

***ELKHART COUNTY BOARD OF ZONING APPEALS***

9:00 A.M.

**9:30 A.M. (WARNER)**

- E. Petitioner: ***Amos & Margaret Raber, Husband & Wife (Buyers) & Olena Oleksandr DeShone & Brian DeShone, Wife & Husband (Sellers)*** (Page 10)  
Petition: for a Special Use for a catering establishment (commissary).  
Location: North side of CR 28, 2,050 ft. West of CR 22, common address of 18239 CR 28 in Jefferson Township, zoned A-1. SUP-0598-2026
- F. Petitioner: ***Valerie K. Bell*** (Page 11)  
Petition: for a Special Use for a home workshop/business for retail sales.  
Location: East side of Horizon Dr., 560 ft. North of Dogwood Ln., East of Redbud Ln., South of Wayne St., common address of 502 Horizon Dr. in Middlebury Township, zoned R-4. SUP-0596-2026
- G. Petitioner: ***James S. Pierce & Julie A. Pierce, Husband & Wife*** (Page 12)  
Petition: for a Special Use for a contractor office and yard (electrical contractor).  
Location: North side of CR 28, 750 ft. East of CR 101, common address of 29343 CR 28 in Baugo Township, zoned A-1. SUP-0590-2026
- H. Petitioner: ***Larry W. White & Jennifer L. White, Husband & Wife*** (Page 13)  
Petition: for a Special Use for a kennel (dog boarding).  
Location: South side of CR 36, 3,500 ft. East of CR 15, common address of 22322 CR 36 in Harrison Township, zoned A-1. SUP-0607-2026
- 10:00 A.M. (WHITE)**
- I. Petitioner: ***Church Community Services*** (Page 14)  
Petition: for an amendment to an existing Special Use for an event center to amend signage.  
Location: East side of CR 3, 1,580 ft. North of CR 26, common address of 56710 CR 3 in Baugo Township, zoned A-1. SUP-0595-2026
- J. Petitioner: ***Millersburg Park & Recreation Board*** (Page 15)  
Petition: for an amendment to an existing Special Use for a town park to add a pavilion.  
Location: North side of Larimer Dr., 1,200 ft. North of E. Elm St., West of N. Benton St. (SR13), in Clinton Township, zoned A-1. SUP-0591-2026
- K. Petitioner: ***Helen E. Kallimani*** (Page 16)  
Petition: for an amendment to an existing Special Use for the keeping of animals on tract of land containing less than 3 acres to add an indoor riding arena.  
Location: Southwest side of CR 22, 1,195 ft. Southeast of CR 3, common address of 28872 CR 22 in Baugo Township, zoned A-1. SUP-0604-2026

- L.      Petitioner:      ***Lehman Family Trust, Nathan R. Lehman & Eileen J. Lehman, Trustees***      (Page 17)  
Petition:      for a Special Use for a kennel.  
Location:      South side of CR 42, 1,130 ft. East of CR 31, common address of 15820 CR 42 in Benton Township, zoned A-1.      SUP-0601-2026

**SPECIAL USES/DEVELOPMENTAL VARIANCES      10:30 A.M.      (MILLER)**

- M.      Petitioner:      ***Kevin L. Bontrager & Eva Bontrager, Husband & Wife***      (Page 18)  
Petition:      for an amendment to an existing Special Use for a home workshop/business for a woodworking shop to allow for a warehouse addition, for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right and for a Developmental Variance to allow for 5 outside employees (Ordinance allows 4).  
Location:      Northeast corner of CR 28 & CR 37, common address of 13063 CR 28 in Middlebury Township, zoned A-1.      SUP-0574-2026
- N.      Petitioner:      ***Bristol Community Church***      (Page 19)  
Petition:      for an amendment to an existing Special Use for a place of worship to allow for additional parcels and parking on lots 7, 8, 13, 37, & 38, for a 20 ft. Developmental Variance (Ordinance requires 55 ft. to allow for parking 35 ft. from the centerline of the right-of-way of S. Division St. (SR 15), for a 12 ft. Developmental Variance (Ordinance requires 35 ft.) to allow for parking 23 ft. from the centerline of the right-of-way of W. St. Joseph St., for a 35 ft. Developmental Variance (Ordinance requires 35 ft.) to allow for parking 0 ft. from the right-of-way of W. St. Joseph St., W. Elkhart St., & Illinois St., and for a Developmental Variance to allow for parking area without required buffering.  
Location:      most of the property located South of W. Vistula St. & North of W. St. Joseph St., between S. Division St. & Illinois St., also the Southwest corner of S. Division St. & W. St. Joseph St., common address of 201 S. Division St. in Washington Township, zoned R-1, B-2.      SUP-0580-2026
- O.      Petitioner:      ***Vernon J. Slabaugh & Edith Slabaugh, Husband & Wife***      (Page 20)  
Petition:      for a Special Use for a home workshop/business for an auto repair shop, for a Special Use for a mobile home, 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 46, 1,500 ft. East of CR 11, common address of 24757 CR 46 in Union Township, zoned A-1.      SUP-0589-2026

- P. Petitioner: ***Guadalupe Chavez Villasenor & Frolan Reyes Ortiz*** (Page 21)  
 Petition: for a Special Use for a home workshop/business for a bounce house business, for a 13 ft. Developmental Variance (Ordinance requires 50 ft.) to allow for an existing residence 37 ft. from the centerline of the right-of way and for a 3 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for an existing residence 2 ft. from the west side property line.  
 Location: South side of Glenmore St., 550 ft. West of Osolo Rd., common address of 25110 Glenmore St. in Osolo Township, zoned R-2. SUP-0606-2026
- Q. Petitioner: ***Allen T. Hatton & Amanda E. Hatton*** (Page 22)  
 Petition: for a Special Use for a home workshop/business for a dog grooming business and for a Developmental Variance to allow for the total square footage of accessory structures to exceed that allowed by right.  
 Location: Northwest side of CR 8, 1,010 ft. West of CR 21, common address of 19647 CR 8 in Washington Township, zoned A-1. SUP-0609-2026

### **SHOW CAUSE HEARINGS**

**(11:00 A.M.) (HESSER)**

- R. Petitioner: ***Terry Wuthrich*** (Page 23)  
 Petition: for a requested rescission of a Special Use for warehousing of RVs for failure to comply with the condition (s) and/or commitment (s) imposed by the Board of Zoning Appeals.  
 Location: North side of SR 120, 1,560 ft. West of CR 131, in York Township, zoned A-1. SUP-0428-2022
- S. Petitioner: ***Carol Hensley & Anthony Hensley, Wife & Husband*** (Page 24)  
 Petition: for a requested rescission of a Special Use for a home workshop/business for a produce and flower stand for failure to comply with the condition(s) and/or commitment (s) imposed by the Board of Zoning Appeals.  
 Location: Northeast corner of SR 15 & CR 20, common address of 58480 SR 15 in Jefferson Township, zoned A-1. SUP-0552-2023
- T. Petitioner: ***Miguel A. Ponce Martinez*** (Page 25)  
 Petition: for a requested rescission of a Special Use for a home workshop/business for bouncy houses for failure to comply with the condition(s) and/or commitment(s) imposed by the Board of Zoning Appeals.  
 Location: Southwest corner of CR 18 & Westleaf Manor Blvd., 790 ft. East of CR 1, common address of 29850 CR 18 in Baugo Township, zoned A-1. SUP-0576-2023
- U. Petitioner: ***Jay Risser & Amber Risser*** (Page 26)  
 Petition: for a requested rescission of a Special Use for a home workshop/business for a dog grooming business for failure to comply with the condition(s) and/or commitment(s) imposed by the Board of Zoning Appeals.  
 Location: Southeast corner of Kay Blvd. & Pleasant View Dr., 1,020 ft. North of CR 26, common address of 59808 Kay Blvd. in Concord Township, zoned A-1. SUP-0480-2023

- V.      Petitioner:      ***Bonnie J. Whitaker***      **(Page 27)**  
          Petition:      for a requested rescission of a Special Use for an agricultural use for the  
                             keeping of animals on a tract of land containing less than 3 acres for failure to  
                             comply with the condition(s) and/or commitment(s) imposed by the Board of  
                             Zoning Appeals.  
          Location:      South side of CR 34, 1,265 ft. East of CR 43, common address of 10504 CR  
                             34 in Clinton Township, zoned A-1.      SUP-0572-2024

## **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