

ELKHART COUNTY BOARD OF ZONING APPEALS

DEPARTMENT OF PUBLIC SERVICES
MEETING ROOMS A & B
4230 ELKHART ROAD, GOSHEN, INDIANA

Postponement of Business Items – Any person having business to come before the Board may request postponement or withdrawal of such at this time.

B. Petitioner: ***Ronald Payette (buyer) and Brett Garner (seller)*** (Page 5)
 Petition: for a Special Use for a home workshop/business for a door and window
 installation business (Specifications F - #45).
 Location: North side of CR 142, 1,900 ft. West of CR 19, common address of 21381
 CR 142 in Jackson Township, zoned A-1. (20082503)

- C. Petitioner: **Betty Lupkes** (Page 6)
Petition: for a Special Use for a kennel with indoor/outdoor pens and outdoor runs (Specifications F - #15 & 15.10) and for a Special Use for an agricultural use for the keeping of eight (8) chickens on a tract of land containing less than three acres (Specifications F - #1).
Location: West side of Wade Street, 800 ft. North of CR 8, being Lot 10 of David Wade, common address of 52953 Wade Street in Washington Township, zoned A-1. (20082368)

- 9:00 A.M. (WOLGAMOOD)**
- D. Petitioner: **Mark Slabaugh, AMMF Trustee Corporation** (Page 7)
** **(10 minutes petitioners)** **
Petition: for a Special Use for an agri-business for a custom livestock meat processing facility (Specification F - #56).
Location: East side of CR 101, 1,100 ft. South of US 6, common address of 72700 CR 101 in Locke Township, zoned A-1. (20082509)

- E. Petitioner: **Ronald Gordon (buyer) and Randy Hodgson (seller)** (Page 8)
Petition: for a Special Use for warehousing and storing for mini storage units in a B-3 district and for a 45 ft. front setback Variance to allow for said mini storage units 75 ft. from centerline of Old US 33 (Ordinance requires 120 ft.).
Location: Northeast corner of Old US 33 and Belden Avenue, being Lots 1 & 2 of Kountry Island Auto Subdivision, common address of 30841 Old US 33 in Baugo Township, zoned B-3. (20082434)

- 9:30 A.M. (LANTZ)**
- F. Petitioner: **Jaime Navarro** (Page 9)
Petition: for an amendment to an existing Special Use for warehousing and storing of a semi tractor and trailer in an A-1 zone to eliminate condition #1 (building to be constructed to house tractor and trailer within one year) (Specifications F - #44).
Location: North side of US 20, 1,470 ft. West of CR 19, common address of 21031 US 20 in Jefferson Township. (20082498)

- G. Petitioner: **Elon Martin** (Page 10)
Petition: for a Special Use for a home workshop/business for custom woodworking of caskets and furniture (Specifications F - #45).
Location: North side of CR 38, 985 ft. East of CR 11, common address of 24835 CR 38 in Harrison Township, zoned A-1. (20082463)

APPEALS

- A. Petitioner: **Wayne R. Kuhns** (Page 11)
Petition: for an Appeal to allow for an existing residence on property not subdivided in accordance with the Subdivision Control Ordinance.
Location: South side of CR 50, 2,070 ft. West of CR 11, common address of 25338 CR 50 in Union Township, zoned A-1. (20082470)

10:00 A.M. (MILLER)

- B. Petitioner: ***Norine Borkholder*** (Page 12)
Petition: for an Appeal to allow for the construction of a second residence on a single zoning lot.
Location: South side of CR 34, 1,450 ft. East of CR 33, common address of 14750 CR 34 in Clinton Township, zoned A-1. (20082502)
- C. Petitioner: ***Wesley & Sheila Miller*** (Page 13)
Petition: for an Appeal to allow for an existing residence on property not subdivided in accordance with the Subdivision Control Ordinance.
Location: West side of CR 33, 440 ft. North of CR 14, common address of 55925 CR 33 in Middlebury Township, zoned A-1. (20082500)

APPEAL/VARIANCE **10:30 A.M. (HESSER)**

- A. Petitioner: ***Ron Foeckler*** (Page 14)
Petition: for an Appeal to allow for the construction of an addition to the existing accessory structure without a primary structure, for an Appeal to allow for said accessory structure on property not subdivided in accordance with the Subdivision Control Ordinance and for a 7 ft. Variance to allow for the construction of an addition to said accessory structure 43 ft. from the centerline of the right-of-way (Ordinance requires 50 ft.).
Location: West side of Fairwind Drive, 120 ft. South of Cypress Court, 1,075 ft. South of CR 22 in Concord Township, zoned A-1. (20082443)

TABLED ITEMS

- A. Petitioner: ***Samuel Schmucker*** (Page 15)
Petition: for a Special Use for a home workshop/business for small engine repair and sales (Specifications F - #45).
Location: East side of CR 35, 1,650 ft. North of SR 4, common address of 61262 CR 35 in Clinton Township, zoned A-1. (20082251)
- B. Petitioner: ***Mark Slabaugh, AMMF Trustee Corporation*** (Page 16)
Petition: for a Special Use for a home workshop/business for a custom butchering operation (Specifications F - #45).
Location: East side of CR 101, 1,100 ft. South of US 6, common address of 72700 CR 101 in Locke Township, zoned A-1. (20082291)

ITEMS TRANSFERRED FROM HEARING OFFICER

AUDIENCE ITEMS

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

- Minor change to site plan (for on premise sign) for Spring Meadow Golf Course (Special Use #19954766)

➤ **ADJOURNMENT**