

ELKHART COUNTY BOARD OF ZONING APPEALS

*PUBLIC SERVICES BUILDING
MEETING ROOMS A & B
4230 ELKHART ROAD, GOSHEN, INDIANA*

Roll Call

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

(CRAMER)

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| A. | Petitioner: <i>Michael A. Thompson & Rikki L. Thompson, Husband & Wife</i> (Page 6) Petition: for a Special Use for a home workshop/business for massage therapy. Location: East side of River Shore Ln., 1,900 ft. North of CR 16, common address of 55964 River Shore Ln. in Baugo Township, zoned R-1. SUP-0265-2025 |
| B. | Petitioner: <i>Elkhart County Feral Cat Coalition Incorporated</i> (Page 7) Petition: for a Special Use for a veterinary clinic and for a Special Use for a kennel. Location: Southwest corner of CR 10 & 1, common address of 29604 CR 10 in Cleveland Township, zoned A-1. SUP-0320-2025 |
| C. | Petitioner: <i>First Baptist Church of Elkhart</i> (Page 8) Petition: for an amendment to an existing Special Use for a place of worship to allow for additional parking, pickle ball courts, a free-standing monument sign, and construction of an addition to the existing church. Location: West side of CR 17, 705 ft. North of CR 10, common address of 53953 CR 17 in Osolo Township, zoned A-1. SUP-0321-2025 |

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| D. | Petitioner: | <i>Marc Roth & Judith L. Roth, Husband & Wife</i> (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 and for a 15 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 60 ft. from the centerline of the right-of-way. |
| | Location: | South side of CR 10, 700 ft. Southeast of CR 8, East of CR 17, common address of 21768 CR 10 in Washington Township, zoned R-1. SUP-0304-2025 |
| | | <u>9:30 A.M.</u> <u>(MILLER)</u> |
| E. | Petitioner: | <i>Elkhart Community School Building Corporation</i> (Page 10) |
| | 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: | Northeast corner of CR 6 & CR 1, common address of 24975 CR 6 in Osolo Township, zoned R-1. SUP-0317-2025 |
| F. | Petitioner: | <i>Elkhart Community Schools</i> (Page 11) |
| | 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: | South side of Indiana Ave., 700 ft. West of Maple St. (CR 23), common address of 705 Indiana St. in Washington Township, zoned R-1. SUP-0316-2025 |
| G. | Petitioner: | <i>Elkhart Community Schools</i> (Page 12) |
| | 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: | Northwest side of CR 1, 1,000 ft. Southwest of CR 10, common address of 53403 CR 1 in Cleveland Township, zoned A-1. SUP-0318-2025 |
| H. | Petitioner: | <i>Elkhart Community Schools Feeser Elementary School Building Corporation</i> (Page 13) |
| | Petition: | for an amendment to and 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: | North side of CR 4, 1,500 ft. West of Cassopolis St. (SR 19), common address of 26665 CR 4 in Osolo Township, zoned R-2. SUP-0319-2025 |

TABLED

10:00 A.M.

(HESSER)

- I. Petitioner: ***Tri-County Land Trustee Corporation
(Land Contract Holder) & Martin Graber &
Lucinda Graber (Land Contract Purchasers)*** (Page 14)
- Petition: for a Special Use for a home workshop/business for a woodworking shop 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, 2,130 ft. South of CR 14, common address of 56831 CR
31 in Jefferson Township, zoned A-1. SUP-0095-2025

TRANSFER FROM HEARING OFFICER

- J. Petitioner: ***AMMF Trustee Corporation (Land Contract Holder)
& Jesse A. Borkholder & Angela S. Borkholder,
Husband & Wife (Land Contract Purchasers)*** (Page 15)
- Petition: for a 9 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the
construction of an accessory structure 1 ft. from the rear property line.
- Location: south side of CR 42, 1,900 ft. east of Ash Rd., common address of 30622 CR
42 in Locke Township, zoned A-1. DV-0230-2025

APPEAL

- K. Petitioner: ***Daniel R. Holderread (Owner), Michael Peffley (Appellant)*** (Page 16)
- Petition: for a 9 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the
construction of an attached accessory structure 1 ft. from the south side
property line, for a 15 ft. Developmental Variance (Ordinance requires 50 ft.)
to allow for the construction of an attached accessory structure 35 ft. from the
centerline of the right-of-way of 46th St., and for a Developmental Variance
to allow for the total square footage of accessory structures to exceed that
allowed by right.
- Location: southwest corner of 46th St. & Cardinal Ave., common address of 56539 46th
St. in Baugo Township, zoned R-1. DV-0239-2025

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

ADJOURNMENT