

Minutes - Goshen Board of Zoning Appeals
Tuesday, March 25, 2025, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

I. The meeting was called to order with the following members present: Lee Rohn, Mathew Fisher, Tom Holtzinger, Hesston Lauver, and alternate member Craig Yoder. Also present were Assistant City Planner Rossa Deegan and Assistant City Attorney James Kolbus. Absent: James Loewen and Youth Advisor, Kimberly Cazabal Gonzalez

II. Approval of Minutes from 2/25/25: Lauver/Fisher 5-0

III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record: Rohn/Lauver 5-0

IV. Postponements/Withdrawals – None

V. Developmental Variances – public hearing items

25-06DV – Paul Stauffer & Jennifer E Shell request a developmental variance to allow a fence approximately 5' in height in the front yard where fences cannot exceed 4' in height. The subject property is generally located at 811 N Main Street and is zoned Residential R-2 District.

Staff Report

Mr. Deegan explained that a recent infrastructure project in this area and the widening of the Wilden Avenue and Main Street intersection caused the existing fence and wall around the perimeter of the property to be removed. Those structures, some 100 years old, were located in the front yard and the petitioners would like to reinstall them in a very similar location. This fence is approximately 4.5' in height and because the fence is taller than 4', it requires BZA approval. Staff supports this request, noting that the fence is not located in a vision clearance area and will basically go back into the same area as before.

The Planning Office was not contacted by any members of the public regarding this request.

Petitioner Presentation:

Paul Stauffer, 811 N Main Street, spoke on behalf of the petition. He stated that not all of the fence was removed during the recent road work, and the fence being replaced will match the existing.

Audience Comments:

There was no one to speak to the petition.

The public hearing was closed.

Staff Discussion:

None

Action:

A motion was made and seconded, Rohn/Fisher, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 25-06DV with the 3 conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

25-07DV – Rollin R & Debra A Handrich and Raber Patio request a developmental variance to allow a rear (south) building setback of 20' where a minimum of 25' is required for an approximately 196 SF sunroom addition. The subject property is generally located at 1812 Woodgate Drive and is zoned Residential R-3 PUD.

Staff Report

Mr. Deegan explained the petitioners are proposing to add a 196 SF three-season room to the southeast corner of the existing home with a 20' rear setback where 25' is required by the ordinance. He advised the size of the property creates the need for a variance and approval is warranted. All other setbacks and developmental requirements will be met.

Staff received letters and emails from the owner of 1728 Woodgate and from the facility director at Greencroft. Both offered support of the request.

Petitioner Presentation:

Rollin Handrich, 1812 Woodgate Drive, spoke on behalf of the petitioner. He stated they are anxious to move forward with this project, but noted for the record that this will be a four-season room and not a three-season room, and the patio will be located on the west side of the addition (not east) as described in the Staff Report.

Audience Comments:

There was no one to speak to the petition.

The public hearing was closed.

Staff Discussion: None

Action:

A motion was made and seconded, Fisher/Rohn, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 25-07DV with the 3 conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

VI. Audience Items
None

VII. Staff Board Items

- 6-month extension request for 24-11UV, 1009 S 9th Street, from 4/22/25 to 10/22/25

Mr. Deegan reminded Board members that in October of last year, they approved a use variance for a beauty salon and other similar uses at 1009 S 9th Street. The petitioner has requested a 6-month extension to give them time to complete the permitting process.

Action:

A motion was made and seconded, Lauver/Rohn, to approve a 6-month extension from 4/22/25 to 10/22/25, for 1009 S 9th Street. The motion passed unanimously by a vote of 5-0.

VIII. Adjournment: 4:10 pm Fisher/Holtzinger

Respectfully Submitted:

/s/ Lori Lipscomb

Lori Lipscomb, Recording Secretary

Approved By:

/s/ Tom Holtzinger

Tom Holtzinger, Chair

/s/ Hesston Lauver

Hesston Lauver, Secretary