AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JULY 20, 2017 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 15th day of June 2017.

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

<u>SPEC</u> A.	CIAL USES Petitioner: Petition: Location:	8:30 A.M.(HESSER)Aaron Rink (Buyer) & DKRINK Farms LLC (Seller)(Page 5)for a Special Use for warehousing and storing of RV units.Southwest corner of CR 43 & CR 40, in Clinton Township, zoned A-1.SUP-0464-2017
B.	Petitioner: Petition:	<i>Daniel R. & Esther E. Mullet</i> (Page 6) for a Special Use for an outdoor recreational use to allow for an RV campsite and picnic shelter.
	Location:	East side of CR 15, 3,200 ft. South of CR 32, in Harrison Township, zoned A-1. SUP-0449-2017
C.	Petitioner: Petition:	<i>Mark L. & Brenda K. Slabaugh</i> (Page 7) for an amendment to an existing Special Use for an agri-business to allow for the construction of an addition to the existing facility.
	Location:	East side of CR 101, 1,100 ft. South of US 6, common address of 72700 CR101 in Locke Township, zoned A-1.SUP-0450-2017
D.	Petitioner: Petition: Location:	Southwest side of Reith Blvd., 825 ft. West of CR 17, common address of9:00 A.M.(LYON)(Page 8)(Page 8)

E.Petitioner:John Yoder (Buyer) & Middlebury Hay Auction (Seller)(Page 9)Petition:for a Special Use for warehousing and storing RVs.Location:East side of CR 43, 1,100 ft. North of CR 16, in Middlebury Township,
zoned A-1.SUP-0462-2017

<u>9:30 A.M.</u> (MILLER)

F.Petitioner:Brian J. & Andremene R. Chupp(Page 10)Petition:for a Special Use for an agricultural use for the keeping of chickens.Location:Southwest corner of Weymouth Ln. & Cambridge Crt., East of Pine CrestDr., South of US 20, common address of 56909 Weymouth Ln. in Concord
Township, zoned R-1.SUP-0466-2017

SPECIAL USE/DEVELOPMENTAL VARIANCES

G.	Petitioner:	Nathan L. Nisley (Page 11)
	Petition:	for a Special Use for a home workshop/business for wholesale distribution of
		general merchandise for local country stores 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 34, 1,180 ft. East of CR 35, common address of 13770 CR
		34 in Clinton Township, zoned A-1. SUP-0463-2017
H.	Petitioner:	Elkhart County Park Recreation Board (Buyer), (Page 12)
		City of Elkhart (Seller), & Robert E. & Diane Williams
	Petition:	for a Special Use for a park and for a Developmental Variance to allow for
		the construction of a park on property served by an access easement.
	Location:	East side of CR 3, 2,184 ft. North of CR 5, in Cleveland/Osolo Township
		zoned A-1. SUP-0470-2017
		10:00 A.M. (CAMPANELLO)
I.	Petitioner:	Power Line Amish School (Buyer), Glen D. & (Page 13)
		Rosa Ellen Lehman as Trustees of the Lehman
		Trust Revocable Trust Agreement (Seller), &
		David L. & Mary Lou Schwartz
	Petition:	for an amendment for an existing Special Use to change the location and for
		a Developmental Variance to allow for the construction of a school or
		property served by an access easement.
	Location:	South side of CR 32, 1,320 ft. East of CR 43, in Clinton Township, zoned A-
		1. SUP-0431-2017

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USE V	VARIANCE/D	EVELOPMENTAL VARIANCE
J.	Petitioner:	Rich & Joni Moser (Buyer) & Mark W.(Page 14)
		& Betty S. Johnson (Sellers)
	Petition:	for a Use Variance to allow for the construction of an accessory structure
		before the construction of a residence, for a Developmental Variance to
		allow for the construction of a residence on property with no road frontage
		served by an access easement, and for a Developmental Variance to allow
		for the total square footage of accessory structures to exceed the total square
	Lessier	footage in the primary structure.
	Location:	North side of access easement, 1,380 ft. East of the CR 26 & CR 3 intersection, common address of 28884 CR 26 in Baugo Township, zoned
		A-1. UV-0454-2017
		A-1. UV-0434-2017
USE V	VARIANCES	<u>10:30 A.M. (ATHA)</u>
<u>K.</u>	Petitioner:	Carl H. II & Stacy Walker (Page 15)
	Petition:	for a Use Variance to allow for a temporary residential use in an RV/camper.
	Location:	South side of CR 38, 1,200 ft. East of CR 13, common address of 23794 CR
		38 in Harrison Township, zoned A-1.UV-0411-2017
L.	Petitioner:	Stephen R. Ryno (Page 16)
	Petition:	for a Use Variance to allow for the construction of a second dwelling on a
		parcel.
	Location:	South side of CR 4, ¹ / ₂ mile East of CR 35, common address of 13252 CR 4
		in York Township, zoned A-1. UV-0451-2017
M.	Petitioner:	Galen W. & Lorraine L. Yoder (Page 17)
	Petition:	for a Use Variance to allow for the construction of a second dwelling on a
		parcel.
	Location:	East side of CR 37, 1,020 ft. North of CR 38, common address of 64868 CR
		37 in Clinton Township, zoned A-1.UV-0459-2017
		11:00 A.M. (HESSER)
N.	Petitioner:	Jason A. & Vicki Elaine Becker(Page 18)
	Petition:	for a Use Variance to allow for the construction of a second dwelling on a
		parcel.
	Location:	West of CR 25, 1,950 ft. South of CR 50, common address of 71025 CR 25
		in Jackson Township, zoned A-1. UV-0460-2017
О.	Petitioner:	Paul L. & Lisa L. Holdeman(Page 19)
	Petition:	for a Use Variance to allow for the construction of a second dwelling on a
		parcel.
	Location:	Southeast corner of CR 7 & Edwards Rd., 3/4 mile South of CR 6, common
		address of 53744 CR 7 in Osolo Township, zoned R-1. UV-0465-2017

P.	Petitioner:	Wayne & Corinna R. Wingard	(Page 20)	
	Petition:	for a Use Variance to allow for the construction of a second	dwelling on a	
		parcel.		
	Location:	East side of CR 35, 750 ft. South of CR 20, common address of 59156 CR		
		35 in Middlebury Township, zoned A-1.	UV-0468-2017	
TABI	LED			

Q.	Petitioner:	Esteban Sr. & Maria R. Martinez (Buyers) &	(Page 21)	
		Traco LLC C/O Karla Ruelas (Seller)		
	Petition:	for a Special Use for warehousing and storing of RVs and tran	sport.	
	Location:	North side of CR 26, 1,720 ft. East of CR 9, Concord Townsh	ip, zoned A-1.	
			SUP-0340-2017	

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

• BZA rules of procedure change Rule 6.06. B. Exhibit K, Exhibit L.

ADJOURNMENT