

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, March 24, 2026, 4:00 P.M.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I.** Roll Call
- II.** Approval of Minutes from 2/24/26
- III.** Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV.** Postponements/Withdrawals – any person having business to come before the Board may request postponement or withdrawal at this time.
- V. Use & Developmental Variances** – public hearing items
- 26-04UV** – Trustees of Goshen Church of God and Signtech Sign Services request a use variance to allow an illuminated freestanding sign 6.5’ in height and 43 Sf in area adjacent to a residential property where churches are a conditional use allowing freestanding signs a maximum 5’ in height and 36 Sf in area and where illuminated signs are not permitted adjacent to residential uses. The subject property is generally located at 1304 E Lincoln Avenue and is zoned Residential R-2 District.
- 26-05UV & 26-03DV** – Deer Run Partners, LLC & Elkhart County Jail Ministry request a use variance to allow a community center in the M-1 District where such uses are a conditional use in the Residential R-1, R-1S, R-2, R-3, and R-4 Districts, and a developmental variance to allow ten on-site parking spaces where a minimum of 46 are required. The subject property is generally located at 320 N Main Street and is zoned Industrial M-1 District.
- 26-04DV** – Jesse Stoltzfus requests developmental variances to allow a fence 6’ in height in the front yard where a maximum of 4’ is allowed and the total footprint area of all detached accessory buildings to exceed the building footprint area of the primary residential dwelling for an approximately 750 Sf garage addition. The subject property is generally located at 713 Middlebury Street and is zoned Residential R-1 District.
- 26-05DV** – Wabash National, LP & Danch, Harner & Associates, Inc. request developmental variances to allow 0’ side parking and driving aisle setbacks where a minimum of 5’ is required for an access drive crossing the shared property line at a point along Lincolnway East and for the variance to be valid for one year before the zoning clearance is issued. The subject property is generally located at 2510 Lincolnway East and 2572 E Kercher Road and is zoned Industrial M-1 District.
- VI.** Audience Items
- VII.** Staff/Board Items
- VIII.** Adjournment

BZA Members

- James Loewen, Appointed by Mayor, Term 1/31/24 - 12/31/27
- Matthew Fisher, Appointed by Mayor, Term 1/31/24 - 12/31/27
- Tom Holtzinger, Appointed by Mayor, Term 1/1/26 - 12/31/29
- Hesston Lauver, Appointed by Plan Commission, Term 1/20/26 - 12/31/29
- Lee Rohn, Appointed by Council, Term 1/1/25 - 12/31/28

BZA Alternate Member:

- Craig Yoder, Appointed by Mayor, Term 1/31/24 - 12/31/27