

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

DECEMBER 21, 2023

9:00 A.M.

***ADMINISTRATION BUILDING
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 16th day of November 2023.

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

SPECIAL USES

9:00 A.M. (CRAMER)

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| A. | Petitioner: | <i>Daryl E. Miller & Kathy E. Miller, Husband & Wife</i> | (Page 5) |
| | Petition: | for a Special Use for a public stable. | |
| | Location: | Northwest corner of CR 41 & CR 32, common address of 61265 CR 41 in Clinton Township, zoned A-1. SUP-0715-2023 | |
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| B. | Petitioner: | <i>Braydon Shively & Katelyn Shively, Husband & Wife</i> | (Page 6) |
| | Petition: | for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres. | |
| | Location: | East side of CR 13, 1,165 ft. North of CR 38, common address of 64768 CR 13 in Harrison Township, zoned A-1. SUP-0734-2023 | |
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| C. | Petitioner: | <i>Clint & Anderson & Adrienne Anderson, Husband & Wife</i> | (Page 7) |
| | Petition: | for a Special Use for and agricultural use for the keeping of animals. | |
| | Location: | East side of Thrash Ln., 685 ft. South of CR 108, common address of 54630 Thrash Ln. in Cleveland Township, zoned R-1. SUP-0747-2023 | |
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| D. | Petitioner: | <i>Fairfield Community Schools</i> | (Page 8) |
| | Petition: | for an amendment to an existing Special Use for baseball & softball diamonds to allow for an addition to the existing concession stands and restrooms. | |
| | Location: | North side of CR 46, 1,565 ft. East of CR 23, in Jackson Township, zoned A-1. SUP-0752-2023 | |

SPECIAL USES / DEVELOPMENTAL VARIANCES

- E. Petitioner: ***Fairfield Community Schools*** **(Page 9)**
 Petition: for an Amendment to an existing Special Use for a school administration building to change the use to a school employee clinic and for a Developmental Variance to allow for an electronic message board within 300 ft. of a residence.
 Location: Northwest corner of CR 31 & US 33, common address of 67315 CR 31 in Benton Township, zoned A-1. SUP-0744-2023
- 9:30 A.M.** **(HESSER)**
- F. Petitioner: ***Jerry E. Miller & Susie E. Miller, Husband & Wife*** **(Page 10)**
 Petition: for an Amendment to an existing Special Use for a home workshop/business for a feed store to allow for an addition and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: East side of CR 43, 2,660 ft. South of CR 10, common address of 54998 CR 43 in York Township, zoned A-1. SUP-0758-2023
- G. Petitioner: ***Randall D. White & Danielle L. Kindle*** **(Page 11)**
 Petition: for a Special Use for an agricultural use for the keeping of animals, for a 2 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing shed 8 ft. from the rear property line, for a 5 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing shed 0 ft. from the east side property line, and for a 25 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 50 ft. from the centerline of the right-of-way .
 Location: North side of CR 16, 465 ft. West of S. Nappanee St., common address of 28085 CR 16 in Baugo Township, zoned R-2. SUP-0756-2023
- H. Petitioner: ***Henry J. Eash & Eileen D. Eash, Husband & Wife*** **(Page 12)**
 Petition: for a Special Use for a home workshop/business for a harness shop 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 42, 2,400 ft. West of East County Line Rd., common address of 10459 CR 42 in Clinton Township, zoned A-1. SUP-0724-2023

TABLED

- I. Petitioner: ***Jeromy Millirans & Ashlee Millirans*** (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, for a 4 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the placement of a chicken coop 6 ft. from the rear property line, for a 1 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for the placement of a chicken coop 4 ft. from the east side property line, and for a 5 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 45 ft. from the centerline of the right-of-way of 5th St..
Location: Northeast corner of 5th St. & Clunette St., East of CR 23, common address of 19053 5th St. in Jackson Township, zoned R-2. SUP-0704-2023

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

- *Minor Change – Cristina Giles & Evan Giles, Wife & Husband – for a Special Use for a home workshop/business for carpentry/home improvement business to allow for an addition to the existing building and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right (SUP-0477-2023)—request to modify the site plan*
- *2024 Agreement for Legal Services for Attorney Kolbus*

ADJOURNMENT

The Elkhart County Board of Zoning Appeals is meeting on Thursday December 21, 2023, 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 www.elkhartcountyplanninganddevelopment.com at **9:00am** on December 21, 2023. 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>