

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JANUARY 18, 2024
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 21st day of December 2023.

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

ELECTION OF OFFICERS

SPECIAL USES/DEVELOPMENTAL VARIANCE

9:00 A.M. (HESSER)

- A. Petitioner: *Legacy Builders LLC* (Page 8)
Petition: for a Special Use for warehousing for a flatwork and construction business and for a 22 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing building 98 ft. from the centerline of the right-of-way.
Location: South side of SR 120, 1,080 ft. West of SR 13, common address of 11482 SR 120 in York Township, zoned A-1. SUP-0805-2023

USE VARIANCE

- B. Petitioner: *New Paris Conservancy District* (Page 9)
Petition: for a Use Variance to allow for a ground mounted solar array.
Location: Northeast corner of CR 29 and CR 25, common address of 18121 CR 29 in Jackson Township, zoned A-1. UV-0817-2023

TABLED

I. Petitioner: ***Jeromy Millirans & Ashlee Millirans*** (Page 10)
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)*

- *Rescission – Special Use – Legacy Builders LLC (SUP-0805-2023) Request to rescind a special use permit for a golf course.*

ADJOURNMENT

The Elkhart County Board of Zoning Appeals is meeting on Thursday, January 18, 2024, 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 January 18, 2024. 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>