AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

December 15, 2016 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 17th day of November 2016.

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

DEVELOPMENTAL VARIANCES 8:30 A.M. (MILLER)

A. Petitioner: **Peter & Giwon Kim** (Page 6)
Petition: for a Developmental Variance to allow for a residence on a property with no

road frontage served by an access easement.

Location: West side of CR 8, 3,215 ft. North of CR 12, common address of 54595 CR

8 in York Township, zoned A-1.

B. Petitioner: Jesus & Maricela Quezada (Page 7)

Petition: for a 2,170 sq. ft. lot area Developmental Variance to allow for the

construction of a residence on proposed Lot A (Ordinance requires 20,000 sq. ft.) and for a 2,170 sq. ft. lot area Developmental Variance to allow for the construction of a ressidence on proposed Lot B (Ordinance requires

DV-0641-2016

20,000 sq. ft.).

Location: North side of CR 40, 1,054 ft. West of CR 31, in Elkhart Township, zoned

A-1. DV-0616-2016

SPECIAL USES

C. Petitioner: Amos M. & Naomi M. Zimmerman (Page 8)

Petition: for a Special Use for a home workshop business for a produce stand.

Location: North side of CR 138, 1,170 ft. West of CR 11, common address of 25227

CR 138 in Harrison Township, zoned A-1. SUP-0608-2016

9:00 A.M. (WEIRICK) D. Petitioner: Rudy & Jolisa Helmuth (**Page 9**) for a Special Use for warehousing and storing of RVs. Petition: Location: North side of CR 4, 3,3143 ft. East of SR 13, common address of 10627 CR 4 in York Township, zoned A-1. SUP-0642-2016 E. Petitioner: Douglas G. & Kristi J. Penner (Page 10) for renewal of a Special Use for a home workshop business for automotive Petition: and truck mechanical repair. Location: North side of CR 38, 1,575 ft. East of CR 33, common address of 14695 CR 38 in Clinton Township, zoned A-1. SUP-0610-2016 (CAMPANELLO) 9:30 A.M. F. Petitioner: **Bethel Missionary Church** (Page 11) Petition: for an amendment for an existing Special Use for a church to change the site plan (to add a playground, pavilion, volleyball court, etc.). West side of CR 7, 2,740 ft. North of CR 36, common address of 63473 CR Location: 7 in Harrison Township, zoned A-1. SUP-0599-2016 G. Petitioner: Jackie R. & Mary K. Dodson (Page 12) Petition: for a Special Use for a home workshop business for seamless guttering. Location: North side of River Dr., 602 ft. West of CR 115, common address of 23731 River Dr. in Concord Township, zoned A-1. SUP-0635-2016 H. Petitioner: Austin & Daina Heflin (Page 13)

allow for an existing barn to hold the weddings and an existing potting shed to be used as a bride's changing room.

Location: North side of CR 36, 290 ft. East of CR 15, common address of 22889 CR 36 in Harrison Township, zoned A-1.

SUP-0639-2016

<u>10:00 A.M.</u> (HESSER)

for a site plan amendment to an existing Special Use for a wedding venue to

(Page 14)

Petitioner: **Dogwood Hills Tree Farm/Cynthia Lederman**Petition: for a Special Use for a garden supplies business.

Location: East side of CR 39, 3,800 ft. North of CR 10, in York Township, zoned A-1.

SUP-0643-2016

J. Petitioner: Town of Wakarusa (Page 15)

Petition: for a Special Use for the construction of a municipal building for the City of

Wakarusa.

Petition:

I.

Location: West side of Indiana, North of High St., common address of 312 High St. in Olive Township, zoned R-4. SUP-0653-2016

SPECIAL USE/DEVELOPMENTAL VARIANCE

K. Petitioner: Angela Gradeless Blasko (Landowner), (Page 16)

Charles & Nancy Kline (Land Contract Holders) and Gary Fouts (Land Contractor Purchaser)

Petition: for a Special Use to allow for animal racing and/or training and for a

Developmental Variance to allow for signs (including wall signs) larger than

8 sq. ft.

Location: West side of CR 27, 1,500 ft. South of CR 8, common address of 53845 CR

27 in Washington Township, zoned A-1. SUP-0613-2016

USE VARIANCE

L. Petitioner: David J. & Fannie Mast (Page 17)

Petition: for a Use Variance to allow for a second residence on a single parcel.

Location: West side of CR 43, 1,600 ft. South of CR 36, common address of 64353 CR

43 in Clinton Township, zoned A-1.

UV-0638-2016

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

• Jose Romeo Pineda (Buyer) and Willie's Construction Company, Inc. (Seller) (SUP-0124-2016) – for approval of a revised site plan with details regarding parking, hours of operation, signage, etc. – Tabled from November.

• 2016 Agreement for legal services for Attorney Kolbus.

ADJOURNMENT