AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

AUGUST 21, 2025 9:00 A.M.

PUBLIC SERVICES BUILDING MEETING ROOMS A & B 4230 ELKHART ROAD, 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 17th day of July 2025.

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

SPEC	IAL USES	9:00 A.M. (WHITE)
A.	Petitioner:	Kevin L. Hoff & Jennifer L. Hoff (Page 8)
	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:	Northwest corner of San Jose Blvd. & San Lu Rae Dr., common address of 54874 San Jose Blvd. in Cleveland Township, zoned R-1. SUP-0426-2025
B.	Petitioner:	Union Center Church of the Brethren, Inc. (Page 9)
	Petition:	for an amendment to an existing Special Use for a place of worship to allow for an electronic message board.
	Location:	Southwest corner of CR 50 & CR 11, common address of 70535 CR 11 in
		Union Township, zoned A-1. SUP-0113-2025
C.	Petitioner:	Michael Scott (Page 10)
	Petition:	for a Special Use for an agricultural use for the keeping g of animals on a tract of land containing less than 3 acres.
	Location:	North side of Aric Way, 690 ft. East of Clayton Ave., 320 ft. South of CR 22, common address of 24619 Aric Way in Concord Township, zoned R-1. SUP-0465-2025
D.	Petitioner:	Trinity Lutheran Church of Elkhart, Inc. (Page 11)
	Petition:	for an amendment to an existing Special Use for a place of worship and school to allow for a new sign.
	Location:	Southeast corner of CR 6 & Ash Rd., common address of 30888 CR 6 in

SUP-0450-2025

Cleveland Township, zoned A-1.

9:30 A.M. (HESSER)

E. Petitioner: Randall W. Meade & Anita K. Meade, Husband & Wife (Page 12)

Petition: for a Special Use for a home workshop/business for a hair salon.

Location: East side of Regent St., 335 ft. North of CR 40, common address of 65950

Regent St. in Elkhart Township, zoned A-1. SUP-0469-2025

SPECIAL USE/DEVELOPMENTAL VARIANCE

F. Petitioner: Concord Community Schools Building Corporation (Page 13)

Petition: for an amendment to an existing Special Use for a school 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: Southeast corner of Arlene & Playview Pl., 500 ft. Southwest of US 33,

common address of 23702 Arlene Ave. in Concord Township, zoned R-1.

SUP-0428-2025

USE VARIANCE

G. Petitioner: Francisco Ochoa-Valles (Page 14)

Petition: for a Use Variance to allow for the construction of an accessory structure

without a residence.

Location: North side of CR 40, 1,160 ft. West of CR 31, in Elkhart Township,

zoned A-1. UV-0472-2025

USE VARIANCE/DEVELOPMENTAL VARIANCE

H. Petitioner: Cody Perry (Page 15)

Petition: for a Use Variance for a salvage yard, for a Use Variance for a shipping

container, for a 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing shipping container 3 ft. from the South side property line, 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 5, 915 ft. Northwest of CR 3, common address of 51684 CR

5 in Cleveland Township, zoned A-1. UV-0453-2025

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

ADJOURNMENT

Debra Cramer – Appointed by Commissioners: term 1/1/25 – 12/31/28

Cory White – Appointed by Council: term 1/1/25 – 12/31/28

Randy Hesser – Appointed by Commissioners: term 1/1/22 - 12/31/25

Steve Warner – Appointed by Commissioners: term 1/1/25 - 12/31/28

Roger Miller – Appointed by Plan Commission: term 1/1/25-12/13/28

Alternates:

John Gardner – Appointed by Commissioners: term 1/1/25 - 12/31/25

David Miller – Appointed by Commissioners: term 1/1/25 – 12/31/25