# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

### MAY 15, 2008 8:30 A.M.

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

Roll Call

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the 17<sup>th</sup> day of April 2008.

Approval of Legal Ads published in the Elkhart Truth and the Goshen News ten days prior to the public hearings.

Elkhart County Zoning Ordinance to be entered as evidence for today's hearings.

Staff Reports to be entered as evidence for today's hearings.

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

USE V	VARIANCE	<u>8:30 A.M. (HESSER)</u>
A.	Petitioner:	Steve Adams (Page 10)
	Petition:	for a Use Variance for an amusement center in an M-1/R-1 District.
	Location:	West side of CR 105, 1,700 ft. South of Mishawaka Road, common address
		of 58095 CR 105 in Concord Township. (20081721)
SPEC	CIAL USES	
A.	Petitioner:	Robert G. Scrogham (landowner) and (Page 11)
		Sunnyland Construction (business owner/operator)
	Petition:	for a Special Use for warehousing and storing for a construction business
		(Specifications F - #44).
	Location:	South side of CR 4, 2,047 ft. West of East County Line Road, common
		address of 10396 CR 4 in York Township, zoned A-1. (20081716)
B.	Petitioner:	Ian & Stacie Simmons (Page 12)
	Petition:	for a Special Use for a beauty shop in an A-1 district (Specifications F - #46).
	Location:	West side of CR 133, 642 ft. South of CR 52, common address of 71621 CR
		133 in Benton Township. (20081678)

### <u>9:00 A.M.</u> (LANTZ)

C.	Petitioner:	Goshen Community Schools (Goshen Intermediate School – o	wner/buyer)
		and Jay Essig (seller)	(Page 13)
	Petition:	for a Special Use for an intermediate school in an A-1 district (S $F - #38$ ).	Specifications
	Location:	Northwest corner of SR 119 and CR 19 in Elkhart Township.	(20081673)
D.	Petitioner:	Life Tabernacle Church (buyer) and	
		Pheasant Ridge Development (seller)	(Page 14)
	Petition:	for a Special Use for a church (Specifications F - #48).	
	Location:	Northeast corner of CR 26 and CR 13 in Concord Township, zo	ned R-1.
		-	(20081711)
		9:30 A.M. (WOLGAMOOD)	
E.	Petitioner:	Elkhart County Park & Recreation	(Page 15)
	Petition:	for a Special Use for a public park (linear park) (Specifications I	F - #29).
	Location:	North off of CR 28, 2,840 ft. to CR 127 in Jefferson Township,	zoned A-1.
			(20081715)
F.	Petitioner:	Phillip R. Bocook	(Page 16)
	Petition:	for a Special Use for warehousing and storing of a maximum of	thirty shuttle
		buses in an A-1 district (Specifications F - #44).	2
	Location:	North side of US 6, 800 ft. West of CR 25, common address of in Jackson Township.	f 18405 US 6 (20081712)

### SPECIAL USE/VARIANCE

A.	Petitioner:	Brian Wogoman (buyer) and Mike Wogoman (seller) (Page 1	17)
	Petition:	for a Special Use for a home workshop/business for fire truck sales a	and
		service (Specifications F - #45), for a 3 to 1 depth to width ratio Varian	nce
		and for a 2 ft. lot width Variance to allow for the construction of a residence	ce.
	Location:	South side of CR 44, 4,230 ft. West of CR 37 in Benton Township, zoned	A-
		1. (200817)	36)

APPE	EAL	<u>10:00 A.M. (HOMAN)</u>
A.	Petitioner:	Victor & Valerie DePompeo (buyers) and
		Cindy L. Berry & Gerald A. Alexander (sellers) (Page 18)
	Petition:	for an Appeal to allow for the construction of a residence on property served
		by an access easement.
	Location:	1,800 ft. North of SR 120, 1,700 ft. East of CR 35 in York Township, zoned
		A-1. (20081735)

#### **TABLED**

A.	Petitioner:	Daniel R. Mullet (Page 19)
	Petition:	for a Special Use for a home workshop/business for metal cutting, wood
		routing and tool sharpening business (Specifications F - #45) and for a
		Developmental Variance to allow the total square footage of accessory
		structures (4,064) to exceed the total square footage in the primary structure
		(2,310), a difference of 1,754 sq. ft.
	Location:	West side of CR 15, 1/4 mile South of CR 36, common address of 64297 CR
		15 in Harrison Township, zoned A-1. (20081295)
		<u>10:30 A.M. (MILLER)</u>
B.	Petitioner:	10:30 A.M.(MILLER)Don Miller(Page 20)
B.	Petitioner: Petition:	
B.		Don Miller (Page 20)   for a renewal of an existing Use Variance for light manufacturing of lighted
B.	Petition:	<i>Don Miller</i> (Page 20) for a renewal of an existing Use Variance for light manufacturing of lighted advertising signs.

### **ITEMS TRANSFERRED FROM HEARING OFFICER**

#### **AUDIENCE ITEMS**

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

### **ADJOURNMENT**