

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

NOVEMBER 16, 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 19th day of October 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: ***Robert E. Miller, IV & Jessica N. Miller, Husband & Wife*** (Page 9)
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: Southeast side of Mark Dr., 715 ft. South of CR 8, common address of 53618 Mark Dr. in Washington Township, zoned R-1. SUP-0681-2023
- B. Petitioner: ***Pleasant Grove Mennonite Church*** (Page 10)
Petition: for an Amendment to an existing Special Use for a place of worship to allow for a larger sign.
Location: North side of CR 38, 2,640 ft. West of CR 37, common address of 13483 CR 38 in Clinton Township, zoned A-1. SUP-0646-2023
- C. Petitioner: ***Rene Rodriguez Ramirez*** (Page 11)
Petition: for a Special Use for a home workshop/business for a wood-working business.
Location: North side of CR 40, 1,260 ft. West of US 33, common address of 16723 CR 40 in Elkhart Township, zoned A-1. SUP-0694-2023
- D. Petitioner: ***Catsnip Etc. Co.*** (Page 12)
Petition: for a Special Use for a kennel.
Location: North side of CR 4, 2,715 ft. West of CR 15, in Osolo Township, zoned A-1. SUP-0676-2023

10:00 A.M. (HESSER)

- E. Petitioner: ***Corey Smith & Kristy Smith, Husband & Wife*** (Page 13)
Petition: for a Special Use for a home workshop/business for a sheet metal business.
Location: Northeast side of CR 23, 530 ft. Northwest of SR 15, common address of 59676 CR 23 in Jefferson Township, zoned A-1. SUP-0703-2023

SPECIAL USES/ DEVELOPMENTAL VARIANCES

- F. Petitioner: ***Daniel J. Yoder & Susan D. Yoder, Husband & Wife*** (Page 14)
Petition: for a Special Use for a home workshop/business for auto glass repair 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 31, 790 ft. South of CR 36, common address of 64091 CR31 in Elkhart Township, zoned A-1. SUP-0691-2023

- G. Petitioner: ***Nathan T. Hahaj*** (Page 15)
Petition: for a Special Use for a home workshop/business for boat repair and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: Southeast corner of CR 113 & Martin Ave., common address of 59706 CR 113 in Concord Township, zoned R-1. SUP-0693-2023

- H. Petitioner: ***Jeromy Millirans & Ashlee Millirans*** (Page 16)
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

- I. Petitioner: ***Andrew J. Hochstetler & Marla R. Hochstetler, Husband & Wife*** (Page 17)
Petition: for an Amendment to an existing Special Use for a home workshop/business for construction of portable storage barns to allow for the construction of an addition to the workshop building and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: Northeast corner of SR 13 & CR 146, common address of 69388 SR 13 in Benton Township, zoned A-1. SUP-0696-2023

TABLED

J. Petitioner: ***Progressive Broadcasting System, Inc.*** (Page 18)
Petition: for an Amendment to an existing Special Use for a radio station to add property and update the site plan and for a Special Use for outdoor recreation (outdoor concerts).
Location: South side of CR 26, 985 ft. East of CR 9, common address of 25802 CR 26 in Concord Township, zoned A-1. SUP-0631-2023

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, November 16, 2023, at **9:00 a.m.** 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 **9:00 a.m.** on November 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>