

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

FEBRUARY 19, 2026
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 15th day of January 2026.

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

SPECIAL USES

		<u>9:00 A.M. (CRAMER)</u>
A.	Petitioner: <i>Marine Riders Michiana (Buyer) & Analia Natalia Nieves (Seller)</i> (Page 5)	
	Petition: for a Special Use for an assembly hall.	
	Location: Northeast corner of Plainfield Dr. & John Weaver Pkwy., common address of 27911 Plainfield Dr. in Osolo Township, zoned R-2.	SUP-0002-2026
B.	Petitioner: <i>Matthew J. Miller & Luann R. Miller, Husband & Wife</i> (Page 6)	
	Petition: for a Special Use for agricultural use for the keeping of animals on a tract of land containing less than 3 acres.	
	Location: North side of CR 40, 655 ft. West of CR 43, common address of 11117 CR 40 in Clinton Township, zoned A-1.	SUP-0788-2025

SPECIAL USES/DEVELOPMENTAL VARIANCES

C.	Petitioner: <i>Bradley A. Dewald & Terri L. Dewald, Husband & Wife</i> (Page 7)	
	Petition: for a Special Use for a home workshop/business for an electrical company, and for a Developmental Variance to allow for 11 outside employees (Ordinance allows 4).	
	Location: West side of CR 27, 1,070 ft. North of CR 44, common address of 67279 CR 27 in Jackson Township, zoned A-1.	SUP-0781-2025

D. Petitioner: ***Douglas Murphy & Kelly Murphy, Husband & Wife*** (Page 8)
 Petition: for a Special Use for a home workshop/business for a construction business and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Location: South side of CR 38, 1,000 ft. East of CR 21, common address of 19810 CR 38 in Elkhart Township, zoned A-1. SUP-0001-2026

9:30 A.M. (HESSE)

E. Petitioner: ***Elmer J. Schrock & Mary E. Schrock, Husband & Wife (Buyers) & Myron P. Miller & Janet A. Miller, Husband & Wife (Sellers)*** (Page 9)
 Petition: for a Special Use for a home workshop/business for a grocery store and for a 4 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing barn 71 ft. from the centerline of the right-of-way.

Location: North side of CR 34, 465 ft. East of CR 43, common address of 10679 CR 34 in Clinton Township, zoned A-1. SUP-0790-2025

F. Petitioner: ***Cristina Giles & Evan Giles, Wife & Husband*** (Page 10)
 Petition: for a Special Use for a home workshop/business for a carpentry/home improvement business and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Location: Northwest side of Glenmoor St., 370 ft. Northeast of Doner Ct., common address of 52933 Glenmoor St. in Cleveland Township, zoned A-1. SUP-0011-2026

G. Petitioner: ***Gene L. Beachy & Kristina M. Beachy, Husband & Wife*** (Page 11)
 Petition: for a Special Use for a home workshop/business for a construction business 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 35, 510 ft. North of US 20, common address of 56923 CR 35 in Middlebury Township, zoned A-1. SUP-0007-2026

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 1/1/26 – 12/31/29
 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 1/1/26 – 12/31/26
 David Miller – Appointed by Commissioners: term 1/1/26 – 12/31/26