# *AGENDA*

# **ELKHART COUNTY BOARD OF ZONING APPEALS**

JANUARY 21, 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 17<sup>th</sup> day of December 2015.

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

# **ELECTION OF OFFICERS**

DEV. VARIANCE	8:30 A.M.	(WEIRICK)
BEVI VIII III CE	0.00 11.111	(WEIRCIE)

A. Petitioner: Beer and Morgan Equipment Company, Inc. (Page 1)

Petition: for a 27 ft. Developmental Variance to allow for the construction of an

addition to an existing convenience store for kitchen, retail and storage 93 ft. from centerline of the right-of-way of US 6 (Ordinance requires 120 ft.).

Location: Southwest corner of SR 15 and US 6, common address of 72025 SR 15 in

Jackson Township, zoned B-2. 72025SR 15-151202-1

SPECIAL USE MOBILE HOME

B. Petitioner: Robert Winings (Page 2)

Petition: for a Special Use for a mobile home.

Location: West side of Paul Street, 640 ft. North of Mishawaka Road (CR 20),

common address of 57577 Paul St. in Baugo Township, zoned R-2.

57577PaulSt-151204-1

**SPECIAL USES** 

C. Petitioner: T and T Fertilizer, Inc., an Indiana Corporation (Page 3)

Petition: for a Special Use for an existing agribusiness in an A-1 zone.

Location: Southeast corner of CR 15 and CR 40, common address of 66058 CR 15 in

Harrison Township.

66058CR 15-151202-1

9:00 A.M. (CAMPANELLO)

D. Petitioner: Ministerio Evangelistico Cristo Te Llama Inc. (Page 4)

an Indiana Non-Profit Corporation

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

construction of a detached sanctuary building and to change the days and

hours of operation.

Location: South side of Modrell Avenue, 400 ft. West of Independence Street, 1,400 ft.

North of Bristol Street (CR 10), being Lot 57B of Ceja Modrell Avenue Minor Subdivision, common address of 25404 Modrell Avenue in Osolo Township, zoned R-2.

25404MODRELL AVENUE-151210-1

SPECIAL USE/DEV. VARIANCE

E. Petitioner: Amos M. & Naomi M. Zimmerman (Page 5)

Petition: for an amendment to an existing Special Use for a greenhouse and a roadside

stand to sell bedding plants and vegetables, to allow for the construction of an additional building to store soil and a 10 ft. Developmental Variance to allow for said building 65 ft. from centerline of the right-of-way of CR 11

(Ordinance requires 75 ft.).

Location: Northwest corner of CR 11 and CR 138, common address of 65417 CR 11 in

Harrison Township, zoned A-1. 65417CR 11-151120-1

<u>USE VARIANCES</u> <u>9:30 A.M.</u> <u>(HESSER)</u>

F. Petitioner: Elvin M. & Vada M. Nolt (property owners) (Page 6)

and Wilson Castillo and Luis Moreyra (business owners)

Petition: for a Use Variance for a vehicle repair business.

Location: South side of CR 36, 1,262 ft. West of SR 19, common address of 28240 CR

36 in Olive Township, zoned A-1. 28240CR 36-151214-1

G. Petitioner: William C. & Kristin Fenech (Page 7)

Petition: for a Use Variance to allow for the construction of an addition to an existing

accessory structure on property without a residence.

Location: Southeast corner of Lagoon Road and Sunset Lane, West of CR 17, 900 ft.

North of SR 120, being Lots 32, 34 & pt of 33 of Riverlan Isles, in Osolo Township, zoned R-1.

LAGOON ROAD-151214-1

TABLED ITEM

H. Petitioner: Clarence J. & Gretchen D. Yoder (Page 8)

Petition: for a Developmental Variance to allow an existing residence on property

served by an access easement.

Location: 1,000 ft. North of CR 28 and 300 ft. East of Zollinger Road, common

address of 18425 CR 28 in Jefferson Township, zoned A-1.

18425CR 28-150012-1

I. Petitioner: *Matthew Miller* (Page 9)

Petition: for a renewal of an existing Special Use for a home workshop/business for a

construction business and for a Developmental Variance to allow for a 20 sq.

ft. sign (Ordinance allows 4 sq. ft.).

Location: East side of CR 33, 1,150 ft. South of US 33, common address of 68548 CR

33 in Benton Township, zoned A-1. 68548CR 33-151028-1

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

• Elkhart County Gravel – 20072458 – request for a minor change to an existing Special Use

• Certification of Residency for Denny Lyon, Suzanne Weirick, and Roger Miller

#### **ADJOURNMENT**