

Agenda
GOSHEN PLAN COMMISSION
Tuesday, May 19, 2026, 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

****Please turn off all cell phones****

- I. Roll Call
- II. Approval of Minutes from 1/20/26
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals
- V. **Minor Subdivision** (public hearing)
26-02SUB – City of Goshen Redevelopment and Abonmarche Consultants request approval of a two-lot minor subdivision, Replat of Lot 28 Barns’ First South Addition, to separate the building from the parking lot. A Redevelopment agreement proposes to transfer the lot with the building to a new owner, and the parking lot would remain owned by City of Goshen. The subject property is Lot 28 Barns’ First South Addition, with common addresses of 233 S Main Street and 113 W Jefferson Street, zoned Commercial B-2.
- VI. Audience Items
- VII. Staff/Board Items
 - UDO Update – Rossa Deegan
 - Residency form for Tom Holtzinger
 - Residency form for Hesston Lauver
- VIII. Adjournment

Plan Commission Members

- Doug Nisley, Appointed by Council, Term is coextensive with Council term, 1/1/24 – 12/31/27
- Brad Minnick, City Civil Engineer Statutory Appointment, ongoing term
- James Wellington, Appointed by Park Board, Term is coextensive with Park Board term, 1/1/23 – 12/31/26
- Aracelia Manriquez, Appointed by Mayor, Term 2/20/24 – 12/31/27
- Richard Worsham, Appointed by Mayor, Term 1/1/25 – 12/31/28
- Tom Holtzinger, Appointed by Mayor, Term 1/1/26 – 12/31/29
- Hesston Lauver, Appointed by Mayor, Term 1/1/26 – 12/31/29
- Rolando Ortiz, Appointed by Mayor, Term 1/1/23 – 12/31/26

Minutes - Goshen Plan Commission
Tuesday, January 20, 2026 - 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

I. The meeting was called to order with the following members present: Richard Worsham, Tom Holtzinger, Hesston Lauver, Doug Nisley, Brad Minnick, Rolando Ortiz, Aracelia Manriquez, and James Wellington. Also present were City Planner Rhonda Yoder and Assistant City Attorney Don Shuler.

II. 2026 Plan Commission Appointments

- *Brad Minnick – City Civil Engineer (ongoing appointment)*
- *Tom Holtzinger - Citizen Appointment by Mayor, four-year term, Reappointed 1/1/26-12/31/29*
- *Hesston Lauver - Citizen Appointment by Mayor, four-year term, Reappointed 1/1/26-12/31/29*
- *Plan Commission Citizen Member Appointment to the BZA, four-year term, 1/20/26-12/31/29*
 - *Hesston Lauver is willing to be reappointed*

Action:

A motion was made and seconded, Holtzinger/Nisley, to appoint Hesston Lauver as the citizen member to the BZA, for a four-year term, 1/20/26-12/31/29. The motion passed unanimously by a vote of 8-0.

III. Election of 2026 Officers

- *President*
- *Vice President*
- *Secretary*

Action:

A motion was made and seconded, Nisley/Wellington, to reappoint Richard Worsham, President, Rolando Ortiz, Vice President, and Tom Holtzinger, Secretary. The motion passed unanimously by a vote of 8-0.

IV. Approval of Minutes from 12/16/25 – Wellington/Lauver 7-0 (Mr. Minnick abstained)

V. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record: None

VI. Postponements/Withdrawals – None

VII. Audience Items - None

VIII. Staff/Board Items - None

IX. Adjournment – Nisley/Holtzinger 4:04 pm

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Richard Worsham, President

Tom Holtzinger, Secretary

To: Goshen City Plan Commission
From: Rossa Deegan, Assistant Planning & Zoning Administrator
Subject: 26-02SUB, Minor Subdivision (public hearing)
Replat of Lot 28 Barns' First South Addition
Date: May 19, 2026

ANALYSIS

City of Goshen Redevelopment and Abonmarche Consultants request approval of a two-lot minor subdivision, Replat of Lot 28 Barns' First South Addition, to separate the building from the parking lot. A Redevelopment agreement proposes to transfer the lot with the building to a new owner, and the parking lot would remain owned by City of Goshen. The subject property is Lot 28 Barns' First South Addition, with common addresses of 233 S Main Street and 113 W Jefferson Street, zoned Commercial B-2.

According to the Goshen Subdivision Ordinance (SO), a minor subdivision involves three or fewer lots which does not establish any new street or easement of access and does not substantially affect existing drainage systems. If all requirements are met, minor subdivision approval may occur in one phase.

The Plan Commission has exclusive control over minor subdivision approvals. Minor subdivision applications may be granted approval, granted approval with conditions, or disapproved (SO Sections 430 & 461). Approval may be granted only if the conditions of the Goshen SO are met. The Plan Commission may waive only those conditions found exclusively in the Goshen SO, and may not waive any standards found in the Goshen Zoning Ordinance (ZO).

The subject property is the site of a former auto repair business and is comprised of two tax parcels. It includes an approximately 3,390 SF one story building along its Main Street frontage and the remains of a foundation for a recently demolished building along its rear (west) end. The balance of the property is a mix of concrete paving and deteriorating asphalt.

The City of Goshen Department of Redevelopment took possession of the property in 2021 when the auto repair use came to an end. It was rezoned from Commercial B-3 to Commercial B-2 (Central Business District) in 2022. The building is now under land contact with a private company for the remodel and use as a dance studio. The City wishes to retain a portion of the west side of the property for development as a public parking lot; that development will coincide with a streetscaping project along the adjacent stretch of Jefferson Street.

A replat of Lot 28 is needed to facilitate separate ownership of the building and parking area. New lots in the proposed subdivision include:

- Lot 28A (±0.14-acres) – a proposed lot on the west side of the property for the proposed parking lot
- Lot 28B (±0.11-acres) – a proposed lot on the east side of the property for the existing building

All public infrastructure (street, water, sewer) and subdivision drainage is existing. The existing building is connected to City water and sewer.

A utility and sidewalk easement along the east, north, and west sides of Lot 28A will be established for the benefit of Lot 28B and is shown accordingly on the proposed plat.

All developmental requirements of the B-2 District are able to be met, including minimum lot area, width, and setbacks.

Based on review by the Auditor, the following item requires correction on the plat:

- “Per the ref doc#, the correct name of the subdivision is “South Addition” and Barns is not included. Please correct legal desc.”

Additionally, before the plat is printed, the instrument number for the recorded survey shall be added to the surveyor's certificate.

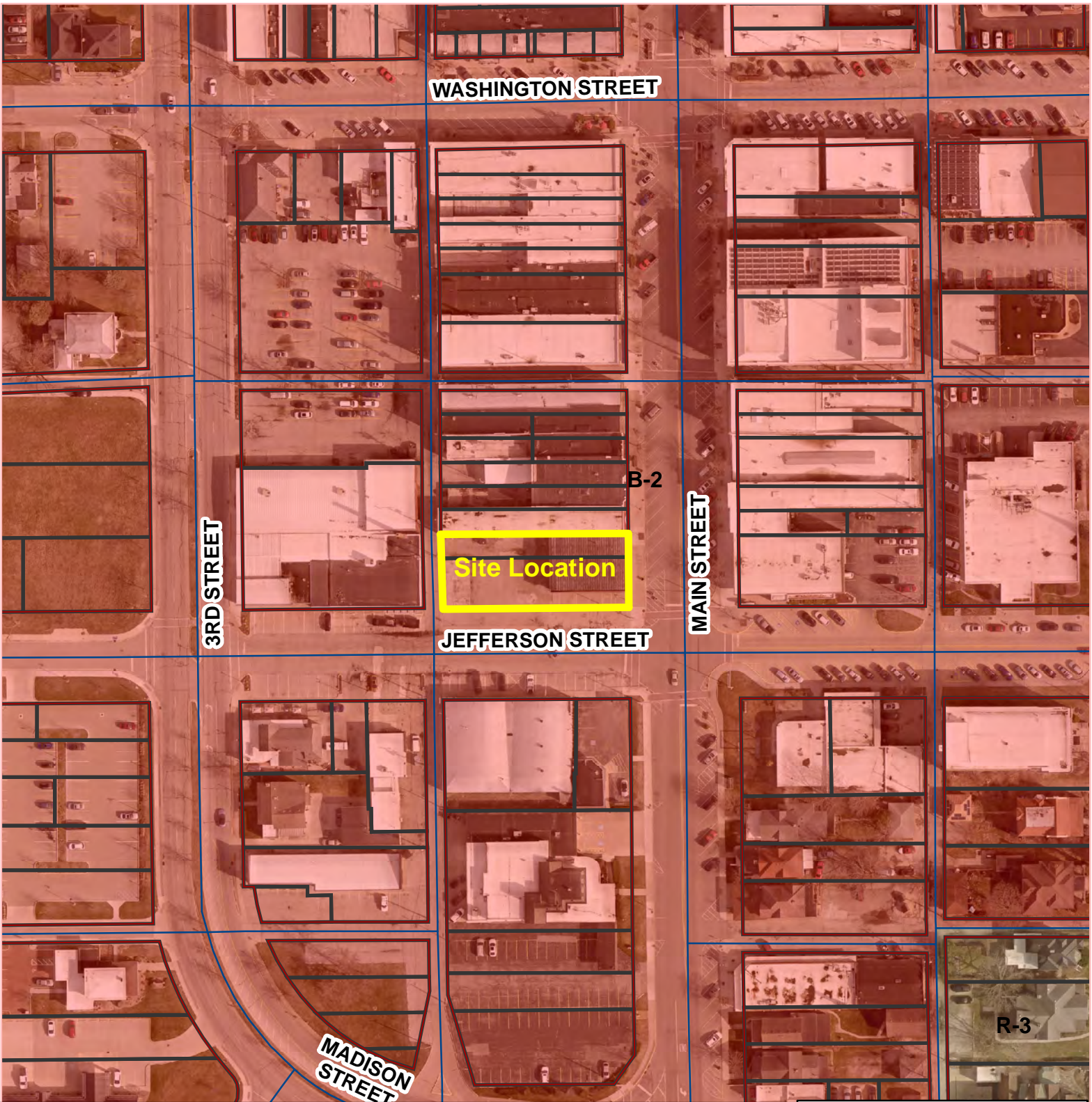
Because a correction is required, the minor subdivision cannot be approved in one phase. The correction will need to be submitted for review by Staff, and when corrections are approved dedications will need to be accepted by the Board of Works prior to approval and signing of the plat by Staff (on behalf of Plan Commission).

Based on review of the Goshen ZO and SO standards, the minor subdivision may be granted approval subject to the required correction being made.

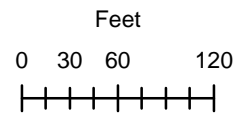
RECOMMENDATIONS

Staff recommends the Plan Commission grant approval of the two-lot minor subdivision, Replat of Lot 28 Barns' First South Addition, based upon the following, and with the following conditions:

1. The B-2 requirements for minimum lot area, width, and setbacks are met.
2. The proposed site plan shows that all developmental requirements are able to be met for Lot 28A.
3. The revised subdivision shall address the technical corrections identified above along with any Technical Review comments provided by Engineering, Stormwater, and Fire.
4. Infrastructure is existing, so no performance bond/surety is required.
5. By definition, a minor subdivision may not substantially affect existing drainage systems so no overall subdivision drainage plan is required.
6. The identified corrections shall be made and submitted to Staff for review and approval.
7. After the identified corrections are made and reviewed, dedications shall be accepted by the Board of Works prior to final approval and signing of the plat.
8. After signing, the plat shall be recorded by the applicant, with a legible, full size recorded copy provided to the Planning office via email.



The City of Goshen's Digital Data is the property of the City of Goshen and Elkhart County, Indiana. All graphic data supplied by the city and county has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. The city and county do not guarantee the positional or thematic accuracy of the data. The cartographic digital files are not a legal representation of any of the features depicted, and the city and county disclaim any assumption of the legal status they represent. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded. The data represents an actual reproduction of data contained in the city's or county's computer files. This data may be incomplete or inaccurate, and is subject to modifications and changes. City of Goshen and Elkhart County cannot be held liable for errors or omissions in the data. The recipient's use and reliance upon such data is at the recipient's risk. By using this data, the recipient agrees to protect, hold harmless and indemnify the City of Goshen and Elkhart County and its employees and officers. This indemnity covers reasonable attorney fees and all court costs associated with the defense of the city and county arising out of this disclaimer.

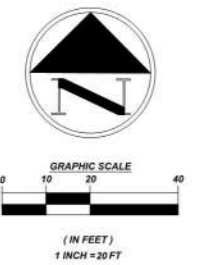
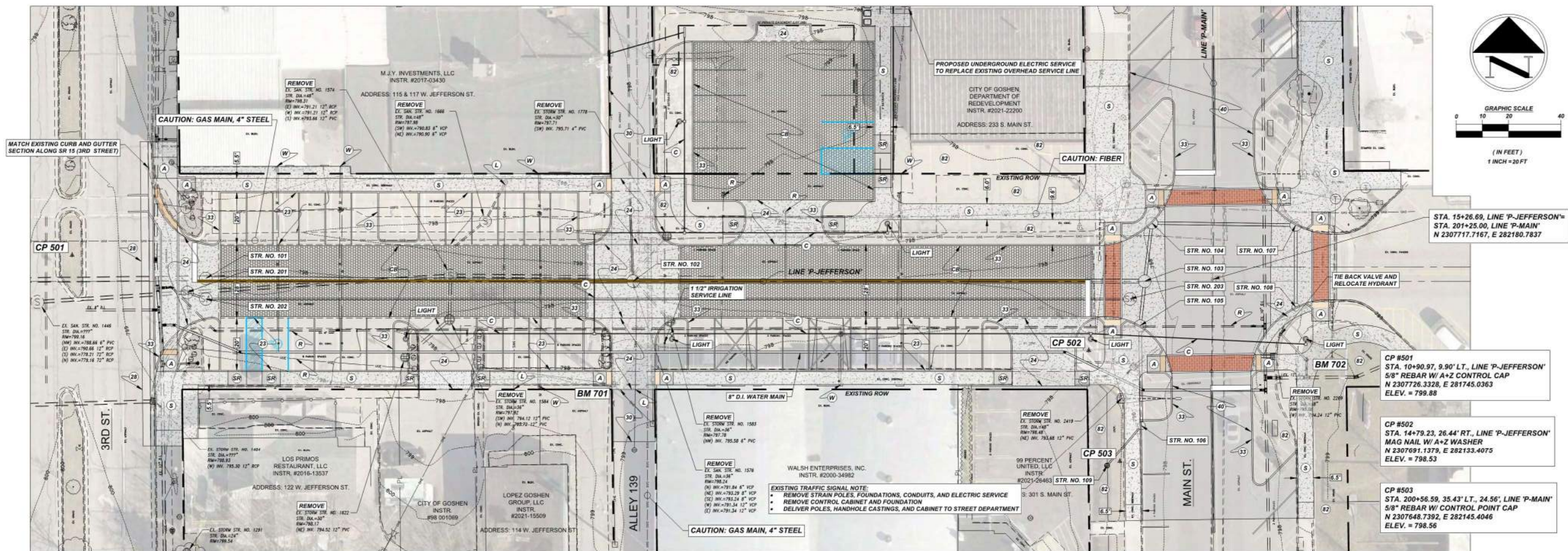


1 inch = 120 feet

233 S Main & 113 W Jefferson St

2023 Aerial
Printed April 30, 2026

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



PLAN - JEFFERSON STREET - STA. 10+00 TO STA. 15+50
SCALE 1" = 20' H

LEGEND

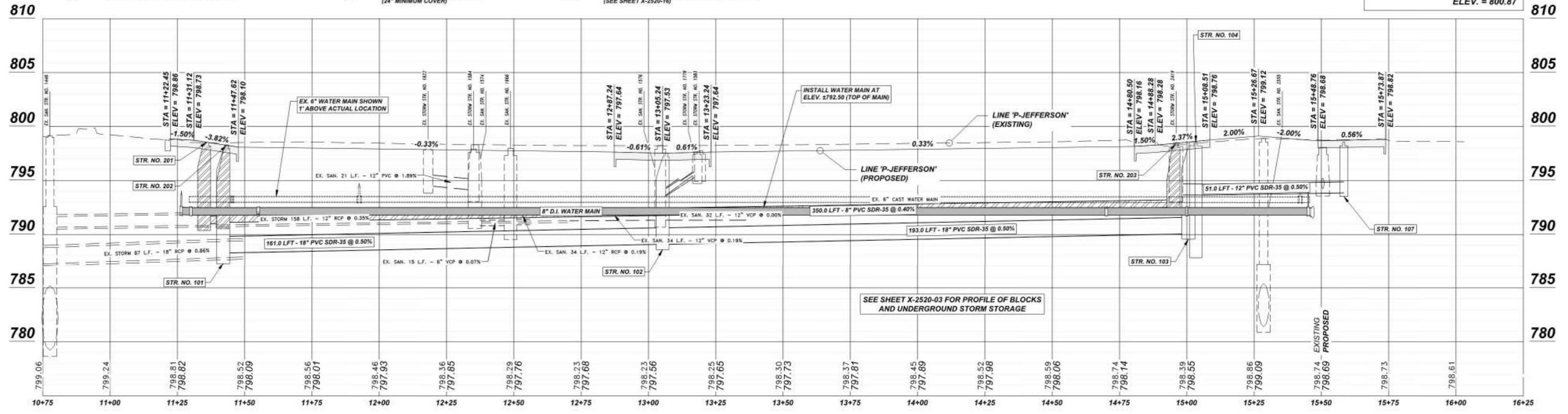
- | | | | | | | | |
|----|--|----|--|----|--|----|---|
| 23 | 6" CONCRETE W/ WIRE MESH OVER 6" No. 53 CRUSHED/RECYCLED CONCRETE, CLASS 'A', REINFORCED | 40 | PAVEMENT, FULL DEPTH STREET (SEE SHEET X-2520-17) | L | SEWER LATERAL W/ CLEANOUT, 6", SDR-35 PVC, INSTALL CASTING AS REQUIRED (SEE SHEET X-2520-14) | SR | SIDEWALK RAMP, NO TRUNCATED DOMES, PER CURRENT PROWAG REQUIREMENTS |
| 24 | 8" CONCRETE DRIVE APPROACH OVER 4" No. 53 CRUSHED/RECYCLED CONCRETE, CLASS 'A', REINFORCED | 62 | ADJUST CASTING, REBUILD FROM STRUCTURE TO CASTING WITH NEW RINGS | CB | CONCRETE BLOCK (SEE SHEET X-2520-17) | IC | IRRIGATION CONDUIT, 2" SCH-40, FINAL LAYOUT TO BE DETERMINED BY IRRIGATION CONTRACTOR |
| 28 | PAVEMENT, FULL DEPTH PATCH (SEE SHEET X-2520-17) | 82 | 4" TOPSOIL, INDOT TYPE "U" (NO COVER), STRAW WITH TACKIFIER | R | REMOVE (INCLUDING STRUCTURES, CONNECTED PIPES, SERVICE LINES, ETC.) | S | SIDEWALK, 4", CLASS 'A' CONCRETE OVER 4" No. 53 CRUSHED/RECYCLED CONCRETE, 1.5% CROSS SLOPE |
| 30 | PAVEMENT, FULL DEPTH ALLEY (SEE SHEET X-2520-17) | A | ADA RAMP WITH TRUNCATED DOMES PER CURRENT PROWAG REQUIREMENTS | S | SIDEWALK, 4", CLASS 'A' CONCRETE OVER 4" No. 53 CRUSHED/RECYCLED CONCRETE, 1.5% CROSS SLOPE | W | WATER SERVICE, HDPE, DR 9, CTS, 1" W/ CURB STOP (SEE SHEET X-2520-16) |
| 33 | STRAIGHT CONCRETE CURB, 6" EXPOSURE | C | ELECTRICAL CONDUIT, SCH-40, 2" (24" MINIMUM COVER) | W | WATER SERVICE, HDPE, DR 9, CTS, 1" W/ CURB STOP (SEE SHEET X-2520-16) | | |

GENERAL NOTES:

- SAW CUT EXISTING PAVEMENT EDGE PRIOR TO PLACING NEW PAVEMENT AND DRIVE APPROACH. DAMAGED EDGES MUST BE CORRECTED
- ALL DRIVEWAYS/ENTRANCES MUST BE OPEN AT THE END OF EACH DAY. RESIDENTS AND BUSINESS ARE TO BE NOTIFIED 48 HOURS PRIOR TO ANY CLOSURES OR RESTRICTIONS
- AT THE END OF EACH WORK DAY, ALL PUBLIC UTILITIES MUST BE FULLY FUNCTIONAL. IF A UTILITY IS DAMAGED, IT MUST BE RESTORED THE SAME DAY
- ADJUSTMENT OF WATER VALVE BOXES IS INCIDENTAL. RINGS MAY BE USED CONTRACTOR TO POTHOLE EXISTING UTILITIES TO VERIFY LOCATION AND DEPTH. NOTIFY CITY OF CONFLICTS
- REMOVAL OF EX. STORM PIPE AND SEALING OF INVERT SHALL BE INCIDENTAL TO REMOVAL OF STRUCTURE

BENCHMARK 701
RR SPIKE IN THE NORTH FACE OF POWER POLE #682-759 (N: 2307678.6728 E: 281951.8270) ELEVATION = 799.76

BENCHMARK 702
X CUT IN NORTH BOLT OF FIRE HYDRANT AT THE SOUTHEAST CORNER OF W. JEFFERSON ST. AND S. MAIN ST. (N: 2307687.6287 E: 282216.9205) ELEVATION 800.87 FEET NGVD83



PROFILE - JEFFERSON STREET - STA. 10+00 TO STA. 15+50
SCALE 1" = 20' H, 5' V

REV.	DESCRIPTION	BY	DATE

The City Of Goshen
Department of Public Works & Safety
Office of Engineering
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-2201 Fax: 574-533-8626

Jefferson Street Reconstruction
Between Main and Third
JEFFERSON STREET - PLAN AND PROFILE
STA. 10+00 TO 15+50

Project Number: 2020-0028
Designed By: J. Hoffman
Drafted By: J. Hoffman
Scale: AS SHOWN
Approved By: D. Sailor, P.E.
Date: _____
X-2520-02



Rossa Deegan, AICP
PLANNING & ZONING DEPARTMENT, CITY OF GOSHEN
204 East Jefferson Street, Suite 4 • Goshen, IN 46528-3405
Phone (574) 534-3505 • Fax (574) 533-8626
rossadeegan@goshencity.com • www.goshenindiana.org

May 19, 2026

To: Plan Commission Members

From: Rossa Deegan, Assistant Planning & Zoning Administrator

RE: Unified Development Ordinance Status Update

As you'll recall, the City is embarking on a process to update and combine the current Zoning Ordinance and Subdivision Ordinance into one document, a unified development ordinance (UDO). That process is now well underway, with consultant Taylor Seifker Williams Design Group providing drafts of each chapter to members of the task force for review.

To date, the task force has reviewed five of the ten proposed chapters. These include chapters on zoning districts, use standards, site standards, and non-conformities. Yet to be reviewed are chapters that deal with subdivision types and design, procedures, and definitions.

Highlights from the drafting process include:

- Reduction in the size of the permitted use table from approximate 250 uses to under 100
- Use of charts to reduce the amount of text dedicated to district standards
- Simplification of wording, charts, and visuals

The public outreach strategy has also been implemented. A website explaining what the UDO is with a link to an online survey was created and can be found here: tswdesigngroup.com/goshenudo. The public has completed over 250 surveys so far. Later in the year, a public workshop and local officials training is also planned.

A final draft of the document is anticipated to be ready in the fall of this year, and the process remains on schedule. Please feel free to contact me directly with any questions you may have (rossadeegan@goshencity.com).

Goshen

UNIFIED DEVELOPMENT ORDINANCE

Updated 5-1-26



TAYLOR
SIEFKER
WILLIAMS
design group

