AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

OCTOBER 18, 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 20th day of September 2018.

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

<u>SPEC</u> A.	<u>CIAL USES</u> Petitioner: Petition: Location:	8:30 A.M.(MILLER)Kenneth A. Story Jr. & Katherine E. Story, Husband & Wife(Page 6)for a Special Use for warehousing and storage.North side of CR 102, 650 ft. East of CR 23, common address of 18391 CR102 in Washington Township, zoned A-1.SUP-0622-2018
B.	Petitioner: Petition: Location:	Joseph & Irina Khailo, Husband & Wife(Page 7)for a Special Use for an agricultural use for the keeping of animals on a tractof land containing less than 3 acres.Northeast side of Ox Bow Ct., 1,891 ft. East of CR 13, common address of58654 Ox Bow Ct. in Concord Township, zoned R-1.SUP-0620-2018
C.	Petitioner: Petition: Location:	John A. & Christine Miller (Buyers) & Tyler Bewley (Seller)(Page 8)for a Special Use for a beauty shop.South side of US 20, 300 ft. East of CR 43, common address of 10928 US 20 in Middlebury Township, zoned A-1.SUP-0630-2018
D.	Petitioner: Petition: Location:	9:00 A.M.(ATHA)Darren R. Sevy Living Trust(Page 9)for a Special Use for a ground-mounted solar array.(Page 9)North side of CR 38, 290 ft. West of SR 119, common address of 23555 CR38 in Harrison Township, zoned A-1.SUP-0610-2018

E.	Petitioner:	Jerry E. & Susie E. Miller (Page 10))	
	Petition:	for a Special Use for a home workshop/business for a feed store.		
	Location:	East side of CR 43, 2,600 ft. South of CR 10, in York Township, zoned A-1.	ork Township, zoned A-1.	
		SUP-0623-2018		

9:30 A.M. (CAMPANELLO) F. Richard D. Miller & Betty S. Miller Joint Revocable Trust Petitioner: (Page 11) Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than three acres. South of CR 126, 620 ft. West of CR 26, common address of 15100 CR 126 Location: in Middlebury Township, zoned A-1. SUP-0629-2018 G. Petitioner: Larry L. Stalter & Dana S. Stalter as Trustees of (Page 12) the Stalter Living Trust Petition: for a Special Use for a salvage yard. West side of SR 19, 2,800 ft. South of CR 40, common address of 66485 SR Location: 19 in Olive Township, zoned M-2. SUP-0627-2018

SPECIAL USE/DEVELOPMENTAL VARIANCES

H.	Petitioner:	Dustan & Wanda Swartzentruber	(Page 13)
	Petition:	for a Special Use for a home workshop/business for an accounting business,	
		for a 94 ft. Developmental Variance to allow for the placer	ment of a solar
		panel array 26 ft. from the South side property line (Ordinand	ce requires 120
		ft.), and for a 45 ft. Developmental Variance to allow for the	placement of a
		solar panel array 75 ft. from the right-of-way line (Ordinand	ce requires 120
		ft.).	
	Location:	West side of East County Line Rd., 1,850 ft. South of Cl	R 42, common
		address of 67355 E. County Line Rd. in Benton Township, zo	ned A-1.
			SUP-0598-2018

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

I. Petitioner: Town of Bristol (Page 14) Petition: for a Special Use for a government building (Police Station & Town Hall), for a 5 parking spaces Developmental Variance to allow for 31 parking spaces (Ordinance requires 36), for a 10 ft. Developmental Variance to allow for parking 5 ft. from the South property line (Ordinance requires 15 ft.), for a 7 ft. Developmental Variance to allow for parking 8 ft. from the West property line (Ordinance requires 15 ft.), for a 5 ft. Developmental Variance to allow for a 5 ft. landscaping buffer (Ordinance requires 10 ft.), and for a 2 ft. Developmental Variance to allow for an 8 ft. landscaping buffer (Ordinance requires 10 ft.). Location: Southeast corner of Vistula St. & Arnold St., 745 ft. East of Division St., common address of 303 E. Vistula St. in Washington Township, zoned B-2. SUP-0611-2018

J.	Petitioner:	Jason Michael & Vania Eva Brown	(Page 15)		
	Petition:	for a Special Use for a home workshop/business for a c	Special Use for a home workshop/business for a construction business		
		and for a Developmental Variance to allow for the tot	al square footage of		
		accessory structures to exceed the total square footage allowed by			
	Location: West side of CR 29, 1,000 ft. South of CR 14, common address		address of 56189 CR		
		29 in Jefferson Township, zoned A-1.	SUP-0632-2018		

USE VARIANCE

K.	Petitioner:	Lucas & Kayla Yoder	(Page 16)
	Petition:	for a Use Variance to allow for the construction of a second dwe	elling on a
		parcel.	
	Location:	South side of CR 42, 2,555 ft. East of CR 27, common address of 17264	
		42 in Jackson Township, zoned A-1.	/-0624-2018

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

- Minor Change Developmental Variance Edward Bails (DV-0025-2018) for an extension of the condition requiring a Improvement Location Permit be pulled within 180 calendar days from the date of the grant, until March 2019.
- Minor Change Special Use Gregg & Nancy McIntosh (Previous Owners) and Gary & Carolyn Riegsecker (New Owners) (20061374) for a site plan amendment to remove property.
- *Minor Change Use Variance Carlin & Jayme Yoder (UV-0501-2016) to amend approval to change from a dance studio to a hair salon.*
- *Minor Change Use Variance Jeremy R. & Linda J. Hoover (27802CR 38-130923-1) for a site plan amendment to allow for an addition to the commercial building.*

ADJOURNMENT