

- C. Petitioner: ***Amerco Real Estate Company*** (Page 3)
 Petition: for a 35 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a commercial buildings 40 ft. from the centerline of the right-of-way of CR 3, for a 27 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of commercial buildings 48 ft. from the centerline of the right-of-way of LaRue St., for a 30 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of commercial buildings 90 ft. from the centerline of the right-of-way of Old US 33, and for a 15 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the construction of a commercial building 10 ft. from the west side property line.
 Location: North side of Old US 33 & the Northwest corner of CR 3 & LaRue St., common address of 29031 Old US 33 in Baugo Township, zoned M-2. DV-0198-2026
- D. Petitioner: ***Troy Schlichter & Trisha Schlichter, Husband & Wife*** (Page 4)
 Petition: 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 21, 1,250 ft. South of CR 46/146, common address of 69239 CR 21 in Jackson Township, zoned A-1. DV-0201-2026
- E. Petitioner: ***Jolene M. Weaver*** (Page 5)
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right and for a 35 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of an accessory structure 85 ft. from the centerline of the right-of-way of SR 15.
 Location: Southeast corner of CR 40 & SR 15, common address of 18926 CR 40 in Elkhart Township, zoned R-2. DV-0165-2026
- F. Petitioner: ***Lydell E. Troyer & Karmen R. Troyer, Husband & Wife*** (Page 6)
 Petition: for a 6 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for an accessory structure 31 ft. in height.
 Location: South side of CR 42, 845 ft. West of CR 31, common address of 16168 CR 42 in Jackson Township, zoned A-1. DV-0167-2026

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 20, 2026

Transaction Number: DV-0169-2026.

Parcel Number(s): 20-05-13-177-003.000-001, 20-05-13-326-004.000-001, 20-05-13-326-005.000-001.

Existing Zoning: M-2.

Petition: For a 42 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing manufacturing building 78 ft. from the centerline of the right-of-way of CR 20, for a 17 ft. Developmental Variance (Ordinance requires 55 ft.) to allow for existing parking 38 ft. from the centerline of the right-of-way of CR 20, for a 5 ft. Developmental Variance (Ordinance requires 55 ft.) to allow for existing parking 50 ft. from the centerline of the right-of-way of Best Ave., for a Developmental Variance to allow for a Class 3 Type A buffer with zero shrubs per 100 ft. (Ordinance requires 24 shrubs per 100 ft.), and for a Developmental Variance to allow for an unscreened existing loading dock.

Petitioner: Synergy Gateway II, LLC.

Location: Northwest corner of CR 20 & Best Ave., in Baugo Township.

Site Description:

- Physical Improvement(s) – Sheet metal production facility.
- Proposed Improvement(s) – West expansion.
- Existing Land Use – Manufacturing.
- Surrounding Land Use – Manufacturing, residential.

History and General Notes:

- **April 9, 2026** – The Plat Committee gave primary approval to a 1-lot minor subdivision to be known as MIBCO Minor Subdivision.

Staff Analysis:

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. All variances are to allow for existing conditions with no history of injury to public health or welfare.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 10.37-acre proposed lot in an established manufacturing area, and no changes are proposed that will affect the residential area to the east.
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 subdivision could not be completed.

Hearing Officer Staff Report (Continued)

Hearing Date: May 20, 2026

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

1. Variances from the developmental standards of the Development Ordinance are void unless a subdivision plat is recorded within 180 calendar days from the date of the grant.
2. The request is approved in accordance with the site plan submitted (dated 3/31/2026) 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

DV-0169-2026

Developmental Variance - Developmental Variance

Date: 03/31/2026 Meeting Date: May 20, 2026 Board of Zoning Appeals Public Hearing Transaction #: DV-0169-2026

Description: for a 42 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing manufacturing building 78 ft. from the centerline of the right-of-way of CR 20, for a 17 ft. Developmental Variance (Ordinance requires 55 ft.) to allow for existing parking 38 ft from the centerline of the right-of-way of CR 20, for a 5 ft. Developmental Variance (Ordinance requires 55 ft.) to allow for existing parking 50 ft. from the centerline of the right-of-way of Best Ave, for a Developmental Variance to allow for a Class 3 Type A buffer with zero shrubs per 100 ft (Ordinance requires 24 shrubs per 100 ft), for a Developmental Variance to allow for an unscreened existing loading dock.

<u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Surveying And Mapping Llc 2810 Dexter Dr. Elkhart, IN 46514	Synergy Gateway Ii Llc 1731 Adrian Road Burlingame, CA 94010	Surveying And Mapping Llc 2810 Dexter Dr. Elkhart, IN 46514

Site Address: 28505 County Road 20 Elkhart, IN 46517	Parcel Number: 20-05-13-177-003.000-001 20-05-13-326-004.000-001 20-05-13-326-005.000-001
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Township: Baugo
Location: Northwest Corner of CR 20 and Best Ave, 2455 ft East of CR 3

Subdivision: MIBCO MINOR Lot #

Lot Area: 11.23 Frontage: 1,367.04 Depth: 851.53

Zoning: M-2 NPO List: 05/01/2026

Present Use of Property: INDUSTRIAL

Legal Description:

Comments: SEE MI-0094-2026 SCHEDULED TO GO TO HEARING 4/9/2026
Multiple Parcel creation dates : 3/31/2005

Applicant Signature: Department Signature:

Developmental Variance — Questionnaire

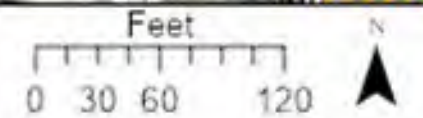
Name: Synergy Leasing II LLC, 28505 County Road 20, Elkhart

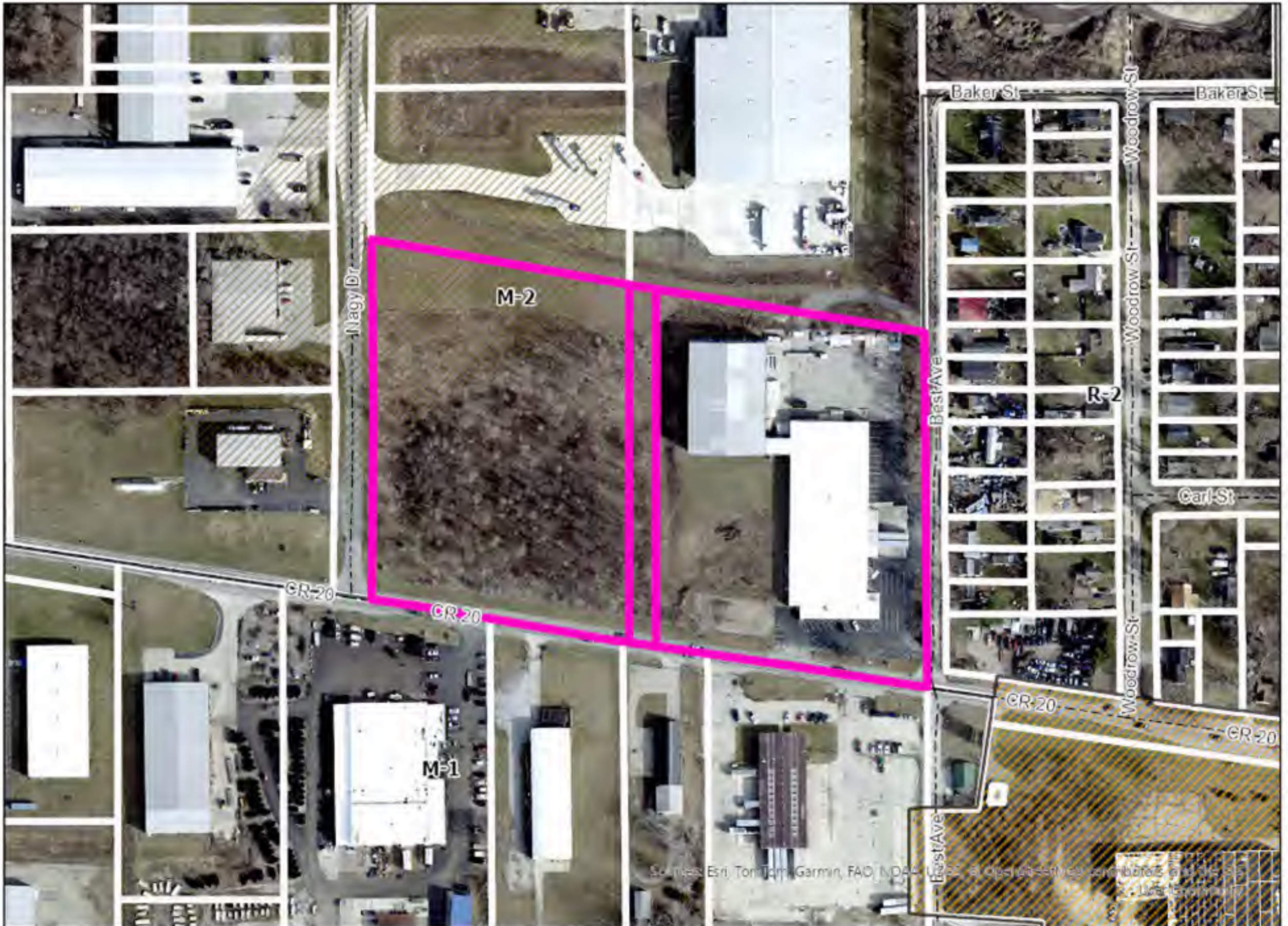
- 1) Tell us what you want to do. The existing property has several elements that do not meet current county zoning standards. The property is part of a minor subdivision to combine it with property to the west to allow a proposed building expansion project.
2) Tell us why you can't change what you're doing so you don't need a variance. The existing building and property has several existing elements that do not meet current county zoning standards. These elements cannot be changed.
3) Tell us why the variance won't hurt your neighbors or the community. The building is existing and elements that don't meet current standards are existing. No work is proposed to existing building and site.
4) 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
5) Does the application include variances to allow for buildings or additions? [] Y [x] 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 [x] 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 [x] 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 [x] N
If yes, tell us how many total there will be.
9) Tell us anything else you want us to know. See attached variance descriptions



2025 Aerials

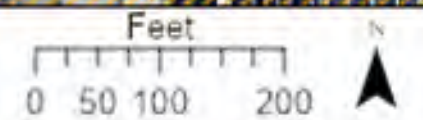
1 inch equals 120 ft

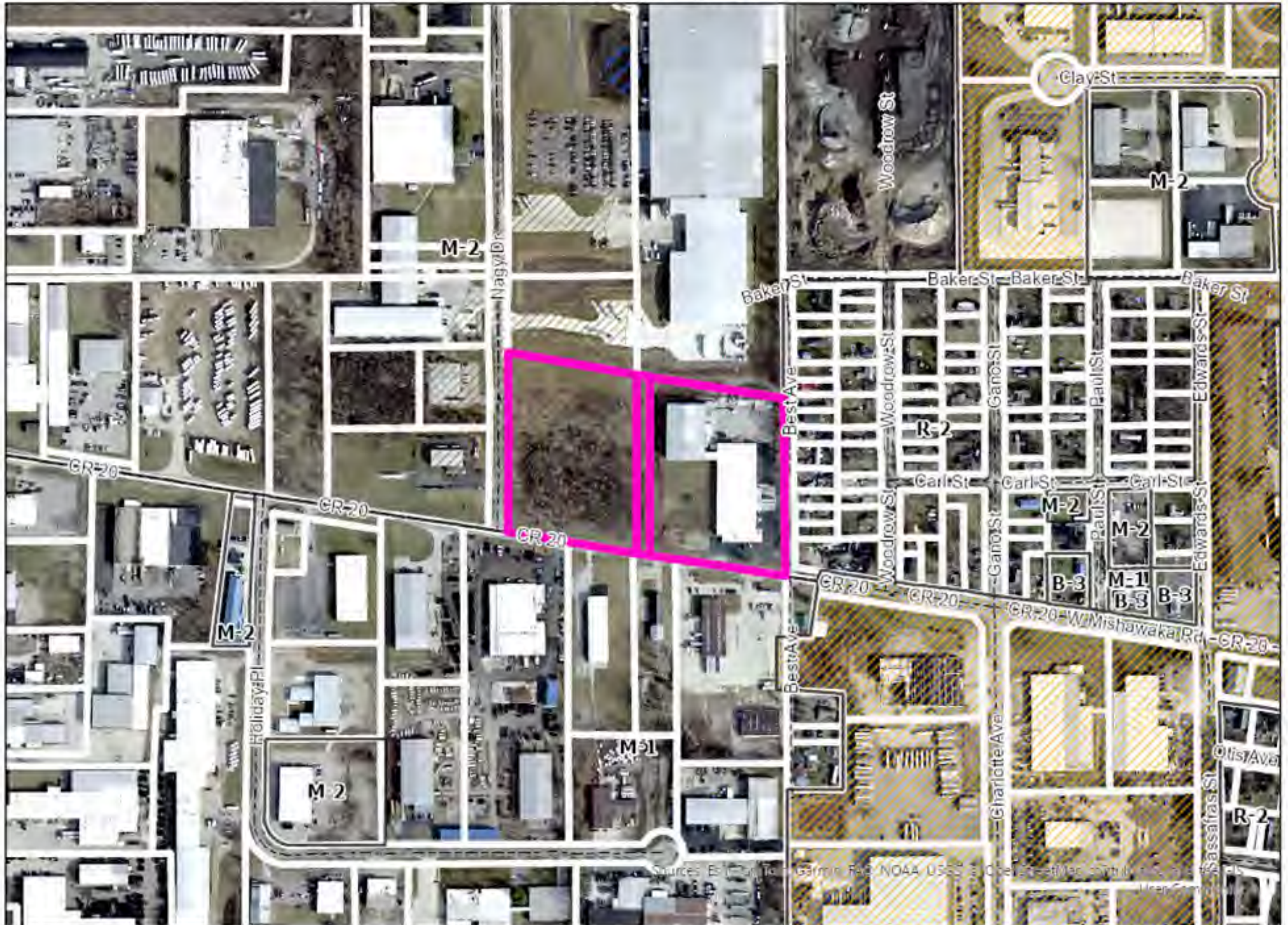




2025 Aerials

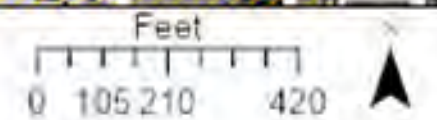
1 inch equals 200 ft





2025 Aerials

1 inch equals 400 ft





Subject property



Facing east



Facing west



Facing south



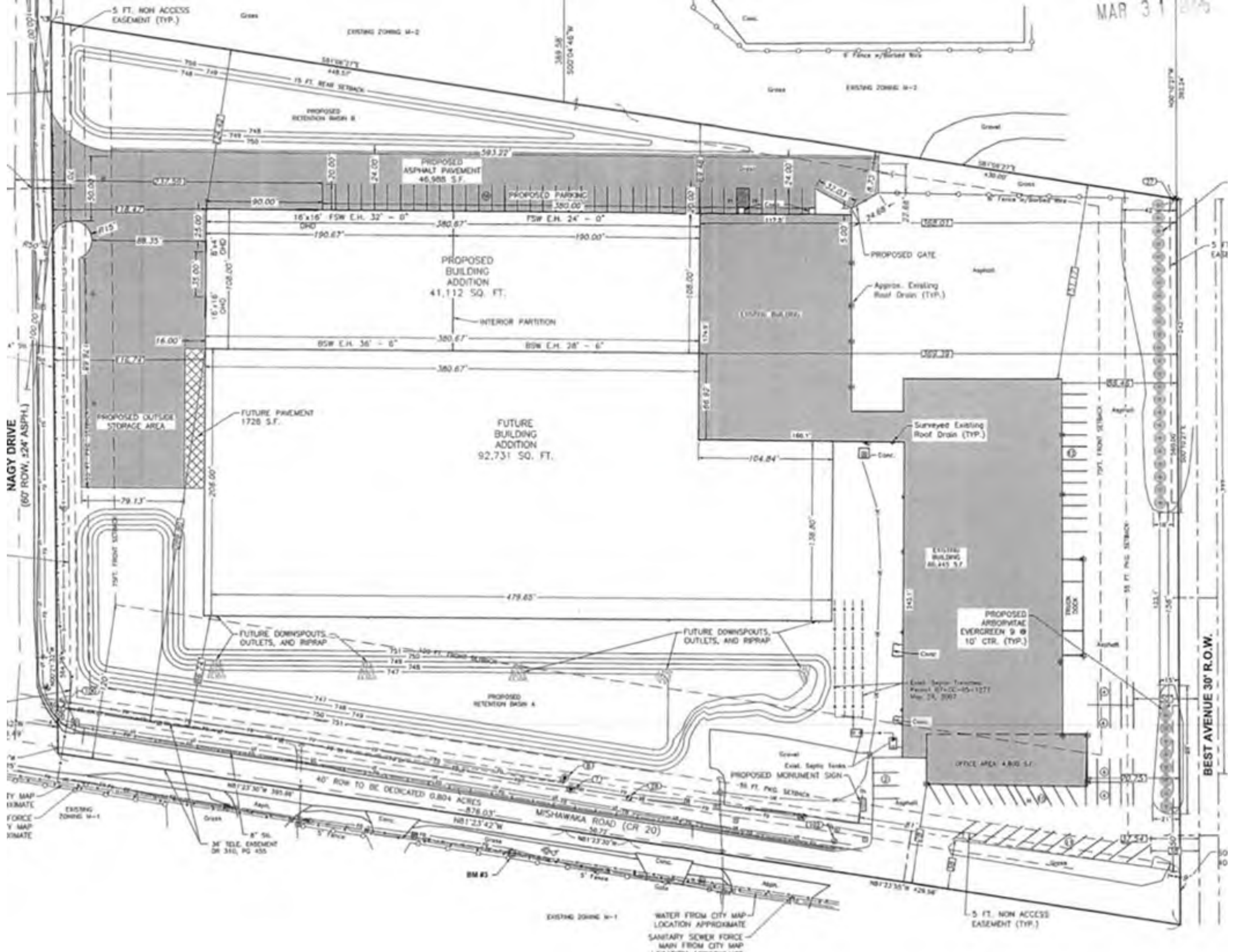
Facing northwest from Best Ave.



Loading dock



Facing east across Best Ave.



NAGY DRIVE
(60' ROW, 24' ASPHL)

BEST AVENUE 30' R.O.W.

5 FT. NON ACCESS
EASEMENT (TYP.)

EXISTING ZONING M-2

EXISTING ZONING M-2

PROPOSED ASPHALT PAVEMENT
46,905 S.F.

PROPOSED PARKING
380.00

PROPOSED BUILDING
ADDITION
41,112 SQ. FT.

FUTURE
BUILDING
ADDITION
92,731 SQ. FT.

PROPOSED OUTSIDE
STORAGE AREA

FUTURE PAVEMENT
1728 S.F.

Surveyed Existing
Roof Drain (TYP.)

PROPOSED
ARBORVITAE
EVERGREEN 9 @
10' CTR. (TYP.)

EXISTING
BUILDING
46,445 S.F.

OFFICE AREA 4,800 S.F.

PROPOSED
RETENTION BASIN A

PROPOSED MONUMENT SIGN
- 50 FT. PING SETBACK

EXISTING ZONING M-1

WATER FROM CITY MAP
LOCATION APPROXIMATE
SANITARY SEWER FORCE
MAIN FROM CITY MAP

5 FT. NON ACCESS
EASEMENT (TYP.)

CITY MAP
DATE
FORCE
Y MAP
KINATE

8" SI.
4" SIDE EASEMENT
ON 310, PG 435

40' ROW TO BE DEDICATED 0.804 ACRES
- 878.03'

MISHAWAKA ROAD (CR 20)
50.77'

BM #3

5' Fence

44'11.4"

400'10.27'

100'10.27'

100'10.27'

100'10.27'

100'10.27'

100'10.27'

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Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 20, 2026

Transaction Number: DV-0170-2026.

Parcel Number(s): 20-07-17-427-011.000-019.

Existing Zoning: A-1.

Petition: For a 5 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an addition to a residence 45 ft. from the centerline of the right-of-way of Fall Creek Dr.

Petitioner: Jason L. Pippenger & Kelly M. Pippenger, Husband & Wife.

Location: Northeast corner of Fall Creek Ct. and Fall Creek Dr., in Jefferson Township.

Site Description:

- Physical Improvement(s) – Residence, accessory structures.
- Proposed Improvement(s) – Addition.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

History and General Notes:

- None.

Staff Analysis:

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The encroachment is minimal on a low-volume residential street.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.44-acre lot in a residential subdivision, and the lot 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 layout of the home, accessory structures, and septic system results in few options for the placement of an addition.

Hearing Officer Staff Report (Continued)

Hearing Date: May 20, 2026

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 3/31/2026) 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

Developmental Variance - Developmental Variance

DV-0170-2026

Date: 03/31/2026

Meeting Date:

May 20, 2026

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0170-2026

Description: for a 5 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for the construction of an addition 45 ft. from the centerline of the right-of-way of Fall Creek Drive

Contacts: Applicant

Priority One Construction
57930 Stonecreek Ct
Goshen, IN 46528

Authorized Agent

Priority One Construction
57930 Stonecreek Ct
Goshen, IN 46528

Land Owner

Jason L. Pippenger And Kelly
M. Pippenger, Husband And
Wife
57699 Fall Creek Court
Goshen, IN 46528

Site Address: 57699 Fall Creek Ct
Goshen, IN 46528

Parcel Number:

20-07-17-427-011.000-019

Township: Jefferson

Location: Northeast Corner Of Fall County Roadeek Court And Fall County Roadeek Drive

Subdivision: FIELDSTONE CROSSING

Lot # 93

Lot Area: 0.45 Frontage: 290.00

Depth: 185.00

Zoning: A-1, A-1

NPO List: 05/01/2026

Present Use of Property: RESIDENTIAL

Legal Description:

Comments:

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: CRAIG STALLY

1) Tell us what you want to do. We want to add 12' by 34' room addition

2) Tell us why you can't change what you're doing so you don't need a variance. We already reduced size of room by 2'

3) Tell us why the variance won't hurt your neighbors or the community. Our room addition will not affect anyone's property I will match the existing house.

4) 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

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: 12x34 PEAK 16'
Tell us what you'll use it for. GOLF SIMULATOR & MAN CAVE
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 [x] 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 [x] 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? [x] Y [] N
If yes, tell us how many total there will be. 8x35' EXTRA DRIVEWAY PARKING

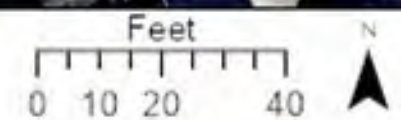
9) Tell us anything else you want us to know.

DV-0170-2026



2025 Aerials

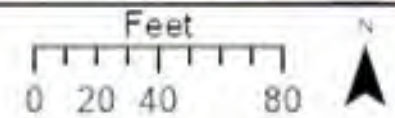
1 inch equals 40 ft





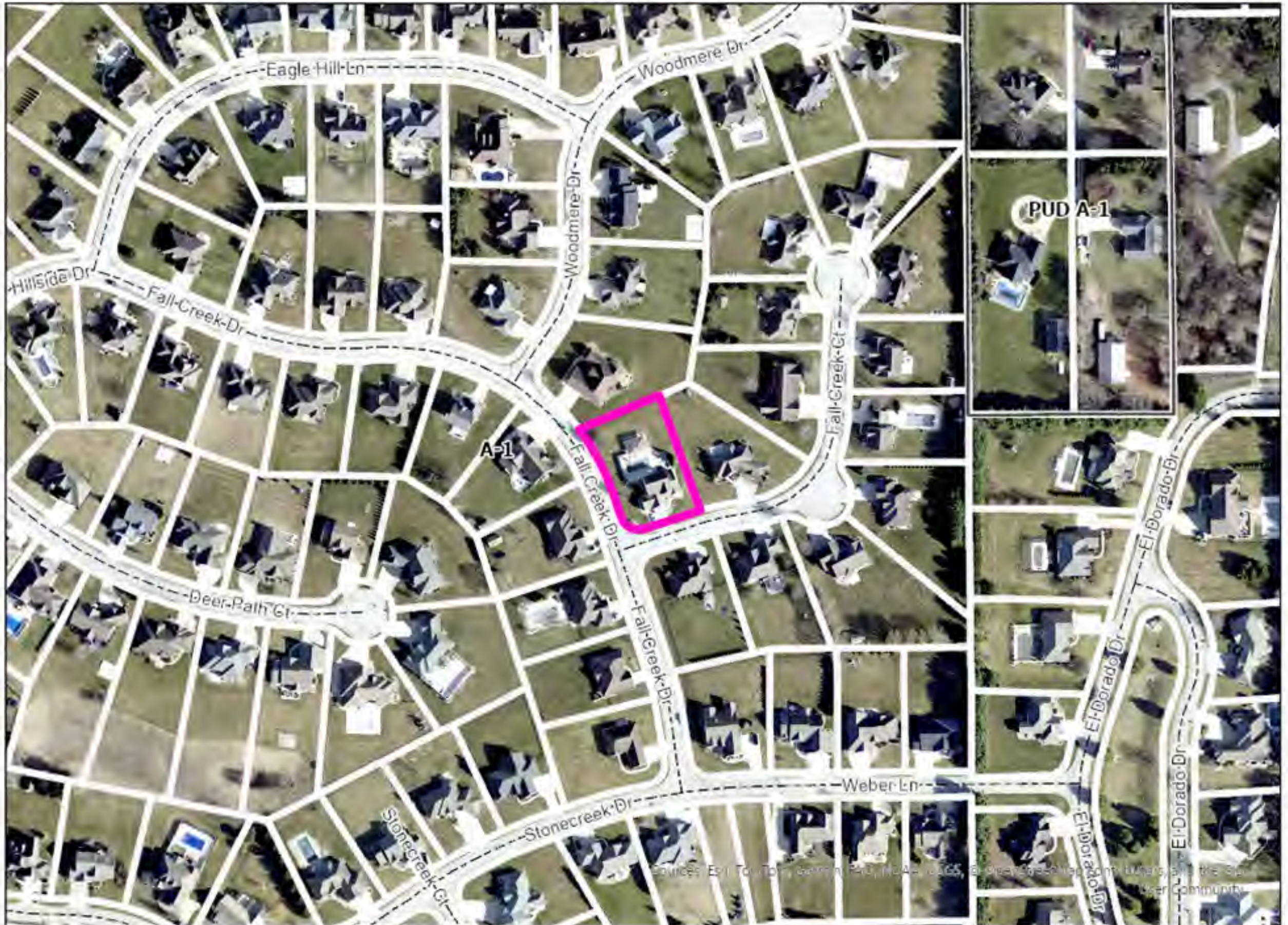
2025 Aerials

1 inch equals 80 ft



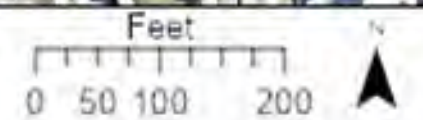
Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

DV-0170-2026



2025 Aerials

1 inch equals 200 ft





Subject property



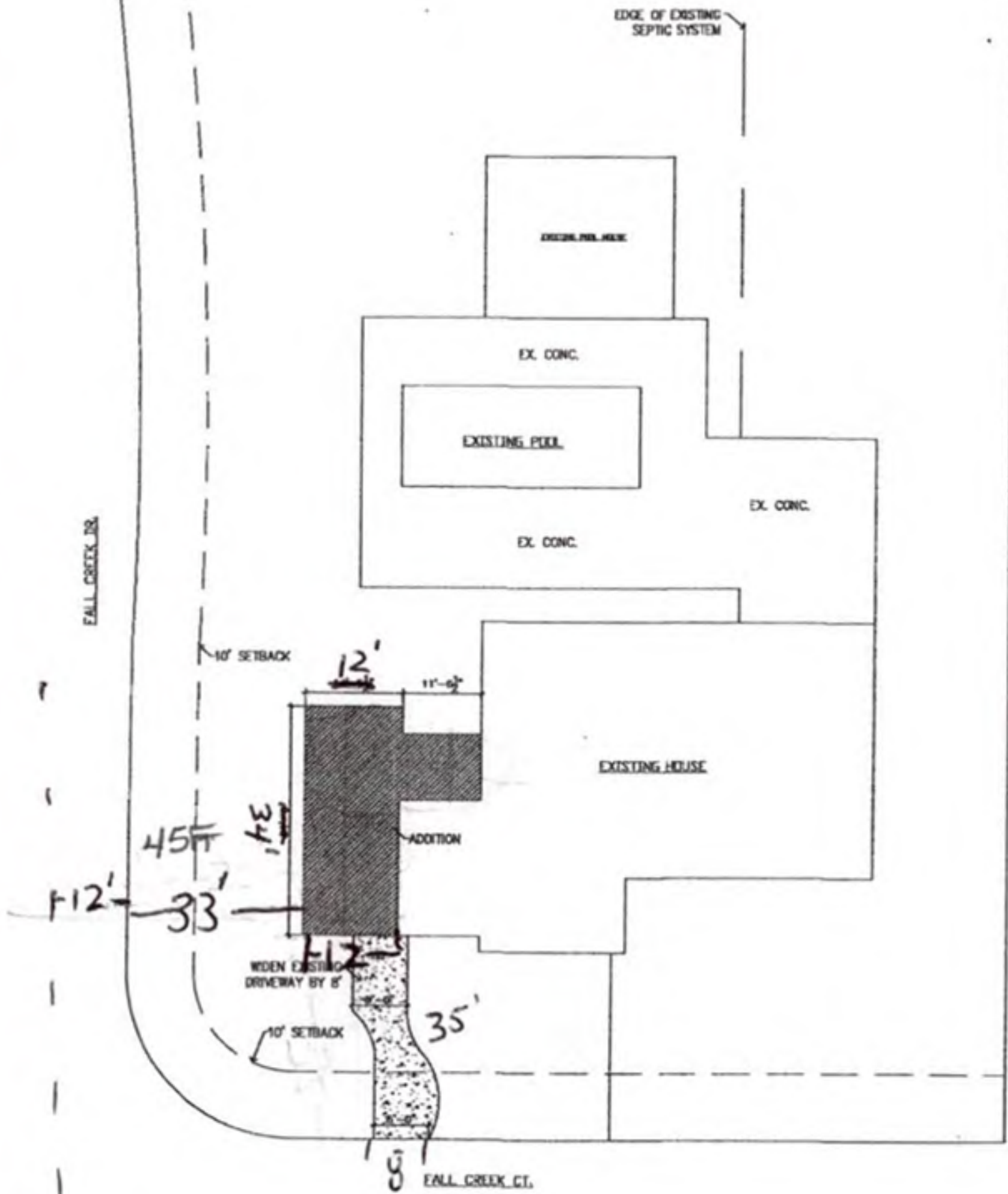
Facing east



Facing west



Facing south



Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 20, 2026

Transaction Number: DV-0198-2026.

Parcel Number(s): 20-05-11-479-010.000-001, 20-05-11-479-011.000-001, 20-05-11-479-012.000-001.

Existing Zoning: M-2.

Petition: For a 35 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of commercial buildings 40 ft. from the centerline of the right-of-way of CR 3, for a 27 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of commercial buildings 48 ft. from the centerline of the right-of-way of LaRue St., for a 30 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of commercial buildings 90 ft. from the centerline of the right-of-way of Old US 33, and for a 15 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the construction of a commercial building 10 ft. from the west side property line.

Petitioner: Amerco Real Estate Company.

Location: North side of Old US 33 & northwest corner of CR 3 & LaRue St., in Baugo Township.

Site Description:

- Physical Improvement(s) – Commercial building to be demolished.
- Proposed Improvement(s) – Self-storage buildings.
- Existing Land Use – Commercial.
- Surrounding Land Use – Commercial, residential.

History and General Notes:

- **December 18, 2024** – The Hearing Officer approved a similar set of variances for 6 proposed self-storage buildings with the condition that building permits be started within 180 days.
- **May 14, 2025** – The Hearing Officer approved a minor change to allow a 90-day extension.
- **August 20, 2025** – The Hearing Officer approved a minor change to allow a 180-day extension.
- **March 18, 2026** – The variances expired.

Staff Analysis:

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The variances encourage reuse of an existing commercial site.
2. Approval of the request will not cause substantial adverse effect on neighboring property. All neighboring property is commercial except the subdivision lots to the north, for which the landowner will be required to provide buffering.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. The proposed encroachments match ones already existing on Old US 33.

Hearing Officer Staff Report (Continued)

Hearing Date: May 20, 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. A revised site plan must be submitted for staff approval showing the proposed north building's setback from the centerline of CR 3 and the proposed east building's correct setback from the centerline of Old US 33.
3. 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

Elkhart County Planning & Development
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4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

DV-0198-2026

Developmental Variance - Developmental Variance

Date: 04/10/2026 Meeting Date: May 20, 2026
Board of Zoning Appeals Public Hearing Transaction #: DV-0198-2026

Description: for a 35 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of commercial buildings 40 ft. from the centerline of CR 3, for 27 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of commercial buildings 48 ft. from the centerline of LaRue St., for a 30 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of commercial buildings 90 ft. from the centerline of Old US 33, and for a 15 ft. Developmental Variance (Ordinance requires 25 ft.) to allow for the construction of a commercial building 10 ft. from the west side property line.

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Amerco Real Estate Company	Amerco Real Estate Company
2727 N Central Ave, 5N	2727 N Central Ave, 5N
Phoenix, AZ 85004	Phoenix, AZ 85004

Site Address: 29031 Old Us 33 Elkhart, IN 46516	Parcel Number: 20-05-11-479-010.000-001 20-05-11-479-011.000-001 20-05-11-479-012.000-001
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Township: Baugo
Location: NORTH SIDE OF OLD US 33 AT SOUTHWEST CORNER OF COUNTY ROAD 3

Subdivision: HIGHWAY GARDENS Lot # 1-2, 3-6 AND 35

Lot Area: 1.96 Frontage: 300.00 Depth: 249.52

Zoning: M-2 NPO List: 05/01/2026

Present Use of Property: COMMERCIAL

Legal Description:

Comments: RE-SUBMITTAL OF APPLICATION RECEIVED VIA E-MAIL, OK TO ENTER PER DR. KB 4/10/2026
SEE DV#0844-2024 APPROVED 12/18/2024, BUT HAS SINCE EXPIRED
PARCEL (479-012) CREATED 2/11/91, PARCEL (479-011) CREATED 3/1/62, PARCEL (479-010) CREATED 3/1/62.
EXISTING BUILDING (ON 479-010) IS 25,244 SQ FT
DEMO PERMIT #BC-1445-2025 FOR DEMO IS OPEN/NO INSPECTIONS

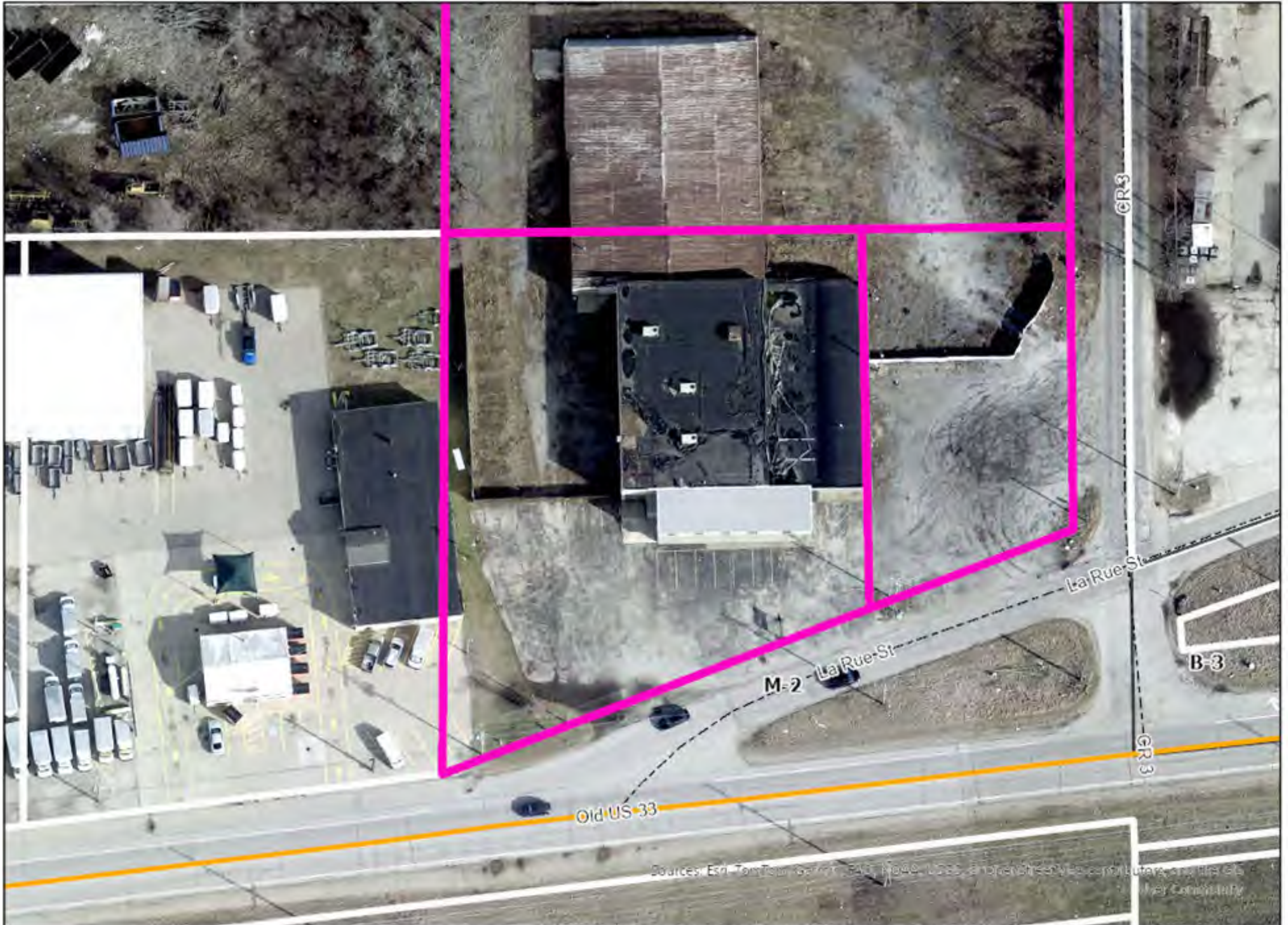
Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

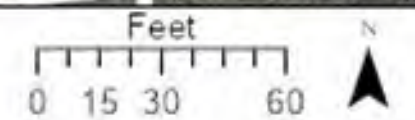
Name: Amerco Real Estate Company

- 1) Tell us what you want to do. Seeking a set-back variance to allow for the construction of U-Haul storage center on the property. By increasing the buildable area will align with our business plan also this will provide additional storage options that will benefit local residents.
- 2) Tell us why you can't change what you're doing so you don't need a variance. the layout and dimension of the property, combined with its adjacency to the U-Haul self-storage center makes it challenging to comply with existing setback requirements. Adapting the design to meet these regulations would significantly limit the number of storage units we could offer.
- 3) Tell us why the variance won't hurt your neighbors or the community. These storage buildings would be an addition also and compatible with the existing U-Haul facility, enhancing the area's overall appearance. this project will provide valuable storage solution that meet the increasing demand, without adding traffic congestion or disturbances. We would also include landscaping elements to improve the appearance of teh 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: _____
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. _____



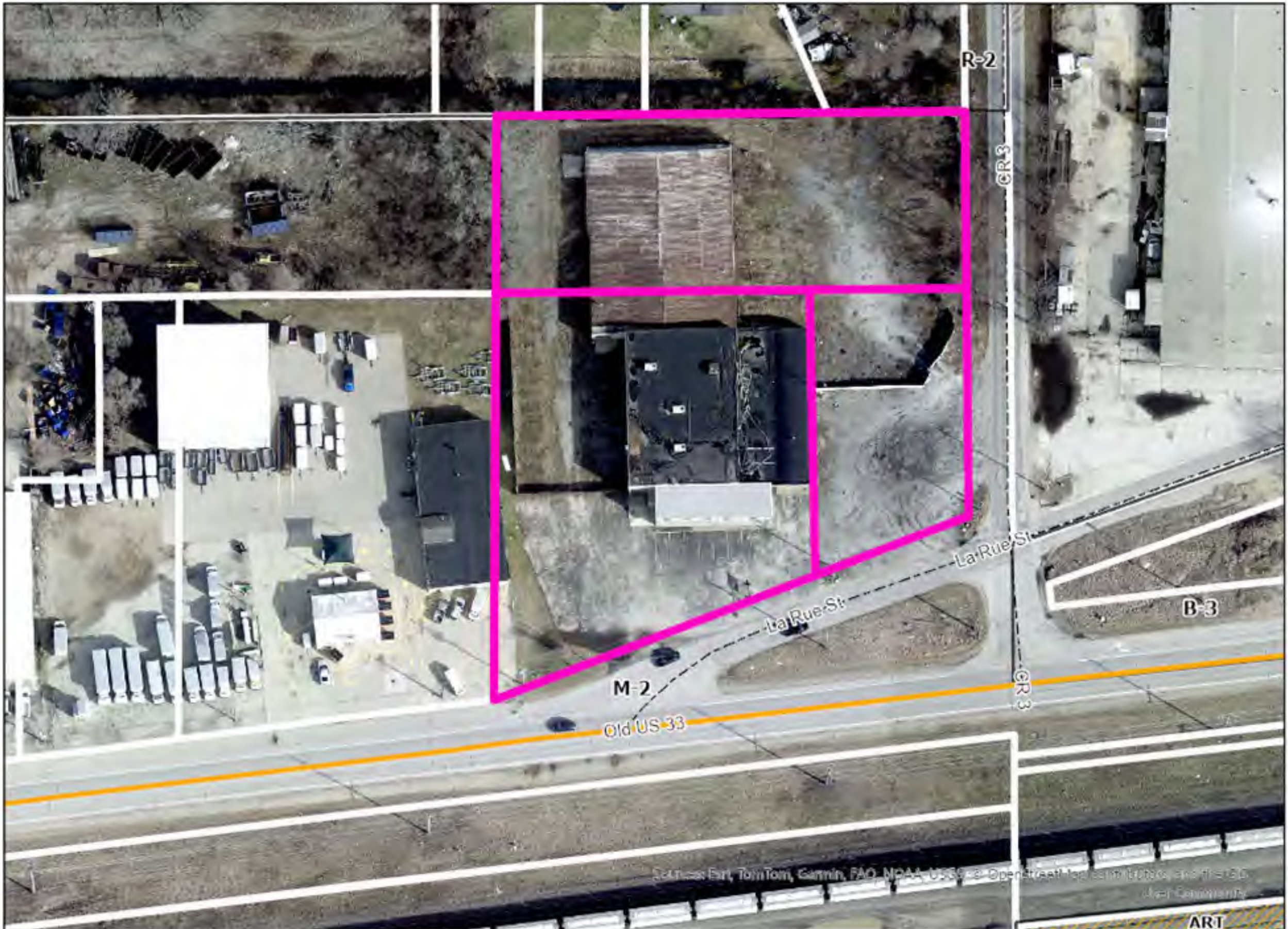
2025 Aerials

1 inch equals 60 ft



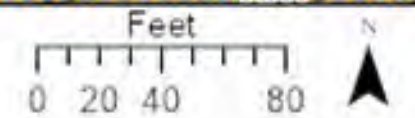
Sources: Esri, TomTom, Garmin, Esri, NOAA, USGS, and other services and data. © 2025 Esri. All rights reserved. Esri and the Esri logo are registered trademarks of Esri. Other brands and product names are trademarks of their respective owners.

DV-0198-2026



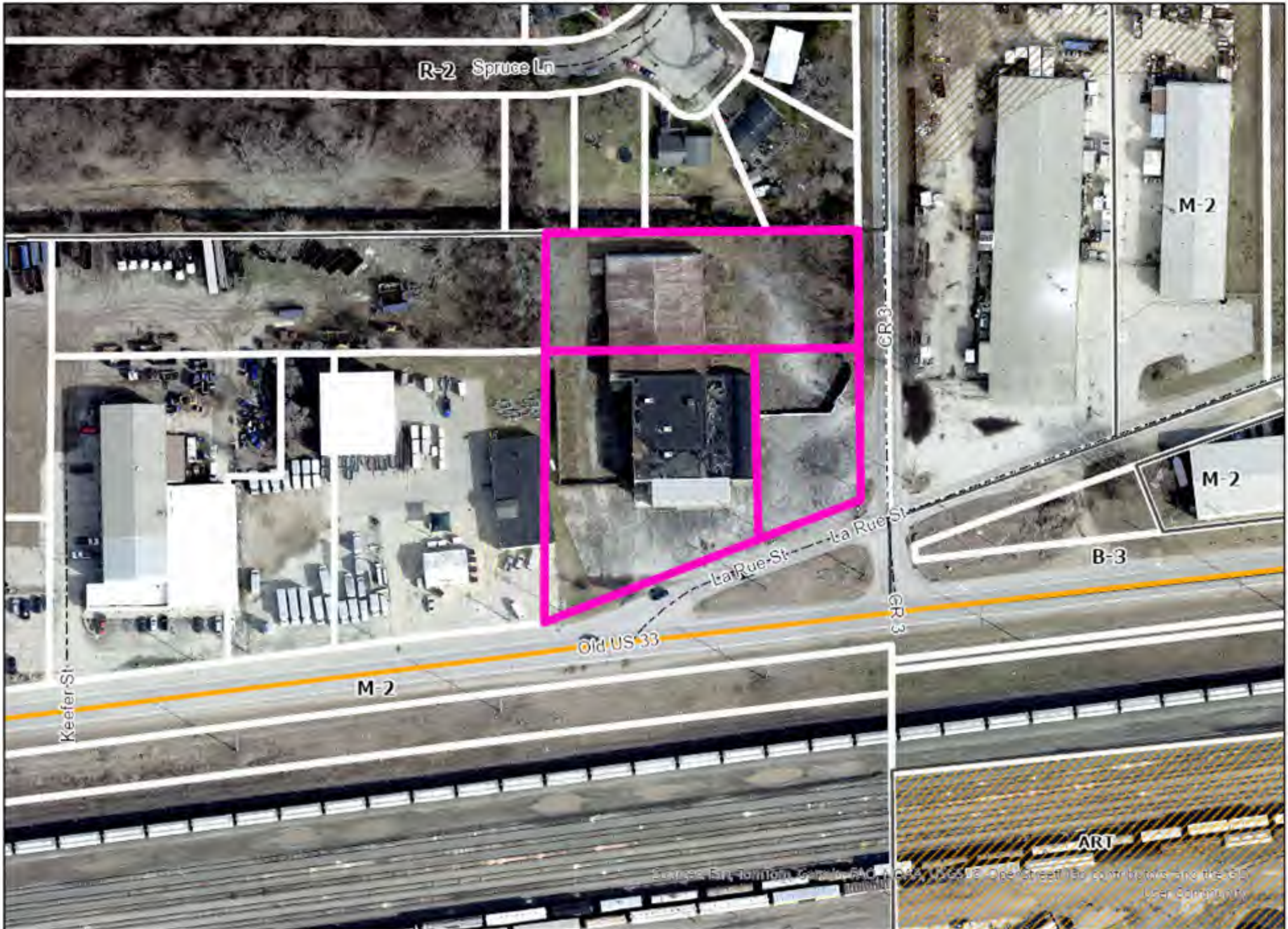
2025 Aerials

1 inch equals 80 ft



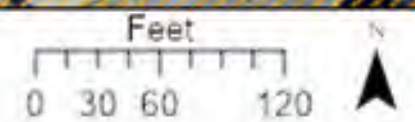
Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

DV-0198-2026



2025 Aerials

1 inch equals 120 ft





Subject property



Facing west



Facing east



Facing south



Facing northwest from CR 3



Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 20, 2026

Transaction Number: DV-0201-2026.

Parcel Number(s): 20-15-17-201-012.000-018.

Existing Zoning: A-1.

Petition: For a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Petitioner: Troy Schlichter & Trisha Schlichter, Husband & Wife.

Location: West side of CR 21, 1,250 ft. south of CR 46/146, in Jackson Township.

Site Description:

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

History and General Notes:

- None.

Staff Analysis:

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The request is 276 sq. ft., or 8 percent, over what is allowed, and all other standards are met.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 1.65-acre property in a residential and agricultural 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 request is in character with accessory structures found in residential and agricultural areas of similar density.

Hearing Officer Staff Report (Continued)

Hearing Date: May 20, 2026

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 4/13/2026) 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

Developmental Variance - Developmental Variance

DV-0201-2026

Date: 04/13/2026 Meeting Date: May 20, 2026
Board of Zoning Appeals Public Hearing Transaction #: DV-0201-2026

Description: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Troy Schlichter & Trisha Schlichter, Husband & Wife 69239 County Road 21 New Paris, IN 46553	Troy Schlichter & Trisha Schlichter, Husband & Wife 69239 County Road 21 New Paris, IN 46553

Site Address: 69239 County Road 21 New Paris, IN 46553	Parcel Number: 20-15-17-201-012.000-018
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Township: Jackson
Location: West Side Of County Road 21, 1250 Ft South Of County Road 46

Subdivision: REPLAT OF JACKSON PRAIRIE MINOR SUB	Lot # 1 & 2
--	-------------

Lot Area: 1.65	Frontage: 218.00	Depth: 334.00
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Zoning: A-1	NPO List: 05/01/2026
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: DWELLING 2855 X 110% = 3140 SF MINUS ATTACHED GARAGE 1016 SF MINUS POLE BARN 1440 SF = 684 SF MINUS PROPOSED ADDITION OF 960 SF = NEGATIVE 276 SF
SEE MI-0335-2016 FOR SECONDARY APPROVAL OF A TWO LOT MINOR SUBDIVISION KNOWN AS REPLAT OF JACKSON PRAIRIE MINOR SUBDIVISION FORMERLY KNOWN AS JACKSON PRAIRIE MINOR SUBDIVISION

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: Troy & Trisha Schlichter

1) Tell us what you want to do. ADD an addition TO our existing pole Barn.

2) Tell us why you can't change what you're doing so you don't need a variance. Any smaller in width and length, would not be sufficient

3) Tell us why the variance won't hurt your neighbors or the community. The use of the building will stay the same, and it will not create extret noise, traffic or disruption. overall, the addition is a small change that will not impact the surrounding properties.

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: 48' x 20' wide, 14' high
Tell us what you'll use it for. 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

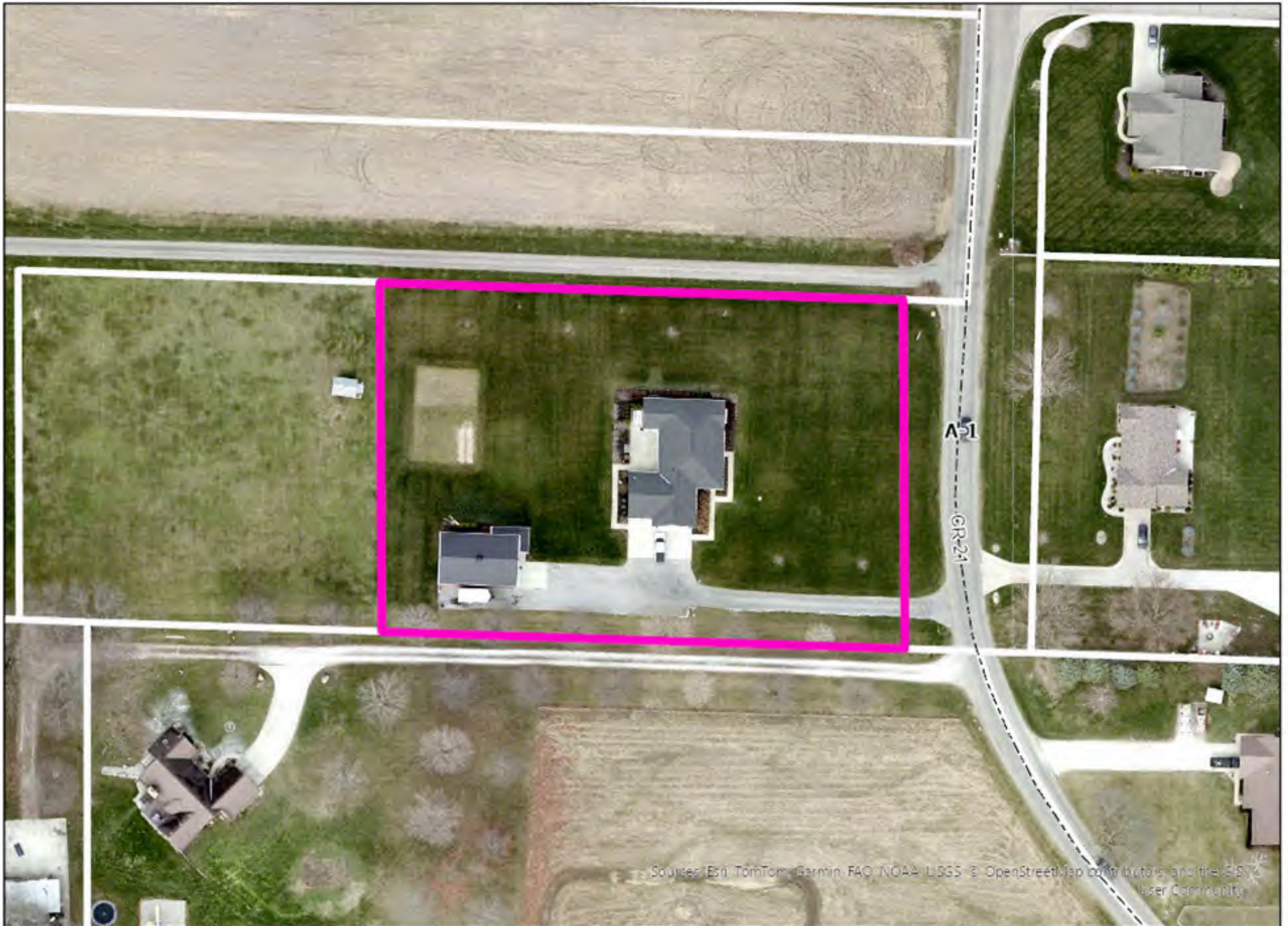
If yes, tell us how many total there will be. _____

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



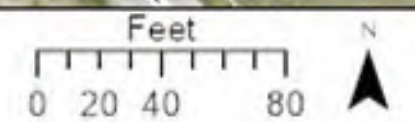
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

DV-0201-2026



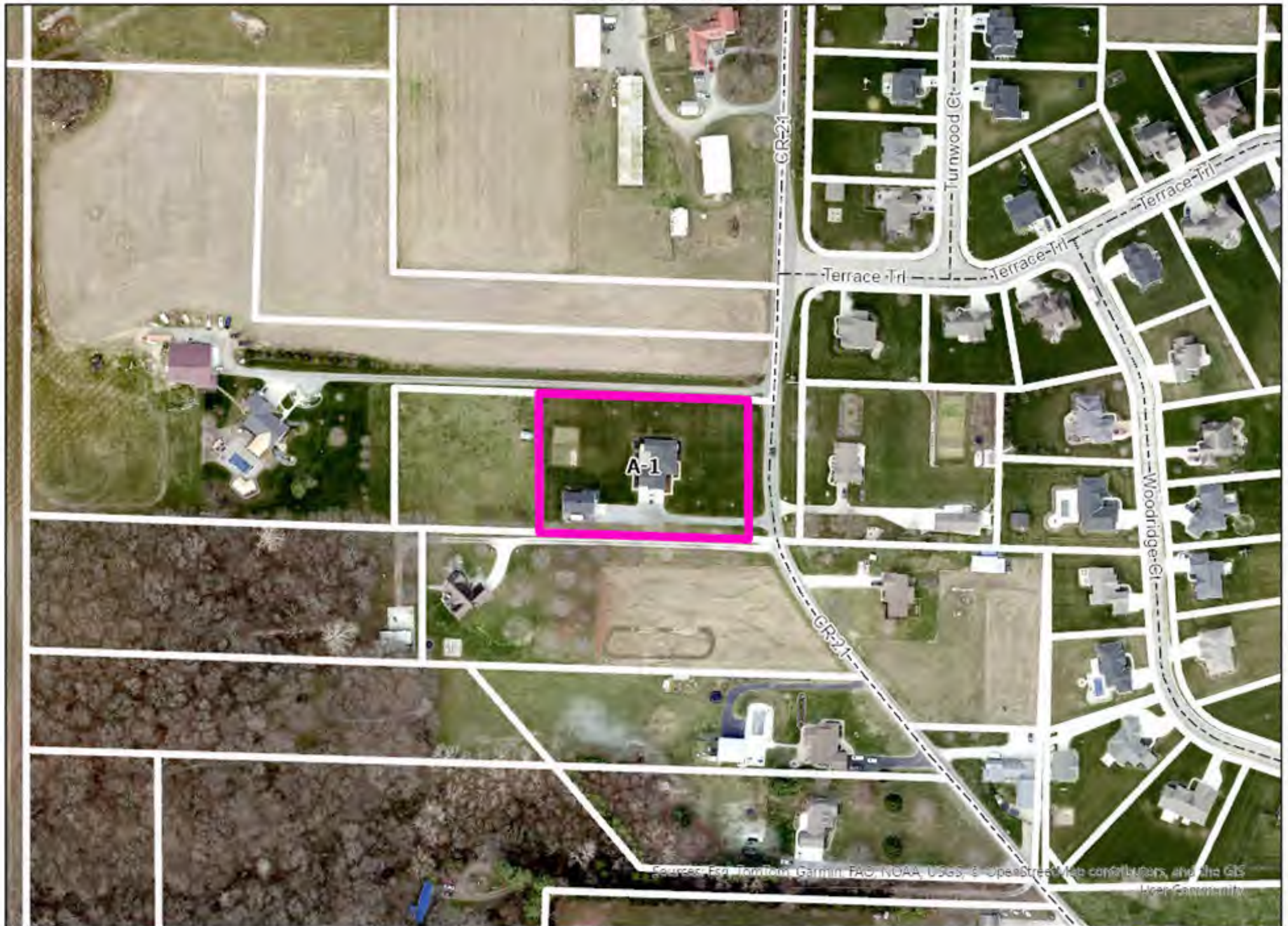
2025 Aerials

1 inch equals 80 ft



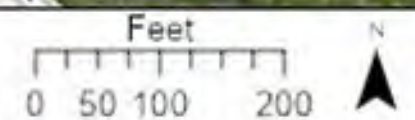
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

DV-0201-2026



2025 Aerials

1 inch equals 200 ft





Subject property



Accessory structure



Facing north



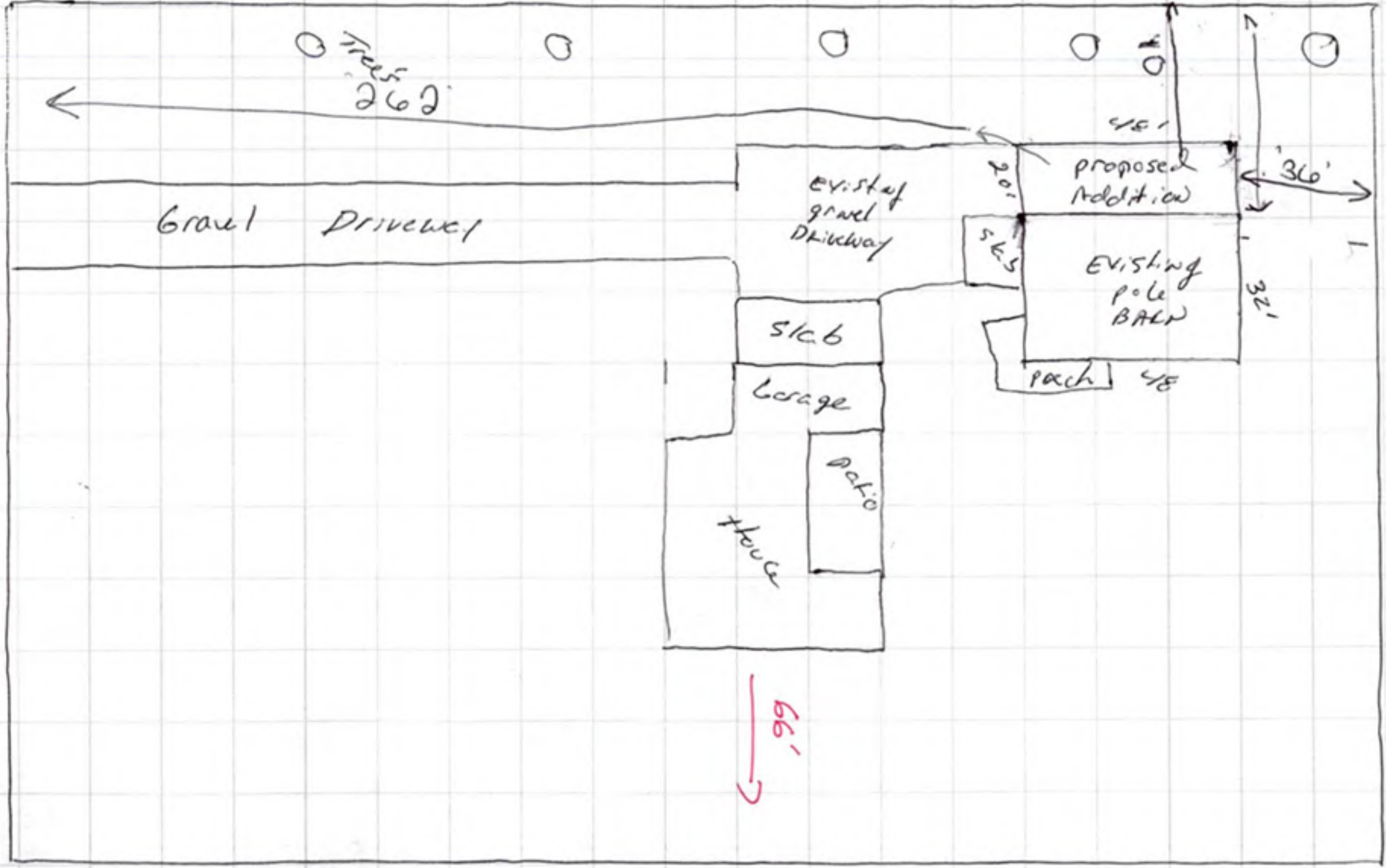
Facing south



Facing east

C.P. 21

E



S

66'

N

B

Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 20, 2026

Transaction Number: DV-0165-2026.

Parcel Number(s): 20-11-34-101-001.000-014.

Existing Zoning: R-2.

Petition: For a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right and for a 35 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of an accessory structure 85 ft. from the centerline of the right-of-way of SR 15.

Petitioner: Jolene M. Weaver.

Location: Southeast corner of CR 40 & SR 15, in Elkhart Township.

Site Description:

- Physical Improvement(s) – Residences, detached accessory structure.
- Proposed Improvement(s) – Detached accessory structure.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, Place of Worship.

History and General Notes:

- **October 21, 2024** – Board of County Commissioners signed ordinance to allow for a zone map change from R-1 to R-2.

Staff Analysis:

Staff finds that:

1. Approval of the requests will not be injurious to public health, safety, morals, or general welfare. This request is 158 sq. ft., or 6%, over what is allowed by right. There is a utility power line that connects to the subject property's residence and therefore the building cannot be placed further back to meet the required setback from SR 15.
2. Approval of the requests will not cause substantial adverse effect on neighboring property. This is a 1.37-acre residential parcel in a moderately dense residential and commercial area, and the property will remain residential in character. The accessory structure will be built out of the line of sight of the adjacent residence.
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 accessory structure couldn't be built to accommodate the size needed to store recreational vehicles or be set out of the way of the utility power line.

Hearing Officer Staff Report (Continued)

Hearing Date: May 20, 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 3/31/2026) 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

Developmental Variance - Developmental Variance

DV-0165-2026

Date: 03/31/2026 Meeting Date: May 20, 2026
Board of Zoning Appeals Public Hearing Transaction #: DV-0165-2026

Description: for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right and for a 35 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of an accessory structure 85 ft. from the centerline of the right-of-way of State Road 15

Contacts: Applicant Land Owner
Jolene M Weaver Jolene M Weaver
18884 County Road 40 18884 County Road 40
Goshen, IN 46526 Goshen, IN 46526

Site Address: 18926 County Road 40 Parcel Number: 20-11-34-101-001.000-014
Goshen, IN 46526

Township: Elkhart
Location: Southeast Corner of CR 40 and SR 15

Subdivision: FAIRLAWN S D UNREC SEC 34 Lot # 4 & 5

Lot Area: 1.37 Frontage: 485.00 Depth: 192.00

Zoning: R-2 NPO List: 05/01/2026

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: STORAGE EQUATION: RESIDENCE 2732 SQ. FT X 110% = 3005 SQ. FT.
MINUS (140) UTILITY SHED
MINUS (624) ATTACHED GARAGE
MINUS (2400) PROPOSED ACCESSORY BUILDING
= -158 SQ. FT. AVAILABLE STORAGE SPACE.
PROPERTY IS A DUPLEX SEE RZ-0525-2024

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: ROGER & JOLENE WEAVER

1) Tell us what you want to do. BUILD 40 X 60 STORAGE SHED, FOR STORAGE OF RV & CARS ETC.

2) Tell us why you can't change what you're doing so you don't need a variance. A 40 X 60 BUILDING IS A STANDARD SIZE, THERE IS A GARDEN TOOL SHED, ON THE PROPERTY WHICH WILL NOT BE NEEDED AFTER IT BECOMES LESS USEFUL. I AM ONLY 77 SQ FT SHORT & THE SHED IS 168 SQ FT

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: 40X60X16 - TO PEAK 22'3/4
Tell us what you'll use it for. STORAGE - RV, VEHICLES

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.

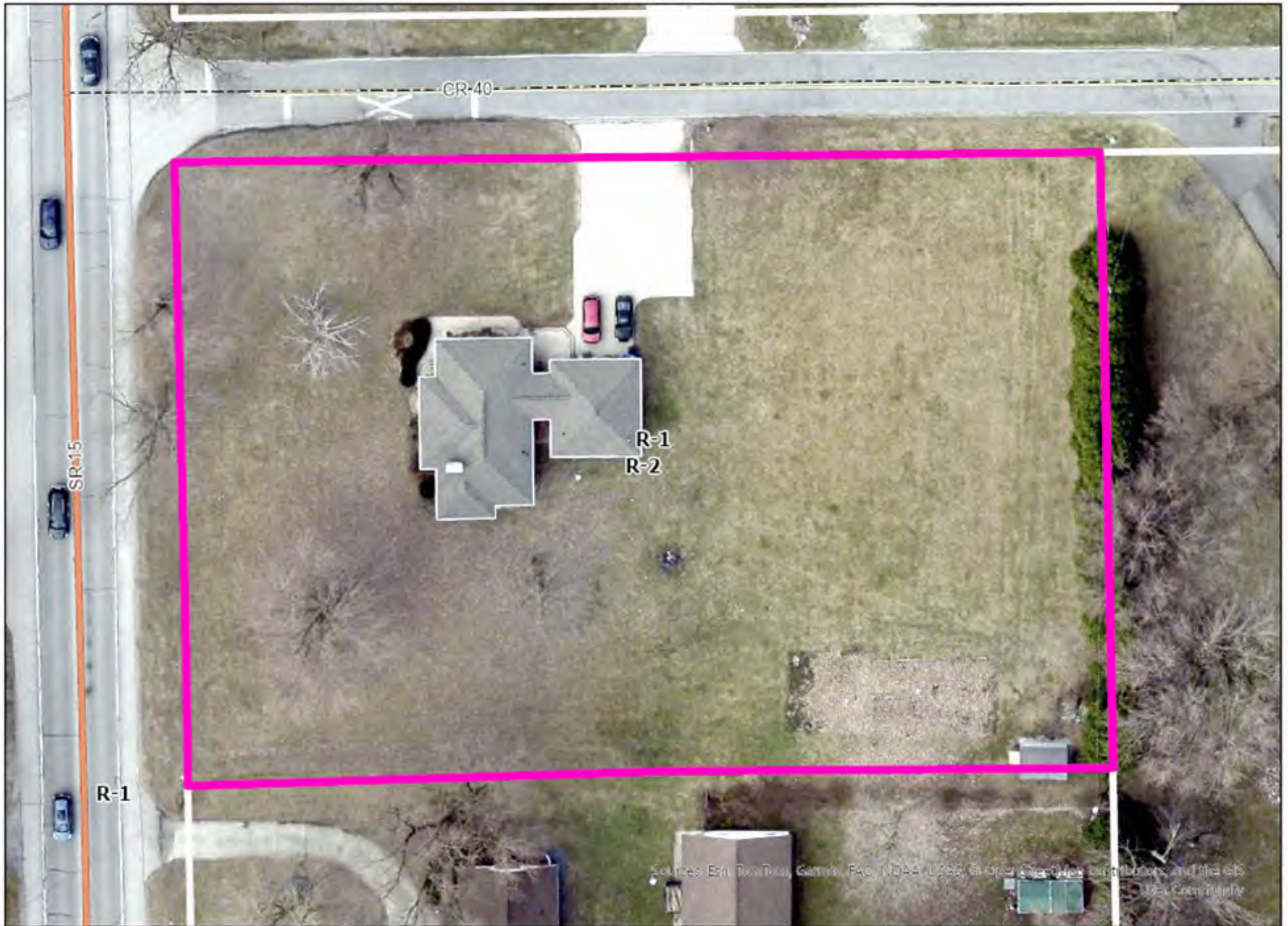
Sign 1 Dimensions (length and width): _____
Existing? Y N Double faced? Y N
Electronic message board? Y N If no, lighted? Y N
Freestanding? Y N Wall mounted? Y N

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

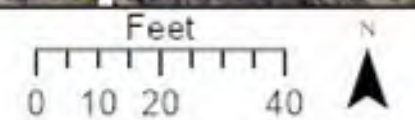
8) Does the application include a variance for parking spaces? Y N
If yes, tell us how many total there will be. _____

9) Tell us anything else you want us to know. WITH THE GARDEN SHED GONE AFTER IT DETERIATES THE ALLOWED SQUARE FOOTAGE IS GREATER THAN THE SQUARE FOOTAGE OF THE BUILDING. IT IS ONLY 77 SQ FT OVER THE CURRENT ALLOWANCE

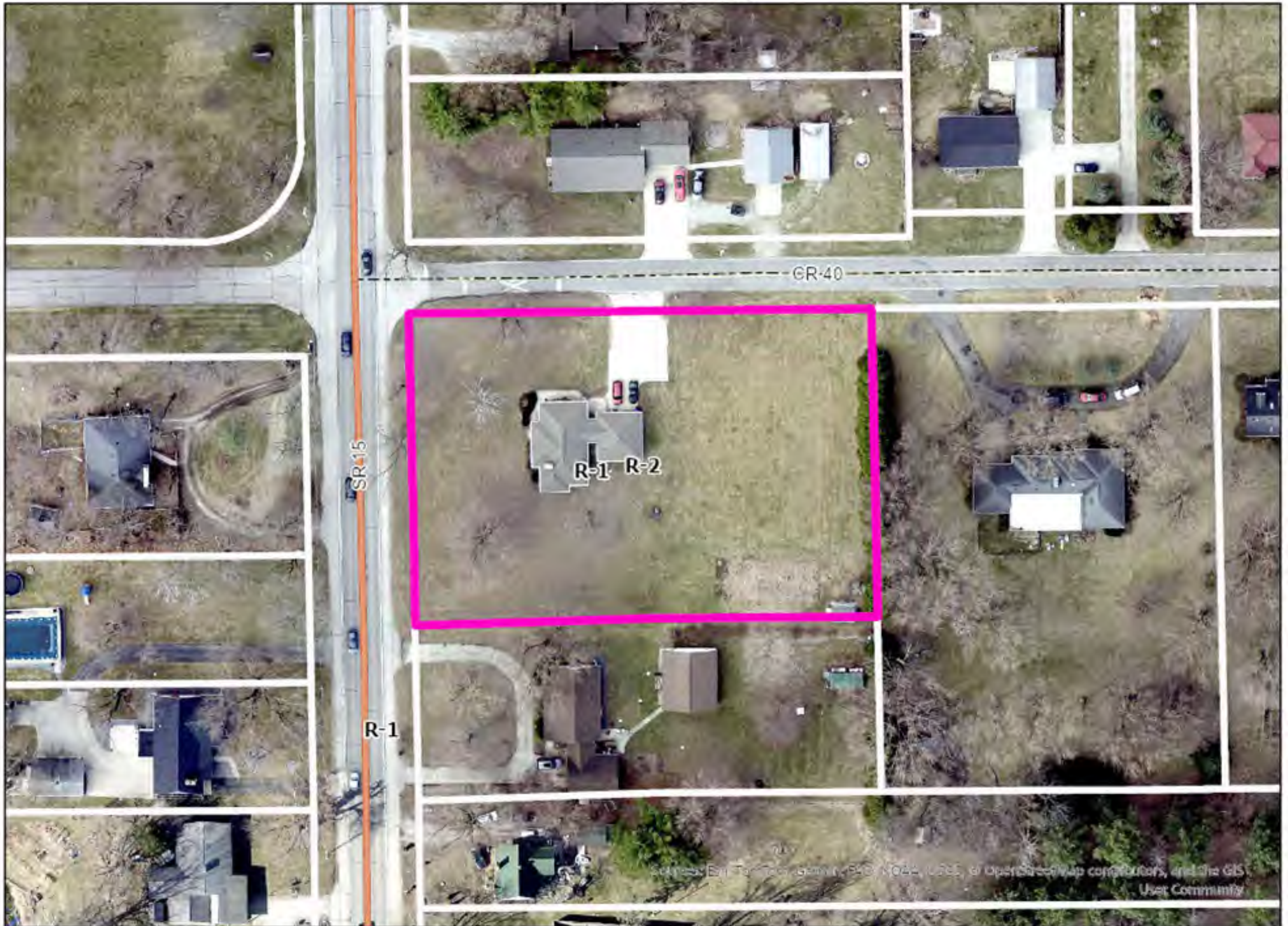


2025 Aerials

1 inch equals 40 ft

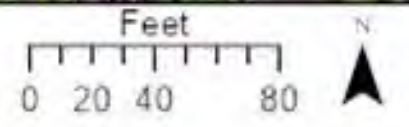


Sources: Esri, TerraMetrics, Garmin, FACS, NOAA, USGS, Google, Aerials, Mapbox, Bing, and the GIS User Community

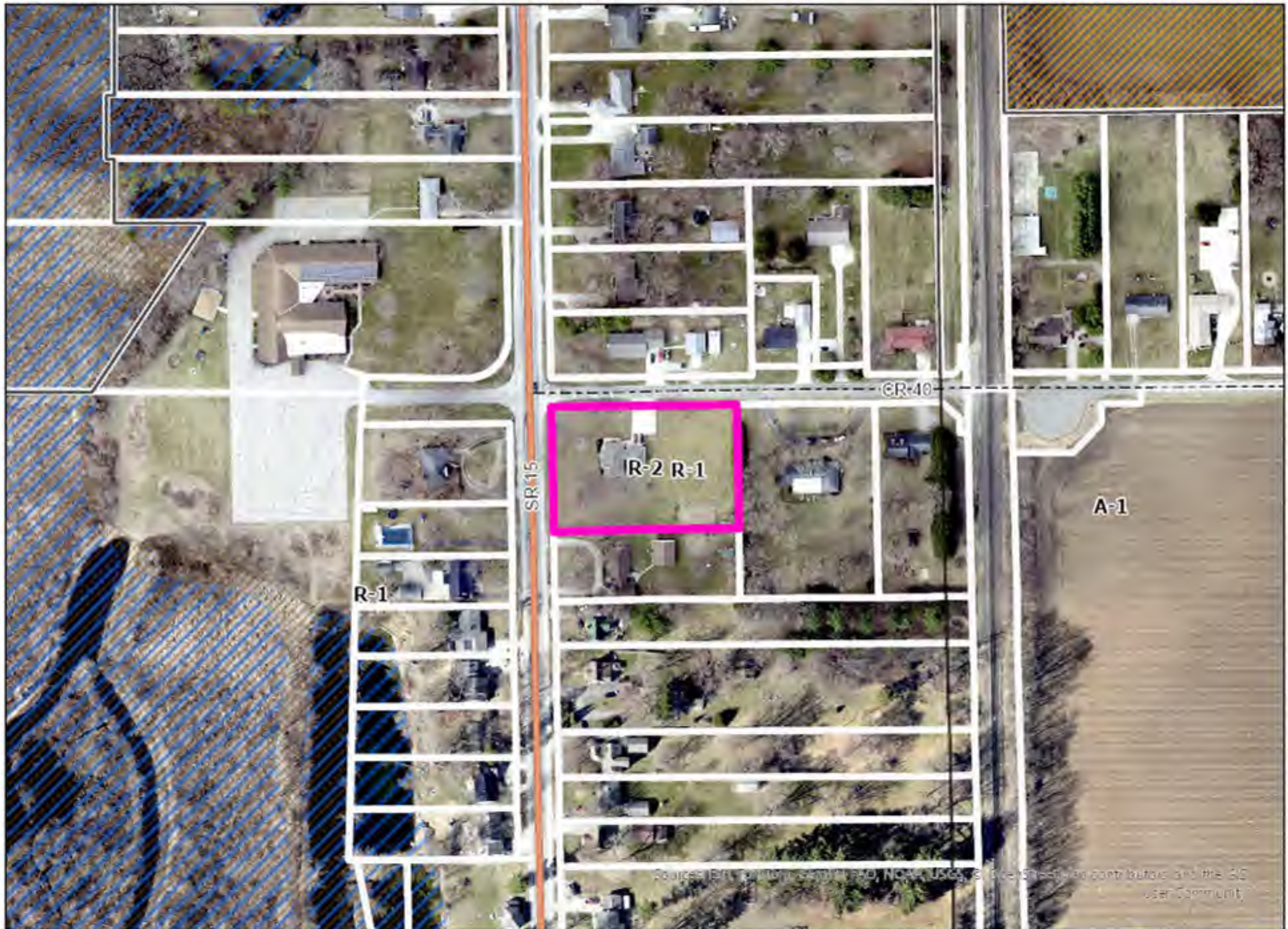


2025 Aerials

1 inch equals 80 ft

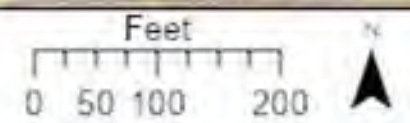


DV-0165-2026



2025 Aerials

1 inch equals 200 ft





Subject property



Facing west, towards SR 15



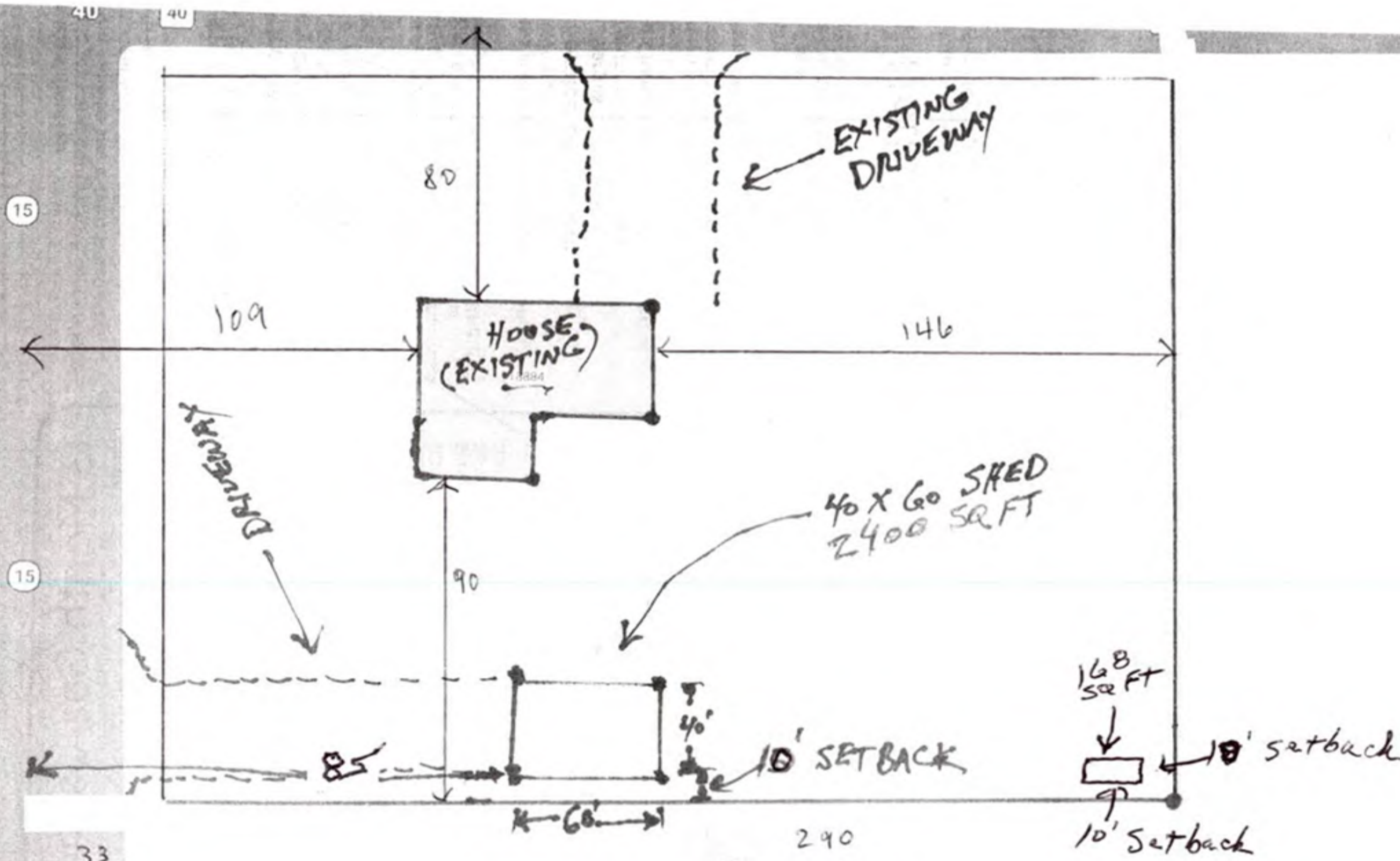
Facing east



Facing south from intersection of SR 15 & CR 40



Facing north



Hearing Officer Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 20, 2026

Transaction Number: DV-0167-2026.

Parcel Number(s): 20-15-01-226-008.000-018.

Existing Zoning: A-1.

Petition: For a 6 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for an accessory structure 31 ft. in height.

Petitioner: Lydell E. Troyer & Karmen R. Troyer, Husband & Wife.

Location: South side of CR 42, 845 ft. west of CR 31, in Jackson Township.

Site Description:

- Physical Improvement(s) – Residential duplex, detached accessory structures, in-ground pool.
- Proposed Improvement(s) – Addition to detached accessory structure.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

History and General Notes:

- **July 18, 2002** – An appeal to allow for the construction of a residence on property served by an unimproved and non-maintained county road, a 70 ft. lot width Variance (Ordinance requires 100 ft.), a 3:1 depth-to-width-ratio Variance to allow for the construction of a residence (Parcel 2), and a 3:1 depth-to-width-ratio Variance to allow for the construction of a residence (Parcel 3) were approved (2002667).

Staff Analysis:

Staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. This request is only 6 ft. above the height requirement; the accessory structure sits well off the roadway and is in character with the size of building that can be found on large lots in a rural area.
2. Approval of the request will not cause substantial adverse effect on neighboring property. The existing accessory structure is already at the height being requested and has been in place since 2017 without complaints and the addition will not cause adjacent parcels sight hindrances.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the variance the accessory structure addition wouldn't be built to match the existing pitch of the roof line.

Hearing Officer Staff Report (Continued)

Hearing Date: May 20, 2026

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 3/31/2026) 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

DV-0167-2026

Developmental Variance - Developmental Variance

Date: 03/31/2026

Meeting Date:

May 20, 2026

Board of Zoning Appeals Public Hearing

Transaction #:

DV-0167-2026

Description: for a 6 ft. Developmental Variance (Ordinance allows 25 ft.) to allow for an accessory structure 31 ft. in height

Contacts: Applicant

Pacemaker Buildings, Inc.
Po Box 259
North Webster, IN 46555

Authorized Agent

Pacemaker Buildings, Inc.
Po Box 259
North Webster, IN 46555

Land Owner

Lydell E. Troyer & Karmen R.
Troyer, Husband & Wife
16168 County Road 42
Goshen, IN 46528

Site Address: 16168 County Road 42
Goshen, IN 46528

Parcel Number: 20-15-01-226-008.000-018

Township: Jackson

Location: South side of CR 42, 845 ft. West of CR 31

Subdivision:

Lot #

Lot Area: 4.21 Frontage: 285.00

Depth: 659.00

Zoning: A-1

NPO List: 05/01/2026

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: 2002-2667 APPEAL/VARIANCE WAS APPROVED FOR CONSTRUCTION OF RESIDENCE
PARCEL CREATION DATE 9-3-2003
STORAGE EQUATION DWELLING 4505 SF X 200% = 9010 SF MINUS ATTACHED GARAGE 1931 SF MINUS POLE
BARN 2100 SF MINUS SHED 240 SF MINUS PROPOSED ADDITION 2016 SF LEAVES 2723 SF AVAILABLE PERSONAL
STORAGE.

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: Kurt Hochstetler

1) Tell us what you want to do. Add a 63' x 32' post frame structure to an existing 60' x 35' building.

2) Tell us why you can't change what you're doing so you don't need a variance. Due to size and slope of existing structure and the need of the customer.

3) Tell us why the variance won't hurt your neighbors or the community. Current building is attractive and adding to it will only enhance that. Neighbors are far enough away will not affect them.

4) 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

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

Building or addition 1 Size and height to the peak: 63' x 32'
Tell us what you'll use it for. Peak Height 31'

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 [x] 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 [x] 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

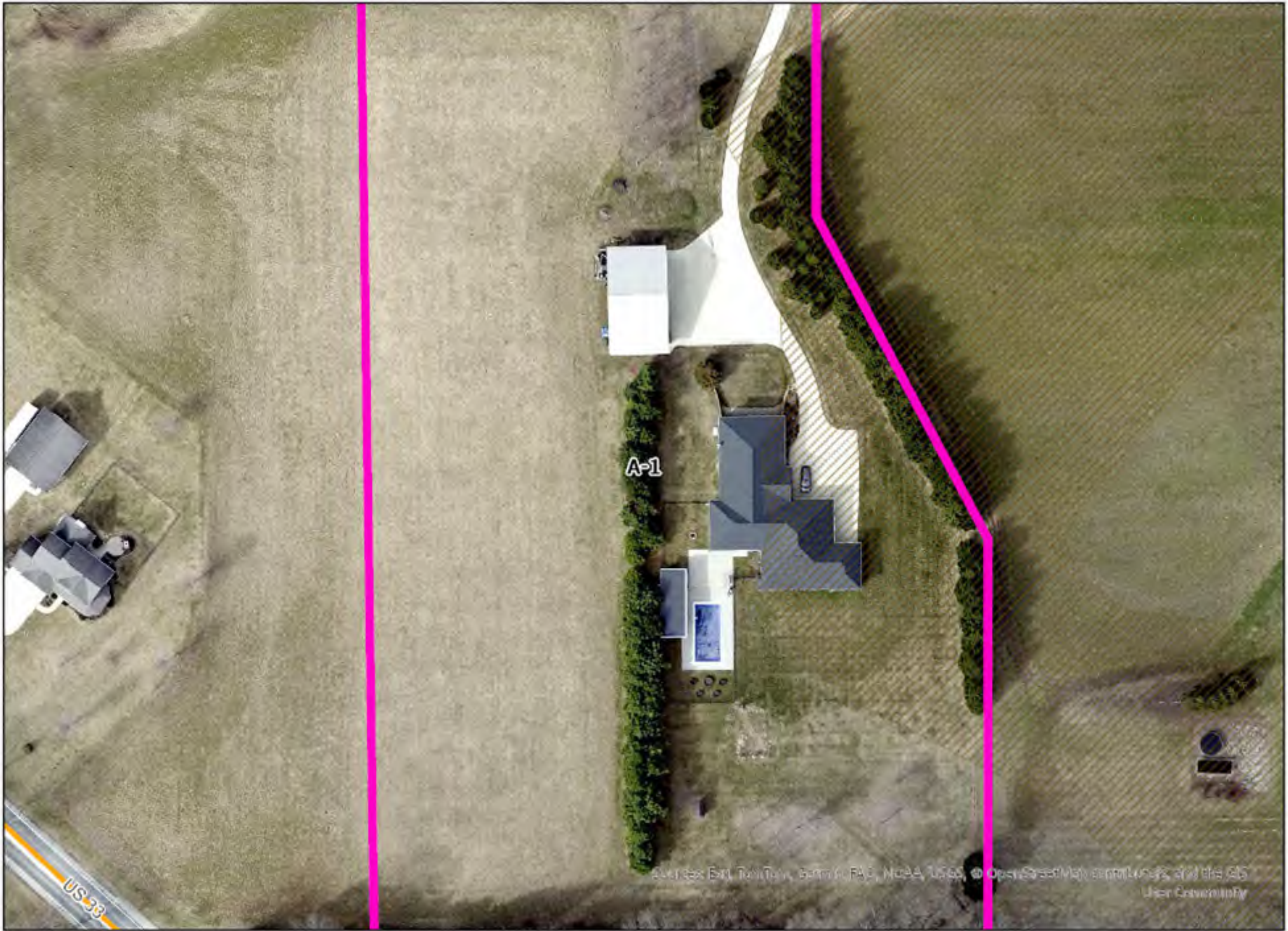
Sign 2 Dimensions (length and width):
Existing? [] Y [] N Double faced? [] Y [] N
Electronic message board? [] Y [] N If no, lighted? [] Y [] N
Freestanding? [] Y [] N Wall mounted? [] Y [] N

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 [x] N
If yes, tell us how many total there will be.

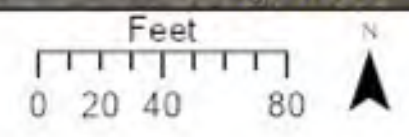
9) Tell us anything else you want us to know. Exist building has a 5-12 roof slope. The owner is wanting to match that with taller interior height

DV-0167-2026

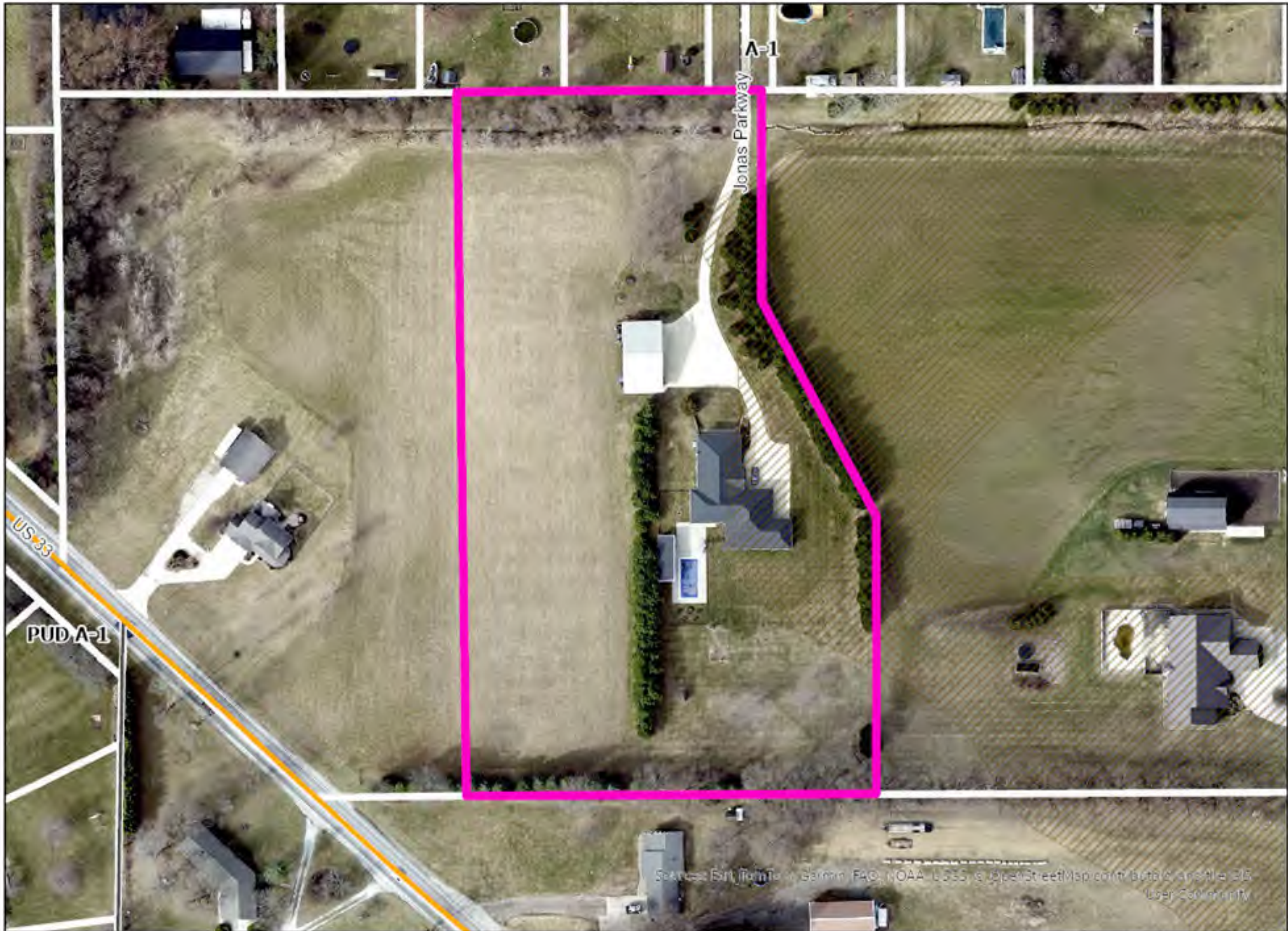


2025 Aerials

1 inch equals 80 ft

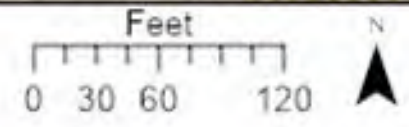


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2025 Aerials

1 inch equals 120 ft



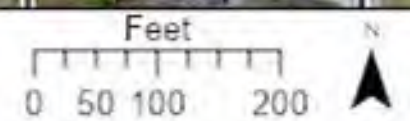
Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri, StreetMap, and the GIS User Community

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2025 Aerials

1 inch equals 200 ft





Subject property



Subject property from roadway



Proposed location of addition



Facing west



Facing east

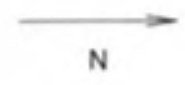


Facing north

LYDELL TROYER
16168 CR 42
GOSHEN, IN 46528
(574) 536-4657

3-28-2026
PARCEL #20-15-01-226-008.000-018
ZONED: A1

H=HOUSE
G=GARAGE
PH=POOL HOUSE
PB=EXISTING POLE BARN
W=WELL
X=63' x 32' POLE BARN ADDITION
31' PEAK HEIGHT



658'

285'

212'

121'

63'

32'

X

236'

PB

359'

178'

PH

POOL

H

W

DRIVEWAY

229'

FRONT OF HOUSE TO NORTH PROPERTY LINE: 329'

10'

SEPTIC

G

191'

78'

219'

261'

383'

