

# 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 15<sup>th</sup> day of January 2026.

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:      ***Marine Riders Michiana (Buyer) & Analia Natalia Nieves (Seller)***      **(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:      ***Matthew J. Miller & Luann R. Miller, Husband & Wife***                              **(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:      ***Bradley A. Dewald & Terri L. Dewald, Husband & Wife***                              **(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
- 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