

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

AUGUST 16, 2018

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 July 2018.

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

SPECIAL USES

8:30 A.M. (LYON)

A. Petitioner: ***Brett L. Haines*** (Page 11)
 Petition: for a Special Use for a kennel.
 Location: North side of CR 26, 2,340 ft. West of CR 13, common address of 24437 CR 26 in Concord Township, zoned A-1. SUP-0476-2018

B. Petitioner: ***Curtco, LLC*** (Page 12)
 Petition: for an amendment to an existing Special Use for warehousing and storing for a mini storage facility to allow for the construction of an additional building.
 Location: East side of SR 13, 410 ft. South of CR 42, common address of 216 S. Benton St. in Benton Township, zoned A-1, B-1. SUP-0473-2018

C. Petitioner: ***John A. & Rebecca S. Bender*** (Page 13)
 Petition: for an amendment to an existing Special Use for a home workshop/business for small pet grooming to add outside employees and increase the number of dogs groomed.
 Location: East side of CR 9, 450 ft. North of CR 126, common address of 60418 CR 9 in Concord Township, zoned A-1. SUP-0464-2018

9:00 A.M. (MILLER)

D. Petitioner: ***Ana L. Santiago Martinez*** (Page 14)
 Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than three acres.

- Location: East side of Donna St., 420 ft. South of Treva St., West of CR 5, common address of 50648 Donna St. in Cleveland Township, zoned A-1.
SUP-0475-2018
- E. Petitioner: ***Richard J. & Julie D. Bontrager*** (Page 15)
Petition: for a Special Use to allow for the placement of ground-mounted solar panel arrays.
Location: South side of CR 28, 450 ft. West of CR 33, common address of 15346 CR 28 in Middlebury Township, zoned A-1.
SUP-0490-2018
- F. Petitioner: ***Elwood J. Kauffman & Darlene K. Kauffman as*** (Page 16)
Co-trustees of the Kauffman Trust Revocable Trust Agreement
Petition: for a Special Use for warehousing and storing of RVs/trailers.
Location: North side of CR 36, just East of CR 43, common address of 63716 CR 43 in Clinton Township, zoned A-1.
SUP-0489-2018
- G. Petitioner: ***Wendy L. Silver & John L. Curtis*** (Page 17)
Petition: for a Special Use for a kennel.
Location: Southeast side of CR 29, 490 ft. West of CR 33, common address of 51078 CR 29 in York Township, zoned A-1.
SUP-0484-2018

SPECIAL USE/DEVELOPMENTAL VARIANCES

- H. Petitioner: ***LaVern & Sue Graber*** (Page 18)
Petition: for a Special Use for a home workshop/business for a retail store and for a 36 sq. ft. Developmental Variance to allow for the placement of a 40 sq. ft. sign (Ordinance allows 4 sq. ft.).
Location: Southeast corner of CR 16 & CR 116, common address of 11634 CR 16 in Middlebury Township, zoned A-1.
SUP-0487-2018
- I. Petitioner: ***AMMF Trustee Corporation (Land Contract Holder)*** (Page 19)
& John Kuhns (Land Contract Purchaser)
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than three acres and for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage allowed by right.
Location: Southeast corner of CR 46 & CR 9, common address of 25948 CR 48 in Union Township, zoned A-1.
SUP-0486-2018
- J. Petitioner: ***Jerry O. & Grace Ann Hochstetler*** (Page 20)
Petition: for a site plan amendment to an existing Special Use for a construction storage yard for excavating equipment to add a building addition and new storage building and for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage allowed by right.

Location: East side of CR 33, 500 ft. South of CR 34, common address of 63082 CR 33 in Clinton Township, zoned A-1. SUP-0474-2018

10:30 A.M. (HESSER)

K. Petitioner: ***Loren D. Beachy & Regina A. Yoder*** (Page 21)
Petition: for a Special Use for a home workshop/business for a real estate office, for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage allowed by right, and for a Developmental Variance to allow for three outside employees (Ordinance allows two).

Location: East side of Bristol Ave., 1,226 ft. North of CR 14, common address of 614 Bristol Ave. in Middlebury Township, zoned A-1. SUP-0460-2018

L. Petitioner: ***Eldin Jr. & Pam Lovely*** (Page 22)
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than three acres and for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage allowed by right.

Location: East side of Bradley St., 500 ft. South of Sonny St., East of CR 1, common address of 54820 Bradley St. in Cleveland Township, zoned A-1.

SUP-0411-2018

USE VARIANCE

M. Petitioner: ***Alvin R. Fry and Arlene E. Fry as Trustees of the Fry Family Revocable Living Trust*** (Page 23)

Petition: for a Use Variance to allow for the construction of a second dwelling on a parcel.

Location: South side of CR 42, 1,800 ft. East of CR 43, common address of 10592 CR 42 in Benton Township, zoned A-1. UV-0485-2018

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

- Minor Change – Special Use – John L. Miller (SUP-0331-2018)- for a site plan amendment to increase the size of the addition.
- Minor Change – Special Use – Howard M. & Ida A. Yoder (SUP-0223-2018) – for a site plan amendment to increase the size of the addition.

ADJOURNMENT