

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

MAY 21, 2026
9:00 A.M.

PUBLIC SERVICES BUILDING
MEETING ROOMS A & B
4230 ELKHART ROAD, GOSHEN, INDIANA

Call to Order

Roll Call

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the 16th day of April 2026.

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

SPECIAL USE

9:00 A.M.

(MILLER)

- A. Petitioner: ***Jennifer Hoff & Kevin Hoff, Wife & Husband*** (Page 7)
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres.
Location: Northeast side of CR 5, 535 ft. South of CR 2, common address of 51074 CR 5 in Cleveland Township, zoned A-1. SUP-0140-2026
- B. Petitioner: ***Allen Helmuth & Ruth Helmuth, Husband & Wife*** (Page 8)
Petition: for a Special Use for a home workshop/business for a furniture business.
Location: North side of CR 46, 600 ft. East of SR 13, common address of 11461 CR 46 in Benton Township, zoned A-1. SUP-0199-2026
- C. Petitioner: ***Lyndon Martin*** (Page 9)
Petition: for a Special Use for an RV storage business.
Location: South side of CR 40, 2,125 ft. East of CR 7, common address of 26620 CR 40 in Harrison Township, zoned A-1. SUP-0204-2026
- D. Petitioner: ***First Baptist Church of Elkhart*** (Page 10)
Petition: for an Amendment to an existing Special Use for a place of worship to allow for additional signage.
Location: West side of CR 17, 700 ft. North of CR 10, common address of 53953 CR 17 in Osolo Township, zoned A-1. SUP-0168-2026

9:30 A.M. (HESSER)

- E. Petitioner: ***Christina Giles & Evan Giles, Wife & Husband*** (Page 11)
Petition: for an Amendment to an existing Special Use for a home workshop/business for a carpentry/home improvement business to allow for an addition to the existing building and a sawmill.
Location: Northwest side of Glenmoor St., 370 ft. Northeast of Dover Ct., common address of 52933 Glenmoor St. in Cleveland Township, zoned A-1.

SUP-0151-2026

SPECIAL USE/DEVELOPMENTAL VARIANCE

- F. Petitioner: ***Nery L. Martinez-Barreto*** (Page 12)
Petition: for a Special Use for an agricultural use for the keeping of animals on a tract of land containing less than 3 acres and for a 6 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing shed 4 ft. from the rear property line.
Location: North side of Broadwood Dr., 480 ft. West of Homeland Rd., North of E. Bristol St. (CR 10), common address of 23377 Broadwood Dr. in Osolo Township, zoned R-1.

SUP-0202-2026

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

- Minor Change – Special Use – Danny R. Lehman & Vonda Lehman, Husband & Wife (SUP-0718-2022) – request to amend the Special Use for a home workshop/business for a campground shower manufacturing business to add an additional home workshop business for covered wagon manufacturing business.

ADJOURNMENT

Debra Cramer – Appointed by Commissioners: term 1/1/25 – 12/31/28
Cory White – Appointed by Council: term 1/1/25 – 12/31/28
Randy Hesser – Appointed by Commissioners: term 1/1/26 – 12/31/29
Steve Warner – Appointed by Commissioners: term 1/1/25 – 12/31/28
Roger Miller – Appointed by Plan Commission: term 1/1/25-12/13/28

Alternates:
John Gardner – Appointed by Commissioners: term 1/1/26 – 12/31/26
David Miller – Appointed by Commissioners: term 1/1/26 – 12/31/26