

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

DECEMBER 18, 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 20th day of November 2025.

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

SPECIAL USES

9:00 A.M. (MILLER)

- A. Petitioner: **Mark A. Haarer & Connie S. Haarer, Husband & Wife, (Page 7)**
(Land Contract Holders) & Leander Martin (Land Contract Buyer)
Petition: for a Special Use for a home workshop/business for a woodworking business.
Location: South side of CR 28, 1,490 ft. West of CR 15, common address of 23270 CR 28 in Harrison Township, zoned A-1. SUP-0676-2025
- B. Petitioner: **Rock Run Real Estate LLC (Page 8)**
Petition: for a Special Use for a public stable.
Location: North side of CR 38, 795 ft. West of CR 43, common address of 11132 CR 38 in Clinton Township, zoned A-1. SUP-0683-2025

SPECIAL USES/DEVELOPMENTAL VARIANCES

- C. Petitioner: **Miller Family Revocable Living Trust (Page 9)**
Petition: for a Special Use for a home workshop/business for flour milling and sales 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 33, 700 ft. South of CR 40, common address of 66247 CR 33 in Clinton Township, zoned A-1. SUP-0723-2025

- D. Petitioner: ***Devon Schrock & Doris Schrock, Husband & Wife*** **(Page 10)**
 Petition: for a Special Use for a campground and for a 4 ft. Developmental
 Variance (Ordinance requires 10 ft.) to allow for an existing cabin 6
 ft. from the north side property line.
 Location: South side of CR 28, 3,030 ft. West of CR 33, in Middlebury
 Township, zoned A-1. SUP-0726-2025
- 9:30 A.M** **(WHITE)**
- E. Petitioner: ***Michael King*** **(Page 11)**
 Petition: for a Special Use for an agricultural use for the keeping of animals on
 a tract of land containing less than 3 acres and for a 20 ft.
 Developmental Variance (Ordinance requires 75 ft.) to allow for the
 construction of a residence 55 ft. from the centerline of the right-of-
 way.
 Location: West side of CR 33, 1,400 ft. North of CR 4, common address of
 51537 CR 33 in York Township, zoned A-1. SUP-0727-2025
- F. Petitioner: ***Joseph A. Miller (Land Contract Holder) &*** **(Page 12)**
 Aaron & Rachel Schrock (Land Contract Purchasers)
 Petition: for a Special Use for a home workshop/business for a woodworking
 business, for a Developmental Variance to allow for 7 outside
 employees (Ordinance allows 4) and for a Developmental Variance to
 allow for the total square footage of accessory structures to exceed that
 allowed by right.
 Location: Northwest corner of SR 4 & CR 29, common address of 16801 SR 4
 in Elkhart Township, zoned A-1. SUP-0733-2025
- G. Petitioner: ***Edward R. Eggleston*** **(Page 13)**
 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 24 ft. Developmental
 Variance (Ordinance requires 75 ft.) to allow for the construction of
 an accessory structure 51 ft. from the centerline of the right-of-way
 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 33, 630 ft. South of CR 29, common address of 51241
 CR 33 in York Township, zoned A-1. SUP-0732-2025

- H. Petitioner: ***Duane E. Miller & Cheryl K. Miller, Husband & Wife (Land Contract Holders) & Marion D. Troyer & Jolene R. Troyer (Land Contract Purchasers)*** (Page 14)
- Petition: for a Special Use for a home workshop/business for a construction/masonry business, for a Developmental Variance to allow for 10 outside employees (Ordinance allows 4), for a 15 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for the construction of a residence 60 ft. from the centerline of the right-of-way.
- Location: North side of CR 30, 825 ft. West of SR 13, common address of 12141 CR 30 in Clinton Township, zoned A-1. SUP-0730-2025

USE VARIANCE

10:00 A.M. (HESSER)

- I. Petitioner: ***Brenda Sue Waterson*** (Page 15)
- Petition: for a Use Variance for a kennel.
- Location: West side of Wilson St., 315 ft. South of Glenmore St., common address of 54339 Wilson St. in Osolo Township, zoned R-2. UV-0743-2025

DEVELOPMENTAL VARIANCE

- J. Petitioner: ***Brian Adams*** (Page 16)
- Petition: for a 178 sq. ft. Developmental Variance (Ordinance allows 64 sq. ft.) to allow for a 242 sq. ft. electronic message center.
- Location: North side of Old US 20, 175 ft. West of Corwin St., common address of 30759 Old US 20 in Cleveland Township, zoned B-3. DV-0684-2025

TRANSFER FROM HEARING OFFICER

- K. Petitioner: ***First Class Property Rentals*** (Page 17)
- Petition: for a 40 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing accessory structure 10 ft. from the centerline of the right-of-way.
- Location: West side of E. Indiana Lake Rd., 630 ft. North of Church Rd., West of CR 23, common address of 50567 East Indiana Lake Rd. in Washington Township, zoned R-2. DV-0603-2025

TABLED

- L. Petitioner: ***Jesus Ocampo*** (Page 18)
- Petition: for a Special Use for a home workshop/business for a roofing business, for a Developmental Variance to allow for 5 outside employees (Ordinance allows 4) 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 7, 3585 ft. South of CR 6, common address of 53670 CR 7 in Osolo Township, zoned R-1. SUP-0605-2025

M. Petitioner: ***Eagle Real Estate Group, LLC*** (Page 19)
 Petition: For a Special Use for an agri-business, for a Special Use for a home workshop/business for a diesel repair shop, for a Developmental Variance to allow for 32 outside employees (Ordinance allows 4) and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
 Location: Northwest corner of CR 142 and CR 17, common address of 22153 CR 142 in Union Township, zoned A-1. SUP-0663-2025

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

