AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

DECEMBER 15, 2022 9:00 A.M.

ADMINISTRATION BUILDING MEETING ROOMS 104, 106, & 108 117 N. 2nd STREET, GOSHEN, INDIANA

Call to Order

SPECIAL USES

Roll Call

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the 17th day of November 2022.

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

9:00 A.M.

(NORMAN)

	THE COLO	2.00 H.IVI.
A.	Petitioner:	Board of Commissioners of Elkhart County (Page 3)
	Petition:	for a Special Use for a government facility (Soil and Water office).
	Location:	East side of CR 7, 3,500 ft. North of CR 26, common address of 59358 CR 7
		in Concord Township, zoned A-1. SUP-0843-2022
B.	Petitioner:	Stephen Jay Miller & Wilma Jean Miller, Husband & Wife (Page 4)
	Petition:	for a Special Use for a school and for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres.
	Location:	South side of CR 18, 1,910 ft. East of CR 29, common address of 16400 CR
	20 cu nom	18 in Jefferson Township, zoned A-1. SUP-0846-2022
C.	Petitioner:	Pathway Assembly of God Church (Page 5)
	Petition:	for an Amendment to an existing Special Use for a place of worship to allow for additional signs.
	Location:	North side of US 20, 1,500 ft. West of Northridge Dr., common address of
		13805 US 20 in Middlebury Township, zoned A-1. SUP-0839-2022
D.	Petitioner:	James A. Goldsborough & Tina L. Goldsborough, (Page 6)
		Husband & Wife
	Petition:	for an Amendment to an existing Special Use for a wrecking yard to allow for a new building.
	Location:	South side of CR 12, 200 ft. West of CR 1, common address of 30290 CR 12
		in Cleveland Township, zoned M-2. SUP-0805-2022

9:30 A.M. (CRAMER)

E. Petitioner: Jamar Slabach & Mary Slabach, Husband & Wife (Page 7)

Petition: for a Special Use for a school.

Location: East side of CR 43, 2,795 ft. South of CR 34, common address of 63542 CR

43 in Clinton Township, zoned A-1. SUP-0841-2022

SPECIAL USES / DEVELOPMENTAL VARIANCES

F. Petitioner: Calvin A. Miller & Mary Kathryn Miller, Husband & Wife (Page 8)

Petition: for an Amendment to an existing Special Use for a home workshop/business

for a harness and farrier shop to allow for an addition, for a Special Use for a home workshop/business for a retail produce store, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed

that allowed by right.

Location: West side of CR 116, 900 ft. South of CR 16, common address of 56687 CR

116 in Middlebury Township, zoned A-1. SUP-0844-2022

G. Petitioner: John H. Eash & Velda A. Eash, Husband & Wife (Page 9)

Petition: for a Special Use for a home workshop/business for a meat processing

business and for a Developmental Variance to allow for 5 outside employees

(Ordinance allows 2).

Location: South side of CR 42, 910 ft. East of CR 43, common address of 10820 CR 42

in Benton Township, zoned A-1. SUP-0817-2022

H. Petitioner: Carlyle Martin & Barbara Martin, Husband & Wife (Page 10)

(Lessor) & Phares Martin (Lessee)

Petition: for a Special Use for a home workshop/business for a welding and repair

business, for a Developmental Variance to allow for 4 outside employees (Ordinance allows 2), and for a Developmental Variance to allow for the total

square footage of accessory structures to exceed that allowed by right.

Location: West side of CR 11, 1,490 ft. South of CR 50, common address of 70793 CR

11 in Union Township, zoned A-1. SUP-0825-2022

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

I. Petitioner: Marcus W. Miller & Ruth Ann Miller, Husband & Wife (Page 11)

Petition: for a Special Use for a home workshop/business for a storage barn business

and for a 7:1 depth-to-width-ratio Developmental Variance to allow for the

construction of a residence.

Location: South side of CR 4, 2,050 ft. West of CR 131, in York Township, zoned A-1.

SUP-0845-2022

USE VARIANCE

J. Petitioner: Conscientious Cleaning LLC (Page 12)

Petition: for a Use Variance to allow for a cleaning business.

Location: North side of Plainfield Dr., 760 ft. West of CR 5, common address of 27597

Plainfield Dr. in Osolo Township, zoned R-2. UV-0828-2022

DEVELOPMENTAL VARIANCE

K. Petitioner: John T. Ward (Page 13)

Petition: for a 4 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an

existing accessory structure 1 ft. from the south side property line.

Location: Southwest side of Amber Valley Dr., 250 ft. East of Charlie Dr., common

address of 57601 Amber Valley Dr. in Baugo Township, zoned A-1.

DV-0842-2022

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

➤ 2023 Agreement for Legal Services for Attorney Kolbus

ADJOURNMENT

The Elkhart County Board of Zoning Appeals is meeting on Thursday December 15, 2022, at **9:00am** 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. The public is encouraged to attend the meeting remotely by going to

<u>www.elkhartcountyplanninganddevelopment.com</u> at **9:00am** on December 15, 2022. 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