AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

NOVEMBER 19, 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 15th day of October 2026.

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

SPECIAL USES **9:00 A.M.** **(MILLER)**

A. Petitioner: ***AMMF Trustee Corporation (Land Contract Holder) & Calvin Miller (Land Contract Purchaser)*** **(Page 4)**
Petition: for a Special Use for a home workshop/business for a cabinet business.
Location: North side of CR 46, 1,500 ft. East of CR 21, common address of 19941 CR 46 in Jackson Township, zoned A-1. SUP-0666-2026

B. Petitioner: ***SLSC Inc.*** **(Page 5)**
Petition: for an amendment to an existing Special Use for indoor/outdoor recreation (sportsmen's club) to allow for the construction of a storage building addition, a pavilion & additional parking.
Location: East side of CR 11, 2,700 ft. South of State Line Rd., common address of 51036 CR 11 in Osolo Township, zoned A-1. SUP-0640-2026

C. Petitioner: ***Maple Grove Community Church of New Paris, Inc.*** **(Page 6)**
Petition: for an amendment to an existing Special Use for a place of worship to amend signage and add property.
Location: South side of CR 46, 1,115 ft. West of CR 21, common address of 20430 CR 46 in Jackson Township, zoned A-1. SUP-0627-2026

D. Petitioner: ***Clinton Christian School Association, Inc.*** **(Page 7)**
Petition: for an amendment to an existing Special Use for a school to allow for the construction of an addition for classrooms and gymnasium expansion.
Location: West side of CR 35, 1,000 ft. South of SR 4, common address of 61763 CR 35 in Clinton Township, zoned A-1. SUP-0669-2026

9:30 A.M. (HESSER)

E. Petitioner: ***Northern End Equine, LLC*** **(Page 8)**
Petition: for a Special Use for a kennel.
Location: East side of CR 43, 1,000 ft. South of CR 24, common address of 59700 CR 43 in Middlebury Township, zoned A-1. SUP-0671-2026

F. Petitioner: ***Bashor Home of the United Methodist Church, Inc.*** **(Page 9)**
Petition: For a Special Use for a social services establishment.
Location: South side of CR 30, 1,430 ft. East of CR 15, in Harrison Township, zoned A-1. SUP-0672-2026

G. Petitioner: ***Martin Lopez*** **(Page 10)**
Petition: for a Special Use for semi-tractor trailer storage.
Location: West side of Kershner Ln., 1,425 ft. South of CR 106, common address of 53747 Kershner Ln. in Osolo Township, zoned PUD R-1. SUP-0667-2026

USE VARIANCE/SPECIAL USE/DEVELOPMENTAL VARIANCE

H. Petitioner: ***Steven Keyser*** **(Page 11)**
Petition: for a Use Variance for 4 shipping containers, for a Special Use for a home workshop/business for a lawn and landscaping business, for a Developmental Variance to allow for 7 outside employees (Ordinance allows 4), and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: South side of CR 16, 915 ft. West of SR 19, common address of 28178 CR 16 in Baugo Township, zoned R-2. SUP-0643-2026

USE VARIANCE

I. Petitioner: ***Trustees of the Church of God of Elkhart Indiana*** **(Page 12)**
Petition: for a Use Variance for vehicle rental (moving trucks).
Location: South side of CR 4, 4,000 ft. East of CR 5, common address of 28082 CR 4 in Cleveland Township, zoned A-1. SUP-0665-2026

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

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 Staff Report

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

Hearing Date: November 19, 2026

Transaction Number: SUP-0666-2026.

Parcel Number(s): 20-15-09-101-002.000-018 & 20-15-09-151-002.000-018.

Existing Zoning: A-1.

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

Petitioner: AMMF Trustee Corporation (Land Contract Holder) & Calvin Miller (Land Contract Purchaser).

Location: North side of CR 46, 1,500 ft. east of CR 21, in Jackson Township.

Site Description:

- Physical Improvement(s) – Residence, detached garage.
- Proposed Improvement(s) – None.
- 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 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 large 23-acre parcel that has an established buffering of mature trees on the west side of the property that helps noise from causing those closest neighbors issues.

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

BZA Staff Report
(Continued)

Hearing Date: November 19, 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 10/9/2026) and as represented in the Special Use application.

2. Semi-tractor trailers may not back into the Real Estate from CR 46 or back out from the Real Estate onto CR 46.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

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

SUP-0666-2026

Date: 10/09/2026 Meeting Date: November 19, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0666-2026

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

Contacts:

Applicant	Land Owner
Ammf Trustee Corporation Trustee C/O Calvin Miller (Lessee) 19941 Cr 46 New Paris, IN 46553	Ammf Trustee Corporation (Land Contract Holder) 8216 W 1350 N Nappanee, IN 46550

Site Address: 19941 County Road 46
New Paris, IN 46553

Parcel Number: 20-15-09-101-002.000-018
20-15-09-151-002.000-018

Township: Jackson

Location: North Side Of County Road 46, West Of Sr 15

Subdivision:

Lot #

Lot Area: 23.49 Frontage: 145.00 Depth:

Zoning: A-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE: 12/29/16

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Calvin Miller

1) Tell us what you want to do. I am running a woodworking business.

2) Tell us why this activity won't hurt your neighbors or the mmunity. It's far enough away. It's a small shop. A treeline, fencerow, and an evergreen barrier is between the neighbors and the shop.

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. Woodworking equipment creates dust and noise.

Tell us how you'll reduce the impact of those things on neighbors. Dust is contained into a dust collector. A noise barrier with trees is between us and the Neighbors. A silencer for Generator exhaust is in place.

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

If yes, tell us about it. Treeline/ Fencerow along with some evergreens is used for buffering

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: 40'x80'x 20'H

Tell us what you'll use it for. Wood working shop.

Building or addition 2 Existing? ☑ Y ☐ N Size and height to the peak: 10'w 12'l 10'H

Tell us what you'll use it for. Generator

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 ➡

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: 1 person Part time: _____

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

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

What will be the days and hours of operation on this property? 5:30 AM to 2:00pm

How many parking spaces do you have now? 1

How many parking spaces do you want? 1

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

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

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. Once per week

Tell us the kind of vehicles used. Truck + trailer
Pick-up with trailer

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

Sign 1 Dimensions (length and width). _____

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

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

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

Sign 2 Dimensions (length and width). _____

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

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

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

Sign 3 Dimensions (length and width). _____

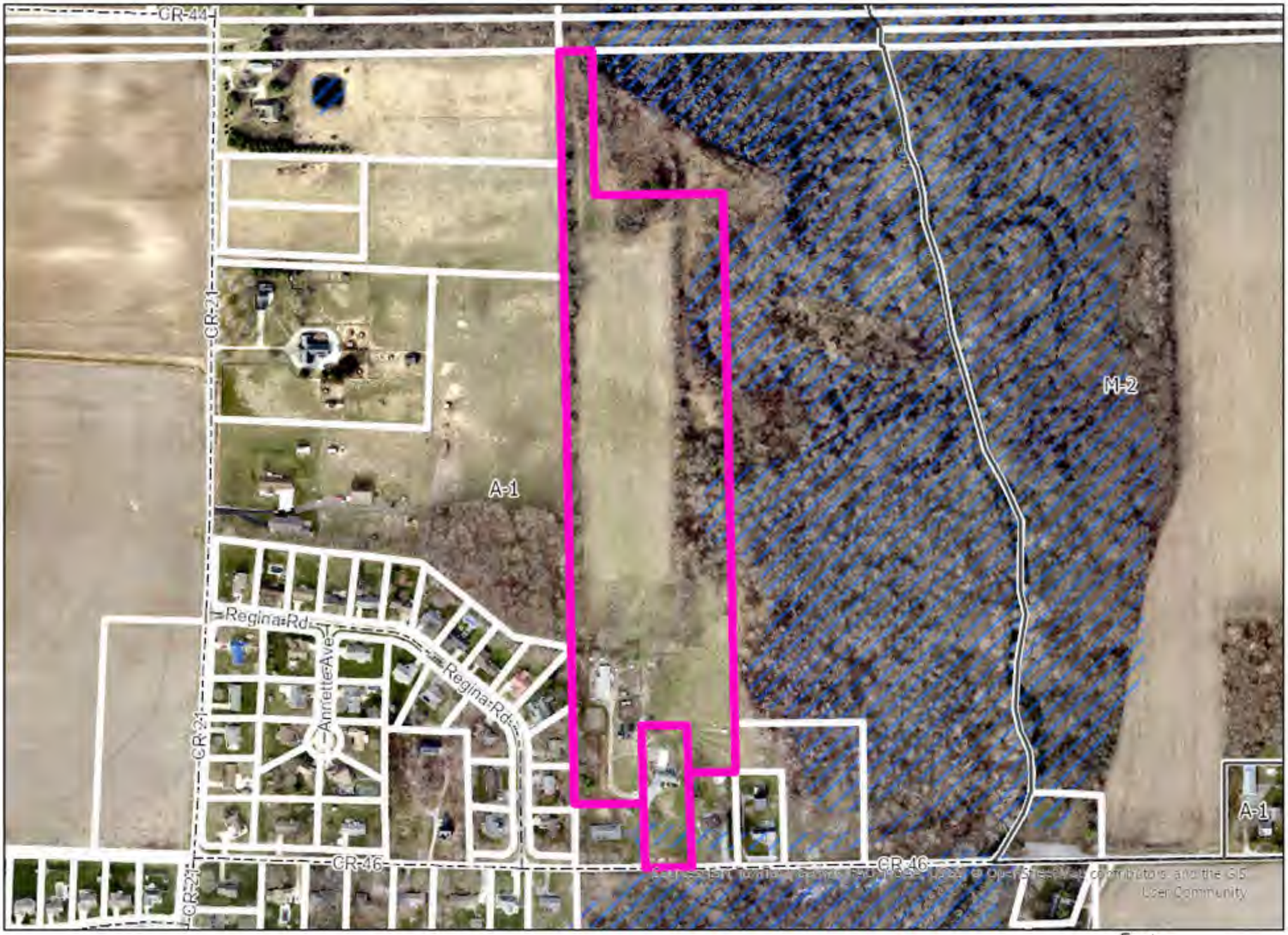
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

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

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

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

SUP-0666-2026



2025 Aerials

1 inch equals 400 ft

Feet

0 105 210 420

N

SUP-0666-2026



2025 Aerials

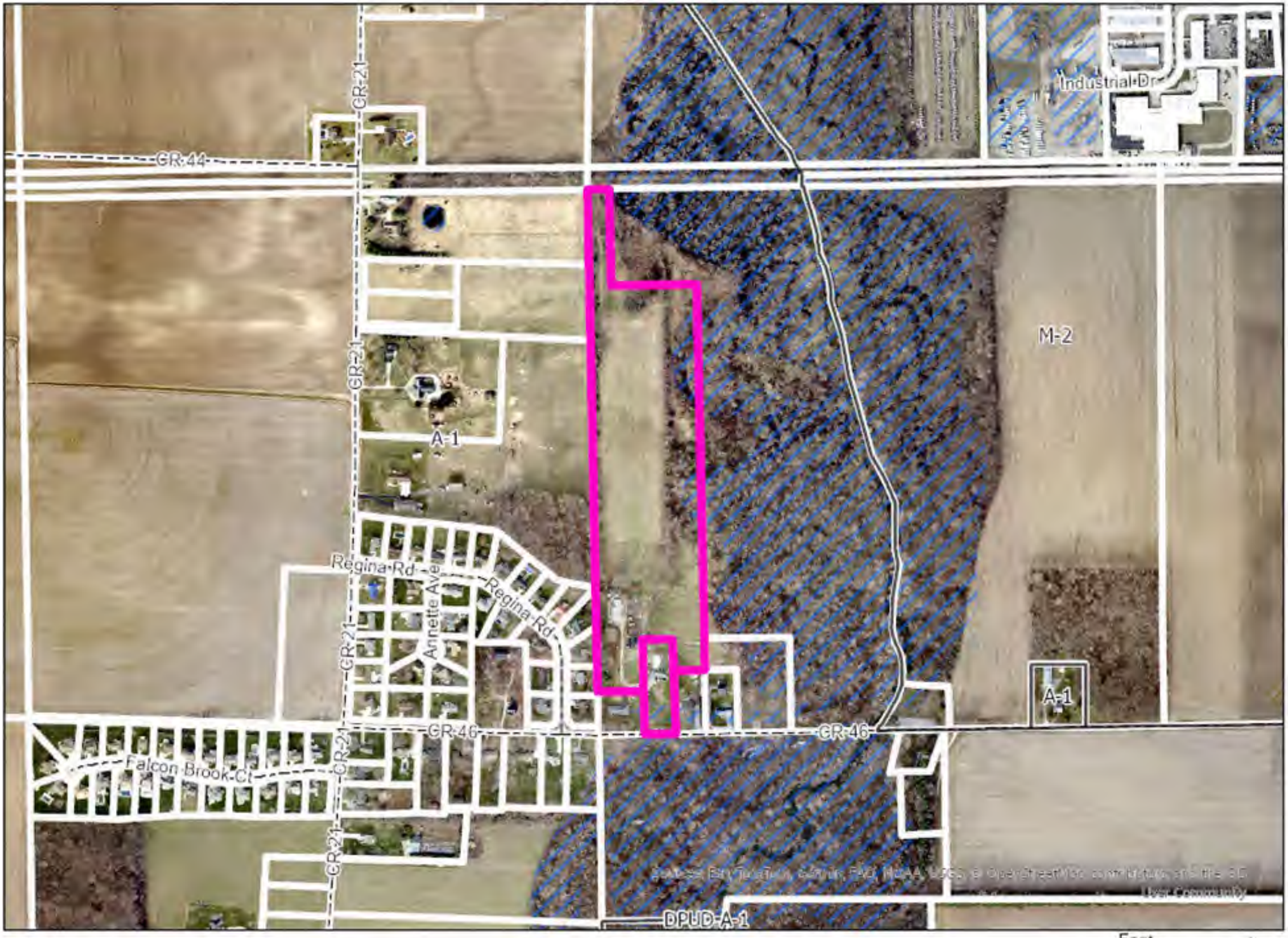
1 inch equals 500 ft

Feet

0 135 270 540

N

SUP-0666-2026



2025 Aerials

1 inch equals 600 ft

Feet

0 162.5325 650



Subject property



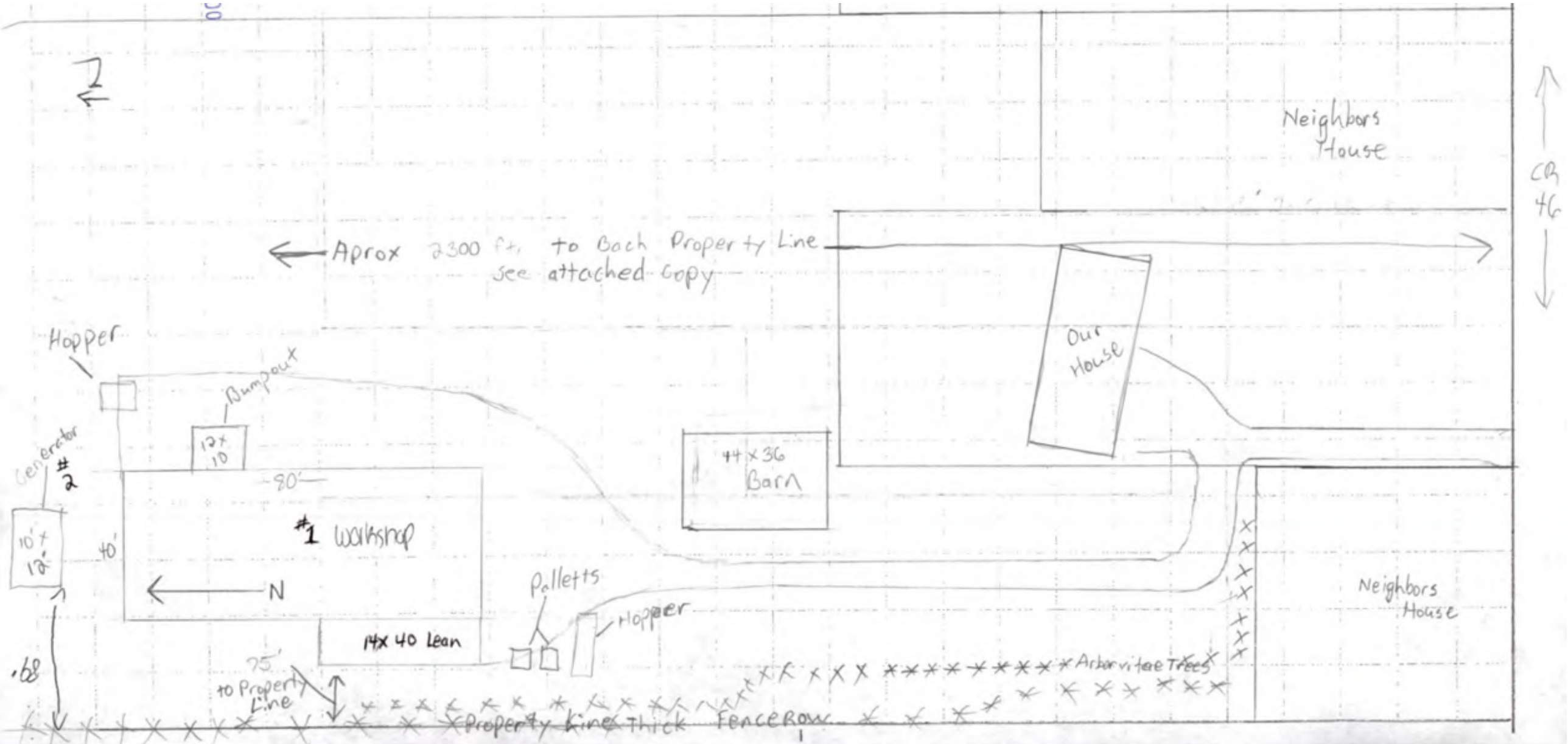
Facing east



Facing west



Facing south


Neighbors House
Aprox 2300 ft. to Each Property Line
see attached copy
Hopper
Our House
Dumpout
12x 10
Generator #2
10' x 12'
80'
40'
#1 Workshop
N
44 x 36 Barn
Palletts
Hopper
14x 40 Lean
75' to Property Line
Arborvitae Trees
Property Line Thick Fencerow
Neighbors House

BZA Staff Report

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

Hearing Date: November 19, 2026

Transaction Number: SUP-0640-2026.

Parcel Number(s): 20-02-15-126-004.000-026.

Existing Zoning: A-1.

Petition: For an amendment to an existing Special Use for indoor & outdoor recreation (sportsmen's club) to allow for the construction of a storage building addition, a pavilion & additional parking.

Petitioner: SLSC Inc.

Location: East side of CR 11, 2,700 ft. south of State Line Rd., in Osolo Township.

Site Description:

- Physical Improvement(s) – Clubhouse.
- Proposed Improvement(s) – Addition of storage structure, pavilion, parking.
- Existing Land Use – Recreational.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **August 18, 1994 –** The BZA approved the construction of a clubhouse for Simonton Lake Sportsmen's Club and their sponsored Boy Scouts (94-3121).

Staff Analysis:

Staff finds that:

1. The Special Use Amendment will be consistent with the spirit, purpose, and intent of the Development Ordinance. The Special Use is existing and an amendment for expansion is allowed.

2. The Special Use Amendment will not cause substantial and permanent injury to the appropriate use of neighboring property. This is an existing Special Use that has been a part of the community since 1995 without complaints. As the community grows it is natural that a community-based facility would also need to expand to meet the needs of the community they are a part of.

3. The Special Use Amendment will substantially serve the public convenience and welfare by continuing to provide the community with recreational facilities.

BZA Staff Report
(Continued)

Hearing Date: November 19, 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 sign setback.

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

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

2. No firearm use permitted on-site (other than for turkey shoots).

3. Two (2) turkey shoots per year permitted on-site.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use Amendment - Non Mobile Home

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

SUP-0640-2026

Date: 10/01/2026 Meeting Date: November 19, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0640-2026

Description: for an Amendment to an existing Special Use for a Clubhouse for Simonton Lake Sportsmens Club to allow for an event venue, new pavilion and additional parking

Contacts: Land Owner

Slsc, Inc., An Indiana Nonprofit
Corporation
51036 Cr 11
Elkhart, IN 46514

Site Address: 51036 County Road 11
Elkhart, IN 46514

Parcel Number: 20-02-15-126-004.000-026

Township: Osolo

Location: East Side Of County Road 11, 4,700 Feet North Of County Road 4

Subdivision:

Lot #

Lot Area: 18.20 Frontage: 598.00 Depth:

Zoning: A-1

NPO List:

Present Use of Property: VENUE

Legal Description:

Comments: PERMIT #BC-1794-2026 FOR PAVILLION HAS BEEN APPLIED FOR
SEE PREVIOUS SPECIAL USE #95-1284 FOR A NEW BUILDING FOR A CLUBHOUSE, APPROVED 8/18/1994

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: SLSC, Inc Bill Leighton President 574-931-0303

1) Tell us what you want to do. BUILD AN 1800 SQ FT PAVILION AND ADD ADDITIONAL PARKING

2) Tell us why this activity won't hurt your neighbors or the community. This is a non profit Sportsmens club This Pavillion will Be used For community and club use events

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: 30 x 60 open
Tell us what you'll use it for. Host Kids Fishing contests Pavillion with a stage
Building or addition 2 Existing? ☒ Y ☒ N Size and height to the peak: 16' octagon Roof 14' tall
Tell us what you'll use it for. Gazebo For Site Beautification and pictures
Building or addition 3 Existing? ☒ Y ☐ N Size and height to the peak: 12x24 Peak 12'
Tell us what you'll use it for. Add onto Existing Garage For Storage

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

Next page ➡

Special Use — Questionnaire

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

How many employees do you have now? Full time: 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? This is a Volunteer club with no Employees

How many parking spaces do you have now? 68

How many parking spaces do you want? add- 60 spaces 128 total

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

If yes, tell us what will be stored outside or displayed. Boat - Storage For members only-

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?

Community + FundRaising events only-
160 members - building rated for 220 at events

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

Tell us how often. Just During events 7-10 times a Year

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). monument sign

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

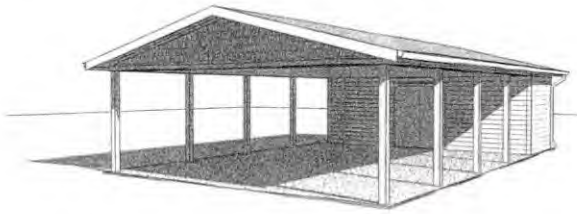
Sign 3 Dimensions (length and width).

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

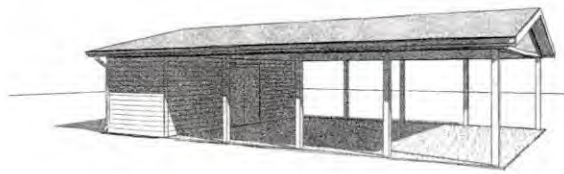
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

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

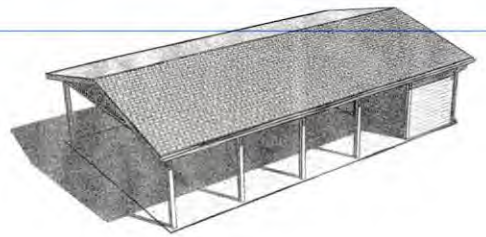
10) Tell us anything else you want us to know.



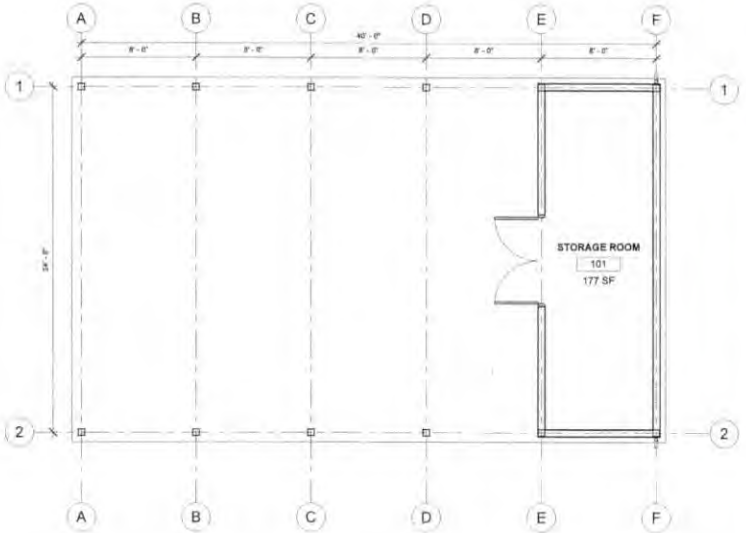
3 3D View 1



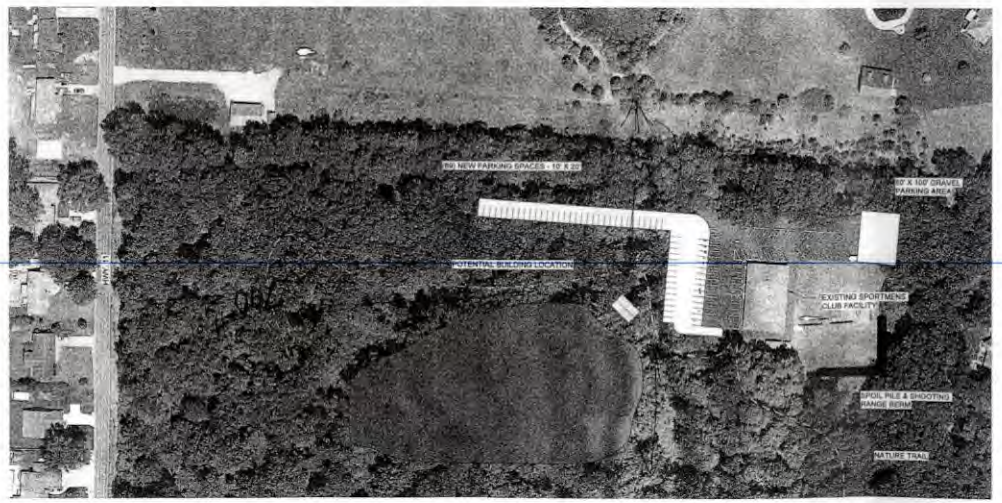
4 3D View 2



5 3D View 3



2 FINISHED FLOOR
A200 1/4" = 1'-0"



1 SITE PLAN
A200 1" = 100'-0"

Brightwood Studios

SPORTSMENS CLUB PAVILION

MOOSIC, PA 18507

Description	Date

These drawings are Copyrighted Property of JoePaul Arnold, Barrett Stallings, All Unauthorized use is strictly prohibited.

CONCEPT PLAN

SEALS & SIGNATURES

SITE & CONCEPT PLAN

Project number	080324
Drawn by	JCA
Checked by	JCA

C100

SHEET NUMBER

9/10/2024 8:23:06 AM

SUP-0640-2026



2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120
N

SUP-0640-2026

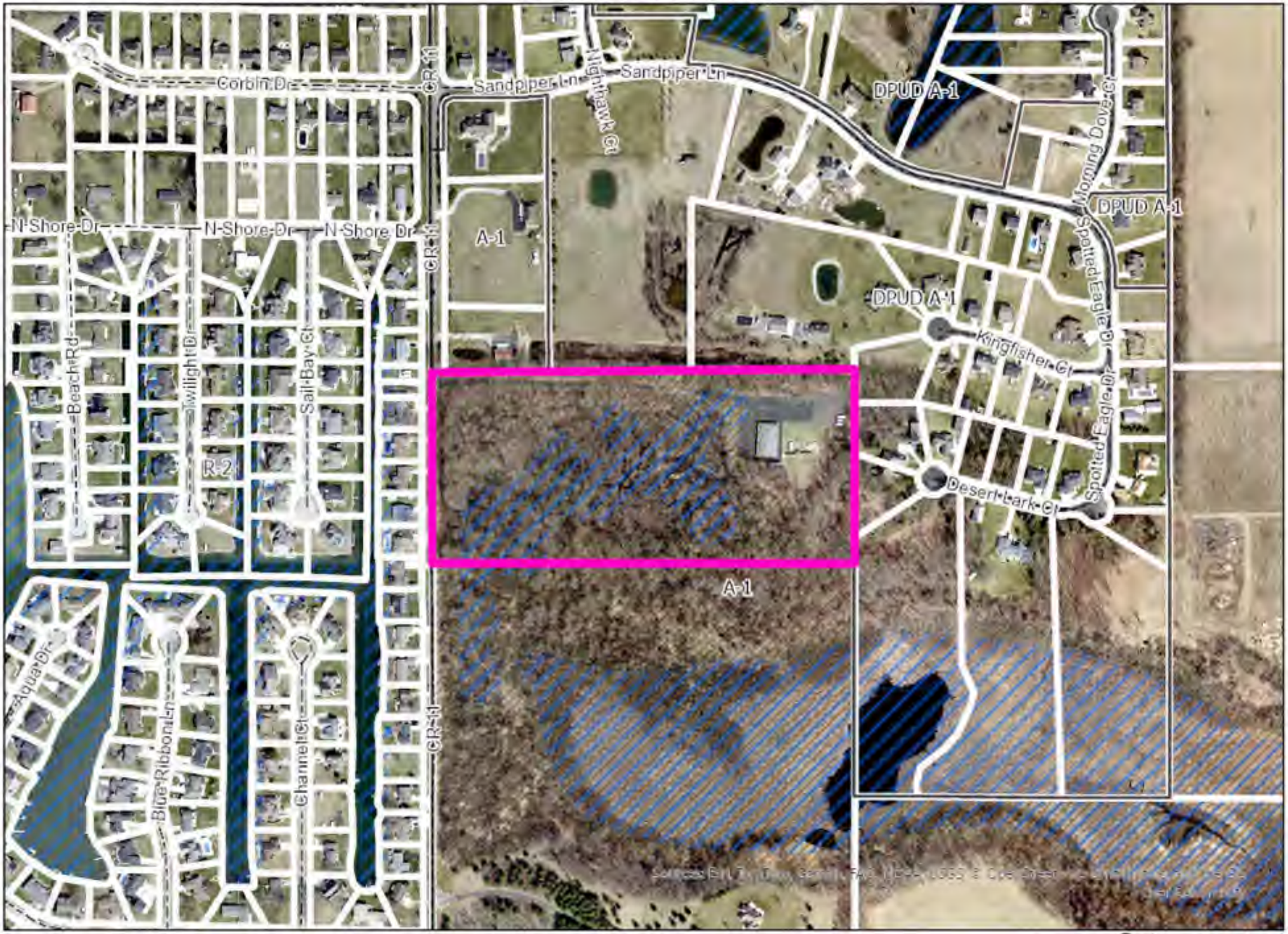


2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N

SUP-0640-2026



2025 Aerials

1 inch equals 400 ft

Feet
0 105 210 420



Subject property facing east



Facing south



Facing north



Facing west

HARPERS CR 11 MINOR SUB

SLSC INC AN IN NONPROFIT CORP 20-02-15-126-004.000-026

A-1

60 additional parking

new parking

24'

24'

monument sign

700+

215'

30'

60'

future pavilion

220'

future gazebo

16'

200'

165'

gravel boat storage

existing parking

existing club house

edge of gravel

shooting range

30'

79'

12'

20'

240'

24'

24'

24'

existing storage

12'

proposed addition

290'

BZA Staff Report

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

Hearing Date: November 19, 2026

Transaction Number: SUP-0627-2026.

Parcel Number(s): 20-15-17-100-007.000-018, 20-15-17-100-009.000-018, 20-15-17-201-001.000-018 & 20-15-17-201-007.000-018.

Existing Zoning: A-1.

Petition: For an amendment to an existing Special Use for a place of worship to amend signage and add property.

Petitioner: Maple Grove Community Church of New Paris, Inc.

Location: South side of CR 46, 1,115 ft. west of CR 21, in Jackson Township.

Site Description:

- Physical Improvement(s) – Place of worship.
- Proposed Improvement(s) – Signage and property.
- Existing Land Use – Worship facilities.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **May 16, 2019 –** The BZA approved a Special Use for a church and a 25 ft. Developmental Variance to allow for an electronic message board closer to the centerline setback (SUP-0257-2019).

Staff Analysis:

Staff finds that:

1. The Special Use Amendment will be consistent with the spirit, purpose, and intent of the Development Ordinance. This is an existing Special Use for a place of worship.

2. The Special Use Amendment will not cause substantial and permanent injury to the appropriate use of neighboring property. Allowing additional property and a new sign are typical of community growth and expansion of community needs within the place of worship.

3. The Special Use Amendment will substantially serve the public convenience and welfare by adding property and replacing an existing sign for a place of worship.

BZA Staff Report
(Continued)

Hearing Date: November 19, 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 additional parcels.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use Amendment - Non Mobile Home

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

SUP-0627-2026

Date: 09/23/2026 Meeting Date: November 19, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0627-2026

Description: for an amendment to an existing Special Use for a place of worship to amend signage and to add property.

Contacts:	Applicant	Authorized Agent	General Contractor	Land Owner
	Signtech Sign Services Inc Po Box 835 Goshen, IN 46527	Signtech Sign Services Inc Po Box 835 Goshen, IN 46527	Signtech Sign Services Inc Po Box 835 Goshen, IN 46527	Maple Grove Community Church Of New Paris Inc. 20430 Cr 46 New Paris, IN 46553

Site Address: 20430 County Road 46
New Paris, IN 46553

Parcel Number: 20-15-17-100-007.000-018
20-15-17-100-009.000-018
20-15-17-201-001.000-018
20-15-17-201-007.000-018

Township: Jackson

Location: SOUTH SIDE OF CR 46, 1,115 FT WEST OF CR 21

Subdivision:

Lot #

Lot Area: 6.28 Frontage: 649.00 Depth: 575.00

Zoning: A-1

NPO List:

Present Use of Property: PLACE OF WORSHIP

Legal Description:

Comments: SEE SN-1356-2019, SUP-0257-2019 for a Special Use for a church and for a 25 ft. Developmental Variance to allow for the placement of an electronic message center 30 ft. from the centerline of the right-of-way (Ordinance requires 55 ft.). BC-0283-2017, BC-0529-2017.
PER DANNY DEAN WE NEED THE 3 OTHER DEEDS FOR THE OTHER PARCELS, AND WILL ALSO NEED A REVISED SITE PLAN SHOWING THESE ADDITIONAL PARCELS. AW

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Maple Grove Community Church of New Paris

1) Tell us what you want to do. Remove existing Sign Structure and install (1) 6ft W x 4.59ft H illuminated monument road sign w/ an over all height of 6.92ft. Can increase of 1.34ft over the allowed 5.58ft) Setback will remain at 25' from Center Line.

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

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

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

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. N/A

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

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

If yes, tell us about it. N/A

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

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

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

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

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 N/A

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: 1 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). (O.A.H. 6.92) I.D 4.59'H x 6'W = 27.54 sqft

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

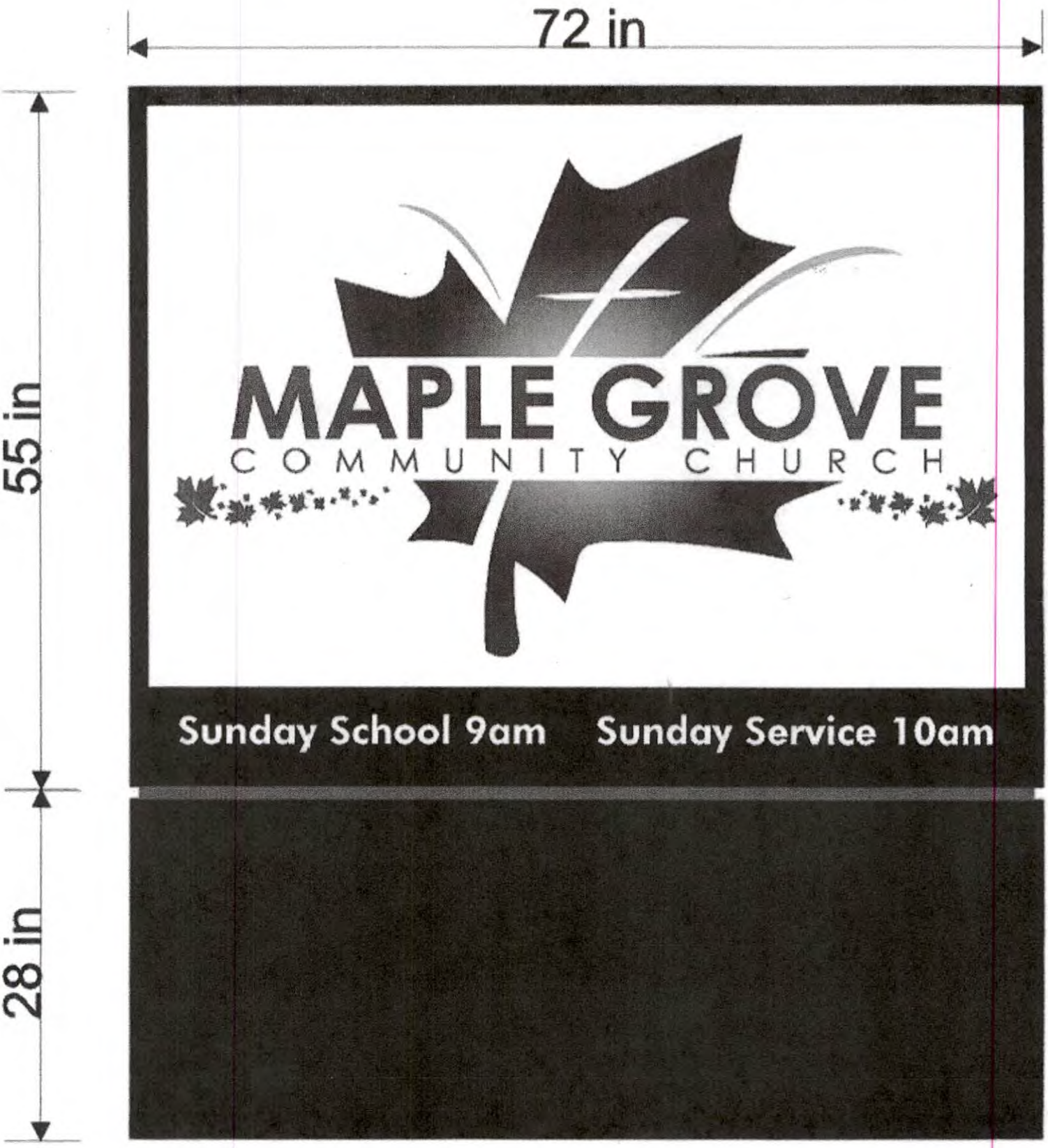
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

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

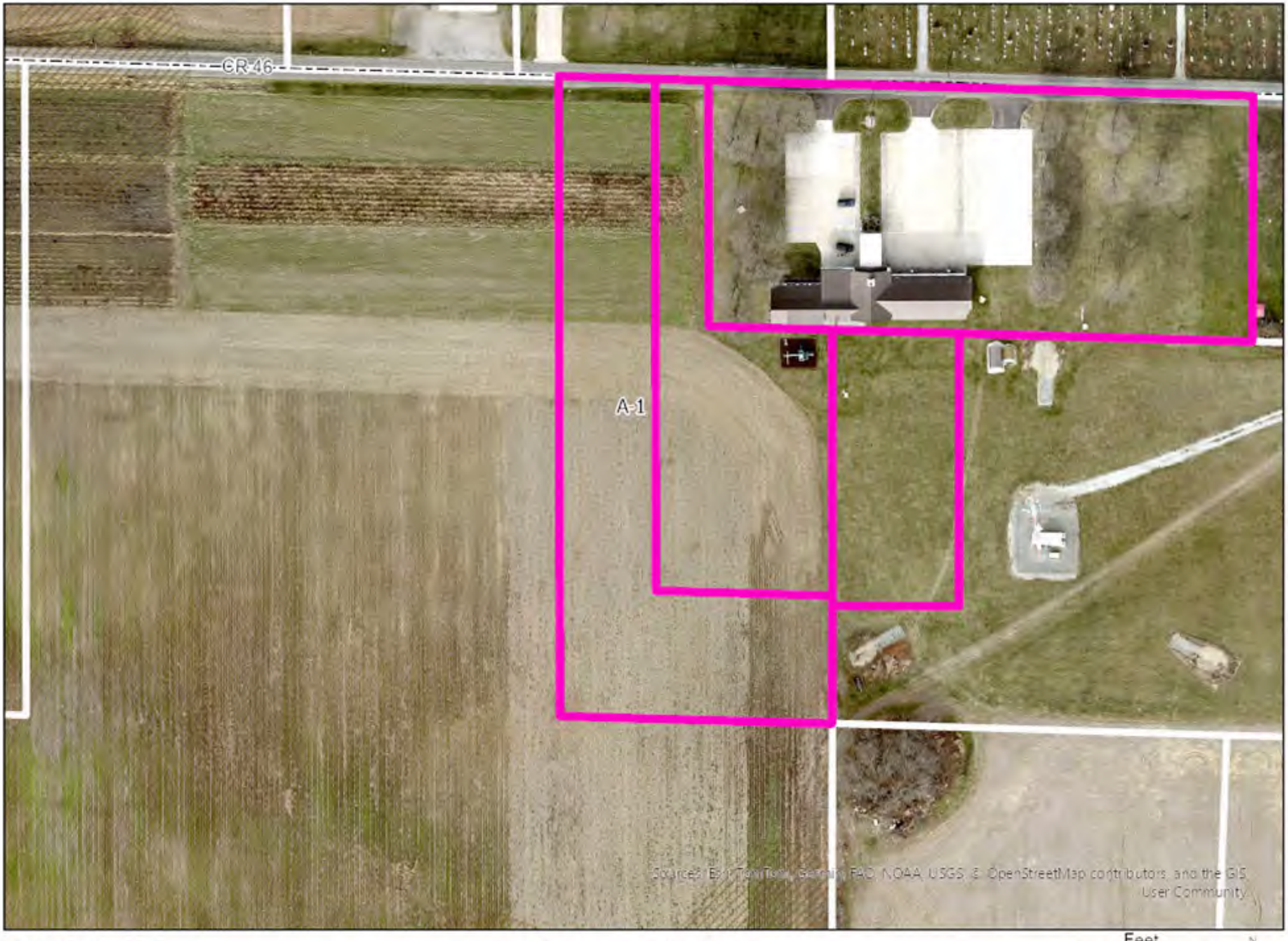
10) Tell us anything else you want us to know. Existing Sign will be removed & new sign installed in same location w/ a 25' setback from Centerline.


Before
124.98 in
66.37 in
Maple Grove Church
SUNDAY WORSHIP
10:00AM

After


72 in
55 in
MAPLE GROVE
COMMUNITY CHURCH
Sunday School 9am
Sunday Service 10am
28 in

SUP-0627-2026

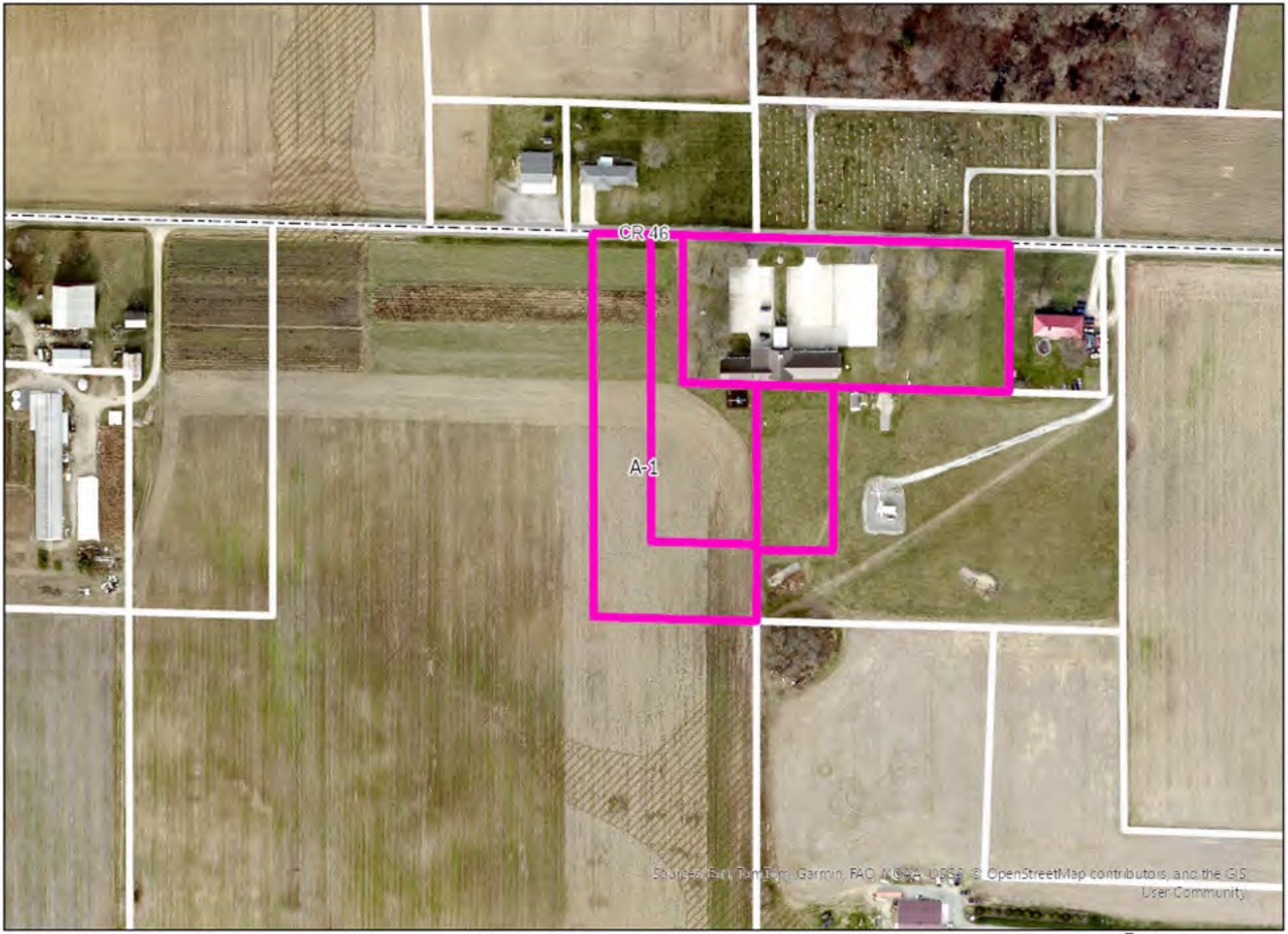


2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120
N

SUP-0627-2026



2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N

SUP-0627-2026



2025 Aerials

1 inch equals 400 ft

Feet

0 105 210 420

N



Subject property facing existing sign (west)



Subject property facing south



Facing east



Facing west



Facing north

County Road 46

477'

Drive

Drive

Drive

Sign

N

218'

SEP 23 2026

Church Bldg

BZA Staff Report

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

Hearing Date: November 19, 2026

Transaction Number: SUP-0669-2026.

Parcel Number(s): 20-12-05-476-009.000-007, 20-12-05-476-008.000-007, 20-12-05-476-004.000-007.

Existing Zoning: A-1.

Petition: For an amendment to an existing Special Use for a school to allow for the construction of an addition for classrooms and a gymnasium expansion.

Petitioner: Clinton Christian School Association, Inc.

Location: West side of CR 35, 1,000 ft. south of SR 4, in Clinton Township.

Site Description:

- Physical Improvement(s) – School campus.
- Proposed Improvement(s) – Gymnasium and classroom additions.
- Existing Land Use – School campus.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **November 17, 1994 –** The BZA approved a Special Use for a private school and maintenance building (94-4388).
- **April 17, 1997 –** The BZA approved an amendment to the Special Use for a private school to allow construction of an addition to the school and additional acreage (971582).
- **April 19, 2007 –** The BZA approved an amendment to the Special Use for a private school to allow construction of an addition to the school (20071547).
- **August 15, 2013 –** The BZA approved an amendment to the Special Use for a private school to allow placement of an electronic message sign (61763CR 35-130624-1).
- **November 21, 2013 –** The BZA approved an amendment to the Special Use for a private school to modify the site plan for two additions, a future third addition, and an expansion to include a new parcel (61763CR 35-131021-1).

Staff Analysis:

Staff finds that:

1. The Special Use Amendment will be consistent with the spirit, purpose, and intent of the Development Ordinance. This is an existing Special Use that is allowed and expansions of schools are typical with community growth.

BZA Staff Report
(Continued)

Hearing Date: November 19, 2026

2. The Special Use Amendment will not cause substantial and permanent injury to the appropriate use of neighboring property. The school has been in operation for over 30 years without complaints or concerns from the neighbors. The addition for a gymnasium is consistent with school campus growth and fits into the mixed-use surrounding area.

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

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

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded, and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.

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

1. The request is approved in accordance with the site plan submitted (dated 10/12/2026) and as represented in the Special Use Amendment application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use Amendment - Non Mobile Home

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

SUP-0669-2026

Date: 10/12/2026 Meeting Date: November 19, 2026 Board of Zoning Appeals Public Hearing Transaction #: SUP-0669-2026

Description: for an Amendment to an existing Special Use for a school to allow for the construction of an addition for classrooms and gymnasium expansion

Contacts:	Applicant	Authorized Agent	Land Owner
	Freedom Builders 54824 Cr 33 Middlebury, IN 46540	Freedom Builders 54824 Cr 33 Middlebury, IN 46540	Clinton Christian School Assoc Inc 61763 County Road 35 Goshen, IN 465286597

Site Address: 61763 County Road 35
Goshen, IN 46528

Parcel Number: 20-12-05-476-009.000-007

Township: Clinton

Location: West side of CR 35, 1,000 ft. South of SR 4

Subdivision:

Lot #

Lot Area: 20.00 Frontage: 660.00 Depth: 1,320.00

Zoning: A-1

NPO List:

Present Use of Property: School Campus

Legal Description:

Comments: See Approve SP-61763CR 35-131021-1: for an amendment to an existing Special Use for a school to modify site plan for two additions, a future third addition, and to expland to include a third parcel
Approved SP - 61763CR 35-130624-1: for an amendment to an existing Special Use for a private school to allow for the placement of an electronic messaging sign
Approved SP- 971582: for an amendment to an existing Special Use for a private school to allow for the construction of an addition to the school to include additional agreage
Approved SP 20071547: for an amendment to an existing Special Use for a private school to allow for the construction of an addition to the school
Approved SP 94-4388: for a Special Use for a private school

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Clinton Christian School Association Inc.

1) Tell us what you want to do. We would like to remodel a portion of our building and add classrooms and a multi-purpose space.

2) Tell us why this activity won't hurt your neighbors or the community. We will be well within our property lines, mindful to not impact their property. We will be mindful of lighting, so as to not impact their home experience.

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. Only during construction.
Tell us how you'll reduce the impact of those things on neighbors. We will make sure to honor normal business hours for construction

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: 13,465 sf
Tell us what you'll use it for. Adding classrooms
Building or addition 2 Existing? ☐ Y ☑ N Size and height to the peak: 15,750 sf
Tell us what you'll use it for. Multi-purpose space and additional classrooms
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: 25 Part time: 17

How many employees do you want? Full time: 40 Part time: 20

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

What will be the days and hours of operation on this property? 7:40 am to 3:30 pm, some evening activities for sporting events

How many parking spaces do you have now? 125

How many parking spaces do you want? 140

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? 350 students and staff

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

Tell us how often. Daily

Tell us the kind of vehicles used. Some Amazon or Fed Ex Trucks for supplies, mostly normal cars for pick up and drop off

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).

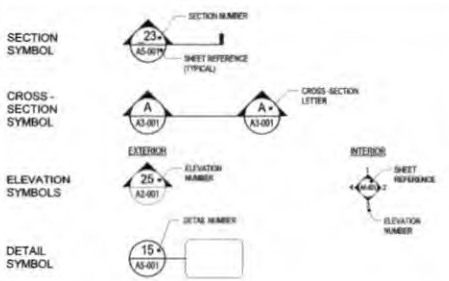
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

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. This is a remodel project at CCS. The project is to add classrooms and a multi-purpose space to the existing building.

DRAWING SYMBOLS



PERMIT SET

CLINTON CHRISTIAN SCHOOL ADDITION

61763 CR 35 GOSHEN, IN 46528

09-29-2026

GENERAL PROJECT NOTES

ALL DRAWINGS, DETAILS, CONTRACT, GENERAL AND RELATED DOCUMENTS ISSUED AS THE CONTRACT DOCUMENTS ARE INTENDED, TAKEN AND INTERPRETED AS A SINGULAR WHOLE BODY OF WORK. ALL CONTRACTORS, REGARDLESS OF THEIR BILL SET OR DISCIPLINE, SHALL BE RESPONSIBLE FOR THE FULL SET OF THE CONTRACT DOCUMENTS.

ALL CONTRACTORS SHALL BE LICENSED, BONDED, AND INSURED BY THE STATE OF INDIANA, TO PERFORM THE SCOPE OF WORK FOR WHICH THEY ARE CONTRACTED. THE CONTRACTOR'S LICENSE SHALL BE CONSISTENT WITH THE TYPE OF WORK THEY ARE PERFORMING, WHERE REQUIRED BY LOCAL GOVERNING BODY.

ALL CONTRACTORS ARE REQUIRED TO FULLY COMPLY WITH STATE & LOCAL CODES AND REGULATIONS.

DO NOT SCALE DRAWINGS, IF CLARIFICATION IS REQUIRED, CONSULT ARCHITECT OR ENGINEER.

ALL CONTRACTORS AGREE TO PERFORM THE WORK IN A SAFE AND PROPER MANNER AS TO COMPLY WITH ALL LAWS AND ORDINANCES REFERRING TO SUCH WORK, AND WILL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND ENGINEER AGAINST ALL CLAIMS, PENALTIES, DAMAGES OR LEGAL ACTIONS FOR BREACH OF THIS PROVISION.

PRIOR TO THE START OF CONSTRUCTION AND THROUGHOUT THE DURATION OF THIS PROJECT FROM BEGINNING TO COMPLETION, ALL CONTRACTORS ARE RESPONSIBLE FOR MAINTAINING A SAFE WORKING ENVIRONMENT AND FOR PROTECTING THE OWNER'S PROPERTY BOTH ON SITE AND IN THE BUILDING, INCLUDING BUT NOT LIMITED TO FURNISHINGS, FURNITURE AND EQUIPMENT.

ALL CONTRACTORS AT ALL TIMES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND/OR RUBBISH CAUSED BY ITS EMPLOYEES OR WORK. AT THE COMPLETION OF EACH DAY OF WORK, THE CONTRACTOR SHALL REMOVE THEIR RUBBISH AND DEBRIS FROM THE JOB SITE AND DISPOSE OF IN A PROPER MANNER. VERIFY DUMPSTER LOCATION WITH OWNER PRIOR TO STARTING ANY DEMOLITION WORK.

THE EXISTING BUILDING WILL BE OCCUPIED DURING RENOVATION AND CONSTRUCTION ACTIVITIES. ALL CONTRACTORS ARE RESPONSIBLE FOR PROVIDING AND MAINTAINING A WORKSITE THAT IS SAFE AND THAT PROTECTS THE PUBLIC, THE STAFF, AND ANY OTHER NON CONTRACTORS FROM HARM DURING ANY CONSTRUCTION ACTIVITIES.

VISUALLY FIELD VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING WITH WORK. NOTIFY THE ARCHITECT IF THERE ARE ANY MAJOR DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING FIELD CONDITIONS. IF DISCREPANCIES ARE IDENTIFIED AS PART OF THE CONSTRUCTION WHICH WILL IMPACT THE NATURE OR THE INTENT OF THE DRAWINGS, NOTIFY THE ARCHITECT.

HOLD ALL DIMENSIONS INDICATED AS CRITICAL OR CLEAR.

DIMENSIONS WHICH ARE INDICATED WITH A (+/-) MAY VARY AS MUCH AS 3" IN EITHER DIRECTION. NOTIFY ARCHITECT IF VARIATION IS GREATER THAN 3".

COORDINATION OF VARIOUS TRADES IS MANDATORY. ALL CONTRACTORS SHALL CROSS-REFERENCE THE ENTIRE SET OF DRAWINGS AND CONFIRM THAT ALL REQUIRED WORKMANSHIP, MATERIALS, EQUIPMENT ETC. IS ACCOUNTED FOR. IT IS THE EVERY CONTRACTORS RESPONSIBILITY TO PROVIDE A FULLY FUNCTIONING SYSTEM AND COMPLETE PRODUCT.

THE GENERAL CONTRACTOR SHALL OBTAIN AND BEAR THE COST OF ALL REQUIRED PERMITS, APPROVALS AND INSPECTIONS.

3D VIEW



DRAWING INDEX

SHEET NUMBER	SHEET NAME
T0-01	TITLE SHEET
C1-01	SITE PLAN
S1-01	FOUNDATION PLAN
S1-02	PHASE 1 ROOF FRAMING PLAN
S1-03	PHASE 2 FLOOR FRAMING PLAN
S1-04	PHASE 2 ROOF FRAMING PLAN
LS-01	EXISTING LIFE SAFETY PLAN
LS-02	NEW FIRST FLOOR LIFE SAFETY
LS-03	NEW SECOND FLOOR LIFE SAFETY
A0-01	EXISTING FLOOR PLAN
A1-01	OVERALL FIRST FLOOR PLAN
A1-02	OVERALL SECOND FLOOR PLAN
A1-03	PHASE 1 FIRST FLOOR PLAN
A1-04	PHASE 2 FIRST FLOOR PLAN
A1-05	PHASE 2 SECOND FLOOR PLAN
A1-06	FIRST FLOOR REFLECTED CEILING PLAN
A1-07	SECOND FLOOR REFLECTED CEILING PLAN
A2-01	EXTERIOR ELEVATIONS
A3-01	BUILDING SECTIONS
A4-01	ENLARGED KITCHEN
A4-02	ENLARGED RESTROOM PLANS
A4-03	ENLARGED ORIGINAL RESTROOM PLANS
A4-04	ENLARED ORIGINAL RESTROOM PNE PLANS
A5-01	ROOF PLAN
P1-01	OVERALL PLUMBING PLAN
P1-02	PHASE 1 FIRST FLOOR SANITATION PLAN
P1-03	PHASE 1 FIRST FLOOR WATER DISTRIBUTION PLAN
P1-04	RESTROOM SANITATION WATER DISTRIBUTION
M1-01	OVERALL MECHANICAL FLOOR PLAN
M1-02	PHASE 1 FIRST FLOOR MECHANICAL PLAN
M1-03	PHASE 2 FIRST FLOOR MECHANICAL PLAN
M1-04	PHASE 2 SECOND FLOOR MECHANICAL
E1-01	OVERALL ELECTRICAL POWER PLAN
E1-02	OVERALL ELECTRICAL LIGHTING PLAN
E1-03	PHASE 1 OVERALL POWER PLAN
E1-04	PHASE 1 OVERALL LIGHTING PLAN
E1-05	PHASE 2 FIRST FLOOR POWER PLAN
E1-06	PHASE 2 FIRST FLOOR LIGHTING PLAN
E1-07	PHASE 2 SECOND FLOOR POWER PLAN
E1-08	PHASE 2 SECOND FLOOR LIGHTING PLAN

APPLICABLE PROJECT CODES

THIS PROJECT IS DESIGNED TO BE CONSTRUCTED IN CONFORMANCE WITH THE FOLLOWING CODES.

ADMINISTRATIVE RULES
GENERAL ADMINISTRATIVE RULES (GAR)
- 675 IAC 12

BUILDING CODE
2014 INDIANA BUILDING CODE (IBC)
- 2012 INTERNATIONAL BUILDING CODE
- 675 IAC 13-2.5

MECHANICAL CODE
2014 INDIANA MECHANICAL CODE (IMC)
- 2012 INTERNATIONAL MECHANICAL CODE
- 675 IAC 16-1.5

PLUMBING CODE
2012 INDIANA PLUMBING CODE (IPC)
- 2006 INTERNATIONAL PLUMBING CODE
- 675 IAC 16-1.4

ELECTRICAL CODE
2009 INDIANA ELECTRICAL CODE (IEC)
- 2008 NFPA 70
- 675 IAC 17-1.5

BUILDING REHABILITATION STANDARD
INDIANA BUILDING REHABILITATION STANDARD
- 675 IAC 12-6

ENERGY CODE
2010 INDIANA ENERGY CONSERVATION CODE (IECC)
- ASHRAE 90.1 2007
- 675 IAC 19-3

HANDICAP ACCESSIBILITY CODE
2014 INDIANA BUILDING CODE CHAPTER 11 - ACCESSIBILITY
- 675 IAC 13-2.5-12 CHAPTER 11
ANSI A117.1-2009

FIRE CODE
2014 INDIANA FIRE CODE (IFC)
- 2012 INTERNATIONAL FIRE CODE
- 675 IAC 22-2.5

FUEL GAS CODE
INDIANA FUEL GAS CODE, 2014 EDITION
- 2012 INTERNATIONAL FUEL GAS CODE
- 675 IAC 25-3

CODE SUMMARY

A. OCCUPANCY CLASSIFICATION: A / B / E

B. CONSTRUCTION TYPE: TYPE 5-B

C. BUILDING AREA:

EXISTING	40,515 SF
SCHOOL ADDITION	13,466 SF
GYM ADDITION	15,750 SF
SECOND FLOOR	10,252 SF
TOTAL	80,153 SF

D. BUILDING HEIGHT

	STORIES
ALLOWABLE	2
EXISTING	1
ADDITION	2

E. BUILDING SPRINKLED: NEW ADDITION SPRINKLED.
EXISTING BLDG PARTIALLY SPRINKLED.
REFER TO LIFE SAFETY PLAN

F. REQUIRED RATINGS

STRUCTURE	0
BEARING WALLS	0
NON BEARING WALLS	0
ROOF	0
FLOOR	0
CORRIDORS	0
SHAFTS	NA
FURNACE/BOILER	NA
STORAGE < 100 SF	1
SEPARATION OF OCCUPANCIES	NA

PROJECT TEAM

OWNER: **CLINTON CHRISTIAN SCHOOL**
61763 CO RD 35
GOSHEN, IN 46528

ARCHITECT: **CREATIVE DESIGN SOLUTIONS, Inc.**
224 W. JEFFERSON BLVD. SUITE 100
SOUTH BEND, IN 46601
ATTN: SEAN FREDERICK
CELL: 574-643-7567
EMAIL: SRF@CREATIVEDESIGNINC.COM

CONTRACTOR: **FREEDOM BUILDERS**
54824 CR33
MIDDLEBURY, IN 46540
574-202-6605

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF BUILDING A NEW SCHOOL ADDITION INCLUDING NEW CLASSROOMS, NEW RESTROOMS, NEW KITCHEN, AND NEW GYMNASIUM EXPANSION.

CONSTRUCTION WILL BE A TWO-PHASED APPROACH. THESE DRAWINGS ARE COMPLETED AS A "FULL SET" FOR BOTH PHASES.

CREATIVE DESIGN SOLUTIONS

PERMIT SET
CLINTON CHRISTIAN SCHOOL ADDITION
61763 CR 35 GOSHEN, IN 46528

PROFESSIONAL'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	SUBMISSION

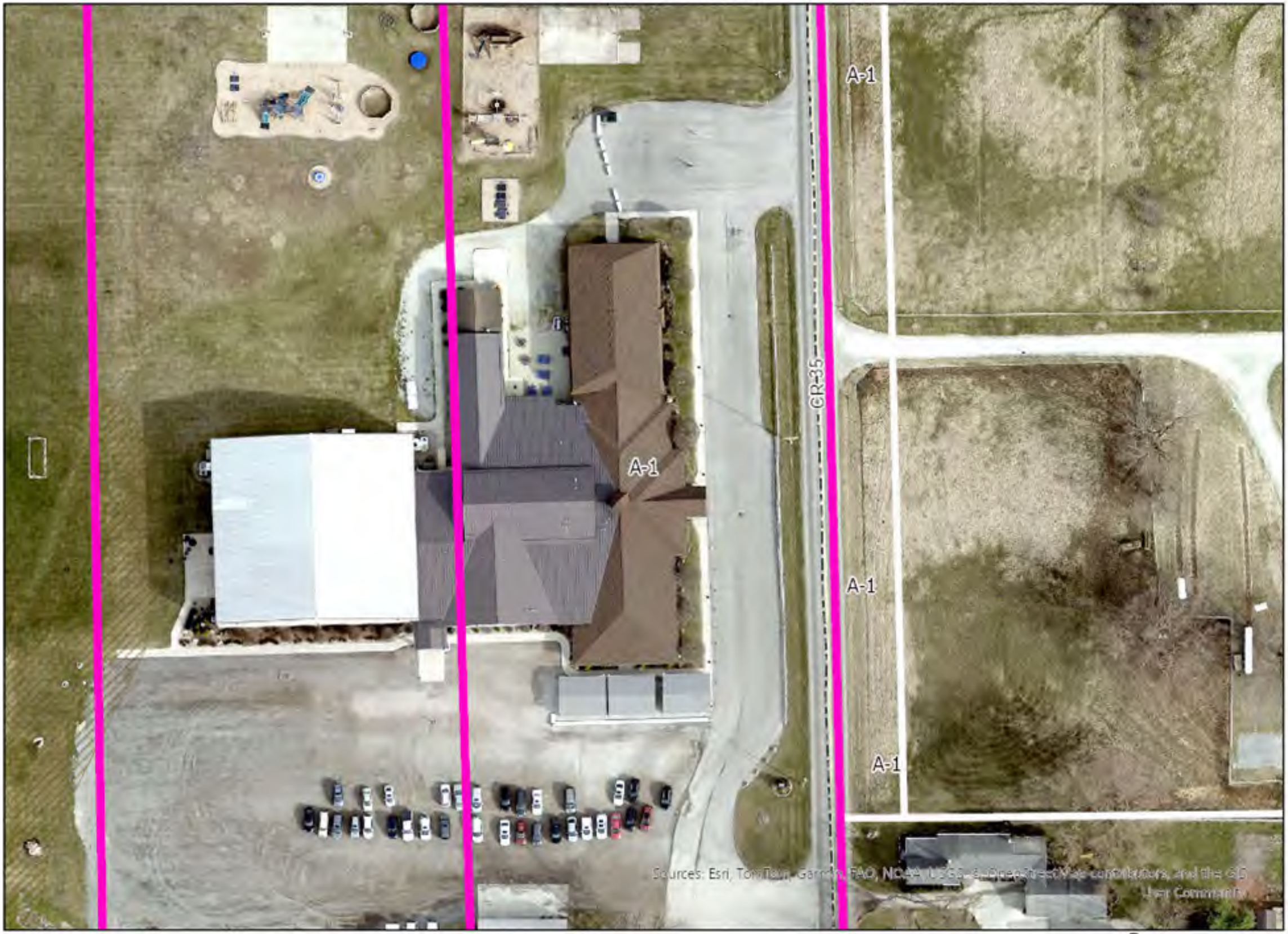
SHEET NAME
TITLE SHEET

ARCHITECT: SRF	DRAWN BY: JRB
JOB NO: 20070-00	CHECKED BY: SRF
SCALE:	DATE: 09-29-2026

SHEET NUMBER
T0-01

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SUP-0669-2026

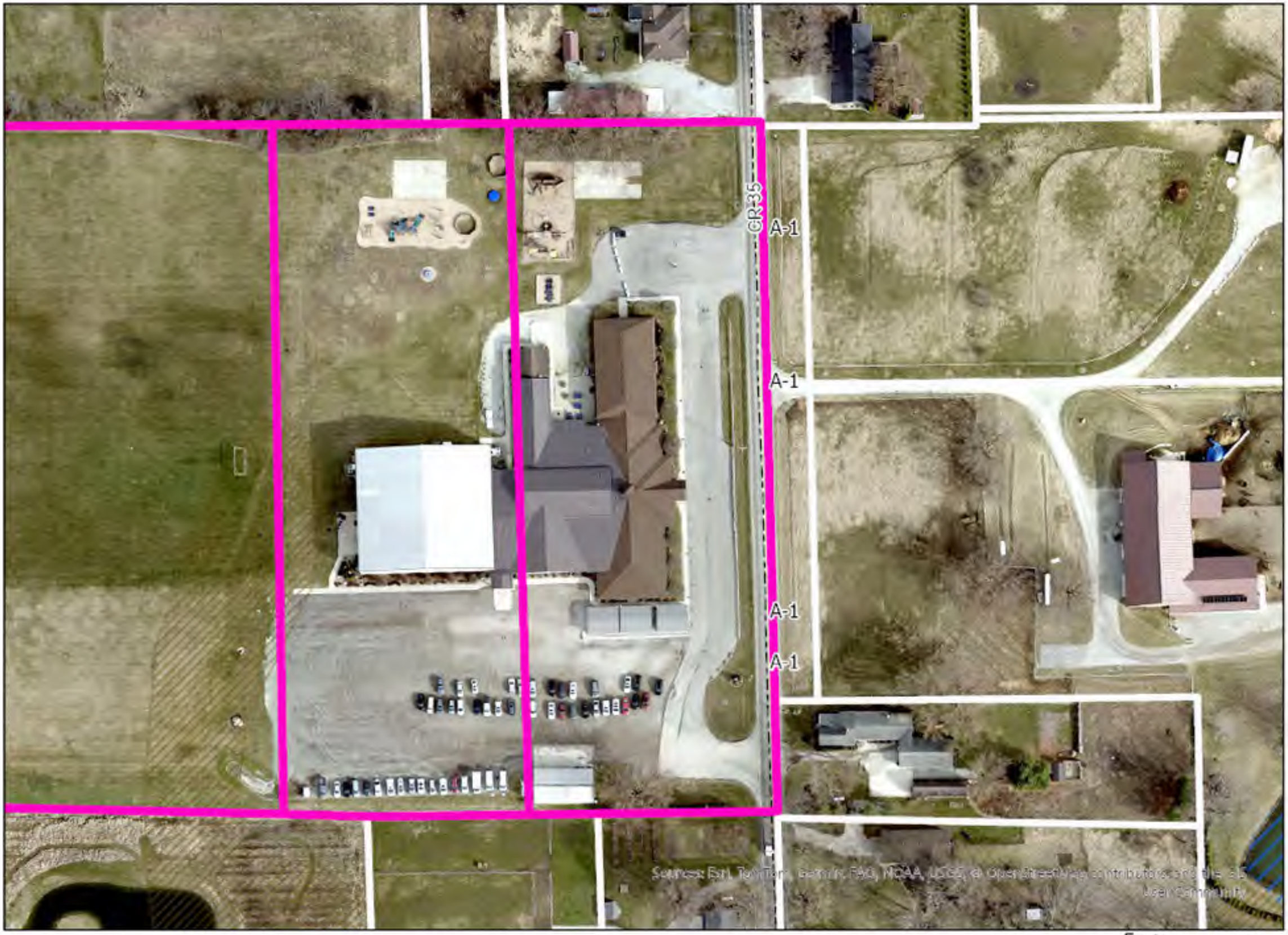


2025 Aerials

1 inch equals 80 ft

Feet
0 20 40 80
N

SUP-0669-2026



2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120
N

SUP-0669-2026



2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N



Subject property facing northwest



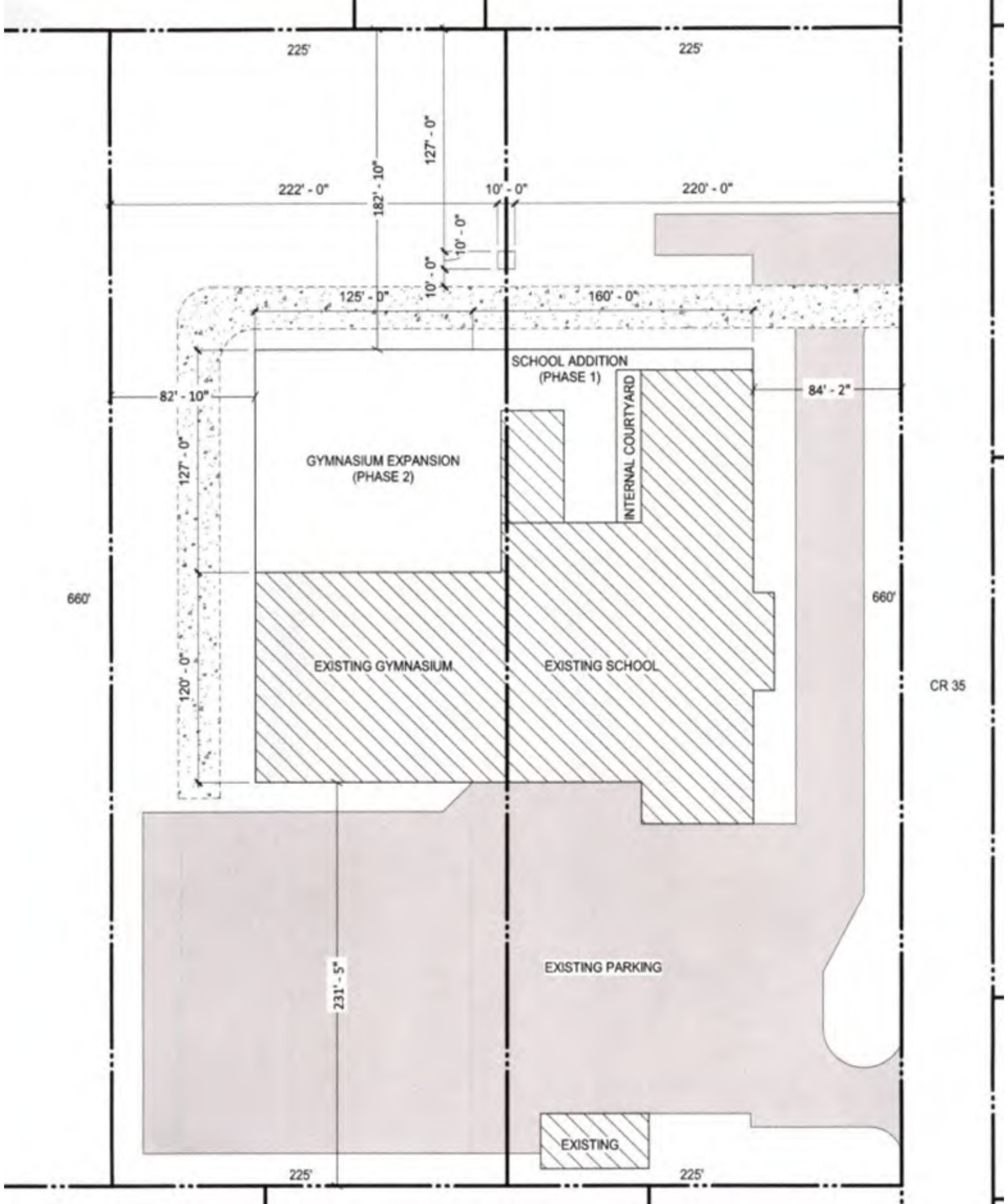
Facing north

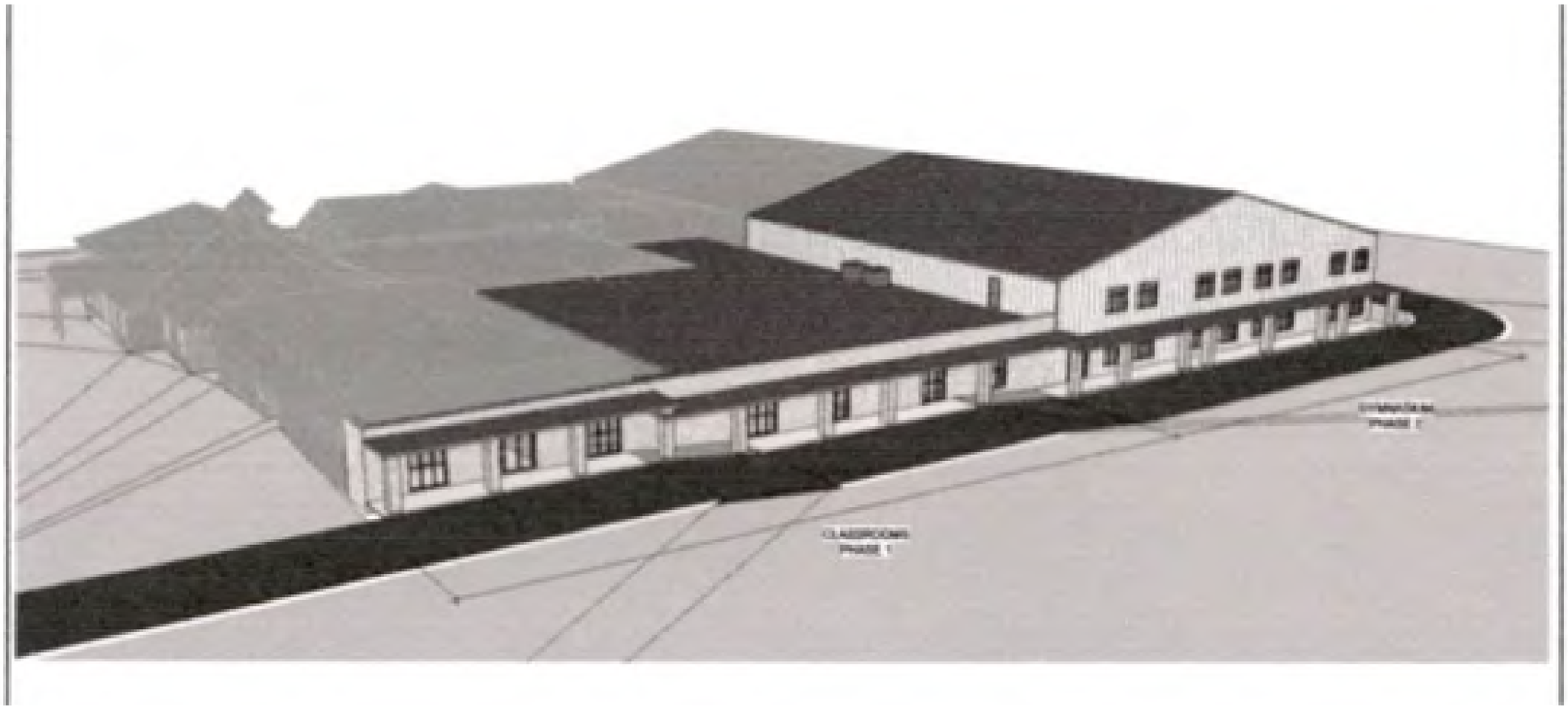


Facing south



Facing east


225'
225'
222' - 0"
182' - 10"
127' - 0"
10' - 0"
220' - 0"
10' - 0"
10' - 0"
125' - 0"
160' - 0"
SCHOOL ADDITION
(PHASE 1)
82' - 10"
84' - 2"
INTERNAL COURTYARD
GYMNASIUM EXPANSION
(PHASE 2)
127' - 0"
660'
660'
120' - 0"
EXISTING GYMNASIUM
EXISTING SCHOOL
CR 35
231' - 5"
EXISTING PARKING
EXISTING
225'
225'


CLASSROOMS
PHASE 1

BZA Staff Report

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

Hearing Date: November 19, 2026

Transaction Number: SUP-0671-2026.

Parcel Number(s): 20-08-25-326-010.000-034.

Existing Zoning: A-1.

Petition: For a Special Use for a kennel.

Petitioner: Northern End Equine, LLC.

Location: East side of CR 43, 1,000 ft. south of CR 24, in Middlebury Township.

Site Description:

- Physical Improvement(s) – Residence, ag buildings, and accessory structures.
- Proposed Improvement(s) – Kennel & outdoor runs.
- 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 kennel 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 9.50-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 providing a local source of dogs and hobby opportunities.

BZA Staff Report
(Continued)

Hearing Date: November 19, 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 10/12/2026) and as represented in the Special Use application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

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

SUP-0671-2026

Date: 10/12/2026 Meeting Date: November 19, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0671-2026

Description: for a Special Use to allow for a kennel

Contacts:

Applicant	Land Owner
Northern End Equine Llc	Northern End Equine Llc
59700 County Road 43	59700 County Road 43
Middlebury, IN 46540	Middlebury, IN 46540

Site Address: 59700 County Road 43
Middlebury, IN 46540

Parcel Number: 20-08-25-326-010.000-034

Township: Middlebury

Location: East Side Of County Road 43, 1,000 Feet South Of County Road 24

Subdivision:

Lot #

Lot Area: 9.50 Frontage: 250.00 Depth:

Zoning: A-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments:

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Crist Beechy

1) Tell us what you want to do. A Dog Kennel That is 129' from the nieghbor House instead of 200'

2) Tell us why this activity won't hurt your neighbors or the community. I will manage it to try and keep noise and odor as less as possible by keeping it Clean and Happy dogs are quiet dogs

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. Dogs barking and using potty on the outside Runs

Tell us how you'll reduce the impact of those things on neighbors. I will clean outside Runs daily and plant shrubs for a sound burier.

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

If yes, tell us about it. I will plant shrubs and trees between me and nieghbors

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'W x 16'L x 12'H

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. Dogs 3 females that are Breeding age

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: 1 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? Just me and it is on after noon evening thing

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. every couple of months

Tell us the kind of vehicles used. pickup truck for Dog food

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

Sign 1 Dimensions (length and width). _____

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

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

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

Sign 2 Dimensions (length and width). _____

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

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

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

Sign 3 Dimensions (length and width). _____

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

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

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

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

SUP-0671-2026

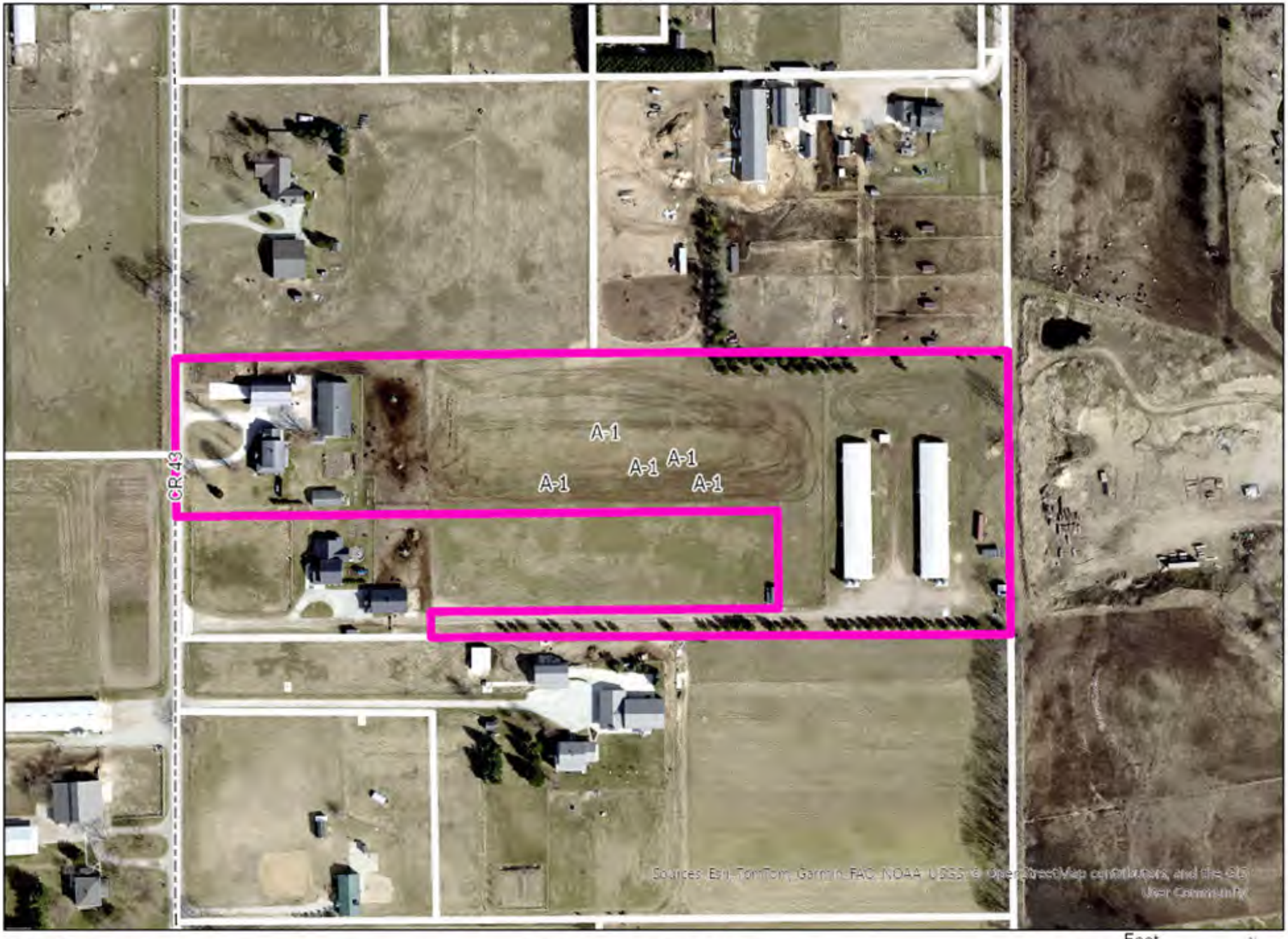


2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120
N

SUP-0671-2026

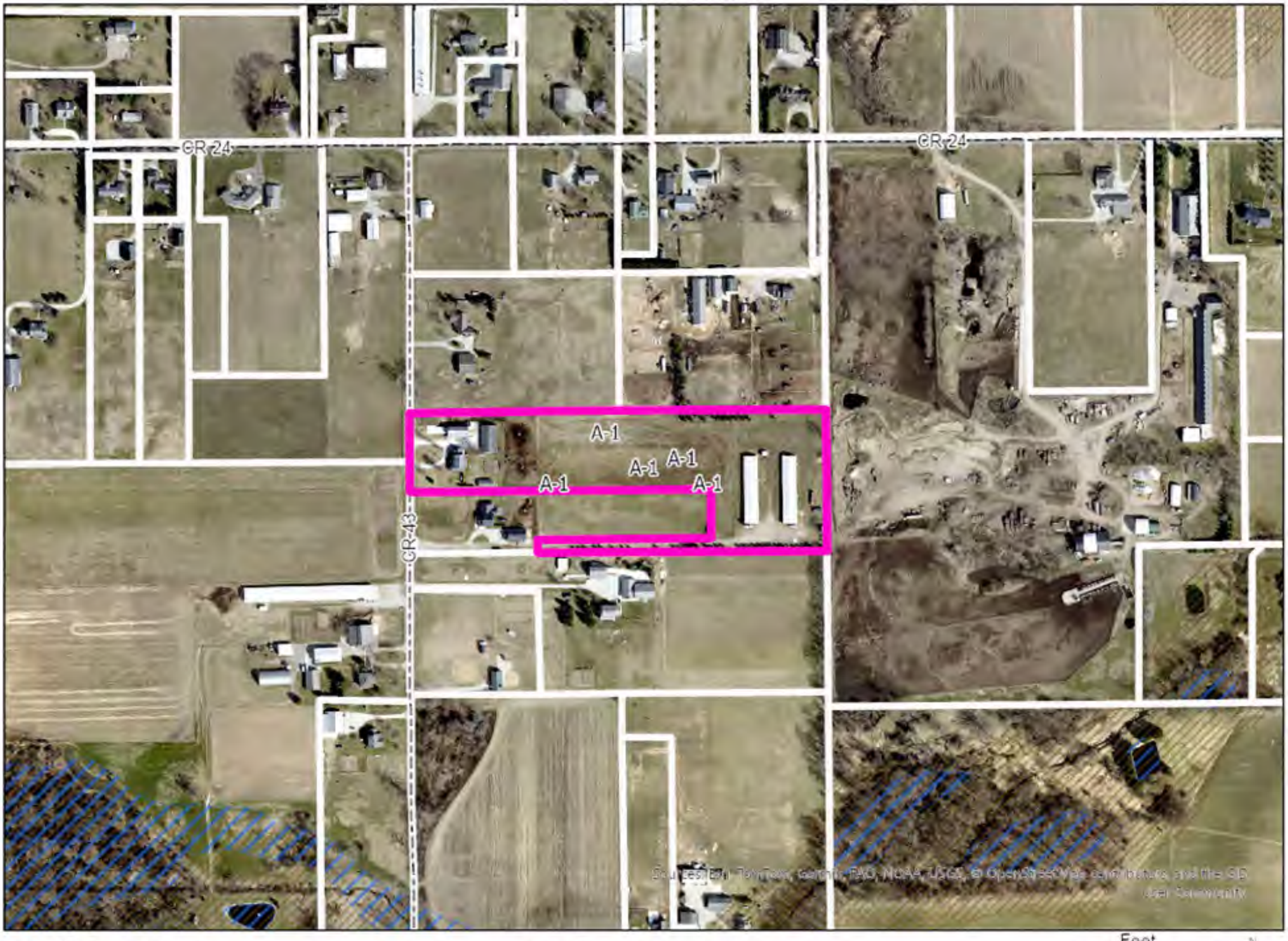


2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N

SUP-0671-2026



2025 Aerials

1 inch equals 400 ft

Feet
0 105 210 420
N



Subject property facing east

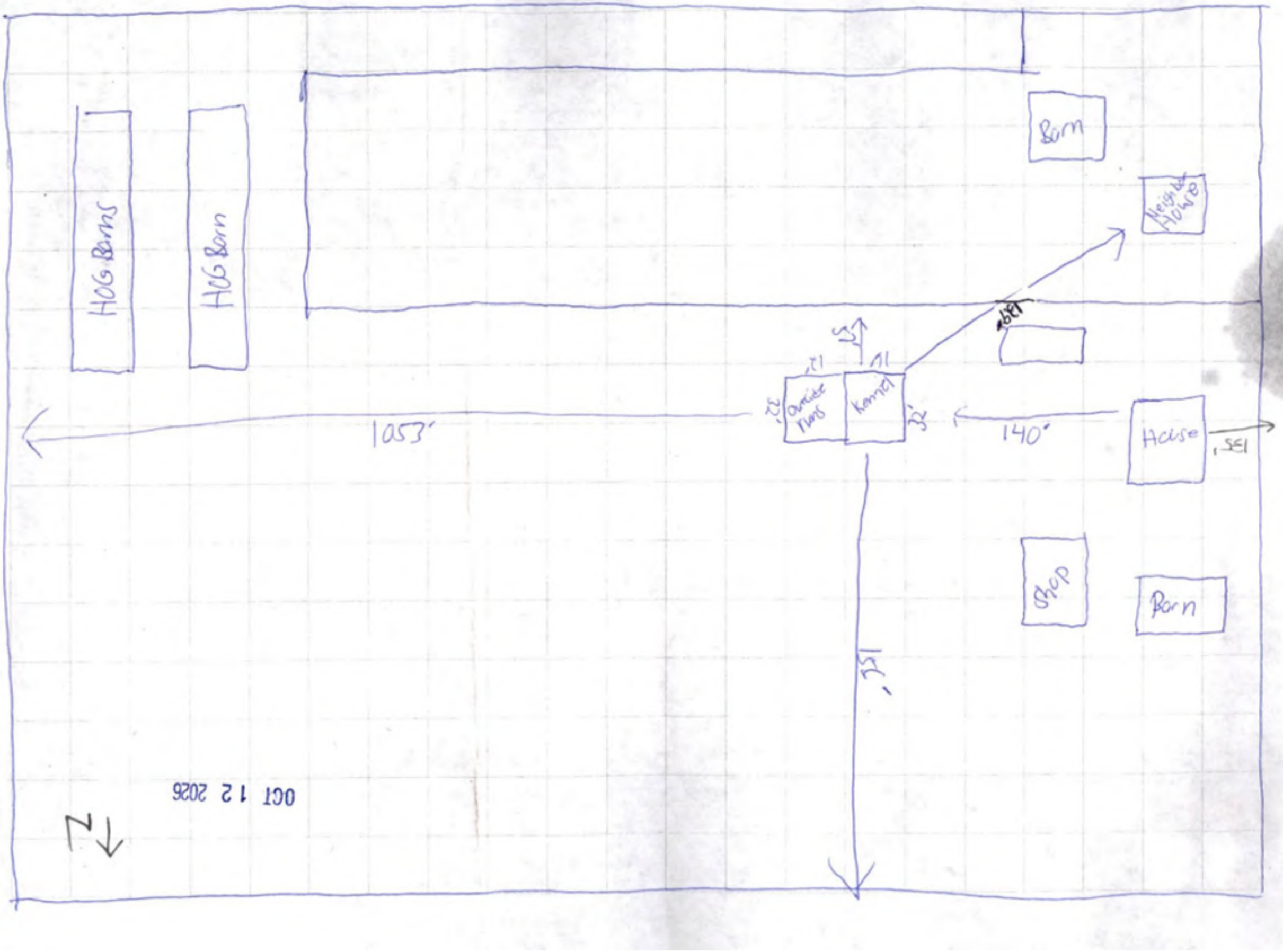


Facing west

Facing north



Facing south


Barn
Height Howe
HOG Barns
HOG Barn
1053'
Office Yard
Kennel
140'
House
SEL
Shop
Barn
351'
OCT 12 2026

BZA Staff Report

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

Hearing Date: November 19, 2026

Transaction Number: SUP-0672-2026.

Parcel Number(s): Part of 20-10-12-100-003.000-016 & part of 20-10-12-100-004.000-016.

Existing Zoning: A-1.

Petition: For a Special Use for a social services establishment.

Petitioner: Bashor Home of the United Methodist Church, Inc.

Location: South side of CR 30, 1,430 ft. east of CR 15, in Harrison Township.

Site Description:

- Physical Improvement(s) – Bashor Children's Home Campus.
- Proposed Improvement(s) – New residential building.
- Existing Land Use – Social service.
- Surrounding Land Use – Residential/agricultural.

History and General Notes:

- **May 22, 1969** – The BZA approved a Special Use for an institution for the care of children and youth.
- **September 16, 2004** – The BZA approved a Special Use Amendment to allow for placement of portable classrooms.
- **May 18, 2006** – The BZA approved a Special Use Amendment to allow for construction of an addition for classrooms and a cafeteria.
- **March 22, 2007** – The staff verified the removal of the portable classrooms in compliance with a condition of the 2006 approval.
- **September 19, 2019** – The BZA approved a Special Use Amendment to allow for construction of a residential/activity addition.
- **September 16, 2021** – The BZA approved a Special Use Amendment to allow for four new signs.
- The property lines are being adjusted so the new residential building will be on its own parcel due to grant funding guidelines.

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 social service establishment is allowed in the A-1 zoning district.

BZA Staff Report
(Continued)

Hearing Date: November 19, 2026

2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 3-acre parcel in a low density residential and agricultural area and the property will be part of the Bashor Home campus.

3. The Special Use will substantially serve the public convenience and welfare by expanding the Bashor Home campus with a new residential facility.

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 subdivision is required.

3. A revised site plan must be submitted for staff approval showing final property lines.

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.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

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

SUP-0672-2026

Date: 10/12/2026 Meeting Date: November 19, 2026 Board of Zoning Appeals Public Hearing Transaction #: SUP-0672-2026

Description: for a Special Use for a social services establishment

Contacts:	Applicant	Authorized Agent	Land Owner
	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Bashor Home Of The United Methodist Church Inc Po Box 843 Goshen, IN 46527

Site Address: 00000 County Road 30
Goshen, IN 46526

Parcel Number: Part of 20-10-12-100-003.000-016
Part of 20-10-12-100-004.000-016

Township: Harrison

Location: SOUTH SIDE OF CR 30, 2,330 FT. WEST OF CR 17

Subdivision:

Lot #

Lot Area: 3.00 Frontage: 185.30 Depth:

Zoning: A-1, A-1, A-1

NPO List:

Present Use of Property: PARKING

Legal Description:

Comments: PARCEL CREATED 7/1/2025
SEE SPECIAL USE INFO FOR BASHOR LOCATED AT 62226 CR 15
PARCEL CREATION DATE - 3/1/1983
SEE SPECIAL USE - BASHOR HOME OF THE UNITED METHODIST CHURCH - FOR 5/22/69 BZA APPROVAL TO ALLOW FOR AN INSTITUTION FOR THE CARE OF CHILDREN & YOUTH
SEE SPECIAL USE - BASHOR CHILDREN'S HOME OF THE UNITED METHODIST CHURCH (20043482) - FOR 9/16/04 BZA APPROVAL TO ALLOW FOR FIVE PORTABLE CLASSROOMS - CLASSROOMS WERE REMOVED AND THE FILE BECAME INACTIVE 3/22/07.
SEE SPECIAL USE - BASHOR CHILDREN'S HOME (20061825) - FOR 5/18/06 BZA APPROVAL TO ALLOW FOR THE CONSTRUCTION OF CLASSROOMS AND A CAFETERIA
SEE SPECIAL USE #SUP-0629-2021 FOR for an Amendment to an existing Special Use for a social service establishment to allow fo four new signs APPROVED 9/16/2021

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Bashor Children's Home Campus

1) Tell us what you want to do. The proposed project includes a 7,000 SF new building on the Bashor Children's Home Campus in Elkhart County, Indiana. The project also includes a new entrance on CR 30 and a new parking lot containing about 26 spaces.

2) Tell us why this activity won't hurt your neighbors or the community. The Bashor Children's Home is a well establish facility in the community that sites on a large site. This project will be located on a parcel adjacent to the main campus surrounded by that site and will not impact any neighbors.

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

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

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

Tell us what will create those things. _____

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

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

If yes, tell us about it. _____

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: 7588 sq.ft., 18'-5" pea

Tell us what you'll use it for. Children's home

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

Tell us what you'll use it for. _____

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

Tell us what you'll use it for. _____

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

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

Next page ➡

Special Use — Questionnaire

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

How many employees do you have now? Full time: 0 Part time: 0

How many employees do you want? Full time: 17.5 FTE Part time: _____

How many of the employees won't live onsite? 17.5

What will be the days and hours of operation on this property? 24 hours per day, 7 days a week maximum of 7 staff there at any time. 4-5/direct care, 3 management/clinical, 1 float

How many parking spaces do you have now? 0

How many parking spaces do you want? 26

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? 19 at most (15 maximum residents, 4 visitors)

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

Tell us how often. Infrequent

Tell us the kind of vehicles used. 15 passenger van

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

Sign 1 Dimensions (length and width). 8' long x 3'-2" high panel

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). Approx 5' diameter circle

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

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

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

Sign 3 Dimensions (length and width). _____

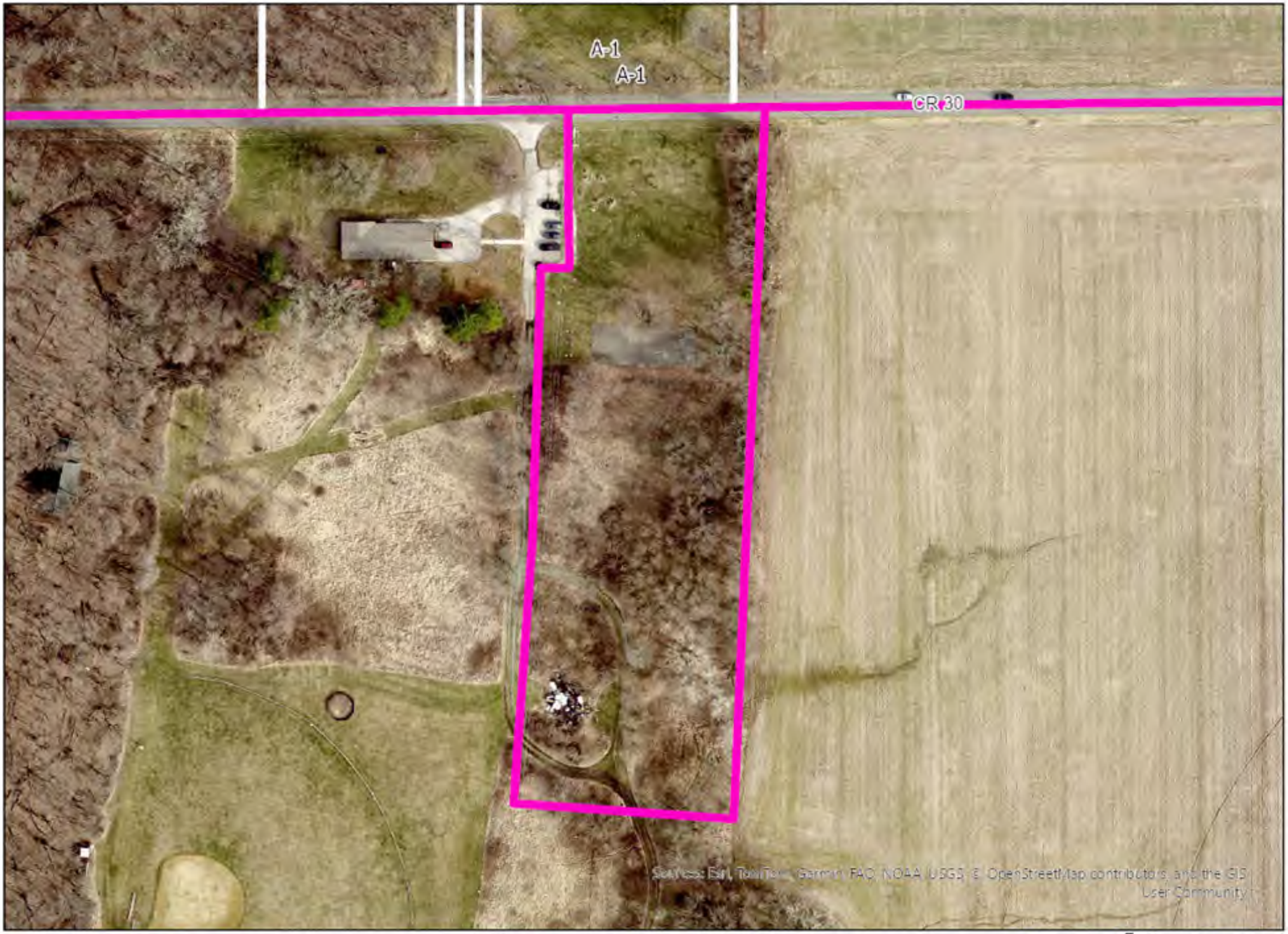
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

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

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

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

SUP-0672-2026



2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120
N

SUP-0672-2026

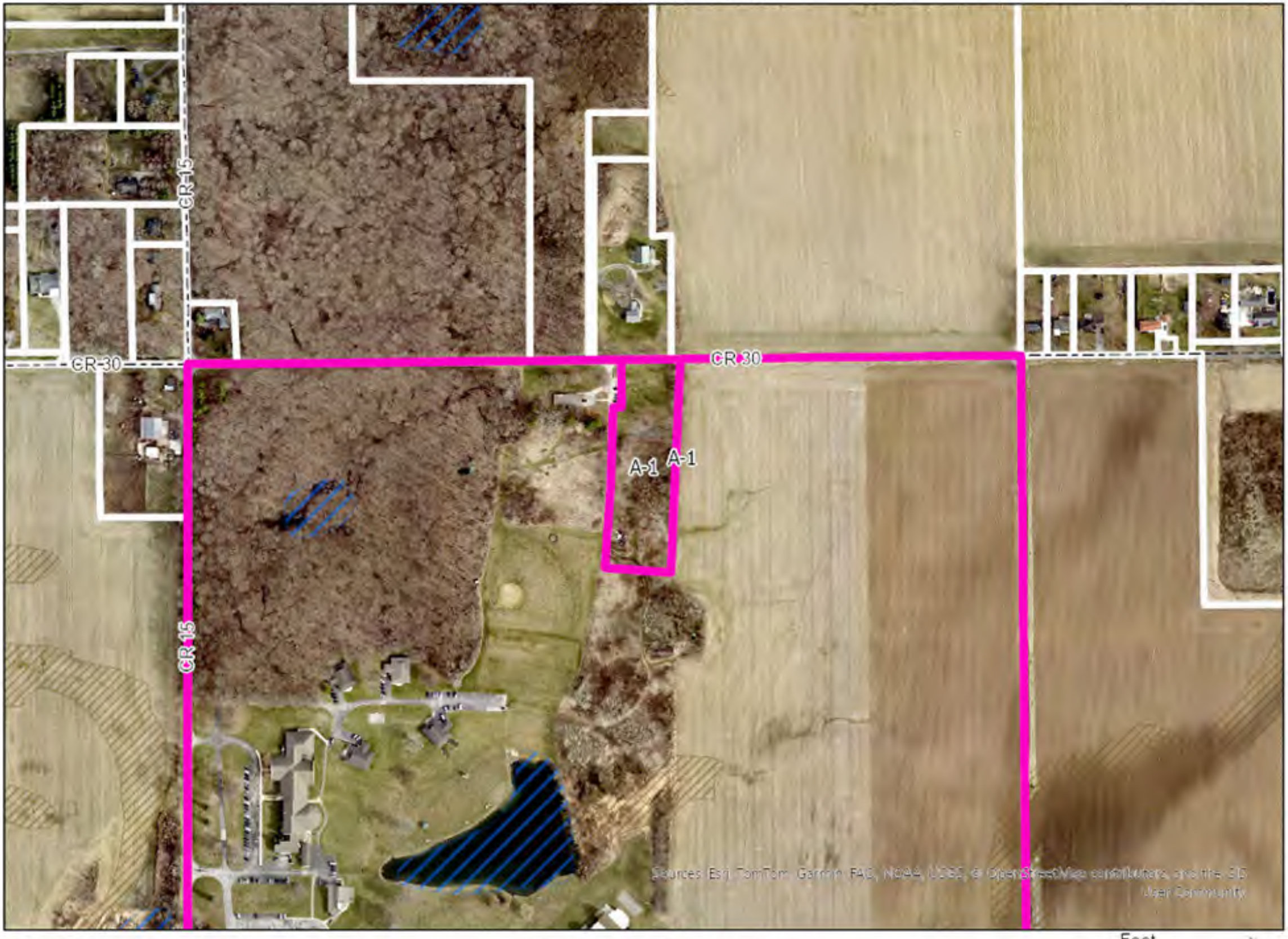


2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N

SUP-0672-2026



2025 Aerials

1 inch equals 400 ft

Feet
0 105 210 420

N



Subject property facing south



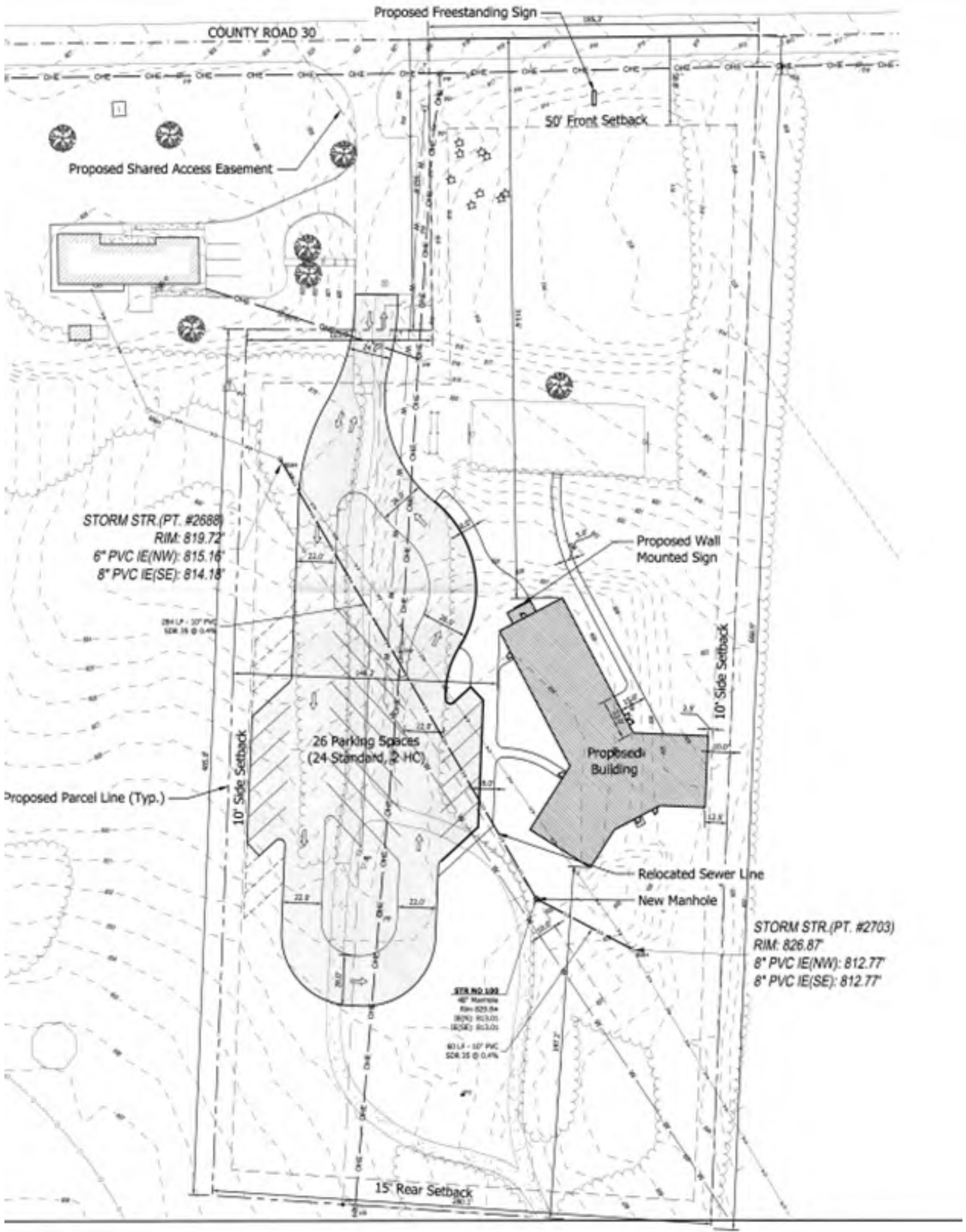
Facing north



Facing east



Facing west


Proposed Freestanding Sign
COUNTY ROAD 30
50' Front Setback
Proposed Shared Access Easement
STORM STR.(PT. #2688)
RIM: 819.72'
6" PVC IE(NW): 815.16'
8" PVC IE(SE): 814.18'
Proposed Wall Mounted Sign
10' Side Setback
26 Parking Spaces
(24 Standard, 2 HC)
Proposed Building
Proposed Parcel Line (Typ.)
10' Side Setback
Relocated Sewer Line
New Manhole
STORM STR.(PT. #2703)
RIM: 826.87'
8" PVC IE(NW): 812.77'
8" PVC IE(SE): 812.77'
15' Rear Setback

BZA Staff Report

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

Hearing Date: November 19, 2026

Transaction Number: SUP-0667-2026.

Parcel Number(s): 20-02-26-377-007.000-026.

Existing Zoning: PUD R-1.

Petition: For a Special Use for semi-tractor trailer storage.

Petitioner: Martin Lopez.

Location: West side of Kershner Ln., 1,425 ft. south of CR 106, in Osolo Township.

Site Description:

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

History and General Notes:

- **August 29, 2026** – A complaint was received about having 3 semi-tractors parked on the property (CODE-0625-2026).

Staff Analysis:

Staff finds that:

1. The Special Use will not be consistent with the spirit, purpose, and intent of the Development Ordinance. Commercial vehicles should not be stored/parked in a residential area.

2. The Special Use will cause substantial and permanent injury to the appropriate use of neighboring property. This is a 0.65-acre lot in a moderately dense residential area and the property should remain residential in character.

3. The Special Use will not substantially serve the public convenience and welfare. Commercial vehicles should be stored/parked in commercial and or manufacturing zoned areas.

Staff recommends **DENIAL**.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

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

SUP-0667-2026

Date: 10/09/2026 Meeting Date: November 19, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0667-2026

Description: for a special use for semi tractor storage and a developmental variance to allow for three semi tractors (Ordinance allows 1 semi tractor)

Contacts:

Applicant	Land Owner
Martin Lopez	Martin Lopez
53747 Kershner Ln.	53747 Kershner Ln.
Elkhart, IN 46514	Elkhart, IN 46514

Site Address: 53747 Kershner Lane
Elkhart, IN 46514

Parcel Number: 20-02-26-377-007.000-026

Township: Osolo

Location: West side of Kershner Lane, 1,425 ft. south of CR 106

Subdivision: MEADOW FARMS THIRD SD

Lot # 56

Lot Area: 0.65 Frontage: 185.00 Depth:

Zoning: R-1

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: 10-/9/26 APPLICANT WAS GIVEN A USE VARIANCE PACKET AT ORIGINAL VISIT. THIS WILL BE A SPECIAL USE AND A DEVELOPMENTAL VARIANCE INSTEAD.

Applicant Signature:

Department Signature:

Use Variance — Questionnaire

Name: Martin Lopez

1) Tell us what you want to do. Permission to park personally owned commercial vehicles on property three total

2) Tell us why your case is different from other cases in the county so that a variance should be allowed.
Trucks are NOT a nuisance or an eye sore (they are properly maintained)

3) Tell us why the variance won't hurt your neighbors or the community. Trucks are on personal property and noise is kept to a minimum

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. Some noise

Tell us how you'll reduce the impact of those things on neighbors. Only start them when neighbors are at work

5) Will there be buffering (fences, trees, shrubs, mounds)? ☐ Y ☒ N
If yes, tell us about it.

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

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

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

9) Does this application include an accessory structure without a residence at this time? ☐ Y ☒ N
If yes, are there plans for a residence on this property? ☐ Y ☐ N If yes, fill out below.
Tell us when it will be built.
Tell us the approximate size.

10) Does this application include animals? ☐ Y ☒ N
If yes, tell us what kind and the maximum number of each.

Next page ➡

Use Variance — Questionnaire

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

How many employees do you have now? Full time: 0 Part time: 0

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

How many of the employees won't live onsite? 0

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

How many parking spaces do you have now? 6

How many parking spaces do you want? N/A

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. N/A

Approximately how many customers (clients, guests, students, members) will be on this property per day? 0

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

12) Tell us anything else you want us to know. LLC uses personal address commercial vehicles Do NOT have drivers

Developmental Variance — Questionnaire

Name: Martin Lopez

✓ 1) Tell us what you want to do. File permit to have 3 semi parked at personal property

✓ 2) Tell us why you can't change what you're doing so you don't need a variance. Inability to hire potential prospects. Fuel prices and currently employed

✓ 3) Tell us why the variance won't hurt your neighbors or the community. Trucks are only started when neighbors are at work maybe once a week.

~~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 or 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

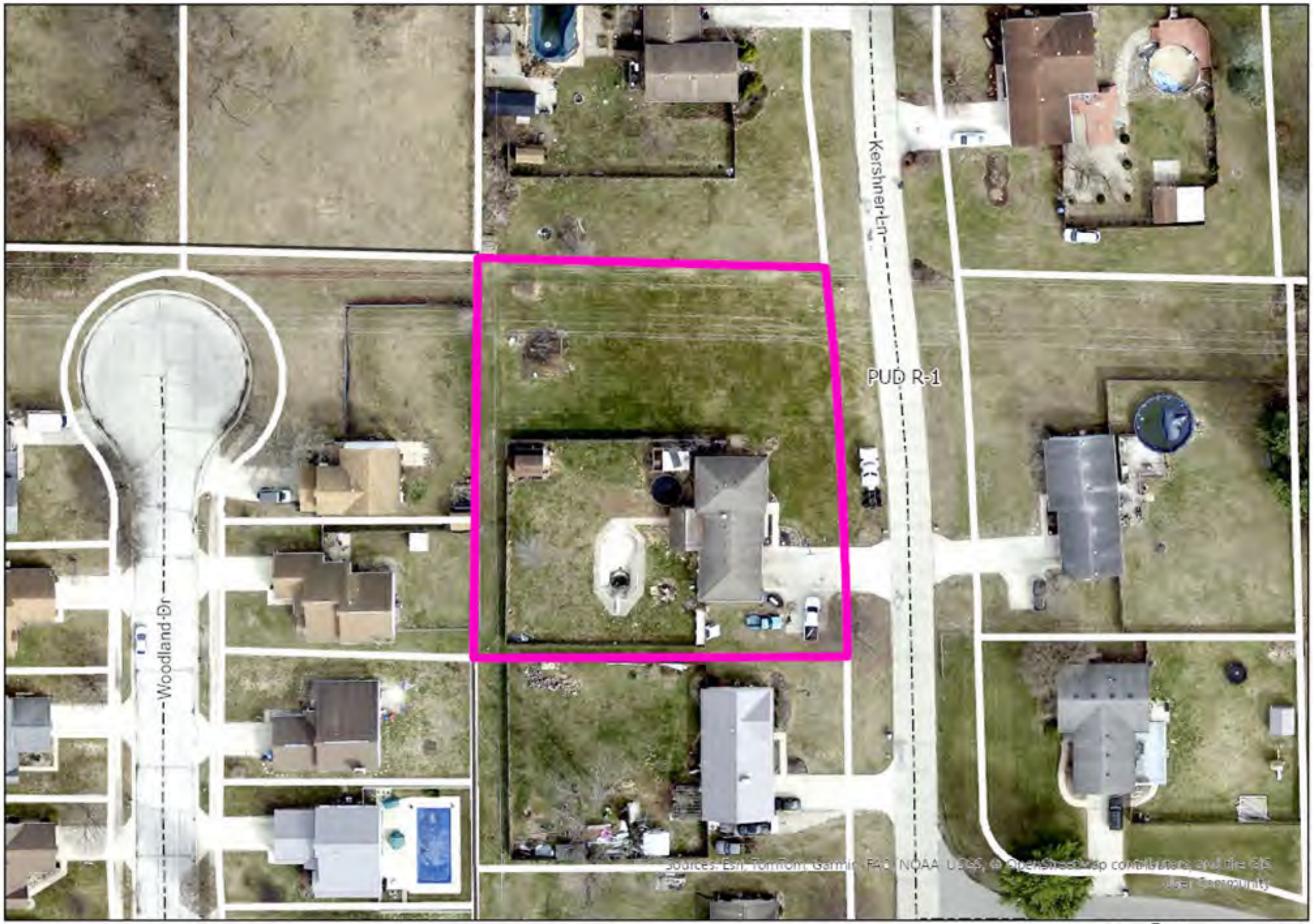
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

~~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. All 3 trucks are parked on concrete. Unforseen future may allow to move trucks off property. ~~Waiting to work wit~~

SUP-0667-2026



2025 Aerials

1 inch equals 60 ft

Feet
0 15 30 60
N

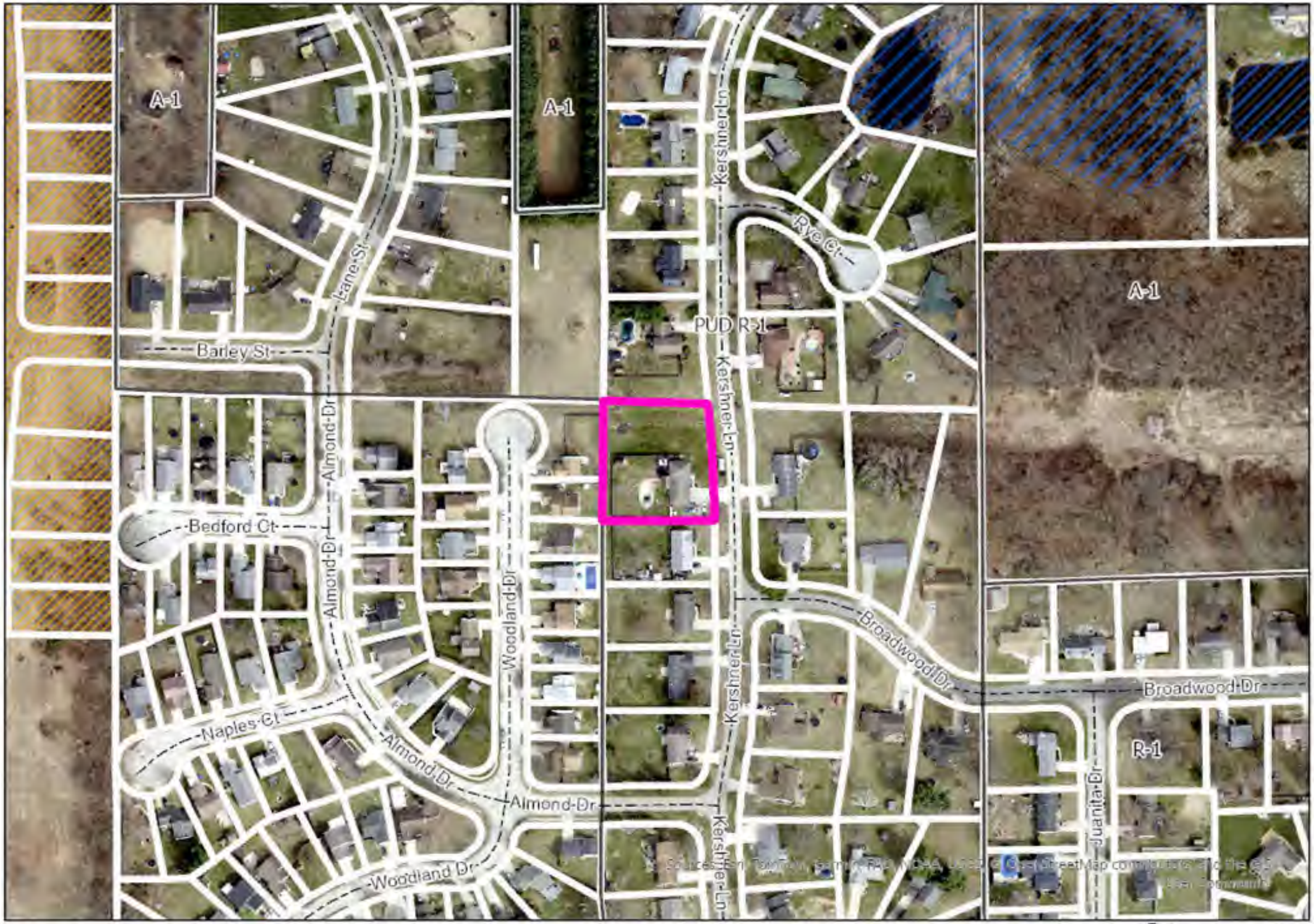
SUP-0667-2026



2025 Aerials

1 inch equals 120 ft

SUP-0667-2026



2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N

Subject property facing west

Facing east

Facing north



Facing south

160'

33'

17'

Existing Pool

68'

27

122'

27'

Existing Building

42'

95

68'

22'

22'

8'

Existing Driveway (used for semi parking)

60'

24'

26'

66 CL

Kershner Lane

BZA Staff Report

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

Hearing Date: November 19, 2026

Transaction Number: SUP-0643-2026.

Parcel Number(s): 20-05-12-426-016.000-001 & 20-05-12-426-022.000-001.

Existing Zoning: R-2.

Petition: For a Use Variance for 4 shipping containers, for a Special Use for a home workshop/business for a lawn and landscaping business, for a Developmental Variance to allow for 7 outside employees (Ordinance allows 4), and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Petitioner: Steven Keyser.

Location: South side of CR 16, 915 ft. west of SR 19, in Baugo Township.

Site Description:

- Physical Improvement(s) – Residence, accessory structures, and shipping containers.
- Proposed Improvement(s) – None.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential and mixed-use.

History and General Notes:

- **April 17, 2024** – The Hearing Officer approved a 7:1 depth-to-width-ratio Developmental Variance and a 57 ft. lot width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence.
- **August 9, 2026** – A complaint was received about running a landscaping business on the property (CODE-0781-2026).

Staff Analysis:

For a Use Variance for 4 shipping containers, staff finds that:

1. The request will not be injurious to the public health, safety, morals, and general welfare of the community. The shipping containers have been on the property without complaints.

2. The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner. This is a 3.81-acre property in a low to moderately dense residential area near a mixed-use commercial area and the property will remain residential in character.

3. A need for the Use Variance does arise from a condition that is peculiar to the property involved. The placement of the shipping containers predates the current development ordinance standards.

4. Strict enforcement of the terms of the Development Ordinance would constitute an unnecessary hardship if applied to the subject property. Removal of the shipping containers would eliminate indoor storage, resulting in increased outdoor storage.

5. The Use Variance does not interfere substantially with the Elkhart County Comprehensive Plan.

BZA Staff Report
(Continued)

Hearing Date: November 19, 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 building permit is required for each shipping container.

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

1. The request is approved in accordance with the site plan submitted (dated 10/1/2026) and as represented in the Use Variance application.

2. The request is limited to a maximum of four (4) shipping containers at any one time.

For a Special Use for a home workshop/business for a lawn and landscaping business, staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A Special Use for a home workshop/business for a lawn and landscaping business is allowed in the R-2 zoning district.

2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 3.81-acre property in a low to moderately dense residential area adjacent to a mixed-use area and the property will remain residential in character.

3. The Special Use will substantially serve the public convenience and welfare by providing for a local lawn and landscaping business.

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 10/1/2026) and as represented in the Special Use application.

BZA Staff Report
(Continued)

Hearing Date: November 19, 2026

For a Developmental Variance to allow for 7 outside employees (Ordinance allows 4) and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The R-2 zoning district limits personal storage to 110% of the total living area regardless of the size of the property. The request is 2,541 sq. ft., or 75%, over what is allowed by right and the amount of storage is consistent with what can be found on large residential parcels. Allowing extra employees will not generate enough traffic to cause safety issues, as the work will be done offsite.

2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 3.81-acre property in a low to moderately dense residential area near a mixed-use commercial 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. Without the benefit of the variances, additional storage space and employees would not be allowed.

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 10/1/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

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

SUP-0643-2026

Date: 10/01/2026 Meeting Date: November 19, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0643-2026

Description: for a Special Use for a home workshop/business for a lawn and landscaping business, for a Developmental Variance to allow for 7 outside employees (Ordinance allows 4), and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Contacts:

Applicant	Land Owner
Steven L. Keyser	Steven L. Keyser
28178 Cr 16	28178 Cr 16
Elkhart, IN 46516	Elkhart, IN 46516

Site Address: 28178 County Road 16
Elkhart, IN 46516

Parcel Number: 20-05-12-426-016.000-001
20-05-12-426-022.000-001

Township: Baugo

Location: South Side Of County Road 16, (800 ft Off Road) 930 Ft West of Sr 19

Subdivision:

Lot #

Lot Area: 3.81 Frontage: 43.00 Depth:

Zoning: R-2

NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATED 3/1/1961
SEE DV-0165-2024 FOR ROAD FRONTAGE AND 7:1 APPROVED 4/17/2024
SEE CODE #0781-2026 FOR RUNNING A BUSINESS
RESIDENCE = 3,072 SQ FT X 110% = 3,379 SQ FT, MINUS 864 (GARAGE), - 2400 (40X60 POLE BARN), - 432 (18X24 DETACHED GARAGE), - 264 (11X24 LEAN-TO) WHICH IS AN OVERAGE OF 581 FT. ALSO A POOL SHED AT 160 SQ FT, A HOOP/TENT STRUCTURE AT 240 SQ FT, 3 SHIPPING CONTAINERS AT 8 X 40 EACH (960 SQ FT) AND 1 AT 8 X 30 = 240 SQ FT, WHICH IS A TOTAL OVERAGE OF 2,181 SQ FT.

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Steven Keyser

1) Tell us what you want to do. Continue using our residence as the home-base for our existing lawn & landscaping business, which has operated from this property since 2018 without prior zoning enforcement issues.

2) Tell us why this activity won't hurt your neighbors or the community. See attached Supplemental Answer #2

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. Brief, infrequent noise from starting, moving, loading, or unloading vehicles and equipment.

Tell us how you'll reduce the impact of those things on neighbors. Noise is temporary and kept to a minimum

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

If yes, tell us about it. See attached Supplemental Answer #5 Yes, existing

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: 2028 sqft Approx 20' peak

Tell us what you'll use it for. Existing Residence - Home office used by owners for admin work.

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 ➡

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. All 7 offsite

How many employees do you have now? Full time: 5 Part time: 2

How many employees do you want? Full time: 5 Part time: 0

How many of the employees won't live onsite? All (7)

What will be the days and hours of operation on this property? Monday - Friday 7:30AM - 3:30PM

How many parking spaces do you have now? 6

How many parking spaces do you want? Same

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

If yes, tell us what will be stored outside or displayed. See attached Supplemental Answer #9

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?

0. Customers are served at their properties. No customer appointments or walk-in business at the residence.

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

Tell us how often.

Tell us the kind of vehicles used.

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

Sign 1 Dimensions (length and width).

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

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

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

Sign 2 Dimensions (length and width).

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

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

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

Sign 3 Dimensions (length and width).

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

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

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

10) Tell us anything else you want us to know. See attached Supplemental Answer #10

Developmental Variance — Questionnaire

Name: Steven Kuyser

1) Tell us what you want to do. I want to have up to 5 full time & 2 part time employees and have extra storage for storing our lawn mowers

2) Tell us why you can't change what you're doing so you don't need a variance. Because we have to have enough employees to run our business and we need to store our mowers inside

3) Tell us why the variance won't hurt your neighbors or the community. We respect our neighbors and you cannot see our property when your not on our property.

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

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

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

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

Building or addition 1 Size and height to the peak: 4 Storage containers

Tell us what you'll use it for. 40' long x 8' wide storing lawn mowers

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 or 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. _____

SPECIAL USE QUESTIONNAIRE – SUPPLEMENTAL ANSWERS

Name: Steve & Tiffany Keyser
Property Address: 28178 County Road 16, Elkhart, In 46516
Business: Keyser Lawn & Landscaping LLC

- *Question #2 — Why won't the business hurt neighbors or the community?*

The business has operated from this property since 2018 without known adverse impacts on neighboring properties. All customer work is performed off-site, with no customer traffic, retail sales, or customer appointments at the residence. On-site activity primarily consists of administrative work performed by the owners from a home office, employee arrival and departure, storage of company vehicles, trailers, and equipment, and loading and unloading for daily operations. There are no separate office employees working from the property.

The primary business area is located more than 280 feet from the road, is not readily visible from the road, and is substantially screened from neighboring properties. We have taken steps to minimize the visibility and impact of business activities and to preserve our neighbors' privacy.

- *Question #5 — Will there be buffering (fences, trees, shrubs, mounds)?*

The property has substantial existing natural and structural buffering. An 8-foot wooden privacy fence screens the north and west sides of the business gravel area, and a 6-foot privacy fence extends along the entire south side of the property. Mature trees line the east, west, and south sides of the property, and the property also adjoins a wooded area to the east, providing additional natural separation and visual screening.

Approximately 15 five-foot Thuja arborvitae have also been planted along the driveway across from the gravel business area to provide additional year-round screening toward the neighboring property to the northeast. Together, the fencing, mature vegetation, wooded surroundings, distance from surrounding properties, and added evergreen plantings create a well-screened and private setting that greatly limits visibility of business activities from neighboring properties.

SPECIAL USE QUESTIONNAIRE – SUPPLEMENTAL ANSWERS

Name: Steve & Tiffany Keyser
Property Address: 28178 County Road 16, Elkhart, In 46516
Business: Keyser Lawn & Landscaping LLC

- *Question #9 — Will there be outside storage or display areas on this property?*

Yes. An approximately 130' × 190' gravel area (about ½ acre) is used for parking and storage of company vehicles, trailers, and equipment, as well as loading and unloading equipment for daily operations and employee parking. Business equipment and materials are kept organized within designated areas and are not scattered throughout the property.

There are no retail or customer display areas. The area is located more than 280 feet from the road and is substantially screened from neighboring properties.

Note: The existing 40' × 60' accessory building located within the gravel area is used for the owners' personal hot rod hobby and is not used for business operations or business storage.

- *Question #10 — Tell us anything else you want us to know.*

Keyser Lawn & Landscaping LLC is an established family-owned business that has used this property as its home base since we purchased the property in March 2018. Business personal property has been reported and taxed at this location throughout our years of operation. We have positive relationships with our neighbors and have provided lawn and landscaping services for several nearby property owners.

This property is also our family residence, and we take pride in keeping it clean, organized, well maintained, and residential in appearance. We respect our neighbors and have taken substantial steps over the years to protect their privacy and minimize the impact of our business activities on them.

We were not attempting to avoid any County requirements. Because the business had operated from this address for years and business personal property had been reported and taxed here, we genuinely did not realize that separate Special Use approval was required for the home-base use. Once we became aware of the requirement, we promptly began the required Special Use application process.

We are not proposing any new buildings or expansion of the business area as part of this request. We are simply requesting approval to continue the existing home base use and intend to continue operating responsibly and respectfully within the surrounding residential area.

SUP-0643-2026

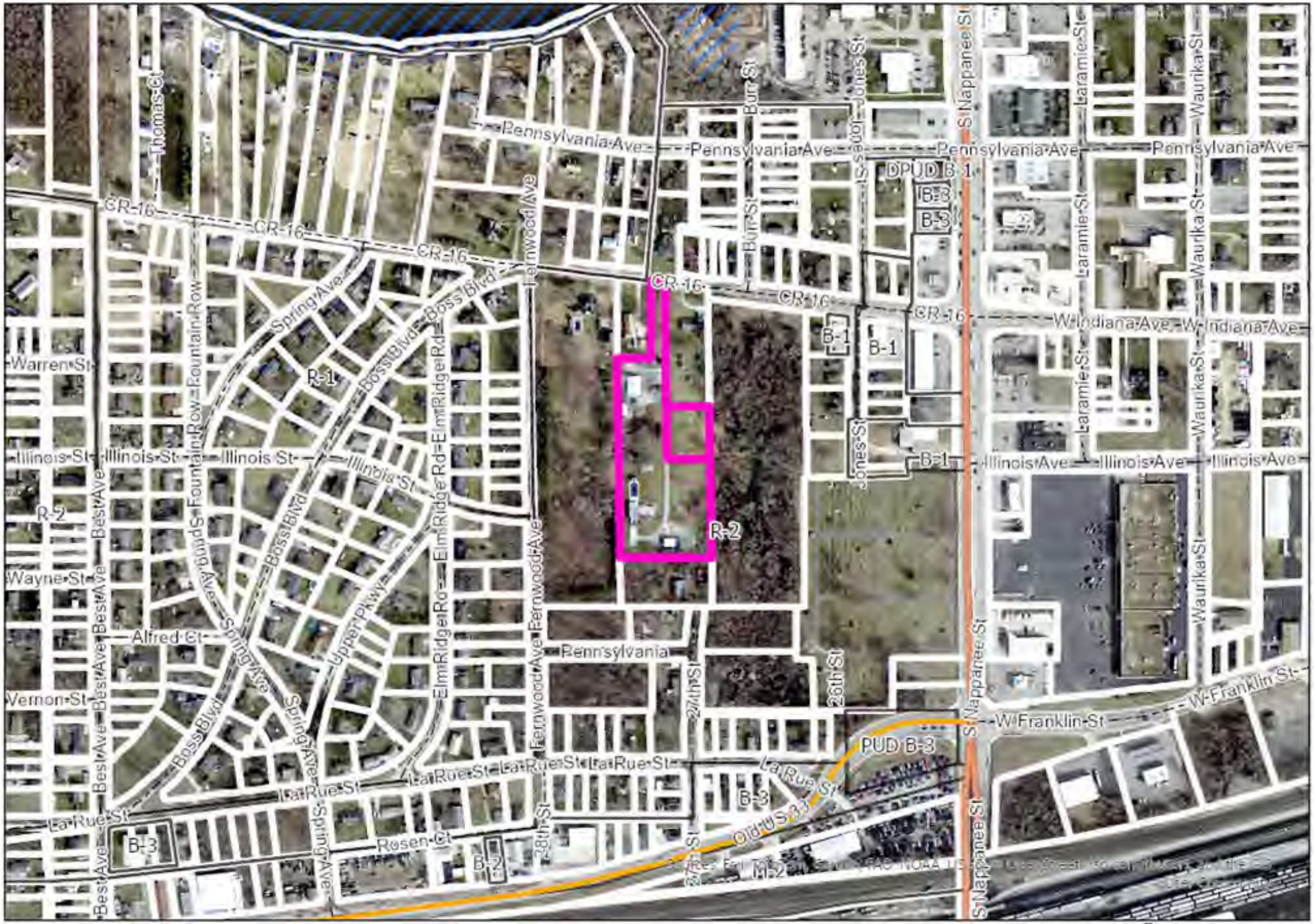


2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N

SUP-0643-2026

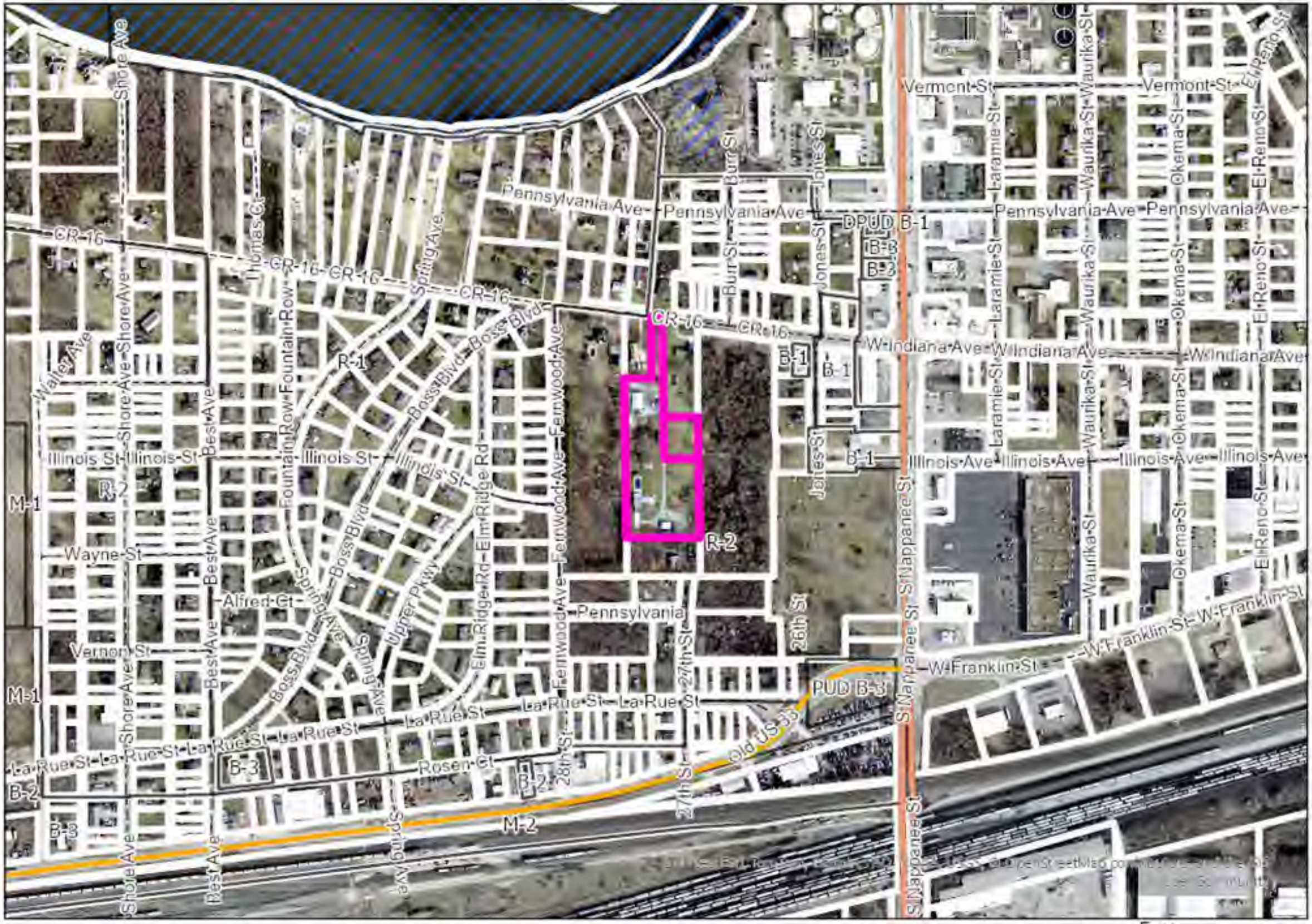


2025 Aerials

1 inch equals 400 ft

Feet
0 105 210 420

SUP-0643-2026



2025 Aerials

1 inch equals 500 ft

Feet

0 135 270 540



Subject property facing west



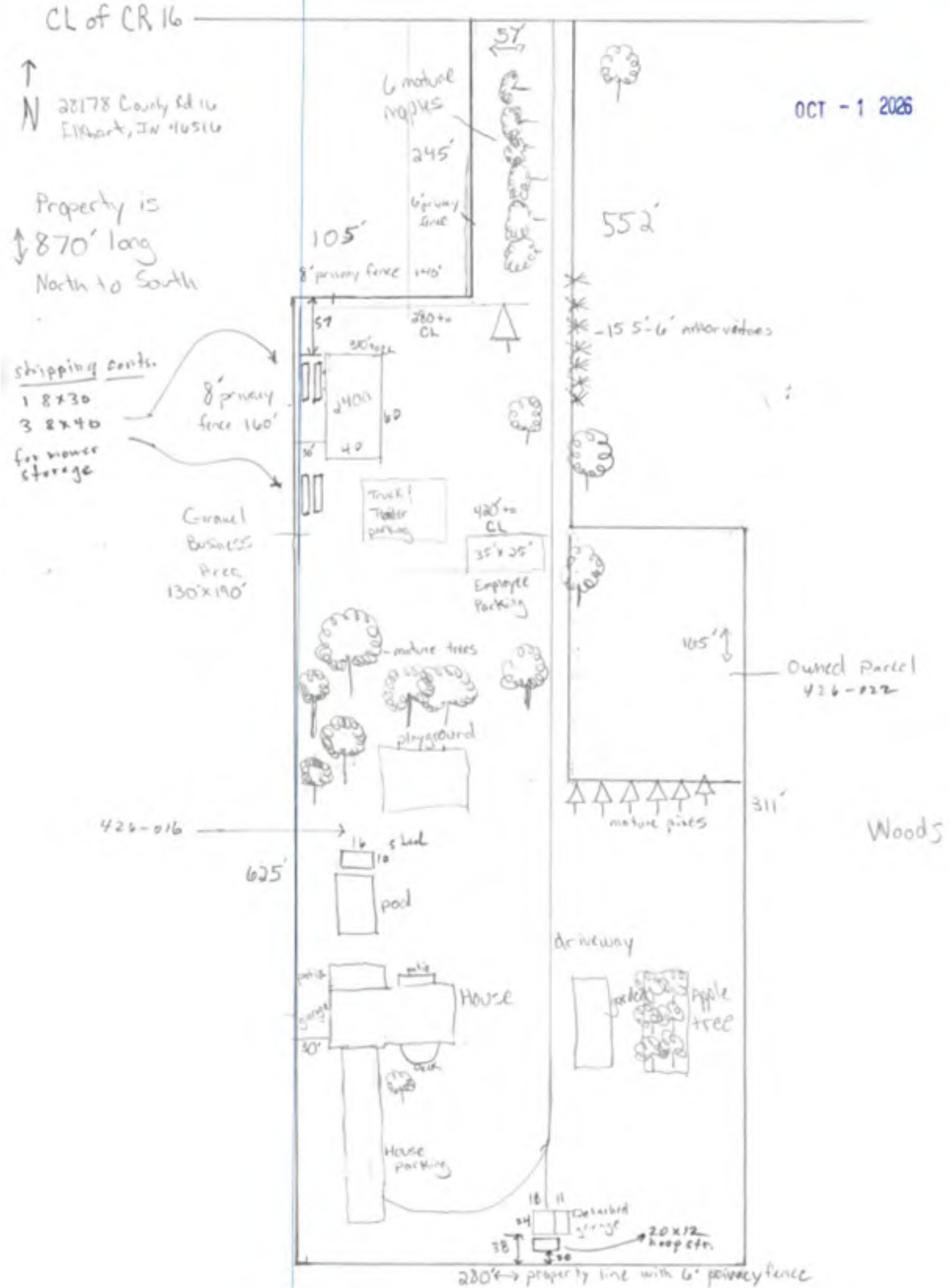
Facing east



Facing north



Facing south


CL of CR 16
N
28178 County Rd 16
Elkhart, IN 46516
Property is
870' long
North to South
6 mature maples
245'
6' privacy fence
105'
8' privacy fence 140'
57
280' to CL
552'
15 5'-6' arborvitaes
30' typ.
shipping containers
1 8x30
3 8x40
for mower storage
8' privacy fence 160'
40'
60
10'
Truck / Trailer parking
420' to CL
35' x 25'
Employee Parking
Gravel Business Area 130'x190'
mature trees
playground
105'
Owned Parcel
426-022
311'
mature pines
426-016
625'
16
10
pad
House
Driveway
garden
Apple tree
House parking
18
11
24
38
30
Detached storage
20x12 hoop etn.
280' property line with 6' privacy fence
Woods

OCT - 1 2026

BZA Staff Report

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

Hearing Date: November 19, 2026

Transaction Number: SUP-0665-2026.

Parcel Number(s): 20-01-24-226-006.000-005.

Existing Zoning: A-1.

Petition: For a Use Variance for vehicle rental (moving trucks).

Petitioner: Trustees of the Church of God of Elkhart, Indiana.

Location: South side of CR 4, 4,000 ft. east of CR 5, in Cleveland Township.

Site Description:

- Physical Improvement(s) – Church, accessory structures, wireless tower.
- Proposed Improvement(s) – None.
- Existing Land Use – Church.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **June 18, 1992** – The BZA approved a Special Use for an existing church to allow an addition.
- **May 18, 2006** – The BZA approved an amendment to allow a new sanctuary and an open pavilion.
- **November 16, 2006** – The BZA approved a Special Use for a wireless communications facility.
- **July 28, 2026** – A complaint was made about renting U-Haul trucks (CODE-0639-2026).
- **August 3, 2026** – The complaint was verified.

Staff Analysis:

Staff finds that:

1. The request will be injurious to the public health, safety, morals, and general welfare of the community. Truck rental is a high-impact use that belongs in one of the four nonresidential zoning districts where it is permitted by right.
2. The use and value of the area adjacent to the subject property will be affected in a substantially adverse manner. The property is in a low-density agricultural and residential area, and the area should remain agricultural and residential in character.
3. A need for the Use Variance does not arise from a condition that is peculiar to the property involved. Truck rental is not a preexisting use on the property, and there are no adjoining commercial uses.
4. Strict enforcement of the terms of the Development Ordinance would not constitute an unnecessary hardship if applied to the subject property. The 10.7-acre lot remains eligible for its current use and a variety of other uses in the A-1 zoning district.
5. The Use Variance does interfere substantially with the Elkhart County Comprehensive Plan. The plan directs the county to minimize conflicts between uses and promote the stringent standards established under Use Variance section.

Staff recommends **DENIAL**.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

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

SUP-0665-2026

Date: 10/09/2026 Meeting Date: November 19, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0665-2026

Description: for a Special Use for parking of a UHAUL

Contacts:	Applicant	Authorized Agent	Land Owner
	Marcius Griffin 803 Turtle Drive Bristol, IN 46507	Marcius Griffin 803 Turtle Drive Bristol, IN 46507	Church Of God Of Elkhart (Trustees Of The) 28082 County Road 4 Elkhart, IN 465148895

Site Address: 28082 County Road 4
Elkhart, IN 46514

Parcel Number: 20-01-24-226-006.000-005

Township: Cleveland

Location: South side of County Road 4,000 ft. East of CR 5

Subdivision: CHURCH OF GOD MINOR

Lot # 2

Lot Area: 10.70 Frontage: 287.00 Depth:

Zoning: A-1

NPO List:

Present Use of Property: CHURCH

Legal Description:

Comments: 10/9/26 WILL NEED NEW RECORDED DEED PER LG.

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: MACCUIS GRIFFIN

1) Tell us what you want to do. Rent U-Haul's in The Parking lot

2) Tell us why this activity won't hurt your neighbors or the community. I'M only There for A limited Time And i quiet.

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. Surrounded by Farmland

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. Parking

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: 1 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? 9AM TO 5pm

How many parking spaces do you have now? 10

How many parking spaces do you want? 10

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?
Not many

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. A U-HAUL Truck

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

Sign 1 Dimensions (length and width).

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

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

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

Sign 2 Dimensions (length and width).

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

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

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

Sign 3 Dimensions (length and width).

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

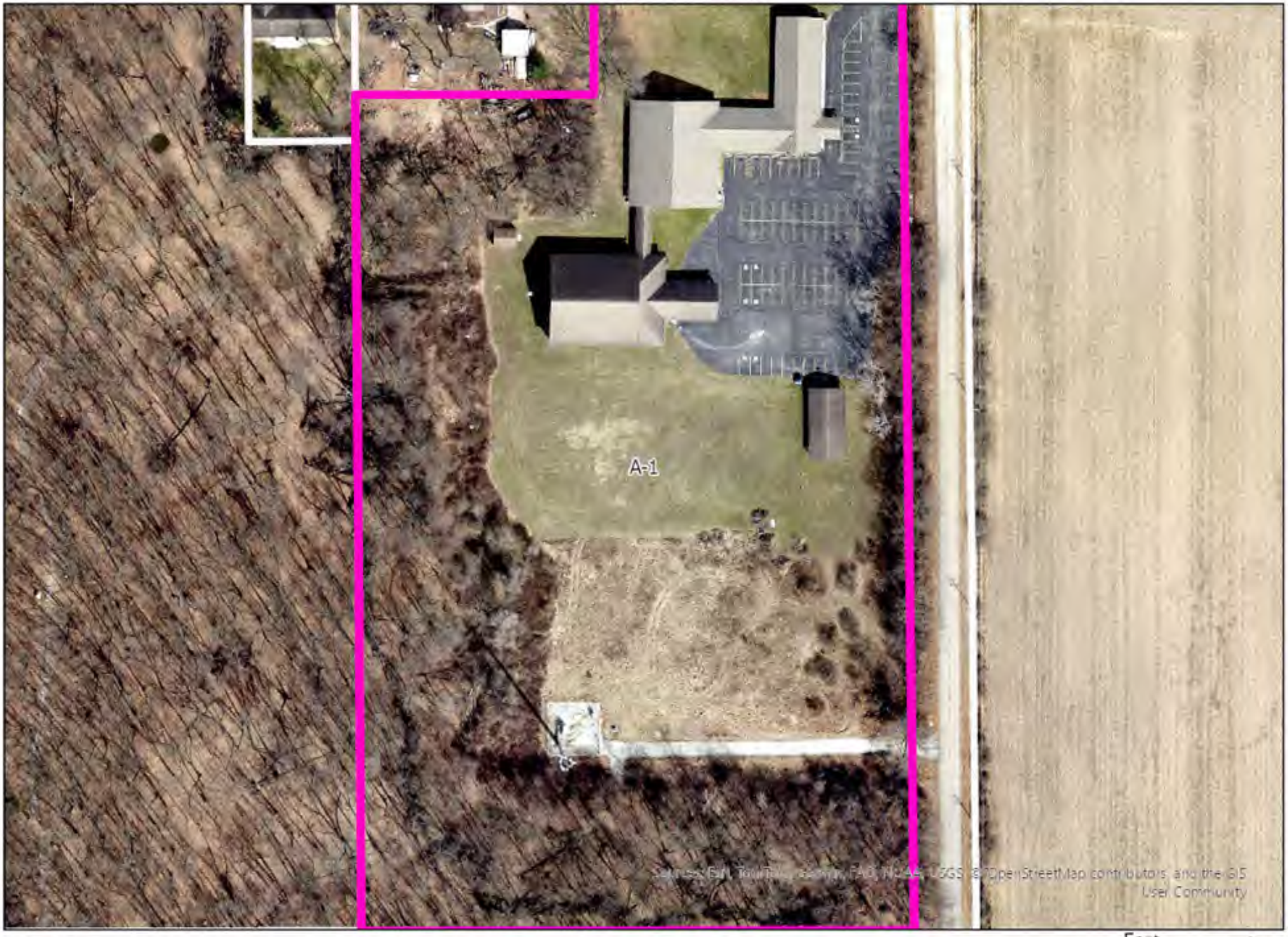
Electronic message board? ☐ Y ☒ N If no, lighted? ☐ Y ☒ N

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

10) Tell us anything else you want us to know. Thank you for your Time.

Maria Staff

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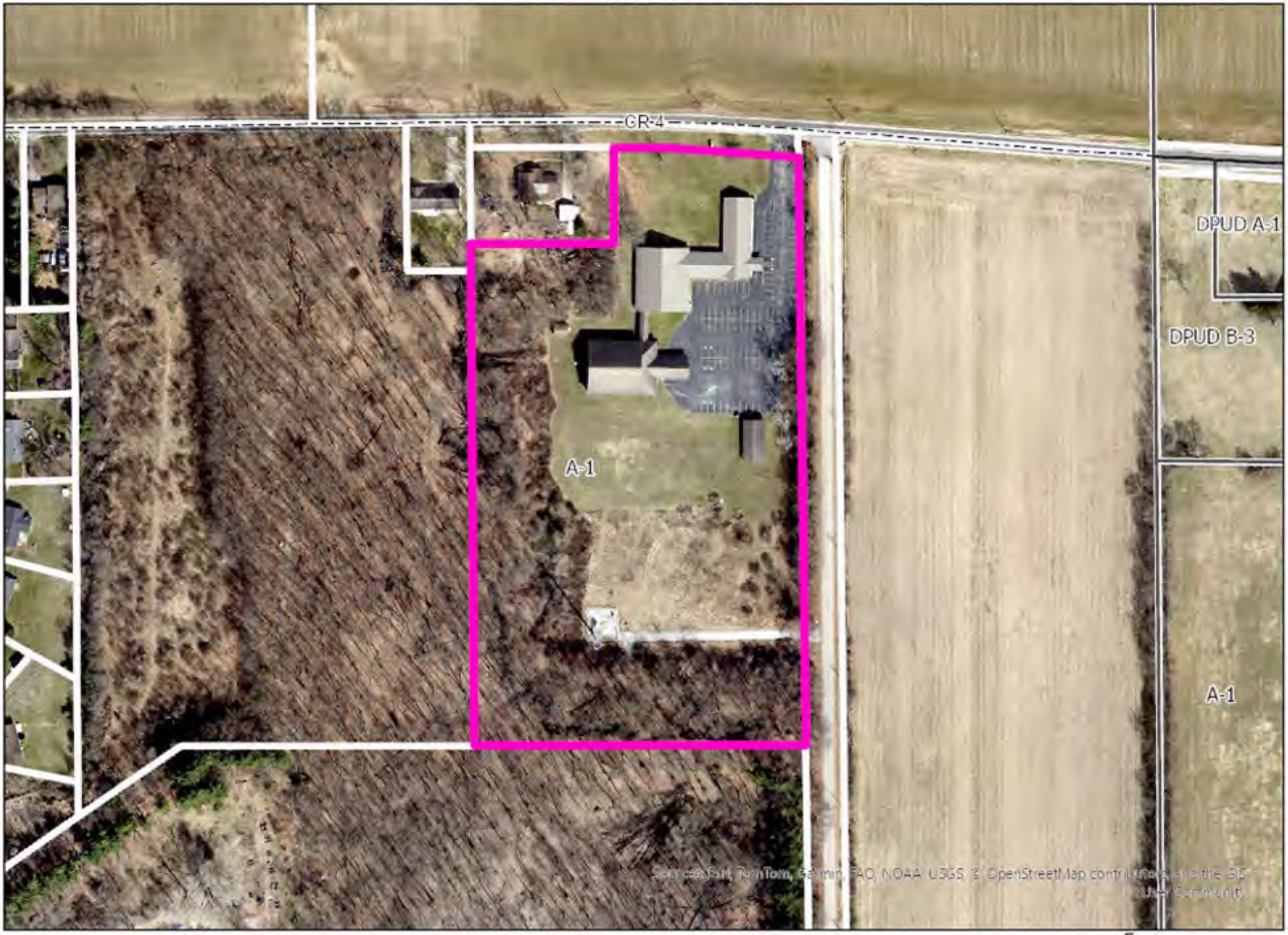


2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120
N

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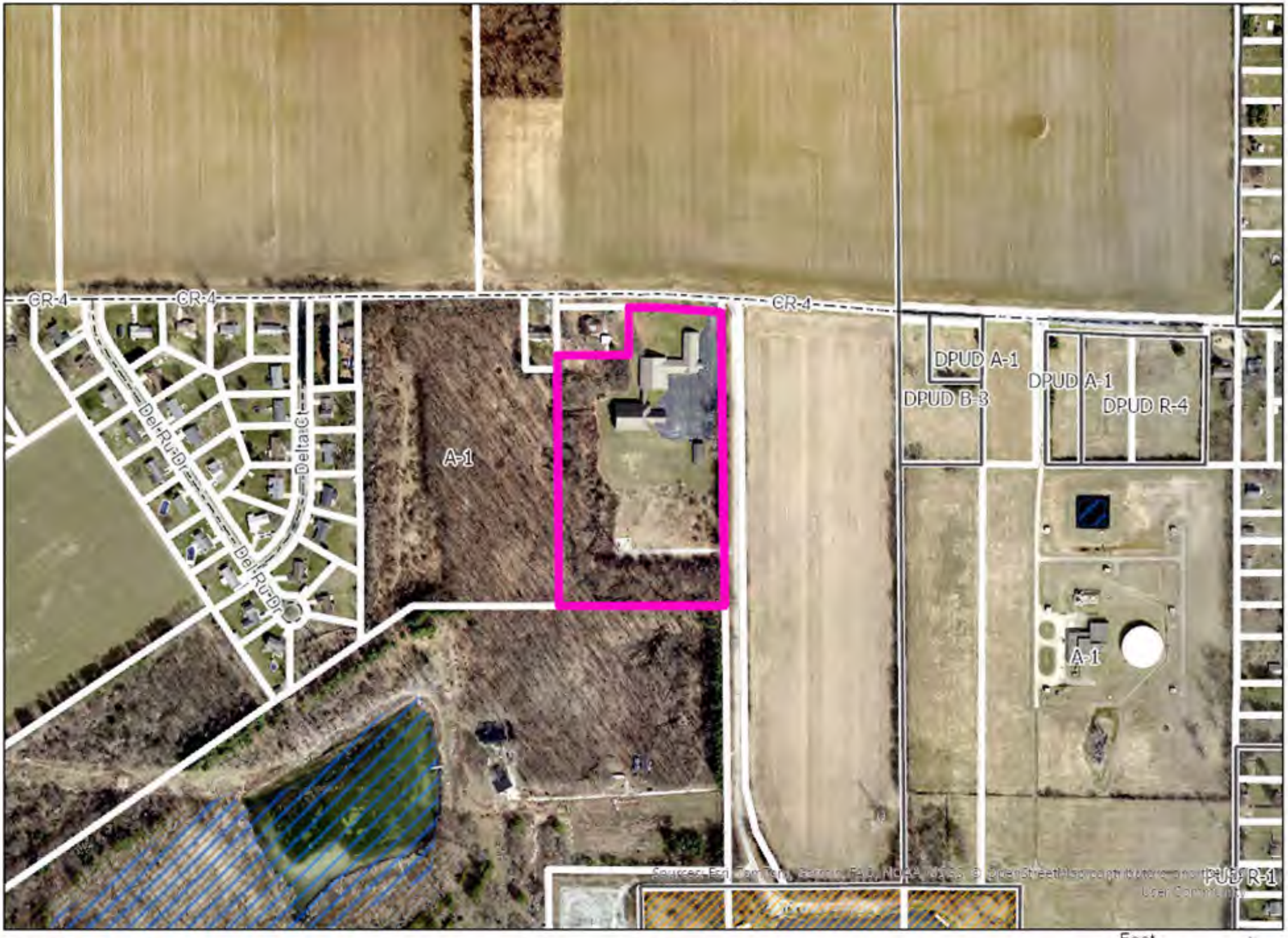


2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N

SUP-0665-2026



2025 Aerials

1 inch equals 400 ft

Feet
0 105 210 420
N



Subject property



Rental parking



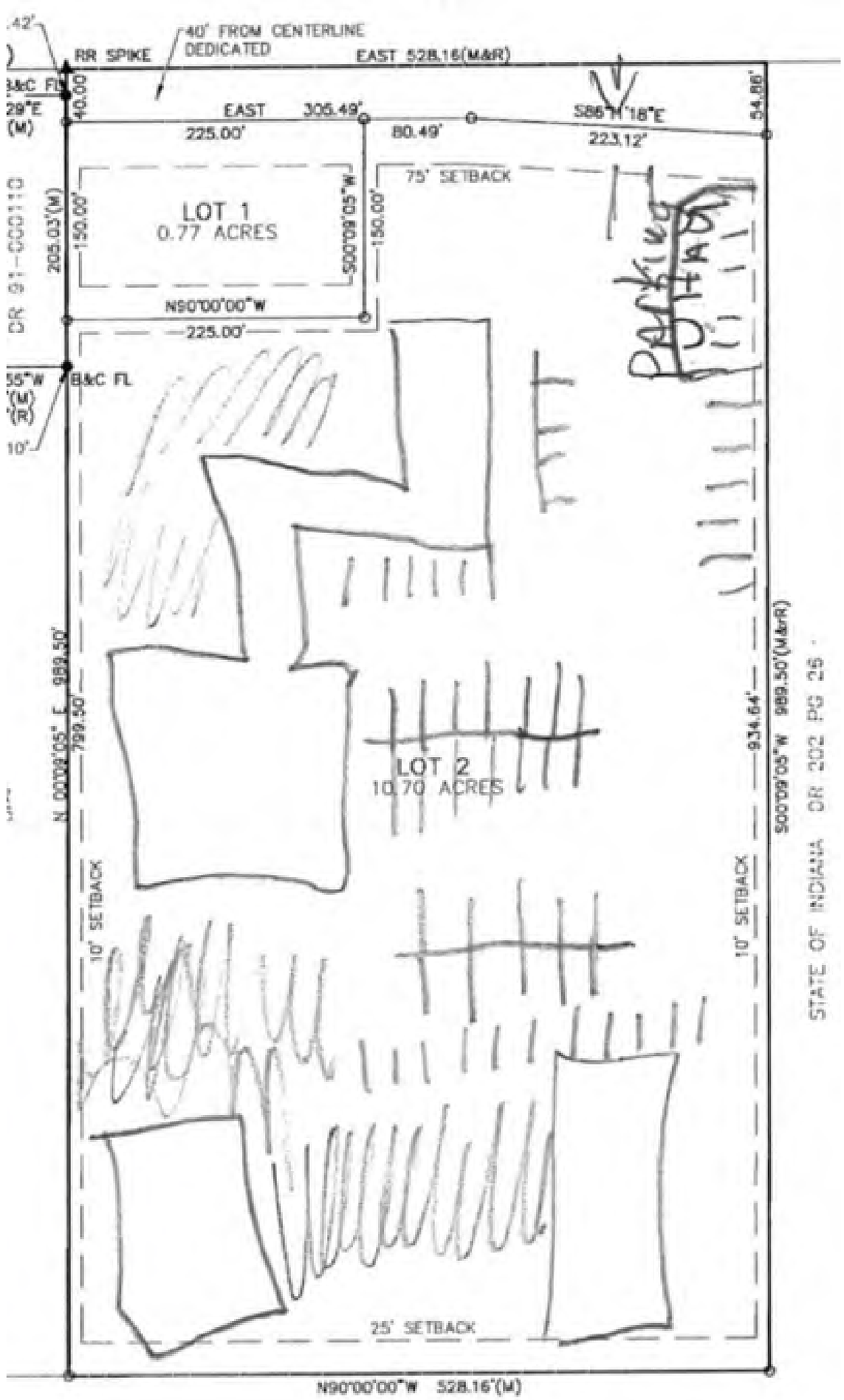
Facing east


that church
CHURCH ON THE WISE
NOV 8TH NEWSONG CONCERT 7PM $25
SUN 10 AM WED 7PM
OPEN DOOR PANTRY NOV 10TH 2:30-5 PM
28082

Facing west



Facing north


.42'
RR SPIKE
40' FROM CENTERLINE
DEDICATED
EAST 528.16(M&R)
B&C FL
29"E
(M)
40.00'
EAST
225.00'
305.49'
80.49'
S86°11'18"E
223.12'
54.86'
75' SETBACK
LOT 1
0.77 ACRES
205.03'(M)
150.00'
S00°09'05"W
150.00'
N90°00'00"W
225.00'
55"W
B&C FL
(M)
(R)
10'
N 00°09'05" E 989.50'
789.50'
10' SETBACK
LOT 2
10.70 ACRES
10' SETBACK
S00°09'05"W 989.50'(M&R)
934.64'
25' SETBACK
N90°00'00"W 528.16'(M)
STATE OF INDIANA OR 202 PG 25