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

Minutes - Goshen Board of Zoning Appeals
Tuesday, February 24, 2026, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

I. The meeting was called to order with the following members present: Hesston Lauver, James Loewen , Tom Holtzinger, and Mathew Fisher. Also present were Assistant City Planner Rossa Deegan and Assistant City Attorney Don Shuler. Absent: Lee Rohn, Youth Advisor, Ezra Tice

II. Approval of Minutes from 1/27/26: Lauver/Loewen 4-0

III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record: Fisher/Lauver 4-0

IV. Postponements/Withdrawals – None

Use & Developmental Variances – public hearing items
26-02DV – Rosa Investment 1, LLC & Land & Boundary, LLC request a developmental variance to allow a front building setback of 28' along Pike Street where a minimum of 35' is required and for the variance to be valid for one year before a zoning clearance is issued for the construction of a three-townhome building. The subject property is generally located at 219 N 5th Street and is zoned Commercial B-2 District.

Staff Report
Mr. Deegan provided background information on this parcel, explaining that in 2016 three homes were demolished to make room for the US 33 connector, noting that the parcel has been vacant since that time. Today's request is to build a residential home on the property which would consist of three town homes with an approximate footprint of 1,612 sf. Each unit will consist of a basement and two stories, along with 7 onsite parking spaces where 6 are required. All R-3 standards will be met, except for the required building setback along Pike Street. He went on to explain that this property is located in the B-2 zoning district, but multi-family homes are allowed if they can meet the R-3 multi-family standards.

Staff recommends approval of the request, pointing out that only a portion of the building will not meet the setback requirement along Pike Street. He also noted that the design of the building is very basic and because of its proximity to the downtown, it would be nice to ensure there are windows on all sides and levels of the building.

Mr. Loewen commented that he only found a north elevation in the packet and asked if other elevations were available.

Mr. Deegan stated that no side elevations were submitted for review.

One public inquiry was received from Kirk Miller of the Goshen Elks, 220 N Main Street. He voiced concerns regarding the lack of parking in the area, but Mr. Deegan pointed out that parking requirements are met for this request.

Petitioner Presentation:
Travis Shetler, 401 S 3rd Street, spoke on behalf of the petitioner. He feels they can meet the recommendation of windows on all four sides of the building and explained the variance is required because of the shape of the property.

Mr. Holtzinger asked if these townhomes will be sold separately or if this will be a rental property.
Mr. Shetler stated it will be rental property.

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/Loewen, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 26-02DV with the 6 conditions listed in the Staff Report. The motion passed unanimously by a vote of 4-0.

26-03UV – Steven J & Lark J Klinge and Royer Construction request a use variance to allow an addition to an existing home for a second dwelling unit where two-family dwellings are permitted in the Residential R-2 and R-3 Districts and are conditional uses in the R-1S & B-2 Districts. The subject property is generally located at 611 N Greene Road and is zoned Residential R-1 District.

Staff Report
Mr. Deegan explained this single-family home has an attached 4-stall garage, and is located on a lot approximately 2 acres in size. The petitioners would like to add an additional living unit, approximately 780 SF in size, to the rear of the home to be used by aging family members. The addition to the home will be attached by a breezeway. Staff recommends approval of the request, noting that all developmental requirements will be met and given the large lot size, the request is reasonable.

The Planning Office was contacted by Stephen Boener, 610 Revere Drive, in support of the request and Linda Roig, 702 N Greene Road, who, after receiving additional information, stated she had no concerns.

Mr. Loewen asked why Staff recommends that both dwelling units remain under single ownership.
Mr. Deegan stated if the two units were sold separately, it's possible one or both units wouldn't meet the R-1 developmental standards.

Petitioner Presentation:
Steve Klinge, 611 N Greene Road, spoke on behalf of the petitioner. He stated this space is intended for his parents and would be connected to the existing house and garage via a breezeway.

Mr. Lauver asked if the breezeway would be an open area.
Mr. Klinge stated it would be enclosed.

Mr. Loewen asked if it's possible that the unit could become a rental if the property is eventually sold.
Mr. Deegan stated the way the commitment form is written, yes, that could happen.
Mr. Loewen asked if a stipulation could be included that only one unit could become a rental property.
Attorney Shuler stated that if a condition or commitment is going to be placed on the property, it would be best to state that at least one of the dwellings must be owner occupied, pointing out that would be an easier, enforceable standard.

Mr. Klinge was asked what his thoughts are regarding this discussion.

Mr. Klinge stated that he and his wife plan to live there as long as possible and once his parents are gone, they have no plans on renting it. He stated he has a two-story house and ideally once he and his wife become older and need a one level home, they would have the option of moving in there. He also mentioned the possibility that a married child might want to live there.

Audience Comments:
There was no one to speak to the petition.

The public hearing was closed.

Staff Discussion:
Mr. Lauver stated he feels we should approve Staff's recommendations.
Mr. Fisher pointed out this is a large yard, with an adequate driveway and 4-car garage. He doesn't feel the other discussion is relevant to this request.

Action:
A motion was made and seconded, Lauver/Holtzinger, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 25-03UV with the 5 conditions and 2 commitments listed in the Staff Report. The motion passed unanimously by a vote of 4-0.

V. Audience Items
None

VI. Staff Board Items
None

VII. Adjournment: 4:23 pm Lauver/Fisher

Respectfully Submitted:

_____
Lori Lipscomb, Recording Secretary

Approved By:

_____
Tom Holtzinger, Chair

_____
Lee Rohn, Secretary

LOCATION: 1304 E Lincoln Avenue **DATE:** March 24, 2026
CASE NUMBER: 26-04UV **PREPARED BY**: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Trustees of Goshen Church of God (owners); Signtech Sign Services (agent)

REQUEST: The applicants 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

LOT SIZE: ±0.9 acres; ±187' of frontage; depth varies

APPLICABLE ZONING: Residential R-2

NOTICES SENT: 23

SPECIAL INFORMATION

PUBLIC UTILITIES: Connected to City water & sewer

AREA DEVELOPMENT: Residential, institutional, commercial

NEIGHBORHOOD: East Goshen

THOROUGHFARES: Lincoln Avenue

TOPOGRAPHY: Inclines eastward

VARIANCE OF USE STANDARDS

◊ Goshen Zoning Ordinance, *Section 5200 – Churches, Chapels, Temples, Synagogues, etc.*
D. Churches meeting the Conditional Use requirements herein are permitted the following signs:
1. One monument style freestanding sign meeting the following requirements:
a. Maximum permitted area of 36 square feet.
b. Maximum permitted height of five feet (5')

◊ Goshen Zoning Ordinance, *Section 5100.2,* Permitted Sign Types
A. Freestanding Signs
1. General Provisions
g. Any freestanding sign adjacent to a residential use or residential zoning district shall not be illuminated, either internally or externally

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

ANALYSIS

The subject property is a church located on the south side of Lincoln Avenue in East Goshen. The church is a two story building served by a gravel parking lot. Adjacent properties are a mix of zoning and uses: on the south side of Lincoln Avenue, the church is neighbored by Abshire Park and a mobile home; on the north side of Lincoln is an automobile body shop zoned M-1 and single family homes zoned B-1.

The property currently has a freestanding sign in the front yard along Lincoln Avenue. The sign is pole-mounted, internally illuminated, and includes a manual changeable copy sign. Planning records indicate the sign was approved in 1998 and is approximately 12' in height 36 SF in area. Sign allowances for churches have changed since that approval. Churches are a conditional use allowing freestanding signs up to 5' in height and 36 SF in area. They can be internally illuminated, but not when adjacent to residential properties.

The applicants are proposing to replace the current sign with a monument sign that will be 6.5' in height and 43 SF in area. It will include a changeable copy sign and be internally illuminated. A use variance is required because it exceeds the allowed sign height and area and a developmental variance is needed because it will be illuminated adjacent to residential properties.

Staff recommends denial of the request based on the following:

- There is nothing peculiar about the subject property that necessitates the increased size or height of the sign. Other churches are required to adhere to these standards; if the allowances are not great enough, the Zoning Ordinance should change, not the allowances for this one property.
- The petitioners explain that they would like a taller sign so that they can access the changeable copy when it snows. In those situations, they should shovel the snow out of the way.
- The petitioners may reface the existing sign so long as the location, size, and structure are not changed.
- Denial will not result in practical difficulties in the use of the property. The building and parking areas are unaffected and a new non-illuminated sign meeting current dimension standards or a re-faced existing sign are permitted.

FINDINGS OF FACT

Staff recommends **denial** of 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, based on the following:

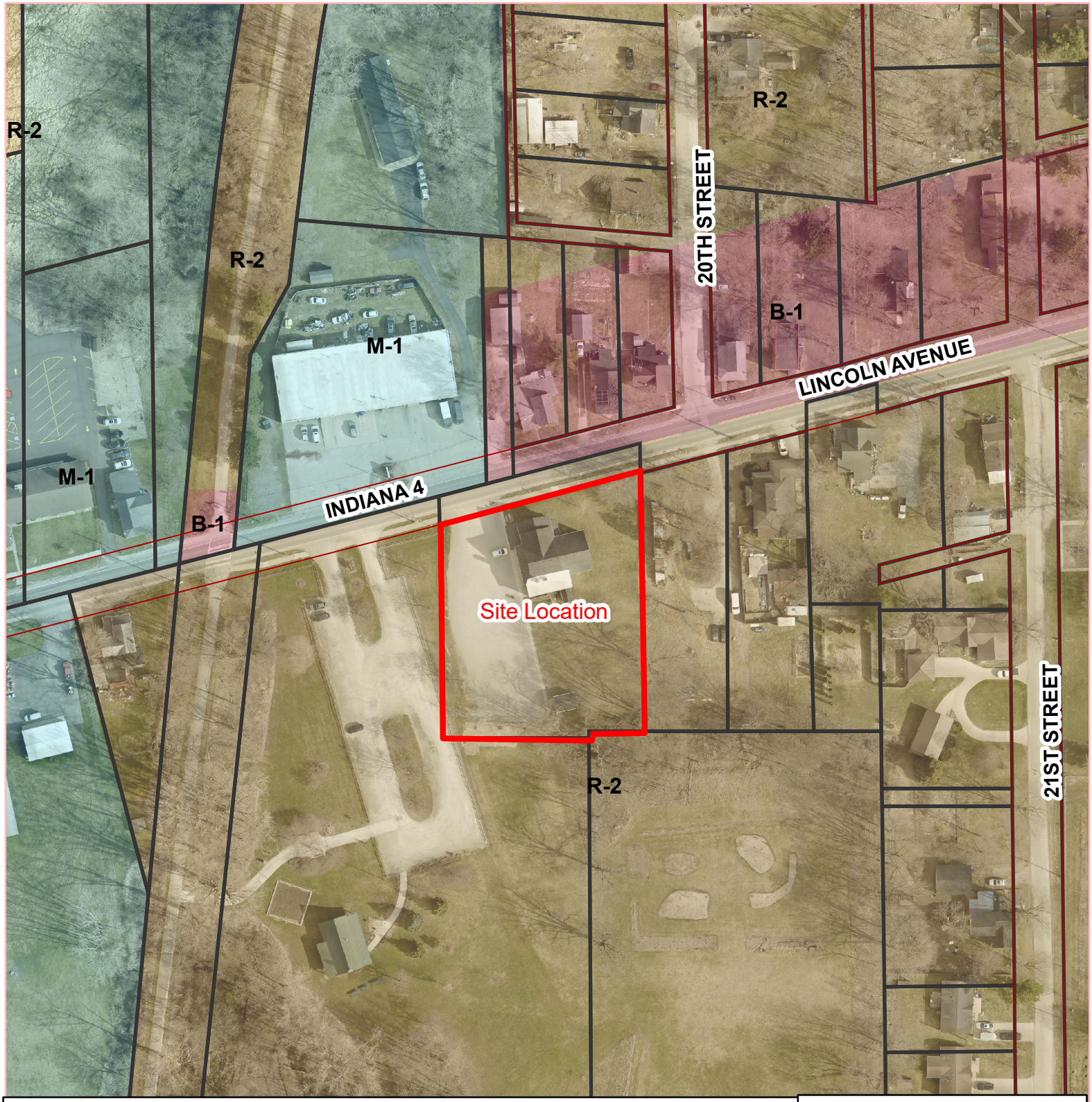
1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. The proposed sign meets setback requirements and is unlikely to interfere with circulation by and around the property. *The standard is confirmed.*
2. The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner. The proposed sign is smaller than the existing sign, which is illuminated, and does not appear to have been detrimental to adjacent residential properties. *The standard is confirmed.*
3. The need for the variance does not arise from a condition peculiar to the subject property. There is nothing peculiar about the subject property that necessitates the increased size or height of the sign. Other churches are required to adhere to these standards; if the allowances are not great enough, the Zoning Ordinance should change, not the allowances for this one property. *The standard is not confirmed.*
4. Strict application of the terms of the Zoning Ordinance will not constitute an unnecessary hardship if applied to the subject property. A sign can be designed meeting current Zoning Ordinance requirements. *The standard is not confirmed.*
5. The approval interferes substantially with the Comprehensive Plan. The purpose of the Zoning Ordinance sign area requirements is to ensure signs are compatible with the scale and design of Goshen's built environment, including its neighborhoods. This idea is stressed in Goshen's Comprehensive Plan, which has the goal of supporting "development that is consistent with existing neighborhood design, style, and scale." For that reason, the proposed sign should meet current standards. *The standard is not confirmed.*

Looking east

Looking northeast

Looking east along Lincoln Avenue

Looking west



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Feet

0 30 60 120

N

1 inch = 120 feet

1304 E Lincoln Ave

2023 Aerial

Printed March 5, 2026

The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626

Before

CHURCH of GOD
GET RIGHT WITH JESUS
OR BE LEFT BEHIND.
EVE N SO COME
QUICKLY JESUS.

Total Sqft of Signage = 42.79'
O.A.H. = 6.5'

LOCATION: 320 N Main Street **DATE:** March 24, 2026
CASE NUMBER: 26-05UV & 26-03DV **PREPARED BY**: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Deer Run Partners, LLC (owner); Elkhart County Jail Ministry (agent)

REQUEST: The applicants 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

LOT SIZE: ±0.56 acres; ±165' of frontage; depth varies

APPLICABLE ZONING: Industrial M-1

NOTICES SENT: 20

SPECIAL INFORMATION

PUBLIC UTILITIES: Connected to City water & sewer

AREA DEVELOPMENT: Industrial, residential, commercial, institutional

NEIGHBORHOOD: Chamberlain

THOROUGHFARES: Main Street

TOPOGRAPHY: Relatively level; bounded along north property line by Rock Run Creek; majority of property is located in the 0.2 % annal chance flood hazard

VARIANCE OF USE STANDARDS

- ◊ Goshen Zoning Ordinance, *Appendix E,* Table of Permitted Uses
  Community centers are listed as a conditional use in the R-1, R-1S, R-2, R-3, and R-4 Districts

- ◊ Goshen Zoning Ordinance, *Appendix F*, Table of Parking requirements
  Minimum number of onsite parking spaces for:
  - Community Centers – one per two employees; plus parking to meet the requirements as established in this table for uses included in the establishment
  - Offices – one per two employees; plus one per 400 SF of office space
  - Churches – one per two employees; plus one per three seats in the main sanctuary area

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

ANALYSIS

The subject property is a vacant building on the east side of Main Street, directly north of the Norfolk Southern railroad tracks and south of Rock Run Creek. Zoning is M-1, reflecting the property's location in old industrial corridor. A City utilities building and parking lot is located to the east, as is a residence; a sign company and auto body shop is located to the north across the creek. Chamberlain Elementary School and the Chamberlain neighborhood are located a short distance to the northeast along Middlebury Street.

The large vacant building on the property is over 11,000 Sf in area. A small asphalt-paved parking area is in the front yard and right of way, and a mix of gravel and concrete with un-delineated parking and driving areas

surrounds the building. There is also a vacant accessory building in the southeast corner of the site with an approximate footprint of 1,800 SF. Planning records indicate that the property was once used as a Coca-Cola bottling facility; more recently, it was used for small scale manufacturing and service. It underwent a cosmetic remodel in 2025 and is currently vacant.

The petitioners are proposing to use the property as a community center, explaining in their letter to the BZA that the facility will "assist formerly incarcerated individuals and their families to successfully reintegrate into the Elkhart County community." Services will include tattoo removal, counseling, art classes, yoga, career development, and support groups. The building will also host regular Sunday morning worship services for up to 120 individuals. Community centers are not a permitted use in the M-1 District, so a use variance is required.

Additionally, a developmental variance will be needed for parking. Currently, there are ten striped spaces in the parking lot on the northwest corner of the property (not in the right in of way) that count as parking. Using minimum requirements as established by the Zoning Ordinance, a total of 46 onsite parking spaces is needed based on the following:

- 1 space for its two employees
- 5 spaces for approximately 2,176 SF of space used by the community center rooms and offices
- 40 spaces for the 120-seat church space

The site is thus 36 spaces shy of the Zoning Ordinance minimum.

Staff recommends approval of the use and developmental variances. Use of the property as a community center is justifiable because:

- A large portion of the building is existing office space, suitable to the various services of the community center. The building will be brought into compliance with building code for all services it offers, including the worship area.
- The building is not increasing in size, and few external improvements are being made to accommodate the change of use.
- While the property is in a historic industrial corridor, it is not in the center or a large industrial district. Rather, it is positioned at the north end of the downtown and the start the Chamberlain residential neighborhood, making the use a smooth transition between districts. In fact, the use is likely better for the neighborhood than an industrial use.
- A large portion of the building will be used for regular church services, which are a conditional use in the M-1 District
- The community center will serve formerly incarcerated individuals in the community. A large number of the center's patrons will be from the nearby work-release facility, who will be able to walk to the center.

Use of the building for church services on Sunday mornings is creating the need for parking; otherwise, there is an adequate number of spaces for the community center use. While there are only ten striped spaces on the property, there is a significant amount of un-striped gravel and concrete surrounding the building that can serve as overflow parking when necessary. The applicants have provided a parking plan showing that there are up to 26 parking spaces on the property and in the adjacent right of way when this overflow area is incorporated. Perhaps most importantly, the church services are intended to serve a large number of people who do not drive; many of those served by the center and the church will be walking to the property.

Among the recommended conditions of approval are the following:

- Slats or opaque screening should be added to the fence along the east property line. There is a residential property east of the facility and screening is a condition for church parking approval adjacent to residential uses.
- If the community center receives approval to use the adjacent City utilities parking lot for overflow parking, a gate should be added to the fence so that the property can be accessed
- A vehicle barrier such as a fence or a line of large rocks should be added to the south property line to prevent vehicles from driving around the accessory building onto railroad property. City staff has reported this as an issue.

FINDINGS OF FACT

Staff recommends **approval** of 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, based on the following:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. The community center will be in an existing building. The change of use will be evaluated for safety by the Goshen Building and Fire departments, with all necessary changes made before occupancy. There is adequate parking on site for the intended use, although much of the parking area is not striped. *The standard is confirmed.*

2. The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner. The proposed community center will be a less intense use than an industrial use. The subject property is in an old industrial corridor that is a transition area between the commercial downtown and residential Chamberlain neighborhood; those areas will benefit from the center. *The standard is confirmed.*

3. The need for the variance arises from a condition peculiar to the subject property. The subject property is in an old industrial corridor, but its location close to a residential neighborhood and a work release facility means that it will be at close proximity to many individuals who will benefit from its services. The property has existing paving, but much of it is gravel, which cannot be delineated for parking. *The standard is confirmed.*

4. Strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the subject property. The property is vacant and small by comparison to more recently developed industrial sites. An office use such as the proposed community center is more appropriate. *The standard is confirmed.*

5. The approval does not interfere substantially with the Comprehensive Plan. The proposed use supports Goshen's Comprehensive Plan's goal of "ensur(ing) compatibility and smooth transitions between different land uses" (Land Use 3.1) *The standard is confirmed.*

With approval, the following conditions shall apply:

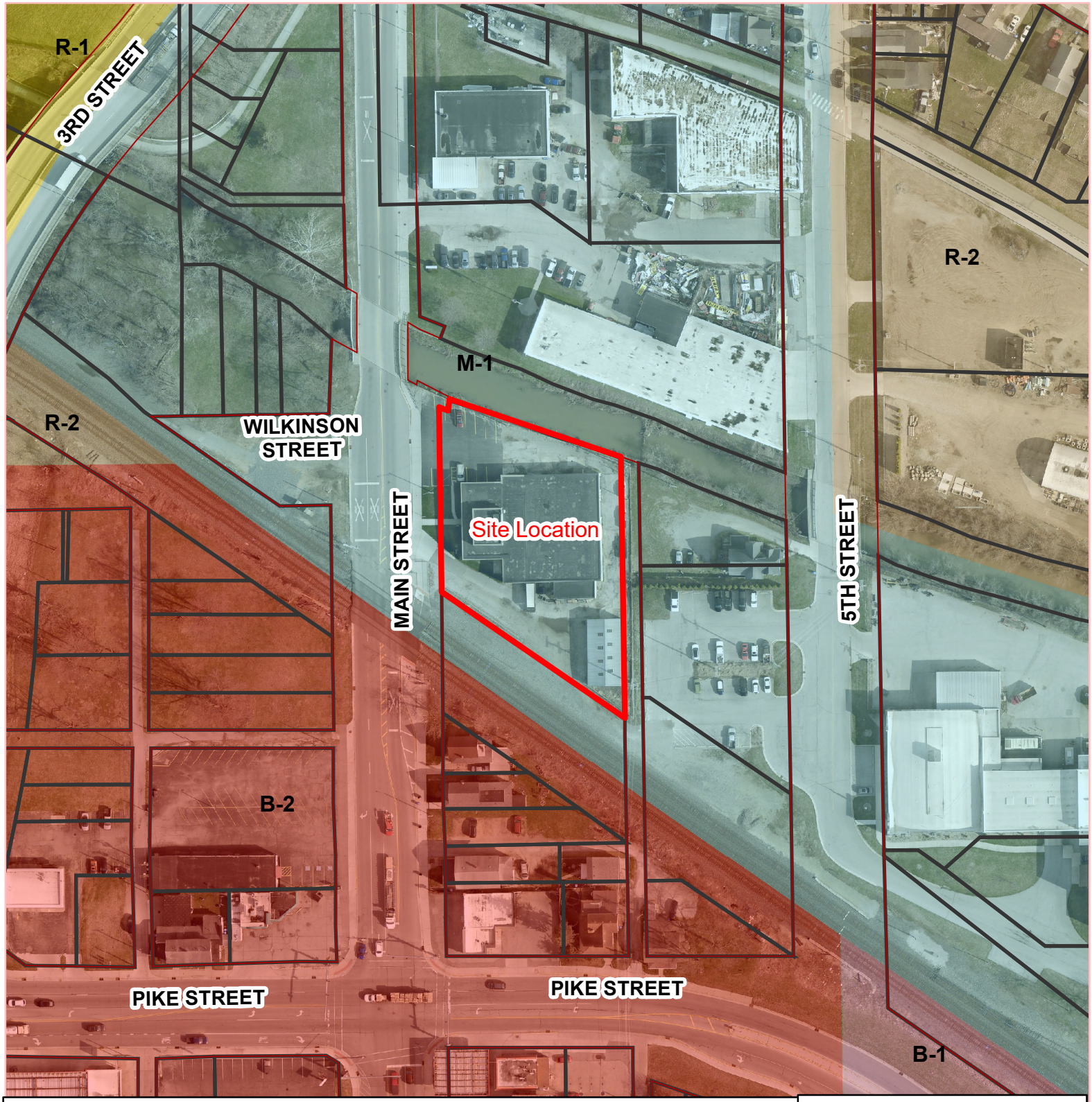
1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.
4. Approval by the Building and Fire Departments is required.
5. Slats or opaque screening shall be added to the fence along the east property line.
6. If the community center receives approval to use the adjacent City utilities parking lot for overflow parking, a pedestrian gate shall be added to the fence so that the subject property can be accessed.
7. A vehicle barrier shall be added to the south property line to impede vehicles from driving onto railroad property.

Looking east across Main Street

Looking southeast along south side of building

From the northeast corner of the site looking south

Looking southeast across Main Street



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Feet

0 30 60 120

N

1 inch = 120 feet

320 N Main Street

2023 Aerial

Printed March 5, 2026

The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626

Jail Ministry
of Elkhart County

The Community Chaplaincy Corporation of Elkhart County (dba The Elkhart County Jail Ministry) intends to use the property at 320 N. Main St., Goshen, IN 46528 as a community center called Holy Alliance that will assist formerly incarcerated individuals and their families to successfully reintegrate into the Elkhart County community.

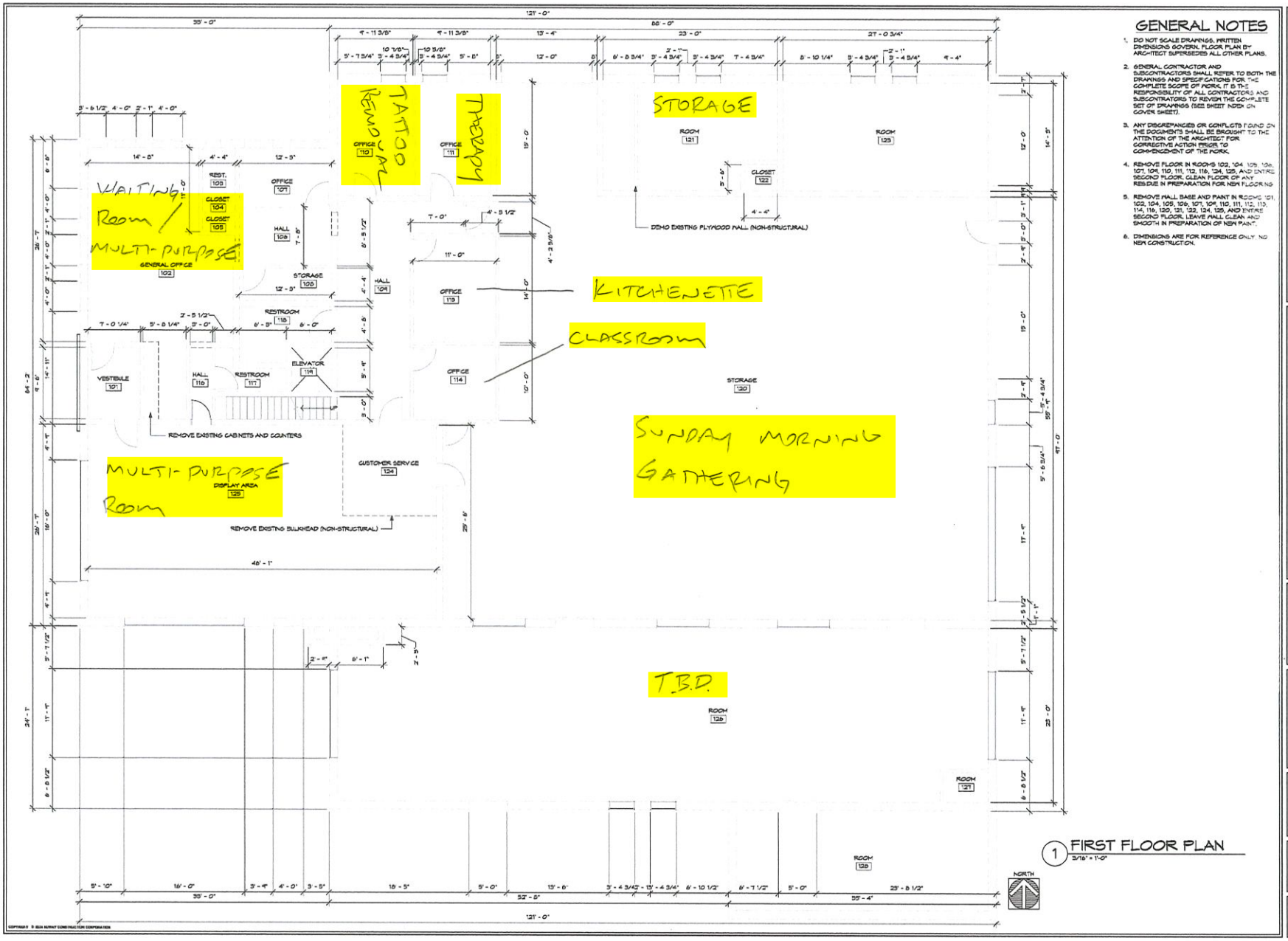
This will be done through programming tailored to the specific needs of people affected by incarceration, as well as through partnerships with community organizations that deal with such issues as mental health, trauma, job training,family reunification, and addiction recovery. The center will be open five to six days a week as a day center. It will not be a residential facility.

The Elkhart County Jail Ministry will also continue offering the following services at this community center that are already being offered at various locations around Goshen:

1. Tattoo removal services for anyone in Elkhart County with gang, face, neck, or hand tattoos
2. Free professional counseling for anyone who's ever been incarcerated at the Elkhart County Jail
3. Art classes such as painting, wood carving, mosaic making, and writing
4. Holy Yoga classes with a licensed yoga instructor
5. Assistance with job searches/applications, resume building, retrieval of vital documents (birth certificates, IDs, social security cards, etc.)
6. Provide central location for men and women to complete community service hours
7. Support groups for families with incarcerated loved ones

This community center will make Goshen and Elkhart County a better place to work, live and raise a family by providing justice involved individuals with healthy, productive and meaningful opportunities to be productive members of society.

As the Elkhart County Jail Ministry continues to expand its services in Elkhart County, this community center will provide a much needed central location where we can consolidate our services.



1 FIRST FLOOR PLAN
3/16" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS.
2. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL REFER TO BOTH THE DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND SUBCONTRACTORS TO REVIEW THE COMPLETE SET OF DRAWINGS (SEE SHEET INDEX ON COVER SHEET).
3. ANY DISCREPANCIES OR CONFLICTS FOUND ON THE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CORRECTIVE ACTION PRIOR TO COMMENCEMENT OF THE WORK.
4. REMOVE FLOOR IN ROOMS 102, 104, 105, 106, 107, 109, 110, 111, 112, 116, 124, 125, AND ENTIRE SECOND FLOOR. CLEAN FLOOR OF ANY RESIDUE IN PREPARATION FOR NEW FLOORING.
5. REMOVE WALL BASE AND PAINT IN ROOMS 101, 102, 104, 105, 106, 107, 109, 110, 111, 112, 113, 114, 116, 120, 121, 122, 124, 125, AND ENTIRE SECOND FLOOR. LEAVE WALL CLEAN AND SMOOTH IN PREPARATION OF NEW PAINT.
6. DIMENSIONS ARE FOR REFERENCE ONLY. NO NEW CONSTRUCTION.

NUWAY CONSTRUCTION
2119 Cantron Court - Goshen, IN 46526
PH: (574) 533-2558 - FX: (574) 534-2522 - www.nuwayconstruction.com

NEW FACILITY FOR:
DEER RUN PARTNERS LLC
320 N MAIN STREET
GOSHEN, IN 46528

SEAL:

REVISIONS:

JOB NO: 25022
DRAWN BY: JMB
DATE: 03-12-25

SHEET NAME: FIRST FLOOR PLAN

SHEET NO. A1.1

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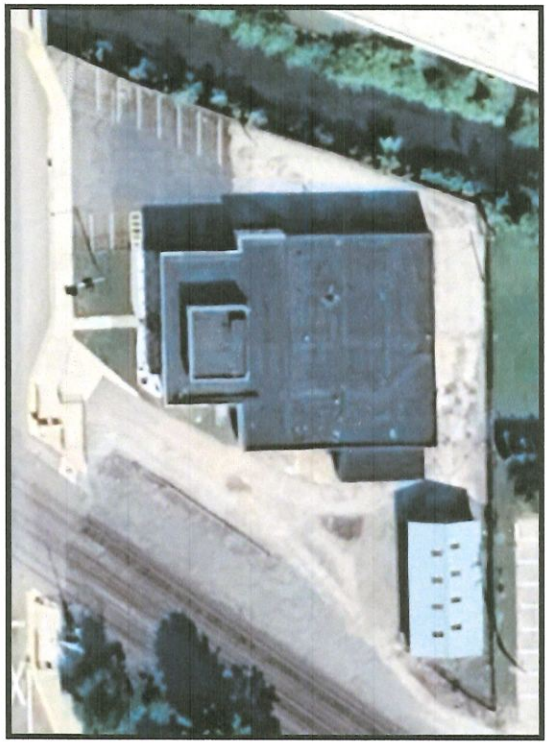
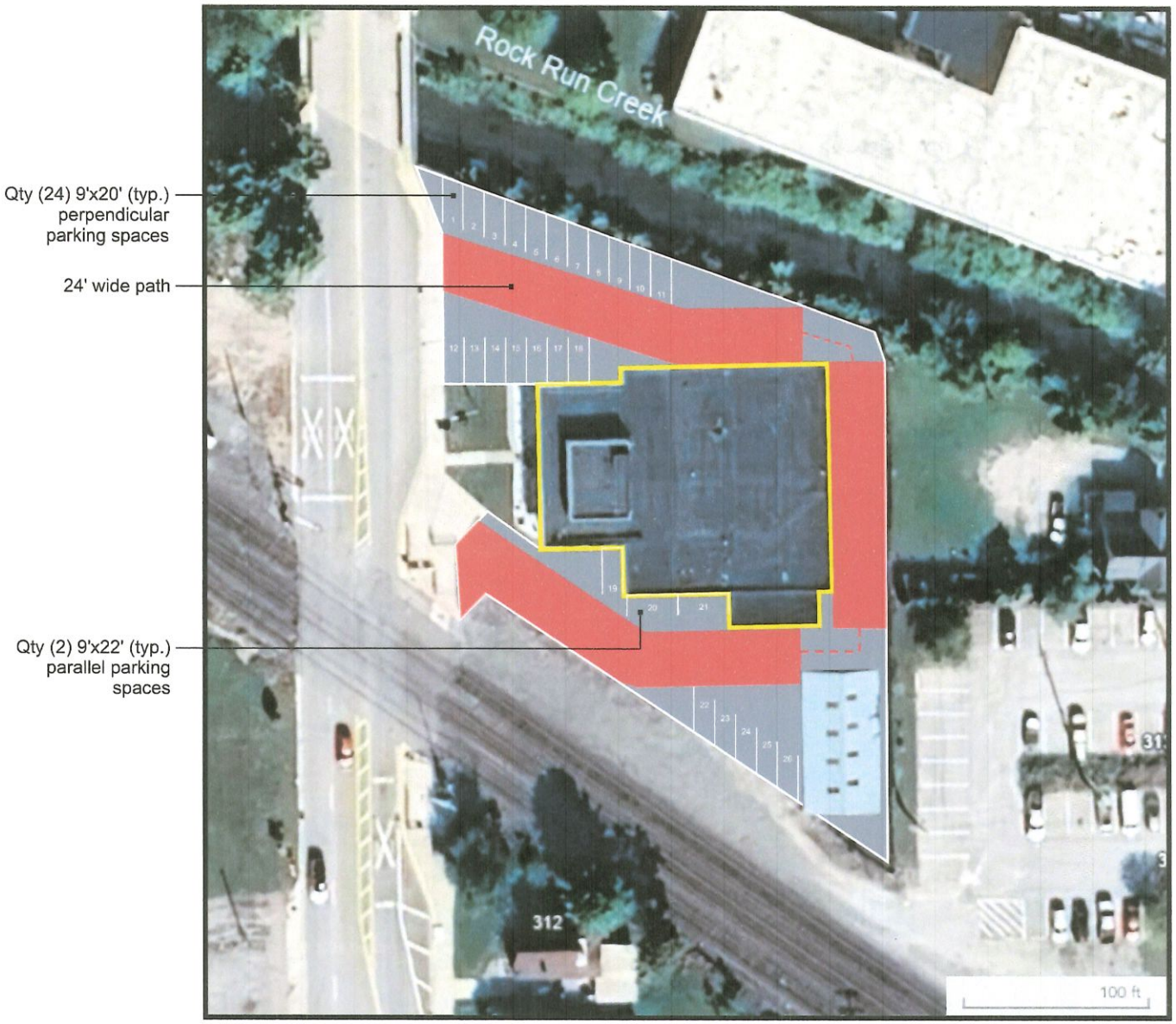


Existing Lot



Proposed Lot: Total qty (26) parking spaces

Jail Ministry of Elkhart County

HOLY alliance

Date: 02.27.2026
Client: ECJM
Designer: H Young
Location: 320 N Main St
Goshen IN 46528

Revisions:
Outbuilding/spaces 02.27.26

Eighth Street
Mennonite
Church

602 South Eighth Street
Goshen, Indiana 46526-4019
T: 574/533-6720
E: office@8thStMennonite.org

March 13, 2026

Dear Members of the Board of Zoning Appeals,

As a pastor of Eighth Street Mennonite Church, I am writing to express our congregation's enthusiastic support for the proposed project of converting the property at 320 N Main St into the *Holy Alliance Community Center*.

Over the last five years, our church has had the privilege of supporting the Reentry Housing Program of the Jail Ministry of Elkhart County. This ministry provides formerly incarcerated individuals with the opportunity to gain stability through safe and affordable housing. Being involved in this ministry has helped us to better understand the significant hurdles that formerly incarcerated people face as they seek to find employment, access treatment for addictions, develop new social networks, and rebuild their lives.

We firmly believe that the establishment of a community center will play a vital role in helping returning citizens successfully reintegrate into our community and reduce that chance of recidivism. This community center will provide a supportive space for people to pursue their goals for stability and wellness in all facets of their lives—financial, relational, spiritual, mental and physical health. Members of our congregation look forward to supporting the programs that will be offered at this innovative "hub" in our downtown neighborhood.

Jail Ministry believes that people experience growth and transformation in the context of community. As Jail Ministry staff work to build relationships among people from diverse backgrounds and life experience, they take great care in developing practices and policies that uphold the dignity and safety of all people. We have witnessed Jail Ministry staff diligently communicate expectations for those participating in its programs. They are thoroughly committed to holding everyone accountable to safe and respectful behavior.

We are grateful to be part of the Jail Ministry and we look forward seeing how the *Holy Alliance Community Center* will change lives and help make Goshen a place of belonging for all who reside here.

Sincerely,

Julia Gingrich

Julia Gingrich
Pastor, Eighth Street Mennonite Church

OFFICE OF THE SHERIFF
JEFF A. SIEGEL, SHERIFF

ELKHART COUNTY SHERIFF'S OFFICE 26861 CR 26, ELKHART, IN 46517
PHONE: 574.891.2300 | ELKHARTCOUNTYSHERIFF.COM

To Whom It May Concern:

I am Jeff Siegel, Sheriff of the Elkhart County Sheriff's Office. I am proud to submit to you this letter of recommendation for the Elkhart County Jail Ministry and their community center initiative. I have worked closely with the jail ministry for many years including nearly 8 years as Sheriff. I can attest to their commitment to our community, our jail and aiding in assisting individuals who had been previously incarcerated. Throughout their work I have seen firsthand the ministry aid people in rebuilding their lives through faith, accountability and practical support.

Programs offered through the jail ministry fill a critical void where traditional programs are failing. Providing housing, employment, mentorship and a positive support system are perfect examples of what government institutions fail to provide yet are offered by our jail ministry. Approving of this community center is another positive step in filling these voids. A faith-based community center where people can receive guidance, develop life skills, and connect with resources will help our community with reintegration as well as reduce recidivism.

The growth of our jail ministry is largely due to their staff's vision and willingness to try new things. Because of their vision I have come to ask you to fully support this project. The leadership of the ministry has an established reputation for being a responsible and mission driven organization. With this reputation I expect nothing but positives to come from this community center project. I would appreciate your support and approval.

Jeff A. Siegel, Sheriff

LIVING hope CHRISTIAN FELLOWSHIP

501 North Indiana Avenue
Goshen, IN 46528

To the Committee and Members of Goshen BZA,

This note is being offered in support of the Elkhart County Jail Ministry's request for a variance for the property located at 320 N. Main St., Goshen, IN. For the past seven years our church family has been actively engaged with the efforts of Elkhart County Jail Ministry. Many parishioners from our congregation have witnessed first-hand the positive effects that Jail Ministry has offered to the lives of individuals who are incarcerated, and to those recently released from incarceration and who are working to reestablish themselves into the community. Not only does the Jail Ministry offer multiple avenues of immediate positive change for individuals, but they also offer many opportunities for positive transformation that help individuals establish a solid foundation designed to stretch far into the future.

The property being highlighted would be a tremendous asset to the ongoing efforts of the Jail Ministry, and would provide a safe and stable location for individuals to connect with the services of the Jail Ministry. Establishing a centralized and consolidated location for programs, classes, and other support services would be a positive step of growth for the Jail Ministry, but would also have a farther reaching influence for positive change within our community. Having a safe and established base where mentors and mentees can work together would be of great value in eliminating scheduling reservation conflicts that arise as a result of individuals trying to find approved locations and times to meet for support.

The Jail Ministry holds a high standard of safety for staff members and volunteers who contribute to the programs and offerings that the ministry provides. This standard of safety is an expectation that also carries over for those who are coming for assistance. Compromises related to safety and security are not tolerated in the services that the Jail Ministry provides.

We are kindly asking you to allow for the change in zoning for the property mentioned above. The Jail Ministry is a trusted asset to our Goshen community, and will maintain accountability to that reputation. Thank you for your consideration of this matter.

Respectfully submitted,

Jason Miller - Pastor, Living Hope Christian Fellowship

GOSHEN CITY CHURCH OF THE BRETHREN

Building a radical Spirit-filled community, cultivating authentic relationships, sharing God's inclusive love in and beyond our city.

March 12, 2026

To: Goshen BZA
Fr: Kurt Borgmann, pastor
Goshen City Church of the Brethren
203 North 5th Street, Goshen, IN
Re: Elkhart County Jail Ministry/Holy Alliance zoning request

To whom it may concern:

I am writing in support of the Elkhart County Jail Ministry request for a zoning variance for a building on the north side of Goshen (320 N. Main St.) where they are hoping to have a location for their ministry and programming.

I am personally aware of the important work that the Elkhart County Jail Ministry has been able to do with incarcerated and formerly incarcerated persons. My church has been for many years one of the churches to which persons who are part of the work release program can come on Sunday mornings.

Last fall we started providing space for the Holy Alliance ministry to meet in our church basement on Sunday mornings for their weekly gatherings. We have been very pleased to provide the space and the group has been highly respectful of our church building and our overlapping needs as both their group and our congregation are in the building at the same time on Sunday mornings. Having had the opportunity to attend a Holy Alliance gathering and as I continue to be in regular communication with Cory Martin, I have nothing but positive things to say about Holy Alliance and the significant and beneficial work that they do in our community helping to encourage, support, and re-integrate persons who have been incarcerated.

I believe that a community center location for this important work of the Elkhart County Jail Ministry would be an asset to our neighborhood and to the city. It is my observation that the Jail Ministry and the Holy Alliance group maintain high standards for their participants and that there is a strong respect for neighbors' needs and facility care.

Please let me know if you have any questions.

Sincerely,

Rev. Kurt Borgmann
Goshen City Church of the Brethren

203 N. 5th Street, Goshen, IN 46528 *574-533-1884* *office@goshencitychurch.org*

Kurt Borgmann, Pastor
260-901-1851
kurt@goshencitychurch.org

lacasa
Strong foundations. For everyone.

March 13, 2026

Dear BZA Members,

I am writing to express my strong support for the Elkhart County Jail Ministry's request for a Use Variance that would allow them to utilize the property at **320 N. Main Street in Goshen** as a community center serving individuals who are transitioning back into the community after incarceration.

Lacasa had the privilege of hosting the Jail Ministry's **Holy Alliance Sunday morning gatherings** in our building for nearly a year during 2024 while their program was getting established. Throughout that time, our experience with the organization and the individuals participating in the program was overwhelmingly positive. The group was consistently respectful of our building, mindful of our staff and neighbors, and demonstrated a spirit of encouragement and accountability that reflected the mission of their work. Their presence brought positive activity and energy to our neighborhood each Sunday morning.

Organizations like the Elkhart County Jail Ministry play an important role in helping individuals rebuild their lives after incarceration. Providing a supportive environment where people can find community, encouragement, mentorship, and guidance is an important part of reducing isolation and helping individuals successfully reintegrate into society. Efforts like this ultimately strengthen our entire community.

I was very encouraged to learn that the Jail Ministry is working to establish a permanent community center in Goshen. A dedicated space will allow them to expand their services and deepen the impact they are already making. Based on our direct experience hosting their program, I am confident they will be a respectful neighbor and a positive asset to the surrounding area.

Lacasa is grateful that we were able to play a small role in supporting their early efforts, and we are excited to see their work continue to grow and serve more people in our community.

Thank you for your consideration of their request.

Sincerely,

Jeremy P. Stutsman
President and CEO
Lacasa, Inc.

Elkhart County Community Corrections
201 North Cottage Ave.
Goshen, IN 46526
574-534-2210

To Whom It May Concern, March 13, 2026

On behalf of Elkhart County Community Corrections, I am writing to express our enthusiastic support for the Elkhart County Jail Ministry and their initiative to establish a dedicated community center.

Our Partnership
Elkhart County Community Corrections has maintained a long-standing, vital collaboration with the Elkhart County Jail Ministry. Our relationship is built on a shared mission to provide individuals with the tools they need to successfully transition from incarceration back into society. For years, Jail Ministry has been a constant presence, providing essential classes and spiritual support that directly complement our rehabilitative efforts.

The Need for a Consolidated Community Center
Currently, Jail Ministry's impactful services—such as tattoo removal, counseling, art classes, and support groups—are spread across various locations. Consolidating these resources into a single community center is not just a matter of convenience; it is a necessity for the population we serve. A "one-stop" location reduces transportation barriers and creates a stable, familiar environment where formerly incarcerated individuals can find holistic care. This center will foster a stronger sense of belonging and significantly reduce recidivism by streamlining the path to reintegration.

Reputation and Safety
In our extensive history working together, Jail Ministry has consistently demonstrated an uncompromising commitment to safety and professional standards. They have earned a reputation for excellence by maintaining high expectations for program participants while ensuring a secure environment for volunteers and the public alike. We trust their leadership implicitly to manage this new facility with the same rigor and integrity they bring to the jail environment.

We fully endorse this project and look forward to the positive transformation it will bring to Elkhart County.

Sincerely,

Helen Calvin

Helen Calvin
Executive Director

LOCATION: 713 Middlebury Street **DATE:** March 24, 2026
CASE NUMBER: 26-04DV **PREPARED BY**: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Jesse Stoltzfus (owner)

REQUEST: The applicant 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

LOT SIZE: ±2.54 acres; ±199' of frontage; depth varies

APPLICABLE ZONING: Residential R-1

NOTICES SENT: 19

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Residential

NEIGHBORHOOD: Chamberlain

THOROUGHFARES: Middlebury Street

TOPOGRAPHY: Inclines northward from street then levels off; north (rear) half is heavily wooded

VARIANCE OF DEVELOPMENTAL STANDARDS

◊ Goshen Zoning Ordinance, *Section 5130,* Fence Regulations
A. Fences Permitted in Residential and Business Districts.
1. Fence and walls not exceeding four feet in height shall be permitted in the front yard.

◊ Goshen Zoning Ordinance, *Section 5150,* Accessory Structures
D. For residential uses on a single zoning lot, the total building footprint area of all detached accessory buildings shall not exceed the building footprint area of the primary residential dwelling.

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

ANALYSIS

The subject property is a single family home on the north side of Middlebury Street. Zoning is R-1 and all surrounding properties are zoned residentially. The property is approximately 2.5-acres in size and includes a primary dwelling with an approximate footprint of 2,400 SF and three detached accessory structures with an aggregate area of approximately 3,088 SF. All buildings have access to Middlebury Street via a gravel driveway and parking area. The northern portion of the property is heavily wooded and vacant of any structures.

The applicant is proposing to make improvements to the property that require two developmental variances:

- A fence 6' in height is proposed running parallel to the front property line at a distance of approximately 20'. Fences cannot exceed 4' in height in the front yard, which is first 35' from the property line, so a developmental variance is needed.
- An L-shaped expansion of the northernmost accessory building is planned. It will be approximately 750 SF in area and increase the aggregate area of all accessory buildings to approximately 3,758 Sf. The Zoning Ordinance stipulates that the total footprint of all accessory buildings cannot exceed that of the primary building, so a developmental variance is required.

Staff recommends approval of the requests. Although the proposed 6' tall fence will be in the front setback, it will be behind the front line of the home, which encroaches in the front yard setback. The adjacent home to the west along Middlebury Street also encroaches in the front setback and will be over 120' from the fence, so the fence will not disrupt the visual field of the front yards along Middlebury Street in any meaningful way.

At over 2.5 acres in size, the subject property is substantially larger than typical single family residences in the City. That unique size allows accessory residential uses not common to other residences, such as fire wood storage and accessory storage related to the large wooded area of the property. With that being the case, the request for accessory building area exceeding the area of the primary structure is reasonable. The proposed addition will meet all other developmental requirements, including setbacks, and the total footprint of all buildings on the property will be less than 6% of the property area where up to 35% is allowed. Neighboring properties are also large and deep, and the proposed addition will be difficult to see from the street.

FINDINGS OF FACT

Staff recommends **approval** of 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, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community**. The proposed fence will not encroach in any existing paths of ingress/egress or the right of way. The proposed additional will meet all developmental requirements save one. *The standard is confirmed.*
2. **The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner**. The proposed fence will be located behind the front line of the home. It will not project into the front yard in a manner that would disrupt building uniformity along Middlebury Street. The proposed addition will meet minimum setback requirements and will result in total building coverage of less than 6%, which is substantially lower than the maximum allowed 35%. Neighboring properties are also large and deep, and the proposed addition will be difficult to see from the street. *The standard is confirmed.*
3. **Strict application to the terms of the Zoning Ordinance will result in practical difficulties in the use of the subject property**. Because the existing home projects into the front yard setback, it is not necessary to limit the height of the fence to 4' in areas behind the front line of the home that may be in the front 35' of the property. At 2.5 acres in size, the property is significantly larger than typical single family homes in the City. Its large size increases possible appropriate accessory uses, so additional accessory structure area is reasonable. *The standard is confirmed.*

With approval, the following conditions shall apply:

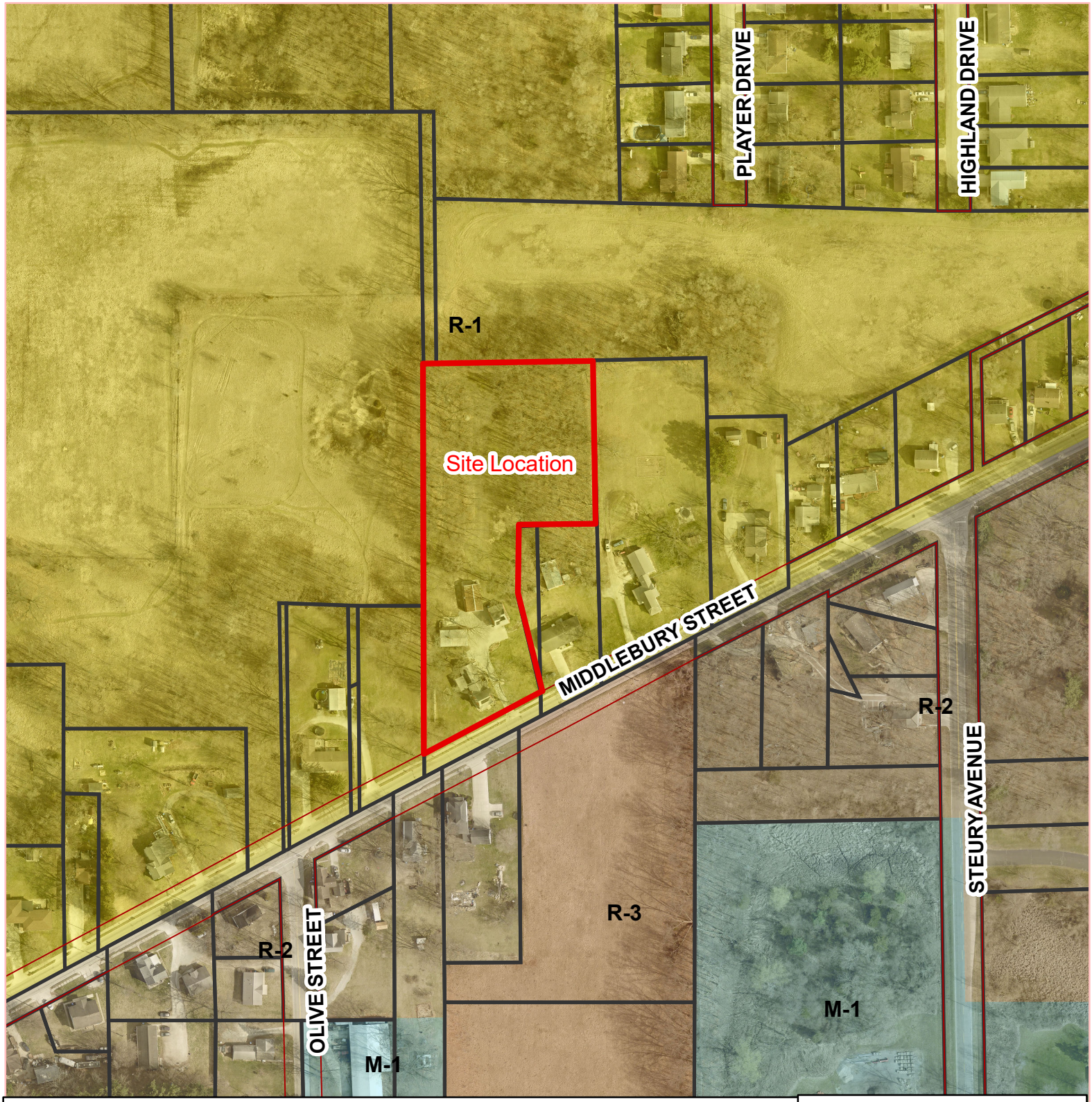
1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.
4. A building permit is required.

Looking east along Middlebury Street

At southwest corner of home, looking west at proposed location of fence

Looking north at 3 accessory buildings on the property

Looking southeast at proposed location of addition to accessory building



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Feet

0 55 110 220

N

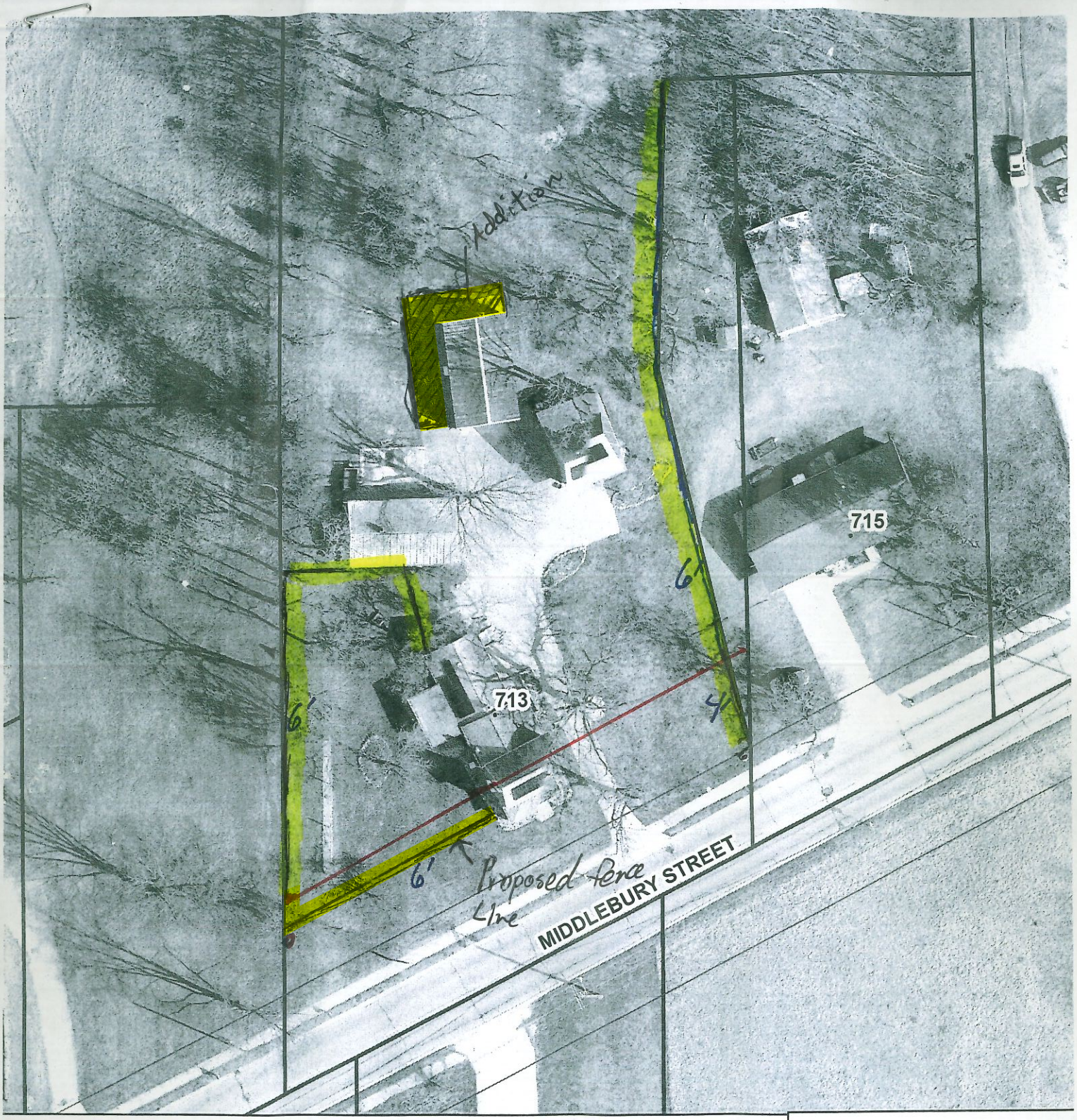
1 inch = 200 feet

713 Middlebury St

2023 Aerial

Printed March 5, 2026

The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626



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Feet

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N

1 inch = 50 feet

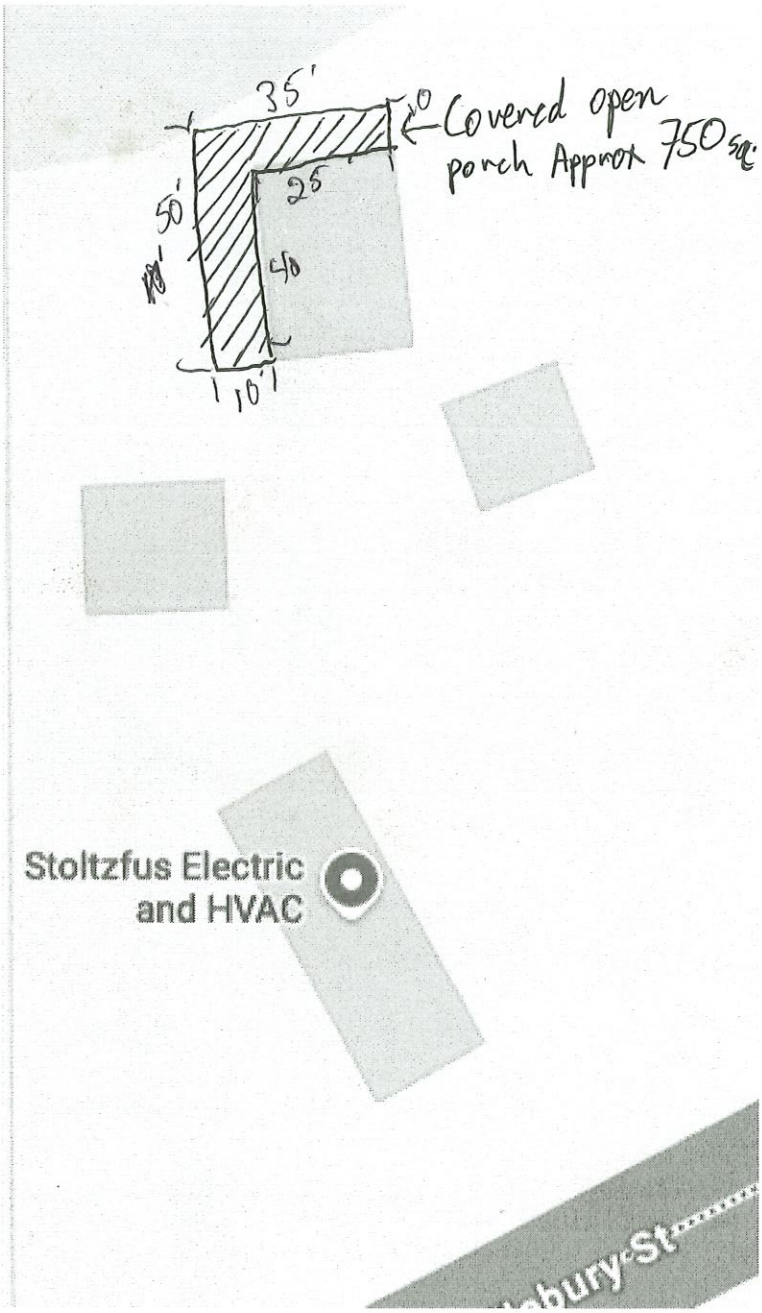
713 Middlebury St

2023 Aerial

Printed February 19, 2026

The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626

35'
10
Covered open porch Approx 750 sq. Ft.
25
50'
40
10'


Stoltzfus Electric and HVAC
bury St

LOCATION: 2510 Lincolnway East & 2572 E Kercher Road **DATE:** March 24, 2026
CASE NUMBER: 26-05DV **PREPARED BY**: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Wabash National, LP (owner); Danch, Harner & Associates Inc (agent)

REQUEST: The applicants 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

LOT SIZE: 2510 Lincolnway East: ±1.69 aces; ±205' of frontage on two streets; depth varies
2572 E Kercher Road: ±6.1 acres; ±881' of frontage on two streets; depth varies

APPLICABLE ZONING: Industrial M-1

NOTICES SENT: 15

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer available

AREA DEVELOPMENT: Industrial, commercial, residential

NEIGHBORHOOD: None

THOROUGHFARES: Lincolnway East, Kercher Road

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

◊ Goshen Zoning Ordinance, *Section 4230.3,* Area, Width, and Yard Regulations of the M-1 District
C. **Side Yard.** Each lot shall have two side yards measured from the building to the lot line and shall be as follows:
3. Accessory buildings in a yard not abutting a street shall not be built closer than five feet from the lot line.

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

ANALYSIS

The subject property is four tax parcels fronting Lincolnway East and Kercher Road in the southeast corner of the City. The parcels are currently part of one large zoning lot for a box truck manufacturing facility. Zoning is M-1, and surrounding properties are completely M-1. The petitioners are proposing to transfer and develop the two western-most parcels, with site details as follows:

Address	2510 Lincolnway East	2572 E Kercher
Parcels	20-11-25-127-002.000-015 20-11-25-127-010.000-015	20-11-25-127-005.000-015 20-11-25-127-008.000-015
Proposed Use	Separately-owned gas station	No changes; will remain part of box truck manufacturing facility that includes additional parcels to the east along Kercher Road

The proposed gas station will include a building with an approximately 4,000 SF footprint, a canopy with six gas pumps, and approximately 13 on-site parking spaces. Following preliminary consultation with the Indiana Department of Transportation, the applicants are proposing two access drives to the site: one will be from Kercher Road in alignment with the existing Supreme Court Drive; the other will be from Lincolnway East via a driving aisle that will begin on the two parcels that will remain part of the 2572 E Kercher manufacturing facility. An easement will be established to allow this cross access, and it will create a 0' side (east) parking and driving aisle setback for the new gas station property and a 0' side (west) parking and driving aisle setback for the existing manufacturing property. The M-1 District requires minimum 5' side setbacks for parking and driving aisles, so developmental variances are needed.

Planning recommends approval of the request. The proximity of the proposed gas station to the intersection of Lincolnway East and Kercher Road is driving the need for the variances. The proposed access point and driving aisle has been designed beginning on the adjacent property so that it does not conflict with vehicle stacking and maneuvering at the intersection, which is heavily trafficked. The driving aisle crossing the side yards of the properties is incidental to that safety accommodation.

Gas stations are a conditional use in the M-1 District. The proposed gas station meets the conditional use requirements, but in this location, the driving aisle must be set back further south of the intersection of Lincolnway East and Kercher Road. Access from Lincolnway East to the gas station would be impossible without such an accommodation. In fact, many other—if not all—permitted uses in the M-1 District would face similar access issues if established at this property.

Although the driving aisle crosses the property line, it will be outside the front yard setback along Lincolnway east. The portion of the driveway that encroaches on 2572 Lincolnway East property will be minimal so that the property still retains over 600' of frontage along the street. All other developmental requirements will be met.

FINDINGS OF FACT

Staff recommends **approval** of 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, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community**. The proposed access point and driving aisle has been designed beginning on the adjacent property so that it does not conflict with vehicle stacking and maneuvering at the very busy intersection. The driving aisle crossing the side yards of the properties is a result of that safety accommodation. *The standard is confirmed.*
2. **The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner**. Although the driving aisle crosses the property line, it will be outside the front yard setback along Lincolnway east. The portion of the driveway that encroaches on the 2572 Lincolnway East property will be minimal so that the property still retains over 600' of frontage along the street. All other developmental requirements will be met. *The standard is confirmed.*
3. **Strict application to the terms of the Zoning Ordinance will result in practical difficulties in the use of the subject property**. The proximity of the proposed gas station to the intersection of Lincolnway East and Kercher Road is driving the need for the variances. Gas stations are a conditional use in the M-1 District. The proposed gas station meets the conditional use requirements, but in this location, the driving aisle must be set back further south of the intersection of Lincolnway East and Kercher. Access from Lincolnway East to the gas station would be impossible without such an accommodation. In fact, many other permitted uses in the M-1 District would face similar access issues if established at this property. *The standard is confirmed.*

With approval, the following conditions shall apply:

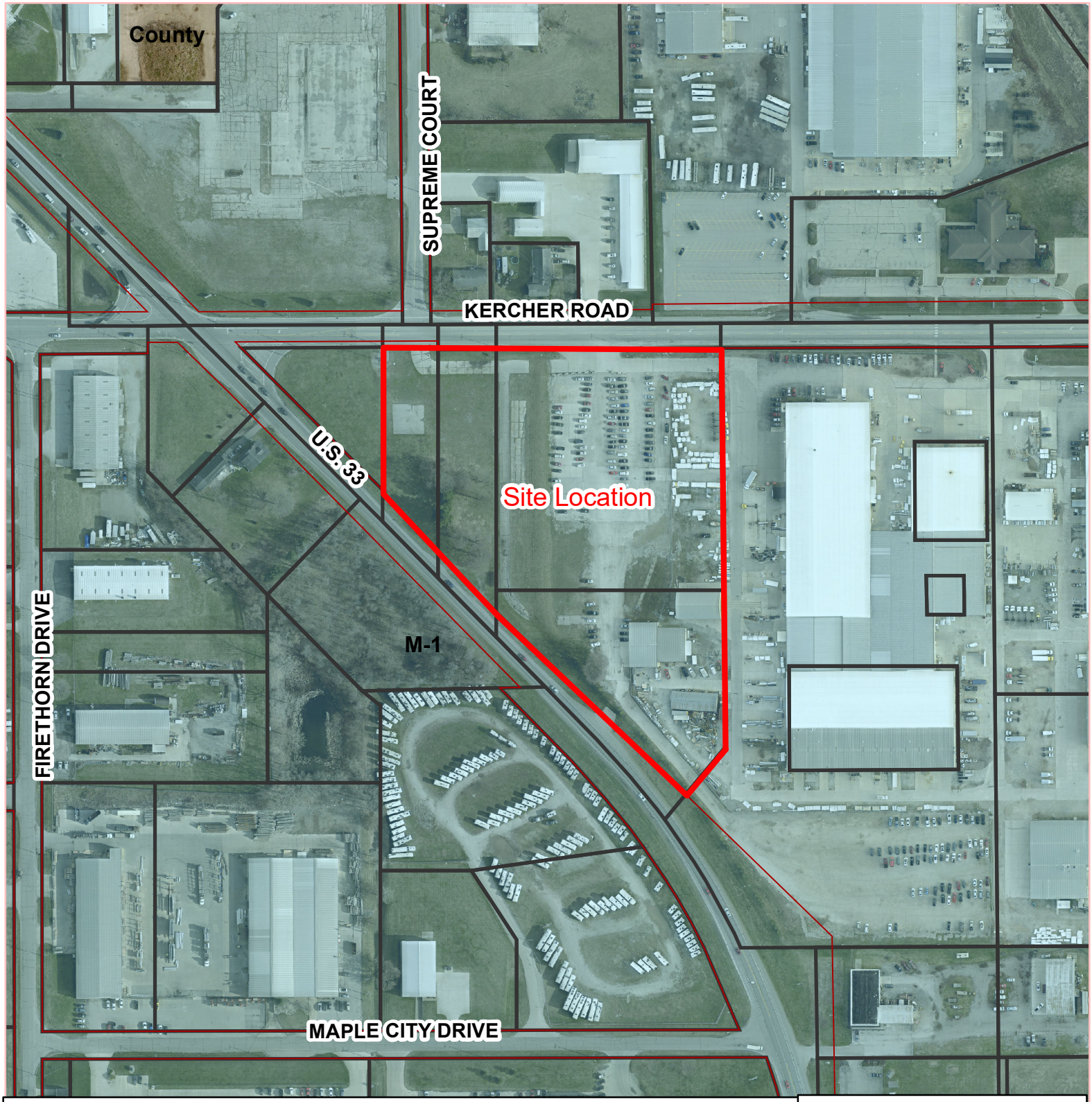
1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within one (1) year of the date of the BZA approval.

2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.
4. Technical Review is required, with approval by the Engineering and Fire Departments
5. A building permit is required.
6. Large species street trees shall be required along the entire length of the access drive as part of the approved landscape plan.
7. An easement shall be established allowing driving aisle through a separate property, and said easement shall be recorded and provided to the Planning Department.

Looking northwest along Lincolnway East

Looking southeast along Lincolnway East

From Kercher Road looking south towards Lincolnway East



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Feet

0 60 120 240

N

1 inch = 240 feet

2510 Lincolnway East & 2572 E Kercher Rd

2023 Aerial

Printed March 5, 2026

The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626

BZA SITE PLAN

PART OF THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 6 EAST,
CITY OF GOSHEN, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA.

TEMPORARY BENCHMARK INFORMATION:

VERTICAL DATUM ESTABLISHED BY INDOT CORS NETWORK REAL TIME OBSERVATIONS. (NAVD88)

T.B.M. 1 NORTHWEST BOLT TOP FLANGE OF A FIRE HYDRANT LOCATED ALONG THE NORTH LINE OF LINCOLNWAY E. ELEVATION = 815.74

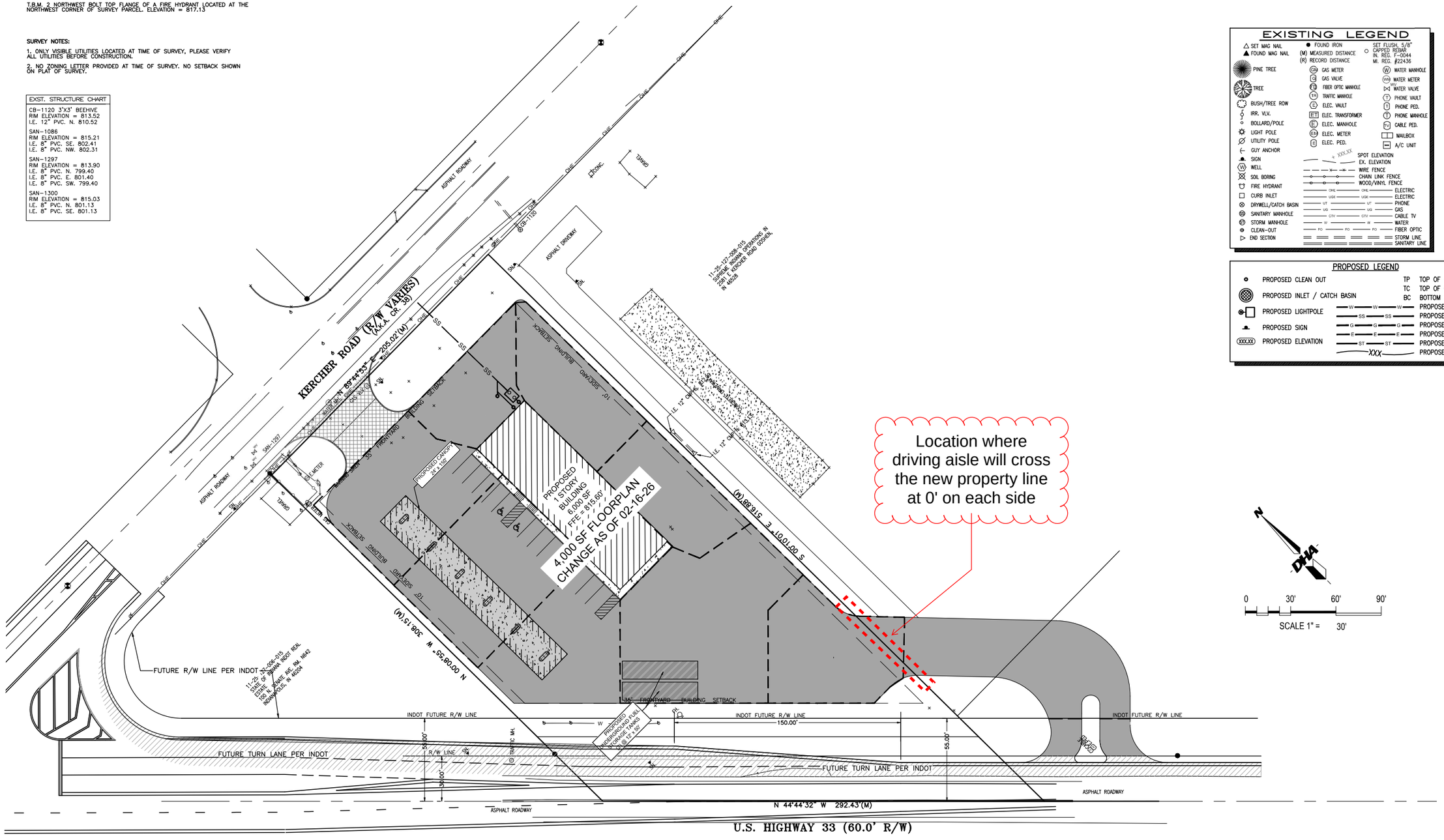
T.B.M. 2 NORTHWEST BOLT TOP FLANGE OF A FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF SURVEY PARCEL. ELEVATION = 817.13

SURVEY NOTES:

1. ONLY VISIBLE UTILITIES LOCATED AT TIME OF SURVEY, PLEASE VERIFY ALL UTILITIES BEFORE CONSTRUCTION.

2. NO ZONING LETTER PROVIDED AT TIME OF SURVEY. NO SETBACK SHOWN ON PLAT OF SURVEY.

EXST. STRUCTURE CHART
CB-1120 3'X3' BEEHIVE RIM ELEVATION = 813.52 I.E. 12" PVC. N. 810.52
SAN-1086 RIM ELEVATION = 815.21 I.E. 8" PVC. SE. 802.41 I.E. 8" PVC. NW. 802.31
SAN-1297 RIM ELEVATION = 813.90 I.E. 8" PVC. N. 799.40 I.E. 8" PVC. E. 801.40 I.E. 8" PVC. SW. 799.40
SAN-1300 RIM ELEVATION = 815.03 I.E. 8" PVC. N. 801.13 I.E. 8" PVC. SE. 801.13



EXISTING LEGEND

- △ SET MAG NAIL
- ▲ FOUND MAG NAIL
- PINE TREE
- TREE
- BUSH/TREE ROW
- IRR. VLV.
- BOLLARD/POLE
- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- SIGN
- WELL
- SOIL BORING
- FIRE HYDRANT
- CURB INLET
- DRYWELL/CATCH BASIN
- SANITARY MANHOLE
- STORM MANHOLE
- CLEAN-OUT
- END SECTION
- ● FOUND IRON
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- GM GAS METER
- G GAS VALVE
- FO FIBER OPTIC MANHOLE
- TM TRAFFIC MANHOLE
- E ELEC. VAULT
- ET ELEC. TRANSFORMER
- E ELEC. MANHOLE
- EM ELEC. METER
- E ELEC. PED.
- ○ SET FLUSH, 5/8" CAPPED REBAR IN. REG. F-0044 MI. REG. #22436
- W WATER MANHOLE
- WM WATER METER
- WV WATER VALVE
- T PHONE VAULT
- T PHONE PED.
- T PHONE MANHOLE
- TV CABLE PED.
- MAILBOX
- A/C UNIT
- XXX.XX SPOT ELEVATION
- EX. ELEVATION
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD/VINYL FENCE
- OHE ELECTRIC
- UGE ELECTRIC
- UT PHONE
- UG GAS
- CTV CABLE TV
- W WATER
- FO FIBER OPTIC
- STORM LINE
- SANITARY LINE

PROPOSED LEGEND

- PROPOSED CLEAN OUT
- PROPOSED INLET / CATCH BASIN
- PROPOSED LIGHTPOLE
- PROPOSED SIGN
- PROPOSED ELEVATION
- TP TOP OF PAVEMENT
- TC TOP OF CURB
- BC BOTTOM OF CURB
- W PROPOSED WATER MAIN
- SS PROPOSED SANITARY SEWER
- G PROPOSED U.G. GAS
- E PROPOSED U.G. ELECTRIC
- ST PROPOSED STORM SEWER
- XXX PROPOSED CONTOUR

OWNER:

SINGH GURPREET
64863 APPLE LANE
GOSHEN, IN 46526
(269) 325-9401
ATTN: BOBBY SINGH

SURVEYORS & ENGINEERS:

DANCH, HARNER & ASSOCIATES, INC.
1643 COMMERCE DRIVE
SOUTH BEND, IN. 46628
(574) 234-4003
ATTN: MICHAEL DANCH

Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners
Office: (574)234-4003 / (800)594-4003 • Fax: (574)234-4119
1643 Commerce Drive • South Bend, IN 46628

DATE	DRAWN BY:	REVISIONS		
02/27/26	ASM			
SCALE 1" = 30'	CHECKED BY: MJD	DATE	BY	
FILE # 240209.3	PROJ. MANGR: ASM			

SHEET 1 OF 1

240209.3 BZA Site Plan.dwg ASM
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