

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:

/s/ Lori Lipscomb

Lori Lipscomb, Recording Secretary

Approved By:

/s/ Tom Holtzinger

Tom Holtzinger, Chair

/s/ Lee Rohn

Lee Rohn, Secretary