

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

JULY 16, 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 18th day of June 2026.

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

SPECIAL USE

9:00 A.M. **(CRAMER)**

- A. Petitioner: ***Daniel Tapia Zuniga*** (Page 10)
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 Silver St., 1,240 ft. North of W. Bristol St., common address of 54263 Silver St. in Osolo Township, zoned R-1. SUP-0386-2026
- B. Petitioner: ***John Glenn Miller & Rachel F. Miller, Husband & Wife*** (Page 11)
Petition: for an amendment to an existing Special Use for a sawmill to allow for a new building.
Location: North side of CR 50, at the T intersection with CR 100, 2,650 ft. East of West County Line Rd., common address of 30501 CR 50 in Locke Township, zoned A-1. SUP-0365-2026
- C. Petitioner: ***Jeremy W. Miller & Margaret A. Miller, Husband & Wife*** (Page 12)
Petition: for a Special Use for a beauty shop.
Location: South side of CR 44, 1,315 ft. West of CR 37, common address of 13252 CR 44 in Benton Township, zoned A-1. SUP-0371-2026
- D. Petitioner: ***Luis H. Sanchez Castellanos*** (Page

13)

Petition: for a Special Use for a home workshop/business for assembling gym equipment.

Location: North side of Sunflower Ave., 620 ft. West of Tropicana, South of CR 138, common address of 16369 Sunflower Ave. in Elkhart Township, zoned A-1.

SUP-0379-2026

9:30 A.M. (WARNER)

E. Petitioner: ***Jonathan J. Schlabaugh & Christine A. Schlabaugh,*** (Page

14)

Husband & Wife

Petition: for a Special Use for a home workshop/business for a minor automotive repair shop.

Location: West side of Woodard Ct., 530 ft. North of Woodard Ln., West of CR 5, common address of 53563 Woodard Ct. in Osolo Township, zoned A-1.

SUP-0354-2026

SPECIAL USES/DEVELOPMENTAL VARIANCES

F. Petitioner: ***Autumn Blaze Investments, LLC*** (Page

15)

Petition: for a Special Use for a retail thrift store and for a 39 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing agricultural building 36 ft. from the centerline of the right-of-way of CR 33.

Location: Southwest corner of CR 33 & CR 20, in Middlebury Township, zoned A-1.

SUP-0367-2026

G. Petitioner: ***James Sellers & Dawn Sellers, Husband & Wife*** (Page

16)

Petition: for a Special Use for a beauty shop and for a 5 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for the construction of an addition to a residence 5 ft. from the south side property line.

Location: East side of Shady Ln., 1,475 ft. North of Roseland Rd., West of SR 19, common address of 51230 Shady Ln. in Osolo Township, zoned A-1.

SUP-0366-2026

H. Petitioner: ***Lloyd W. Yoder & Lena M. Yoder, Husband & Wife***

(Page 17)

Petition: for a Special Use for a home workshop/business for a diesel repair business and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.

Location: East side of CR 31, 750 ft. South of CR 14, common address of 56200 CR 31 in Middlebury Township, zoned A-1.

SUP-0274-2026

10:00 A.M. (MILLER)

I. Petitioner: ***Trenton E. Bontrager & Tracy L. Bontrager, Husband & Wife*** (Page

18)

Petition: for a Special Use for a home workshop/business for a woodworking

business and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.
Location: North side of CR 20, 520 ft. East of CR 115, common address of 22439 CR 20 in Concord Township, zoned A-1.
SUP-0368-2026

- J. Petitioner: ***Aaron Troyer & Lisa Troyer, Husband & Wife (Buyers)*** (Page 19)
& Samuel W. Bontrager (Seller)
Petition: for a Special Use for a home workshop/business for an RV & specialty car sales & service business, for a 54 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 66 ft. from the centerline of the right-of-way, for a 47 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing accessory structure 73 ft. from the centerline of the right-of-way 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 US 33, 1,450 ft. South of CR 40, common address of 66278 US 33 in Elkhart Township, zoned A-1.
SUP-0383-2026
- K. Petitioner: ***Naaman Leinbach & Stephanie Leinbach, Husband & Wife*** (Page 20)
Petition: for a Special Use for a home workshop/business for a garage door installation & repair 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 11, 400 ft. South of CR 126, common address of 60801 CR 11 in Concord Township, zoned A-1. SUP-0370-2026

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

- Adoption of written findings for rescission of a Special Use for Marie Calderon (SUP-0231-2016) – Rescinded August 2023.

ADJOURNMENT

Debra Cramer – Appointed by Commissioners: term 1/1/25 – 12/31/28 Alternates:

Cory White – Appointed by Council: term 1/1/25 – 12/31/28
12/31/26

Randy Hesser – Appointed by Commissioners: term 1/1/26 – 12/31/29
12/31/26

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 1/1/26 –

David Miller – Appointed by Commissioners: term 1/1/26 –