AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

OCTOBER 16, 2025 9:00 A.M.

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

Call to Order

SPECIAL USES

Roll Call

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the 18th day of September 2025.

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

9:00 A.M.

(MILLER)

DILLO	THE COLO	2.00 min.
A.	Petitioner:	Yassine Mahamat (Page 11)
	Petition:	for a Special Use for a kennel (pigeons).
	Location:	South side of Alex Ln., 370 ft. West of Meadow Glen Dr., North of Tower
		Rd., common address of 30520 Alex Ln. in Baugo Township, zoned R-1. SUP-0567-2025
B.	Petitioner:	New Life Christian Center, Inc. (Page 12)
	Petition:	for an amendment to an existing Special Use for a place of worship to add a coffee shop.
	Location:	North side of SR 120, 2,300 ft. West of CR 131, common address of 15685
		SR 120 in York Township, zoned A-1. SUP-0590-2025
C.	Petitioner:	Russell Teaser (Page 13)
	Petition:	for a Special Use for a home workshop/business for auto sales.
	Location:	West side of Conn Ave., 555 ft. North of E. Bristol St., common address of 54397 Conn Ave. in Osolo Township, zoned R-2. UV-0577-2025

SPECIAL USE/DEVELOPMENTAL VARIANCES

D. Petitioner: The Peoples Bible Church, Inc. (Page 14)

Petition: for an amendment to an existing Special Use for a place of worship to allow

for a new building and for a 10 ft. Developmental Variance (Ordinance requires 55 ft.) to allow for the construction of a new building 45 ft. from the

centerline of the right-of-way of Elkhart St. (CR 44).

Location: Southeast corner of US 33 & Elkhart St. (CR 44), common address of 68074

US 33 in Benton Township, zoned B-2.

9:30 A.M. (WARNER)

E. Petitioner: Carl Martin, Jr. (Page 15)

Petition: for a Special Use for a home workshop/business for a small engine repair shop

and for a 45 ft. Developmental Variance (Ordinance requires 75 ft.) to allow

for an existing residence 30 ft. from the centerline of the right-of-way.

Location: South side of CR 40, 490 ft. West of CR 11, common address of 25094 CR

40 in Harrison Township, zoned A-1. SUP-0564-2025

F. Petitioner: Courtney A. Bevers (Page 16)

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 50 ft.) to allow for an existing residence 35 ft. from the centerline of the right-of-way, and for a 20 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing accessory structure 30 ft.

from the centerline of the right-of-way.

Location: South side of W. Warren St., 1,160 ft. West of Main St. (SR 13), common

address of 407 W. Warren St. in Middlebury Township, zoned R-1.

SUP-0594-2025

SUP-0589-2025

USE VARIANCE

G. Petitioner: Arthur R. Lusher, Jr., Trustee of the Arthur R. Lusher, Jr. (Page 17)

Revocable Trust Agreement

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

without a residence.

Location: East side of CR 109, 1,150 ft. North of Lake Dr., East of CR 9, common

address of 51258 CR 109 in Osolo Township, zoned R-2. UV-0201-2025

USE VARIANCE/MOBILE HOME SPECIAL USE/DEVELOPMENTAL VARIANCES

H. Petitioner: Timothy C. Miller & Tiffany N. Miller, Husband & Wife (Page 18)

Petition: for a Use Variance to allow for two existing dwellings and the construction of

a third dwelling on a parcel, for a Special Use for a mobile home, and for a Developmental Variance to allow for the placement of a mobile home within

300 ft. of a residence.

Location: North side of CR 34, 1,330 ft. West of CR 29, common address of 17025 CR

34 in Elkhart Township, zoned A-1. UV-0616-2025

10:00 A.M. (HESSER)

I. Petitioner: Stephanie Fireline & Ted. R. Knauss, Jr., Husband & Wife (Page 19)

Petition: for a Use Variance to allow for the placement of a shipping container, for a

Special Use for the placement of a mobile home, and for a Developmental Variance to allow for the placement of a mobile home within 300 ft. of a

residence.

Location: North side of CR 4, 430 ft. West of CR 9, common address of 26075 CR 4 in

Osolo Township, zoned R-2. UV-0604-2025

TABLED

Petitioner: Michiana Home Rentals, Inc. (Page 20)

Petition: for an amendment to an existing Special Use for a marina to allow for an

electronic message board.

East side of SR 15, 900 ft. North of SR 120, common address of 402 Mottville Location:

> Rd. in Washington Township, zoned R-1. SUP-0464-2025

K. Petitioner: Jesus Ocampo (Page 21)

Petition: for a Special Use for a home workshop/business for a roofing business.

East side of CR 7, 3,460 ft. South of CR 6, common address of 53670 CR 7 Location:

in Osolo Township, zoned R-1.

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

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

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