AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

APRIL 16, 2015 8:30 A.M.

DEPARTMENT OF PUBLIC SERVICES 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 19th day of March 2015.

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

CDECTAI	LICE MODIL E HOME	Q.20 A M	(MILLED)
SPECIAL	USE MOBILE HOME	8:30 A.M.	(MILLER)

A. Petitioner: Jorge H. & Teresa Pizana (land contract holders) (Page 7)

and Claudia V. Granados (land contract purchaser)

Petition: for a Special Use for a mobile home.

Location: North side of CR 146, 1,300 ft. East of SR 13, common address of 11267

CR 146 in Benton Township, zoned A-1. 11267CR 146-150316-2

SPECIAL USES

B. Petitioner: Jeffrey & Linda Hershberger (lessors) and (Page 8)

Homestead Motocross, Inc. (lessee)

Petition: for a Special Use renewal for a moto cross track in an A-1 district. Location: North side of CR 4, 3,700 ft. East of CR 35, in York Township.

OCR 4-150304-1

9:00 A.M. (CAMPANELLO)

C. Petitioner: AMMF Trustee Corporation, Trustee for Amish (Page 9)

Mutual Mortgage Fund, an Indiana Land Trust (land contract holder) and Eric L. & Joanna Kay

Chupp (land contract purchasers)

Petition: for a Special Use for an agricultural use for the keeping of horses on a tract

of land containing three acres or less.

Location: West side of CR 29, 504 ft. North of CR 56, common address of 72643 CR

29 in Benton Township, zoned A-1. 72643CR 29-150312-1

D. Petitioner: Living Stones Christian Fellowship Inc. (Page 10)

Petition: for an amendment to an existing Special Use site plan for a church to allow

for an electric message board sign.

Location: Southeast corner of CR 4 and SR 13, common address of 11020 CR 4 in

York Township, zoned A-1. 11020CR 4-150316-1

SPECIAL USE/DEV. VARIANCE 9:30 A.M. (HOMAN)

E. Petitioner: Kevin V. & Ruth Ann Miller (Page 11)

Petition: for a Special Use for a home workshop/business for a wholesale of crafts and

furniture and for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage in the

primary structure.

Location: South side of CR 20, 2,400 ft. East of SR 13, common address of 12022 CR

20 in Middlebury Township, zoned A-1. 12022CR 20-150316-1

USE VARIANCES

F. Petitioner: Dallas L. & Karen M. Pletcher (Page 12)

Petition: for a Use Variance to allow for a food distribution service in an A-1 district. Location: West side of CR 11, 1,200 ft. North of CR 30, common address of 61759 CR

11 in Harrison Township. 61759CR 11-150313-1

10:00 A.M. (HESSER)

G. Petitioner: Michael E. & Denise C. Murphy (Page 13)

Petition: for a Use Variance to allow for the construction of an accessory structure

without a residence.

Location: East side of CR 19, 1,575 ft. North of CR 38, in Elkhart Township, zoned A-

1. 0000CR 19-150313-1

TABLED ITEM

H. Petitioner: Barry J. & Angie R. Taylor (buyers) and (Page 14)

Slavic Church of Evangelical Christian-Baptist, Inc. (seller)

PUBLIC HEARING REMAINS OPEN

Petition: for a Special Use for an indoor/outdoor recreational rental facility, including

single family residence.

Location: at the Northeast curve of CR 23, 435 ft. West of SR 15, in Jefferson

Township, zoned A-1. 000CR 23-150216-1

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

• York Elementary School (Middlebury Community Schools – 83-16-SU) – major/minor change – request for an amendment to an existing Special Use.

• Reminder – On 10/07/15, American Planning Association (APA) is hold a free BZA board member training session from 4-6 p.m. at the Century Center in South Bend.

ADJOURNMENT