

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

MAY 21, 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 16<sup>th</sup> day of April 2026.

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

### SPECIAL USE

9:00 A.M.

(MILLER)

- A. Petitioner: ***Jennifer Hoff & Kevin Hoff, Wife & Husband*** (Page 7)  
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres.  
Location: Northeast side of CR 5, 535 ft. South of CR 2, common address of 51074 CR 5 in Cleveland Township, zoned A-1. SUP-0140-2026
- B. Petitioner: ***Allen Helmuth & Ruth Helmuth, Husband & Wife*** (Page 8)  
Petition: for a Special Use for a home workshop/business for a furniture business.  
Location: North side of CR 46, 600 ft. East of SR 13, common address of 11461 CR 46 in Benton Township, zoned A-1. SUP-0199-2026
- C. Petitioner: ***Lyndon Martin*** (Page 9)  
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
- D. Petitioner: ***First Baptist Church of Elkhart*** (Page 10)  
Petition: for an Amendment to an existing Special Use for a place of worship to allow for additional signage.  
Location: West side of CR 17, 700 ft. North of CR 10, common address of 53953 CR 17 in Osolo Township, zoned A-1. SUP-0168-2026

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

- E. Petitioner: ***Christina Giles & Evan Giles, Wife & Husband*** (Page 11)  
Petition: 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.  
Location: Northwest side of Glenmoor St., 370 ft. Northeast of Dover Ct., common address of 52933 Glenmoor St. in Cleveland Township, zoned A-1.

SUP-0151-2026

**SPECIAL USE/DEVELOPMENTAL VARIANCE**

- F. Petitioner: ***Nery L. Martinez-Barreto*** (Page 12)  
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 6 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing shed 4 ft. from the rear property line.  
Location: 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.

SUP-0202-2026

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

- Minor Change – Special Use – Danny R. Lehman & Vonda Lehman, Husband & Wife (SUP-0718-2022) – request to amend the Special Use for a home workshop/business for a campground shower manufacturing business to add an additional home workshop business for covered wagon manufacturing business.

**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 16<sup>th</sup> DAY OF APRIL 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; Danny Dean, Planner; Danielle Richards, Planner; and Don Shuler, Attorney for the Board.

**Roll Call.**

**Present:** David Miller, Steve Warner, Roger Miller, Randy Hesser.

**Absent:** Debra Cramer, Cory White

2. A motion was made and seconded (*Roger Miller/Steve Warner*) that the minutes of the regular meeting of the Board of Zoning Appeals held on the 19<sup>th</sup> day of March 2026 be approved as read. The motion was carried with a unanimous roll call vote.

3. A motion was made and seconded (*Steve Warner/Roger Miller*) 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 **Raul Gaytan Ruelas** for a Special Use for a home workshop/business for a food truck commissary and for a Special Use for a roadside stand (food truck) on property located on the East side of CR 21, 3,175 ft. North of CR 19, common address of 61006 CR 21 in Elkhart 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-0107-2026*.

Mr. Hesser confirmed with Mr. Auvil that the traffic and parking are why staff is recommending denial for the roadside stand (food truck).

There were 9 neighboring property owners notified of this request.

Raul Gaytan Ruelas & Maria Conchita Gaytan, 61066 CR 21, Goshen were present for this request. Ms. Gaytan stated their business is a small family business owned by her mom and dad and herself. She continued by saying they currently have permits to sell food in LaGrange, Indiana. Ms. Gaytan said they wish to sell food from their home location on Fridays and Saturdays, with limited hours. She expressed that they did reach out to neighbors to let them know about their request for a food truck at their location. Mr. Hesser asked about the location of the food truck. Ms. Gaytan stated they plan to move the location to allow 4 cars to park off the road. Mr. Hesser confirmed the food service window will not face the road; it will face the driveway. Ms. Gaytan added that they will not allow any cars to block the driveway. She continued to say there is a section of grass that they hope to pave in the future to allow additional parking. Mr. Miller asked if she had an idea of how many cars might show up at one time. Ms. Gaytan said 3-4 and added that the food is prepared and served within 5-10 minutes. She confirmed that it will be an order and pickup food service. Mr. David Miller asked what the hours of operation will be. Ms. Gaytan stated Fridays from 4 p.m. to 9 p.m. and Saturdays from 2 p.m. to 9 p.m. Mr. Warner noted the hours she mentioned are different than on the application. Ms. Gaytan confirmed they did adjust

the hours. Mr. Warner asked if the neighbors will be bothered by the service hours. Ms. Gaytan stated there will be no noise from a generator, no music and no crowds of people at one time.

There were no remonstrators present.

The public hearing was closed at this time.

Mr. Auvil stated that approval of a commitment of no street parking and adjusted hours would be acceptable to staff. Mr. Roger Miller stated that no generator use on the subject property should be added as a commitment. Mr. David Miller asked about their plans if there were more than 4 customer cars on their property at one time. Ms. Gaytan came back to the podium and stated there will be someone to direct cars in and out of the driveway. She continued by saying she can adjust hours if necessary and will see how things go. Mr. Roger Miller expressed concern about the property being near a busy intersection and traffic parking on the road. Mr. Hesser stated it should help that the service window will be facing the driveway.

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

**Motion: Action:** Approve, **Moved by** Randy Hesser, **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 food truck commissary 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 3/6/2026) and as represented in the Special Use application.
2. No street parking is allowed.
3. No generator to be used on site of the petitioner's home.

**Motion: Action:** Approve, **Moved by** Randy Hesser, **Seconded by** Roger Miller.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

**Yes:** David Miller, Steve Warner, Roger Miller, Randy Hesser.

**Motion: Action:** Approve, **Moved by** Randy Hesser, **Seconded by** Roger Miller that a Special Use for a roadside stand (food truck) be approved based on the following Findings and Conclusions of the Board:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance.
2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property.
3. The Special Use 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 3/6/2026) and as represented in the Special Use application.
2. The hours of operation are Fridays from 4 p.m. to 9 p.m. and Saturdays from 2 p.m. to 9 p.m.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

**Yes:** David Miller, Steve Warner, Roger Miller, Randy Hesser.

5. The application of *Old Order Mennonite Schools (Buyer) & Laural D. Nissley & Geraldine R. Nissley, Husband & Wife (Sellers)* for a Special Use for a school on property located on the Northwest corner of CR 36 & CR 11, common address of 00000 CR 36 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-0121-2026*.

There were eleven neighboring property owners notified of this request.

Jeryl Martin, 62054 CR 9, Goshen, was present for this request. Mr. Martin stated he is a builder representing the buyer who wished to build a school on the vacant land. Mr. Hesser confirmed with Mr. Martin that he understands staff is requesting a revised site plan. Mr. Martin stated the property has not been purchased, and the current owner wanted BZA approval prior to selling.

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** Randy Hesser, **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 school be approved with the following conditions imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded, and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.
2. A revised site plan must be submitted for staff approval showing the proposed school out of the swale and wetland.

The following commitment was 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.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

**Yes:** David Miller, Steve Warner, Roger Miller, Randy Hesser.

6. The application of *Lealan O. Martin & Loretta M. Martin, Husband & Wife* for a Special Use for a home workshop/business for farm and lawn equipment repair and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right on property located on the Northwest corner of CR 1 & CR 30, common address of 61937 CR 1 in Olive 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-0131-2026.

There were ten neighboring property owners notified of this request.

Mr. Hesser and Mr. David Miller needed clarification from Mr. Auvil on the number of tractors to be stored outside. Mr. Auvil stated the aerial view of the property showed about 40 tractors being stored outside. Staff decided 25 should be the maximum number of tractors/mowers to be stored outside.

Lealan Martin, 61937 CR 1, Elkhart, was present for this request. Mr. Martin stated he is the property owner, he and his family work for the business, and he has one outside employee. He continued by saying they do lawn, garden, and tractor repair. Mr. Martin stated his existing large building will be used mostly for storage, and the new building for repairs. He continued by saying he currently has a dumpster on site for all the junk and recycled scrap metal from the business. Mr. Hesser confirmed the dumpster will always be on site, other than when it is taken to be dumped. He continued by clarifying with Mr. Martin that the number of tractors allowed to be stored outside is 25 at any one time. Mr. Martin confirmed that he can work with that number of tractors allowed to be stored outside. Mr. Hesser asked staff if it will be an issue to have the dumpster on site. Mr. Avil stated it has a designated area on the site plan.

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** Randy Hesser, **Seconded by** Roger Miller that the Board adopt the Staff Analysis as the Findings and Conclusions of the Board, and based upon these, further moved that this request for a Special Use for a home workshop/business for farm and lawn equipment repair 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 3/16/2026) and as represented in the Special Use application.
2. No outside storage of parts or scrap materials.
3. Outside storage for the home workshop/business is limited to a maximum of twenty-five (25) tractors and/or lawn mowers at any one time.

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

1. A variance from the developmental standards of the Development Ordinance is void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 3/16/2026) and as represented in the Developmental Variance application.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

**Yes:** David Miller, Steve Warner, Roger Miller, Randy Hesser.

7. The application of *Tylinna J. Maracle* for a Use Variance to allow for the construction of an accessory structure without a residence, for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, for a 13 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an accessory structure 37 ft. from the centerline of the right-of-way of Mason St., for a 40 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing accessory structure 10 ft. from the centerline of the right-of-way of Mason St., and for a 45 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 30 ft. from the centerline of the right-of-way of East County Line Rd. on property located on the West side of E. County Line Rd., 1,140 ft. North of CR 4, common address of 51775 E. County Line Rd. in York Township, zoned R-2, came on to be heard.

Mr. Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #DV-0125-2026*.

Mr. Hesser clarified with Mr. Dean that the Use Variance is for a single parcel but the reason for needing all five parcels on the site plan is that they work in harmony as a single residential homesite.

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

Tylinna Maracle, 51775 E. County Line Rd, Middlebury, was present for this request. Mrs. Maracle stated she has a family of 6 with 4 kids. She continued to say her husband restores classic cars for a living. She said their oldest son is driving and aspires to work with his dad to restore cars. Mrs. Maracle stated they have a lot of cars and other items that need to be stored inside. She continued to say that is why they need a bigger, nicer pole barn to replace the existing one and to increase her property value. Mr. Hesser asked how long the current barn has existed on the property. Mrs. Maracle said it was built in the 1960's, and that the property, including all 5 parcels belonged to her grandparents.

Mr. Hesser stated that a Use Variance must show that a property can't be used without the variance and are the most difficult to get approved. He continued by saying lake properties like this one with roads that split the parcels typically have an accessory structure that is on a standalone parcel.

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** Randy Hesser, **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 Use Variance to allow for the construction of an accessory structure without a residence, 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 (a) all five parcels; (b) E. County Line Rd., Mason St., and property line setbacks for the residence and existing

accessory structure; (c) a correct interior property boundary for the parcels on the west side of Mason St.; and (d) Mason St. setbacks to the centerline, not the property line.

The following commitment was imposed:

1. The request is approved in accordance with the revised site plan to be submitted for staff approval and as represented in the Use Variance application.

The motion also included that a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, for a 13 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an accessory structure 37 ft. from the centerline of the right-of-way of Mason St., for a 40 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing accessory structure 10 ft. from the centerline of the right-of-way of Mason St., and for a 45 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 30 ft. from the centerline of the right-of-way of East County Line Rd. be approved with the following conditions imposed:

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

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

**Yes:** David Miller, Steve Warner, Roger Miller, Randy Hesser.

8. Danielle Richards presented a minor change to a Special Use for a home workshop/business for a welding shop and a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right (SUP-0056-2026) for Harlan Martin. She explained that Mr. Martin wants to change the building from 3,640 square feet to 4,200 square feet. Mr. Hesser asked Mr. Martin to come to the podium to explain why he wants to make his building bigger than what was approved of in the previous month's hearing. Mr. Martin stated when he was surveying the area where the new building is going, he decided he wanted to change the width of the building from 52 ft. wide to 60 ft. wide to accommodate larger equipment. Mr. Roger Miller stated there were no remonstrators for this petition. Mr. Hesser agreed but stated he hesitates when approval was so recent, and the petitioner is back a month later for a change. Mr. David Miller said that the building is going to be a bit wider and does not have issues with the change. Mr. Hesser confirmed the site plan submitted for the change has staff approval.

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

**Motion: Action:** Approve, **Moved by** Randy Hesser, **Seconded by** David Miller that the request be approved as a minor change minor.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

**Yes:** David Miller, Steve Warner, Roger Miller, Randy Hesser.

9. Jason Auvil presented an update on the Zoning Ordinance on shipping containers on residential parcels smaller than 3 acres. He continued to say the Development Ordinance Amendment regarding shipping containers has been to the Planning Commission and approval was recommended. The Development Ordinance Amendment will go to the County

Commissioners in May 2026. Mr. Auvil stated there were no set standards for shipping containers on parcels with less than 3 acres. He continued by saying shipping containers are not structures and have an industrial look to them, and the amendment is an attempt to put some constraints on permitting shipping containers. He said the amendment includes setbacks and requires a Special Use Variance in some zones. Mr. Auvil noted the other items on the list for Development Ordinance will be looked at this fall. Mr. Roger Miller noted there were 2 Plan Commission members that had issues with the shipping container Development Ordinance Amendment, due to adding more restrictions. Mr. Hesser stated any guidance regarding shipping containers will be appreciated. Mr. Warner clarified the Amendment will be heard by the Commissioners on the third Monday in May.

10. The meeting was adjourned at 9:51 A.M

Respectfully submitted,

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Jean Boyer, Recording Secretary

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Randy Hesser, Chairman

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Debra L. Cramer, Secretary

# ***BZA Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** May 21, 2026

**Transaction Number:** SUP-0140-2026.

**Parcel Number(s):** 20-01-14-127-004.000-005.

**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.

**Petitioner:** Jennifer Hoff & Kevin Hoff, Wife & Husband.

**Location:** North side of CR 5, 535 ft. south of CR 2, in Cleveland Township.

**Site Description:**

- Physical Improvement(s) – Residence, detached accessory structure.
- Proposed Improvement(s) – Chicken coop.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, commercial.

**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. The keeping of animals on a tract of land containing less than 3 acres 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 0.5-acre parcel in a moderately dense residential and commercial 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 food source.

# ***BZA Staff Report (Continued)***

*Hearing Date:* May 21, 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 coop and run location and dimensions.

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. The agricultural use is limited to a maximum of eight (8) fowls at any one time, no goats or roosters.

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Special Use - Non Mobile Home

SUP-0140-2026

Date: 03/23/2026 Meeting Date: May 21, 2026  
Board of Zoning Appeals Public Hearing Transaction #: SUP-0140-2026

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

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Jennifer Hoff And Kevin Hoff, Wife And Husband 51074 County Road 5 Elkhart, IN 46514	Jennifer Hoff And Kevin Hoff, Wife And Husband 51074 County Road 5 Elkhart, IN 46514

Site Address: 51074 County Road 5 Elkhart, IN 46514	Parcel Number: 20-01-14-127-004.000-005
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Township: Cleveland  
Location: Northeast side of of CR 5, 535 ft. South of CR 2

Subdivision:	Lot #
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Lot Area: 0.58	Frontage: 130.00	Depth: 205.00
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Zoning: A-1	NPO List: 05/04/2026
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE: 2/4/72

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Jennifer Hoff

1) Tell us what you want to do. Chickens  
Turkeys Ducks  
Goats

2) Tell us why this activity won't hurt your neighbors or the community. I already talked to my neighbors and they are fine with us having animals.

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. Putting up a chicken Run.

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: NO clue, Haven't built it yet.  
Tell us what you'll use it for. Animals  
**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. 1 Turkey 3 Ducks  
10 Chicken Goats 0 now but want some

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**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

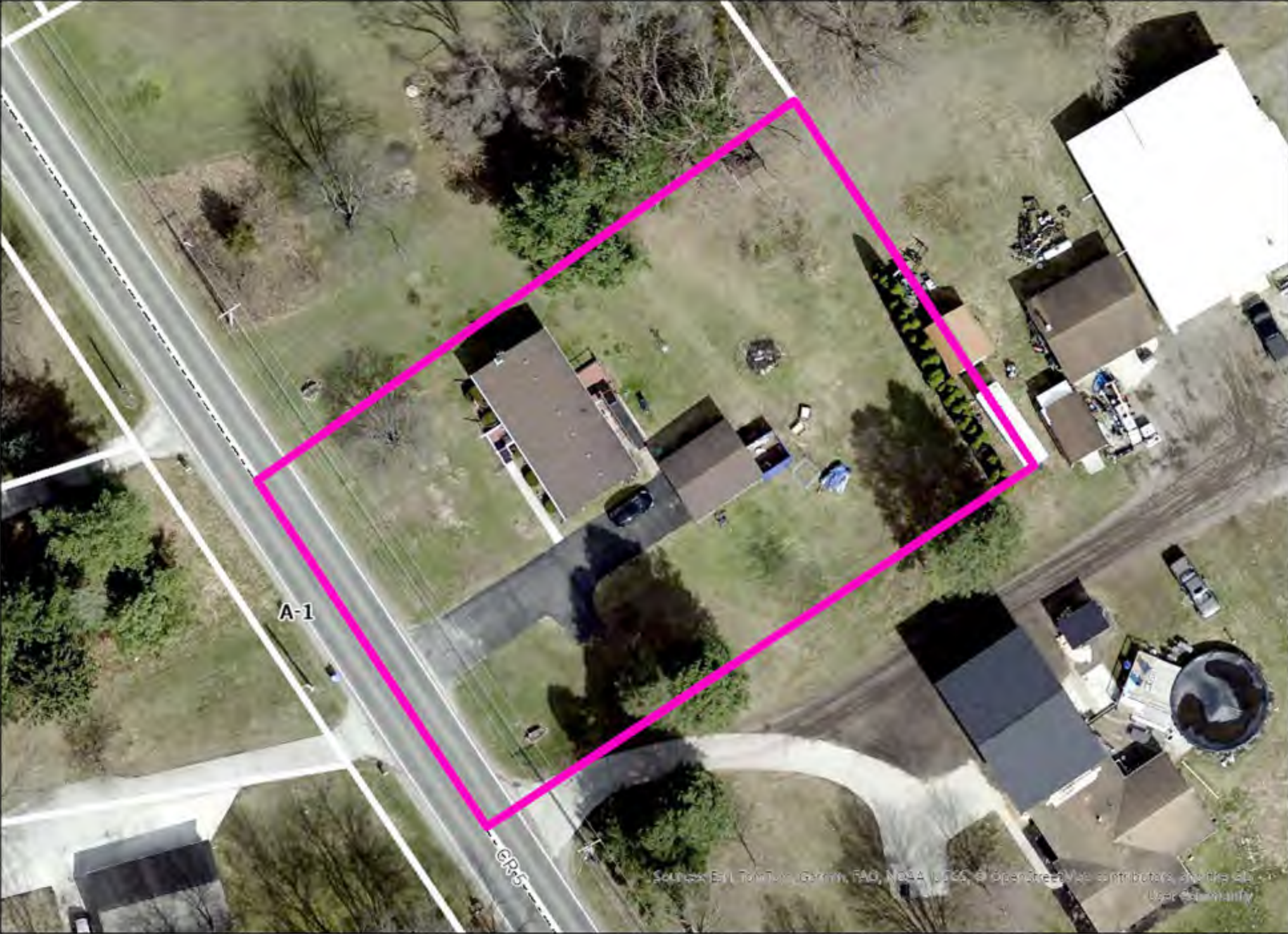
Electronic message board?  Y  N If no, lighted?  Y  N

Freestanding?  Y  N Wall mounted?  Y  N

10) Tell us anything else you want us to know. \_\_\_\_\_

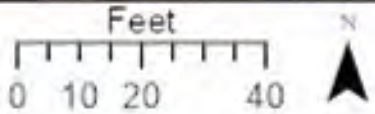
\_\_\_\_\_

\_\_\_\_\_



2025 Aerials

1 inch equals 40 ft

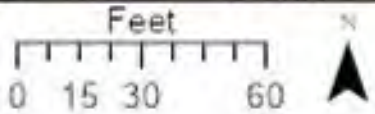


Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User community



2025 Aerials

1 inch equals 60 ft

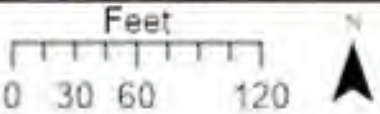


SUP-0140-2026



2025 Aerials

1 inch equals 120 ft





Subject property



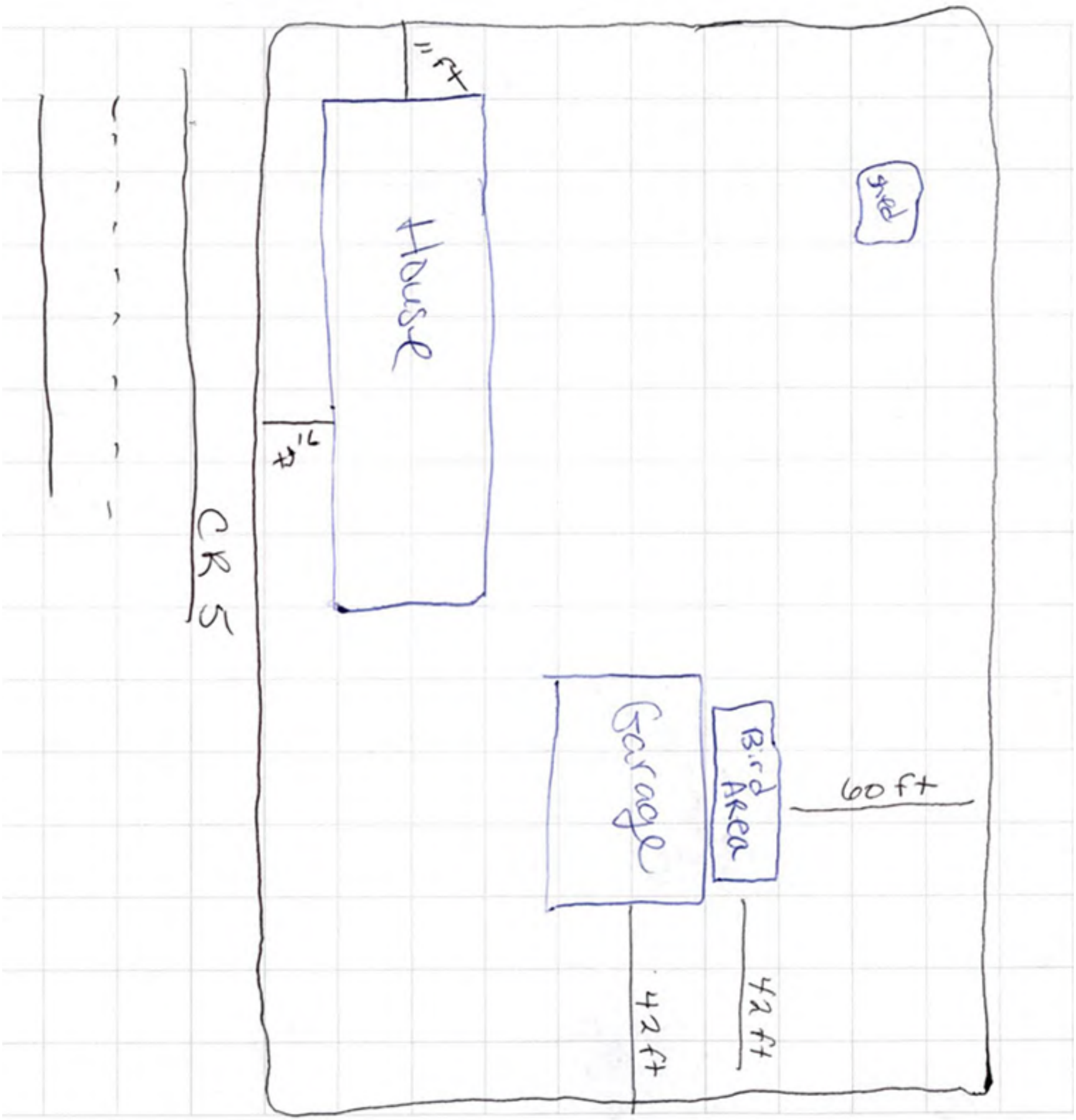
Facing southeast



Facing northwest



Facing southwest



# ***BZA Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** May 21, 2026

**Transaction Number:** SUP-0199-2026.

**Parcel Number(s):** 20-16-11-100-018.000-003.

**Existing Zoning:** A-1.

**Petition:** For a Special Use for a home workshop/business for a furniture business.

**Petitioner:** Allen Helmuth & Ruth Helmuth, Husband & Wife.

**Location:** North side of CR 46, 600 ft. east of SR 13, in Benton Township.

**Site Description:**

- Physical Improvement(s) – None.
- Proposed Improvement(s) – Residence with attached shop & 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 a home workshop/business for a furniture 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 6.06-acre parcel in a 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 allowing for a local furniture manufacturing business.

# ***BZA Staff Report (Continued)***

*Hearing Date:* May 21, 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 parking and semi tractor trailer turnaround.

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 46 with semi tractor trailers.

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Special Use - Non Mobile Home

SUP-0199-2026

Date: 04/13/2026 Meeting Date: May 21, 2026  
Board of Zoning Appeals Public Hearing Transaction #: SUP-0199-2026

Description: for a Special Use for a home workshop/business for a furniture business

Contacts: Applicant	Authorized Agent	Authorized Agent	Land Owner
Allen Helmuth And Ruth Helmuth, Husband And Wife 11489 County Road 46 Millersburg, IN 46543	Lh Construction 10758 County Road 36 Goshen, IN 46528	Mh Bontrager Construction 59155 County Road 41 Middlebury, IN 46540	Allen Helmuth And Ruth Helmuth, Husband And Wife 11489 County Road 46 Millersburg, IN 46543

Site Address: 11461 County Road 46 Millersburg, IN 46543	Parcel Number: 20-16-11-100-018.000-003
---	---

Township: Benton  
Location: North Side of CR 46, 440 ft. East of SR 13

Subdivision:	Lot #
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Lot Area: 6.06	Frontage: 247.00	Depth: 1,070.00
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Zoning: A-1	NPO List: 05/04/2026
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: Parcel creation date: 3/10/26  
Building permit AS-0371-2026. Demo permit BR-0369-2026  
STORAGE EQUATION: 2596 SQ. FT X 200% = 5192 SQ. FT.  
MINUS (1800) PROPOSED WORKSHOP  
= 3392 REMAINING PERSONAL STORAGE SPACE AVAILABLE

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Laron Bontrager L.H. Bontrager Construction

1) Tell us what you want to do. Allen Helmuth wants to move his lawn furniture business to his new shop at his new residence

2) Tell us why this activity won't hurt your neighbors or the community. The neighbors aren't close enough that it should bother them, and he will not have a lot of traffic

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: 36'x50' / 19'5"

Tell us what you'll use it for. Working area & 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: None Part time: none

How many employees do you want? Full time: 1 Part time: none

How many of the employees won't live onsite? 1

What will be the days and hours of operation on this property? Mon. - Fri. 6:00 - 2:30

How many parking spaces do you have now? 2

How many parking spaces do you want? 2

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?

1

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

Tell us how often. Approximately twice a week

Tell us the kind of vehicles used. cars - gooseneck trailers - strait trucks & semis

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. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

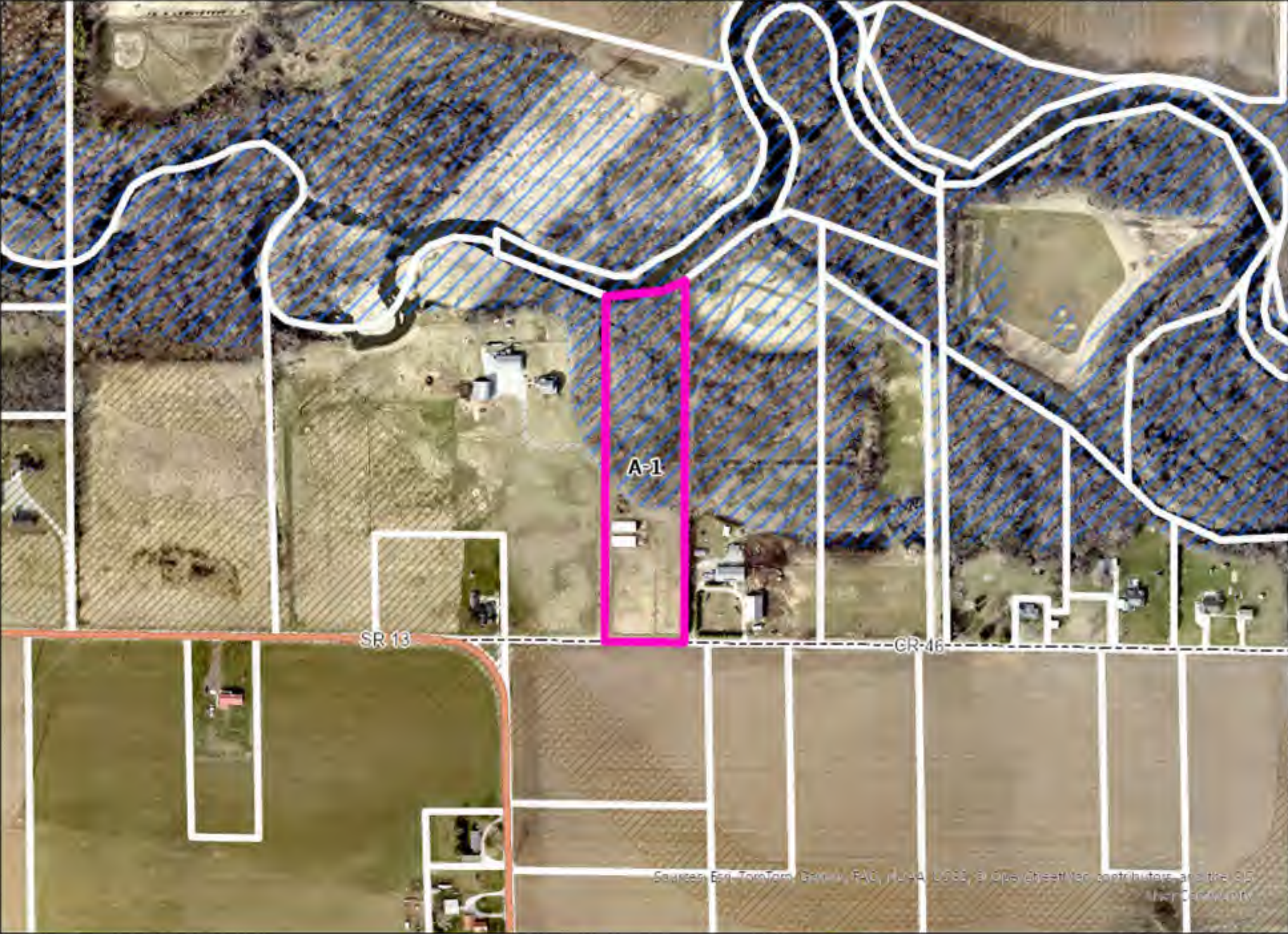


A-1

SR 13

CR 46

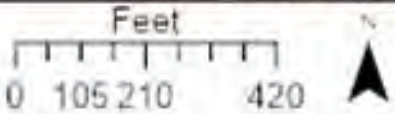
Sources: Eric Dorn, Tom Gamm, FAC 11044, USGS, & OpenStreetMap contributors and the GIS User Community

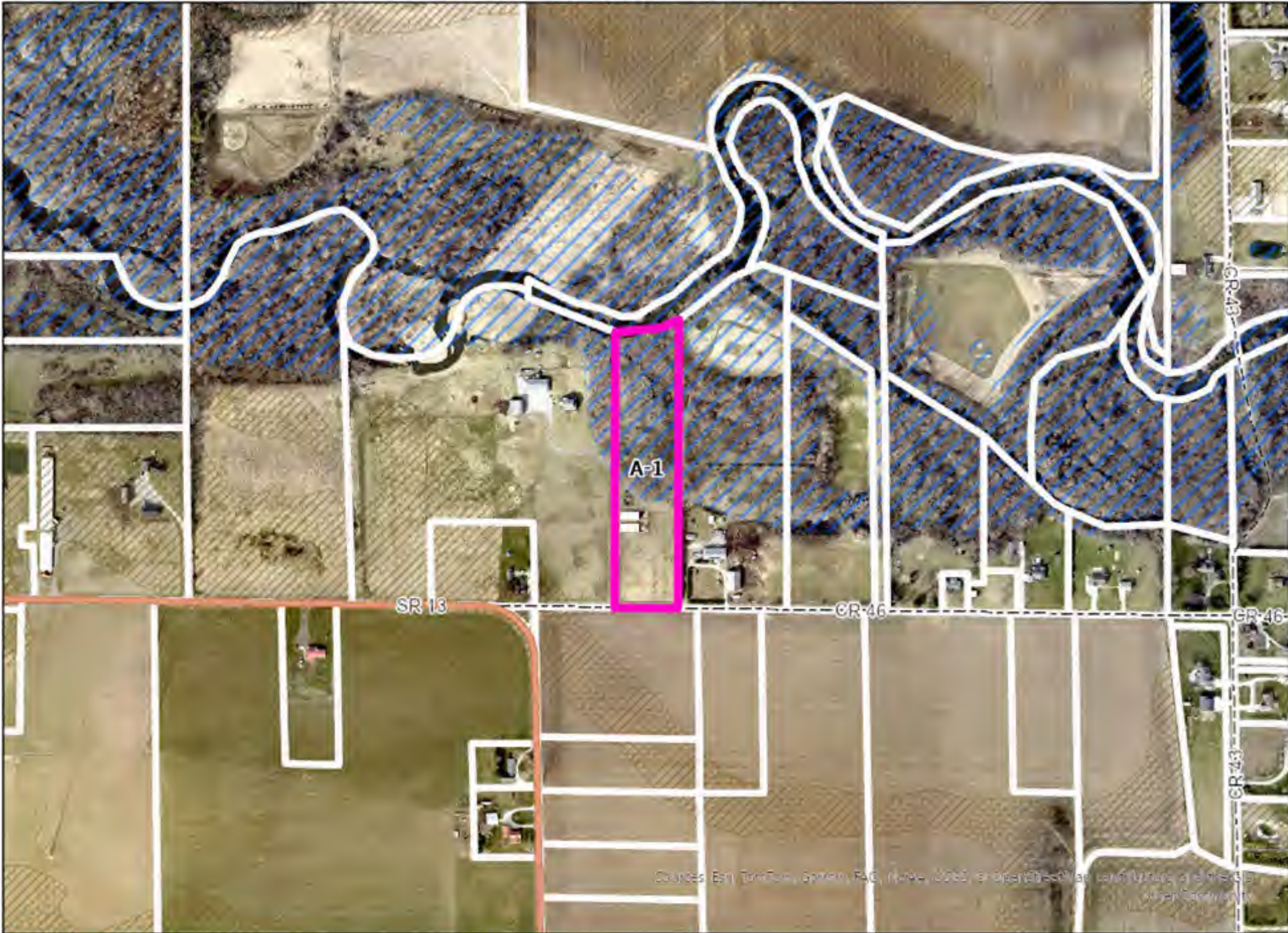


Source: Esri, TomTom, Garmin, FAO, USDA, NOAA, 2025, © Ops (Heat/Vec) contributors, and the GIS User Community

2025 Aerials

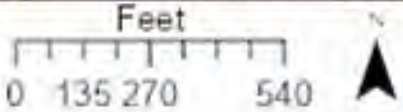
1 inch equals 400 ft





2025 Aerials

1 inch equals 500 ft





Subject property facing north



Facing south



Facing east



Facing west

6.06 Acres

N 00°14'36" E

S 00°11'54" W 1131.34'

WcnA1  
Waterford loam  
0-2% slps  
Frequently flooded, long  
duration

848'

850'

848'

57.7'

PROPOSED WELL

PROPOSED HOUSE

PROP. BARN

MOUND SEPTIC  
BY MEADE SEPTIC

MfA  
Matheron loam  
0-1% slps

EXISTING  
STONE DRIVE

268.2'

NOTE:  
1. PR  
2. SITI  
3. SOI  
Mf  
de  
Wc  
de  
4. COI  
TH

852'

852'

854'

854'

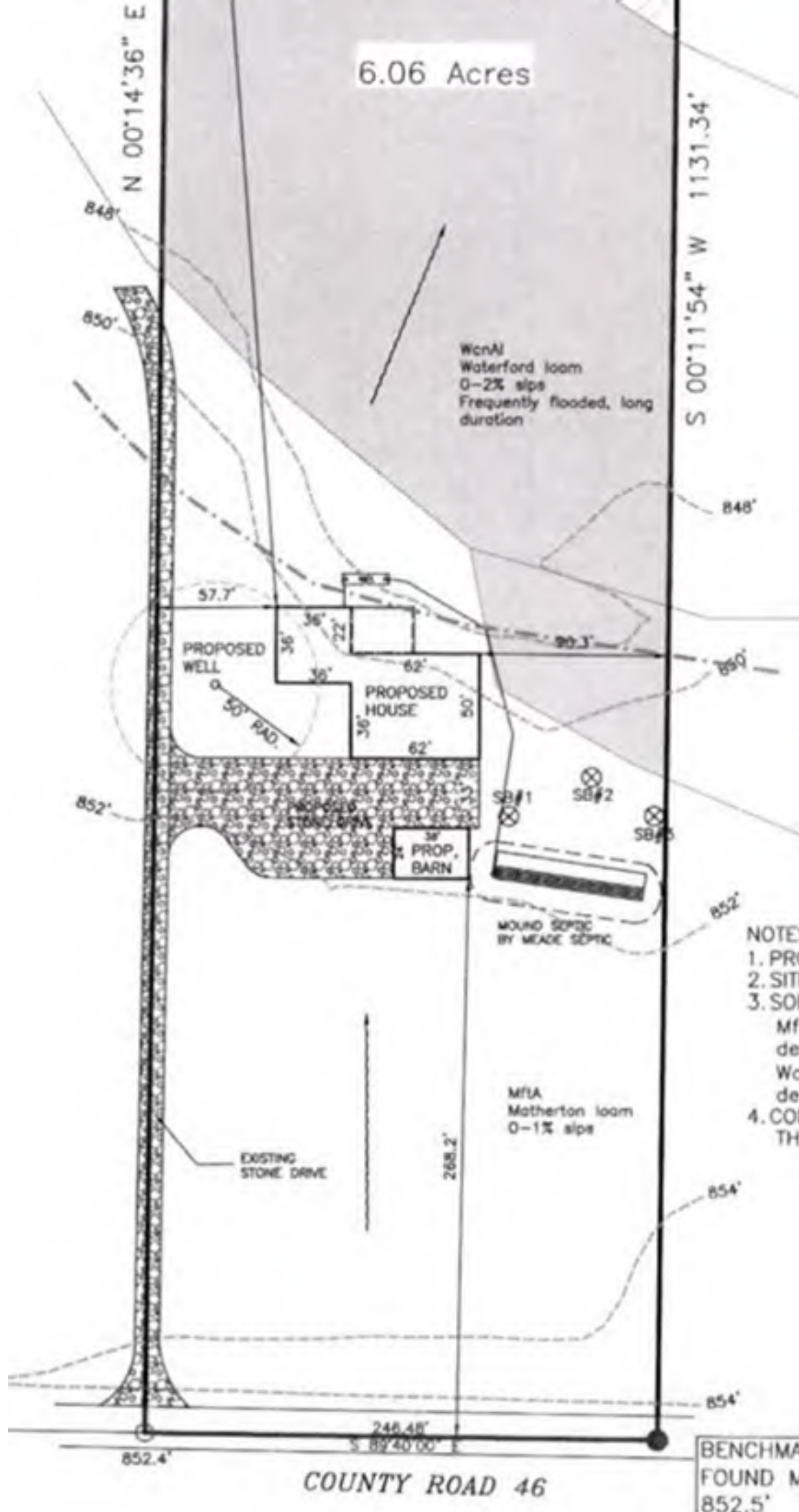
852.4'

246.48'

S 89°40'00"

COUNTY ROAD 46

BENCHMA  
FOUND N  
852.5'



# ***BZA Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** May 21, 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 RV storage.

**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).

## ***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

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Special Use - Non Mobile Home

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: <u>Applicant</u>	<u>Land Owner</u>
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 #
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Lot Area: 53.33	Frontage: 860.00	Depth: 2,610.00
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Zoning: A-1	NPO List: 05/04/2026
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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. \_\_\_\_\_

\_\_\_\_\_

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**

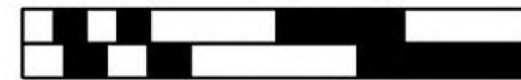
The undersigned property owners support the Petition filed by Lyndon Martin for a Special Use Permit for RV storage at 26620 County Road 40.

	<u>Name</u>	<u>Address</u>
1.	Brent Martin	26735 CR 40 Goshen IN 46526
2.	Ernesta Martin	26333 CR 40 Goshen IN 46526
3.	Clara Suarez	26484 CR 40
4.	Lyndon Martin	26456 CR 40
5.	Dennis Martin	26101 SR 119 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 Ramer	26918 CR 40 Goshen IN 46526
10.	Elsie K. Ramer	26901 CR 40 Goshen IN 46526
11.	Abe Martin	26493 CR 42 Wakarusa Indiana 46573
12.	Lynda Martin	26766 County Rd. 40 Goshen, IND. 46526

SUP-0204-2026



0 67 134 201 268 Meters



0 290 580 870 Feet

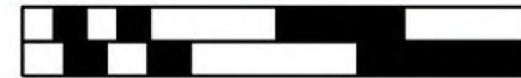
N



SUP-0204-2026



0 67 134 201 268 Meters



0 290 580 870 Feet

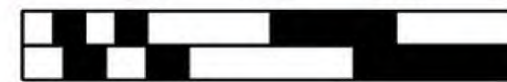
N



# SUP-0204-2026



0 160 320 480 640 Meters



0 700 1400 2100 Feet

N





**Subject property facing south**



**Subject property showing RVs**



Facing north



Facing east

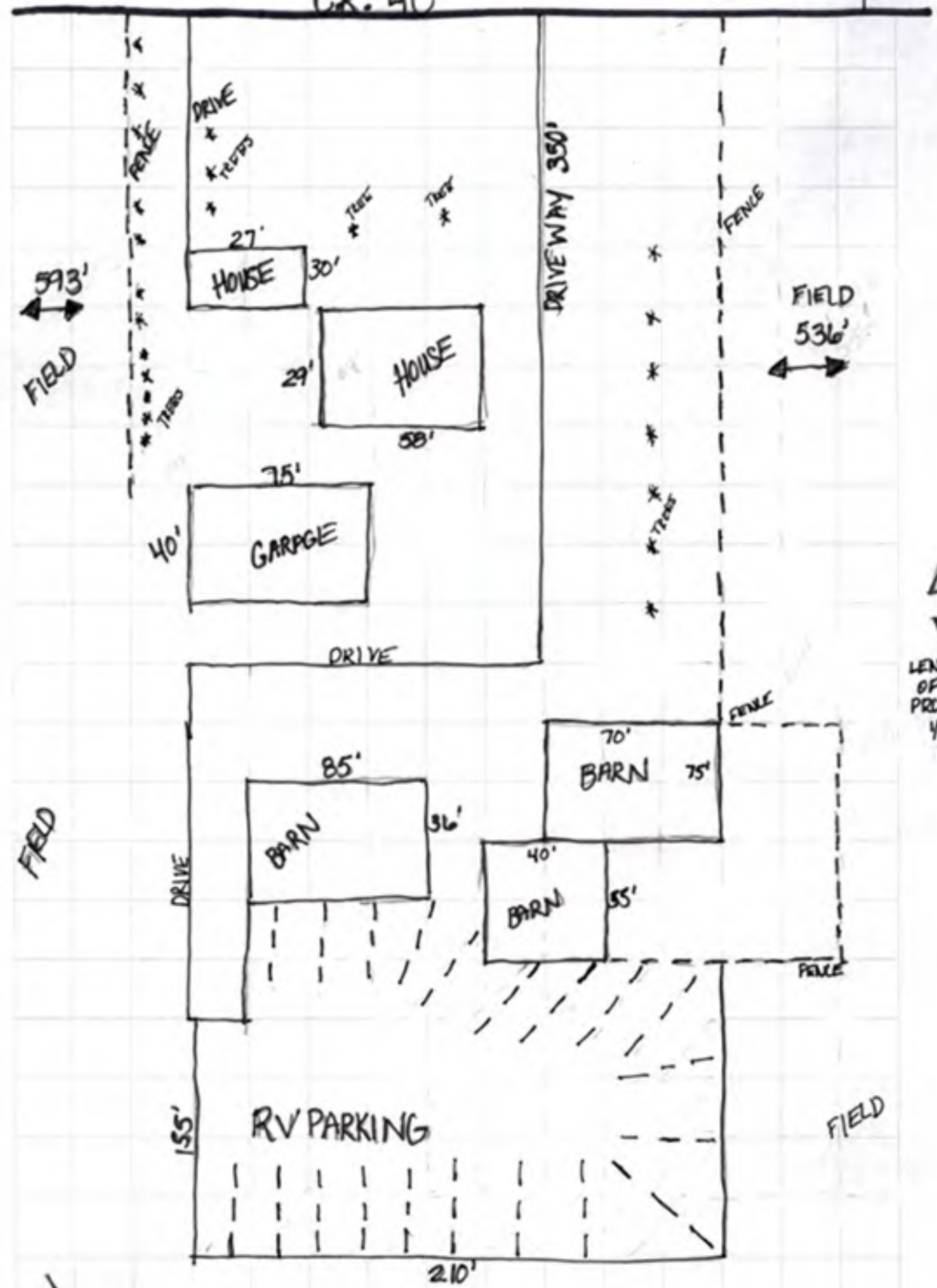


Facing west

APR 13 2008



CR. 40



# ***BZA Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** May 21, 2026

**Transaction Number:** SUP-0168-2026.

**Parcel Number(s):** 20-02-25-451-021.000-026, 20-02-25-452-005.000-026, 20-02-25-477-017.000-026, 20-02-25-477-019.000-026, 20-02-36-226-001.000-026, 20-02-36-226-002.000-026, 20-02-36-226-003.000-026, 20-02-36-226-004.000-026, 20-02-36-227-027.000-026, 20-02-36-227-030.000-026.

**Existing Zoning:** A-1.

**Petition:** For an Amendment to an existing Special Use for a place of worship to allow for additional signage.

**Petitioner:** First Baptist Church of Elkhart.

**Location:** West side of CR 17, 700 ft. north of CR 10, in Osolo Township.

## ***Site Description:***

- Physical Improvement(s) – Church, accessory buildings, church facilities.
- Proposed Improvement(s) – New illuminated sign.
- Existing Land Use – Church campus.
- Surrounding Land Use – Residential.

## ***History and General Notes:***

- **August 15, 2002** – A Special Use for a church was approved (20022991).
- **July 21, 2005** – An amendment to a Special Use for a church to allow for the placement of an LED sign was approved (20052584).
- **September 16, 2022** – A complaint about installing lights at pickleball courts with no permits was received (CODE-0612-2022). This complaint is closed.
- **May 12, 2023** – Complaints about noise from pickleball courts and bright lighting from pickleball courts were received (CODE-0268-2023 and CODE-0263-2023). These complaints are closed.
- **June 19, 2025** – An amendment to an existing Special Use for a place of worship to allow for additional parking, pickleball courts, a free-standing monument sign, and construction of an addition to the existing church was approved (SUP-0321-2025).
- **August 12, 2025** – A complaint about Special Use commitments being violated with people playing pickleball until 11:00 p.m. was received (CODE-0570-2025).
- **March 19, 2026** – An amendment to an existing Special Use for a church to extend pickleball court dates and add buffering for the pickleball courts was approved (SUP-0069-2026).

# ***BZA Staff Report (Continued)***

*Hearing Date:* May 21, 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 church campus.
2. The Special Use Amendment will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 38.44-acre property in a medium-density residential area, and the property will continue to be used as a church campus.
3. The Special Use Amendment will substantially serve the public convenience and welfare by providing signage for a church campus.

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 3/31/2026) and as represented in the Special Use Amendment application.

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Special Use Amendment - Non Mobile Home

SUP-0168-2026

Date: 03/31/2026 Meeting Date: May 21, 2026  
Board of Zoning Appeals Public Hearing Transaction #: SUP-0168-2026

Description: for an Amendment to an existing Special Use for a place of worship to allow for additional signage

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>General Contractor</u>	<u>Land Owner</u>
Signtech Sign Services Inc Po Box 835 Goshen, IN 46527	Signtech Sign Services Inc Po Box 835 Goshen, IN 46527	Dj Construction 3414 Elkhart Rd Goshen, IN 46526	First Baptist Church Of Elkhart 53953 Cr 17 Bristol, IN 46507

Site Address: 53979 County Road 17 Bristol, IN 46507	Parcel Number: 20-02-25-451-021.000-026 20-02-25-452-005.000-026 20-02-25-477-017.000-026 20-02-25-477-019.000-026 20-02-36-226-001.000-026 20-02-36-226-002.000-026 20-02-36-226-003.000-026 20-02-36-226-004.000-026 20-02-36-227-027.000-026 20-02-36-227-030.000-026
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Township: Osolo

Location:

Subdivision:	Lot #
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Lot Area: 38.44 Frontage: 505.00 Depth: 270.00

Zoning: A-1	NPO List: 05/04/2026
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Present Use of Property: CHURCH AND VACANT LAND

Legal Description:

Comments: PARCEL CREATION DATE: 6/7/1988  
See #SUP-0069-2026, Amendment to Existing Special Use to to extend pickle ball court dates and add buffering for the pickle ball courts which was approved on 3/19/2026, SEE SPECIAL USE #20022991 FOR FIRST BAPTIST CHURCH OF ELKHART APPROVED 8/15/2002, SEE AMENDMENT SPECIAL USE #20052584 FOR FIRST BAPTIST CHURCH OF ELKHART, FOR AN LED SIGN APPROVED 7/21/2005, SPECIAL USE AMENDMENT #SUP-0321-2025, FIRST BAPTIST CHURCH OF ELKHART, FOR ADDITIONAL PARKING, PICKLE BALL COURTS, AND A FREE STANDING MONUMENT SIGN APPROVED 6/19/2025

ME-C-2049-2025 AND BC-1507-2025 NEED TO BE FINALIZED  
CODE CASE #0570-2025 IS UNDER REVIEW - PEOPLE PLAYING PICKLE BALL AT 11:00 AT NIGHT

Applicant Signature:	Department Signature:
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Special Use — Questionnaire

Name: First Baptist Church 53953 CR 17

1) Tell us what you want to do. Install (1) 11 ft w x 11ft H Illuminated Building Sign

2) Tell us why this activity won't hurt your neighbors or the community. Sign will be made with quality materials & professionally installed.

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. \_\_\_\_\_

N/A 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: \_\_\_\_\_ 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). 11ft w x 11ft H

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. \_\_\_\_\_

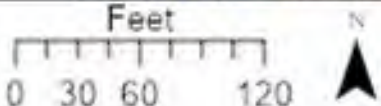
\_\_\_\_\_

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2025 Aerials

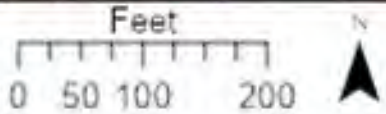
1 inch equals 120 ft





2025 Aerials

1 inch equals 200 ft



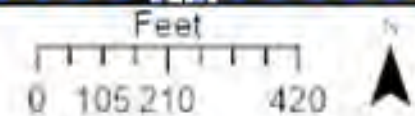
Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# SUP-0168-2026



2025 Aerials

1 inch equals 400 ft





**Subject property, from CR 17 entrance**



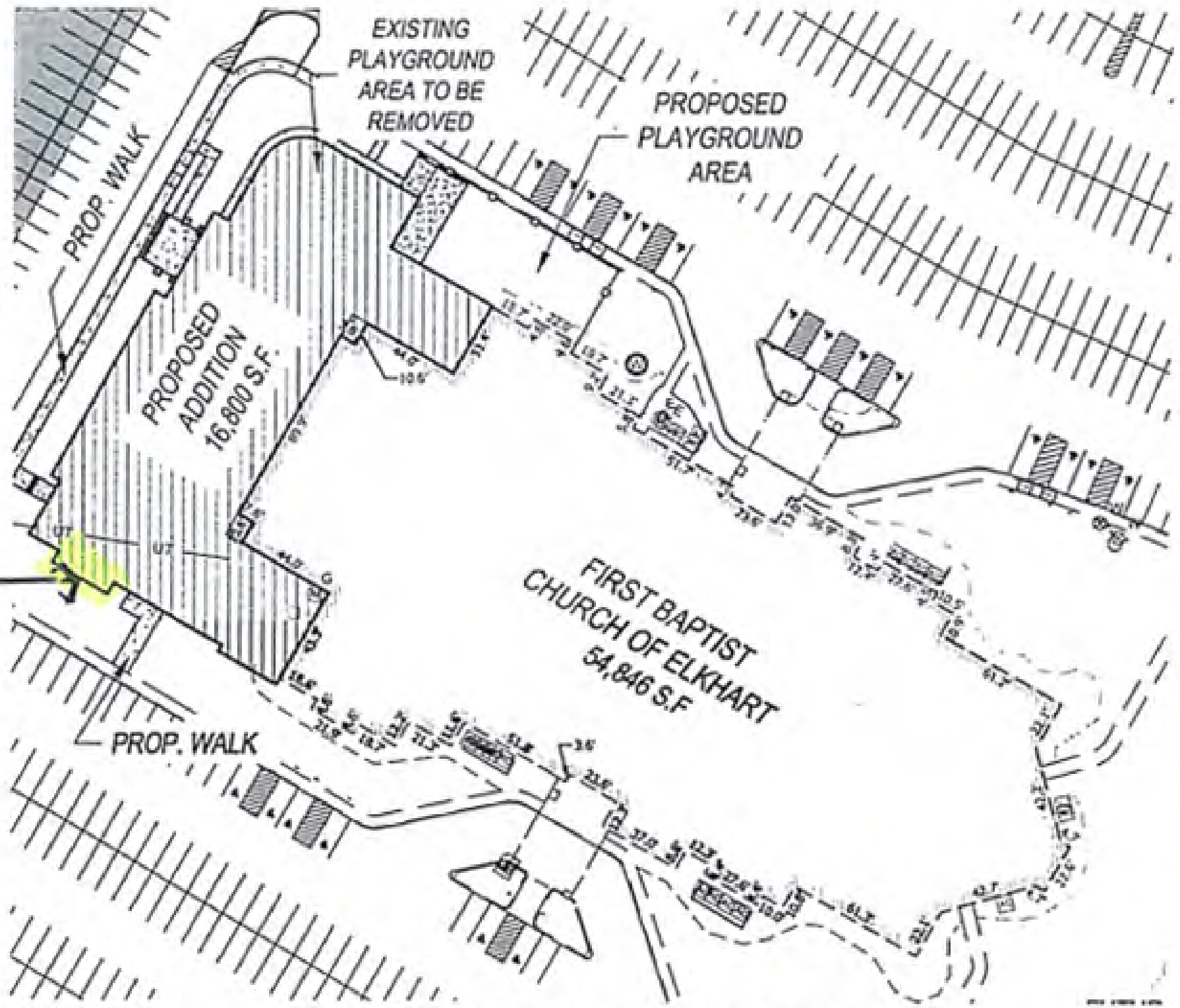
Facing north



Facing south



Facing east



Sign  
Location  
(11 x 11)  
(illuminated)

**CHURCH BUILDING DETAIL**

SCALE: 1" = 60'



QT:(1) LED HALO-LIGHTED BUILDING SIGN

53953 CR 17

Bristol

# ***BZA Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** May 21, 2026

**Transaction Number:** SUP-0151-2026.

**Parcel Number(s):** 20-01-26-102-011.000-005.

**Existing Zoning:** A-1.

**Petition:** 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.

**Petitioner:** Christina Giles & Evan Giles, Wife & Husband.

**Location:** Northwest side of Glenmoor St., 370 ft. northeast of Dover Ct., in Cleveland Township.

## ***Site Description:***

- Physical Improvement(s) – Residence, accessory structure.
- Proposed Improvement(s) – Accessory structure addition.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

## ***History and General Notes:***

- **December 9, 2019** – A complaint was made about a logging business.
- **April 16, 2020** – The BZA approved a Special Use for a home workshop/business for a carpentry/home improvement business and denied a Special Use for warehousing/storage. For the approved Special Use, all operations were to be either within the accessory structure or offsite, outside storage for the business was prohibited, and a 1-year renewal was required (SUP-0181-2020).
- **June 17, 2021** – The BZA approved a renewal along with the original commitments and added a 3-year renewal (SUP-0339-2021).
- **August 17, 2023** – The BZA tabled an amendment to an existing Special Use for a home workshop/business for a carpentry/home improvement business and a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right to allow the petitioner time to decide the size and location of the addition.
- **September 21, 2023** – The BZA tabled the amendment to an existing Special Use for a home workshop/business for a carpentry/home improvement business and the Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right due to the absence of the petitioner.
- **October 19, 2023** – The BZA approved the amendment to an existing Special Use for a home workshop/business for a carpentry/home improvement business and the Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right (SUP-0477-2023). The SUP and developmental variance later expired.

# ***BZA Staff Report (Continued)***

*Hearing Date:* May 21, 2026

- **December 21, 2023** – The BZA approved a minor change to remove commitment #2, which required a 6 ft. privacy fence, and to add a new commitment of no outdoor storage.
- **February 19, 2026** – The BZA approved a Special Use for a home workshop/business for a carpentry/home improvement business and denied a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right (SUP-0011-2026).
- **February 20, 2026** – The Planning Staff determined that with the added living space in the basement, this is now a major change.
- **March 19, 2026** – The BZA approved a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

## ***Staff Analysis:***

*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, 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 home workshop/business for a carpentry/home improvement business.
2. The Special Use Amendment will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 1.02-acre property in a moderately dense residential area and the property will remain residential in character.
3. The Special Use Amendment will substantially serve the public convenience and welfare by allowing an existing home workshop/business to add storage space and reduce the outside storage.

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 3/25/2026) and as represented in the Special Use Amendment application.

# ***BZA Staff Report (Continued)***

***Hearing Date:*** May 21, 2026

*For an Amendment to an existing Special Use for a home workshop/business for a carpentry/home improvement business to allow for a sawmill, staff finds that:*

1. The Special Use Amendment will not be consistent with the spirit, purpose, and intent of the Development Ordinance. This property has a history of outside storage of logs related to the sawmill onsite despite having a commitment for no outside storage.
2. The Special Use Amendment will cause substantial and permanent injury to the appropriate use of neighboring property. This is a 1.02-acre property in a moderately dense residential area and the property should remain residential in character. A moderately dense residential subdivision is not an appropriate place for a sawmill operation.
3. The Special Use Amendment will not substantially serve the public convenience and welfare. Sawmill operations belong in a commercial or industrial zoned area.

Staff recommends **DENIAL**.

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Special Use Amendment - Non Mobile Home

SUP-0151-2026

Date: 03/25/2026 Meeting Date: May 21, 2026  
Board of Zoning Appeals Public Hearing Transaction #: SUP-0151-2026

Description: for an amendment to an existing Special Use for home workshop/business for a carpentry/home improvement business to allow for an addition to the existing building and a sawmill.

<u>Applicant</u>	<u>Land Owner</u>
Cristina Giles And Evan Giles, Husband & Wife 52933 Glenmoor St Elkhart, IN 46514	Cristina Giles And Evan Giles, Husband & Wife 52933 Glenmoor St Elkhart, IN 46514

Site Address: 52933 Glenmoor St Elkhart, IN 46514	Parcel Number: 20-01-26-102-011.000-005
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Township: Cleveland  
Location: NW SIDE OF GLENMOOR, 370 FT. NE OF DONER CT.

Subdivision: WAYNE MEADOWS	Lot # 24, 25 & 26
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Lot Area: 1.02	Frontage: 233.53	Depth: 150.00
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Zoning: A-1	NPO List: 05/04/2026
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Present Use of Property: RESIDENTIAL/HOME WORKSHOP

Legal Description:

Comments: SEE RESULT LETTER BECAUSE THE SPECIAL USE AND THE DV FOR THE EXISTING ACCESSORY STRUCTURE BEING TOO CLOSE TO THE CENTERLINE OF THE RIGHT-OF-WAY GOT APPROVED, BUT THE DV FOR THE ADDITION GOT DENIED SO NO PERMIT AT THIS TIME

SEE SUP-0477-2023 APPROVED 12/21/2023 FOR SPECIAL USE AMENDMENT FOR ADDITION TO EXISTING BUILDING WITH DEVELOPMENTAL VARIANCE FOR STORAGE, BUT DV HAS EXPIRED.

RENEWAL OF SUP-0181-2020 FOR HOME WORKSHOP BUSINESS APPROVED 4/16/2020, WAREHOUSING /STORAGE DENIED

SUP-0339-2021 APPROVED 6/17/2021 FOR HOME WORKSHOP BUSINESS

PARCEL CREATED 3/1/1962

RESIDENTIAL DWELLING AREA 1,597 SQFT X 110% =1,756.7 MINUS GARAGE 756 SQFT, BARN 2,48 SQFT=-1,047.3 OF BUILDABLE STORAGE SPACE MINUS NEW PROPOSED STRUCTURE AND SQFT 1,792 SQFT = -2,840 SQFT. or 162%

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Evan Giles

1) Tell us what you want to do. I have in the past operated a home workshop business on this property with this boards approval. Just need to update the building size that was approved in March of 2026 and request that the sawmill commitment be removed or ammended.

2) Tell us why this activity won't hurt your neighbors or the community. I provide my services to benefit my clients as well as any public members of the community that seek to hire me. About half of my neighbors have done so since moving in.

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. Using a chainsaw to cut and trim logs for firewood etc  
Cutting and sanding wood for woodworking projects.  
Tell us how you'll reduce the impact of those things on neighbors. Confine as much as possible to the interior of the building or only during daylight hours.

5) Will there be buffering (fences, trees, shrubs, mounds)?  Y  N  
If yes, tell us about it. There is an existing buffering easement that run the full length of my northern property line and two neighbors have existing 6' fences.

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: 32'x64' and ≈15' tall  
Tell us what you'll use it for. Previously approved special use for home workshop business  
**Building or addition 2** Existing?  Y  N Size and height to the peak: 44'x72' x 25' or less  
Tell us what you'll use it for. Renovate existing 32'x64' building  
**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: Myself Part time: none

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

How many of the employees won't live onsite? 2

What will be the days and hours of operation on this property? M-F: 8-5 and Saturdays 9-1. 80-95% of work is performed offsite from week to week.

How many parking spaces do you have now? 6

How many parking spaces do you want? 9

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

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

Will there be retail sales on this property?  Y  N

If yes, tell us what will be sold. Rough cut lumber or small custom furniture and will be by appointment only.

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

1-2 clients or guests per month on average. Majority of work is offsite or delivered offsite.

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

Tell us how often. Very rarely

Tell us the kind of vehicles used. Small trucks with trailers or small dump trucks/flatbeds. No semis

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

**Sign 1** Dimensions (length and width). 2'x4'

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). 18" x 96" or smaller

Existing?  Y  N Double faced?  Y  N

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

Freestanding?  Y  N Wall mounted?  Y  N

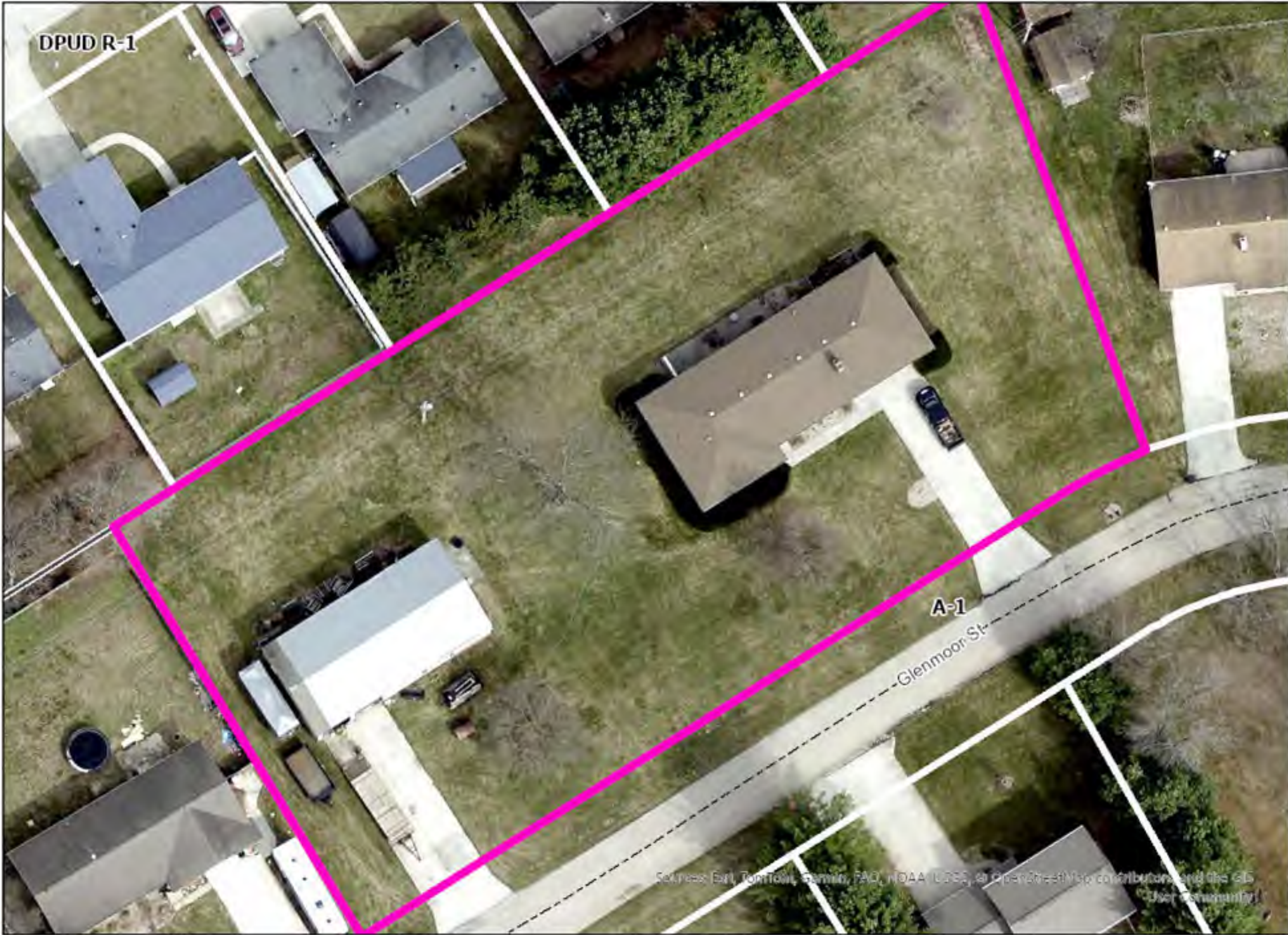
**Sign 3** Dimensions (length and width). \_\_\_\_\_

Existing?  Y  N Double faced?  Y  N

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

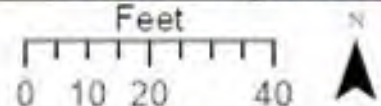
Freestanding?  Y  N Wall mounted?  Y  N

10) Tell us anything else you want us to know. Additional concrete pad along west wall of the barn to be added.



2025 Aerials

1 inch equals 40 ft



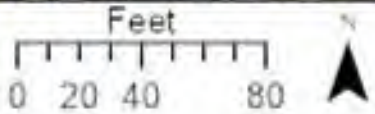
Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

SUP-0151-2026



2025 Aerials

1 inch equals 80 ft

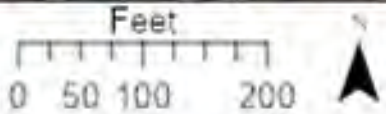


SUP-0151-2026



2025 Aerials

1 inch equals 200 ft





Subject property facing north



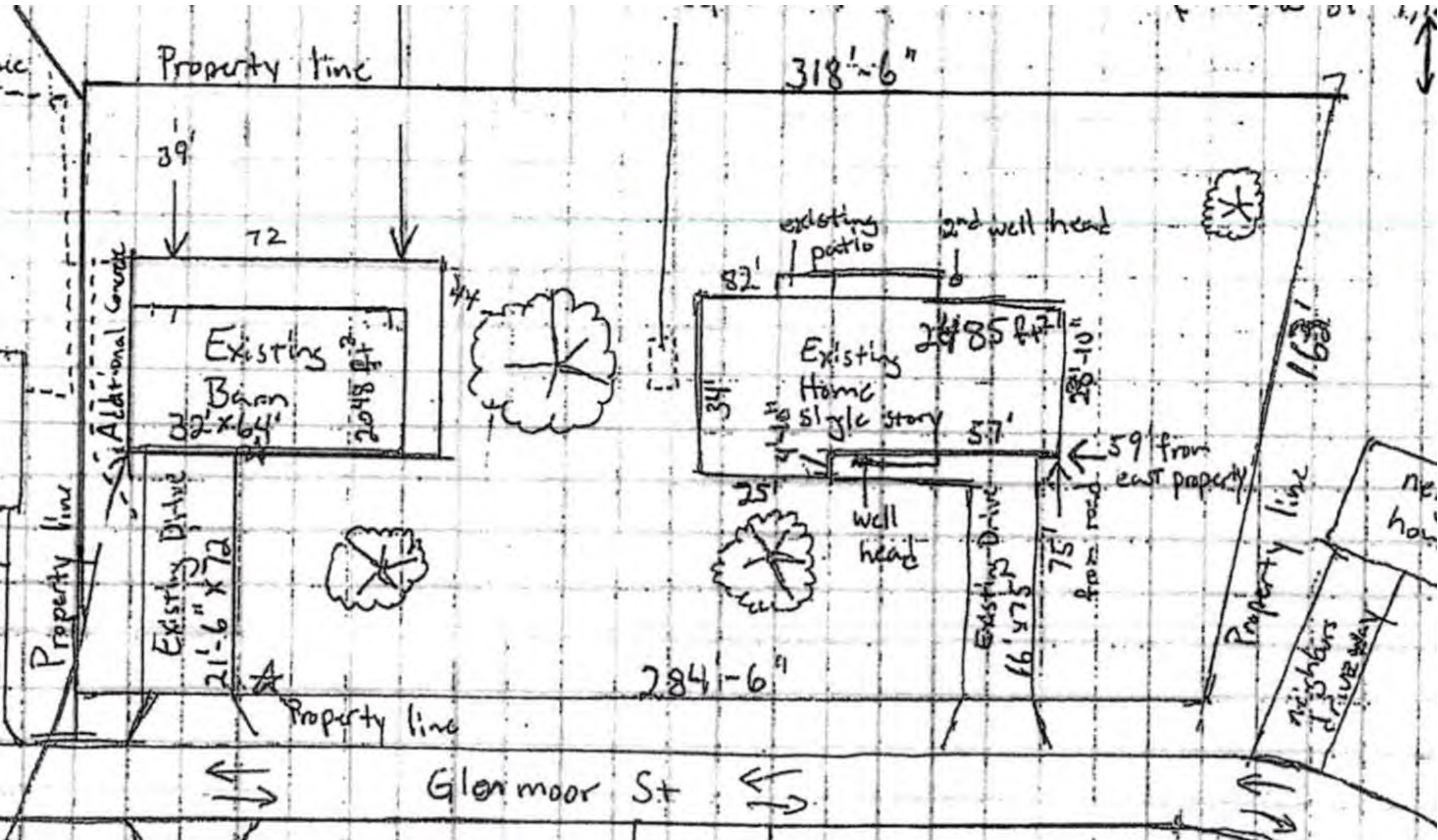
Facing south



Facing east



Facing west



# ***BZA Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** May 21, 2026

**Transaction Number:** SUP-0202-2026.

**Parcel Number(s):** 20-02-26-451-007.000-026.

**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 6 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing shed 4 ft. from the rear property line.

**Petitioner:** Nery L. Martinez-Barreto.

**Location:** North side of Broadwood Dr., 480 ft. west of Homeland Rd., north of E. Bristol St. (CR 10), in Osolo Township.

## ***Site Description:***

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

## ***History and General Notes:***

- **November 3, 2025** – A complaint about having 15–20 chickens and roosters was received (CODE-0793-2025).

## ***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. The keeping of animals on a tract of land containing less than 3 acres is 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 0.36-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:*** May 21, 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 4/23/2026) and as represented in the Special Use application.
2. The agricultural use is limited to a maximum of six (6) chickens, no roosters, at any one time.

*For a 6 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing shed 4 ft. from the rear property line, staff finds that:*

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. This is an existing chicken coop and is under the 120 sq. ft. required for a building permit.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.36-acre property in a moderately dense residential area and the property will remain residential in character.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. The location of the chicken coop maximizes open space on the property and in part of the chicken run 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 4/23/2026) and as represented in the Developmental Variance application.

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Special Use - Non Mobile Home

SUP-0202-2026

Date: 04/13/2026

Meeting Date:

May 21, 2026

Board of Zoning Appeals Public Hearing

Transaction #:

SUP-0202-2026

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 a 6 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing shed 4 ft. from the north side/rear property line

Contacts: Applicant

Nery L. Martinez-Barreto  
23377 Broadwood Dr.  
Elkhart, IN 46514

Land Owner

Nery L. Martinez-Barreto  
23377 Broadwood Dr.  
Elkhart, IN 46514

Site Address: 23377 Broadwood Dr  
Elkhart, IN 46514

Parcel Number:

20-02-26-451-007.000-026

Township: Osolo

Location: NORTH SIDE OF BROADWOOD DR., 480 FT. WEST OF HOMELAND RD., NORTH OF E. BRISTOL ST. (CR 10)

Subdivision: EASTWOOD ESTATES 7TH

Lot # 90

Lot Area:

0.36

Frontage:

100.00

Depth:

150.00

Zoning: R-1

NPO List: 05/04/2026

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: SEE CODE #0793-2025 FOR 15-20 CHICKENS AND POSSIBLY A ROOSTER - UNDER REVIEW WITH RICKY

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Nery L Martinez Barreto

1) Tell us what you want to do. OWN chickens for personal egg consumption

2) Tell us why this activity won't hurt your neighbors or the community. The chickens have a place of their own to sleep and roam around during the day

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: \_\_\_\_\_  
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. Chickens, 16.

**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. chicken Run and existing shed

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. \_\_\_\_\_

\_\_\_\_\_

Developmental Variance — Questionnaire

Name: Nery L Martinez

1) Tell us what you want to do. existing shed too close to rear property line / fence.

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. \_\_\_\_\_

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: \_\_\_\_\_  
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

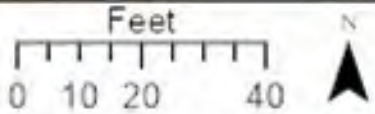
8) Does the application include a variance for parking spaces?  Y  N  
If yes, tell us how many total there will be. \_\_\_\_\_

9) Tell us anything else you want us to know. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2025 Aerials

1 inch equals 40 ft

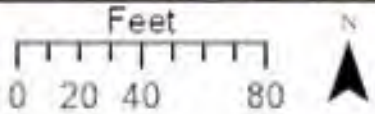


Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



2025 Aerials

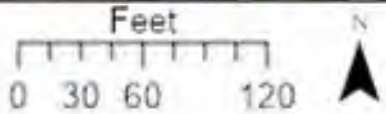
1 inch equals 80 ft





2025 Aerials

1 inch equals 120 ft





Subject property facing north



Chicken coop and run area



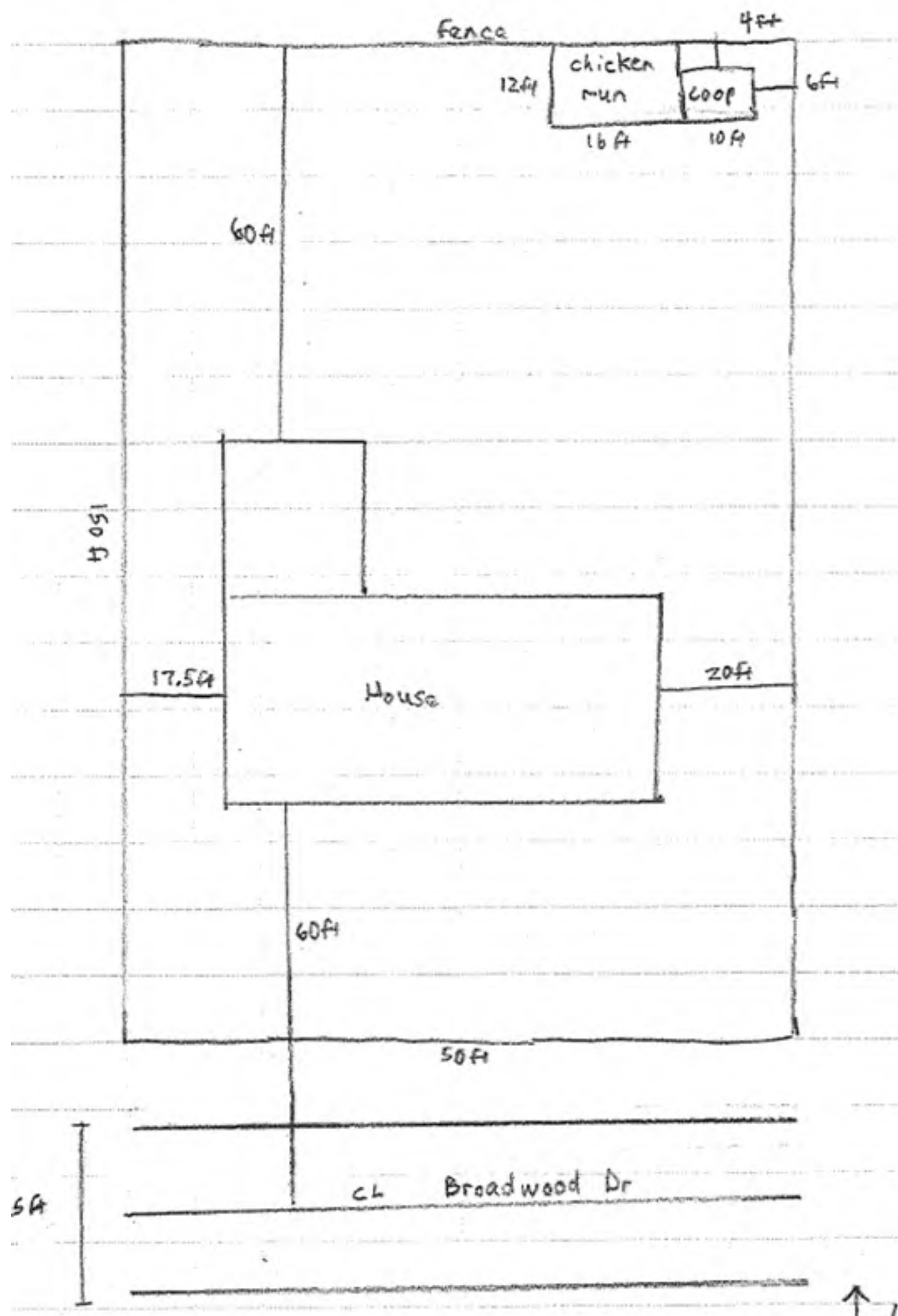
Facing south



Facing east



Facing west



fence

4ft

chicken  
run

coop

12ft

16ft

10ft

6ft

60ft

150ft

17.5ft

House

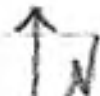
20ft

60ft

50ft

5ft

CL Broadwood Dr





**DATE:** May 8<sup>th</sup>, 2026

**TO:** BZA

**FROM:** H. Jason Auvil, Zoning Administrator

**SUBJECT:** Major / Minor Change Request

Danny Lehman is requesting to amend a Special Use Permit for a Special Use for a home workshop/business for a campground shower manufacturing business and for a Developmental Variance to allow for 3 outside employees (Ordinance allows 2) on a property located at 65951 E. County Line Rd., Millersburg, IN 46543 in Clinton Township, zoned A-1, approved on October 20<sup>th</sup>, 2022 (SUP-0718-2022).

The request is to remodel / reconstruct a 5,000 ft<sup>2</sup> (50 ft. x 100 ft.) section of an existing accessory structure to allow for a new covered wagon manufacturing business and the addition of 2 more outside employees.

Attached is the minor change request letter and site plan received on May 8<sup>th</sup>, 2026.

Staff recommends approval of this minor change request.

This major/minor change staff item will be on the **May 22<sup>nd</sup>, 2026**, BZA agenda.

Good Morning  
Jason

Here's finally the letter we came up  
with on the Danny Lehman project. If you  
have any questions, need anything else or if you  
think we should right another letter please call  
me.

574-374-2366

Thank

David

MAY 8 2026

On Oct 20 2022 Danny & Vonda Lehman were approved a special use permit for a home workshop/business, to manufacture Campground Shower houses for a company called Conestoga Wagon Company from Bloomington Idaho. Case # Sup-0718-2022

property address  
65951 E. County line Rd  
Millersburg IN 46543

We are now asking to remodel a portion of that same building to manufacture Covered Wagons, (for the same company, an also for campgrounds)

We need more headroom space. So remodeling would consist of tearing off 100' of the roof an existing walls. we would use existing foundation, an put new 15' sidewalls & would trusses on existing foundation, the idea would be to give them the headroom they need to build these wagons. (Same footprint, taller walls)

P.S. We would also need to possibly add 2 employees in order to build these wagons in a timely manner.

Owner Danny Lehman

Thank

General Contractor David Banziger (Clinton Builders)

Creekside Manufacturing

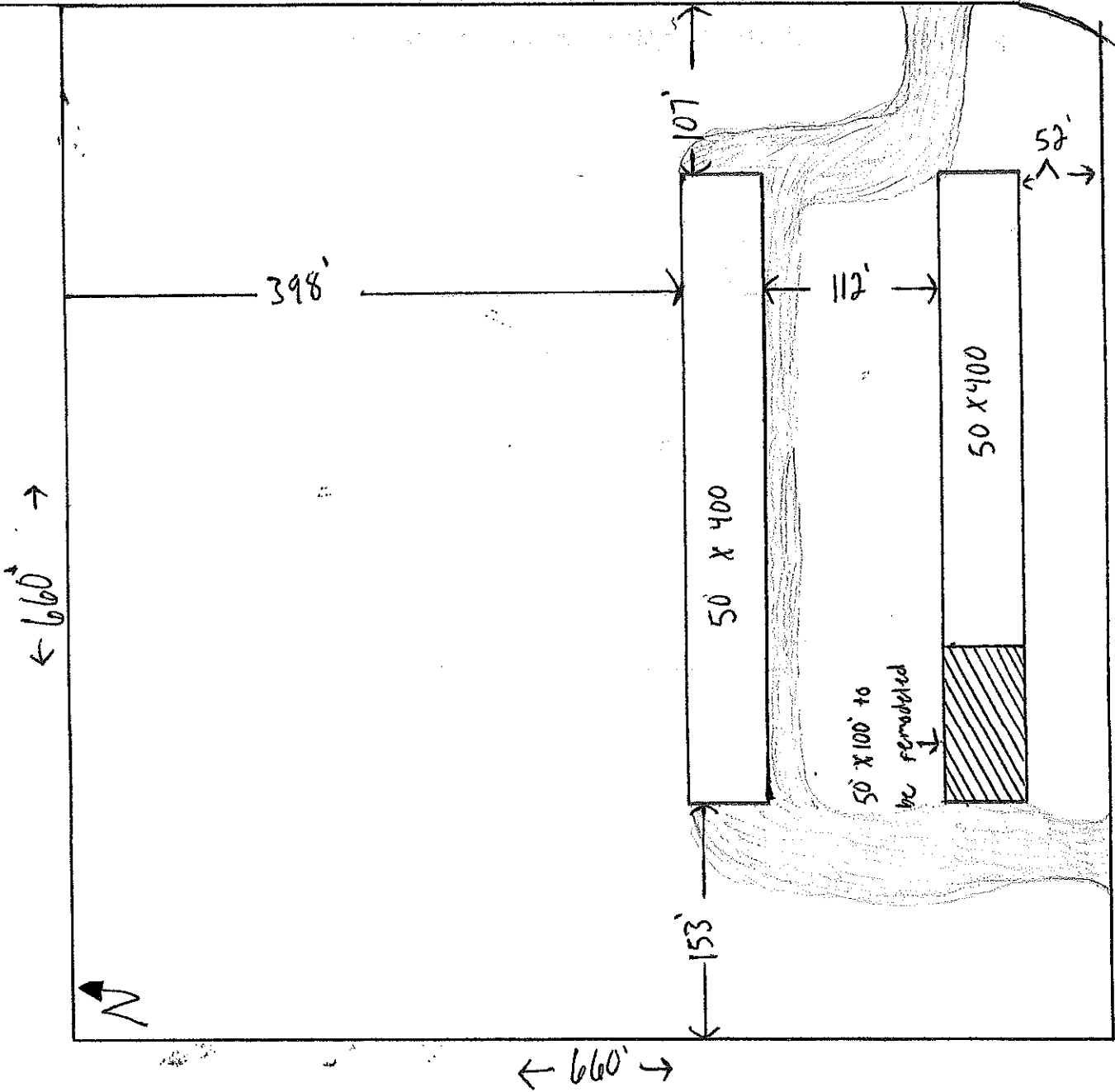
Parcel # 12-25-400-003-007

Danny Lehman

65951 E. County Line Rd.  
Millersburg IN 46543

MAY 8 2026

E. County Line Rd.



CR 40