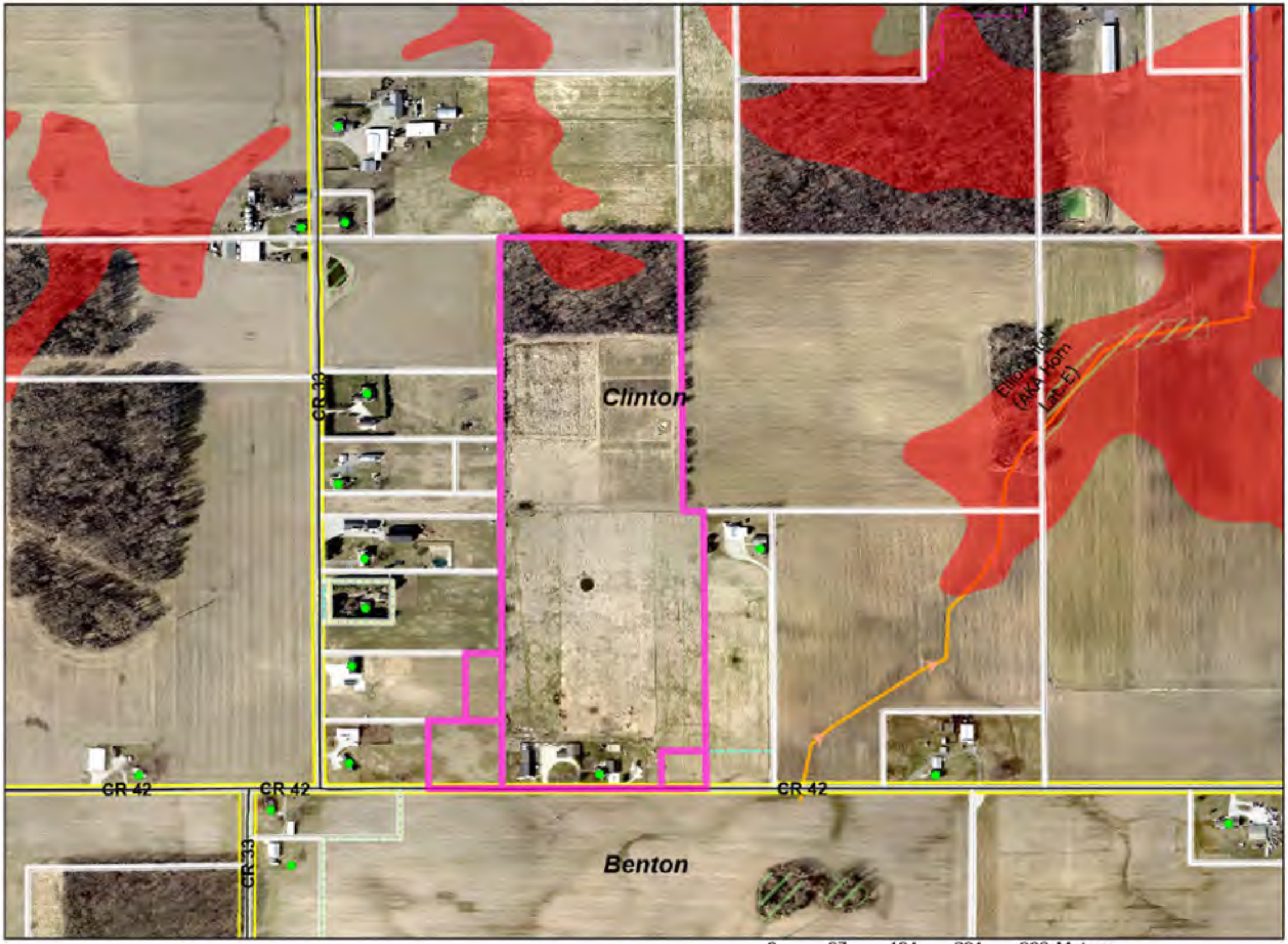


0 62 124 186 248 Meters

0 270 540 810 Feet

N

SUP-0307-2026

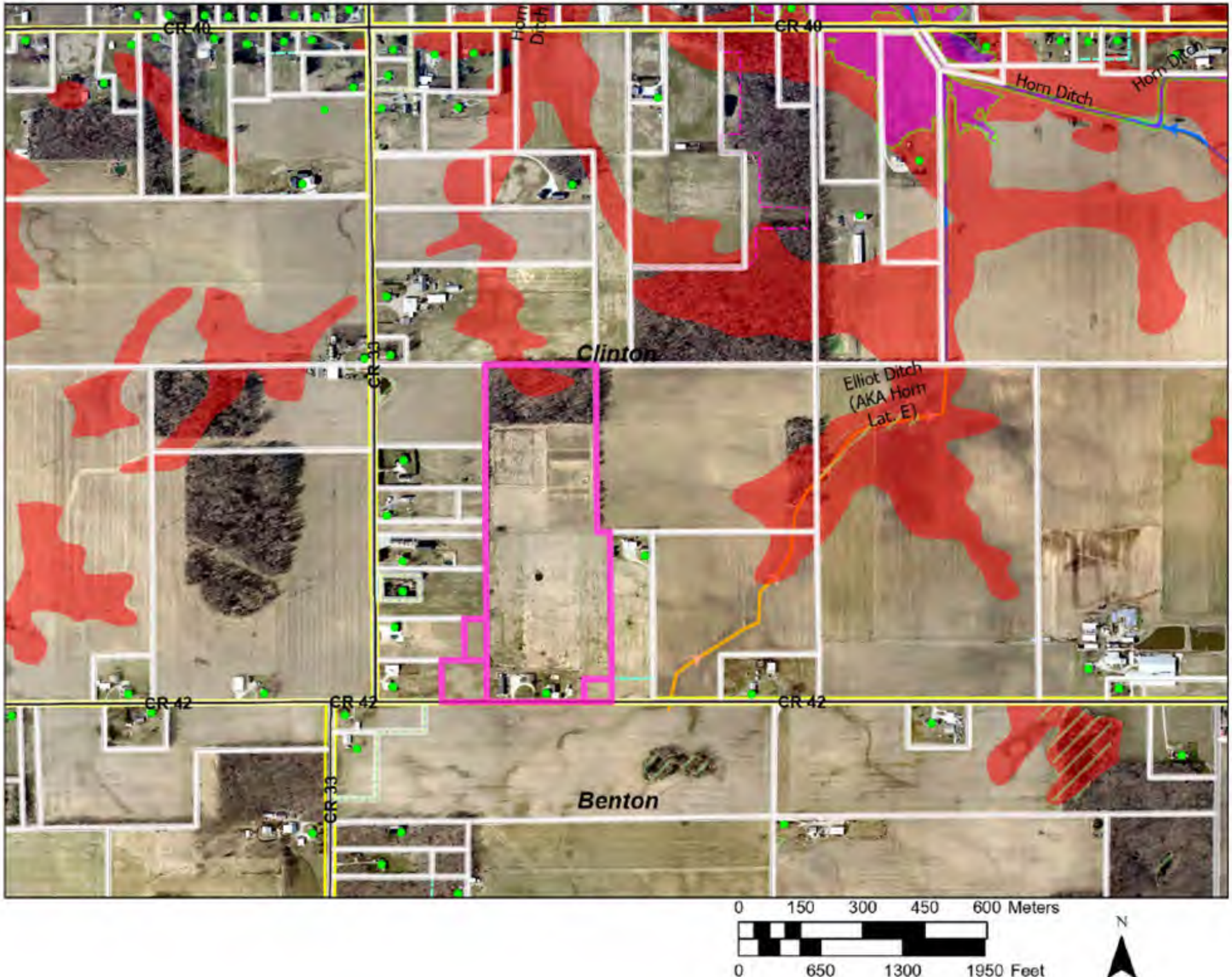


0 97 194 291 388 Meters

0 410 820 1230 Feet

N

SUP-0307-2026



Subject property facing residence

Subject property proposed workshop location

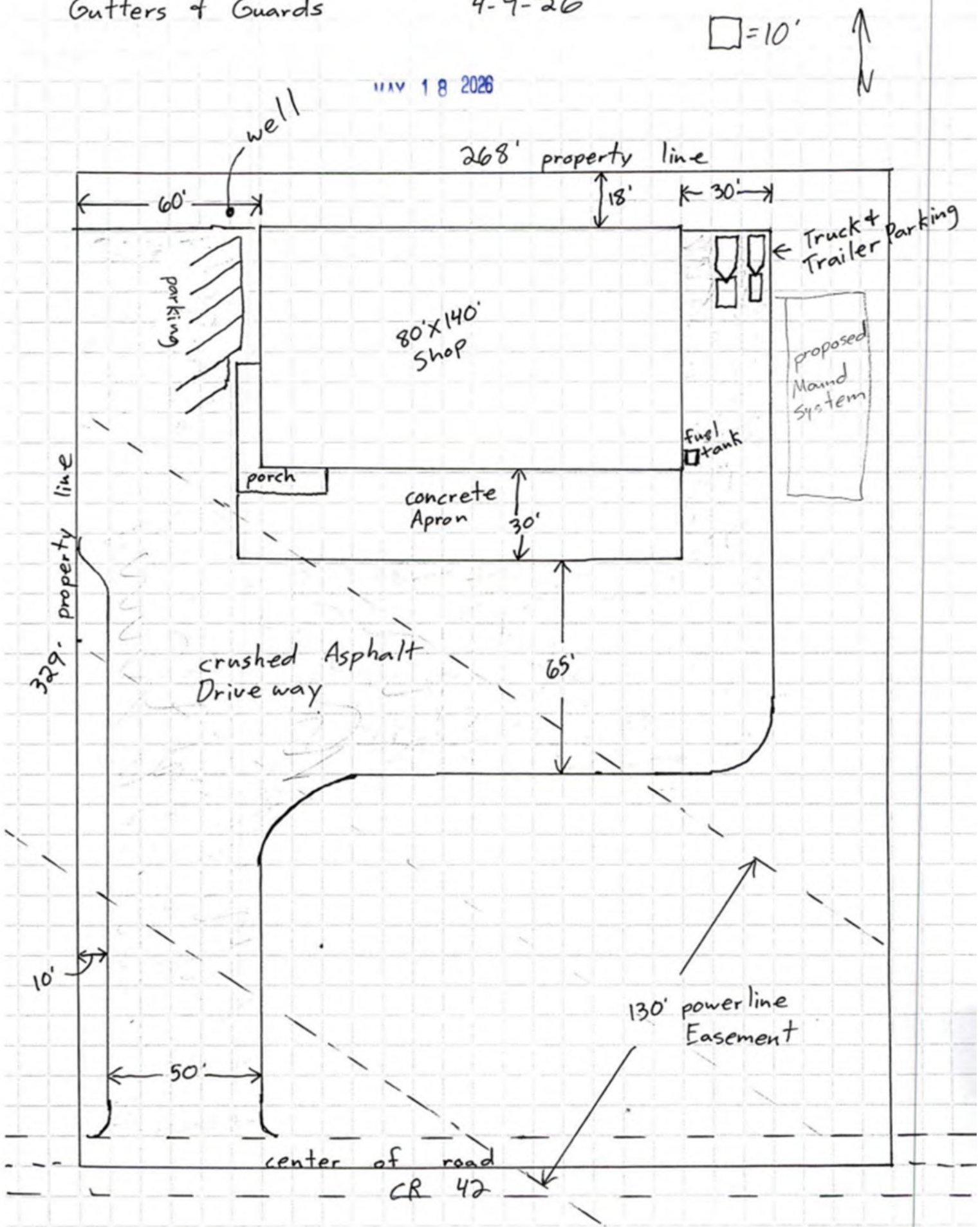
Facing east

Facing west

Facing south

Gutters & Guards 4-9-26

MAY 18 2026



BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0301-2026.

Parcel Number(s): 20-11-25-451-005.000-014 & part of 20-11-25-451-012.000-014.

Existing Zoning: A-1.

Petition: For a Special Use for an indoor recreation facility (event center), 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.

Petitioner: Bibiano Martinez Alvardo & Isidra Hernandez Aguilar Alvardo, Husband & Wife (Owner/Lessee), & HTIW Properties LLC (Lessor).

Location: East side of US 33, 600 ft. north of CR 40, in Elkhart Township.

Site Description:

- Physical Improvement(s) – Commercial building.
- Proposed Improvement(s) – None.
- Existing Land Use – Commercial.
- Surrounding Land Use – Commercial and residential.

History and General Notes:

- **December 19, 1996** – The BZA approved a Special Use for a home workshop/business for a landscaping service and an appeal to allow construction of an accessory structure on property not subdivided in accordance with the subdivision ordinance.
- **June 15, 2000, April 17, 2003, and April 20, 2006** – The BZA approved a Special Use for warehousing and storage of personal and business items for the same landowner in a new accessory structure and two amendments for additions to the structure.
- **October 18, 2018** – The BZA approved a minor change to the Special Use for warehousing and storage of personal and business items to allow the use in the original home workshop/business building, on a smaller parcel, and for a new landowner.
- **January 15, 2026 –** The BZA denied a Special Use for an indoor recreation facility and found a 25-parking-space Developmental Variance, a 4 ft. lot width Developmental Variance, and a Developmental Variance to allow a nonresidential use on less than 3 acres moot (SUP-0771-2025).

BZA Staff Report
(Continued)

Hearing Date: June 18, 2026

Staff Analysis:

For a Special Use for an indoor recreation facility (event center), staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A Special Use for an indoor recreation facility is allowed in the A-1 zone.

2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 1.598-acre property with 0.988 acres owned by the petitioner and 0.61 leased acres located on US 33, and the property will be used for an indoor recreation facility.

3. The Special Use will substantially serve the public convenience and welfare by providing for an indoor recreation facility for the community.

Staff recommends **APPROVAL** with the following condition(s) 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 additional parking on the leased lot shall be cleared and have an improved surface prior to the commitment form being released.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 5/18/2026) and as represented in the Special Use application.

2. The request is subject to a five (5) year renewal before the full Board of Zoning Appeals or if the lease is broken before the five (5) years are up, then it must be renewed at that time before the full Board of Zoning Appeals.

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, staff finds that:

1. Approval of the requests will not be injurious to public health, safety, morals, or general welfare. The property has been used at this size for non-residential uses for many years without incident.

2. Approval of the requests will not cause substantial adverse effect on neighboring property. This is a 1.598-acre property in a moderately dense mixed-use area, and the property will be used for commercial purposes.

3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variances the property would remain non-conforming.

BZA Staff Report
(Continued)

Hearing Date: June 18, 2026

Staff recommends **APPROVAL** with the following condition(s) 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 5/18/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0301-2026

Date: 05/15/2026 | Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing | Transaction #: SUP-0301-2026

Description: for a Special Use for for an indoor recreation facility (event center), 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.

Contacts:

Applicant	Authorized Agent	Land Owner	Land Owner
Danch, Harner & Associates 1643 Commerce Drive South Bend, IN 46628	Danch, Harner & Associates 1643 Commerce Drive South Bend, IN 46628	Htiw Properties Llc, Lessor Po Box 744 Wakarusa, IN 46573	Bibiano Martinez & Isidra Hernandez Aguilar Alvardo,Owner-Lessee 65858 Us 33 Goshen, IN 46526

Site Address: 65892 Us Highway 33
Goshen, IN 46528

Parcel Number: 20-11-25-451-005.000-014
20-11-25-451-012.000-014

Township: Elkhart

Location: East Side Of Us 33, 600 Feet North Of County Road 40

Subdivision:

Lot #

Lot Area: 0.99 Frontage: 100.00 Depth: 320.00

Zoning: A-1

NPO List:

Present Use of Property:

Legal Description:

Comments: SEE SUP-0771-2025 DENIED ON 1-15-2026

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Bibiano Martinez Alvardo & Isidra Hernandez Aguilar

1) Tell us what you want to do. Use the existing structure on-site as an indoor recreation space. The indoor recreation will consist of a meeting space, event center (weddings, quinceanera, birthdays, business events, etc.) with a kitchen and temporary outdoor space.

2) Tell us why this activity won't hurt your neighbors or the community. This activity will be self contained on the parcel and clients will be held to a strict hours of operation and code of conduct. The site will always have employees staffed and events controlled.

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ■ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☐ N If yes, fill out below.

Tell us what will create those things. Minimal noise will likely be created by vehicle traffic leaving and arriving on site.

Tell us how you'll reduce the impact of those things on neighbors. Sound leakage will be prevented by prohibiting outside speakers, and interior noise kept to a minimum by employee regulation.

5) Will there be buffering (fences, trees, shrubs, mounds)? ☐ Y ■ N

If yes, tell us about it.

6) Does the property need well and septic? Well: ☐ Y ■ N Septic: ☐ Y ■ N

Does the property need a new septic system? ☐ Y ■ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ■ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ■ Y ☐ N Size and height to the peak: 3,423 sqf. 20' peak

Tell us what you'll use it for. Interior recreation.

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

8) Does this application include animals? ☐ Y ■ N

If yes, tell us what kind and how many of each.

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ■ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: _____ Part time: 5

How many employees do you want? Full time: _____ Part time: 5

How many of the employees won't live onsite? 5

What will be the days and hours of operation on this property?
Monday - Thursday and Sunday: 8:00 AM - 7:00 PM. Sat. & Sun: 8:00 AM - 1:00 AM

How many parking spaces do you have now? 18

How many parking spaces do you want? 78+

Will there be outside storage or display areas on this property? ☐ Y ■ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☐ Y ■ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day?
Max seating 84

Will there be pickups or deliveries on this property? ☐ Y ■ N If yes, fill out below.

Tell us how often. _____

Tell us the kind of vehicles used. _____

Does the application include signs? ■ Y ☐ N If yes, fill out below.

Sign 1 Dimensions (length and width). 8x4 (or other dimension up to 32 sqf) up to 6 ft. OAH

Existing? ☐ Y ■ N Double faced? ■ Y ☐ N

Electronic message board? ☐ Y ■ N If no, lighted? ☐ Y ■ N

Freestanding? ■ Y ☐ N Wall mounted? ☐ Y ■ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

10) Tell us anything else you want us to know. _____

Developmental Variance — Questionnaire

Name: ANDY HOLTZEL

1) Tell us what you want to do. ALLOW A NON-AGRICULTURAL USE ON A LOT NOT MEETING THE MINIMUM LOT SIZE AND WIDTH REQUIREMENTS.

2) Tell us why you can't change what you're doing so you don't need a variance. WE ARE PROPOSING AN ADDIDITIONAL LEASE AREA TO NEGATE THE PHYSICALITY PORTION OF THE WIDTH VARIANCE

3) Tell us why the variance won't hurt your neighbors or the community. ADJACENT NEIGHBORS ARE THE PROPERTY OWNERS AND LEESOR. PARKING LOT SERVES AS BUFFER.

4) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N

Does the property need a new septic system? ☐ Y ☒ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N N/A

5) Does the application include variances to allow for buildings or additions? ☐ Y ☒ N If yes, fill out below.

Building or addition 1 Size and height to the peak: _____

Tell us what you'll use it for. _____

Building or addition 2 Size and height to the peak: _____

Tell us what you'll use it for. _____

Building or addition 3 Size and height to the peak: _____

Tell us what you'll use it for. _____

6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N

If yes, fill out below.

Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N

Tell us who owns (will own) the land under the easement. _____

Tell us how many parcels will use the easement. _____

7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

8) Does the application include a variance for parking spaces? ☐ Y ☒ N

If yes, tell us how many total there will be. _____

9) Tell us anything else you want us to know. _____

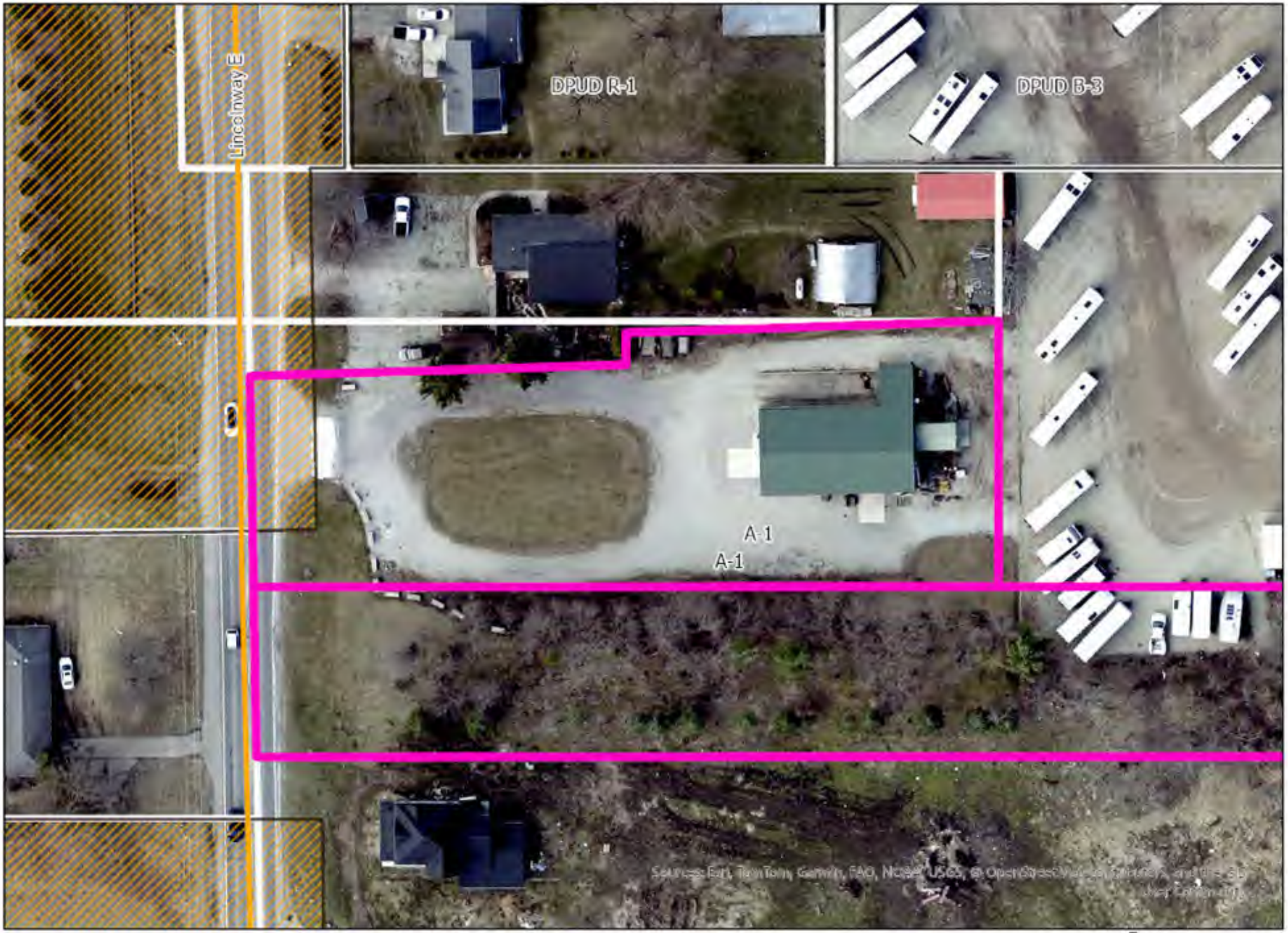
SUP-0301-2026

2025 Aerials

1 inch equals 40 ft

Feet
0 10 20 40
N

SUP-0301-2026



2025 Aerials

1 inch equals 60 ft

Feet
0 15 30 60

SUP-0301-2026

2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120

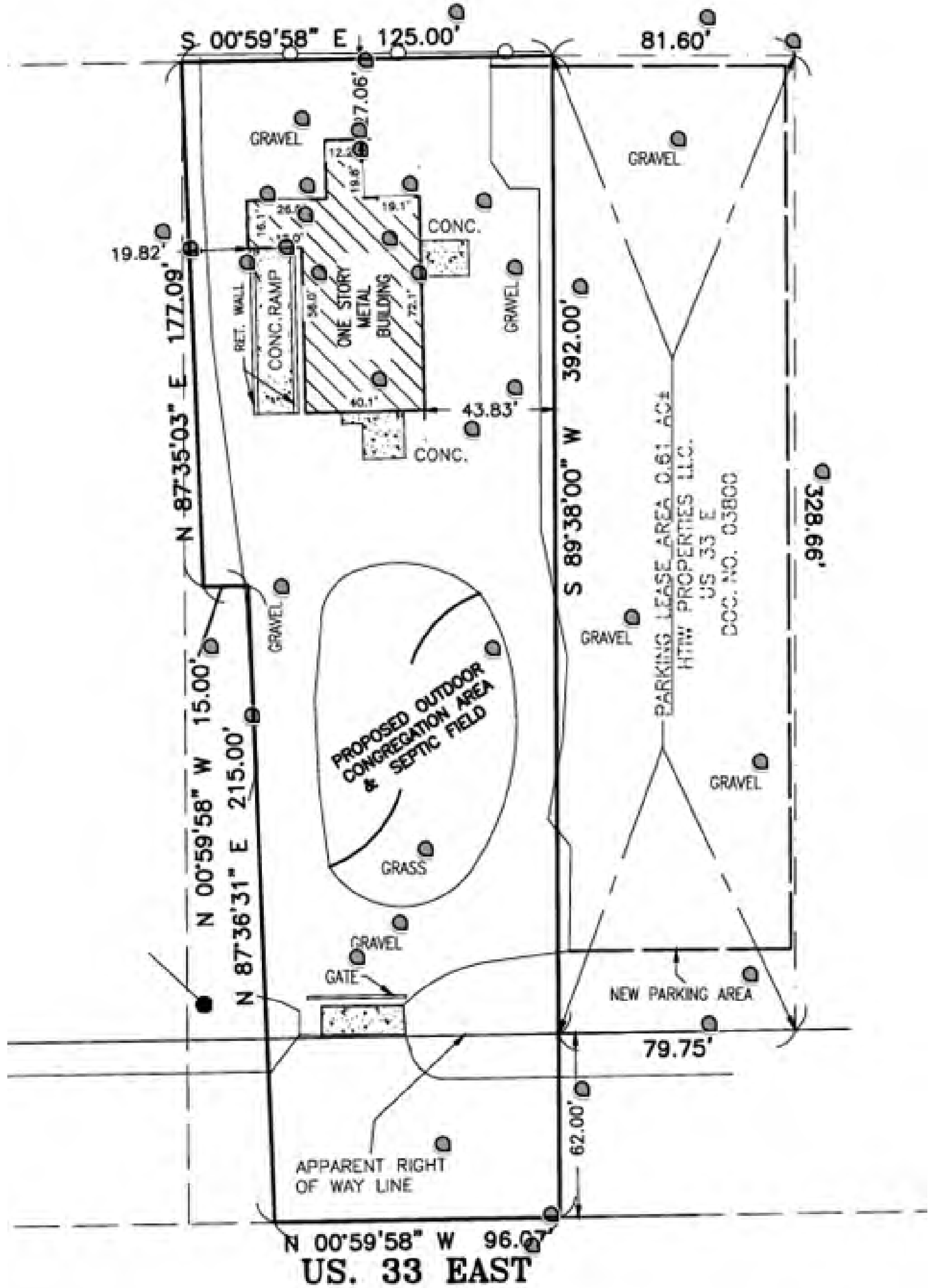
Subject property

Proposed leased area for parking

Facing north

Facing south

Facing west


S 00°59'58" E 125.00'
81.60'
27.06'
GRAVEL
GRAVEL
CONC.
19.82'
N 87°35'03" E 177.09'
RET. WALL
CONC. RAMP
ONE STORY METAL BUILDING
GRAVEL
392.00'
43.83'
CONC.
S 89°38'00" W
328.66'
PARKING LEASE AREA 0.61 AC±
HTW PROPERTIES LLC.
US 33 E
DOC. NO. 03800
GRAVEL
GRAVEL
N 00°59'58" W 15.00'
N 87°36'31" E 215.00'
PROPOSED OUTDOOR CONGREGATION AREA & SEPTIC FIELD
GRASS
GRAVEL
GATE
NEW PARKING AREA
79.75'
62.00'
APPARENT RIGHT OF WAY LINE
N 00°59'58" W 96.07'
US. 33 EAST

BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0314-2026.

Parcel Number(s): 20-12-15-200-003.000-007.

Existing Zoning: A-1.

Petition: For a Special Use for a home workshop/business for an animal processing business and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Petitioner: Amos R. Miller & Polly Ann Miller, Trustees of the Miller Family Revocable Living Trust.

Location: South side of CR 34, 1,085 ft. west of SR 13, in Clinton Township.

Site Description:

- Physical Improvement(s) – Residence, detached accessory and agricultural structures.
- Proposed Improvement(s) – Detached accessory structure.
- Existing Land Use – Residential, agricultural.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- None.

Staff Analysis:

For a Special Use for a home workshop/business for an animal processing business, staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A home workshop/business for an animal processing business is allowed by Special Use in the A-1 zoning district.

2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 32.37-acre parcel in a moderately dense residential and agricultural area, and the property will remain residential and agricultural in character. This request is small in scale and only during hunting season as to not generate traffic that would cause issue for neighboring properties.

3. The Special Use will substantially serve the public convenience and welfare by providing local wildlife animal processing.

BZA Staff Report
(Continued)

Hearing Date: June 18, 2026

Staff recommends **APPROVAL** with the following condition(s) 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.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 5/18/2026) and as represented in the Special Use application.

For a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The request is 1,932 sq. ft., or 37%, over what is allowed by right and all other developmental standards will be met.

2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 32.37-acre parcel in a moderately dense residential and agricultural area, and the property will remain residential and agricultural in character. The addition to an existing structure is out of the line of sight of traffic and adjacent residences.

3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance, there would not be enough space for inside storage.

Staff recommends **APPROVAL** with the following condition(s) 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 5/18/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0314-2026

Date: 05/18/2026 | Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing | Transaction #: SUP-0314-2026

Description: for a Special Use for a home workshop for an animal processing business and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right

Contacts:

Applicant	Authorized Agent	Land Owner
Clinton Builders 15229 County Road 34 Goshen, IN 46528	Clinton Builders 15229 County Road 34 Goshen, IN 46528	Marlin Miller & Ruby Miller, Husband And Wife 12232 Cr 34 Goshen, IN 46528

Site Address: 12232 County Road 34
Goshen, IN 46528

Parcel Number: 20-12-15-200-003.000-007

Township: Clinton

Location: South Side Of County Road 34, 1,085 ft. West Of SR 13

Subdivision:

Lot #

Lot Area: 32.37 Frontage: 192.00 Depth: 2,630.00

Zoning: A-1, A-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments:
PARCEL CREATION DATE: 10/29/15
STORAGE EQUATION: RESIDENCE 2616 SQ. FT. X 200% = 5,232 SQ. FT.
MINUS (1408) ATTACHED GARAGE
MINUS (3212) ACCESSORY BUILDING
MINUS (160) UTILITY SHED
MINUS (96) UTILITY SHED
MINUS (2288) ADDITION
= -1932 SQ. FT AVAILABLE.

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Marlin Miller

1) Tell us what you want to do. We want to build a new 2288 sq. ft. building which will be used for wildlife game processing

2) Tell us why this activity won't hurt your neighbors or the community. All required setbacks are being met. no loud noise or dust, to be involved in ~~[illegible]~~ processing wildlife

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☑ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☑ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☑ N If yes, fill out below.

Tell us what will create those things.

Tell us how you'll reduce the impact of those things on neighbors.

5) Will there be buffering (fences, trees, shrubs, mounds)? ☐ Y ☑ N

If yes, tell us about it.

6) Does the property need well and septic? Well: ☐ Y ☑ N Septic: ☑ Y ☐ N

Does the property need a new septic system? ☑ Y ☐ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☑ Y ☐ N

7) Will the activity use buildings or additions? ☑ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ☐ Y ☑ N Size and height to the peak: 44 X 52 X 19' to peak

Tell us what you'll use it for. process wildlife

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

8) Does this application include animals? ☐ Y ☑ N

If yes, tell us what kind and how many of each.

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☑ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: 0 Part time: 0

How many employees do you want? Full time: 0 Part time: 0

How many of the employees won't live onsite? _____

What will be the days and hours of operation on this property? from Sept. 1 to Feb 28 Mon. thru Fri 5 AM to 5 PM

How many parking spaces do you have now? 0

How many parking spaces do you want? 0

Will there be outside storage or display areas on this property? ☐ Y ☑ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☐ Y ☑ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day?

Approximately 5 to 8 customers per day

Will there be pickups or deliveries on this property? ☑ Y ☐ N If yes, fill out below.

Tell us how often. bi weekly

Tell us the kind of vehicles used. small vehicles only truck, van etc. no trailers or big trucks

Does the application include signs? ☑ Y ☐ N If yes, fill out below.

Sign 1 Dimensions (length and width). 24"X18"

Existing? ☐ Y ☐ N Double faced? ☑ Y ☐ N

Electronic message board? ☐ Y ☑ N If no, lighted? ☐ Y ☑ N

Freestanding? ☑ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

10) Tell us anything else you want us to know. _____

Developmental Variance — Questionnaire

Name: Marlin Miller

1) Tell us what you want to do. We want to build a new 2288 sq. ft. pole building, which will be used for wildlife game processing

2) Tell us why you can't change what you're doing so you don't need a variance.

3) Tell us why the variance won't hurt your neighbors or the community. All required setbacks are being met, no loud noise or dust to be involved in processing wildlife

4) Does the property need well and septic? Well: ☐ Y ☑ N Septic: ☑ Y ☐ N

Does the property need a new septic system? ☑ Y ☐ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☑ Y ☐ N

5) Does the application include variances to allow for buildings or additions? ☑ Y ☐ N If yes, fill out below.

Building or addition 1 Size and height to the peak: 44X52X19' to peak

Tell us what you'll use it for.

Building or addition 2 Size and height to the peak:

Tell us what you'll use it for.

Building or addition 3 Size and height to the peak:

Tell us what you'll use it for.

6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☑ N

If yes, fill out below.

Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N

Tell us who owns (will own) the land under the easement.

Tell us how many parcels will use the easement.

7) Does the application include variances for signs? ☑ Y ☐ N If yes, fill out below.

Sign 1 Dimensions (length and width): 24"X18"

Existing? ☐ Y ☐ N Double faced? ☑ Y ☐ N

Electronic message board? ☐ Y ☑ N If no, lighted? ☐ Y ☑ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width):

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width):

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

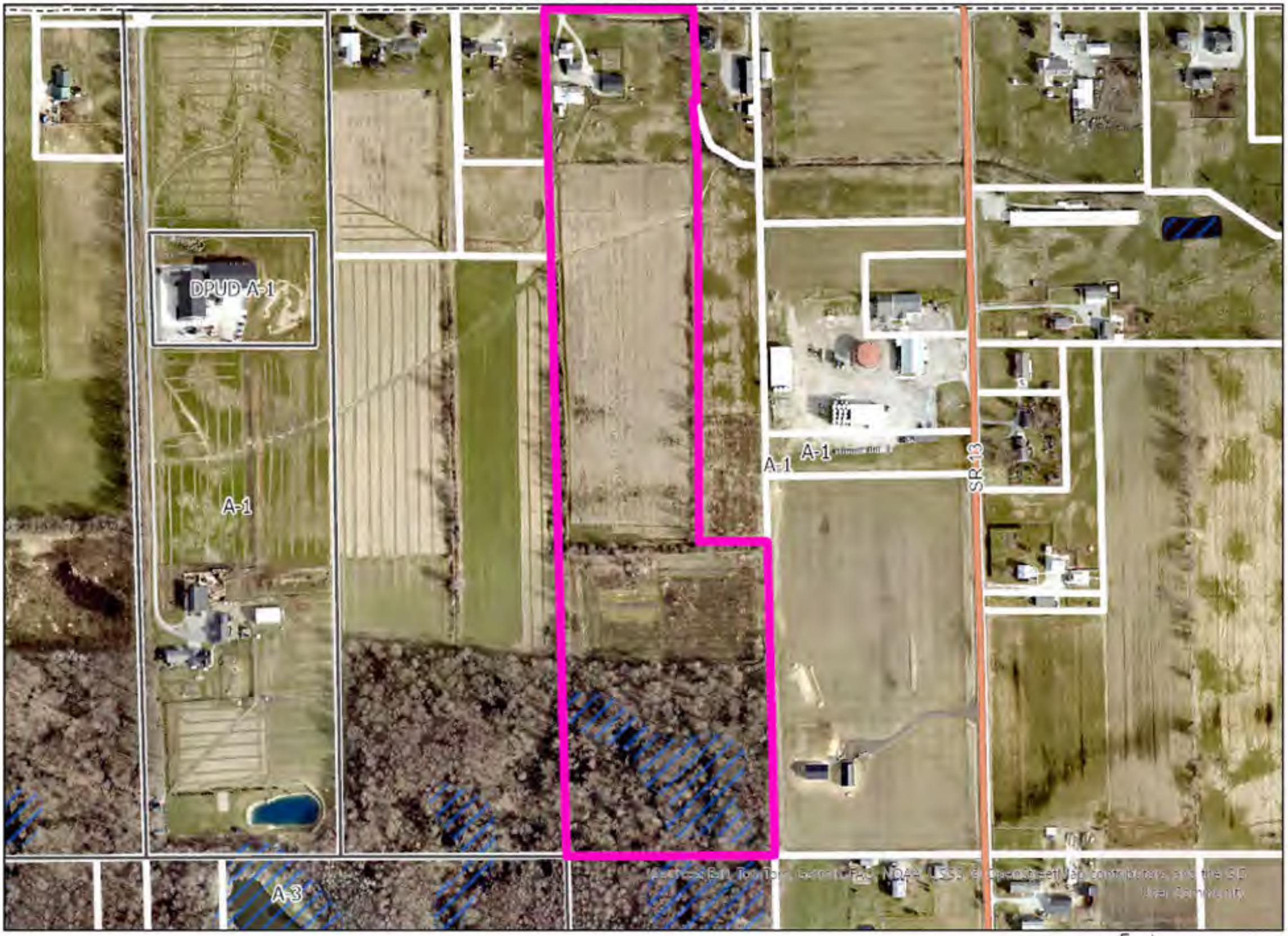
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

8) Does the application include a variance for parking spaces? ☐ Y ☑ N

If yes, tell us how many total there will be.

9) Tell us anything else you want us to know.

SUP-0314-2026

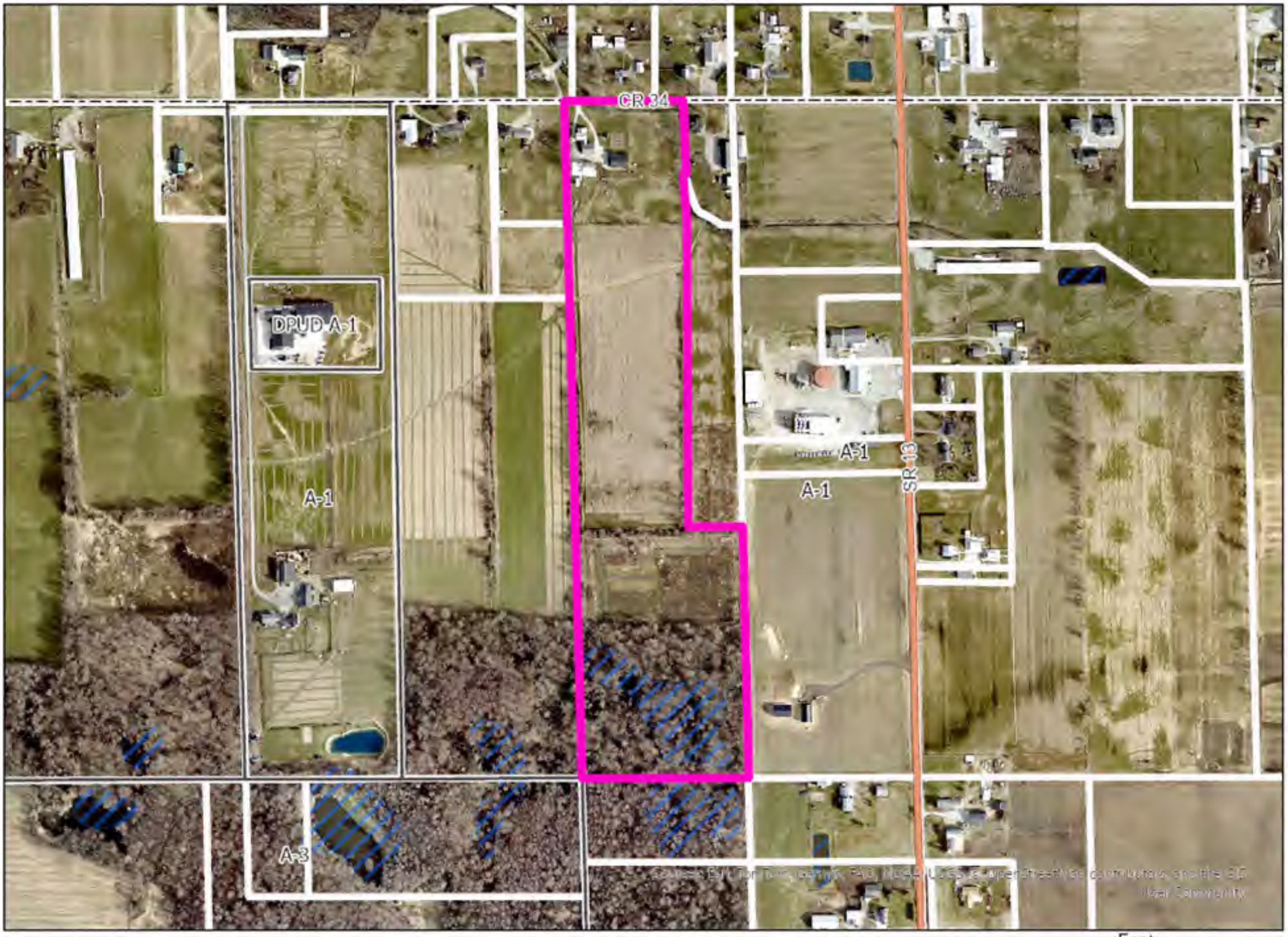


2025 Aerials

1 inch equals 400 ft

Feet
0 105 210 420

SUP-0314-2026

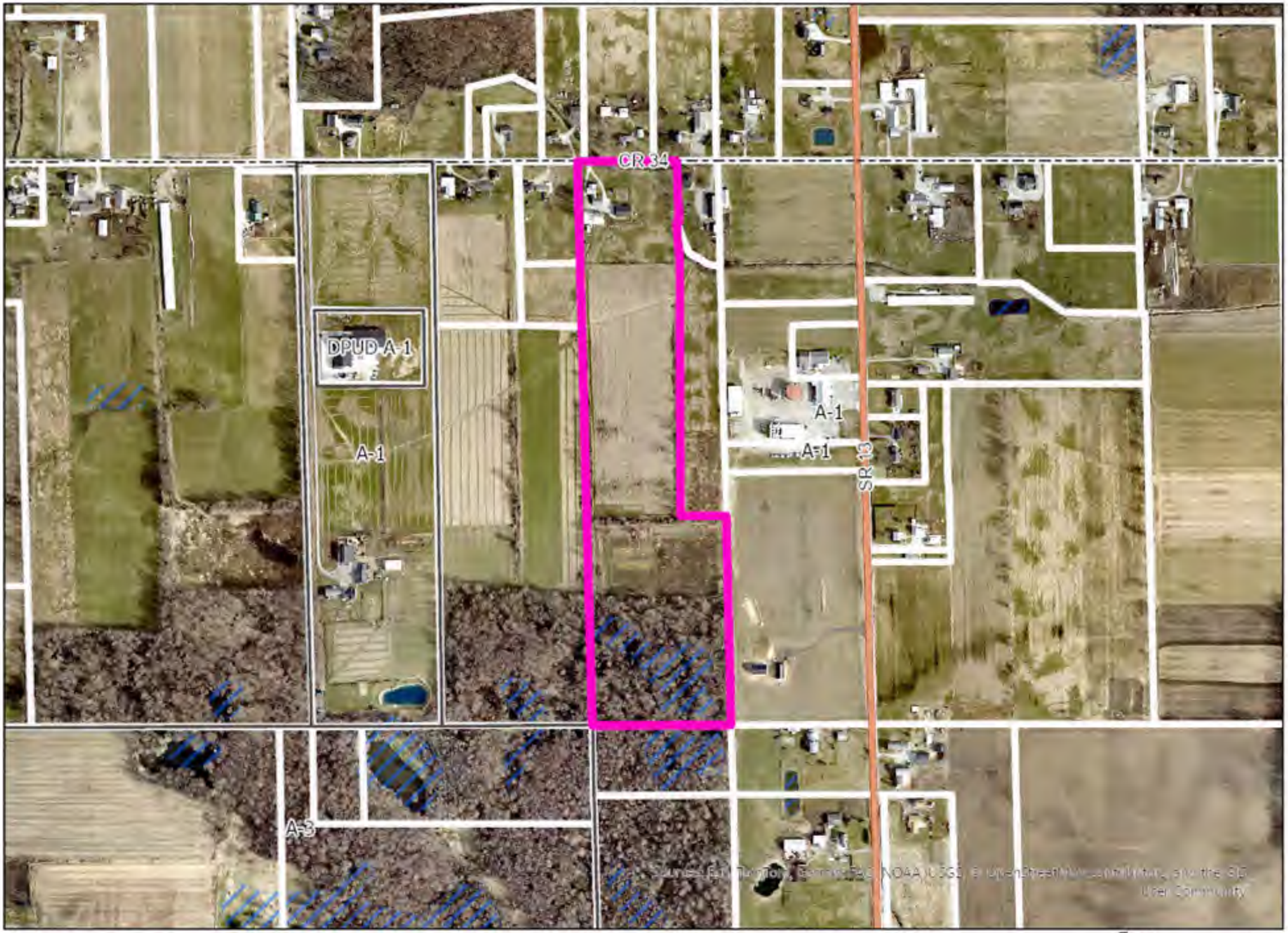


2025 Aerials

1 inch equals 500 ft

Feet
0 135 270 540

SUP-0314-2026



2025 Aerials

1 inch equals 600 ft

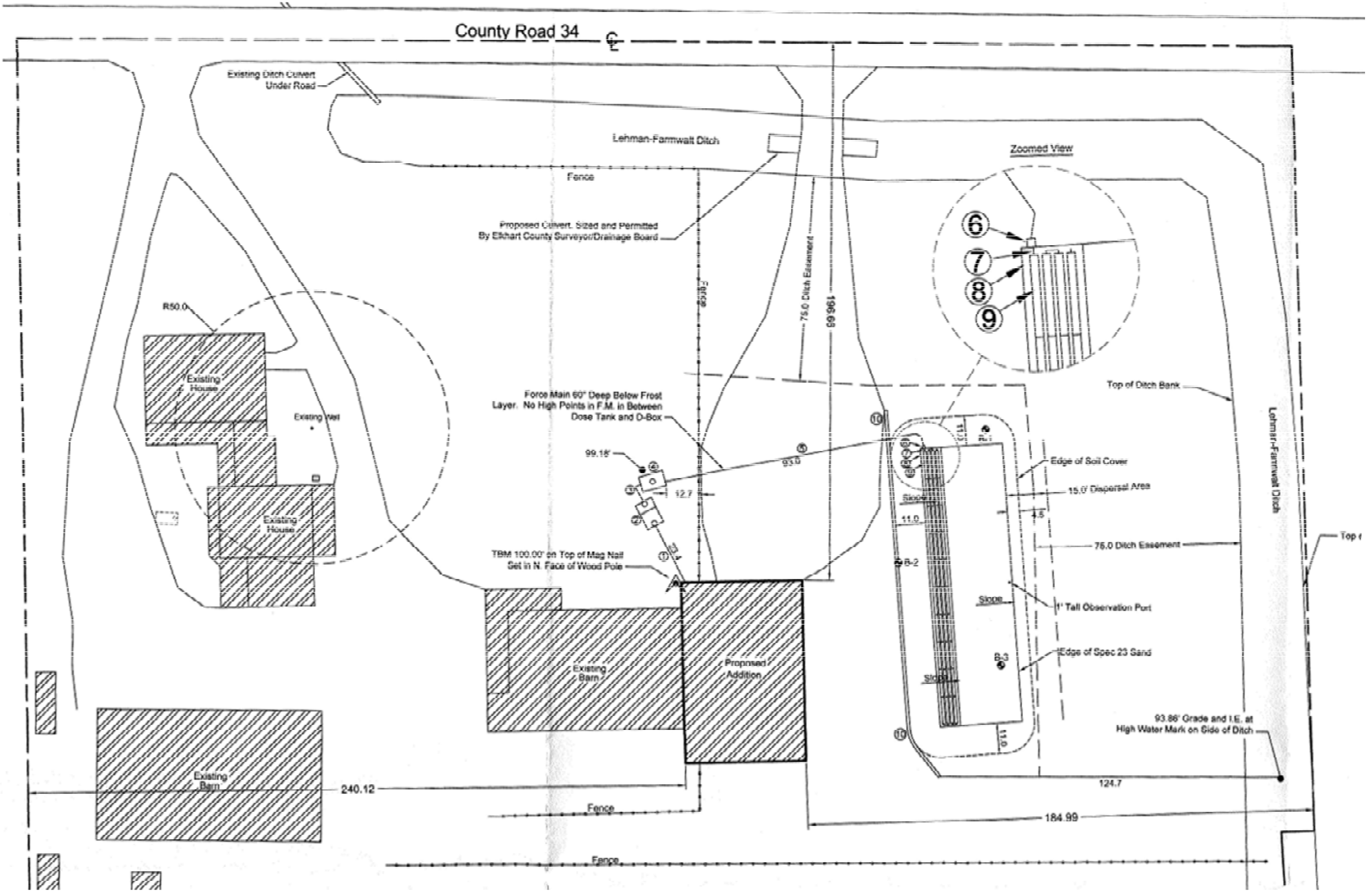
Feet
0 162.5325 650

Subject property

Facing east

Facing west

Facing north


County Road 34
Existing Ditch Culvert Under Road
Lehman-Farmwalt Ditch
Fence
Zoomed View
Proposed Culvert, Sized and Permitted By Elkhart County Surveyor/Drainage Board
75.0 Ditch Easement
196.68
R50.0
Existing House
Existing Well
Existing House
Force Main 60" Deep Below Frost Layer. No High Points in F.M. in Between Dose Tank and D-Box
99.18'
93.0
12.7
TBM 100.00' on Top of Mag Nail Set in N. Face of Wood Pole
Top of Ditch Bank
Edge of Soil Cover
15.0' Disperal Area
4.5
Slope
11.0
75.0 Ditch Easement
1' Tall Observation Port
Edge of Spec 23 Sand
Slope
Slope
Existing Barn
Proposed Addition
93.86' Grade and I.E. at High Water Mark on Side of Ditch
11.0
124.7
Existing Barn
240.12
Fence
184.99
Fence
Lehman-Farmwalt Ditch

BZA Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0311-2026.

Parcel Number(s): 20-05-23-151-030.000-001.

Existing Zoning: A-1.

Petition: For a Special Use for a home workshop/business for a roadside stand and for a 10 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the placement of a roadside stand 65 ft. from the centerline of the right-of-way of CR 118.

Petitioner: Miriamu Mukakaro & Donald Masatu, Wife & Husband.

Location: Northeast corner of CR 1 & CR 118, in Baugo Township.

Site Description:

- Physical Improvement(s) – Residence, barn, & accessory structures.
- Proposed Improvement(s) – Roadside stand.
- Existing Land Use – Residential, agricultural.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **April 29, 2026** – A complaint for running a business (selling eggs) from the property from a roadside stand was made (CODE-0310-2026).

Staff Analysis:

For a Special Use for a home workshop/business for a roadside stand, staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A Special Use for a home workshop/business for a roadside stand is allowed in the A-1 zoning district.

2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 4.61-acre parcel in a low to moderately dense residential and agricultural area and the property will remain residential and agricultural in character.

3. The Special Use will substantially serve the public convenience and welfare by providing a local source of fresh eggs.

BZA Staff Report
(Continued)

Hearing Date: June 18, 2026

Staff recommends **APPROVAL** with the following condition(s) 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.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 5/18/2026) and as represented in the Special Use application.

For a 10 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the placement of a roadside stand 65 ft. from the centerline of the right-of-way of CR 118, staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The roadside stand structure is only 30 ft^2, does not hinder sight distance, and is located near an existing drive & parking area on the property.

2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 4.61-acre parcel in a low to moderately dense residential and agricultural area and the property will remain residential and agricultural in character.

3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance, the roadside stand structure could not be placed at the best site to take advantage of the existing drive & parking area.

Staff recommends **APPROVAL** with the following condition(s) 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 5/18/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0311-2026

Date: 05/18/2026 Meeting Date: June 18, 2026 Board of Zoning Appeals Public Hearing Transaction #: SUP-0311-2026

Description: for a Special Use for a home workshop/business for a roadside stand to sell eggs and for a 10 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the placement of a roadstand stand 65 ft. from the centerline of the right-of-way of CR 118.

Contacts:

Applicant	Land Owner
Mariamu And Donald Masatu, Mukakaro, Wife And Husband 58475 County Road 1 Elkhart, IN 46517	Mariamu And Donald Masatu, Mukakaro, Wife And Husband 58475 County Road 1 Elkhart, IN 46517

Site Address: 58475 County Road 1
Elkhart, IN 46517

Parcel Number: 20-05-23-151-030.000-001

Township: Baugo

Location: Northeast Corner Of County Road 1 And County Road 118

Subdivision:

Lot #

Lot Area: 4.61 Frontage: 850.00 Depth: 371.00

Zoning: A-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: SEE CODE CASE: CODE-0310-2026
PARCEL CREATION DATE: 8/13/99

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Mariamu Mukakaro & Donald Masatu

1) Tell us what you want to do. We want to sell eggs from the hut at the roadside.

2) Tell us why this activity won't hurt your neighbors or the community. This activity won't hurt our neighbors or the community because they like to buy the eggs to use in their homes.

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☒ N If yes, fill out below.

Tell us what will create those things.

Tell us how you'll reduce the impact of those things on neighbors. N/A

5) Will there be buffering (fences, trees, shrubs, mounds)? ☐ Y ☒ N

If yes, tell us about it.

6) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N

Does the property need a new septic system? ☐ Y ☒ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☑ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ☑ Y ☐ N Size and height to the peak:

Tell us what you'll use it for. Selling eggs

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

8) Does this application include animals? ☐ Y ☒ N

If yes, tell us what kind and how many of each.

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☐ Y ☒ N If yes, fill out below.

How many employees do you have now? Full time: 0 Part time: 0

How many employees do you want? Full time: 0 Part time: 0

How many of the employees won't live onsite? 0

What will be the days and hours of operation on this property? 7days/week, dusk to dawn.

How many parking spaces do you have now? 4 or 5

How many parking spaces do you want? 0

Will there be outside storage or display areas on this property? ☑ Y ☐ N

If yes, tell us what will be stored outside or displayed. Roadside Stand.

Will there be retail sales on this property? ☑ Y ☐ N

If yes, tell us what will be sold. Eggs

Approximately how many customers (clients, guests, students, members) will be on this property per day?

5

Will there be pickups or deliveries on this property? ☐ Y ☒ N If yes, fill out below.

Tell us how often.

Tell us the kind of vehicles used.

Does the application include signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width).

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width).

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width).

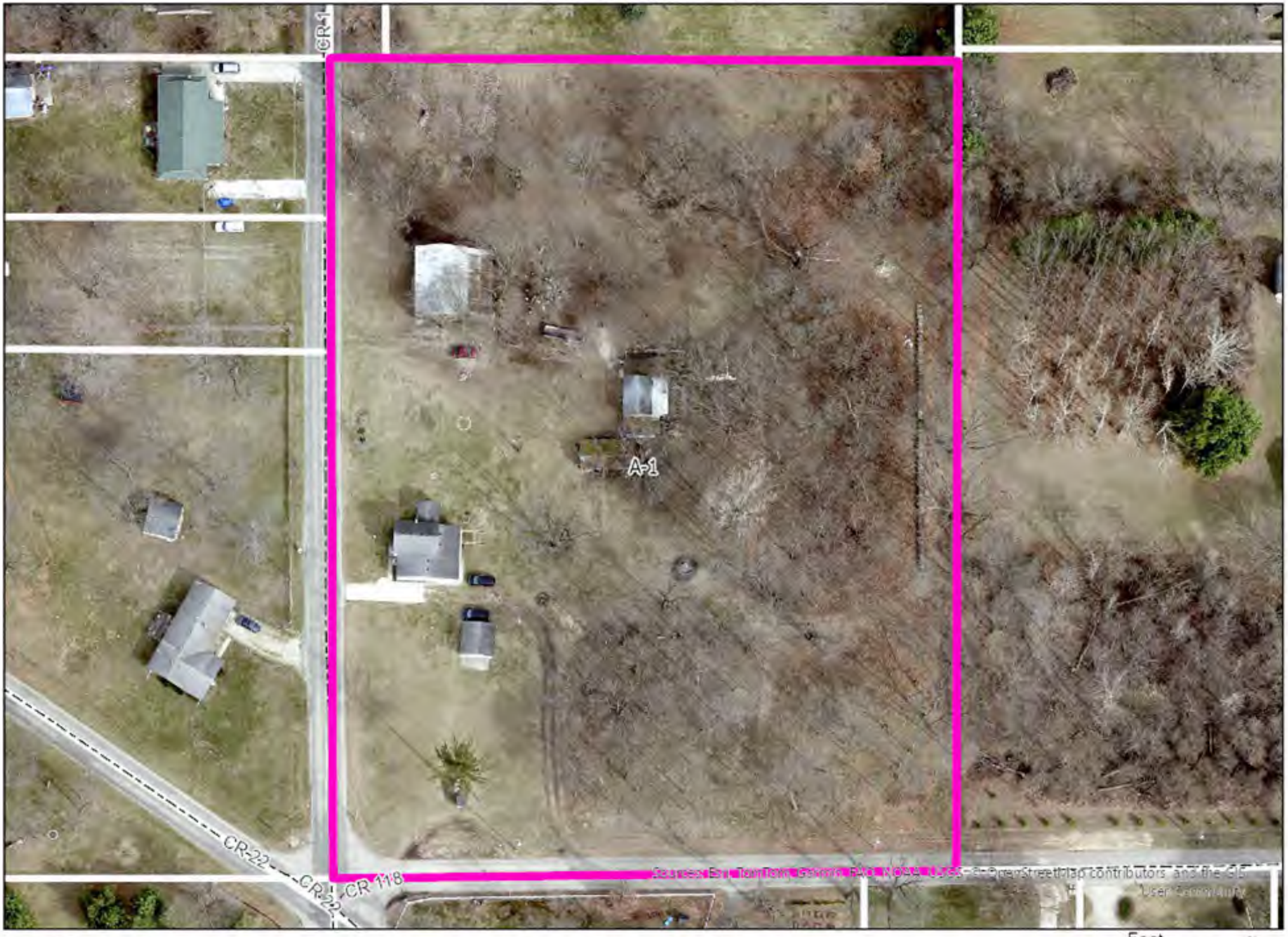
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

10) Tell us anything else you want us to know. The neighbors like the eggs and always appreciate us for doing this.

SUP-0311-2026

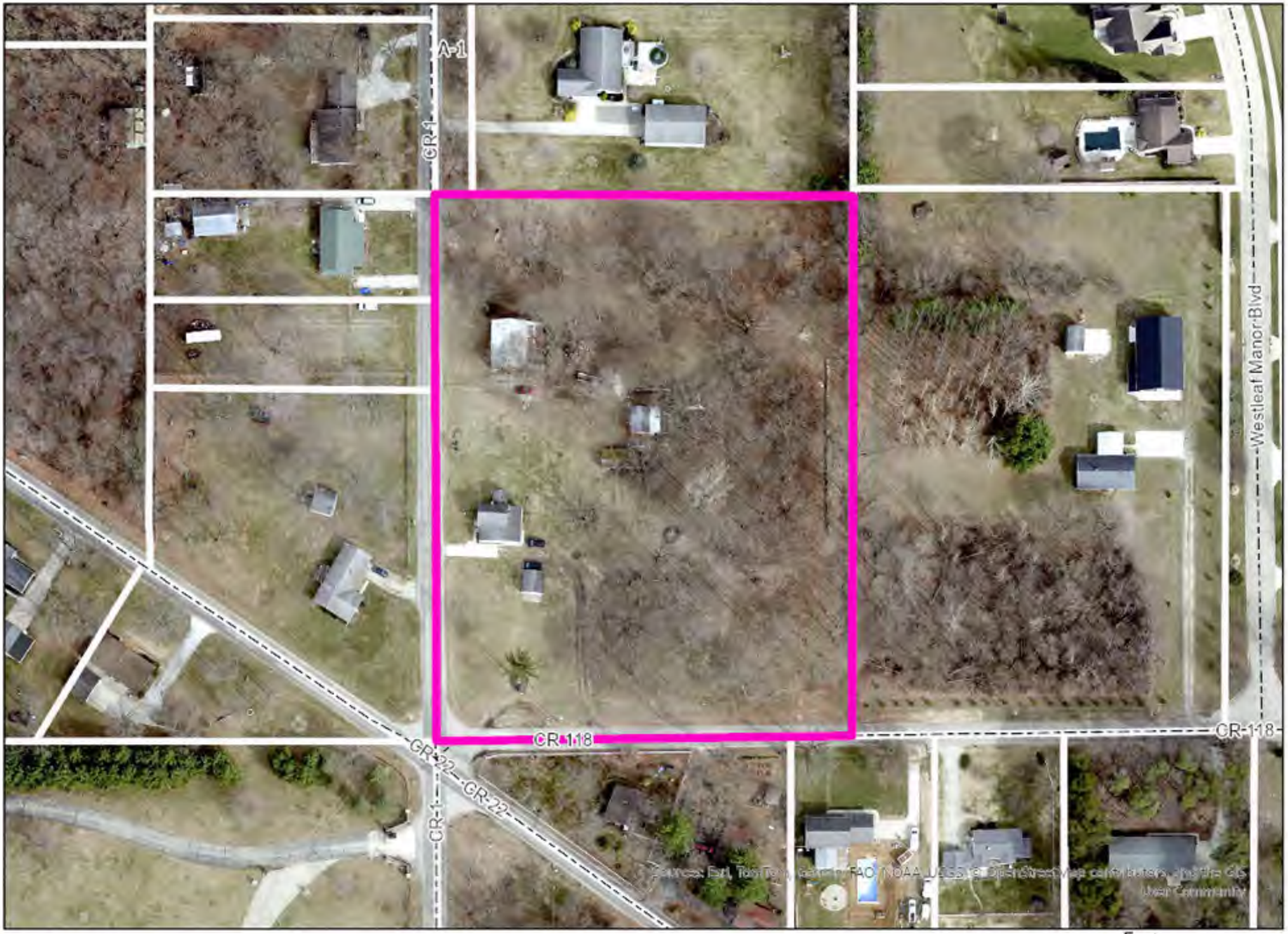


2025 Aerials

1 inch equals 80 ft

Feet
0 20 40 80

SUP-0311-2026

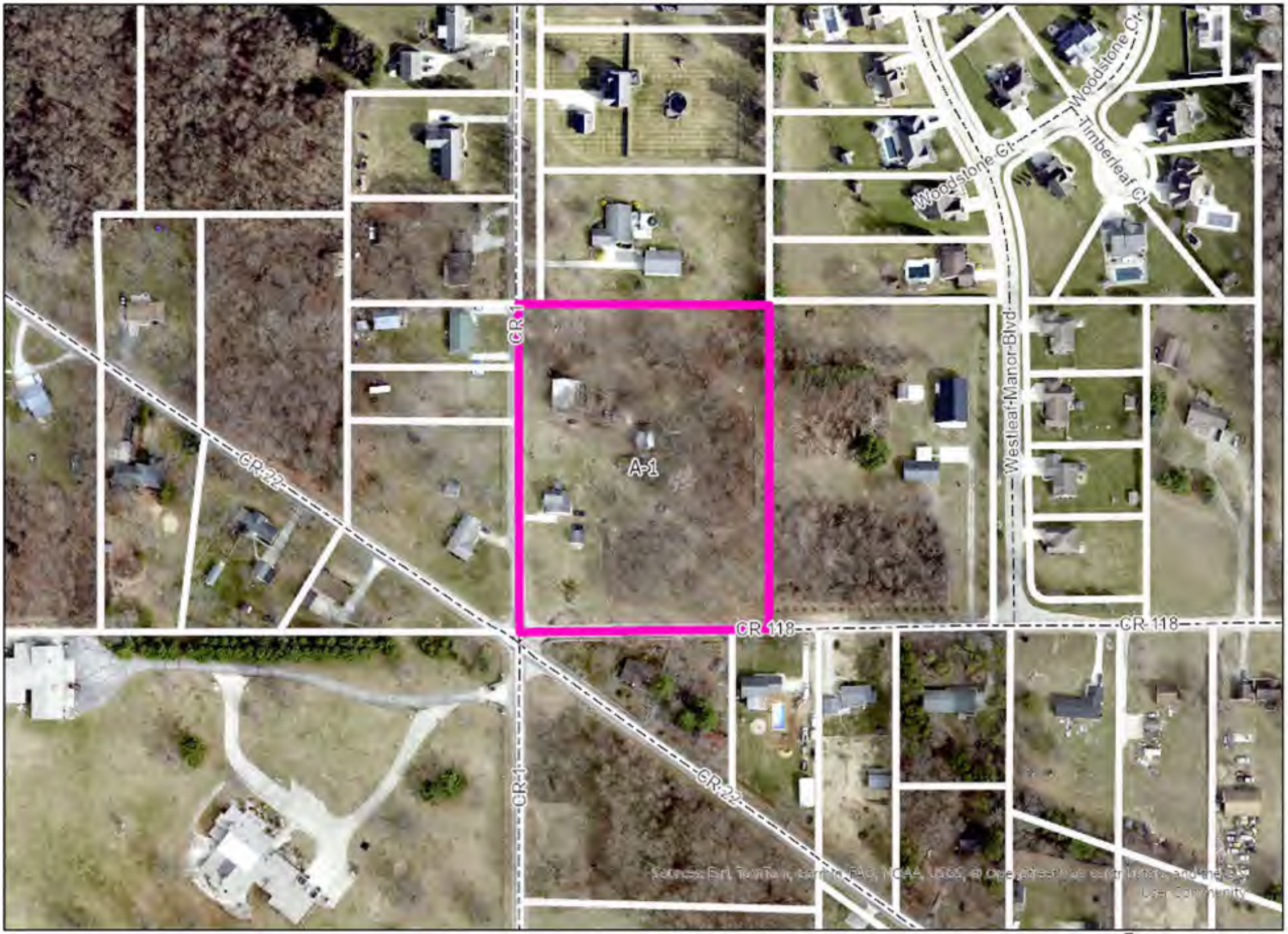


2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120
N

SUP-0311-2026



2025 Aerials

1 inch equals 200 ft

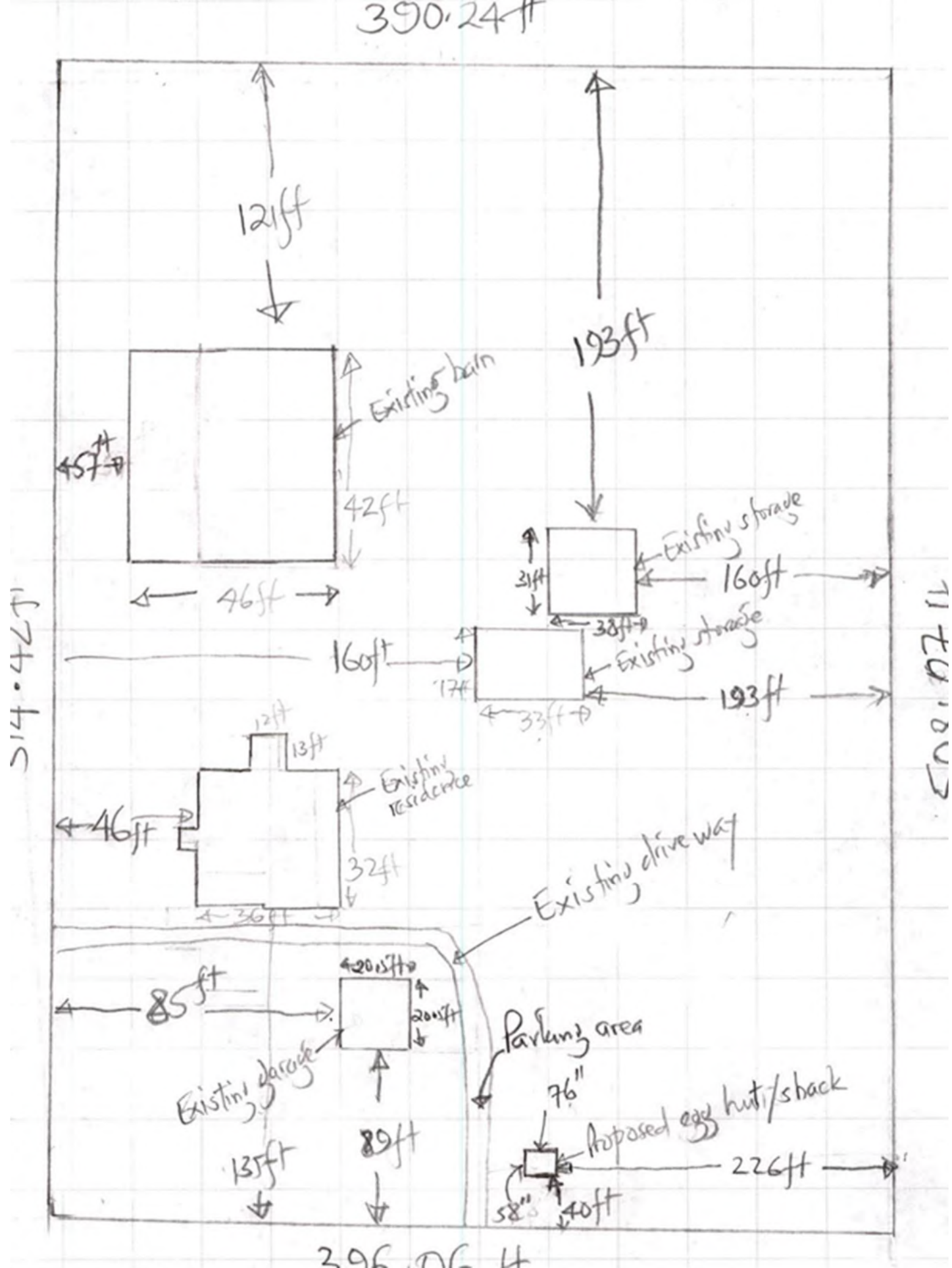
Feet
0 50 100 200

Subject property facing north

Facing south

Facing east

Facing west


390.24 ft
121ft
193ft
Existing barn
45ft
42ft
46ft
Existing storage
31ft
160ft
38ft
Existing storage
160ft
17ft
193ft
33ft
12ft
13ft
Existing residence
46ft
32ft
36ft
Existing driveway
20.5ft
85 ft
20.5ft
Parking area
Existing garage
76"
Proposed egg hut/shack
89ft
226ft
135ft
58"
40ft
314.47 ft
314.07 ft
396.06 ft

BZA Staff Report

*Prepared by the **Department of Planning and Development***

Hearing Date: June 18, 2026

Transaction Number: SUP-0204-2026.

Parcel Number(s): 20-10-32-100-004.000-016.

Existing Zoning: A-1.

Petition: For a Special Use for an RV storage business.

Petitioner: Lyndon Martin.

Location: South side of CR 40, 2,125 ft. east of CR 7, in Harrison Township.

Site Description:

- Physical Improvement(s) – Residence, accessory structure, & barns.
- Proposed Improvement(s) – RV storage lot.
- Existing Land Use – Residential, agricultural.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **April 6, 2022** – A complaint for warehousing & storing of RVs was received (CODE-0092-2022). The case was closed June 15, 2022.
- **March 4, 2026 –** A complaint for warehousing & storing of RVs was received (CODE-0115-2026).
- **May 21, 2026** – The BZA tabled this petition.

Staff Analysis:

Staff finds that:

1. The Special Use will not be consistent with the spirit, purpose, and intent of the Development Ordinance. The scope and scale of the proposed RV storage goes beyond the intent of a Special Use Permit.

2. The Special Use will cause substantial and permanent injury to the appropriate use of neighboring property. This is a 53.33-acre parcel in a low-density residential and agricultural area and the property should remain residential and agricultural in character. Residential and agricultural areas should be protected from conflicting land uses.

3. The Special Use will not substantially serve the public convenience and welfare. RV storage lots belong in a commercial or industrial zoned area with an appropriate improved surface and a commercial driveway.

Staff recommends **DENIAL**.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

SUP-0204-2026

Date: 04/13/2026 Meeting Date: May 21, 2026 Board of Zoning Appeals Public Hearing Transaction #: SUP-0204-2026

Description: for a Special Use for an RV Storage business

Contacts:

Applicant	Land Owner
Lyndon Martin	Lyndon Martin
26620 County Road 40	26620 County Road 40
Goshen, IN 46526	Goshen, IN 46526

Site Address: 26620 County Road 40
Goshen, IN 46526

Parcel Number: 20-10-32-100-004.000-016

Township: Harrison

Location: SOUTH SIDE OF CR 40, 2,125 FT. EAST OF CR 7

Subdivision:

Lot #

Lot Area: 53.33 Frontage: 860.00 Depth: 2,610.00

Zoning: A-1

NPO List: 05/04/2026

Present Use of Property: RESIDENTIAL

Legal Description:

Comments:

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Lyndon Martin

1) Tell us what you want to do. I would like to store 40-60 RV's Behind the Barn at this property. ORIGINATED from overflow from storage units on C.R.7. RV Size can vary. Most are bumper pulls or smaller campers. No class A motorhomes. very seldom any Fifth wheels.

2) Tell us why this activity won't hurt your neighbors or the community. This will not increase traffic, far off road, blocked by buildings, crops, and existing fence. No additional lighting will be installed. No vehicles will be parked on CR40. No vehicles will back into the parcel. No vehicles will back out onto CR40.

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☒ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☒ N If yes, fill out below.

Tell us what will create those things. _____

Tell us how you'll reduce the impact of those things on neighbors. _____

5) Will there be buffering (fences, trees, shrubs, mounds)? ☒ Y ☐ N

If yes, tell us about it. Buildings, crops, existing fencing block from road and neighbors. There are farm fields between most neighbors.

6) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N

Does the property need a new septic system? ☐ Y ☒ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☐ Y ☒ N If yes, fill out below.

Building or addition 1 Existing? ☐ Y ☒ N Size and height to the peak: _____

Tell us what you'll use it for. _____

Building or addition 2 Existing? ☐ Y ☒ N Size and height to the peak: _____

Tell us what you'll use it for. _____

Building or addition 3 Existing? ☐ Y ☒ N Size and height to the peak: _____

Tell us what you'll use it for. _____

8) Does this application include animals? ☐ Y ☒ N

If yes, tell us what kind and how many of each. _____

Next page ➡

Special Use — Questionnaire

9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☐ Y ☒ N If yes, fill out below.

How many employees do you have now? Full time: 0 Part time: 0

How many employees do you want? Full time: 0 Part time: 0

How many of the employees won't live onsite? 0

What will be the days and hours of operation on this property? Mostly during daylight hours during the week, there are some weekend pick-ups.

How many parking spaces do you have now? 40-60

How many parking spaces do you want? 40-60

Will there be outside storage or display areas on this property? ☒ Y ☐ N

If yes, tell us what will be stored outside or displayed. OUTSIDE RV STORAGE

Will there be retail sales on this property? ☐ Y ☒ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day?

2-5 per WEEK

Will there be pickups or deliveries on this property? ☒ Y ☐ N If yes, fill out below.

Tell us how often. 2-5 PER WEEK

Tell us the kind of vehicles used. Different Size TRUCKS

Does the application include signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☒ N Double faced? ☐ Y ☒ N

Electronic message board? ☐ Y ☒ N If no, lighted? ☐ Y ☒ N

Freestanding? ☐ Y ☒ N Wall mounted? ☐ Y ☒ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☒ N Double faced? ☐ Y ☒ N

Electronic message board? ☐ Y ☒ N If no, lighted? ☐ Y ☒ N

Freestanding? ☐ Y ☒ N Wall mounted? ☐ Y ☒ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☒ N Double faced? ☐ Y ☒ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

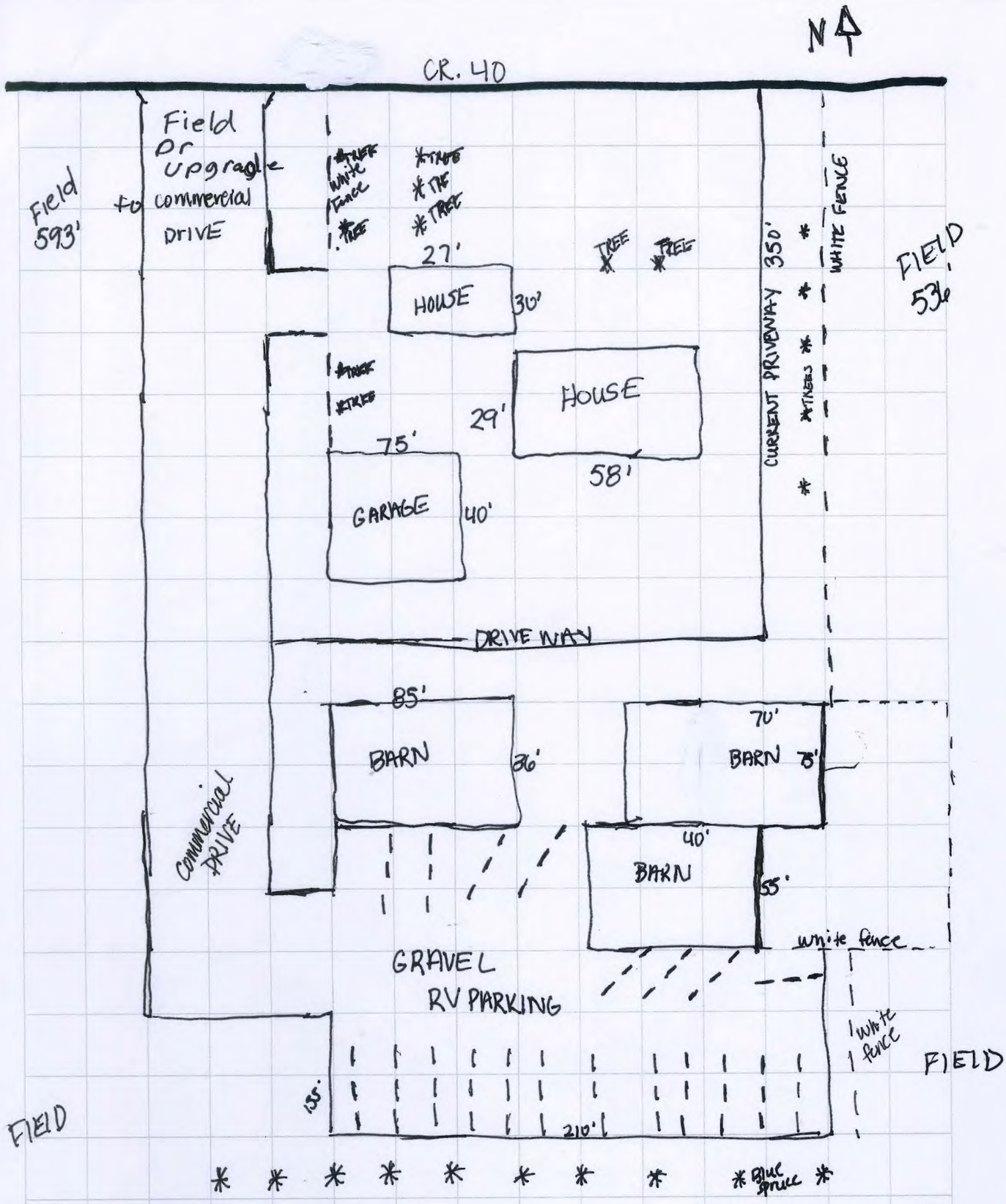
Freestanding? ☐ Y ☒ N Wall mounted? ☐ Y ☒ N

10) Tell us anything else you want us to know. _____

Support for Special Use Permit for Lyndon Martin
26620 County Road 40

The undersigned property owners support the Petition filed by Lyndon Martin for a Special Use Permit for RV storage at 26620 County Road 40.

	Name	Address
1.	Brent Martin	26735 CR 40 Goshen IN 46526
2.	[illegible]	26333 CR 40 Goshen IN 46526
3.	Clem Suarez	26484 CR40
4.	[illegible]	26456 CR 40
5.	Dennis Martin	26101 SR119 Goshen
6.	Amy Martin	26262 CR 40 Goshen
7.	Joni Ramer	66532 CR 7 Wakarusa In. 46573
8.	Arthur Martin	66230 CR 7 Wakarusa IN 46573
9.	John M Ramer	26918 CR 40 Goshen IN 46526
10.	Elsie K. Ramer	26901 CR. 40 Goshen IN 46526
11.	Abe Martin	26493 CR42 Wakarusa Indiana 46573
12.	Lyn Martin	26766 County Rd. 40 Goshen, IND. 46526


N
CR. 40
Field or upgrade to commercial DRIVE
Field 593'
TREE
WHITE FENCE
TREE
TREE
TREE
TREE
TREE
27'
HOUSE
30'
TREE
TREE
HOUSE
29'
75'
58'
GARAGE
40'
CURRENT DRIVEWAY 350'
WHITE FENCE
TREES
FIELD 536'
DRIVE WAY
85'
BARN
36'
70'
BARN
75'
40'
BARN
55'
COMMERCIAL DRIVE
white fence
GRAVEL
RV PARKING
white fence
FIELD
155'
210'
FIELD
blue spruce
FIELD

JUN - 2 2026

SUP-0204-2026

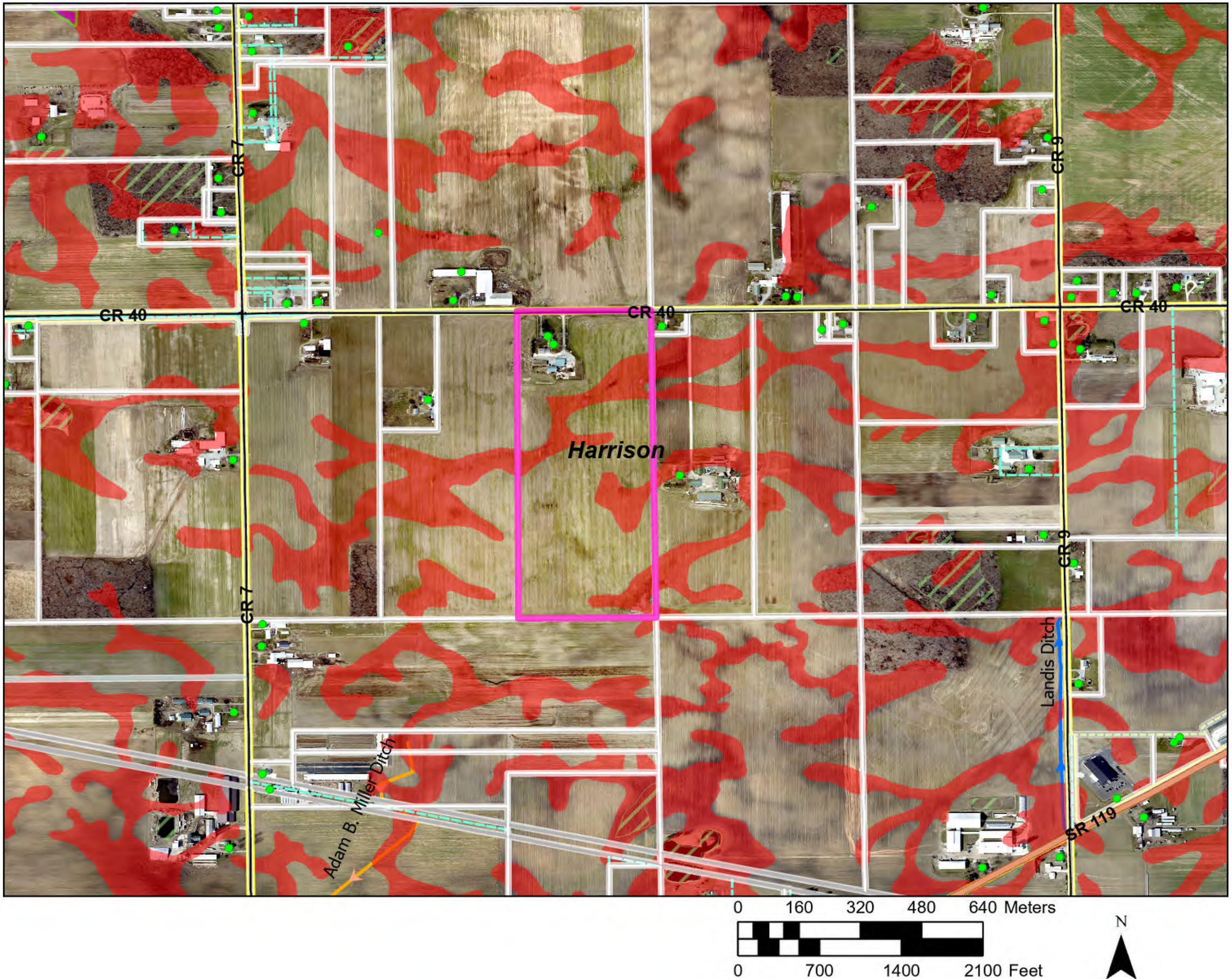
0 67 134 201 268 Meters

0 290 580 870 Feet

N

SUP-0204-2026

SUP-0204-2026



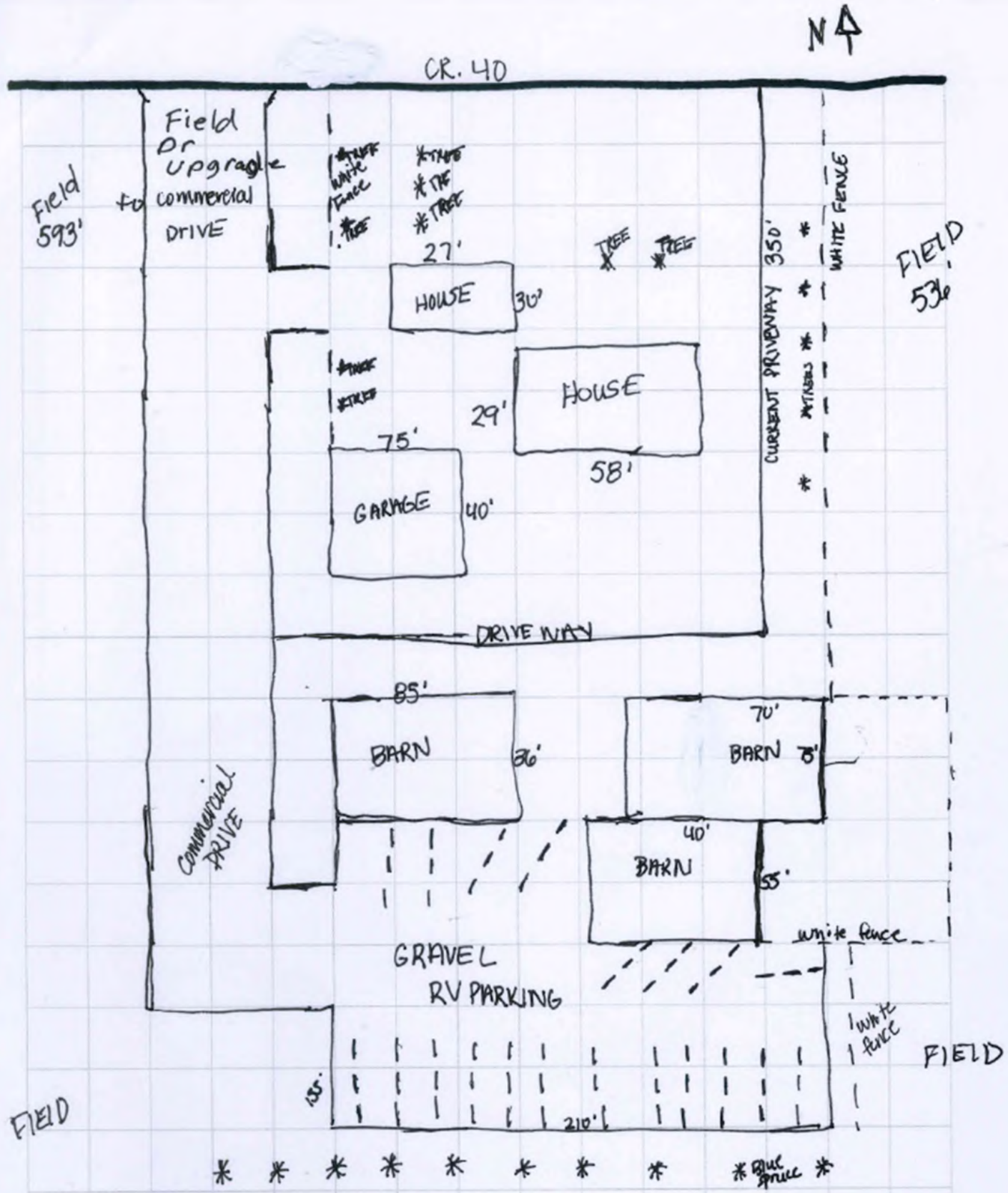
Subject property facing south

Subject property showing RVs

Facing north

Facing east

Facing west


N
CR. 40
Field or upgrade to commercial DRIVE
Field 593'
White fence
TREE
27'
HOUSE
30'
TREE
TREE
CURRENT DRIVEWAY 350'
WHITE FENCE
FIELD 536'
HOUSE
29'
75'
58'
GARAGE
40'
DRIVE WAY
85'
BARN
36'
70'
BARN
35'
40'
BARN
55'
Commercial DRIVE
GRAVEL
RV PARKING
white fence
white fence
FIELD
FIELD
55'
210'
Blue Spruce
FIELD

JUN - 2 2026

PLANNING & DEVELOPMENT
ELKHART COUNTY

Public Services Building • 4230 Elkhart Road, Goshen, Indiana 46526
(574) 971-4678 • DPS@ElkhartCounty.com • ElkhartCountyPlanningandDevelopment.com

DATE: May 26th, 2026

TO: BZA

FROM: H. Jason Auvil, Zoning Administrator

SUBJECT: Major / Minor Change Request

Herbert & Emily Hoover are requesting to amend a Special Use Permit to locate kitchen facilities in a guest house on a property located at 20003 CR 20, Goshen, in Jefferson Township, zoned A-1 approved on November 16th, 1978.

The request is to move the existing guesthouse to another location on the property.

This is a large 97.366-acre property, the new location meets all setback standards, and all applicable building permits will be required.

Attached is the minor change request email received on May 21st, 2026.

Staff recommend approval of this minor change request.

This major / minor change staff item will be on the **June 18th, 2026,** BZA agenda.

Outlook

Herbert D Hoover

From Loren Sloat <LSloat@KindigandSloat.com>
Date Thu 5/21/2026 10:39 AM
To H. Jason Auvil <HJAuvil@elkhartcounty.com>

Caution! This message was sent from outside your organization.

Jason

Per our conversation on Tuesday, please consider this a request for the BZA to consider this request as a minor change, and not a major change requiring a subdivision process:

1. Parcel No 20-07-20-200-007.000-019
2. Owner of Record Herbert D Hoover and Emily A Hoover, husband and wife
3. Address of property: 20003 County Road 20, Goshen In 46526
4. Request: Consider the relocation of the exisiting guest house on the parcel from its current location to the Relocation Site as shown on the Site Plan submitted, as a Minor Change not requiring a subdivision submission.

Please acknowledge receipt of this request and advise of any other information that you need to proceed.

Thank YOu

Loren Sloat

Sent from my iPad

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