AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JULY 18, 2019 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 June 2019.

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

SPEC	CIAL USES	8:30 A.M. (LYON)
A.	Petitioner:	Avery L. Aragona & Samuel J. Burns (Page 9)
	Petition:	for a Special Use renewal for warehousing and storage.
	Location:	South side of CR 20, 400 ft. West of CR 31, common address of 16084 CR
		20 in Jefferson Township, zoned A-1. SUP-0414-2019
B.	Petitioner:	James J. Cronin & Peggy L. Cronin, Husband & Wife (Page 10)
	Petition:	for a Special Use for a ground-mounted solar array.
	Location:	Southwest corner of CR 146 & CR 33, common address of 15028 CR 146 in
		Benton Township, zoned A-1. SUP-0416-2019
C.	Petitioner:	<i>Richard A. Hoover, Sandra S. Hoover, & Gregory R. Hoover,</i> (Page 11) <i>Joint Tenants</i>
	Petition:	for a Special Use renewal for a home workshop/business for a small tractor and automotive shop.
	Location:	Southeast corner of SR 13 & CR 24, 345 ft. North of Stoney Dr., common address of 59534 SR 13 in Middlebury Township, zoned A-1. SUP-0423-2019
		<u>9:00 A.M. (MILLER)</u>

D. Petitioner: *Rogelio Salas* Petition: for a Special Use for warehousing and storage of RVs.

(Page 12)

	Location:	South side of CR 40, 2,658. ft. West of CR 21, common address of 20480 CR 40 in Elkhart Township, zoned A-1. SUP-0386-2019
E.	Petitioner: Petition: Location:	Elkhart Faith United Methodist Church, Inc.(Page 13)for an Amendment to an existing Special Use for a church and related activities to allow for two electronic message centers.Northwest corner of CR 18 & CR 17, 500 ft. East of Old CR 17, common address of 22045 CR 18 in Concord Township, zoned A-1.
		<u>9:30 A.M. (ATHA)</u>
F.	Petitioner: Petition:	Daniel R. Eash (Page 14) for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres.
	Location:	Southeast corner of CR 46 & CR 25, common address of 18238 CR 46 in Jackson Township, zoned A-1. SUP-0426-2019
G.	Petitioner: Petition: Location:	Middlebury Community Schools(Page 15)for an Amendment to an existing Special Use for a school to allow for a newsports facility and athletic fields.Northeast corner of US 20 & CR 35, common address of 56779 Northridge
		Dr. in Middlebury Township, zoned A-1. SUP-0445-2019
H.	Petitioner: Petition: Location:	Joseph L. Plank & Rachel J. Plank, Husband & Wife(Page 16)for an Amendment to an existing Special Use for an agri-business for a welding operation to allow for a new building.Northwest corner of CR 50 & CR 7, common address of 27097 CR 50 in SUP-0424-2019

<u>SPECIAL USE/DEVELOPMENTAL VARIANCE 10:00 A.M. (CAMPANELLO)</u>				
I.	Petitioner:	Edward R. Miller & Nancy E. Miller, Husband & Wife (Page 17)		
	Petition:	for an Amendment to an existing Special Use for an agribusiness to allow for		
		a new building and sign, for a Special Use for an agricultural use for the		
		keeping of animals on a tract of land containing less than 3 acres, and for a 5		
		ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an		
		existing accessory structure/agricultural building 0 ft. from the west property		
		line.		
		Location: North side of CR 56, 1,200 ft. East of CR 100, common		
		address of 30237 CR 56 in Locke Township, zoned A-1. SUP-0406-2019		

USE VARIANCE/SPECIAL USE J. Petitioner: James A. Gol

J.	Petitioner:	James A. Goldsborough & Tina L. Goldsborough, (P	age 18)
		Husband & Wife	
	Petition:	for a Use Variance to allow for an existing residence and for a Spec	cial Use
		for an agricultural use for the keeping of animals.	

Location: South side of CR 12, South end of CR 1, common address of 30266 CR 12 in Cleveland Township, zoned M-2. UV-0429-2019

<u>USE `</u> K.	VARIANCES Petitioner: Petition:	<u>10:30 A.M.</u> (HESSER) Jacob C. Hochstetler & Inez Hochstetler, Husband & Wife (Page 19) for a Use Variance to allow for the construction of a second dwelling on a parcel.
	Location:	South side of US 20, 445 ft. West of CR 33, common address of 15070 US 20 in Middlebury Township, zoned A-1. UV-0400-2019
L.	Petitioner:	Redbud Holdings, LLC (Buyer) & Lewis-Wingard 4, (Page 20) LLC (Seller)
	Petition: Location:	for a Use Variance for an office building. West side of CR 23, 985 ft. North of CR 146, common address of 69295 CR 23 in Jackson Township, zoned R-1. UV-0411-2019
M.	Petitioner: Petition:	<i>Devon E. Miller & Emily Miller, Husband & Wife</i> (Page 21) for a Use Variance to allow for the construction of a second dwelling on a parcel.
	Location:	North side of CR 28, 1,590 ft. West of CR 35, common address of 14263 CR 28 in Middlebury Township, zoned A-1. UV-0419-2019
<u>TABI</u> N.	LED Petitioner:	11:00 A.M.(HESSER)AMMF Trustee Corporation, Trustee for Amish Mutual(Page 22)Mortgage Fund, an Indiana Land Trust (Land ContractHolder) & Karl D. Yutzy & Ruth Ann Schmucker
	Petition: Location:	<i>(Land Contract Purchasers)</i> for a Special Use for a home workshop/business for a firearms business. North side of CR 46, 750 ft. East of West County Line Rd., common address of 30863 CR 46 in Locke Township, zoned A-1. SUP-0343-2019
<u>SPEC</u> 0.	CIAL USE Petitioner: Petition: Location:	Charles D. Hoien(Page 23)for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres.Southwest end of Chelsielee Ct., 200 ft. South of Springriver Dr., East of CR 13, Northeast of CR 45, common address of 58877 Chelsielee Ct. in Concord Township, zoned R-1, R-2.

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

ADJOURNMENT