

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.

USE VARIANCE **8:30 A.M.** **(WOLGAMOOD)**

A.	Petitioner:	<i>Kerm Schrock</i>	(Page 7)
	Petition:	for a Use Variance to allow a semi-trailer to be used for personal domestic storage.	
	Location:	West side of CR 21, 2,800 ft. South of CR 26, common address of 60541 CR 21 in Jefferson Township, zoned A-1.	<i>(20073948)</i>

A. Petitioner: ***John & Judith Kuhn*** (Page 8)
 Petition: for a Use Variance to allow for an existing mobile home to remain on site while a residence is being constructed with said mobile home to be removed by January 2011, and a 3 to 1 depth to width ratio Variance on Tract A; and for a 3 to 1 depth to width ratio Variance for an existing residence on Tract B (the result of a parent-to-child split).
 Location: East side of Ash Road, 2,350 ft. South of CR 16, common address of 56610 Ash Road in Baugo Township, zoned R-1. (20074095)

USE VARIANCE/APPEAL

- A. Petitioner: ***Mike & Laquita Closson (LC purchasers) and Larry Smith & Andrew Odebrecht (LC holders)*** (Page 9)
- Petition: for a Use Variance for a lawn service business, and for an Appeal for the construction of an accessory structure prior to the construction of a residence.
- Location: Southwest corner of CR 20 and CR 31 in Jefferson Township, zoned A-1.
(20074109)

SPECIAL USES

9:00 A.M. (LANTZ)

- A. Petitioner: ***Timothy & Stella Fry (LC purchasers) and Ammon & Edna Martin (LC holders)*** (Page 10)
- ** (10 minutes petitioners – 10 minutes remonstrance) *****
- Petition: for a Special Use for an agri-business in an A-1 district for a welding shop (Specifications F-#156).
- Location: West side of CR 17, 2,150 ft. North of CR 46, common address of 68563 CR 17 in Union Township.
(20074049)
- B. Petitioner: ***Patrick Industries, Inc.*** (Page 11)
- Petition: for a Special Use for a wireless communications facility (Specifications F - #31.50).
- Location: Northwest corner of CR 20 (Mishawaka Road) and Kreighbaum Street, common address of 28163 CR 20 in Baugo Township, zoned M-1.
(20074053)

9:30 A.M. (HOMAN)

- C. Petitioner: ***Sara Avery*** (Page 12)
- Petition: for a Special Use for a home workshop/business for pet grooming (Specifications F - #45).
- Location: East side of SR 13, 960 ft. South of SR 120, common address of 53150 SR 13 in York Township, zoned A-1.
(20074037)
- D. Petitioner: ***Hoosier Holdings, LLC (Lessor) and Goshen Stars Soccer Club (Lessee)*** (Page 13)
- Petition: for a Special Use for an athletic park for a soccer club (Specifications F - #4).
- Location: South side of CR 36, 950 ft. East of CR 19 in Elkhart Township, zoned A-1.
(20074101)
- E. Petitioner: ***Elkhart County Parks Department*** (Page 14)
- Petition: for a Special Use for a museum (Specifications F - #28).
- Location: North side of Vistula (SR 120), 200 ft. East of Chestnut Street, common address of 304 West Vistula in Washington Township, zoned B-1.
(20074088)

10:00 A.M. (HESSER)

- F. Petitioner: ***Leroy Burgess*** (Page 15)
Petition: for a Special Use for a home workshop/business for retail firearms sales (Specifications F - #45).
Location: Southeast corner of Sun Bow Drive and Sun Valley Blvd., being Lot 43 of Sunlit Acres Phase II, common address of 58554 Sun Bow Drive in Jefferson Township, zoned A-1. (20074102)
- G. Petitioner: ***Glen C. Ramer*** (Page 16)
Petition: for a Special Use for a home workshop/business for manufacturing lawn furniture (Specifications F - #45).
Location: West side of CR 21, ½ mile South of CR 146, common address of 69515 CR 21 in Jackson Township, zoned A-1. (20074111)

SPECIAL USE/APPEAL/VARIANCE 10:30 A.M. (WOLGAMOOD)

- A. Petitioner: ***Douglas & Sharon Delagrang*** (Page 17)
Petition: for a Special Use for warehousing and storing of a commercial vehicle (concession trailer) (Specifications F - #44), for an Appeal to allow for the existing residence and detached garage and for the construction of an accessory building on property served by an access easement, and for a Developmental Variance to allow the total square footage of accessory structures (3,336) to exceed the total square footage in the primary structure (2,534), a difference of 802 sq. ft.
Location: 650 ft. South off of CR 126, 3,400 ft. West of CR 19, common address of 21144-2 CR 126 in Jefferson Township, zoned A-1. (20074110)

ITEMS TRANSFERRED FROM HEARING OFFICER

AUDIENCE ITEMS

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

ADJOURNMENT