

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MARCH 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 16th day of February 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.

(HESSER)

- A. Petitioner: ***Jacob Shaffer & Jessica Shaffer (Buyers) & Jacqueline F. Fioritto (Seller)*** (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: North side of River Brook Ln., 1,095 ft. North of SR 120, common address of 20925 River Brook Ln. in Washington Township, zoned R-1. SUP-0068-2023
- B. Petitioner: ***Northwest Syracuse Cemetery (Buyer) & MF Miller Family Farms, LLC (Seller)*** (Page 7)
Petition: for a Special Use for a cemetery.
Location: South side of CR 27, 1,900 ft. South of CR 48, in Jackson Township, zoned A-1. SUP-0063-2023
- C. Petitioner: ***Elkhart County Gravel, Inc.*** (Page 8)
Petition: for a Special Use for resource extraction.
Location: West side of CR 21, 1,575 ft. North of CR 104, common address of 52203 CR 21 in Washington Township, zoned A-1. SUP-0073-2023

SPECIAL USES/ DEVELOPMENTAL VARIANCES

- D. Petitioner: ***Juana A. Sanchez*** (Page 9)
Petition: for a Special Use for a home workshop/business for a lawn care business, for a Developmental Variance to allow for 5 outside employees (Ordinance allows 2), and for a 33 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 42 ft. from the centerline of the right-of-way.
Location: North side of CR 108, 4,065 ft. West of CR 3, common address of 29499 CR 108 in Cleveland Township, zoned A-1. SUP-0074-2023
- E. Petitioner: ***Kenneth Patterson*** (Page 10)
Petition: for a Special Use for a 2 unit mobile home park, for a 4 acre Developmental Variance (Ordinance requires 5 acres) to allow for a mobile home park on a 1 acre parcel, and for a 5 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the placement of a mobile home 70 ft. from the centerline of the right-of-way.
Location: East side of CR 13, 2,520 ft. South of CR 4, common address of 52474 CR 13 in Osolo Township, zoned A-1. SUP-0067-2023

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

- *Minor Change – Special Use – Dwayne J. Martin & Elizabeth A. Martin, Husband & Wife (UV-0722-2022) – request to change the site plan to allow for a ground mounted solar array to be greater than 3,000 sq. ft. in panel area*

ADJOURNMENT

The Elkhart County Board of Zoning Appeals is meeting on Thursday March 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 at **9:00am** on March 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>