

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

FEBRUARY 16, 2023

9:00 A.M.

ADMINISTRATION BUILDING  
MEETING ROOMS 104, 106, & 108  
117 N. 2<sup>nd</sup> 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 19<sup>th</sup> day of January 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.    (WARNER)

- A.    Petitioner:    **Michael Bontrager, Marion Bontrager, & Susan Bontrager**    **(Page 3)**  
      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:      South side of CR 42, 1,995 ft. East of SR 13, common address of 11638 CR 42 in Benton Township, zoned A-1.    SUP-0024-2023
- B.    Petitioner:    **Noah A. Miller & Rebecca C. Miller, Husband & Wife**    **(Page 4)**  
      Petition:        for an Amendment to an existing Special Use for a home workshop/business for a farmers market to allow for the relocation and enlargement of a freestanding sign.  
      Location:      East side of CR 43, 1,015 ft. South of CR 10, common address of 54738 CR 43 in York Township, zoned A-1.    SUP-0010-2023
- C.    Petitioner:    **Jose Antonio Garcia-Hernandez & Marisol Peredia**    **(Page 5)**  
      Petition:        for a Special Use to allow for a kennel, for a Special Use for a roadside stand, 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 State Line Rd., 4,590 ft. West of CR 15, common address of 23176 State Line Rd. in Osolo Township, zoned A-1.    SUP-0040-2023

- D. Petitioner: ***Manuel M. Martin & Lynette Martin, Husband & Wife*** (Page 6)  
 Petition: for an Amendment to an existing Special Use for a home workshop/business for a cabinet shop to allow for an addition.  
 Location: North side of CR 36, 1,000 ft. East of CR 15, common address of 22772 CR 36 in Harrison Township, zoned A-1. SUP-0012-2023

**SPECIAL USES / DEVELOPMENTAL VARIANCES 9:30 A.M. (HESSER)**

- E. Petitioner: ***Roselawn Mennonite Church*** (Page 7)  
 Petition: for an Amendment to an existing Special Use for a place of worship to allow for an electronic message board and for a Developmental Variance to allow for an electronic message board within 300 ft. of a residence.  
 Location: Southwest corner of Independence St. & Sunset Ave., common address of 54365 Independence St. in Osolo Township, zoned R-2. SUP-0020-2023

- F. Petitioner: ***Austin Heflin & Daina Heflin, Husband & Wife*** (Page 8)  
 Petition: for a Special Use renewal and Amendment for an indoor/outdoor recreation facility (wedding venue) to add an office and for a Developmental Variance to allow for 6 outside employees (Ordinance allows 2).  
 Location: North side of CR 36, 290 ft. East of CR 15, common address of 22889 CR 36 in Harrison Township, zoned A-1. SUP-0025-2023

- G. Petitioner: ***Whistling Prairie School*** (Page 9)  
 Petition: for a Special Use for a school and for a 7:1 depth-to-width-ratio Developmental Variance and a 50 ft. lot-width Developmental Variance to allow for the construction of a school.  
 Location: East side of CR 131, 1,430 ft. South of CR 4, in York Township, zoned A-1. SUP-0026-2023

**DEVELOPMENTAL VARIANCE**

- H. Petitioner: ***Luta Enterprises Inc.*** (Page 10)  
 Petition: for a 68 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for the construction of an addition to an existing commercial building 52 ft. from the centerline of the right-of-way.  
 Location: East side of Main St. (SR 13), 2,760 ft. North of Orpha Dr., common address of 514 S. Main St. in Middlebury Township, zoned B-1. DV-0911-2022

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

**ADJOURNMENT**

The Elkhart County Board of Zoning Appeals is meeting on Thursday February 16, 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](http://www.elkhartcountyplanninganddevelopment.com) at **9:00am** on February 16, 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>