

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

DECEMBER 16, 2021

8:30 A.M.

DEPARTMENT OF PUBLIC SERVICES
MEETING ROOMS 104, 106, & 108
117 N. 2nd Street, 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 18th day of November 2021.

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

SPECIAL USES

8:30 A.M.

(CAMPANELLO)

- A. Petitioner: ***Lloyd Hochstetler & Mary Sue Hochstetler, Husband & Wife*** (Page 7)
Petition: for a Special Use for a home workshop/business for a meat processing business.
Location: East side of CR 133, 1,025 ft. South of CR 52, common address of 71674 CR 133 in Benton Township, zoned A-1. SUP-0872-2021
- B. Petitioner: ***Mark S. Smith & Chandra Smith, Husband & Wife*** (Page 8)
Petition: for a Special Use for a ground-mounted solar array.
Location: North side of Jemian Dr., 810 ft. Northeast of CR 18, common address of 57867 Jemain Dr. in Jefferson Township, zoned A-1. SUP-0875-2021
- C. Petitioner: ***Charles T. Myers & Cynthia A. Myers, Husband & Wife*** (Page 9)
Petition: for a Special Use for a ground-mounted solar array.
Location: North side of Sandbrooke Dr., 725 ft. East of SR 13, common address of 11867 Sandbrooke Dr. in Benton Township, zoned PUD R-1. SUP-0894-2021
- D. Petitioner: ***Ana Cecilia Torres Cabrera*** (Page 10)
Petition: for a Special Use for an agricultural use for the keeping of animas on a tract of land containing less than 3 acres.
Location: West side of Michiana Dr., 195 ft. South of Treva St., West of CR 5, common address of 50633 Michiana Dr. in Cleveland Township, zoned A-1. SUP-0887-2021

- E. Petitioner: ***Mervin R. Hershberger & Ruth Hershberger, Husband & Wife*** (Page 11)
Petition: for a Special Use for a home workshop/business for a cabinet making business.
Location: East side of CR 35, 935 ft. South of CR 50, common address of 71174 CR 35 in Benton Township, zoned A-1. SUP-0886-2021
- F. Petitioner: ***Israel Flores Garcia*** (Page 12)
Petition: for a Special Use for commercial parking (tow-truck).
Location: Southwest side of CR 45, 390 ft. Northwest of Old CR 17, common address of 22468 CR 45 in Concord Township, zoned A-1. SUP-0897-2021
- G. Petitioner: ***TPM Real Estate LLC*** (Page 13)
Petition: for an Amendment to an existing Special Use for warehousing to allow for a new building, building additions, and a decrease in property size.
Location: South side of CR 52, 1,030 ft. East of CR 133, in Benton Township, zoned A-1. SUP-0891-201

SPECIAL USES/DEVELOPMENTAL VARIANCES

- H. Petitioner: ***Charles Reitsma*** (Page 14)
Petition: for a Special Use for a home workshop/business for a machine shop and for a Developmental Variance to allow for 12 outside employees (Ordinance allows 2).
Location: South side of CR 4, 880 ft. East of CR 15, common address of 22322 CR 4 in Osolo Township, zoned GPUD E-3. SUP-0893-2021
- I. Petitioner: ***Randall C. Kwilinski*** (Page 15)
Petition: for an Amendment to an existing Special Use for a home workshop/business for a gutter installation business to allow for a freestanding electronic message board, for a Developmental Variance to allow for an electronic message board within 300 ft. of a residence, and for a Developmental Variance to allow for 17 outside employees (Ordinance allows 2).
Location: West side of SR 15, 1,540 ft. South of US 20, common address of 57273 SR 15 in Jefferson Township, zoned A-1. SUP-0889-2021

TABLED SHOW CAUSE HEARING

- J. Petitioner: ***Mario Saldivar*** (Page 16)
Petition: for a requested rescission of a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than three acres for failure to comply with the condition(s) and/or commitment(s) imposed by the Board of Zoning Appeals.
Location: Southwest corner of CR 22 & Fairwind Dr., common address of 25700 CR 22 in Concord Township, zoned A-1. SUP-0111-2018

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

- 2022 Agreement for Legal Services for Attorney Kolbus

ADJOURNMENT

The Elkhart County Board of Zoning Appeals is meeting on Thursday December 16, 2021, at **8:30am** in Rooms 104, 106, & 108 of the Administration Building, Goshen, Indiana. Pursuant to advice of the Indiana Public Access Counselor, general public comment will not be permitted at this public meeting on non-public hearing matters. To the extent you wish to make comment remotely during any public hearings scheduled during this public meeting, please call (574) 971-4678 to learn how to remotely submit your public comment for the public hearing. For the convenience and safety of the public, and pursuant to the Executive Orders issued by Governor Holcomb as a result of the COVID-19 state declared disaster emergency, Elkhart County will be providing an opportunity for the public to remotely listen to the Elkhart County Board of Zoning Appeals meeting while it is occurring. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **8:30am** on December 16, 2021. The public and press may still attend the meeting and comment at any public hearing in person, but the County Board of Zoning Appeals may impose reasonable restrictions on the number of attendees to control audience density in consideration of the existing COVID-19 state declared disaster emergency. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.
<https://elkhartcountyin.webex.com/elkhartcountyin/j.php?MTID=mbb02709b73824cc9d67f2b786f288815>