

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, June 23, 2026, 4:00 P.M.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I.** Roll Call
- II.** Approval of Minutes from 5/26//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.** **Developmental Variances** – public hearing items
 - 26-09DV** – The Crossing National, Inc. and Signtech Sign Services request a developmental variance to allow a freestanding sign with a 0’ setback from the front property line along Reliance Road where a minimum of 5’ is required. The subject property is generally located at 1824 Reliance Road and is zoned Commercial B-3 District.
 - 26-10DV** – Levi & Rebecca Yoder Smucker and Nathan Mateer Rempel request developmental variances to allow a front building setback of 5’ along Cottage Avenue where a minimum of 25’ is required for an approximately 363 Sf accessory building, and to allow a 0’ side (south) setback to a parking and driving aisle from Cottage Avenue where 5’ is required and where open parking in the front yard is not permitted. The subject property is generally located at 1105 S 8th Street and is zoned Residential R-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, May 26, 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: Tom Holtzinger, Lee Rohn, Mathew Fisher, and alternate member, Craig Yoder. Also present were Assistant City Planner Rossa Deegan, Assistant City Attorney Don Shuler, and Youth Advisor Ezra Tice. Absent: Hesston Lauver, James Loewen

II. Approval of Minutes from 4/28/26: Rohn/Fisher 4-0

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

IV. Postponements/Withdrawals – None

Developmental Variance – public hearing item

26-08DV – Rickardo Lee Yoder and Curveside Construction request a developmental variance to allow continued use of a well where connection to City water is required for the construction of an addition with an approximately 2,358 Sf barn and 96 Sf breezeway. The property is generally located at 511 W Waverly Avenue and is zoned Agricultural A-1 District.

Staff Report

Mr. Deegan provided background information for this property, noting that it contains an approximately 3,000 SF home with an existing barn, also greater than 3,000 SF. Today's request is for the construction of a new barn, approximately 48' x 49' in size that will be attached to the home via an 8' x 12' breezeway. The property is not currently connected to city water, and because the breezeway will include a bathroom, connection to city water is required. Staff supports this request, noting that City water is not available to the property and the closest is located across the canal, or approximately 1400 feet away on the other side of the green bridge along Waverly. Two general inquiries were received regarding this request, with neither caller voicing concerns with the request.

Petitioner Presentation:

Rick Yoder, 511 W Waverly Avenue spoke on behalf of the petitioner. He stated connecting to city water would be cost prohibitive and the well and septic have been inspected and are both working fine.

Audience Comments: None

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 26-08DV with the 4 conditions listed in the Staff Report. The motion passed unanimously by a vote of 4-0.

V. Audience Items

Adam Tice, 1612 S 14th Street introduced himself as Ezra Tice's father. He thanked the Board for allowing his son to be part of this group, stating that, originally, it was unclear to him why a teenager would be interested in being part of the BZA. He stated he's come to appreciate the work the Board does for the community.

Mr. Holtzinger asked Ezra Tice where he plans to attend college. Mr. Tice stated he will be attending Goshen College, but has not yet decided on a major, noting he might look into studying government and politics or possibly economics.

VI. Staff Board Items
None

VII. Adjournment: 4:09 pm Rohn/Fisher

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Tom Holtzinger, Chair

Lee Rohn, Secretary

LOCATION: 1824 Reliance Road
CASE NUMBER: 26-09DV

DATE: June 23, 2026
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: The Crossing National, Inc. and Signtech Sign Services

REQUEST: The applicants request a developmental variance to allow a freestanding sign with a 0' setback from the front property line along Reliance Road where a minimum of 5' is required

LOT SIZE: ±3.2 acres; ±242' of frontage; depth varies

APPLICABLE ZONING: Commercial B-3

NOTICES SENT: 13

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Commercial, institutional, residential

NEIGHBORHOOD: None

THOROUGHFARES: Reliance Road

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

◇ Goshen Zoning Ordinance, *Section 5100.2*, Permitted Sign Types

A. Freestanding Signs

1. General Provisions

c. All freestanding signs shall be located a minimum of 5' from any property and right-of-way 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 a vocational school located on the east side of Reliance Road and a short distance south of Lincolnway East. The property is zoned Commercial B-3. It is surrounded to the north, south, and east by commercial uses that include a truck repair & transport facility, a contractor business, and car dealership. The joint Elkhart County Courthouse complex is located across Reliance Road to the west, and a lone single family residence is to the southwest at a distance of approximately 150'. The subject property includes four buildings, parking and outside storage areas, and a loading dock. It is accessed from Reliance Road by a circle drive.

The petitioners are proposing to install a new freestanding sign on the property. The proposed sign will be approximately 8.5' in height and 39 SF in area. It will include an electronic message center topped by an illuminated sign cabinet. The edge of the sign is proposed to be located 0' from the front property line along Reliance Road. Because freestanding signs require minimum setbacks of 5' from all adjacent property lines, a developmental variance is required.

Staff recommends approval. While a sign encroachment of 0' at the front property line is not ideal, the need for the variance is created by the existing configuration of the property. In particular, the circle drive that crosses the front of the building has reduced the amount of available lawn in which to place the sign. The driveway is

approximately 22' wide, and with large vehicles potentially accessing it, it cannot be reduced in width to accommodate an increased setback.

The adjacent right of way currently includes a two-lane street, a 10'-wide multi-use path, and various utilities. GIS measurements show the multi-use path at a distance of approximately 10' from the property line, so there will be ample space between the sign and the path. The sign will be in keeping with the character of the street, which is largely commercial and institutional in nature. A majority of lots in the vicinity are wide, including frontages of over 200' and 300'. The property directly to the south (1808 Reliance Road) has a freestanding sign that appears to encroach in the 5' setback and possibly the right of way.

FINDINGS OF FACT

Staff recommends **approval** of a developmental variance to allow a freestanding sign with a 0' setback from the front property line along Reliance Road where a minimum of 5' is required, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** GIS measurements show the multi-use path at a distance of approximately 10' from the property line, so there will be ample space between the sign and the path. *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 sign will be in keeping with the character of the street, which is largely commercial and institutional in nature. A majority of lots in the vicinity are wide, including frontages of over 200' and 300'. The property directly to the south (1808 Reliance Road) has a freestanding sign that appears to encroach in the 5' setback. *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.** While a sign encroachment to 0' at the front property line is not ideal, the need for the variance is created by the existing configuration of the property. In particular, the circle drive that crosses the front of the building has reduced the amount of available lawn in which to place the sign. The driveway is approximately 22' wide, and with large vehicles potentially accessing it, it cannot be reduced in width to accommodate an increased setback. *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. The sign shall be located in a landscaped area following Zoning Ordinance requirements.
5. Utilities in the vicinity shall be located before the sign is installed.
6. The existing freestanding sign shall be removed.



Looking east across Reliance Road



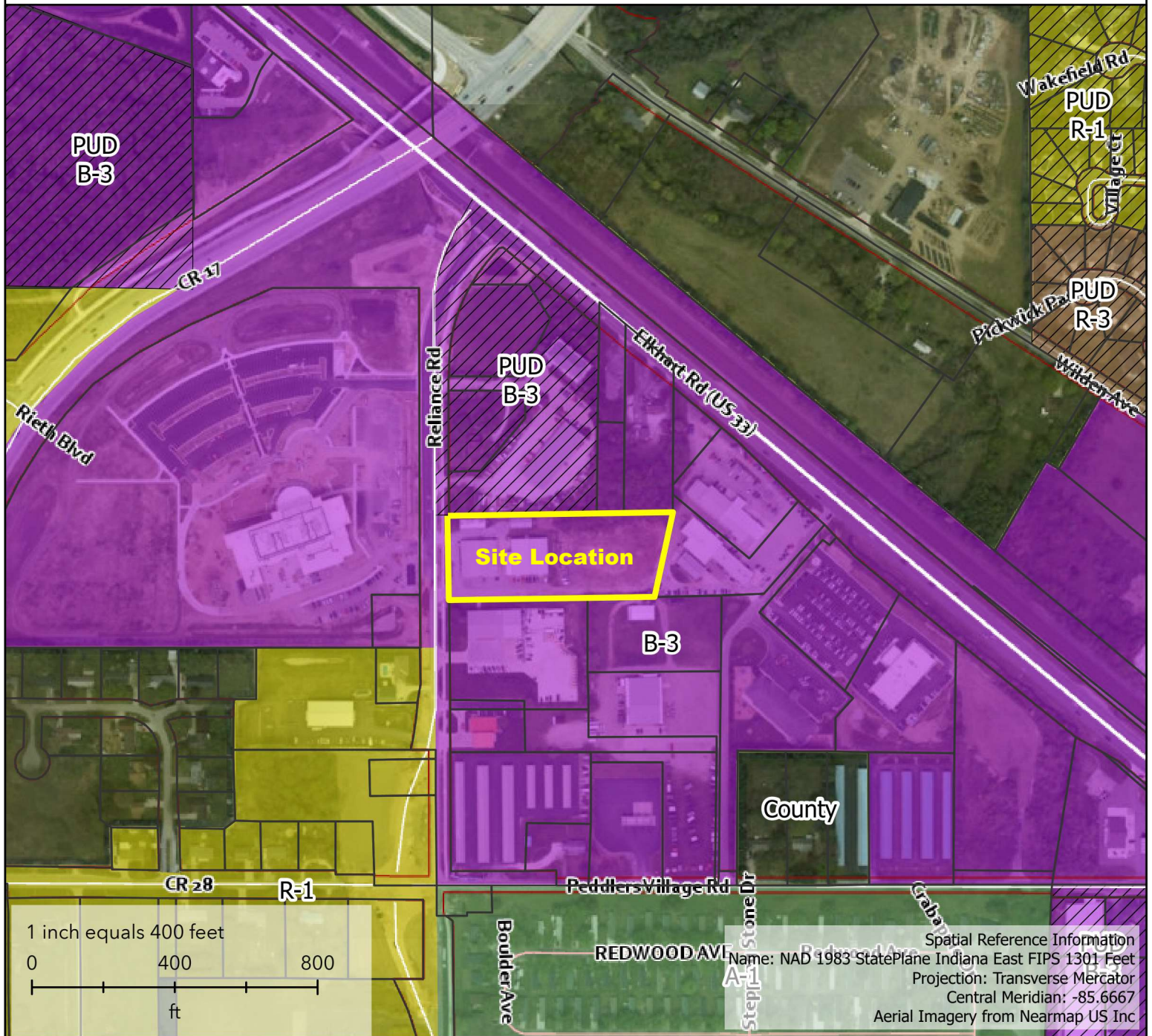
Looking south along multiuse path and Reliance Road



Looking north along Reliance Road



Looking northwest across Reliance Road



Legend

Parcels	Private Road	R-3
ROW	State Road/US Highway	Zones
Road Segments	A-1	B-3
Public Road	R-1	County
PUD		

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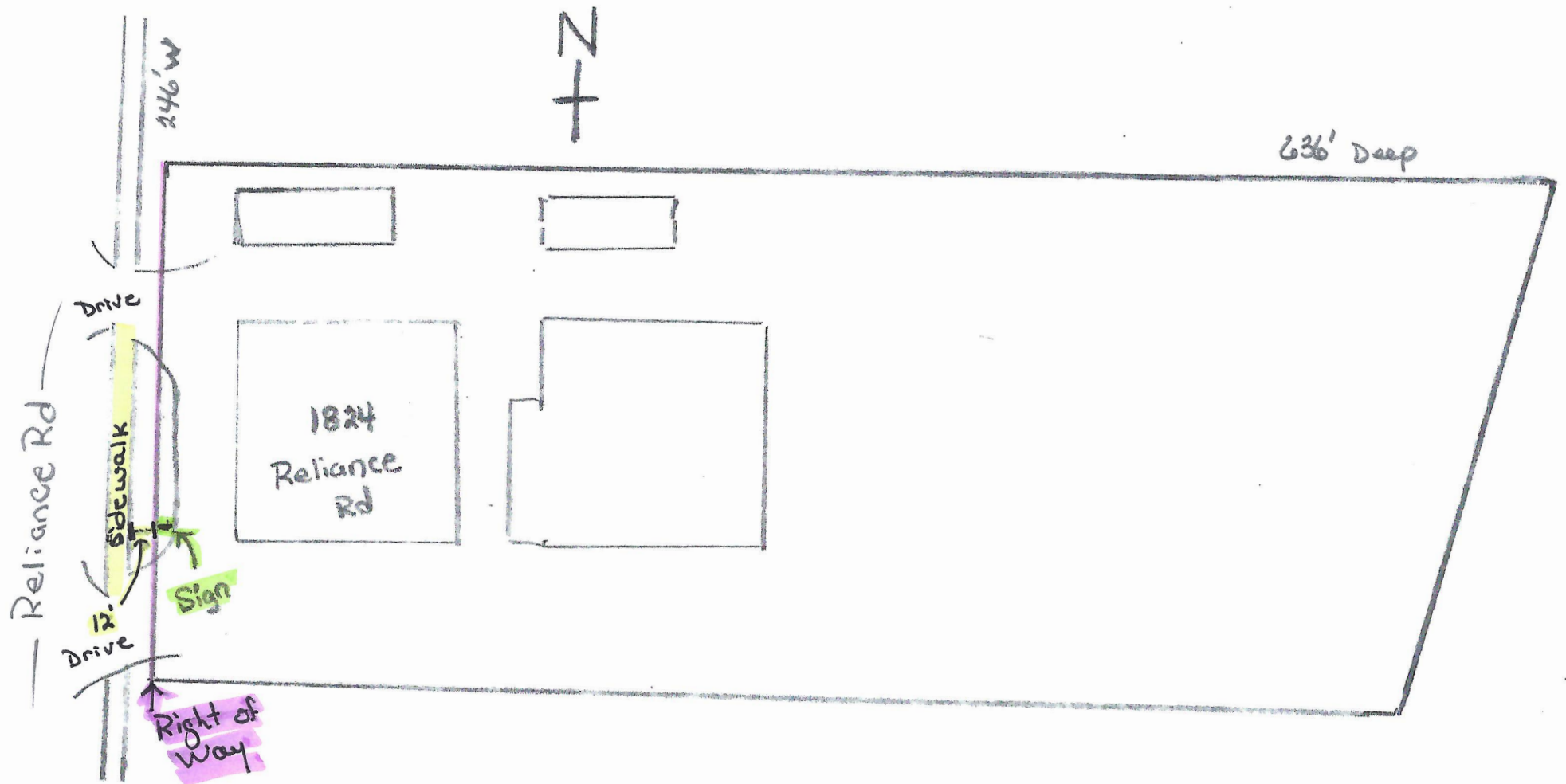
The City of Goshen

Planning & Zoning Department

204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 planning@goshencity.com







0 Foot Setback at Right of Way

CITY OF GOSHEN BZA DEVELOPMENTAL VARIANCE PRESENTATION

- A. THE APPROVAL WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY:

The Sign will be installed at a Zero ft Setback from the Right of Way which is approx. 12ft from the side walk and clear of the Vision Clearance area.

- B. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER:

The sign will be made from quality materials & installed professionally & securely which will add value to the property.

- C. STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE SUBJECT PROPERTY:

The Crossing should be allowed to promote & advertise their School of Business & Entrepreneurship to the community & public.

LOCATION: 1105 S 8th Street
CASE NUMBER: 26-10DV

DATE: June 23, 2026
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Levi & Rebecca Yoder Smucker (owners); Nathan Mateer Rempel (agent)

REQUEST: The applicants request developmental variances to allow a front building setback of 5' along Cottage Avenue where a minimum of 25' is required for an approximately 363 Sf accessory building, and to allow a 0' side (south) setback to a parking and driving aisle from Cottage Avenue where 5' is required and where open parking in the front yard is not permitted

LOT SIZE: ±7,425 SF; ±90' of frontage (±45' on 8th Street & 45' on Cottage Ave); ±165' of depth

APPLICABLE ZONING: Residential R-1

NOTICES SENT: 51

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Residential

NEIGHBORHOOD: Parkside

THOROUGHFARES: 8th Street; Cottage Avenue

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 4140.3*, Area, Width, and Yard Regulations of the R-1 District
 - B. Front Yard. Front yards shall be measured from the front property line and the building line and shall be as follows:
 - 1. On residential or cul-de-sac streets, the front yard shall be a minimum distance of 25 feet.
 - C. Side Yard. Each lot shall have two side yards measured from the building to the lot line and shall be as follows:
 - 2. Interior yards shall have two side yards: each side yard shall have a width of not less than eight feet.
 - 3. Accessory buildings on an interior lot shall not be located closer than five feet from the lot line.
- ◇ Goshen Zoning Ordinance, *Section 5110.3*, Parking Design Standards
 - A. Parking facilities may occupy any portion of a lot, provided that:
 - 1. Open parking spaces may be located in any yard, except a front yard or the street side of a corner lot

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 in the Parkside Neighborhood. It is zoned R-1 and completely surrounded by R-1 zoning and single-family homes. The property is a through lot with frontage along 8th Street and Cottage Avenue. The existing home is two stories with a footprint of approximately 964 SF. An approximately 80 SF shed is located along the Cottage Avenue frontage.

In April of this year, the applicants received variance approval for an accessory structure with a 10' front building setback from Cottage Avenue where a minimum of 25' is required. They have made slight changes to their plans to save a tulip tree and accommodate a driveway, so new developmental variances will be needed addressing the following:

- The proposed 12.5' x 29' accessory building will encroach in the front building setback along Cottage Avenue at a distance of 5' from the front property line where a minimum of 25' is required
- A parking space will be added along the south side of the proposed shed. This new hard surface parking area will be 13' wide and encroach in the minimum 5' setback all the way to the property line, so it will have a 0' side (south) setback

The previous approval also included a setback encroachment for an addition to the home; that is not changing, so is not being included in this new request.

Staff recommends an amended approval of the requests. The proposed accessory building will be built to building code standards. It will be in line with other accessory buildings along Cottage Avenue, including garages at 1103 and 1113 S 8th Street. Those garages and the proposed accessory building are in keeping with development along Cottage Avenue, which is similar to an alleyway for many homes. The BZA has employed this rationale for similar requests for garages in the front yard along Cottage Avenue, including requests at 606 S 7th Street, 620 S 7th Street, and 905 S 8th Street.

Similar reasoning applies to support for the proposed open parking space along Cottage Avenue: the property is a through lot and many other properties along Cottage have parking in the front yard. However, staff recommends amending the approval so that the driveway has a minimum 3' side (south) setback. A parking space can be achieved if the driveway is reduced to 10' in width. While a 5' side yard buffer is ideal, a 3' buffer is reasonable in this situation given the constraints of the site.

Denial of the requests will result in practical difficulties in the use of the property. If the accessory building and parking space are placed at 25' from the front property line along Cottage Avenue, they will eliminate much of the functional use of the property's mid-yard. The proposed addition is modest in size and will encroach no further into the south yard than the existing building already does.

FINDINGS OF FACT

Staff recommends **an amended approval** of developmental variances to allow a front building setback of 5' along Cottage Avenue where a minimum of 25' is required for an approximately 363 Sf accessory building, and to allow a 3' side (south) setback to a parking and driving aisle from Cottage Avenue where 5' is required and where open parking in the front yard is not permitted, 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 accessory building will be built to building code standards. If approved as amended, the building and parking area will retain adequate distance from adjacent property lines so that safe circulation in and around the property is not impeded. *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 accessory building will be in line with other accessory buildings along Cottage Avenue, including neighboring garages at 1103 and 1113 S 8th Street. Those garages and the proposed accessory building are in keeping with development along Cottage Avenue, which serves similarly to an alleyway for many homes. The BZA has employed this rationale for similar requests for garages in the front yard along Cottage Avenue, including requests at 606 S 7th Street, 620 S 7th Street, and 905 S 8th Street. The proposed parking area, if approved as amended, will also be in keeping with similarly located parking areas along Cottage Avenue. *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.** If the accessory building and parking area are placed at 25' from the front property line along Cottage Avenue, they will eliminate much of the functional use of the property's mid-yard. *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.
5. If a 3' south setback is approved for the driveway, an updated site plan will be required.
6. A right of way permit approved by the Engineering Department for the driveway is required.
7. The proposed driveway shall be hard surface.



From Cottage Avenue looking east



From neighboring property looking north at proposed location of accessory building



Looking south along Cottage Avenue



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1105 S 8th Street

2023 Aerial
Printed April 8 2026

Feet
0 25 50 100
|-----|-----|-----|-----|

1 inch = 100 feet



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

1105 S 8TH STREET
PROPOSED SITE PLAN V. 5
06-02-2026

NORTH

