AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

DECEMBER 20, 2018 8:30 A.M.

DEPARTMENT OF PUBLIC SERVICES MEETING ROOMS A & B 4230 ELKHART ROAD, GOSHEN, INDIANA

Call to Order

SPECIAL USES

Petition:

service.

Roll Call

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the 15th day of November 2018.

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

(LYON)

8:30 A.M.

A.	Petitioner:	Austin Heflin & Daina Heflin, Husband & Wife	(Page 9)
	Petition:	on: for renewal of an existing Special Use for a wedding venue.	
	Location:	on: North side of CR 36, 290 ft. East of CR 15, common address of 22889 CF	
		36 in Harrison Township, zoned A-1.	SUP-0701-2018
B.	Petitioner:	Michael Bird & Jamie L. Bird, Husband & Wife	(Page 10)
	Petition:	for a Special Use for a home workshop/business for a reflexology business.	
	Location:	North side of Briarhill Dr., 1,760 ft. West of Old CR 17, North of CR 26,	
		common address of 22581 Briarhill Dr. in Concord Township, zoned R-1.	
			SUP-0702-2018
C.	Petitioner:	James A. Lightner & Andria (Padget) Lightner,	(Page 11)
	5	Husband & Wife	
	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 in an R-2 district.	
	Location:	, , , , , , , , , , , , , , , , , , , ,	
		address of 27468 Nelson Ave. in Concord Township.	SUP-0705-2018
		9:00 A.M. (MIL	LLER)
D.	Petitioner:	Alvin E. Cripe & Mary Jean Cripe, Husband & Wife	(Page 12)

for a Special Use for a home workshop/business for motor vehicle repair and

Location: North side of CR 48, 1,500 ft. West of CR 13, common address of 24507 CR 48 in Union Township, zoned A-1. SUP-0743-2018

E. Petitioner: Dana Bontrager & Lori Bontrager, Husband & Wife (Page 13)

Petition: for a Special Use for a wireless communications facility.

Location: West side of CR 33, 2,000 ft. South of CR 20, common address of 59285 CR

33 in Middlebury Township, zoned A-1.

9:30 A.M. (CAMPANELLO)

F. Petitioner: New Paris Conservancy District (Page 14)

Petition: for an amendment to an existing Special Use for a wastewater treatment

plant to add an administrative building.

Location: North side of CR 29, 550 ft. East of CR 25, common address of 18121 CR

29 in Jackson Township, zoned A-1. SUP-0721-2018

G. Petitioner: Scott W. Radeker & Robyn G. Radeker, Husband & Wife (Page 15)

Petition: for a Special Use for a hair salon.

Location: North side of Cedar Creek Dr., 230 ft. West of CR 38, North of CR 14,

common address of 13195 Cedar Creek Dr. in Middlebury Township, zoned A-1. SUP-0748-2018

H. Petitioner: Amber Graddy (Page 16)

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

massage studio.

Location: East side of N. Division St., 460 ft. North of River Rd. (CR 8), common

address of 806 N. Division St. in Washington Township, zoned R-1.

SUP-0752-2018

SUP-0751-2018

10:00 A.M. (ATHA)

I. Petitioner: Edd Banks & Lena F. Banks, Husband & Wife (Page 17)

Petition: for a Special Use for warehousing and storage of tree service trucks, garbage

truck, and semi tractor and trailer in an A-1 zone.

Location: South side of CR 26, 1,508 ft. East of CR 1, common address of 29730 CR

26 in Baugo Township. SUP-0723-2018

J. Petitioner: Joas Yoder & Lillian Yoder, Husband & Wife (Page 18)

Petition: for an amendment to an existing Special Use for a home workshop/business

for a steel fabrication shop to increase the number of outside employees.

Location: East side of CR 43, 1,400 ft. South of CR 14, common address of 56006 CR

43 in Middlebury Township, zoned A-1. SUP-0747-2018

SPECIAL USE/DEVELOPMENTAL VARIANCE 10:30 A.M. (HESSER)

K. Petitioner: Noah A. Miller & Rebecca C. Miller, Husband & Wife (Page 19)

Petition: for a Special Use for a home workshop/business for a farmersø market 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 43, 960 ft. South of CR 10, common address of 54738 CR

43 in York Township, zoned A-1. SUP-0746-2018

USE VARIANCES

Petitioner: Lamar D. Troyer & Naomi H. Troyer, Husband & Wife (Page 20)

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

parcel.

Location: South side of CR 20, 1,470 ft. East of SR 13, common address of 12186 CR

> 20 in Middlebury Township, zoned A-1. UV-0735-2018

Petitioner: C. Blough Holdings, LLC M. (Page 21)

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

parcel.

Location: West side of CR 31, 800 ft. North of CR 18, common address of 57643 CR

> 31 in Jefferson Township, zoned A-1. UV-0745-2018

DEVELOPMENTAL VARIANCE

Petitioner: Brett Vail & Amy Vail (Buyers) & Mark W. (Page 22)

Johnson & Betty S. Johnson, Husband & Wife (Sellers)

Petition: for a Developmental Variance to allow for the construction of a residence on

property with no road frontage served by an access easement.

Location: South side of CR 26, 765 ft. East of CR 3, common address of 28884 CR 26

> in Baugo Township, zoned A-1. DV-0755-2018

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

• Minor Change – Developmental Variance – William A. & Carrie Clark (DV-0491-2018) – to extend the Improvement Location Permit deadline until August of 2019.

• 2019 Agreement for Legal Services for Attorney Kolbus.

ADJOURNMENT