AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

OCTOBER 15, 2020 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 September 2020.

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

SPECIAL USES
A. Petitioner:
Petition:
Location:
Petition:
Location:
Petition:
Location:
Petition:
Location:
Petition:
Location:
Petition:
Location:
Sup-0694-2020

B. Petitioner: *EJE Industries, LLC (Buyer), & Christopher J. Mandell* (Page 9)

& Tracy L. Anglemeyer-Mandell, Trustees of Christopher J. Mandell & Tracy L. Anglemeyer-Mandell Trust (Sellers)

Petition: for a Special Use for outdoor recreation (soccer fields).

Location: east side of CR 29, 2,235 ft. north of US 20, in Jefferson Township, zoned

A-1. SUP-0717-2020

SPECIAL USE/DEVELOPMENTAL VARIANCES

C. Petitioner: Duane Kuhns & Julie Kuhns, Husband & Wife (Page 10)

Petition: for a Special Use for a home workshop/business for the sales and service of

skid steers and for a Developmental Variance to allow for the total square

footage of accessory structures to exceed that allowed by right.

Location: north side of CR 50, 2,020 ft. east of SR 19, common address of 27601 CR 50

in Union Township, zoned A-1. SUP-0714-2020

D. Petitioner: Joshua Alan Wilson (Page 11)

Petition: for a Special Use for an agricultural use for the keeping of animals on a tract

of land containing less than 3 acres, for a 5 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing shed 0 ft. from the south side property line, and for a 2 ft. Developmental Variance (Ordinance requires 10

ft.) to allow for an existing shed 8 ft. from the rear property line.

Location: west side of Fieldstone Ln., 230 ft. south of Spring Arbor Dr., west of Spring

Valley Dr., common address of 605 Fieldstone Ln. in Middlebury Township, zoned PUD R-1.

9:00 A.M. (HESSER)

E. Petitioner: Randall E. Yoder & Beth E. Yoder, Husband & Wife (Page 12)

Petition: for a Special Use for a home workshop/business for a construction business and for a Developmental Variance to allow for 18 outside employees

(Ordinance allows 2).

Location: north side of CR 150, 2,830 ft. east of SR 19, common address of 27453 CR

150 in Union Township, zoned A-1. SUP-0721-2020

F. Petitioner: Jeff A. Hire & Cynthia A. Hire, Husband & Wife (Page 13)

Petition: for an Amendment to an existing Special Use for an overnight campground (1

unit) to allow for an agricultural/accessory structure and for a 33 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of an agricultural/accessory structure 42 ft. from the centerline of

the right-of-way.

Location: east side of CR 137, 1,450 ft. south of CR 148, common address of 70612 CR

137 in Benton Township, zoned A-1. SUP-0718-2020

G. Petitioner: Casilda Chenier & Thomas Chenier, Husband & Wife (Page 14)

Petition: 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 33 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence and attached

garage addition 42 ft. from the centerline of the right-of-way.

Location: north side of CR 26, 2,520 ft. east of CR 11, common address of 24523 CR

26 in Concord Township, zoned A-1. SUP-0722-2020

H. Petitioner: AMMF Trustee Corporation (Land Contract Holder) & Merle (Page 15)

D. Helmuth & Rosanna L. Helmuth, Husband & Wife (Land

Contract Purchasers)

Petition: for a Special Use for a home workshop/business for a tool sharpening & router

bit milling business and for a Developmental Variance to allow for 5 outside

employees (Ordinance allows 2).

Location: south side of CR 54, 600 ft. west of CR 11, common address of 25198 CR 54

in Union Township, zoned A-1. SUP-0726-2020

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

• Minor Change – Special Use – Orva M. Lehman & Mary Lehman, Husband & Wife, Both Adults (SUP-0125-2016) – request to amend the site plan to allow for an addition.

ADJOURNMENT