

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:

/s/ Lori Lipscomb
Lori Lipscomb, Recording Secretary

Approved By:

/s/ Tom Holtzinger
Tom Holtzinger, Chair

/s/ Lee Rohn
Lee Rohn, Secretary