

ELKHART COUNTY BOARD OF ZONING APPEALS

9:00 A.M.

9:30 A.M. (WARNER)

- E. Petitioner: ***Jonathan J. Schlabaugh & Christine A. Schlabaugh, Husband & Wife*** (Page 14)
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. (HESSER)

- 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

BZA Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 16, 2026

Transaction Number: SUP-0386-2026.

Parcel Number(s): 20-02-32-151-017.000-026.

Existing Zoning: R-1.

Petition: For a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres.

Petitioner: Daniel Tapia Zuniga.

Location: West side of Silver St., 1,240 ft. north of W. Bristol St., in Osolo Township.

Site Description:

- Physical Improvement(s) – Residence, detached workshop building.
- Proposed Improvement(s) – Detached accessory and business storage building.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **May 26, 2026** – A complaint was received for a rooster (CODE-0422-2026).

Staff Analysis:

Staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A Special Use for animals is allowed in the R-1 zoning district. The requested number of chickens is allowed by right on a parcel of this size in the A-1 zoning district.
2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 1.08-acre property in a medium-density residential area, and the property will remain residential in character.
3. The Special Use will substantially serve the public convenience and welfare by providing for a local food source and hobby opportunity.

BZA Staff Report (Continued)

Hearing Date: July 16, 2026

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded, and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 6/15/2026) and as represented in the Special Use application.
2. The request is limited to a maximum of six (6) chickens at any one time, no roosters.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Special Use - Non Mobile Home

Date: 06/15/2026 Meeting Date: July 16, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0386-2026

Description: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres

Contacts: Applicant Land Owner
Daniel Tapia Zuniga Daniel Tapia Zuniga
54263 Silver Street 54263 Silver Street
Elkhart, IN 46514 Elkhart, IN 46514

Site Address: 54263 Silver St Parcel Number: 20-02-32-151-017.000-026
Elkhart, IN 46514

Township: Osolo
Location: WEST SIDE OF SILVER ST., 1208 FT. NORTH OF W. BRISTOL. ST.

Subdivision: SPRINGBROOK PK Lot # 6

Lot Area: 1.08 Frontage: 146.00 Depth: 352.00

Zoning: R-1 NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: SEE CODE-0422-2026 FOR A ROOSTER BEING KEPT ON THE PROPERTY

Applicant Signature: Department Signature:

Special Use — Questionnaire

Name: Daniel Tapia Zuniga

- 1) Tell us what you want to do. I want to be able to keep my chickens^(chens) on my property. I know I can't keep my rooster because my property is not 3 acres of land. I was not aware that was a requirement to own a rooster.
- 2) Tell us why this activity won't hurt your neighbors or the community. My chickens won't hurt my community because they will be locked in their cage and my property.
- 3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N
If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N
- 4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☒ N If yes, fill out below.
Tell us what will create those things. _____
Tell us how you'll reduce the impact of those things on neighbors. _____
- 5) Will there be buffering (fences, trees, shrubs, mounds)? ☒ Y ☐ N
If yes, tell us about it. Chickens will be kept in a ^{secure} closed square fence cage. (chain link fence)
- 6) Does the property need well and septic? Well: ☒ Y ☒ N Septic: ☒ Y ☒ N
Does the property need a new septic system? ☐ Y ☒ N
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N
- 7) Will the activity use buildings or additions? ☐ Y ☒ N If yes, fill out below.
Building or addition 1 Existing? ☐ Y ☐ N Size and height to the peak: _____
Tell us what you'll use it for. _____
Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak: _____
Tell us what you'll use it for. _____
Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak: _____
Tell us what you'll use it for. _____
- 8) Does this application include animals? ☒ Y ☐ N
If yes, tell us what kind and how many of each. 6 chickens

Next page ➡

Special Use — Questionnaire

- 9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☐ Y ☒ N If yes, fill out below.

How many employees do you have now? Full time: _____ Part time: _____

How many employees do you want? Full time: _____ Part time: _____

How many of the employees won't live onsite? _____

What will be the days and hours of operation on this property? _____

How many parking spaces do you have now? _____

How many parking spaces do you want? _____

Will there be outside storage or display areas on this property? ☐ Y ☐ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☐ Y ☒ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day? _____

Will there be pickups or deliveries on this property? ☐ Y ☒ N If yes, fill out below.

Tell us how often. _____

Tell us the kind of vehicles used. _____

Does the application include signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

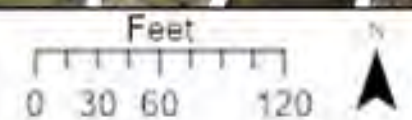
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

- 10) Tell us anything else you want us to know. _____

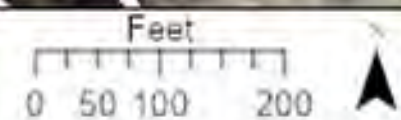


2025 Aerials

1 inch equals 120 ft



1 inch equals 200 ft





Subject property



Facing north



Facing south



Facing east

JUN 15 2026

Chain Link Fencing all over house

Silver Court (Chain Link Fencing)
all over house

WOODS, trees

existing
deck

chicken - Fence area

14 Ft L
6 Ft H

16 Ft L

30 yds

Horse 1'284 SQFT.

Driveway

54263 Silver St EKHART IN 46514

entrance

N →

1.08 acres lot

BZA Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 16, 2026

Transaction Number: SUP-0365-2026.

Parcel Number(s): 20-13-22-176-002.000-020 & 20-13-22-200-008.000-020.

Existing Zoning: A-1.

Petition: For an amendment to an existing Special Use for a sawmill to allow for a new building.

Petitioner: John Glenn Miller & Rachel F. Miller, Husband & Wife.

Location: North side of CR 50, at the T-intersection with CR 100, 2,650 ft. east of West County Line Rd., in Locke Township.

Site Description:

- Physical Improvement(s) – Residence, detached agricultural and accessory structures.
- Proposed Improvement(s) – Accessory structure.
- Existing Land Use – Residential, agricultural.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **December 16, 1998** – The Hearing Officer approved a 75 ft. lot width variance (Ordinance requires 100 ft.) and a 3:1 depth-to-width-ratio variance (984646).
- **April 21, 2011** – The BZA approved a Special Use for a sawmill (30501CR 50-110321-1).

Staff Analysis:

Staff finds that:

1. The Special Use Amendment will be consistent with the spirit, purpose, and intent of the Development Ordinance. This is an existing Special Use for a sawmill and has not caused complaints from neighbors.
2. The Special Use Amendment will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 9.5-acre parcel in a medium-density residential and agricultural area, and the parcel will remain residential in character. The new structure will meet all developmental standards and allow for additional indoor storage space.
3. The Special Use Amendment will substantially serve the public convenience and welfare by continuing to provide local sawmill services.

BZA Staff Report (Continued)

Hearing Date: July 16, 2026

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded, and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 6/11/2026) and as represented in the Special Use Amendment application.
2. All sawing to take place inside a building.
3. No retail sales.
4. No backing onto or off CR 50 with semi-tractor trailers.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use Amendment - Non Mobile Home

**Elkhart County Planning & Development
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 06/11/2026 Meeting Date: July 16, 2026 Transaction #: SUP-0365-2026
Board of Zoning Appeals Public Hearing

Description: for an Amendment to an existing Special Use for a saw mill to allow for a new building

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
Kauffman'S Carpentry	Kauffman'S Carpentry	John Glenn Miller And Rachel
5196 W 1000 N	5196 W 1000 N	F. Miller, Husband And Wife
Milford, IN 46542	Milford, IN 46542	30501 County Road 50
		Nappanee, IN 46550

Site Address: 30501 County Road 50 Nappanee, IN 46550	Parcel Number: 20-13-22-176-002.000-020 20-13-22-200-008.000-020
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Township: Locke
Location: at the T intersection with CR 100, 2,650 ft. east of West County Line Rd.

Subdivision:	Lot #
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Lot Area: 9.50	Frontage: 658.00	Depth: 634.00
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Zoning: A-1	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: SEE SPECIAL USE FOR JOHN & RACHEL MILLER (CASE#330501 CR 50-110321-1)
PARCEL CREATION DATE: 3/1/77

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Sohn Miller Miller Custom Sawing

1) Tell us what you want to do. 40 x 60 Dry Storage

2) Tell us why this activity won't hurt your neighbors or the community. Get outside Storage out of sight of neighbors

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N
If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☒ N If yes, fill out below.
Tell us what will create those things. _____
Tell us how you'll reduce the impact of those things on neighbors. _____

5) Will there be buffering (fences, trees, shrubs, mounds)? ☐ Y ☒ N
If yes, tell us about it. _____

6) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N
Does the property need a new septic system? ☐ Y ☒ N
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☒ Y ☐ N If yes, fill out below.
Building or addition 1 Existing? ☐ Y ☒ N Size and height to the peak: 40 x 60 x 25 High
Tell us what you'll use it for. Dry Storage
Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak: _____
Tell us what you'll use it for. _____
Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak: _____
Tell us what you'll use it for. _____

8) Does this application include animals? ☐ Y ☒ N
If yes, tell us what kind and how many of each. _____

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Special Use — Questionnaire

- 9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☒ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: 2 Part time: 1

How many employees do you want? Full time: 2 Part time: 1

How many of the employees won't live onsite? 1

What will be the days and hours of operation on this property? 6:00 AM ~ 5:00 PM

Monday Thru Friday

How many parking spaces do you have now? 0

How many parking spaces do you want? 0

Will there be outside storage or display areas on this property? ☒ Y ☐ N

If yes, tell us what will be stored outside or displayed. Logs & Lumber

Will there be retail sales on this property? ☐ Y ☒ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day?

Approx 5

Will there be pickups or deliveries on this property? ☒ Y ☐ N If yes, fill out below.

Tell us how often. 2 per day

Tell us the kind of vehicles used. pickup trucks and Semis

Does the application include signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

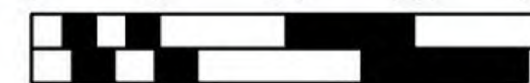
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

- 10) Tell us anything else you want us to know. _____

SUP-0365-2026



0 47 94 141 188 Meters



0 200 400 600 Feet

N

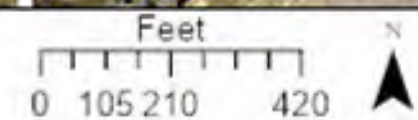


SUP-0365-2026



2025 Aerials

1 inch equals 400 ft



Southern Environmental Graphics, Inc. (SEGI), NOAA, USGS, & OpenStreetMap contributors and the GIS User Community

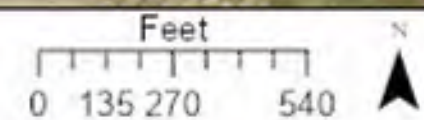
SUP-0365-2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 500 ft





Subject property



Subject property from CR 50



Facing east



Facing west



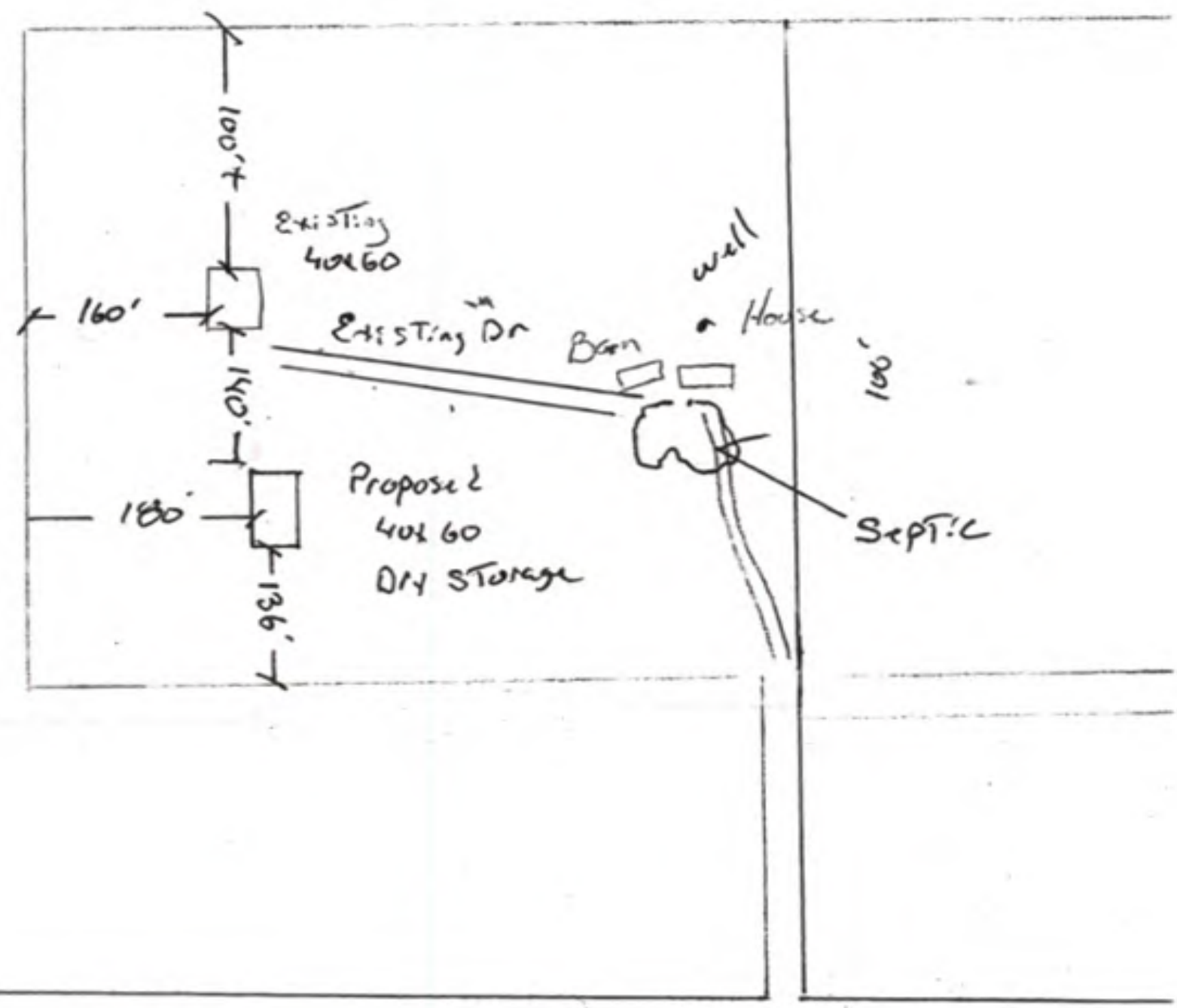
Facing south

John and Rachel Miller
30501 CR 50
Naperville IL 60560

JUN 11 2026

↑
N
↑

9 1/2 Acre Parcel



CR 50

BZA Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 16, 2026

Transaction Number: SUP-0371-2026.

Parcel Number(s): 20-16-09-200-013.000-003.

Existing Zoning: A-1.

Petition: For a Special Use for a beauty shop.

Petitioner: Jeremy W. Miller & Margaret A. Miller, Husband & Wife.

Location: South side of CR 44, 1,315 ft. west of CR 37, in Benton Township.

Site Description:

- Physical Improvement(s) – Residence, detached accessory structure.
- Proposed Improvement(s) – Accessory structure.
- Existing Land Use – Residential, agricultural.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- A state release will be required for the building permit.

Staff Analysis:

Staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A beauty shop is allowed by Special Use in the A-1 zoning district.
2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 3-acre property in a medium-density residential and agricultural area, and the property will remain residential in character. The beauty shop size is not substantial enough to cause an increase in traffic that will be noticed by adjacent property owners, and all activities will be indoors.
3. The Special Use will substantially serve the public convenience and welfare by providing a local salon for the community.

BZA Staff Report (Continued)

Hearing Date: July 16, 2026

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded, and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.
2. A revised site plan must be submitted for staff approval showing sign setbacks.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the revised site plan to be submitted for staff approval and as represented in the Special Use application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Special Use - Non Mobile Home

Date: 06/15/2026 Meeting Date: July 16, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0371-2026

Description: for a Special Use for a beauty shop

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Jeremy W. Miller & Margaret	Jeremy W. Miller & Margaret
A. Miller, Husband And Wife	A. Miller, Husband And Wife
13252 Cr 44	13252 Cr 44
Millersburg, IN 46543	Millersburg, IN 46543

Site Address: 13252 County Road 44
Millersburg, IN 46543

Parcel Number: 20-16-09-200-013.000-003

Township: Benton
Location: South Side Of County Road 44, 1,315 ft. West Of County Road 37

Subdivision: Lot #

Lot Area: 3.00 Frontage: 303.00 Depth: 408.00

Zoning: A-1 NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: STATE RELEASE WILL BE REQUIRED PER KEVIN
PARCEL CREATION DATE 7/23/01.
RESIDENTIAL DWELLING AREA 2,114 SQFT X 200% = 4,228 SQFT. MINUS GARAGE 860 FT, SHED #2 336 SQFT, LEAN
TO 180 SQFT, SHED #1 130 SQFT = 2,722 SQFT MINUS NEW SALON (16X24) 384 SQFT = 2,338 SQFT OF AVAILABLE
STORAGE SPACE. AW

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: Jeremy and Margaret Miller

1) Tell us what you want to do. Requesting a special use permit for a home workshop business for a one chair, hair salon.

2) Tell us why this activity won't hurt your neighbors or the community. The proposed one chair salon will provide a service to the community and will not have a negative impact on surrounding property owners.

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N
If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☒ N If yes, fill out below.
Tell us what will create those things. _____

Tell us how you'll reduce the impact of those things on neighbors. The proposed salon will be located in a new building. The building will be located behind the existing residence.

5) Will there be buffering (fences, trees, shrubs, mounds)? ☐ Y ☒ N
If yes, tell us about it. _____

6) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N
Does the property need a new septic system? ☒ Y ☐ N For proposed salon
If a new septic system is needed, did the Health Department say there's enough space for it? ☒ Y ☐ N
Currently working with health department regarding septic system

7) Will the activity use buildings or additions? ☒ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ☐ Y ☒ N Size and height to the peak: Proposed 11'6" x 24'
Tell us what you'll use it for. A one chair hair salon. Height 14' 4"
(Fourteen and four in)

Building or addition 2 Existing? ☐ Y ☒ N Size and height to the peak: _____
Tell us what you'll use it for. _____

Building or addition 3 Existing? ☐ Y ☒ N Size and height to the peak: _____
Tell us what you'll use it for. _____

8) Does this application include animals? ☐ Y ☒ N
If yes, tell us what kind and how many of each. _____

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Special Use — Questionnaire

- 9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☒ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: 1 myself Part time: _____

How many employees do you want? Full time: 0 Part time: 0 no outside employees

How many of the employees won't live onsite? 0

What will be the days and hours of operation on this property? Monday 12-6, Tuesday 9-7, Wednesday 12-6, Thursday 9-7, Fri 9-1

How many parking spaces do you have now? 0

How many parking spaces do you want? 2 proposed

Will there be outside storage or display areas on this property? ☐ Y ☒ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☒ Y ☐ N

If yes, tell us what will be sold. A variety of hair products, Shampoo, Conditioners, gels, mousse, hair spray. I do have a retail sales license for the state IN.

Approximately how many customers (clients, guests, students, members) will be on this property per day?

This varies it can be anywhere from 8 to 10 clients in a day.

Will there be pickups or deliveries on this property? ☐ Y ☒ N If yes, fill out below.

Tell us how often. _____

Tell us the kind of vehicles used. _____

Does the application include signs? ☒ Y ☐ N If yes, fill out below.

Sign 1 Dimensions (length and width). 2 foot by 2 foot

Existing? ☐ Y ☒ N Double faced? ☒ Y ☐ N

Electronic message board? ☐ Y ☒ N If no, lighted? ☐ Y ☒ N

Freestanding? ☒ Y ☐ N Wall mounted? ☐ Y ☒ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

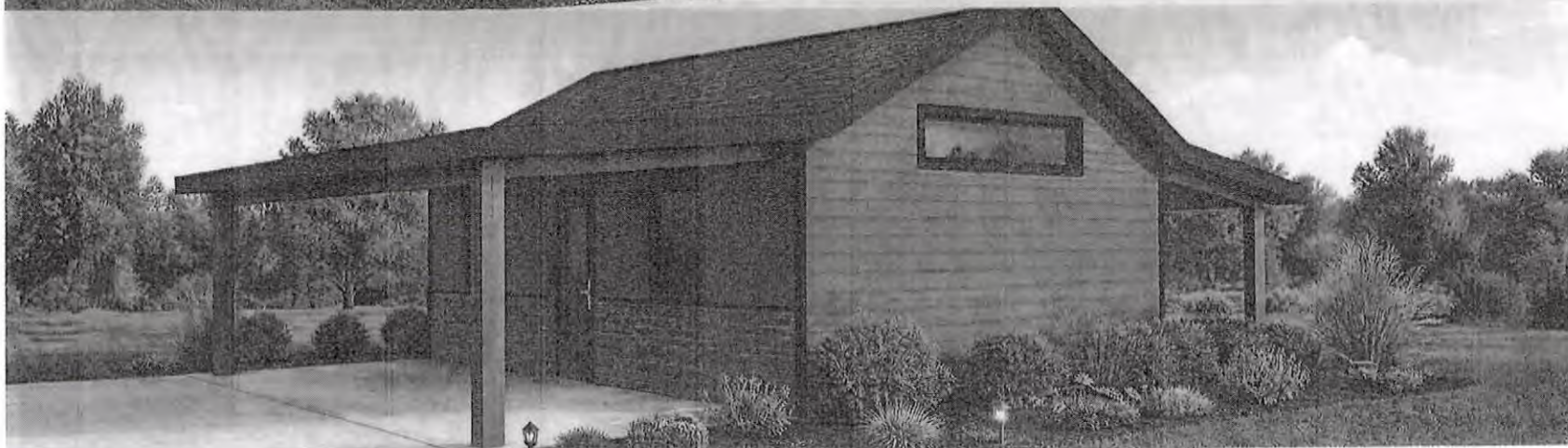
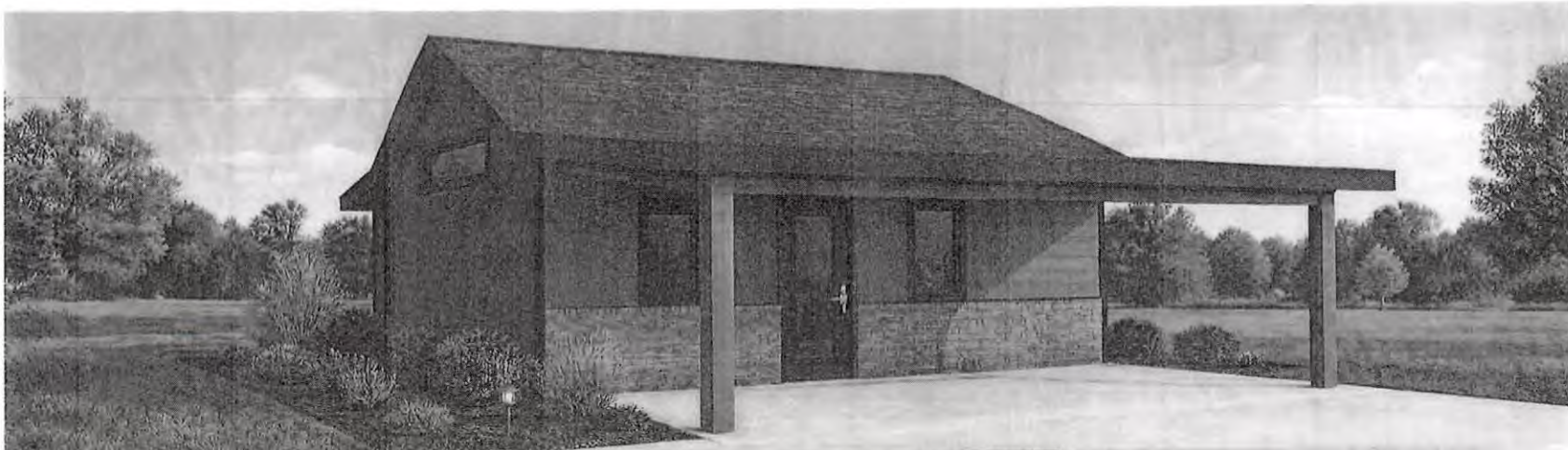
Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

- 10) Tell us anything else you want us to know. _____



ACEBUILDERS

ACE Builders - 2102 E. Market St. Nappanee, IN
Phone: (873)-772-1886
Website: acebuilders.com

Salon Addition

13252 County Road 44, Millersburg, IN

Stamped By:
Approver

Project Number
S1

Designed By: Designer

Drawn By: Author

Sheet Number

A100

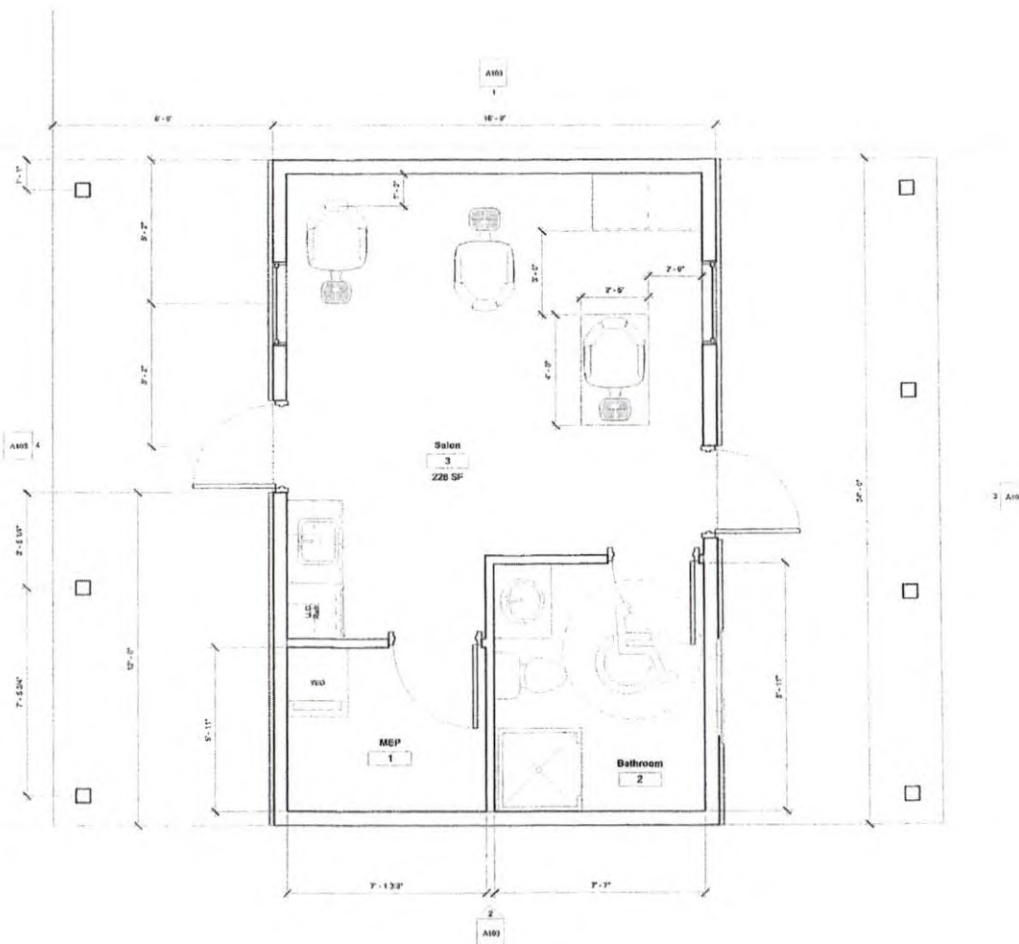
Cover



NOTES:

For Permitting

Scale



1. Level 1
1/2" = 1'-0"



NOTES:

For Permitting

Scale
1/2" = 1'-0"

ACEBUILDERS

ACE Builders - 2122 E. Market St. Naperville, IL
Phone: (630) 773-3858
Website: acebuilders.com

Salon Addition

13252 County Road 44, Millersburg, IN

Stamped By:
Approver

Project Number
S1

Designed By: Designer

Drawn By: Author

Sheet Number

A101

Floor Plan



ACEBUILDERS

ACE Builders - 2102 E. Market St., Indianapolis, IN
Phone: (317) 771-8888
Website: acebuilders.com

Salon Addition
13252 County Road 44, Millersburg, IN

Stamped By:
Approver

Project Number
S1

Designed By: Designer

Drawn By: Author

Sheet Number

A105

Renderings

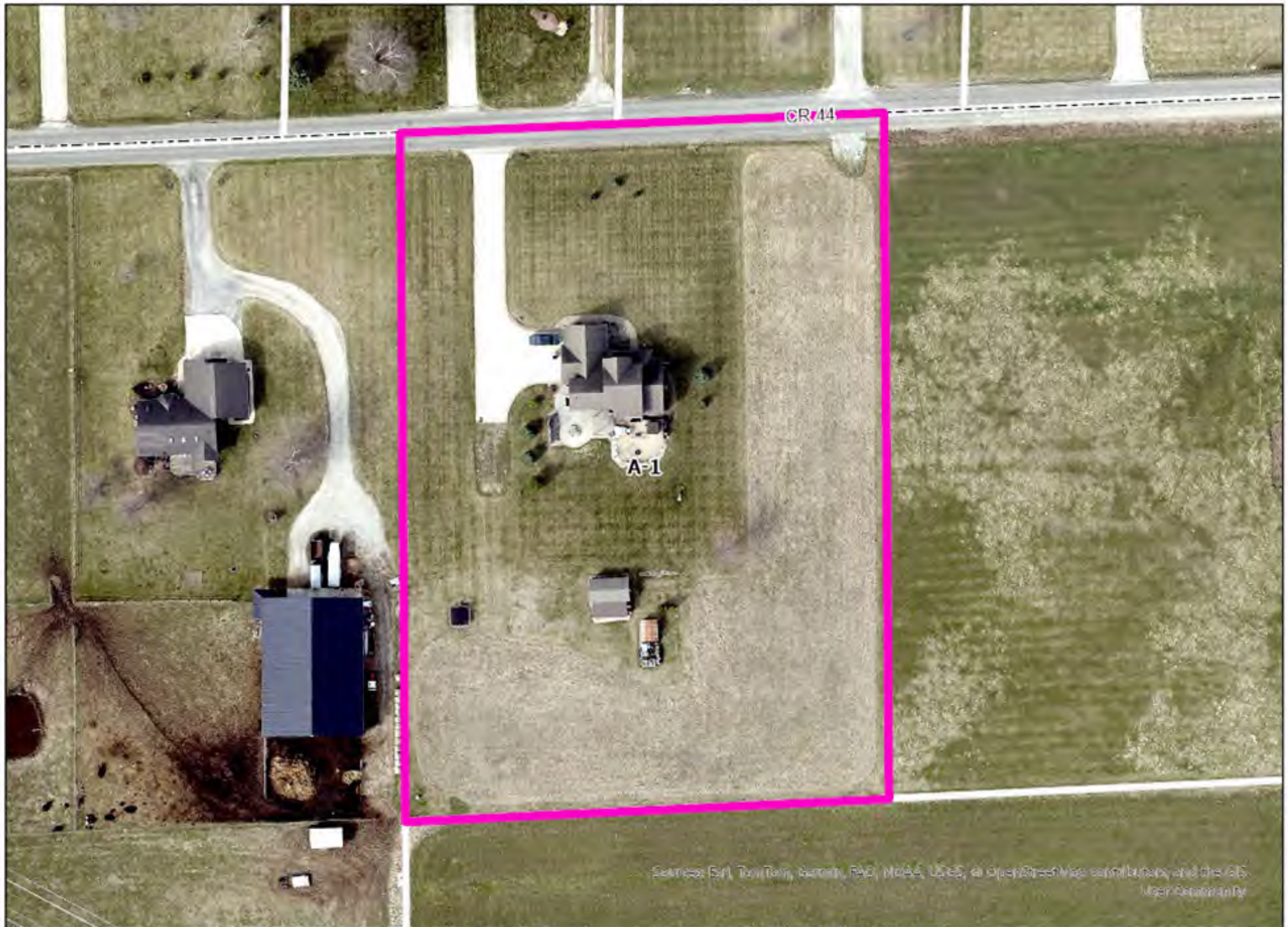


NOTES:

For Permitting

Scale

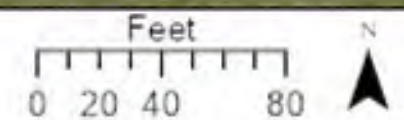
SUP-0371-2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 80 ft

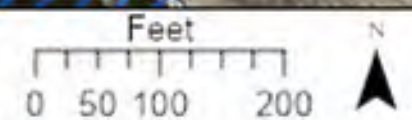


SUP-0371-2026

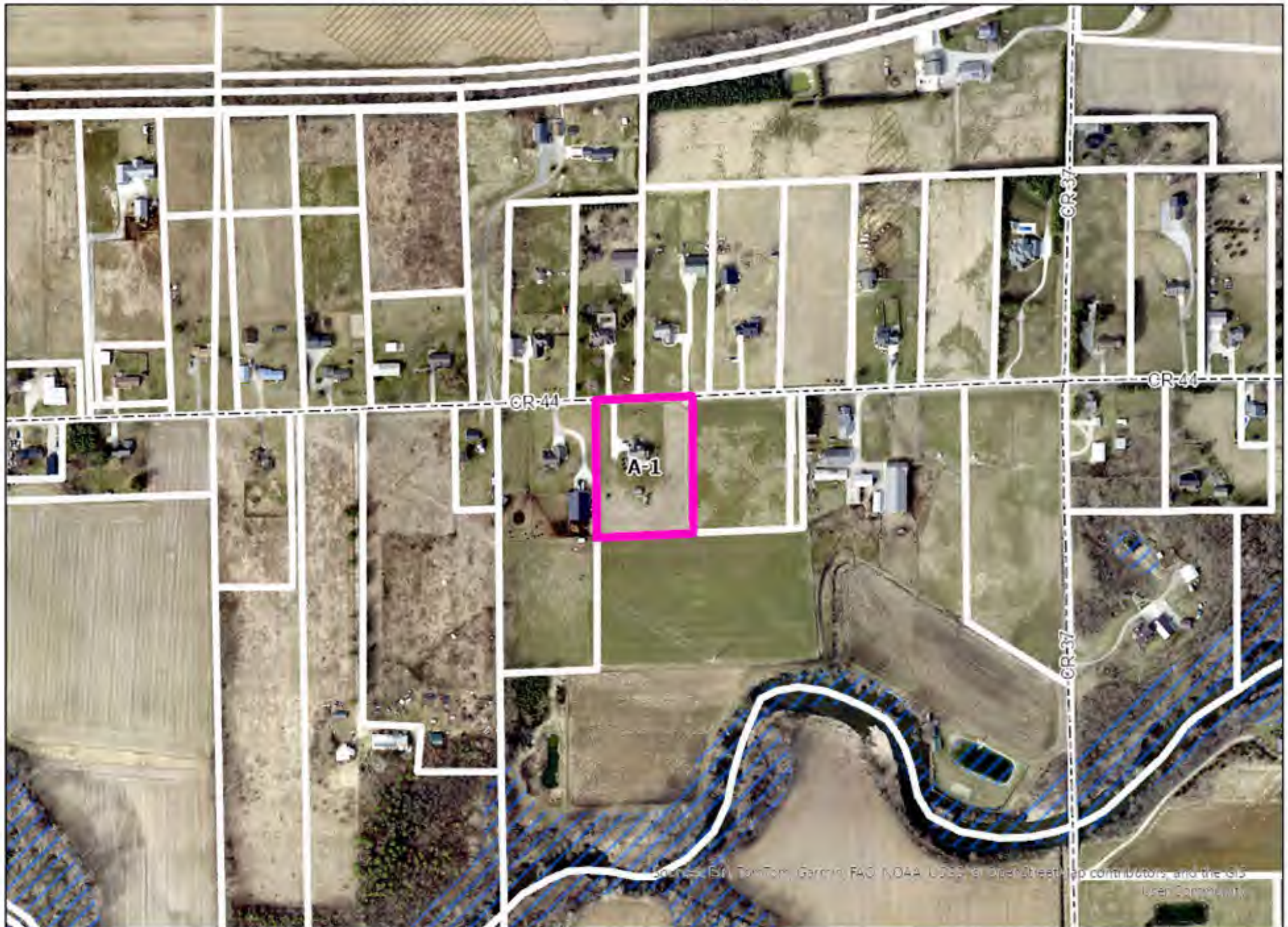


2025 Aerials

1 inch equals 200 ft

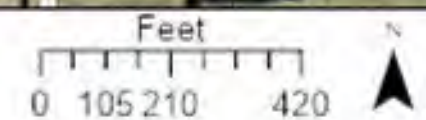


SUP-0371-2026



2025 Aerials

1 inch equals 400 ft





Subject property



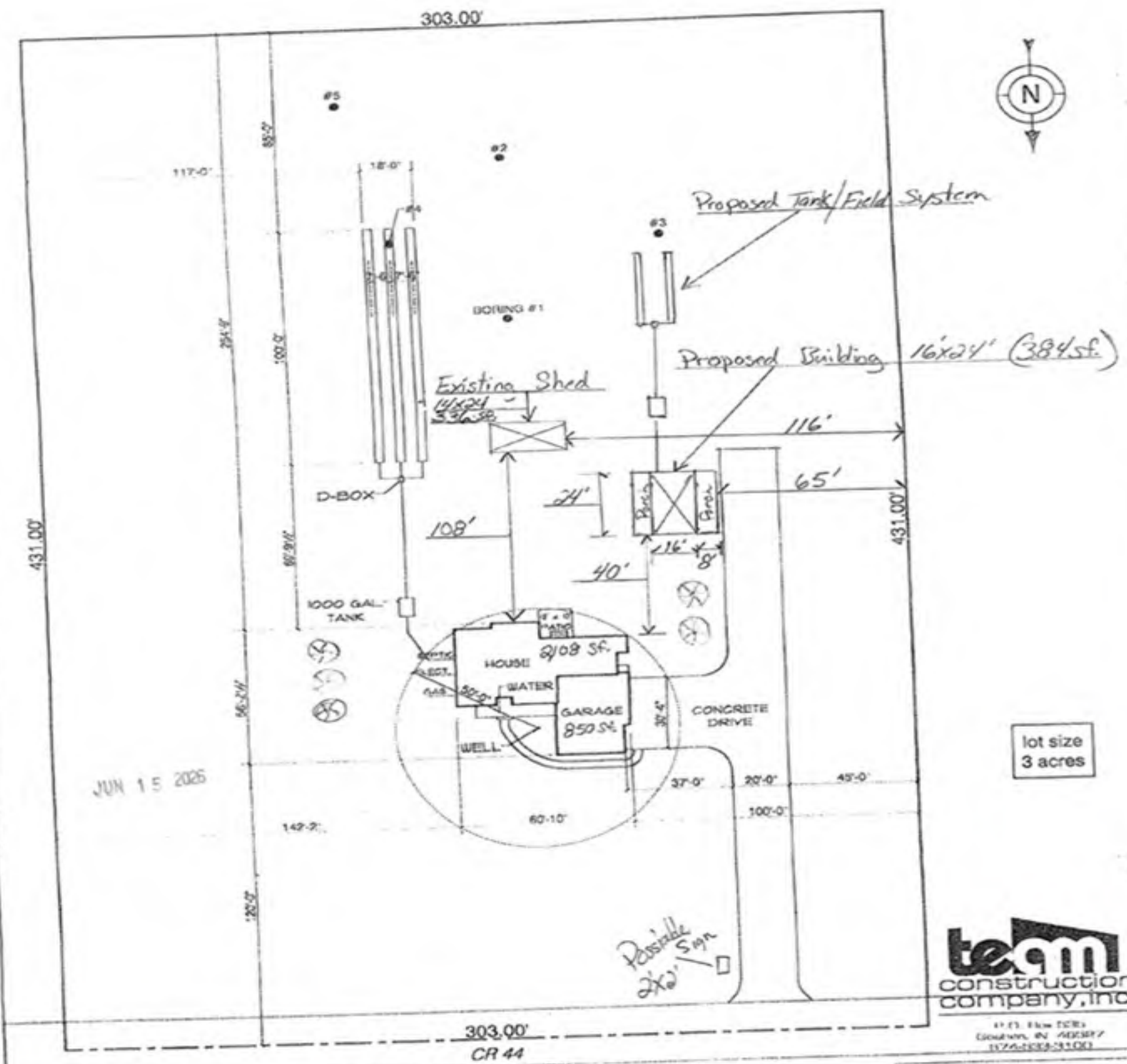
Facing southwest



Facing northeast



Facing north



☆ Not To Scale

team
construction
company, inc.

17.13. ERM ECR
CONTRACT NO. 160377
1574-1003-0100

JOB NAME	JEREMY & MAGGIE MILLER
ADDRESS	13301 CR 44 MILLERSBURG, IN
SUBDIVISION	
TOWNSHIP	BENTON

BZA Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 16, 2026

Transaction Number: SUP-0379-2026.

Parcel Number(s): 20-11-25-401-040.000-014.

Existing Zoning: A-1.

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

Petitioner: Luis H. Sanchez Castellanos.

Location: North side of Sunflower Ave., 620 ft. west of Tropicana Ave., south of CR 138, in Elkhart Township.

Site Description:

- Physical Improvement(s) – Residence.
- Proposed Improvement(s) – Accessory structure.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

History and General Notes:

- None.

Staff Analysis:

Staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A Special Use for a home workshop/business for assembling gym equipment is allowed in the A-1 zoning district.
2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 0.522-acre parcel in a moderately dense residential neighborhood, and the property will remain residential in character.
3. The Special Use will substantially serve the public convenience and welfare by providing an equipment assembly business to the community.

BZA Staff Report (Continued)

Hearing Date: July 16, 2026

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded, and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 6/15/2026) and as represented in the Special Use application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Special Use - Non Mobile Home

Date: 06/15/2026 Meeting Date: July 16, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0379-2026

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

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Luis H. Sanchez Castellanos	Luis H. Sanchez Castellanos
16369 Sunflower Ave.	16369 Sunflower Ave.
Goshen, IN 46528	Goshen, IN 46528

Site Address: 16369 Sunflower Ave Goshen, IN 46528	Parcel Number: 20-11-25-401-040.000-014
---	---

Township: Elkhart
Location: North Side Of Sunflower Ave., 620 Ft. West of Tropicana, South of CR 138

Subdivision: JAMES PLACE SEC 5	Lot # 67
--------------------------------	----------

Lot Area: 0.52 Frontage: 110.71 Depth: 212.22

Zoning: A-1, A-1	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: RESIDENCE = 2,142 SQ FT X 110% = 2,356 SQ FT, MINUS 462 (GARAGE), - SHED (10X13 = 130) LEAVES 1,764 SQ FT (EXISTING GAZEBO HAS BEEN REMOVED ON DEMO #BR-0991-2026). NEW PROPOSED BUILDING WOULD BE 24X40 = 960 SQ FT)

Applicant Signature:

Department Signature:

Special Use — Questionnaire

- 9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☒ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: 0 Part time: 0

How many employees do you want? Full time: 0 Part time: 0

How many of the employees won't live onsite? 0

What will be the days and hours of operation on this property? No hours of operation.
Luis will use this space on a needs basis Monday - Friday 4-8pm
Saturday 9-1pm

How many parking spaces do you have now? 4

How many parking spaces do you want? 0

Will there be outside storage or display areas on this property? ☐ Y ☒ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☐ Y ☒ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day?

No visitors.

Will there be pickups or deliveries on this property? ☒ Y ☐ N If yes, fill out below.

Tell us how often. ~~A delivery~~ Deliveries ≤ 1 a week pickups ≤ 1 a month

Tell us the kind of vehicles used. Box Trucks (UPS, Amazon)

Does the application include signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

- 10) Tell us anything else you want us to know. The proposed building will be
temporarily ~~temporarily~~ tremendously beneficial to us. Currently we working out in
our garage where we are limited by size and height.
It will improve organization & storage of our ~~property~~ personal property.
We will keep this building in good
condition to match the quality of our neighborhood.

Special Use — Questionnaire

Name: Luis Sanchez (Makla Sanchez)

1) Tell us what you want to do. We want to build 24x40 Workshop near the rear of our property. We will use this building for workshop & storage facility for gym equipment & personal property.

2) Tell us why this activity won't hurt your neighbors or the community. This building will not hurt others because it will have a low impact of ~~no~~ noise, or traffic. It will not ~~be~~ have a demand on public services.

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N
If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☒ Y ☐ N If yes, fill out below.
Tell us what will create those things. This building will create noise by the use of power tools.
Tell us how you'll reduce the impact of those things on neighbors. We will reduce sound by working indoors and not past 8:00pm.

5) Will there be buffering (fences, trees, shrubs, mounds)? ☒ Y ☒ N
If yes, tell us about it. We will add landscape for overall appeal if buffering is needed we will add it.

6) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N
Does the property need a new septic system? ☐ Y ☒ N
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

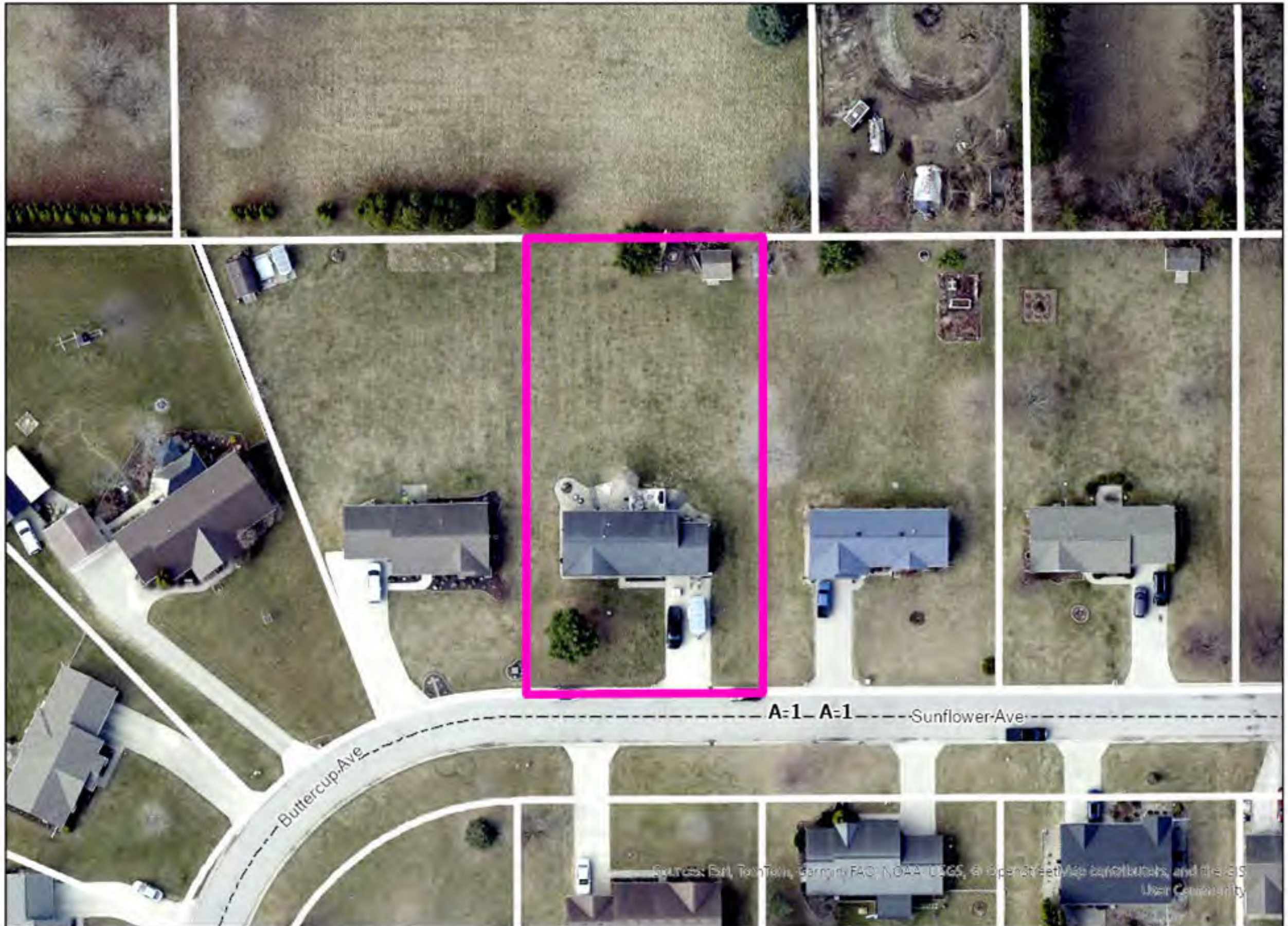
7) Will the activity use buildings or additions? ☒ Y ☐ N If yes, fill out below. (W x L x H)
Building or addition 1 Existing? ☐ Y ☐ N Size and height to the peak: 24 x 40 x 18
Tell us what you'll use it for. Workshop & Storage of Fitness equipment
Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak: _____
Tell us what you'll use it for. _____
Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak: _____
Tell us what you'll use it for. _____

8) Does this application include animals? ☐ Y ☒ N
If yes, tell us what kind and how many of each. _____

Next page ➡

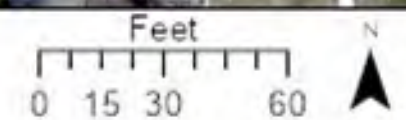
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SUP-0379-2026



2025 Aerials

1 inch equals 60 ft

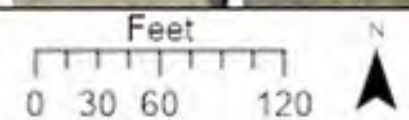


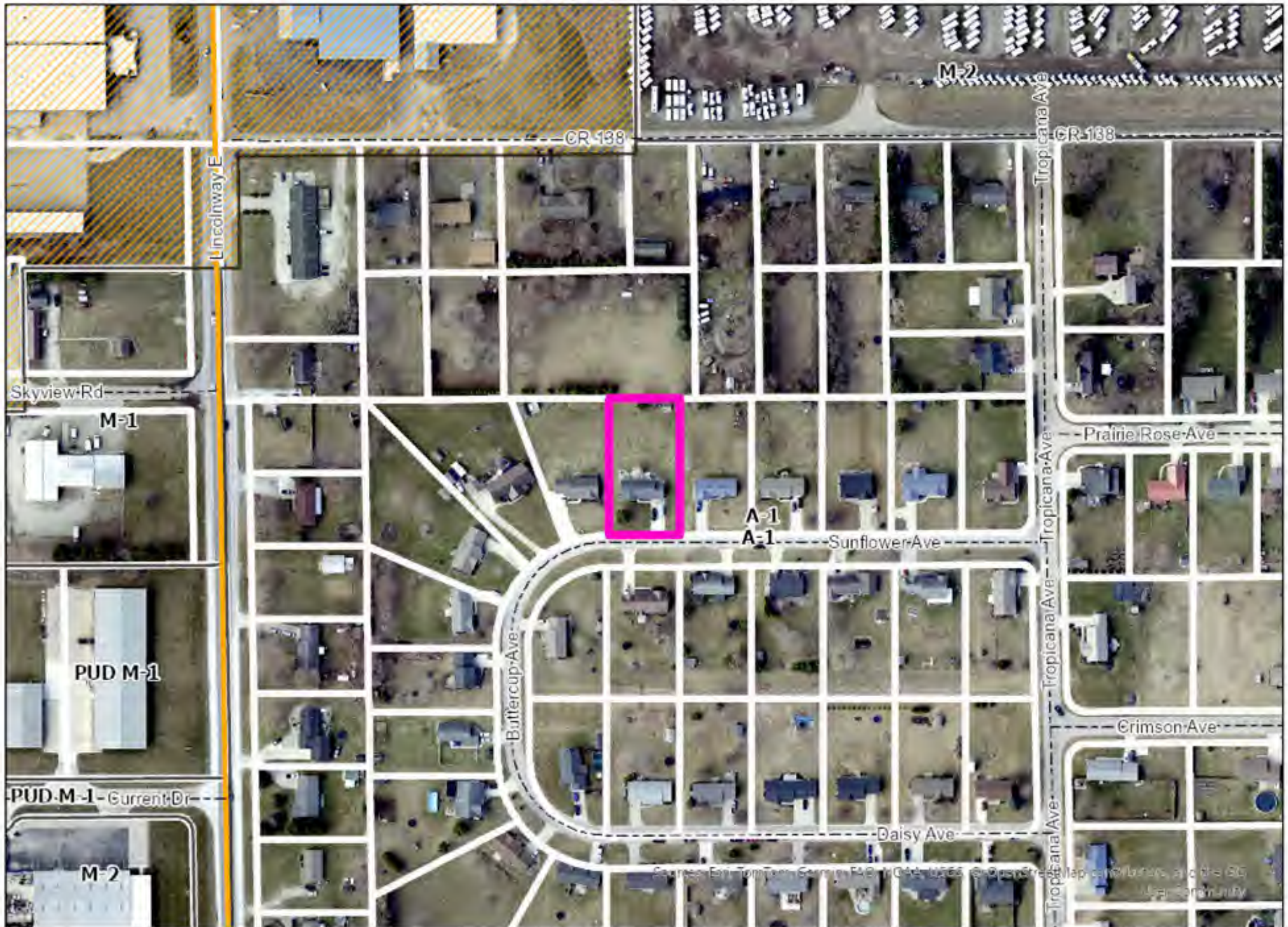
SUP-0379-2026



2025 Aerials

1 inch equals 120 ft







Subject property



Facing west

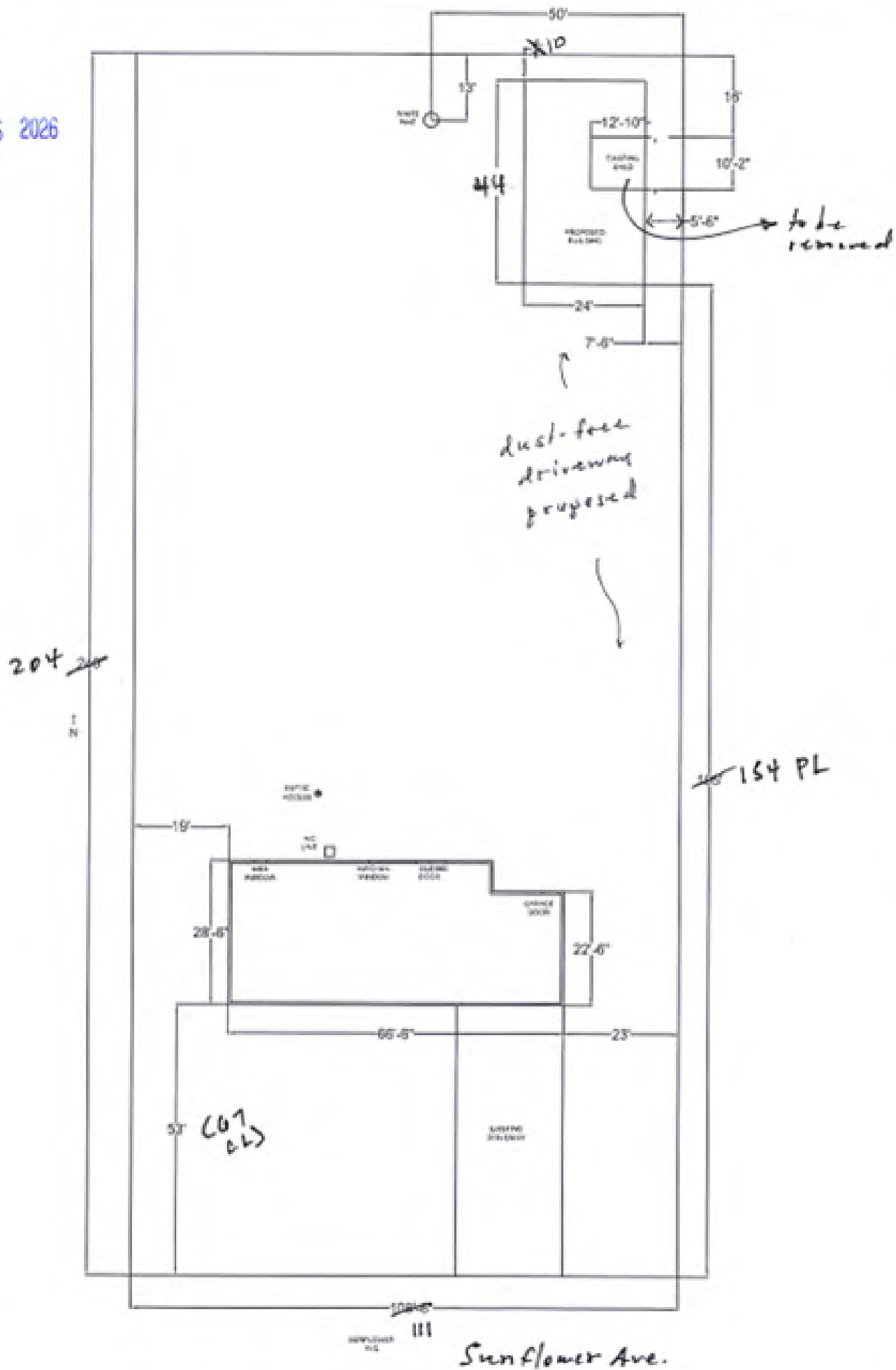


Facing east



Facing south

JUN 15 2026



BZA Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 16, 2026

Transaction Number: SUP-0354-2026.

Parcel Number(s): 20-02-30-301-002.000-026.

Existing Zoning: A-1.

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

Petitioner: Jonathan J. Schlabaugh & Christine A. Schlabaugh, Husband & Wife.

Location: West side of Woodard Ct., 530 ft. north of Woodard Ln., west of CR 5, in Osolo Township.

Site Description:

- Physical Improvement(s) – Residence, detached accessory structure.
- Proposed Improvement(s) – None.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, Elkhart city aviation and airport service buildings.

History and General Notes:

- None.

Staff Analysis:

Staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A Special Use for a home workshop/business for a minor automotive repair shop is allowed in the A-1 zoning district. The work will be done within an existing garage during work/business hours.
2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 0.635-acre parcel in a medium-density residential neighborhood with the City of Elkhart's aviation to the west, north, and northeast, and the property will remain residential in character. No outside employees are proposed, and no body work will be done.
3. The Special Use will substantially serve the public convenience and welfare by providing automotive work to the community.

BZA Staff Report (Continued)

Hearing Date: July 16, 2026

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded, and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.
2. A revised site plan must be submitted for staff approval showing correct front setbacks.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the revised site plan to be submitted for staff approval and as represented in the Special Use application.
2. All work must be done inside the existing garage with the door closed.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

**Elkhart County Planning & Development
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 06/08/2026 Meeting Date: July 16, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0354-2026

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

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Jonathan J. Schlabaugh & Christine A. Schlabach, Husband & Wife 53563 Woodard Court Elkhart, IN 46514	Jonathan J. Schlabaugh & Christine A. Schlabach, Husband & Wife 53563 Woodard Court Elkhart, IN 46514

Site Address: 53563 Woodard Ct Elkhart, IN 46514	Parcel Number: 20-02-30-301-002.000-026
---	---

Township: Osolo
Location: West side Of Woodard Ct., 530 Feet North of Woodard Lane, West of CR 5

Subdivision: WOODARD ACRES	Lot # 18
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Lot Area: 0.64	Frontage: 143.00	Depth: 108.00
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Zoning: A-1	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: SEE BR-1678-2022 FOR AN ACCESSORY STRUCTURE. REQUIRES FINAL INSPECTIONS.

Applicant Signature:	Department Signature:
----------------------	-----------------------

Special Use — Questionnaire

Name:

Jonathan J Schlabaugh

1) Tell us what you want to do.

Minor automotive repair/mechanical repair
not body shop repair.

2) Tell us why this activity won't hurt your neighbors or the community.

Work will be performed
inside a well insulated building so that noise will not be an issue
and never more than 2 vehicles at a time, no more than 1 vehicle
in the driveway.

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☒ Y ☐ N If yes, fill out below.

Tell us what will create those things. Air compressor. impact driver.

Tell us how you'll reduce the impact of those things on neighbors.

Building doors will be
closed when any work that will create noise is being performed.

5) Will there be buffering (fences, trees, shrubs, mounds)? ☐ Y ☒ N

If yes, tell us about it.

6) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N

Does the property need a new septic system? ☐ Y ☒ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☒ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ☒ Y ☐ N Size and height to the peak: 32x38x20'H

Tell us what you'll use it for. Auto repair

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak:

Tell us what you'll use it for.

8) Does this application include animals? ☐ Y ☒ N

If yes, tell us what kind and how many of each.

Next page ➡

Special Use — Questionnaire

- 9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☒ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: _____ Part time: _____

How many employees do you want? Full time: _____ Part time: _____

How many of the employees won't live onsite? _____

What will be the days and hours of operation on this property? M-F 9am-3pm

How many parking spaces do you have now? 25' driveway 2

How many parking spaces do you want? _____

Will there be outside storage or display areas on this property? ☐ Y ☒ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☐ Y ☒ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day?

Business has yet to begin but no more than 1-2 per day.
Maybe only a couple a week depending on the job.

Will there be pickups or deliveries on this property? ☒ Y ☐ N If yes, fill out below.

Tell us how often. 2-3 times per week.

Tell us the kind of vehicles used. Normal Fedex/UPS delivery trucks used
in residential areas.

Does the application include signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

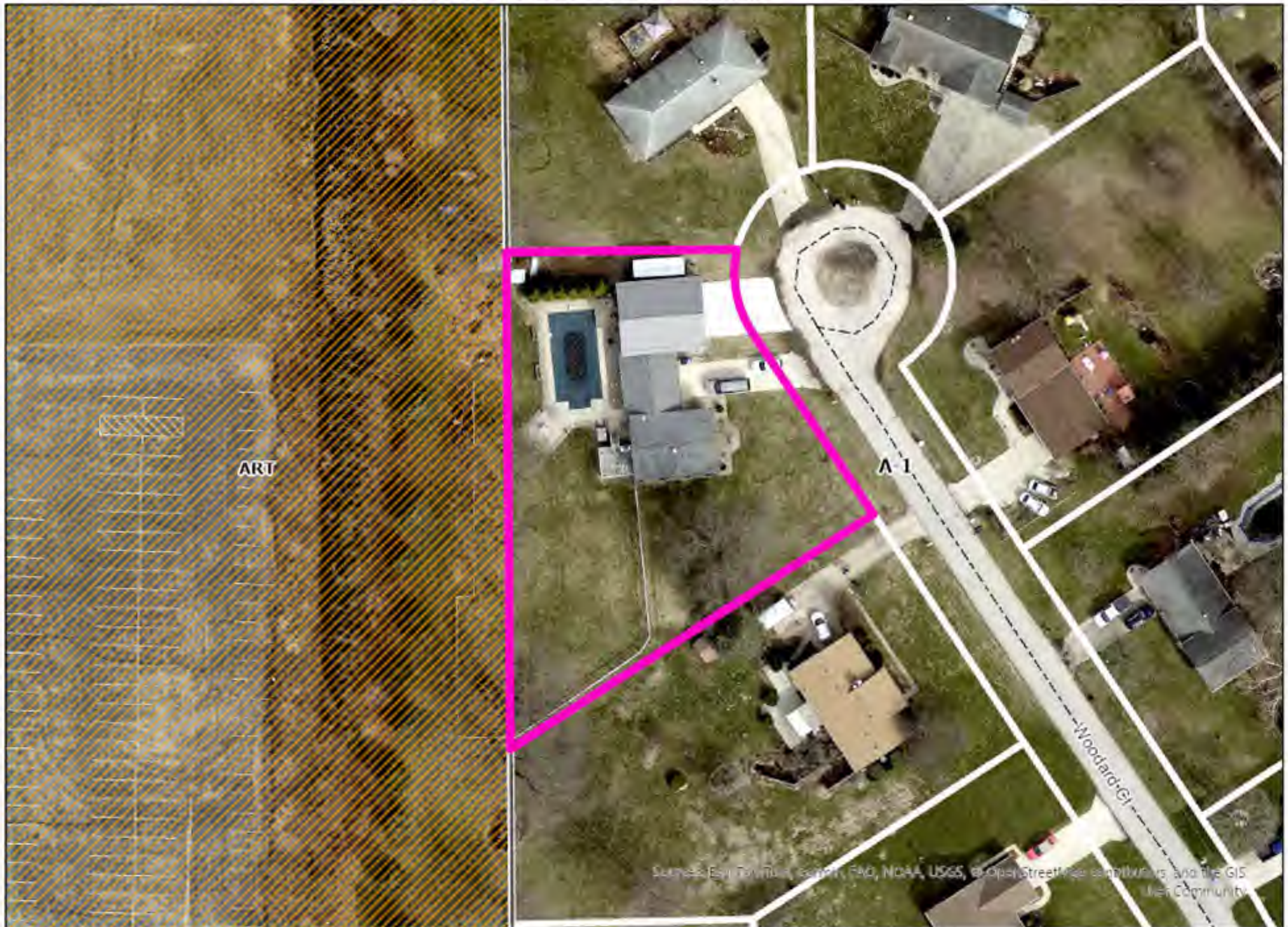
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

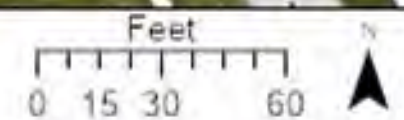
- 10) Tell us anything else you want us to know. I am considerate of my neighbors
and will respect the concerns any may have.

SUP-0354-2026

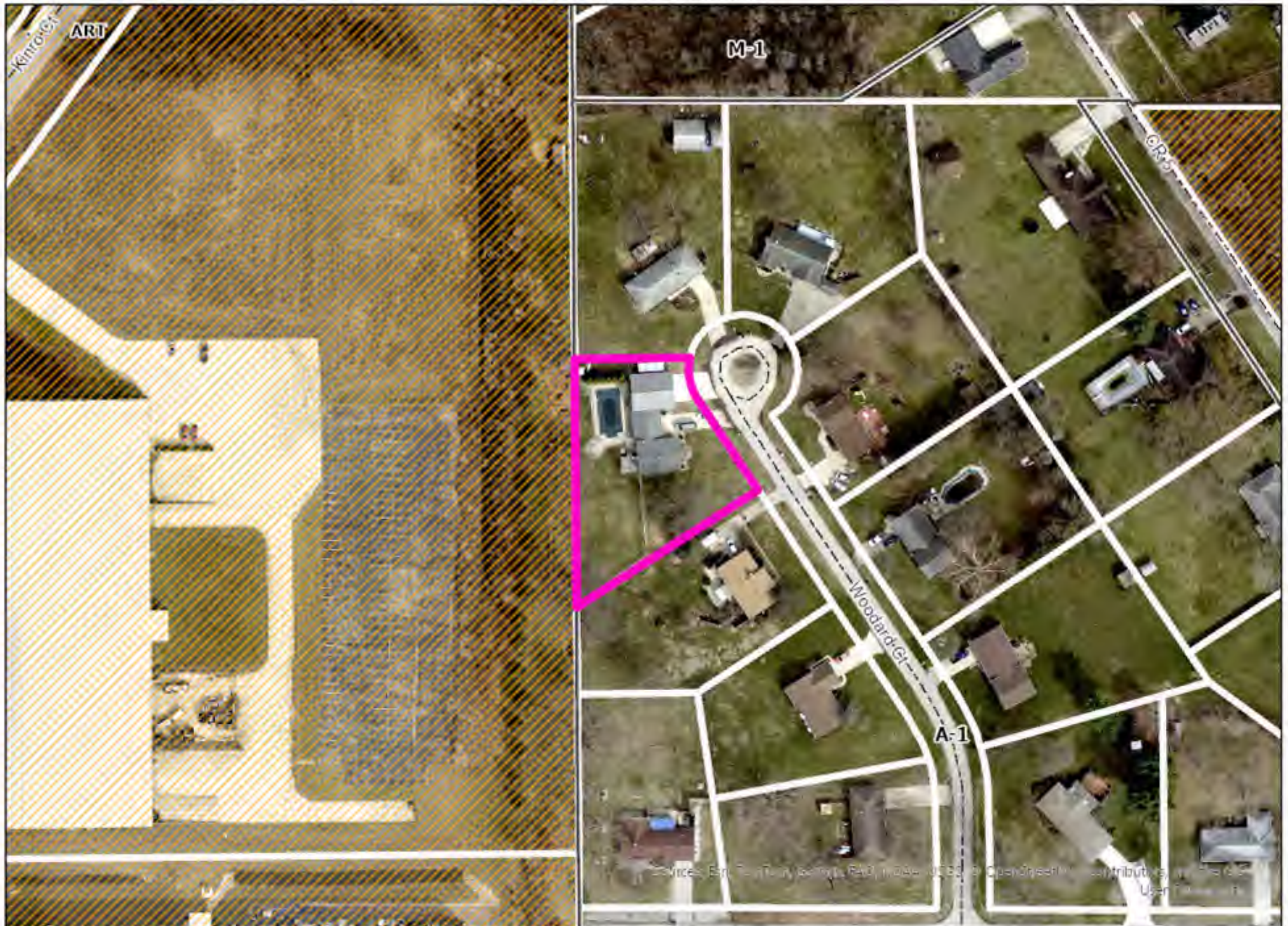


2025 Aerials

1 inch equals 60 ft

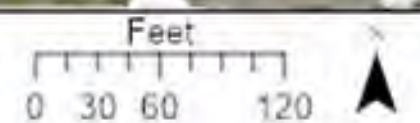


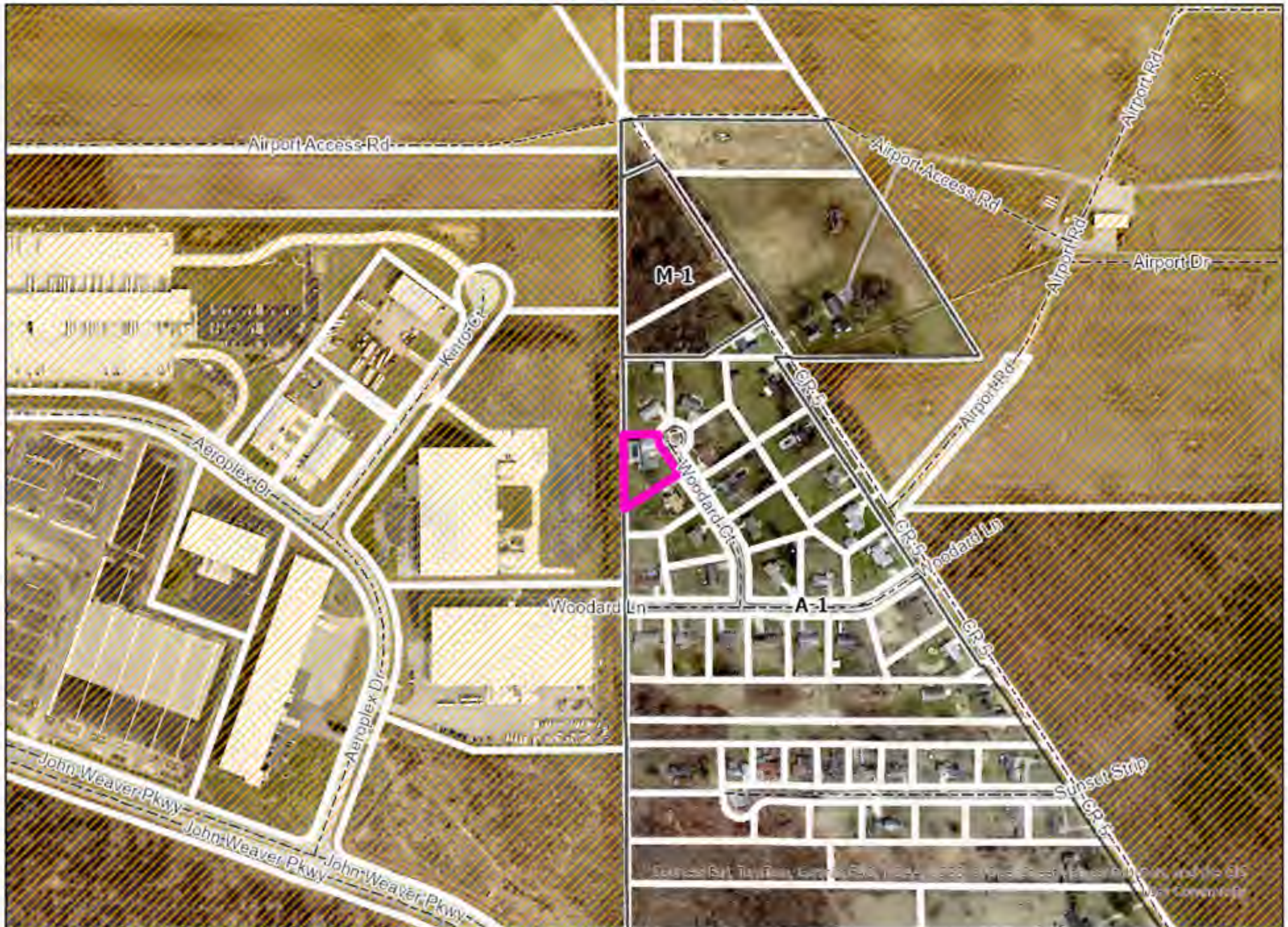
SUP-0354-2026



2025 Aerials

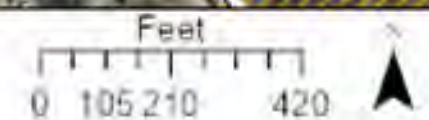
1 inch equals 120 ft





2025 Aerials

1 inch equals 400 ft





Subject property



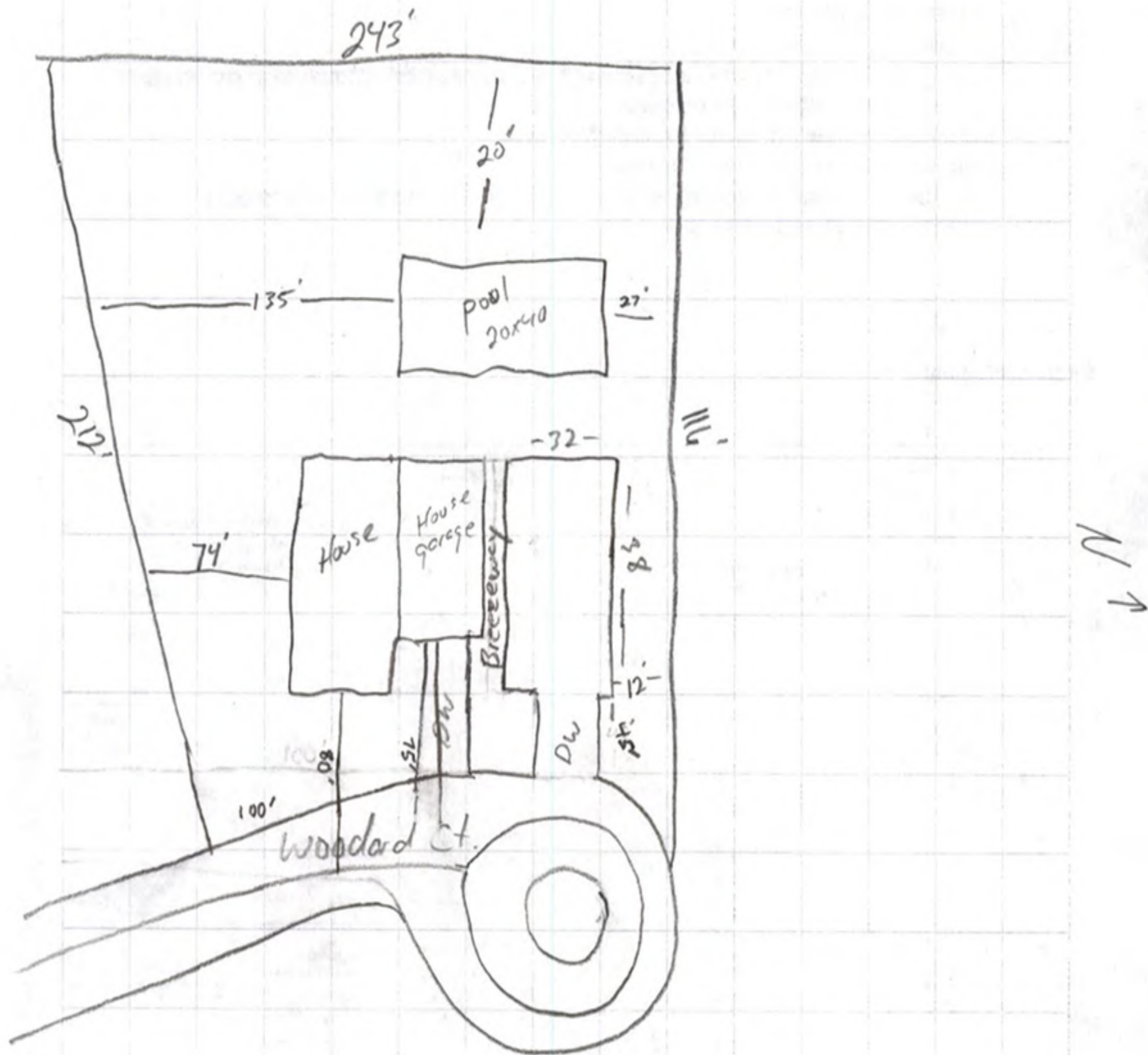
Facing south



Facing north



Facing east



BZA Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 16, 2026

Transaction Number: SUP-0367-2026.

Parcel Number(s): 20-08-30-200-004.000-034.

Existing Zoning: A-1.

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.

Petitioner: Autumn Blaze Investments, LLC.

Location: Southwest corner of CR 33 & CR 20, in Middlebury Township.

Site Description:

- Physical Improvement(s) – Agricultural structure.
- Proposed Improvement(s) – None.
- Existing Land Use – Vacant agricultural structure.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **November 9, 2020** – A complaint was received for a business being run out of an old chicken barn (CODE-0292-2020).
- **November 10, 2020** – A complaint was received for outside vehicle storage (CODE-0293-2020).
- Both complaints were closed in 2021.
- A state release and a commercial remodel permit are required.

Staff Analysis:

For a Special Use for a retail thrift store, staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A thrift store is allowed in the A-1 zoning district with a Special Use.
2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. This is a 5-acre parcel in a medium-density residential and agricultural area. This request will allow a vacant building to be used and maintained.
3. The Special Use will substantially serve the public convenience and welfare by providing a local thrift store and employment opportunity.

BZA Staff Report (Continued)

Hearing Date: July 16, 2026

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded, and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 6/11/2026) and as represented in the Special Use application.

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, staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. This is an existing building and there have been no complaints or traffic safety issues.
2. Approval of the request will not cause substantial adverse effect on neighboring property. The building sits away from the intersection and will not generate enough traffic to cause adjoining properties safety concerns.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance the structure would remain non-conforming.

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. A variance from the developmental standards of the Development Ordinance is void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 6/11/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

SUP-0367-2026

Date: 06/11/2026 Meeting Date: July 16, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0367-2026

Description: 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 CR 33

Contacts: Land Owner Land Owner
Autumn Blaze Investments, Llc Autumn Blaze Investments, Llc
59466 County Road 33 20-08-30-200-004.000-034 Cr
Middlebury, IN 46540 33
Middlebury,

Site Address: 00000 County Road 33
MIDDLEBURY, IN 46540

Parcel Number: 20-08-30-200-004.000-034

Township: Middlebury
Location: Southwest corner of CR 33 & CR 20

Subdivision: Lot #

Lot Area: 5.00 Frontage: 388.00 Depth: 511.00

Zoning: A-1 NPO List:

Present Use of Property: vacant land with Pole Barn

Legal Description:

Comments: PARCEL CREATION DATE 11-20-2019
STATE RELEASE WILL BE REQUIRED

Applicant Signature:

Department Signature:

Special Use — Questionnaire

Name: David & Brenda Miller

- 1) Tell us what you want to do. (see page #1) To open a non profit
thrift store that benefits both the Amish
Community and FIGHT ministry.
- 2) Tell us why this activity won't hurt your neighbors or the community. (see page #2) We plan to
have shorter hours, 9am-4pm) We will carry Amish
Clothing & needs and employ neighbors.
- 3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N
If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N
- 4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☒ N If yes, fill out below.
Tell us what will create those things. _____

Tell us how you'll reduce the impact of those things on neighbors. _____

- 5) Will there be buffering (fences, trees, shrubs, mounds)? ☐ Y ☒ N
If yes, tell us about it. _____

- 6) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N
Does the property need a new septic system? ☐ Y ☒ N
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N
- 7) Will the activity use buildings or additions? ☒ Y ☐ N If yes, fill out below.
Building or addition 1 Existing? ☒ Y ☐ N Size and height to the peak: Peak 12ft
108x108
Tell us what you'll use it for. Non Profit Thrift Store
Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak: _____
Tell us what you'll use it for. _____
Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak: _____
Tell us what you'll use it for. _____
- 8) Does this application include animals? ☐ Y ☒ N
If yes, tell us what kind and how many of each. _____

Next page ➡

Special Use — Questionnaire

- 9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☒ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: 0 Part time: 0

How many employees do you want? Full time: 2 Part time: 2-3

How many of the employees won't live onsite? All want

What will be the days and hours of operation on this property? Mon-Fri 9-4
Sat 9-12 Closed Sunday

How many parking spaces do you have now? 12

How many parking spaces do you want? 12

Will there be outside storage or display areas on this property? ☐ Y ☒ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☒ Y ☐ N

If yes, tell us what will be sold. Donated items

Approximately how many customers (clients, guests, students, members) will be on this property per day?

5-30 Customers per day

Will there be pickups or deliveries on this property? ☐ Y ☒ N If yes, fill out below.

Tell us how often. _____

Tell us the kind of vehicles used. _____

Does the application include signs? ☒ Y ☐ N If yes, fill out below.

Sign 1 Dimensions (length and width). 4ft L x 2ft 5ft OAH

Existing? ☐ Y ☒ N Double faced? ☒ Y ☐ N

Electronic message board? ☐ Y ☒ N If no, lighted? ☐ Y ☒ N

Freestanding? ☒ Y ☐ N Wall mounted? ☐ Y ☒ N

Sign 2 Dimensions (length and width). 4ft L x 2ft 5ft OAH

Existing? ☐ Y ☒ N Double faced? ☒ Y ☐ N

Electronic message board? ☐ Y ☒ N If no, lighted? ☐ Y ☒ N

Freestanding? ☒ Y ☐ N Wall mounted? ☐ Y ☒ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

- 10) Tell us anything else you want us to know. We want to keep with a
farm theme, to have it fit in the
community.

#2 Why this activity won't hurt your neighbors or community

We hope to open up a thrift store right here in the neighborhood. But I don't want it to be just any retail shop—I want the building itself to look like a beautiful, classic farmhouse so it blends right in with the countryside and feels like a natural part of the community. We will keep our signs and landscaping modest and respectful to preserve the rural feel of the area. Mooey's Ice Cream is in the neighborhood and fits right in!

I really want this place to be a true blessing to our neighbors. The plan is to hire folks from right around here and open up meaningful volunteer spots so we can all run it together as a community.

We plan to have a huge section dedicated entirely to 'Amish plain clothing.' Right now, there isn't a place nearby no where families can easily drop off clothing donations or find affordable everyday clothes and footwear for their kids. This way, if you donate something, you'll know it's going directly to help a neighbor. So good for the environment to recycle many items that would be headed to the landfill.

To make sure we're being good neighbors, we're keeping the hours strictly to daylight times. No early mornings and no late nights. We're putting in dedicated buggy parking with sturdy hitching rails so everyone feels completely welcome and the horses stay safe and secure.

The best part of the whole thing? Every single penny we make in profit is going across the ocean to fund safe houses, good food, medical care, and schooling for young girls who have been rescued from human trafficking through FIGHT Ministries. It's this beautiful circle where we take items that people have extra of here, use them to support our own neighborhood, and turn that success into a lifeline for a child who needs a second chance at life.

Current Building



Current Building



Proposed Store:



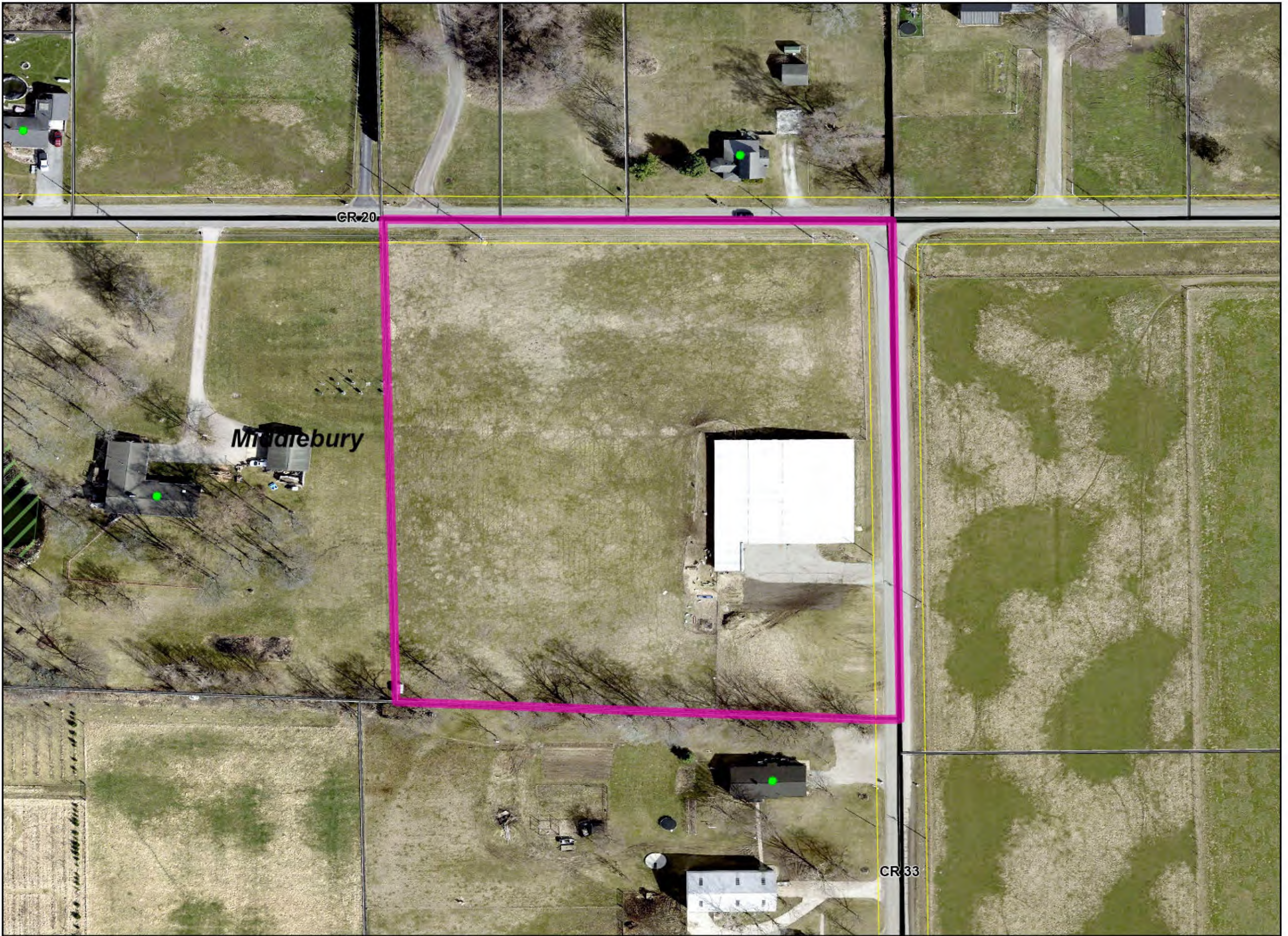
Refuge Thrift

Proposed Storefront

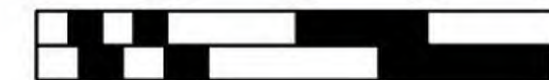


Refuge Thrift

SUP-0367-2026



0 22 44 66 88 Meters

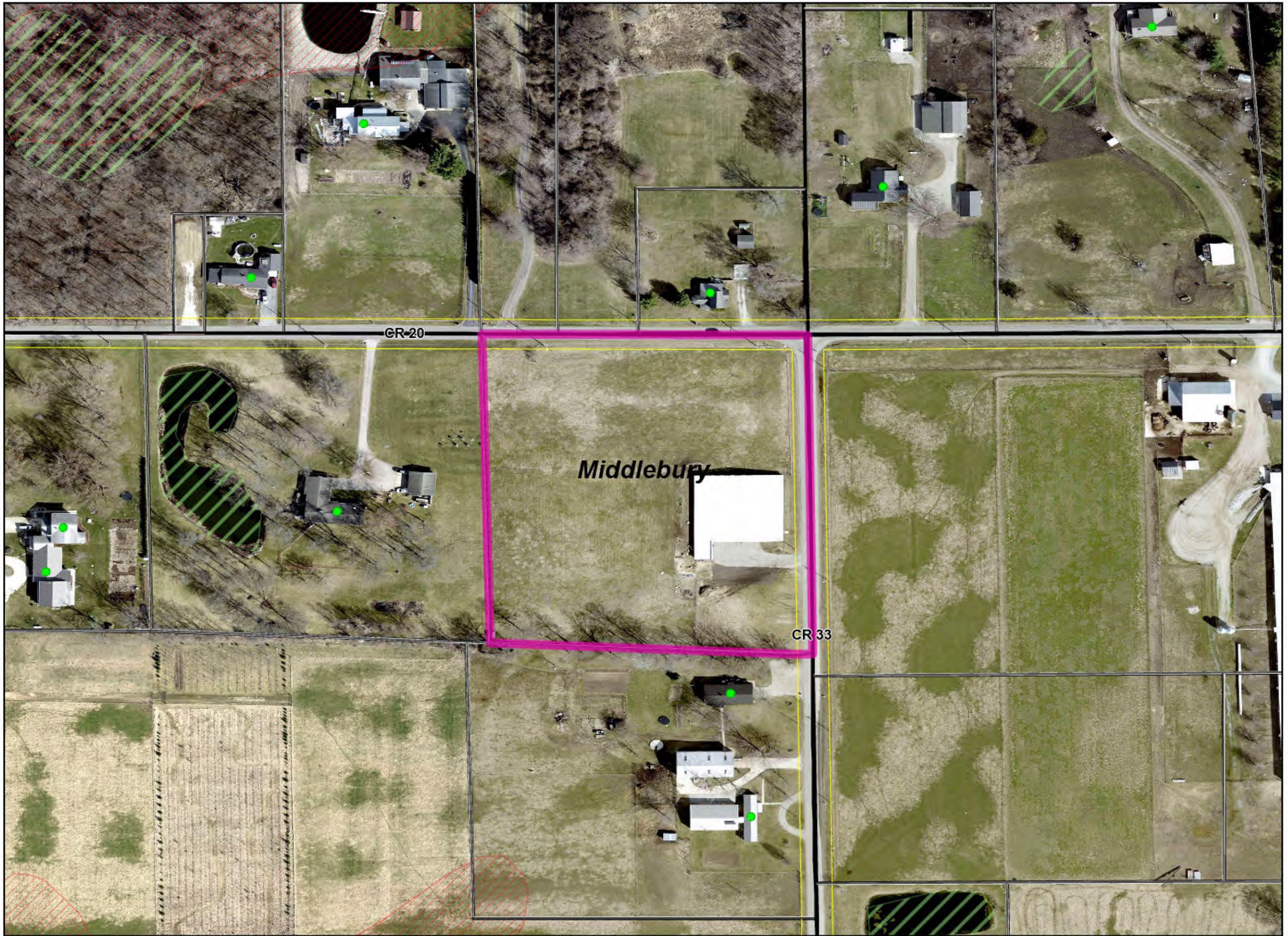


0 95 190 285 Feet

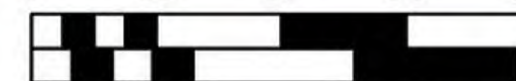
N



SUP-0367-2026



0 33 66 99 132 Meters

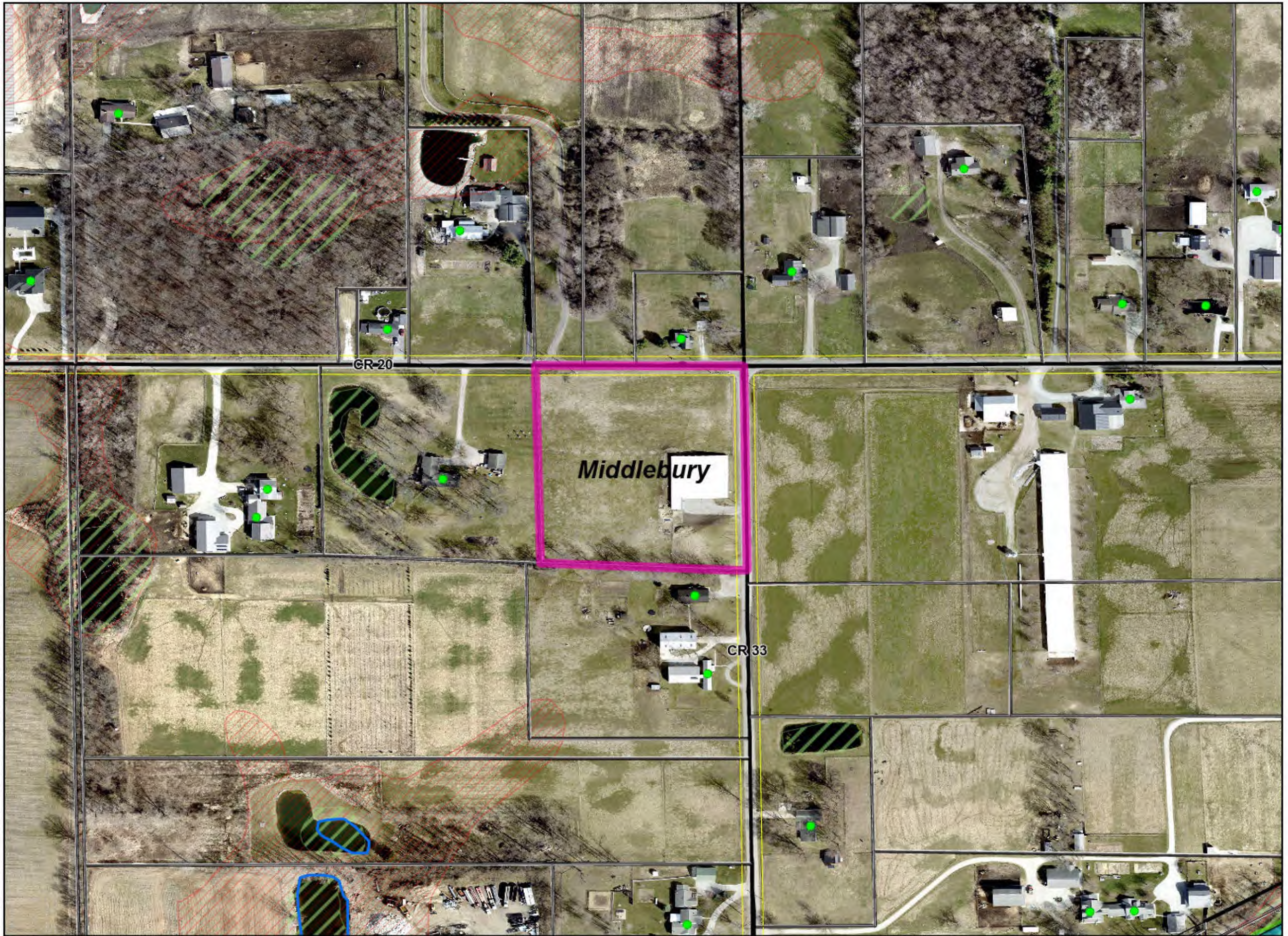


0 140 280 420 Feet

N



SUP-0367-2026



0 52.5 105 157.5 210 Meters



0 230 460 690 Feet

N





Subject property facing northwest existing building



Subject property facing existing ag. building



Facing north



Facing south



Facing east

20-08-30-200-004-034

Existing Field

JUN 11 2

JUN 11 2026

520

N ↑

130



88

30

20

Existing

Parking

Existing Drive

25

45 CL

Existing Field

South ↓

410

BZA Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 16, 2026

Transaction Number: SUP-0366-2026.

Parcel Number(s): 20-02-17-152-003.000-026.

Existing Zoning: A-1.

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.

Petitioner: James Sellers & Dawn Sellers, Husband & Wife.

Location: East side of Shady Ln., 1,475 ft. north of Roseland Rd., west of SR 19, in Osolo Township.

Site Description:

- Physical Improvement(s) – Residence, detached accessory structure, pool.
- Proposed Improvement(s) – Addition.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential.

History and General Notes:

- None.

Staff Analysis:

For a Special Use for a beauty shop, staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A beauty shop is allowed by Special Use in the A-1 zoning district.
2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. The request is for one employee; therefore, the business will not generate noticeable traffic to the neighborhood and all business activities will be indoors.
3. The Special Use will substantially serve the public convenience and welfare by providing a local beauty salon to the community.

BZA Staff Report (Continued)

Hearing Date: July 16, 2026

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded, and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 6/16/2026) and as represented in the Special Use application.

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, staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The addition to the residence will meet front setbacks and will not hinder sight distance.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 0.672-acre parcel in a moderately dense residential neighborhood, and the property will remain residential in character. The 5 ft. setback will allow for maintenance of the property without trespassing.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance the addition wouldn't be big enough to allow for proper room to have storage and workspace.

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. A variance from the developmental standards of the Development Ordinance is void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 6/16/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

**Elkhart County Planning & Development
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 06/11/2026 Meeting Date: July 16, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0366-2026

Description: 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

Contacts: <u>Applicant</u>	<u>Land Owner</u>
James Sellers And Dawn Sellers, Husband And Wife 51230 Shady Lane Elkhart, IN 465146063	James Sellers And Dawn Sellers, Husband And Wife 51230 Shady Lane Elkhart, IN 465146063

Site Address: 51230 Shady Ln
Elkhart, IN 46514

Parcel Number: 20-02-17-152-003.000-026

Township: Osolo
Location: East Side of Shady Ln, South of Sturdy Oaks Dr, 1945 ft. West of SR 19

Subdivision: STURDY OAK SEVENTEENTH SD Lot # 181

Lot Area: 0.67 Frontage: 100.00 Depth: 198.76

Zoning: A-1 NPO List:

Present Use of Property: RESIDENTIAL

Legal Description:

Comments: LANDOWNER TO BRING IN AN UPDATED SITE PLAN SHOWING OBSERVANCE OF 35 FT FRONT SETBACK LINE
AND NEW ENCROACHMENT INTO SIDE PROPERTY LINE SETBACK, PER DANNY OK TO SUBMIT APPLICATION

Applicant Signature:

Department Signature:

Developmental Variance — Questionnaire

Name: James & Dawn Sellers

- 1) Tell us what you want to do. Would like to build this addition to accommodate Dawn's beauty salon. Dawn would be the only person working at this space. No employees.
- 2) Tell us why you can't change what you're doing so you don't need a variance. Not enough space in our existing house.
- 3) Tell us why the variance won't hurt your neighbors or the community. Should increase property values of neighbors.
- 4) Does the property need well and septic? Well: ☒ Y ☐ N Septic: ☒ Y ☐ N
Does the property need a new septic system? ☐ Y ☒ N
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N
- 5) Does the application include variances to allow for buildings or additions? ☒ Y ☐ N If yes, fill out below.
Building or addition 1 Size and height to the peak: 15' x 40' Peak 14' 11"
Tell us what you'll use it for. _____
Building or addition 2 Size and height to the peak: _____
Tell us what you'll use it for. _____
Building or addition 3 Size and height to the peak: _____
Tell us what you'll use it for. _____
- 6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N
If yes, fill out below.
Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N
Tell us who owns (will own) the land under the easement. _____
Tell us how many parcels will use the easement. _____
- 7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.
Sign 1 Dimensions (length and width): _____
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
Sign 2 Dimensions (length and width): _____
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
Sign 3 Dimensions (length and width): _____
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- 8) Does the application include a variance for parking spaces? ☐ Y ☒ N
If yes, tell us how many total there will be. _____
- 9) Tell us anything else you want us to know. _____

Special Use — Questionnaire

Name:

James Sellers

- 1) Tell us what you want to do. 15'x40' Addition to our house. My wife Dawn to have a beauty salon in the new Addition. Only Dawn would work there. No Employees
- 2) Tell us why this activity won't hurt your neighbors or the community. Low impact of increased traffic or activity at our house. 5 clients A day for three days a week spread over a eight hour work day
- 3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N
If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N
- 4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☒ N If yes, fill out below.
Tell us what will create those things. _____

Tell us how you'll reduce the impact of those things on neighbors. _____

- 5) Will there be buffering (fences, trees, shrubs, mounds)? ☐ Y ☒ N
If yes, tell us about it. _____

- 6) Does the property need well and septic? Well: ☒ Y ☐ N Septic: ☒ Y ☐ N
Does the property need a new septic system? ☐ Y ☒ N
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N
- 7) Will the activity use buildings or additions? ☒ Y ☐ N If yes, fill out below.
Building or addition 1 Existing? ☐ Y ☐ N Size and height to the peak: 15'x40' 14'11" Peak
Tell us what you'll use it for. Beauty Salon
Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak: _____
Tell us what you'll use it for. _____
Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak: _____
Tell us what you'll use it for. _____
- X 8) Does this application include animals? ☐ Y ☐ N
If yes, tell us what kind and how many of each. _____

Next page ➡

Special Use — Questionnaire

- 9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☒ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: 0 Part time: 0

How many employees do you want? Full time: 0 Part time: 0

How many of the employees won't live onsite? 0

What will be the days and hours of operation on this property? Tuesday, Wednesday, Thursday
8am - 8pm One Saturday a month 8am - 11am

How many parking spaces do you have now? Residential Driveway

How many parking spaces do you want? 0

Will there be outside storage or display areas on this property? ☐ Y ☒ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☒ Y ☐ N

If yes, tell us what will be sold. Hair Care Products related to hair services

Approximately how many customers (clients, guests, students, members) will be on this property per day?

5 per day

Will there be pickups or deliveries on this property? ☒ Y ☒ N If yes, fill out below.

Tell us how often. Amazon - Deliveries are being delivered to our home now. For Deans!

Tell us the kind of vehicles used. Amazon Vans offsite Salon.

Does the application include signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

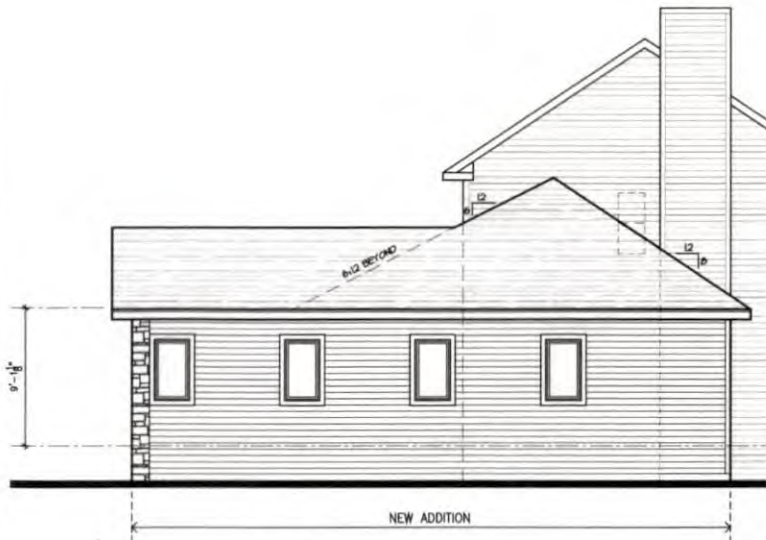
- 10) Tell us anything else you want us to know. _____



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

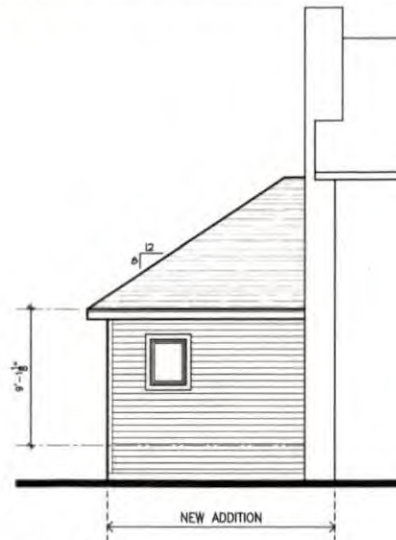
NEW COVERED ENTRY NEW ADDITION



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

NEW ADDITION



REAR ELEVATION

SCALE: 1/8" = 1'-0"

NEW ADDITION



SIDE ELEVATION

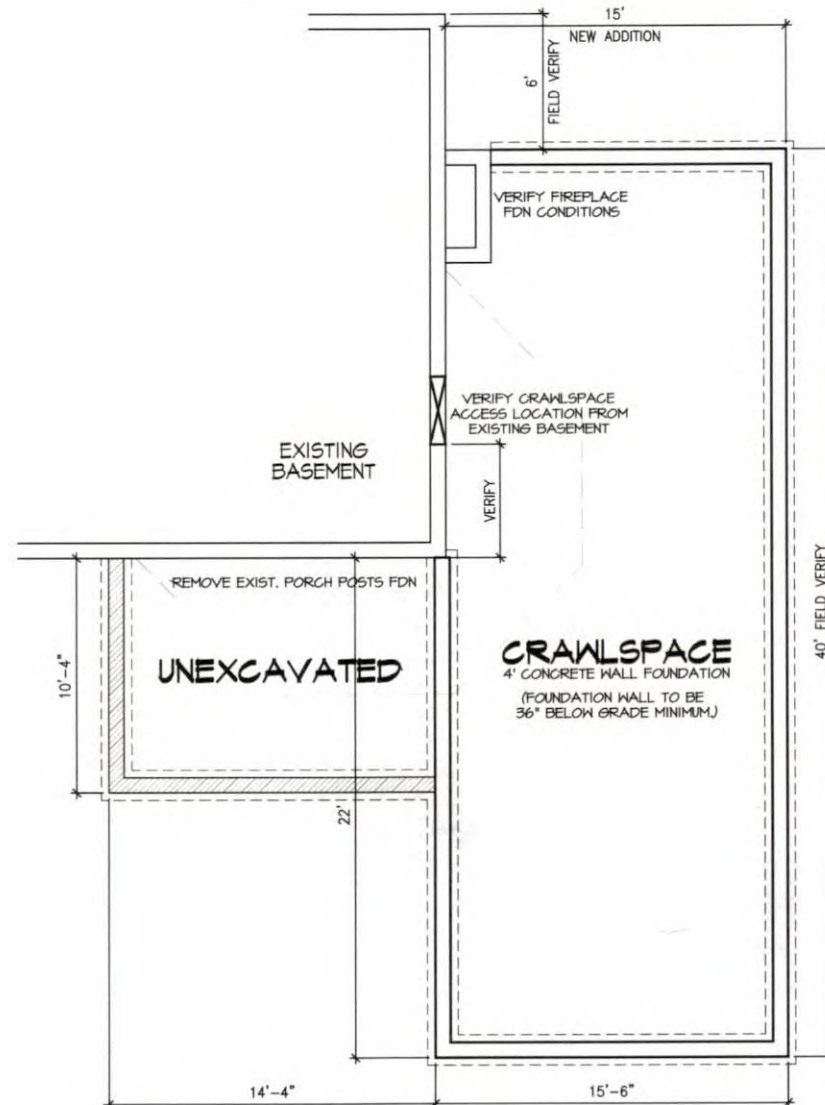
SCALE: 1/8" = 1'-0"

NEW ADDITION

MYRA SIMPSON
Designs

SELLERS RESIDENCE
GOSHEN, INDIANA

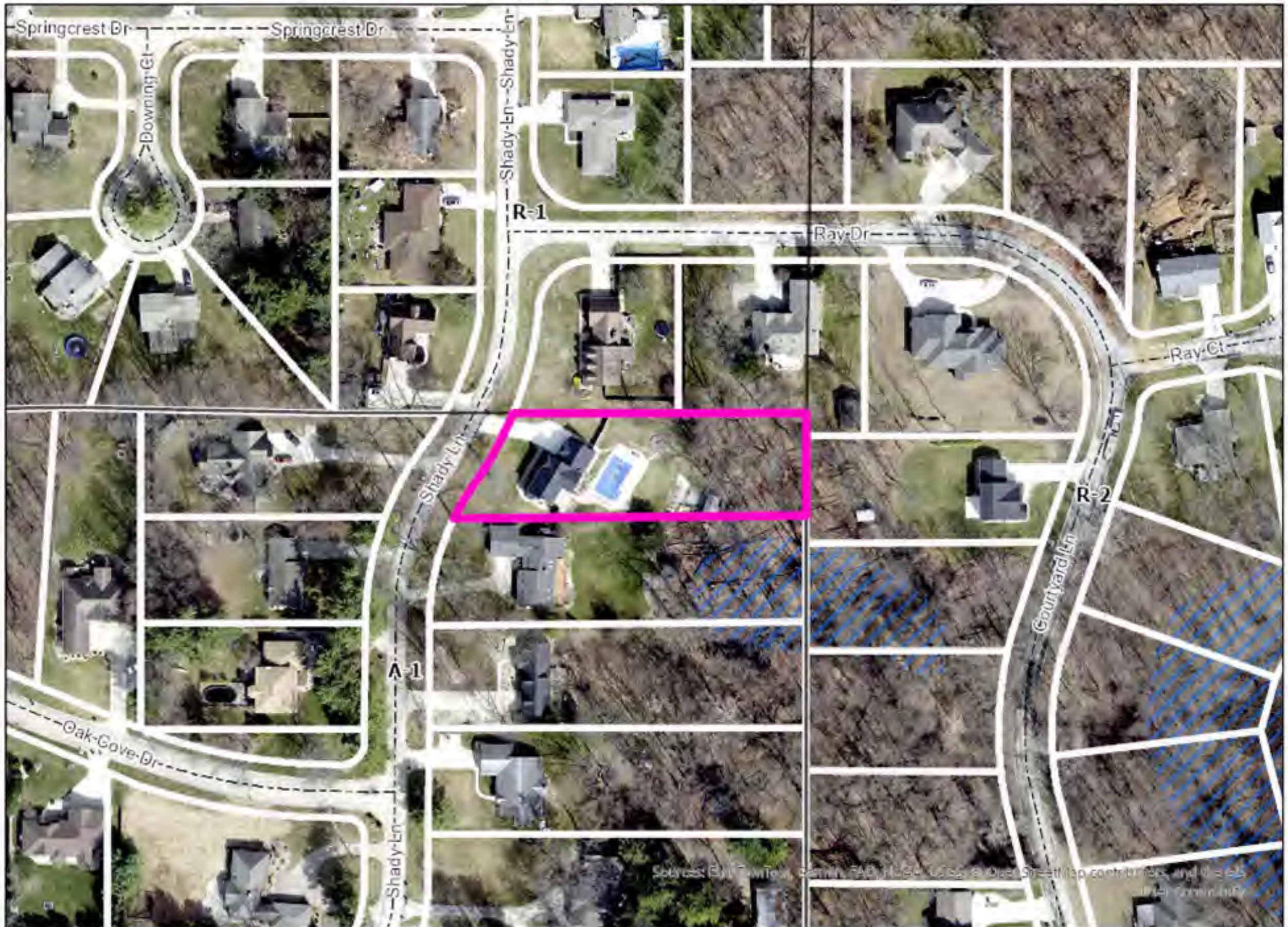
4-14-26



FOUNDATION PLAN
 SCALE: 3/16" = 1'-0"

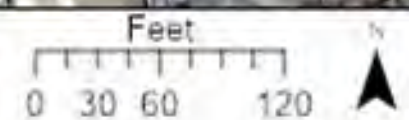


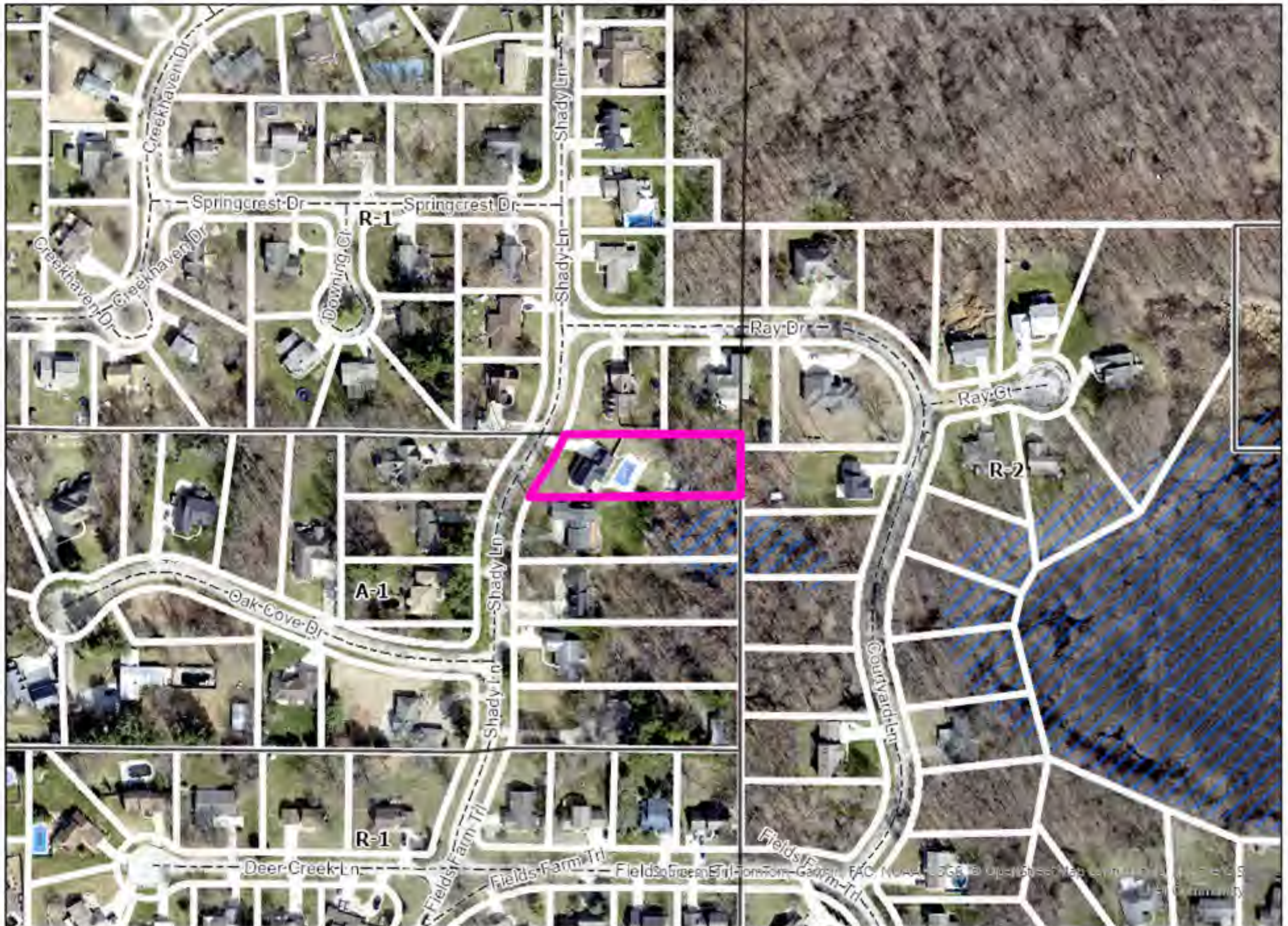
SUP-0366-2026



2025 Aerials

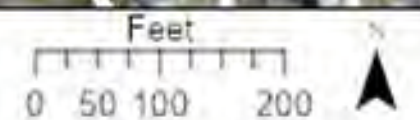
1 inch equals 120 ft





2025 Aerials

1 inch equals 200 ft





Subject property



Facing south

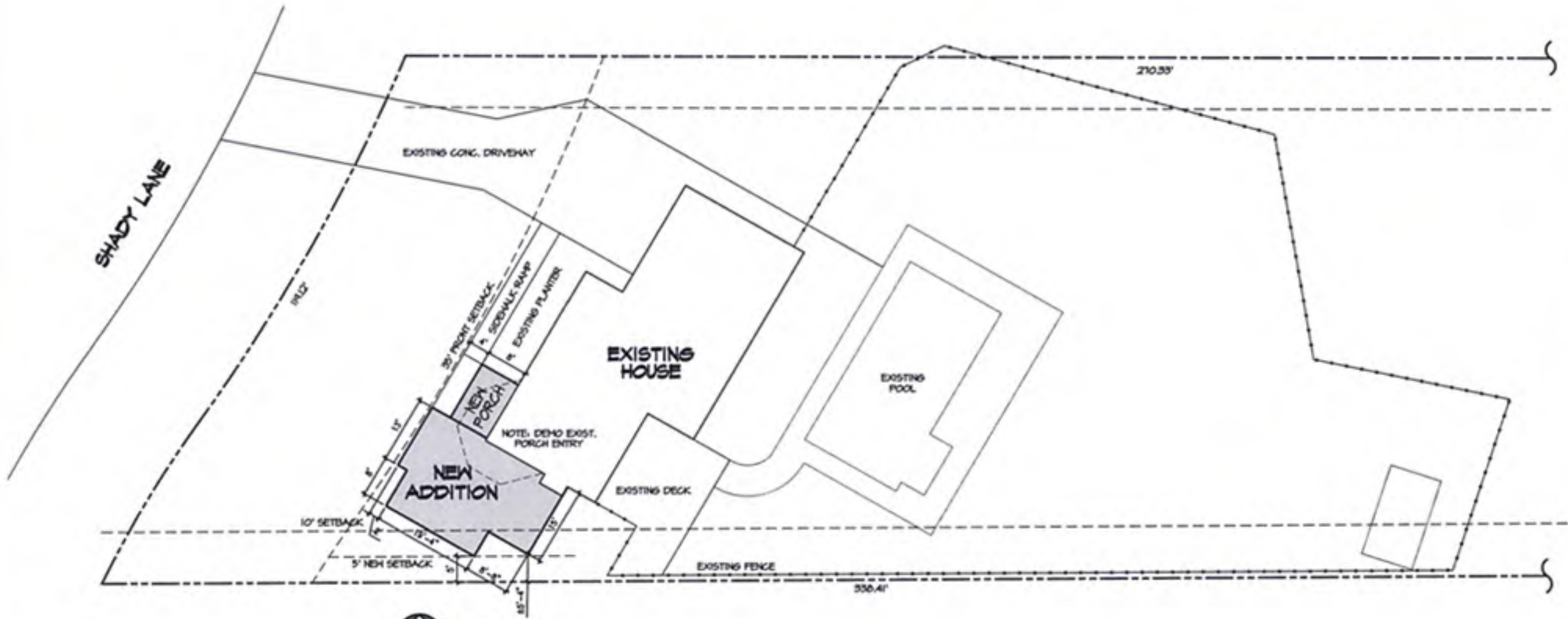


Facing north



Facing west

JUN 16 2026



SITE PLAN

SCALE: 1" = 30'

BZA Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 16, 2026

Transaction Number: SUP-0274-2026.

Parcel Number(s): 20-08-07-101-009.000-034.

Existing Zoning: A-1.

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.

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

Location: East side of CR 31, 750 ft. south of CR 14, in Middlebury Township.

Site Description:

- Physical Improvement(s) – Residence, detached accessory structure.
- Proposed Improvement(s) – Accessory structure.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **October 2, 2025** – A complaint was received about running a diesel repair business (CODE-0712-2025).
- The existing building was permitted as an agricultural building for animals and agricultural storage.

Staff Analysis:

For a Special Use for a home workshop/business for a diesel repair business, staff finds that:

1. The Special Use will not be consistent with the spirit, purpose, and intent of the Development Ordinance. This is a moderately dense residential and agricultural area, and the property would not remain residential in character. Diesel truck repair is an intense use that should not be in a residential area.
2. The Special Use will cause substantial and permanent injury to the appropriate use of neighboring property. The existing structure is less than 100 ft. from the closest neighboring residence and diesel truck repair will generate noise and odors. A complaint was already received regarding the business and activities being conducted.

BZA Staff Report (Continued)

Hearing Date: July 16, 2026

3. The Special Use will not substantially serve the public convenience and welfare. The business should be in a commercial area where residences are protected from the noise and smell of this type of operation.

Staff recommends **DENIAL**.

For a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, staff finds that:

As a result of the Special Use denial recommendation, the Developmental Variance is moot.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

**Elkhart County Planning & Development
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 05/05/2026 Meeting Date: July 16, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0274-2026

Description: 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

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Lloyd W. Yoder & Lena M. Yoder, Husband & Wife 56200 Cr 31 Goshen, IN 46528	Lloyd W. Yoder & Lena M. Yoder, Husband & Wife 56200 Cr 31 Goshen, IN 46528

Site Address: 56200 County Road 31 Goshen, IN 46528	Parcel Number: 20-08-07-101-009.000-034
--	---

Township: Middlebury
Location: East Side Of County Road 31, 750 Feet South Of County Road 14

Subdivision: LARRY'S PLACE MINOR LOT 2	Lot #
--	-------

Lot Area: 7.49	Frontage: 278.00	Depth: 996.00
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Zoning: A-1	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: DWELLING 5280 X 200% = 10560 MINUS TYPE 3 BARN 2166 SF MINUS EAST ADDITION 8320 SF MINUS NORTHWEST ADDITION 1976 SF MINUS ATTACHED GARAGE 930 SF MINUS SHED 80 SF = NEGATIVE 2942 SF
SEE CODE CASE 0712-2025 FOR OPERATING A DIESEL REPAIR BUSINESS

Applicant Signature:	Department Signature:
----------------------	-----------------------

Special Use — Questionnaire

Name: Lloyd & Lena Yoder

- 1) Tell us what you want to do. Truck / Ag Equipment Repair Shop
- 2) Tell us why this activity won't hurt your neighbors or the community. We've taken caution steps to have the least amount of impact as possible to the surrounding neighbors.

- 3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N
If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

- 4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☒ Y ☐ N If yes, fill out below.

Tell us what will create those things. Truck / Ag Equipment Engine noise when moving in/out of shop and/or when performing diagnostics.

Tell us how you'll reduce the impact of those things on neighbors. Shop is climate controlled so overhead doors will be closed year round. Truck and equipment noise will only be to move in/out of shop.

- 5) Will there be buffering (fences, trees, shrubs, mounds)? ☒ Y ☐ N

If yes, tell us about it. Currently have a privacy fence & tree line between shop and current neighbors.

- 6) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☒ Y ☐ N

Does the property need a new septic system? ☐ Y ☐ N Permit # 25-NC-08-0282

If a new septic system is needed, did the Health Department say there's enough space for it? ☒ Y ☐ N

- 7) Will the activity use buildings or additions? ☒ Y ☐ N If yes, fill out below. 30 x 38 NW addn.

Building or addition 1 Existing? ☒ Y ☐ N Size and height to the peak: ~~40x48~~ 80x104 25ft.

Tell us what you'll use it for. Repair shop

Building or addition 2 Existing? ☒ Y ☐ N Size and height to the peak: 38x57

Tell us what you'll use it for. original accy. str.

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak: _____

Tell us what you'll use it for. _____

- 8) Does this application include animals? ☐ Y ☒ N

If yes, tell us what kind and how many of each. _____

Next page ➡

Special Use — Questionnaire

- 9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☒ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: 3 Part time: _____

How many employees do you want? Full time: _____ Part time: _____

How many of the employees won't live onsite? 0

What will be the days and hours of operation on this property? Monday - Friday
8 AM - 6 PM

How many parking spaces do you have now? 7 on East Side 3 on North Side

How many parking spaces do you want? _____

Will there be outside storage or display areas on this property? ☐ Y ☒ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☐ Y ☒ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day?

1-4 per day

Will there be pickups or deliveries on this property? ☒ Y ☐ N If yes, fill out below.

Tell us how often. 2 x day

Tell us the kind of vehicles used. Pickups or delivery van

Does the application include signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

- 10) Tell us anything else you want us to know. Our customer base is from the local community, and/or, local ag/farm truck related industry.

* See back of next page #10 continued

10. Continue

- * There are 4 small floor drains in building by overhead doors that are used to collect water snow from trucks parked inside.
- * The drains are connected to a commercial oil water separator, which is serviced by Crystal Clean.
- * Oil/fluid containment steps are taken in shop and have all oil/fluids contained and stored in approved containers.

Developmental Variance — Questionnaire

Name: Lloyd & Lena Yoder

1) Tell us what you want to do. I would like to operate a home based business ie: Diesel Repair Business.

2) Tell us why you can't change what you're doing so you don't need a variance. Because the buildings are already built.

3) Tell us why the variance won't hurt your neighbors or the community. Our business serves the local community businesses, farmers, construction, highway Dept etc.

4) Does the property need well and septic? Well: ☐ Y ☒ N ^{Already Existing} Septic: ☐ Y ☒ N

Does the property need a new septic system? ☐ Y ☒ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

5) Does the application include variances to allow for buildings or additions? ☒ Y ☐ N If yes, fill out below.

Building or addition 1 Size and height to the peak: 80' x 104' x 25'

Tell us what you'll use it for. Work Shop

Building or addition 2 Size and height to the peak: 38' x 57' x 20' Storage

Tell us what you'll use it for. _____

Building or addition 3 Size and height to the peak: 52' x 38' x 15' Office

Tell us what you'll use it for. _____

~~6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☐ N~~

~~If yes, fill out below.~~

~~Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N~~

~~Tell us who owns (will own) the land under the easement. _____~~

~~Tell us how many parcels will use the easement. _____~~

~~7) Does the application include variances for signs? ☐ Y ☐ N If yes, fill out below.~~

~~**Sign 1** Dimensions (length and width): _____~~

~~Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N~~

~~Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N~~

~~Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N~~

~~**Sign 2** Dimensions (length and width): _____~~

~~Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N~~

~~Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N~~

~~Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N~~

~~**Sign 3** Dimensions (length and width): _____~~

~~Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N~~

~~Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N~~

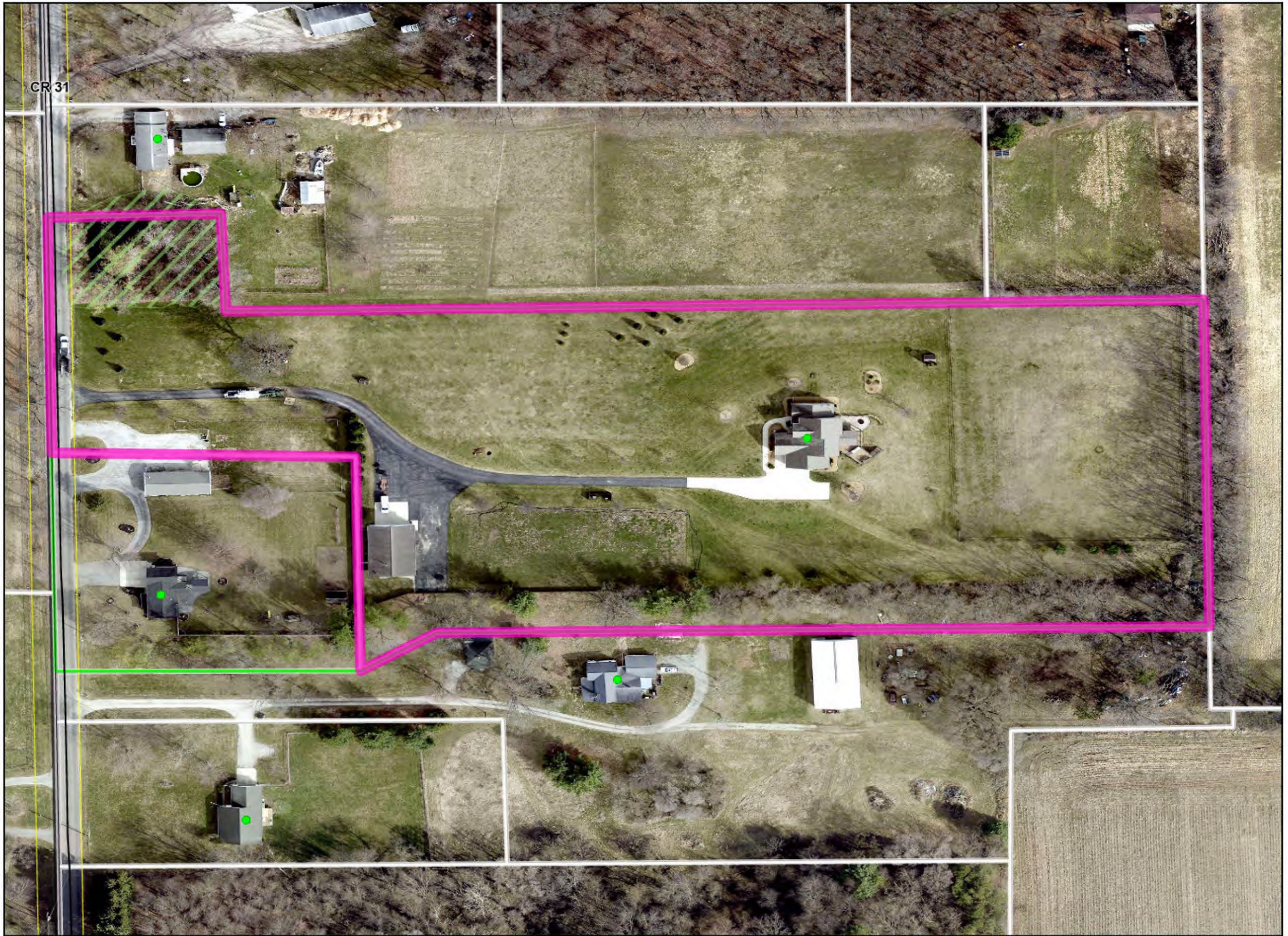
~~Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N~~

~~8) Does the application include a variance for parking spaces? ☐ Y ☐ N~~

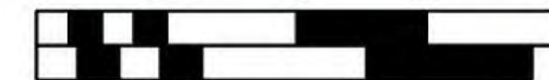
~~If yes, tell us how many total there will be. _____~~

9) Tell us anything else you want us to know. _____

SUP-0274-2026



0 24 48 72 96 Meters

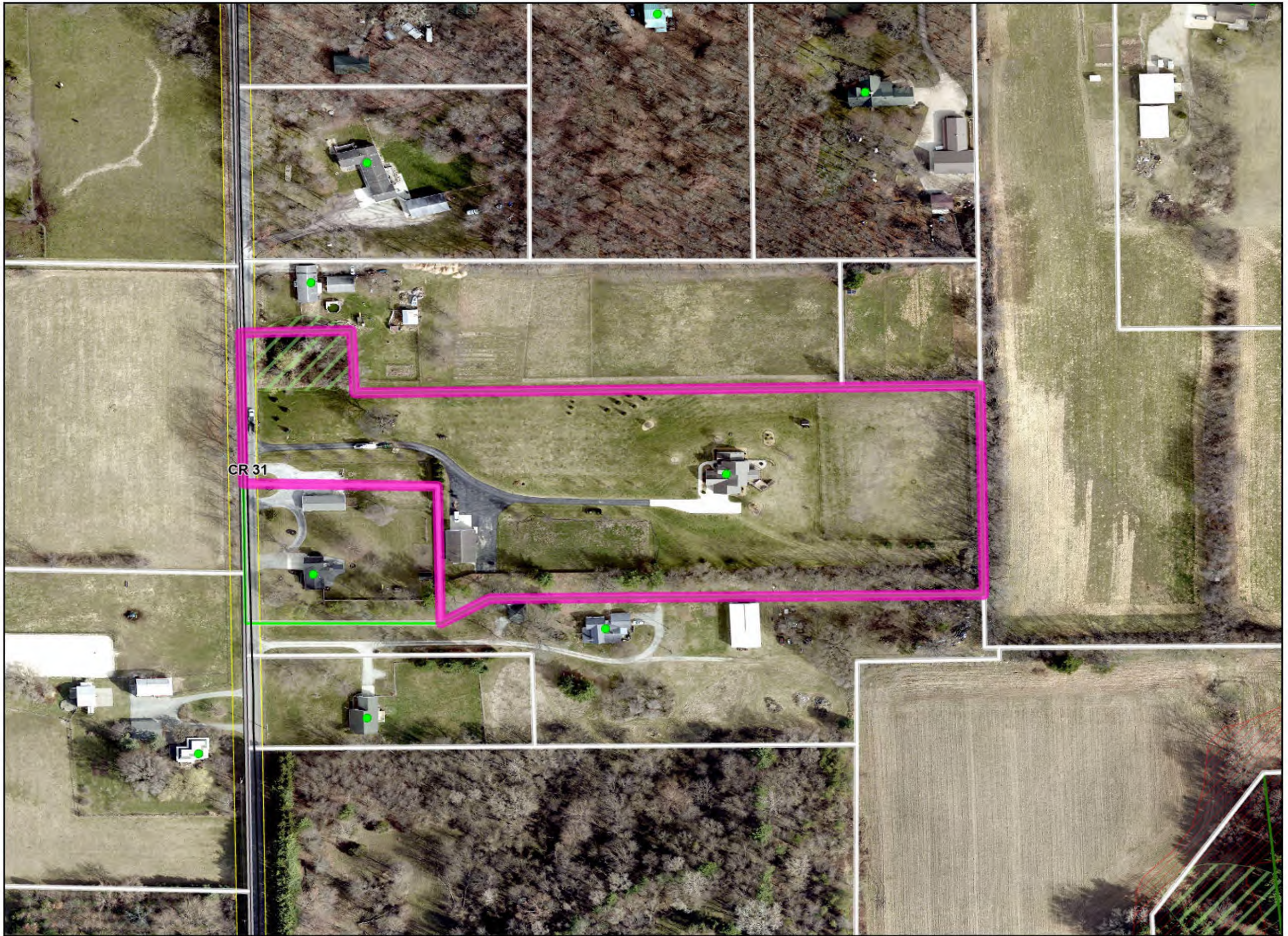


0 100 200 300 Feet

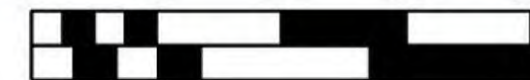
N



SUP-0274-2026



0 36 72 108 144 Meters

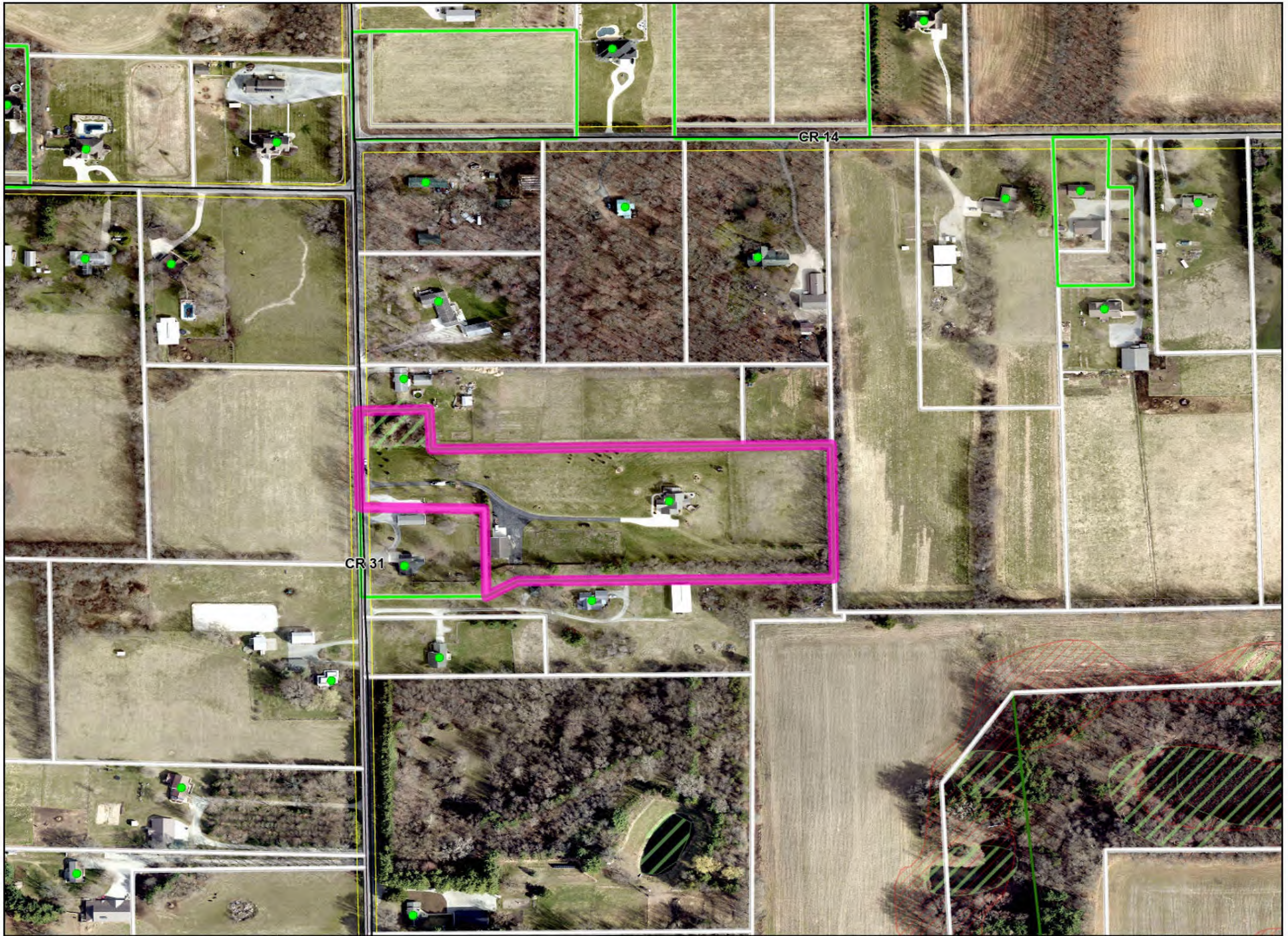


0 160 320 480 Feet

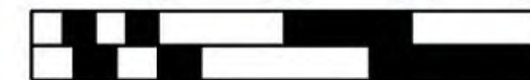
N



SUP-0274-2026



0 57 114 171 228 Meters



0 250 500 750 Feet

N





Subject property facing residence



Subject property facing existing building



Subject property, from CR 31



Facing north



Facing south



Facing west

BZA Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 16, 2026

Transaction Number: SUP-0368-2026.

Parcel Number(s): 20-06-24-376-005.000-009.

Existing Zoning: A-1.

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.

Petitioner: Trenton E. Bontrager & Tracy L. Bontrager, Husband & Wife.

Location: North side of CR 20, 520 ft. east of CR 115, in Concord Township.

Site Description:

- Physical Improvement(s) – Residence, detached accessory structures.
- Proposed Improvement(s) – None.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **April 23, 2026** – A complaint was received for running a woodworking business (CODE-0264-2026).
- **June 1, 2026** – A complaint was received for inoperable vehicles (CODE-0453-2026).

Staff Analysis:

For a Special Use for a home workshop/business for a woodworking business, staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A home workshop/business for a woodworking business is allowed by Special Use in the A-1 zoning district.
2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. All work will be done inside an existing building, and the scope of the business will not generate traffic or noise to cause safety concerns for neighboring properties.
3. The Special Use will substantially serve the public convenience and welfare by providing a local woodworking business.

BZA Staff Report (Continued)

Hearing Date: July 16, 2026

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded, and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 6/15/2026) and as represented in the Special Use application.

For a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. The building was originally built as agricultural and has been existing in this location since 1983 without complaints.
2. Approval of the request will not cause substantial adverse effect on neighboring property. This is a 1.7-acre parcel in a medium-density residential and agricultural area, and the property will remain residential in character.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. The building would remain non-conforming without the approval of the request.

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. A variance from the developmental standards of the Development Ordinance is void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 6/15/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

SUP-0368-2026

Date: 06/12/2026 Meeting Date: July 16, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0368-2026

Description: for a Special Use for a home workshop/business for a woodworking business and a Developmental Variance to allow for the total square footage of existing accessory structures to exceed that is allowed by right.

Contacts: Applicant Land Owner
Trenton E. Bontrager & Tracy Trenton E. Bontrager & Tracy
L. Bontrager, Husband & Wife L. Bontrager, Husband & Wife
22439 County Road 20 22439 County Road 20
Goshen, IN 46528 Goshen, IN 46528

Site Address: 22439 County Road 20 Parcel Number: 20-06-24-376-005.000-009
Goshen, IN 46528

Township: Concord
Location: NORTH SIDE OF CR 20, 520 FT EAST OF CR 115

Subdivision: Lot #

Lot Area: 2.24 Frontage: 204.00 Depth: 585.00

Zoning: A-1 NPO List:

Present Use of Property: RESIDENTIAL/BUSINESS

Legal Description:

Comments: COMBINED DATE 5/20/1983 HOUSE WAS BUILT 1976. CODE-0453-2026-INOPERABLE VEHICLES,
CODE-0264-2026-ZONING, PL-R-0654-2017

Applicant Signature: Department Signature:

Special Use — Questionnaire

Name: TRENTON BONTRAGER

- 1) Tell us what you want to do. continue using my property for business
- 2) Tell us why this activity won't hurt your neighbors or the community. I don't have a showroom or office where people come to see me. Most of my work is done at construction sites.
- 3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N
If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N
- 4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☒ N If yes, fill out below.
Tell us what will create those things. _____
Tell us how you'll reduce the impact of those things on neighbors. _____
- 5) Will there be buffering (fences, trees, shrubs, mounds)? ☒ Y ☐ N
If yes, tell us about it. I already have trees and shrubs all around my property
- 6) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N
Does the property need a new septic system? ☐ Y ☐ N
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N
- 7) Will the activity use buildings or additions? ☒ Y ☐ N If yes, fill out below.
Building or addition 1 Existing? ☒ Y ☐ N Size and height to the peak: 30X70 14 ft peak
Tell us what you'll use it for. Tool and Material storage
Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak: _____
Tell us what you'll use it for. _____
Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak: _____
Tell us what you'll use it for. _____
- 8) Does this application include animals? ☐ Y ☒ N
If yes, tell us what kind and how many of each. _____

Next page ➡

Special Use — Questionnaire

- 9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☒ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: 1 Part time: _____

How many employees do you want? Full time: 1 Part time: _____

How many of the employees won't live onsite? 1

What will be the days and hours of operation on this property? M-F 8-3

How many parking spaces do you have now? _____

How many parking spaces do you want? _____

Will there be outside storage or display areas on this property? ☐ Y ☒ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☐ Y ☒ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day?

0

Will there be pickups or deliveries on this property? ☒ Y ☐ N If yes, fill out below.

Tell us how often. UPS around once a week, PLYWOOD DELIVERY TRUCK ^{once} a month

Tell us the kind of vehicles used. UPS - Regular Delivery, PLYWOOD TRUCK Box Truck

Does the application include signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

- 10) Tell us anything else you want us to know. _____

Developmental Variance — Questionnaire

Name: TRENTON BONTRAGER

1) Tell us what you want to do. continue using my property for business

2) Tell us why you can't change what you're doing so you don't need a variance. I need the use of the pole barn for tools and cutting of materials for jobs

3) Tell us why the variance won't hurt your neighbors or the community. I don't have a showroom or office where people come to see me. Most of my work is done on construction sites

4) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N

Does the property need a new septic system? ☐ Y ☐ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

5) Does the application include variances to allow for buildings or additions? ☒ Y ☐ N If yes, fill out below.

Building or addition 1 Size and height to the peak: EXISTING

Tell us what you'll use it for. _____

Building or addition 2 Size and height to the peak: _____

Tell us what you'll use it for. _____

Building or addition 3 Size and height to the peak: _____

Tell us what you'll use it for. _____

6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N

If yes, fill out below.

Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N

Tell us who owns (will own) the land under the easement. _____

Tell us how many parcels will use the easement. _____

7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width): _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

8) Does the application include a variance for parking spaces? ☐ Y ☒ N

If yes, tell us how many total there will be. _____

9) Tell us anything else you want us to know. _____

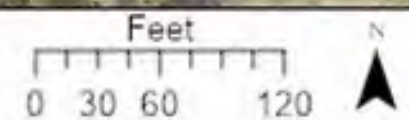
SUP-0368-2026



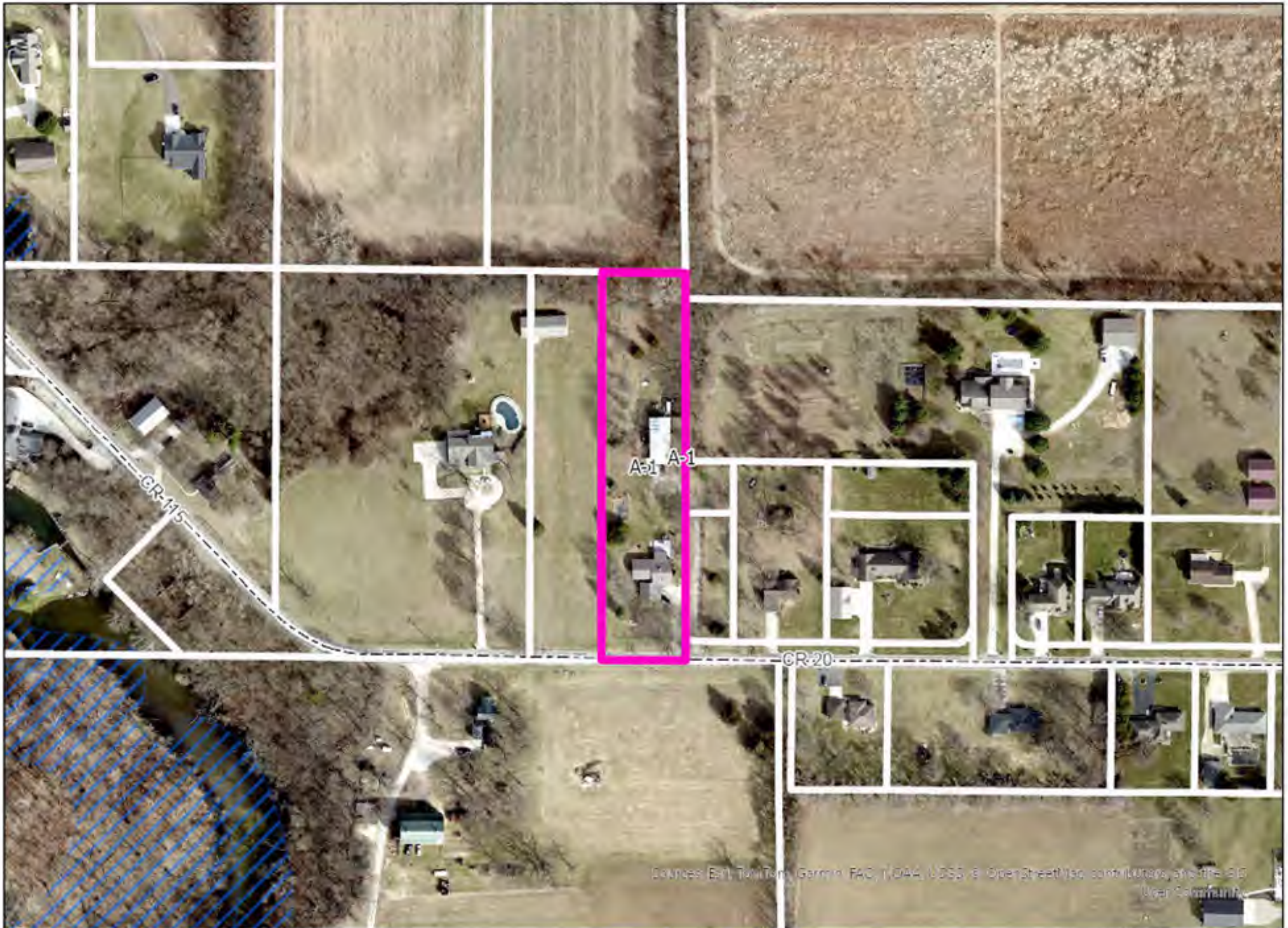
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 120 ft

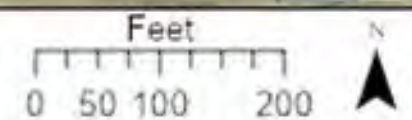


SUP-0368-2026



2025 Aerials

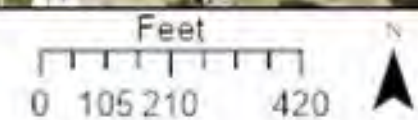
1 inch equals 200 ft



Sources: Esri, TomTom, Garmin, FRC, NOAA, USGS, & OpenStreetMap contributors, and the GIS User Community



1 inch equals 400 ft





Subject property



Subject property (rear)



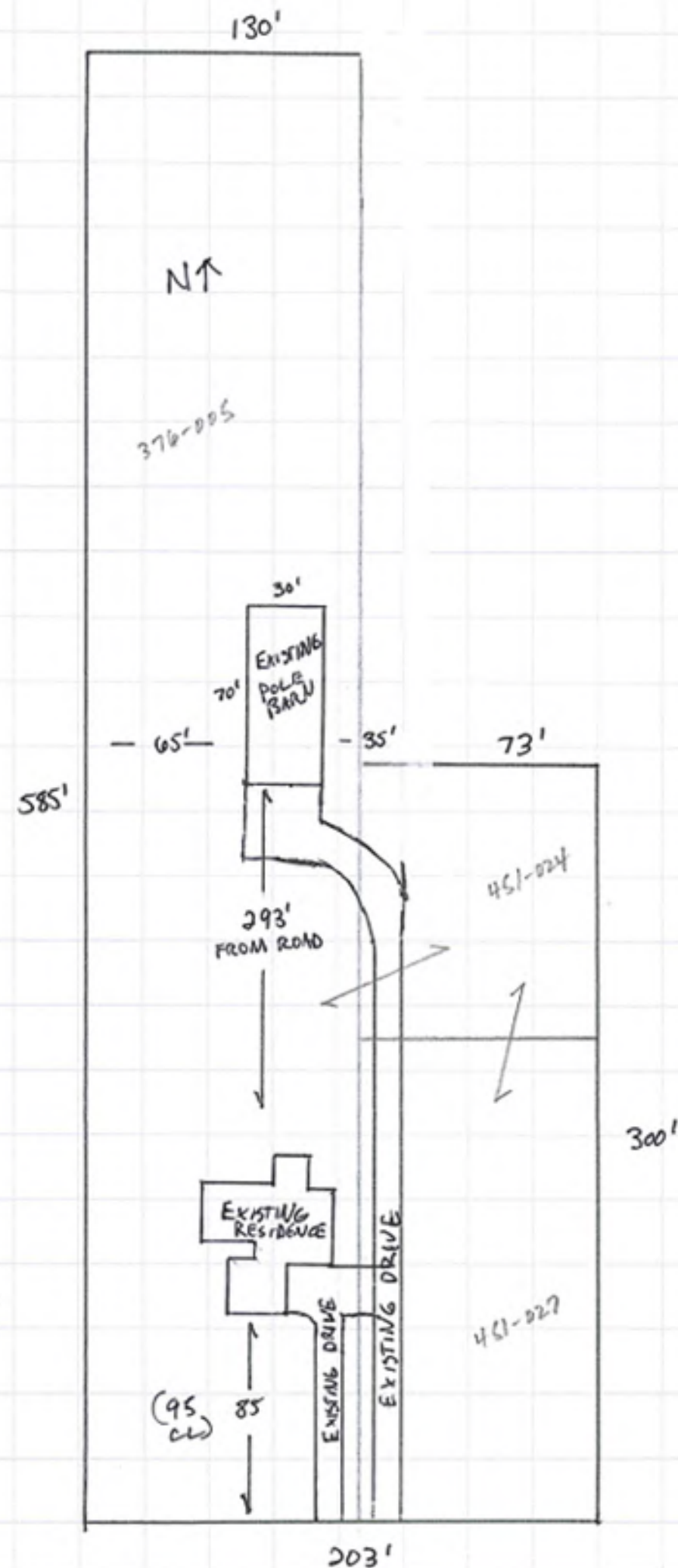
Facing east



Facing west



Facing south



BZA Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 16, 2026

Transaction Number: SUP-0383-2026.

Parcel Number(s): 20-11-36-176-009.000-014.

Existing Zoning: A-1.

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.

Petitioner: Aaron Troyer & Lisa Troyer, Husband & Wife (Buyers), & Samuel W. Bontrager (Seller).

Location: West side of US 33, 1,450 ft. south of CR 40, in Elkhart Township.

Site Description:

- Physical Improvement(s) – Residence, detached accessory structures.
- Proposed Improvement(s) – None.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, agricultural, industrial.

History and General Notes:

- **March 3, 2018** – A complaint was received for an RV repair & rental business (CODE-0063-2018).

Staff Analysis:

For a Special Use for a home workshop/business for an RV & specialty car sales & service business, staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. A home workshop/business for RV and specialty car sales and service is allowed by Special Use in the A-1 zoning district.
2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. The subject property has gravel extraction bordering the west and south property lines and a commercial truck operation to the east. The scope of business being requested is less intense than what can be found on adjacent parcels.
3. The Special Use will substantially serve the public convenience and welfare by providing local RV and specialty car sales and service.

BZA Staff Report (Continued)

Hearing Date: July 16, 2026

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded, and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 6/15/2026) and as represented in the Special Use application.

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, staff finds that:

1. Approval of the requests will not be injurious to public health, safety, morals, or general welfare. The request is 2,378 sq. ft., or 54%, over what is allowed by right and all buildings are existing and meet development standards.
2. Approval of the requests will not cause substantial adverse effect on neighboring property. This is a 4.29-acre parcel in a mixed-use area along a main highway, and the property will remain residential in character.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefits of the variances the property would remain non-conforming.

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. Variances from the developmental standards of the Development Ordinance are void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 6/15/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

SUP-0383-2026

Date: 06/15/2026 Meeting Date: July 16, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0383-2026

Description: for a Special Use for a home workshop/business for a RV and Specialty Car Sales and Service, 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 and existing garage 73 ft. from the centerline, and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>	<u>Land Owner</u>
Aaron Toyer And Lisa Troyer, Husband & Wife (Buyers) 15887 Cr 146 Syracuse, IN 46567	Aaron Toyer And Lisa Troyer, Husband & Wife (Buyers) 15887 Cr 146 Syracuse, IN 46567	Aaron Toyer And Lisa Troyer, Husband & Wife (Buyers) 15887 Cr 146 Syracuse, IN 46567	Samuel Bontrager (Seller) 66278 Us 33 Goshen, IN 46526

Site Address: 66278 Us Highway 33 Goshen, IN 46526	Parcel Number: 20-11-36-176-009.000-014
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Township: Elkhart
Location: West Side Of Us 33, 1,450 Feet South Of County Road 40

Subdivision:	Lot #
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Lot Area: 4.29	Frontage: 445.70	Depth: 519.28
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Zoning: A-1	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION DATE: 8/22/1988
RESIDENTIAL BREAKDOWN = 2210 SF RESIDENCE X 200% = 4420 SF MINUS 544 SFGARAGE, 320 SF SHED, 816 SF STRUCTURE, 4000 SF STRUCTURE, 56 SF STRUCTURE, 96 SF STRUCTURE, AND 960 SF STRUCTURE EQUALS 2372 SF OVER PERSONAL STORAGE ALLOWANCE
PER LAURA, FEES WAIVED FROM RZ-0344-2026 - \$100 REIMBURSEMENT OWED - JM 6/15/2026

Applicant Signature:	Department Signature:
----------------------	-----------------------

Special Use — Questionnaire

Name: Arvon Jay and Lisa Troyer

1) Tell us what you want to do. Our existing small family business
of RV Service and Sales and specialty Auto
Service and Sales. Collector type Cars

2) Tell us why this activity won't hurt your neighbors or the community. We are a small low volume
business with only 3 employees and low customer traffic and will be using
the existing house and workshop as they are. The business will operate on
the south end of the property, while the North end will remain in residential
use by our family. Three sides of the property already have commercial businesses.

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N

If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☒ Y ☐ N If yes, fill out below.

Tell us what will create those things. Most of the work is done with
small cordless tools and occasional air compressor, vacuum.

Tell us how you'll reduce the impact of those things on neighbors. Most of the work is
done inside the workshop building and mainly limited to daylight hours.

5) Will there be buffering (fences, trees, shrubs, mounds)? ☒ Y ☐ N

If yes, tell us about it. Plan to plant pine tree buffer along
North property line.

6) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N

Does the property need a new septic system? ☐ Y ☒ N

If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☒ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ☒ Y ☐ N Size and height to the peak: 25'

Tell us what you'll use it for. Workshop and office

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak: _____

Tell us what you'll use it for. _____

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak: _____

Tell us what you'll use it for. _____

8) Does this application include animals? ☐ Y ☒ N

If yes, tell us what kind and how many of each. _____

Next page ➡

Special Use — Questionnaire

- 9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☒ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: 3 Part time: 1

How many employees do you want? Full time: 3 Part time: 2

How many of the employees won't live onsite? 1-2

What will be the days and hours of operation on this property? Mon-Fri 9am-6pm
Saturday 9am-2pm, Closed Sunday

How many parking spaces do you have now? 6

How many parking spaces do you want? 6

Will there be outside storage or display areas on this property? ☒ Y ☐ N

If yes, tell us what will be stored outside or displayed. RV trailers and
Collector type cars

Will there be retail sales on this property? ☒ Y ☐ N

If yes, tell us what will be sold. RV trailers, RV Parts, RV Service, Collector type cars,
Specialty Auto Parts, Specialty Auto Service, like P.D.R. window tint detailing
Vinyl wraps

Approximately how many customers (clients, guests, students, members) will be on this property per day? 3-5 on a busy day

Will there be pickups or deliveries on this property? ☒ Y ☐ N If yes, fill out below.

Tell us how often. FedEx, Amazon, UPS, USPS once/day, Supplier Truck few times/

Tell us the kind of vehicles used. FedEx/UPS Truck and Supplier Box truck weeks

Does the application include signs? ☒ Y ☐ N If yes, fill out below.

Sign 1 Dimensions (length and width). 16'w x 6'H x 1/4" D

Existing? ☐ Y ☐ N Double faced? ☐ Y ☒ N

Electronic message board? ☐ Y ☒ N If no, lighted? ☐ Y ☒ N

Freestanding? ☐ Y ☒ N Wall mounted? ☒ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

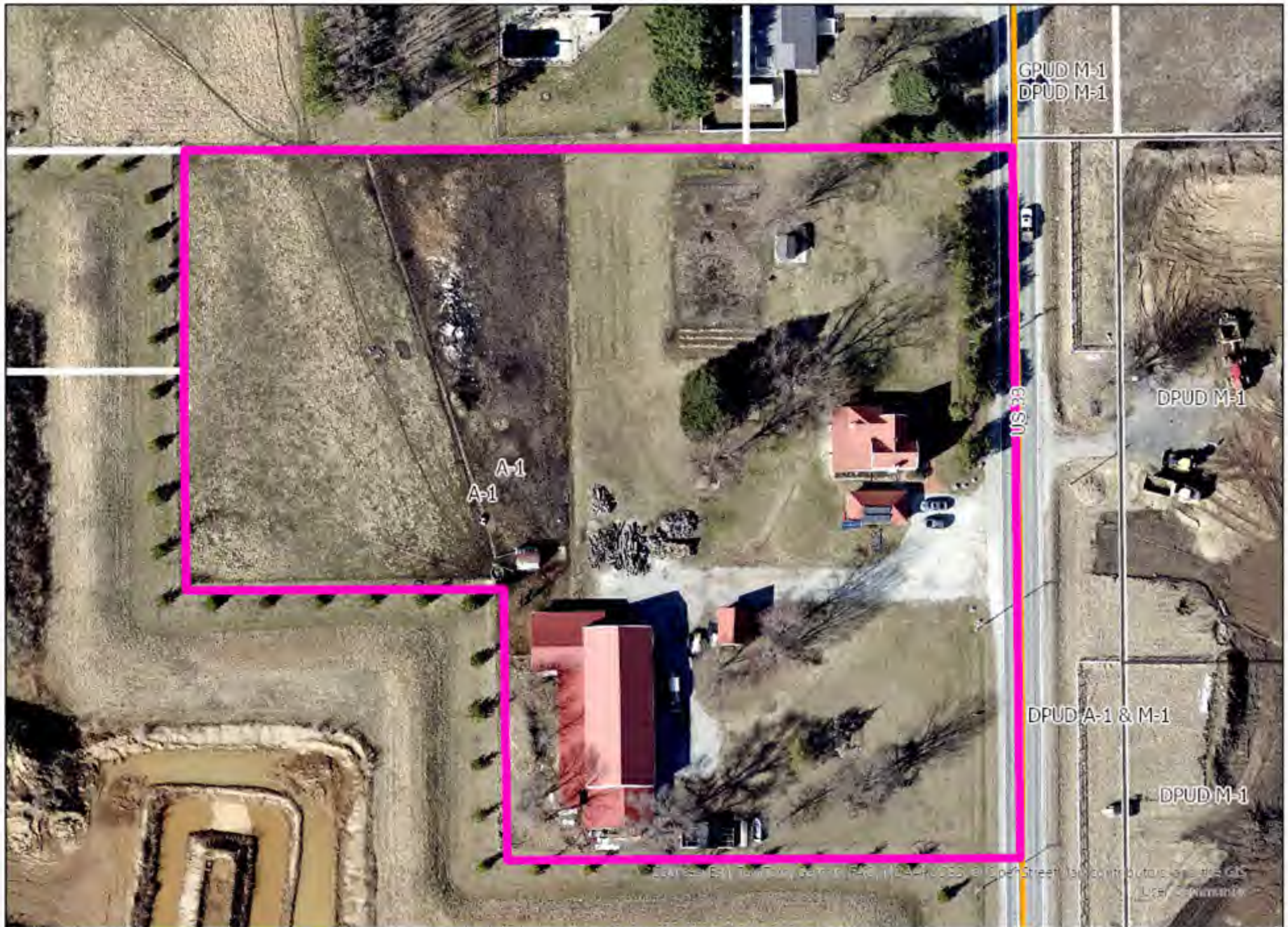
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

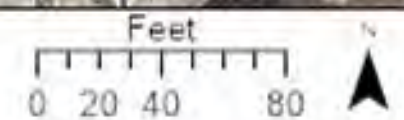
- 10) Tell us anything else you want us to know. _____

SUP-0383-2026

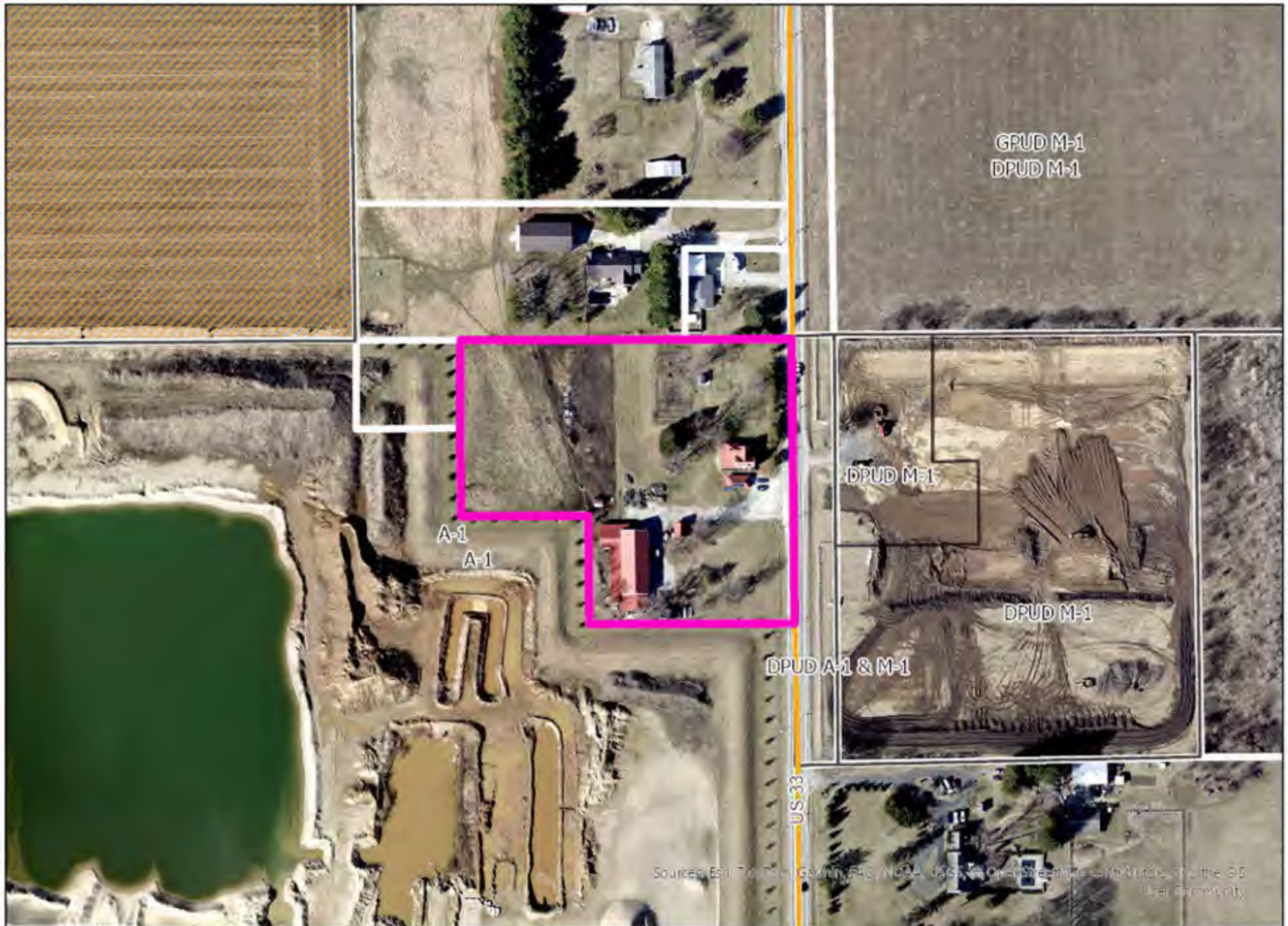


2025 Aerials

1 inch equals 80 ft

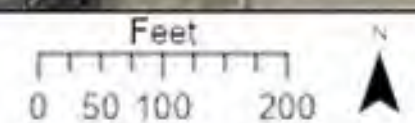


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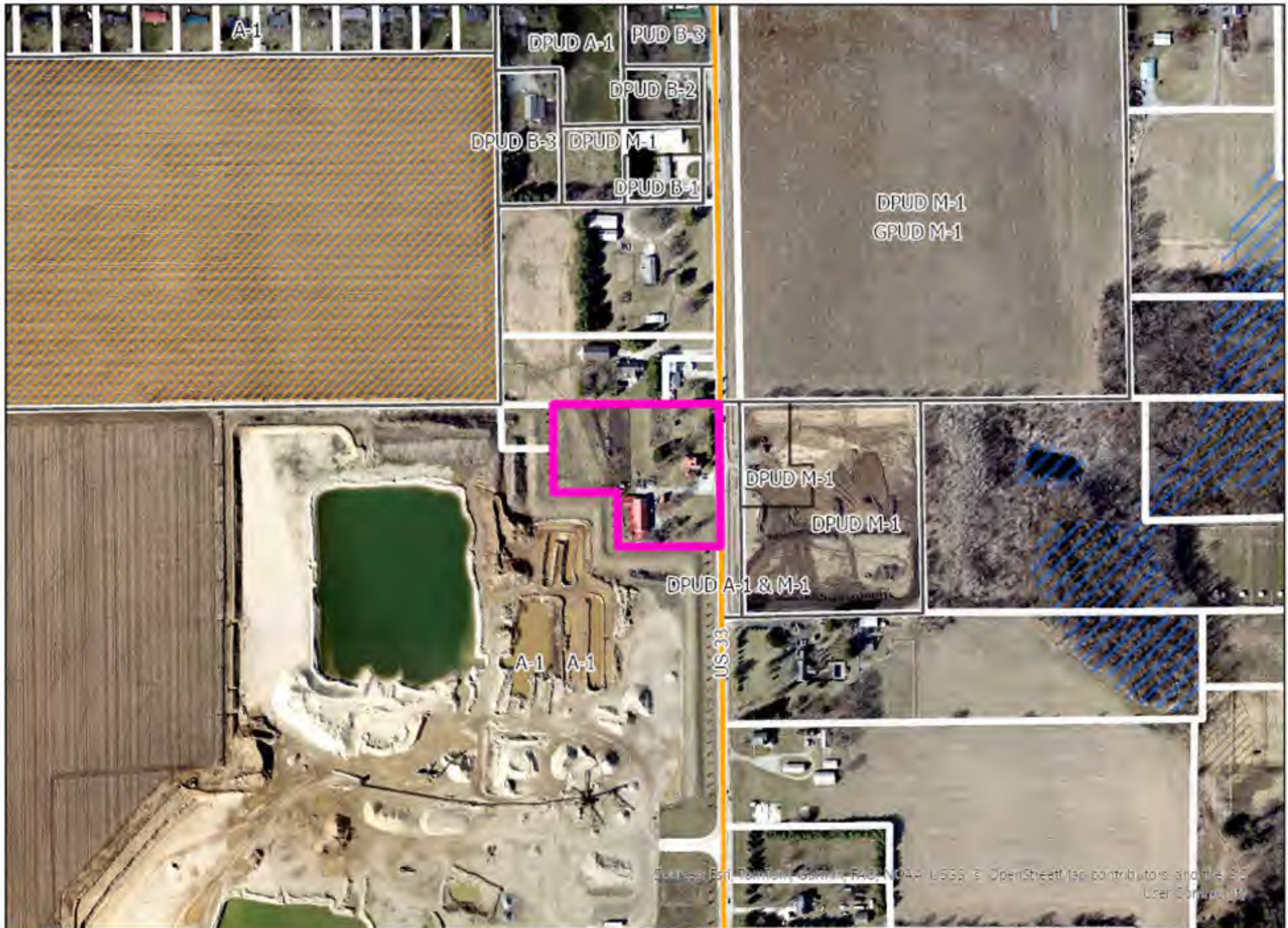


2025 Aerials

1 inch equals 200 ft

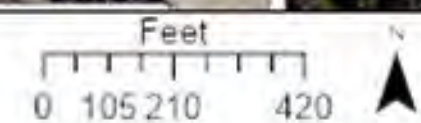


SUP-0383-2026



2025 Aerials

1 inch equals 400 ft





Subject property facing northwest



Subject property facing southwest



Facing south



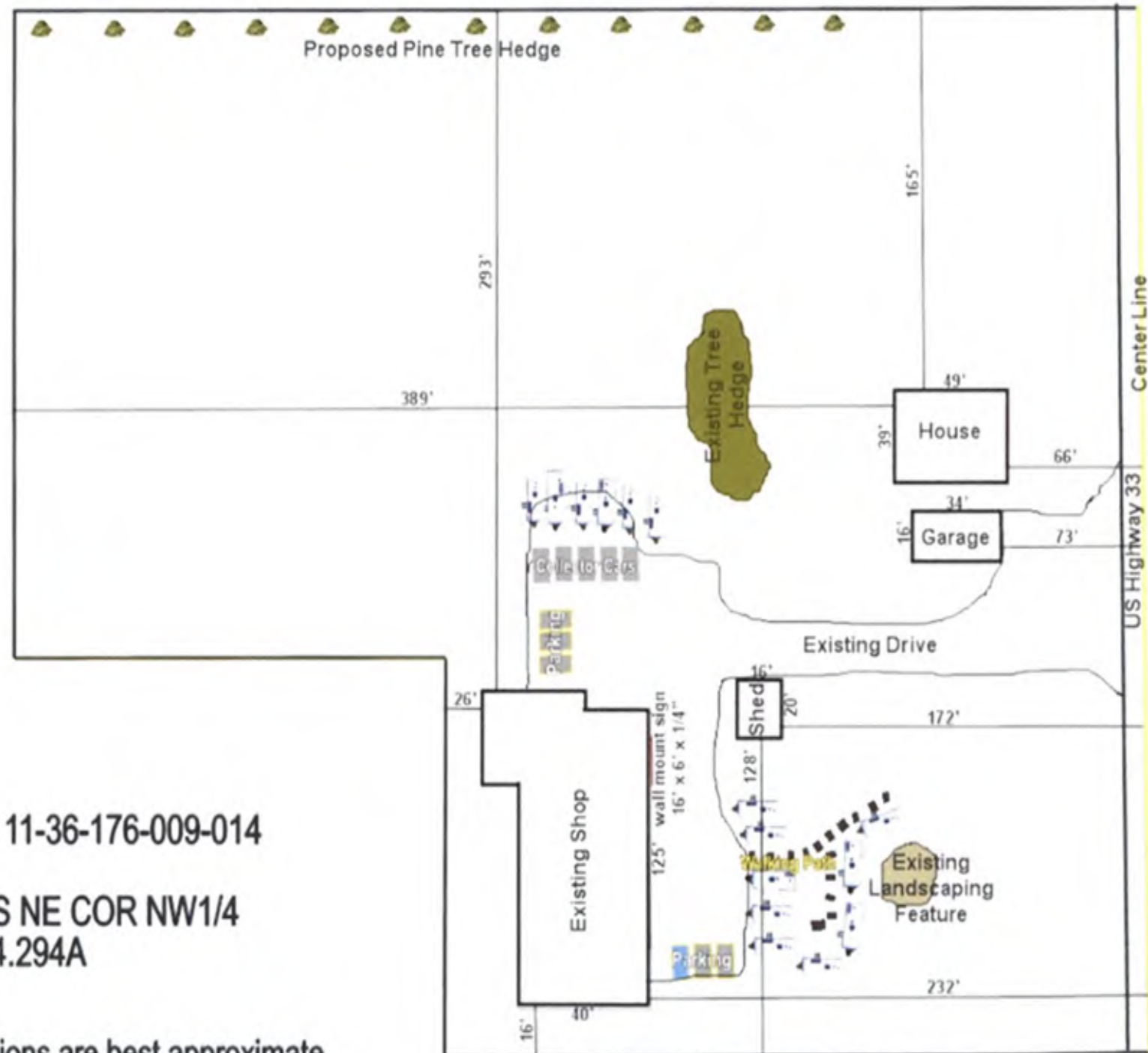
Facing north



Facing east



Site Plan 66278 US Highway 33 Goshen, IN 46526



Parcel Number: 11-36-176-009-014

Legal: 1327.27'S NE COR NW1/4
SEC 36 4.294A

*Property dimensions are best approximate
and are not of survey quality

BZA Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 16, 2026

Transaction Number: SUP-0370-2026.

Parcel Number(s): 20-06-33-400-010.000-009.

Existing Zoning: A-1.

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.

Petitioner: Naaman Leinbach & Stephanie Leinbach, Husband & Wife.

Location: West side of CR 11, 400 ft. south of CR 126, in Concord Township.

Site Description:

- Physical Improvement(s) – Residence, detached accessory structures.
- Proposed Improvement(s) – Accessory structure.
- Existing Land Use – Residential.
- Surrounding Land Use – Residential, agricultural.

History and General Notes:

- **April 21, 1983** – The BZA approved a Special Use for a home workshop/business for farm tractor and farm equipment repair and auto repair (83-41-SU).

Staff Analysis:

For a Special Use for a home workshop/business for a garage door installation & repair business, staff finds that:

1. The Special Use will be consistent with the spirit, purpose, and intent of the Development Ordinance. The request for a home workshop/business is allowed by Special Use in the A-1 zoning district.
2. The Special Use will not cause substantial and permanent injury to the appropriate use of neighboring property. The request is for garage door installation and repair, therefore all work will be done off-site at customer locations and will not generate traffic or noise to cause issues.
3. The Special Use will substantially serve the public convenience and welfare by providing a local garage door installation and service business.

BZA Staff Report (Continued)

Hearing Date: July 16, 2026

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. The Elkhart County Advisory Board of Zoning Appeals approval shall not be effective until the Commitment form has been executed, recorded, and returned to the Elkhart County Advisory Board of Zoning Appeals staff for placement in the petition file.

Staff recommends **APPROVAL** with the following commitment(s) imposed:

1. The request is approved in accordance with the site plan submitted (dated 6/12/2026) and as represented in the Special Use application.

For a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right, staff finds that:

1. Approval of the request will not be injurious to public health, safety, morals, or general welfare. This building size can be found in agricultural areas and will meet all other development standards.
2. Approval of the request will not cause substantial adverse effect on neighboring property. The request is 2,834 sq. ft., or 49%, over what is allowed by right, and the building will allow for indoor storage space for the petitioner.
3. Strict application of the terms of the Development Ordinance would result in an unnecessary hardship in the use of the property. Without the benefit of the variance the structure could not be built to allow enough room for indoor storage space.

Staff recommends **APPROVAL** with the following condition(s) imposed:

1. A variance from the developmental standards of the Development Ordinance is void unless an Improvement Location Permit is issued within 180 calendar days from the date of the grant and construction work completed within 1 year from the date of the issuance of the building permit (where required).
2. The request is approved in accordance with the site plan submitted (dated 6/12/2026) and as represented in the Developmental Variance application.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Special Use - Non Mobile Home

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

SUP-0370-2026

Date: 06/12/2026 Meeting Date: July 16, 2026
Board of Zoning Appeals Public Hearing Transaction #: SUP-0370-2026

Description: for a Special Use for a home workshop/business for a garage door installation and repair business and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Naaman Leinbach And Stephanie Leinbach, Husband And Wife 60801 Cr 11 Goshen, IN 46526	Naaman Leinbach And Stephanie Leinbach, Husband And Wife 60801 Cr 11 Goshen, IN 46526

Site Address: 60801 County Road 11 GOSHEN, IN 46526	Parcel Number: 20-06-33-400-010.000-009
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Township: Concord
Location: West Side Of County Road 11, 220 Ft. South of CR 126

Subdivision:	Lot #
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Lot Area: 3.00	Frontage: 446.12	Depth: 264.20
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Zoning: A-1	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATED 4/21/1983
SEE SUP-83-41-SU (LAVERNE HOOVER) FOR A HOME WORKSHOP/BUSINESS FOR FARM TRACTOR AND FARM EQUIPMENT REPAIR, APPROVED 4/21/1983.
RESIDENCE = 2,895 SQ FT X 200% = 5,790 SQ FT, MINUS 1,196 (GARAGE), - 120 (10X12 SHED), - ACCESSORY BUILDING AT 1408 SQ FT LEAVES 3,066 SQ FT AVAILABLE FOR PERSONAL STORAGE. PROPOSED BUILDING IS 56 X 80 = 4,480 SQ FT, WHICH IS AN OVERAGE OF 1,414 SQ FT. KB 6/12/2026

Applicant Signature:	Department Signature:
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Special Use — Questionnaire

Name: Naaman Leinbach

1) Tell us what you want to do. I would like to build a 56'x80' post frame building for cold storage. Partial personal use and partial business use

2) Tell us why this activity won't hurt your neighbors or the community. There is not a flow of customers coming and going. Not extra truck traffic. No extra noise

3) Is there a subdivision covenant that says you can't do this activity? ☐ Y ☒ N
If yes, does the subdivision have an active homeowners' association? ☐ Y ☐ N

4) Will the activity create noise, vibration, smoke, dust, odor, heat, or glare? ☐ Y ☒ N If yes, fill out below.
Tell us what will create those things. _____

Tell us how you'll reduce the impact of those things on neighbors. _____

5) Will there be buffering (fences, trees, shrubs, mounds)? ☐ Y ☒ N
If yes, tell us about it. _____

6) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N
Does the property need a new septic system? ☐ Y ☒ N
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N

7) Will the activity use buildings or additions? ☒ Y ☐ N If yes, fill out below.

Building or addition 1 Existing? ☐ Y ☒ N Size and height to the peak: 25'

Tell us what you'll use it for. Storage for personal + business use

Building or addition 2 Existing? ☐ Y ☐ N Size and height to the peak: _____

Tell us what you'll use it for. _____

Building or addition 3 Existing? ☐ Y ☐ N Size and height to the peak: _____

Tell us what you'll use it for. _____

8) Does this application include animals? ☐ Y ☒ N
If yes, tell us what kind and how many of each. _____

Next page ➡

Special Use — Questionnaire

- 9) Does this application include a business or nonprofit (church, school, other) based all or in part on this property? ☒ Y ☐ N If yes, fill out below.

How many employees do you have now? Full time: none Part time: 1

How many employees do you want? Full time: 2 Part time: 1

How many of the employees won't live onsite? 3

What will be the days and hours of operation on this property? It varies. I am a service, repair, and installation company. No set time

How many parking spaces do you have now? ~~none~~ Several for personal vehicles

How many parking spaces do you want? none

Will there be outside storage or display areas on this property? ☐ Y ☒ N

If yes, tell us what will be stored outside or displayed. _____

Will there be retail sales on this property? ☐ Y ☒ N

If yes, tell us what will be sold. _____

Approximately how many customers (clients, guests, students, members) will be on this property per day?

~~none~~ (customers seldom show up at my shop. I do garage door repair, installation, and service) so maybe several a year

Will there be pickups or deliveries on this property? ☒ Y ☐ N If yes, fill out below.

Tell us how often. Average 1 per month

Tell us the kind of vehicles used. Fed-Ex, UPS trucks (no semis)

Does the application include signs? ☐ Y ☒ N If yes, fill out below.

Sign 1 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 2 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

Sign 3 Dimensions (length and width). _____

Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N

Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N

Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N

- 10) Tell us anything else you want us to know. I am wanting to build this shop to provide storage for some of my personal items and also to provide extra storage for my garage door supplies and equipment. My work involves going out to my customers and so, like I said, they seldom come to my shop.

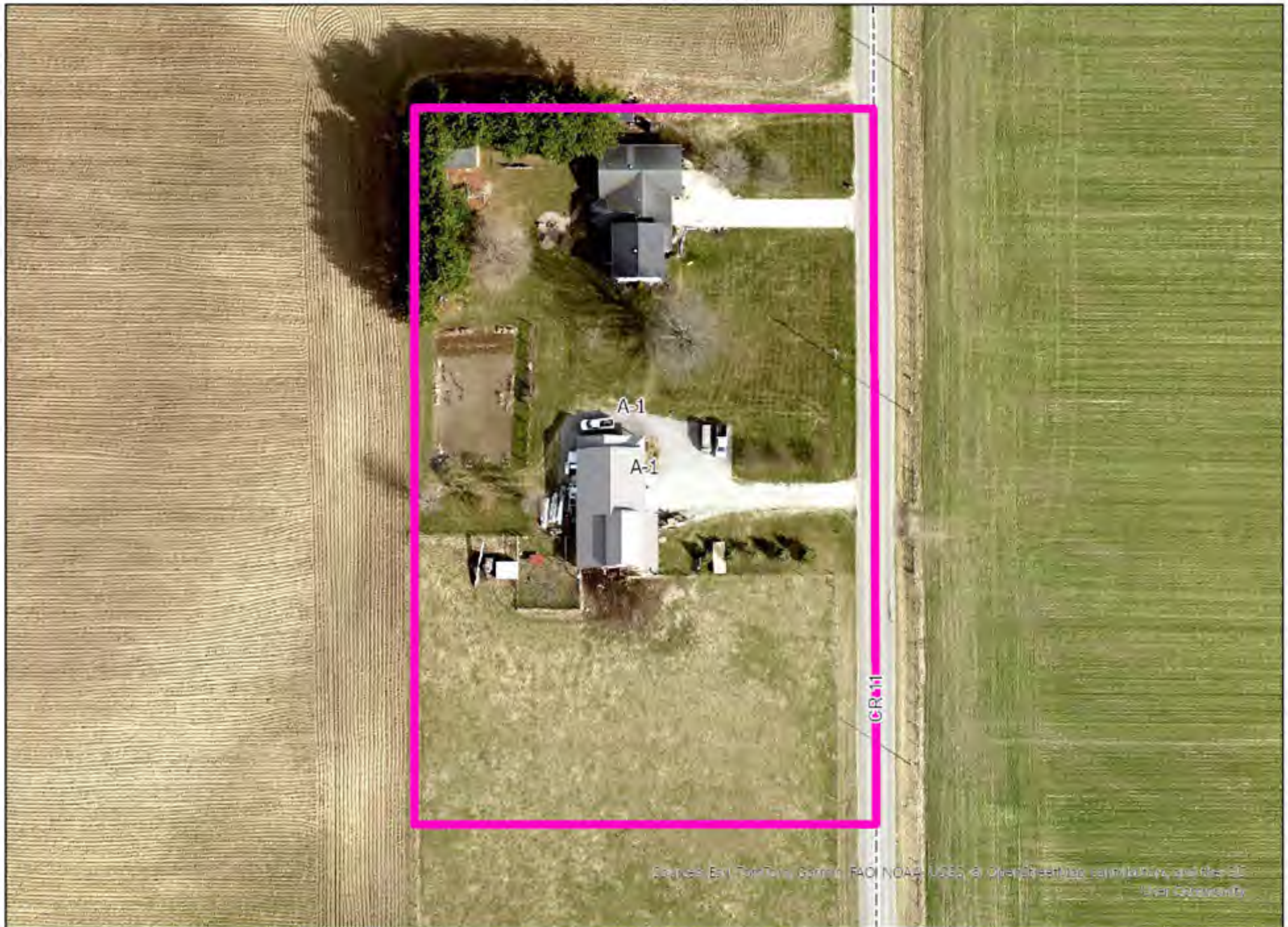
Developmental Variance — Questionnaire

Name:

Naaman Leinbach

- 1) Tell us what you want to do. I want to build a 56'x80' building for personal and business storage
- 2) Tell us why you can't change what you're doing so you don't need a variance. I will run out of storage space if I build too small. In other words it's pointless to build if it's not big enough
- 3) Tell us why the variance won't hurt your neighbors or the community. It won't hurt them because it's not going to get in their space and it won't require anymore traffic in and out more than I have now. It won't create extra noise or dust ect.
- 4) Does the property need well and septic? Well: ☐ Y ☒ N Septic: ☐ Y ☒ N
Does the property need a new septic system? ☐ Y ☒ N
If a new septic system is needed, did the Health Department say there's enough space for it? ☐ Y ☐ N
- 5) Does the application include variances to allow for buildings or additions? ☒ Y ☐ N If yes, fill out below.
Building or addition 1 Size and height to the peak: 56'x80' 26' to peak
Tell us what you'll use it for. Personal & Business Storage
Building or addition 2 Size and height to the peak: _____
Tell us what you'll use it for. _____
Building or addition 3 Size and height to the peak: _____
Tell us what you'll use it for. _____
- 6) Does the application include a variance for a residence on property with no road frontage? ☐ Y ☒ N
If yes, fill out below.
Is the easement existing? ☐ Y ☐ N If the easement is existing, is it recorded? ☐ Y ☐ N
Tell us who owns (will own) the land under the easement. _____
Tell us how many parcels will use the easement. _____
- 7) Does the application include variances for signs? ☐ Y ☒ N If yes, fill out below.
Sign 1 Dimensions (length and width): _____
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
Sign 2 Dimensions (length and width): _____
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
Sign 3 Dimensions (length and width): _____
Existing? ☐ Y ☐ N Double faced? ☐ Y ☐ N
Electronic message board? ☐ Y ☐ N If no, lighted? ☐ Y ☐ N
Freestanding? ☐ Y ☐ N Wall mounted? ☐ Y ☐ N
- 8) Does the application include a variance for parking spaces? ☐ Y ☒ N
If yes, tell us how many total there will be. _____
- 9) Tell us anything else you want us to know. _____

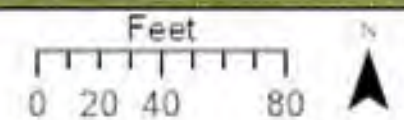
SUP-0370-2026



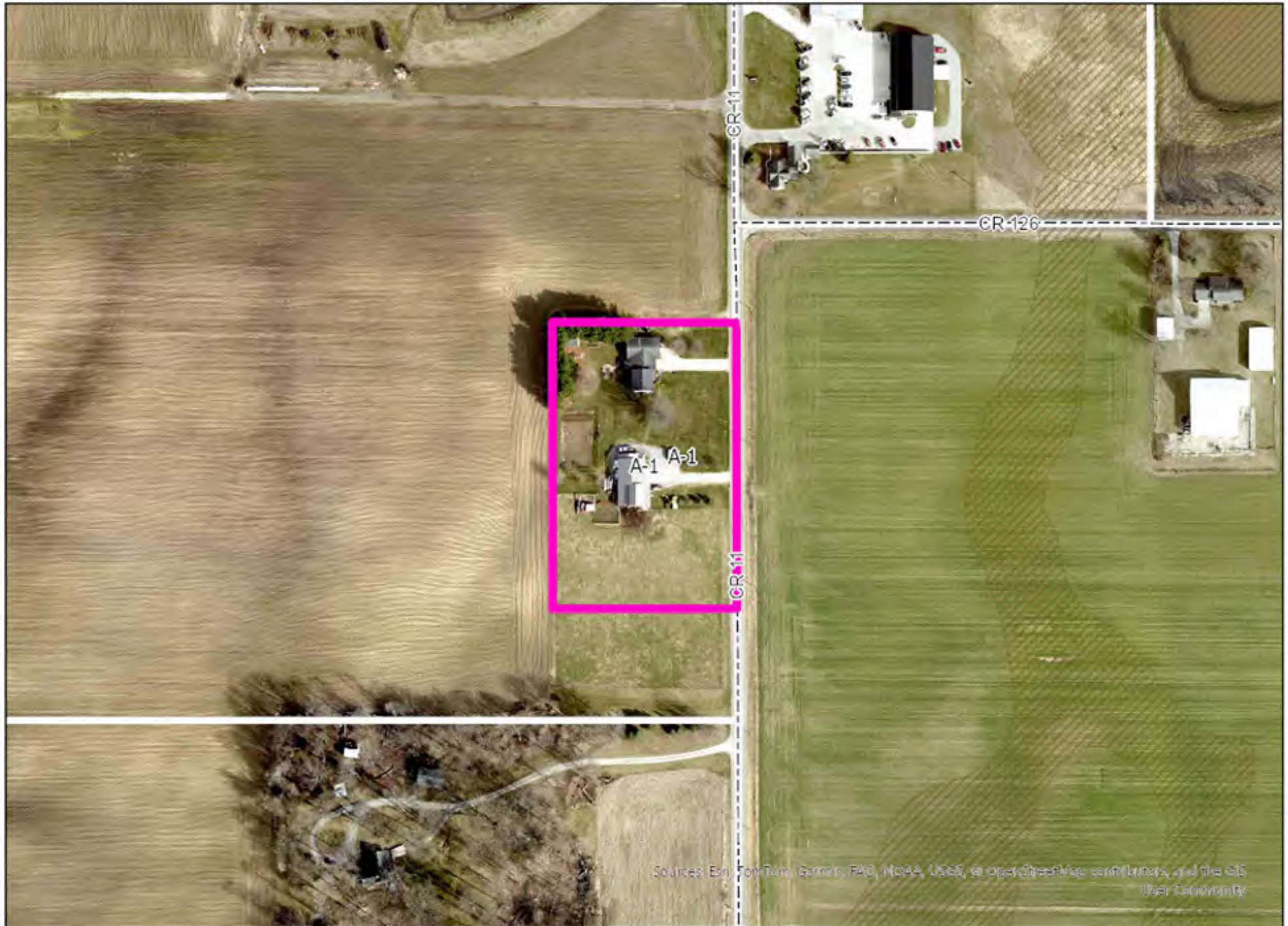
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 80 ft

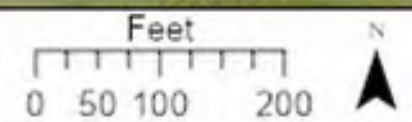


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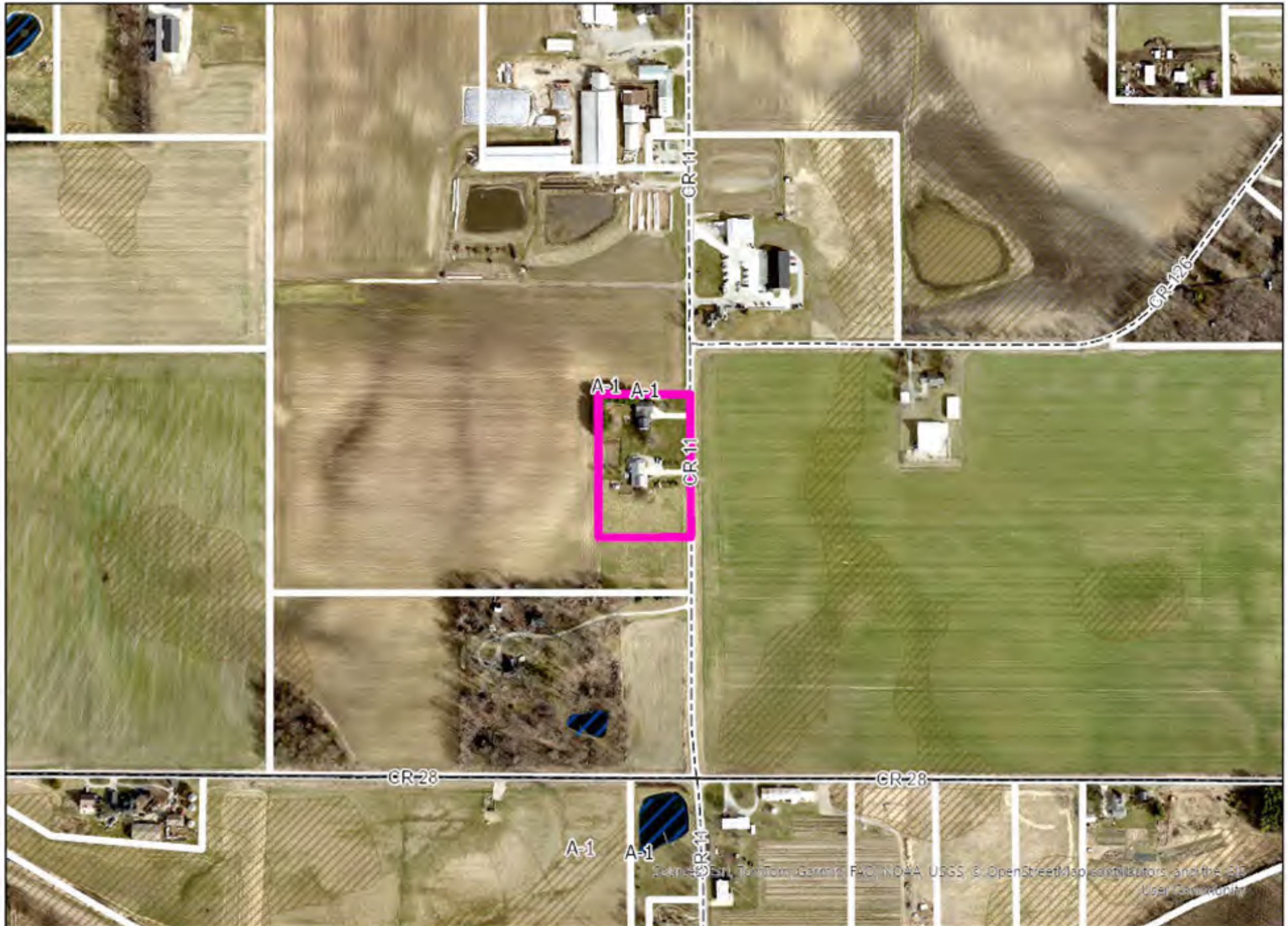


2025 Aerials

1 inch equals 200 ft

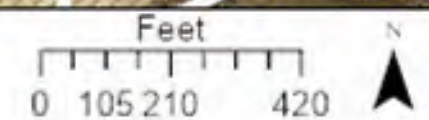


SUP-0370-2026



2025 Aerials

1 inch equals 400 ft





Subject property (building site)



Subject property (facing southwest)



Facing south



Facing north



Facing east

1 sq. = 22'

N

3 acre 293' x 446.006826'

