AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

NOVEMBER 21, 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 17th day of October 2019.

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

SPEC	CIAL USES	<u>8:30 A.M. (MILLER)</u>	
A.	Petitioner:	Eric Brown (P	Page 7)
	Petition:	for a Special Use for a ground-mounted solar array.	
	Location:	West side of CR 3, 350 ft. North of CR 38, common address of 64903	5 CR 3
		in Olive Township, zoned A-1. SUP-07	71-2019
B.	Petitioner:	Yoder Family Revocable Living Trust, Marvin E. Yoder & (F Ester A. Yoder, Trustees and Glen D. Yoder & Joella K.	Page 8)
		Yoder, Husband & Wife	
	Petition:	for a Special Use for an agricultural use for the keeping of animals on of land containing less than 3 acres.	a tract
	Location:	North side of CR 34, 1,400 ft. East of CR 43, common address of 104	83 CR
		34 in Clinton Township, zoned A-1. SUP-07	74-2019
C.	Petitioner:	Atlee M. Troyer & Norma J. Troyer, Husband & Wife (F	Page 9)
	Petition:	for a Special Use for a home workshop/business for a coffee/snack sho	op.
	Location:	South side of CR 24, 1,000 ft. East of CR 43, common address of 105	82 CR
		24 in Middlebury Township, zoned A-1. SUP-076	66-2019
D.	Petitioner: Petition:	John D. Miller & Nancy A. Miller, Husband & Wife (Pa for a Special Use for a beauty shop.	age 10)
	Location:	West side of CR 133, 630 ft. South of CR 52, common address of 716 133 in Benton Township, zoned A-1. SUP-076	

E.	Petitioner:	<u>9:00 A.M.</u> (ATHA) Jerry L. Miller & LaVera Miller, Husband & (Page 11) Wife (Land Contract Holders) & Norman & Ruby Mast, Husband & Wife (Land Contract Purchasers)
	Petition:	for a Special Use for a home workshop/business for wholesale distribution of general merchandise.
	Location:	East side of CR 37, 1,200 ft. South of CR 34, common address of 63242 CR 37 in Clinton Township, zoned A-1. SUP-0767-2019
F.	Petitioner: Petition:	<i>Brad Beer</i> (Page 12) for a Special Use for an agricultural use for the keeping of animals and farm equipment.
	Location:	Southwest side of CR 16, 1,200 ft. South of US 20, common address of 24682 CR 16 in Concord Township, zoned R-1. SUP-0760-2019
G.	Petitioner: Petition: Location:	Ranulfo Mejia(Page 13)for a Special Use for a ground-mounted solar array.East side of CR 25, 1,800 ft. South of CR 46, common address of 68810 CR25 in Jackson Township, zoned A-1.SUP-0725-2019
H.	Petitioner: Petition: Location:	9:30 A.M.(CAMPANELLO)Richard J. Miller & Waneda L. Miller, Husband & Wife(Page 14)for a Special Use for a home workshop/business for retail sales.North side of CR 38, 590 ft. West of East County Line Rd., common addressof 10097 CR 38 in Clinton Township, zoned A-1.SUP-0768-2019
I.	Petitioner: Petition: Location:	<i>The Rose Home, Inc.</i> (Page 15) for an Amendment to an existing Special Use for a social service establishment to allow for a maximum of 15 residents (women and/or children) and 3 staff members on site at any given time, to allow for the construction of a second story addition above the existing attached garage for added residents' living area, and to allow for an existing sign. Northeast side of CR 29, 700 ft. Northwest of South County Line Rd.,
		common address of 72876 CR 29 in Benton Township, zoned A-1. SUP-0775-2019
J.	Petitioner:	AMMF Trustee Corporation Trustee for Amish Mutual(Page 16)Mortgage Fund (Land Contract Holder) & Larry A. Burkholder& Marlene J. Burkholder, Husband & Wife (Land Contract Purchasers)
	Petition:	for an Amendment to an existing Special Use for a home workshop/business for a dry goods/fabric store to allow for the construction of an addition to an existing building.
	Location:	North side of CR 56, 2,750 ft. West of CR 101, common address of 29999 CR56 in Locke Township, zoned A-1.SUP-0744-2019

USE VARIANCE/SPECIAL USE

K.	Petitioner:	LEJN, LLC	(Page 17)
	Petition:	for a Use Variance to allow for the sale of construction equip	ment and pre-
		built storage buildings and for a Special Use for warehousing	and storage of
		RVs, construction equipment, and pre-built storage buildings.	
	Location:	Southwest corner of SR 13 (Main St.) & CR 12, common add	dress of 55065
		SR 13 in Middlebury Township, zoned A-1.	SUP-0762-2019

TABLED L. Pet

L.	Petitioner:	Grace Point Apostolic Church, Inc.	(Page 18)
	Petition:	for an Amendment to an existing Special Use for a place of wo	orship to allow
		for an addition.	
	Location:	Southeast corner of Ash Rd. & Charla Ln., 1,825 ft. South of C address of 54662 Ash Rd. in Cleveland Township, zoned A-1.	,

TRANSFERRED FROM HEARING OFFICER

M.	Petitioner:	Carl Gaines (Page 19)
	Petition:	for a 16 ft. lot-width Developmental Variance (Ordinance requires 80 ft.) to
		allow for an existing residence, for a 7,373 sq. ft. lot-area Developmental
		Variance (Ordinance requires 15,000 sq. ft.) to allow for an existing residence,
		for a 73 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for
		an existing residence 47 ft. from the centerline of the right-of-way, for a 10 ft.
		Developmental Variance (Ordinance requires 10 ft.) to allow for an existing
		residence 0 ft. from the west side property line, and for a 9 ft. Developmental
		Variance (Ordinance requires 10 ft.) to allow for an attached garage addition
	T	1 ft. from the east side property line .
	Location:	Northwest side of Jackson Blvd., 360 ft. East of Middleton Run Rd., common
		address of 3900 E. Jackson Blvd. in Concord Township, zoned R-1. DV-0674-2019
		DV-0074-2019
N.	Petitioner:	Tall Oaka Mahila Hawa Dark IIC (Daga 20)
	r cuttoner.	Tall Oaks Mobile Home Park, LLC(Page 20)
	Petition:	for a 48 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for
		for a 48 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for
		for a 48 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for new & existing mobile homes 27 ft. from the centerline of the right-of-way of East County Line Rd., for a 50 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for existing mobile homes 25 ft. from the centerline
		for a 48 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for new & existing mobile homes 27 ft. from the centerline of the right-of-way of East County Line Rd., for a 50 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for existing mobile homes 25 ft. from the centerline of the right-of-way of CR 4, for a 30 ft. Developmental Variance (Ordinance
		for a 48 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for new & existing mobile homes 27 ft. from the centerline of the right-of-way of East County Line Rd., for a 50 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for existing mobile homes 25 ft. from the centerline of the right-of-way of CR 4, for a 30 ft. Developmental Variance (Ordinance requires 30 ft.) to allow for existing mobile homes 0 ft. from the west side
		for a 48 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for new & existing mobile homes 27 ft. from the centerline of the right-of-way of East County Line Rd., for a 50 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for existing mobile homes 25 ft. from the centerline of the right-of-way of CR 4, for a 30 ft. Developmental Variance (Ordinance requires 30 ft.) to allow for existing mobile homes 0 ft. from the west side property line, and for a 30 ft. Developmental Variance (Ordinance requires 30
	Petition:	for a 48 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for new & existing mobile homes 27 ft. from the centerline of the right-of-way of East County Line Rd., for a 50 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for existing mobile homes 25 ft. from the centerline of the right-of-way of CR 4, for a 30 ft. Developmental Variance (Ordinance requires 30 ft.) to allow for existing mobile homes 0 ft. from the west side property line, and for a 30 ft. Developmental Variance (Ordinance requires 30 ft.) to allow for existing mobile homes 0 ft. from the rear property line.
		for a 48 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for new & existing mobile homes 27 ft. from the centerline of the right-of-way of East County Line Rd., for a 50 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for existing mobile homes 25 ft. from the centerline of the right-of-way of CR 4, for a 30 ft. Developmental Variance (Ordinance requires 30 ft.) to allow for existing mobile homes 0 ft. from the west side property line, and for a 30 ft. Developmental Variance (Ordinance requires 30

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

ADJOURNMENT

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