

# AGENDA

## ELKHART COUNTY BOARD OF ZONING APPEALS

SEPTEMBER 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 21<sup>st</sup> day of August 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.

(CRAMER)

- A.     Petitioner:     ***Susana N. White***     **(Page 6)**  
       Petition:     for a Special Use for a home workshop/business for a microblading & permanent makeup studio.  
       Location:     Southwest corner of Florence Ave. & Tennessee Ave., East of CR 13, common address of 58537 Tennessee Ave. in Concord Township, zoned R-2. SUP-0524-2025
- B.     Petitioner:     ***Larry Hochstetler & Freda Hochstetler, Husband & Wife***     **(Page 7)**  
       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:     West side of CR 21, 2,100 ft. South of CR 46, common address of 69363 CR 21 in Jackson Township, zoned A-1. SUP-0526-2025
- C.     Petitioner:     ***Michiana Home Rentals, Inc.***     **(Page 8)**  
       Petition:     for an amendment to an existing Special Use for a marina to allow for an electronic message board.  
       Location:     East side of SR 15, 900 ft. North of SR 120, common address of 402 Mottville Rd. in Washington Township, zoned R-1. SUP-0464-2025

- D. Petitioner: ***Michele A. Mulcahey*** (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.  
Location: North side of Mallard Ct., 310 ft. East of Sequoia Dr., common address of 22753 Mallard Ct. in Concord Township, zoned R-1. SUP-0528-2025

**9:30 A.M.** (HESSER)

- E. Petitioner: ***Randy E. Trigg & Dianna L. Trigg, Husband & Wife*** (Page 10)  
Petition: for a Special Use for a home workshop/business for a woodworking business.  
Location: West side of Christopher Dr., 220 ft. South of Suburban Dr., East of CR 17, common address of 21950 Christopher Dr. in Washington Township, zoned R-2. SUP-0522-2025

### **SPECIAL USE/DEVELOPMENTAL VARIANCE**

- F. Petitioner: ***Middlebury Community Schools*** (Page 11)  
Petition: for an amendment to an existing Special Use for a school to add property and 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 SR 120 & CR 35, common address of 13549 SR 120 in York Township, zoned A-1. SUP-0542-2025

### **USE VARIANCE**

- G. Petitioner: ***Redbud Holdings LLC*** (Page 12)  
Petition: for an amendment to an existing Use Variance for an office building to allow for a building addition.  
Location: West side of CR 23, 985 ft. North of CR 146, common address of 69295 CR 23 in Jackson Township, zoned R-1. UV-0525-2025

### **TABLED**

- H. Petitioner: ***Francisco Ochoa-Valles*** (Page 13)  
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 3, in Elkhart Township, zoned A-1. UV-0472-2025

### **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