

Minutes - Goshen Board of Zoning Appeals
Tuesday, June 23, 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: James Loewen, Tom Holtzinger, Lee Rohn, and Mathew Fisher. Also present were City Planner Rhonda Yoder and Assistant City Attorney Don Shuler. Absent: Hesston Lauver

II. Approval of Minutes from 5/26/26: Rohn/Fisher 4-0

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

IV. Postponements/Withdrawals – None

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.

Staff Report

Ms. Yoder explained this request is to place a new freestanding sign, located at zero feet from the front property line along Reliance Road. She remarked that the zero-foot encroachment is not ideal, but the need for the variance is created by the existing configuration of the property. The multi-use path is approximately 10’ from the property line, so there will be ample space between the sign and the path. Staff recommends approval with the noted conditions.

Petitioner Presentation:

Todd Lehman, Signtech, 2609 Bashor Road, spoke on behalf of the petitioner. He stated the new freestanding sign has an electronic portion that allows them to communicate with the community. He stated that the zero-foot setback is requested because there is a limited amount of grassy area for the sign and the drive goes behind where the sign will be located. Although the customer has concerns about truck mirrors potentially clipping the sign, they want to keep it in this location because it’s the primary entrance to the building.

Mr. Loewen asked for clarification if the new sign will be in the same location as the existing sign.

Mr. Lehman confirmed, stating that the current sign was likely placed there prior to a building expansion.

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, Loewen/Fisher, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 26-09DV with the 6 conditions listed in the Staff Report. The motion passed unanimously by a vote of 4-0.

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.

Staff Report

Ms. Yoder explained this request was heard recently by the BZA for an addition to the house and an accessory structure. Changes have been made to the plans, and the petitioner would now like to save a tree in the backyard to accommodate a driveway. For that reason, they have relocated the accessory building to further encroach into the 25' setback along Cottage Avenue. She explained this is a through lot with frontage on both S 8th Street and Cottage Avenue and both frontages require front yard setbacks. A parking space is also proposed along the south side of the shed with a zero-foot south setback. The accessory structure will be in line with other accessory buildings along Cottage Avenue, noting this will not be an unusual situation along this street. Open parking is also in keeping with Cottage Avenue development, but Staff recommends amending the approval, so the driveway has a minimum 3' south setback. She noted this can be achieved if the driveway is reduced to 10' in width. She also explained 5' is the ideal side yard buffer, but 3' is reasonable given the constraints of the site. Staff recommends an amended approval of the request to allow the 5' setback along Cottage Avenue for the accessory building and a 3' side (south) setback for a parking/driving aisle.

Petitioner Presentation:

Nathan Mateer Rempel, 113 E Madison Street, spoke on behalf of the petitioner. He stated they are back here again because they wish to save an existing tree and the previously approved setback is not going to work. They are requesting to move the driveway closer to the property line, but staff has recommended a 3' side setback and they are agreeable with that request.

Audience Comments:

Matt Scott, 1022 S 7th Street, spoke to the request. He stated he was here for the previous request citing concerns that because Cottage Avenue has no stormwater sewer system, water runoff will flow onto his property. He would like the homeowner to use part of his property as a place for the rainwater to dissipate.

Mr. Holtzinger asked if he has had problems with flooding in the past.

Mr. Scott stated that he has to pump water out of his driveway after heavy rain. He stated water has also flooded his garage in the past.

The public hearing was closed.

Staff Discussion:

Mr. Rohn asked if the petitioner could be required to add a small swale to catch some of the water.

Ms. Yoder remarked that it's difficult to require stormwater improvements in an old subdivision and it's something the Engineering and Stormwater Departments should review. She commented that a right-of-way permit will be required for the driveway, and the Planning Office can communicate the neighbor's concerns to Engineering when they review the driveway permit application.

Mr. Rempel stated it's his understanding that the homeowner has spoken with the Scotts and intends to place some rain barrels which would direct any overflow to a rain garden to the east.

Mr. Holtzinger asked if Mr. Scott was satisfied with leaving it with the Engineering Department.

Mr. Rohn asked Mr. Scott if it's been relayed to him that they intend to catch some of the rainwater.

Mr. Scott stated that nothing has been communicated to him, but believes they will, now that it's been mentioned.

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, grant amended approval for 26-10DV with the 7 conditions listed in the Staff Report. The motion passed unanimously by a vote of 4-0.

VI. Audience Items
None

VII. Staff Board Items
None

VIII. Adjournment: 4:18 pm Loewen/Fisher

Respectfully Submitted:

/s/ Lori Lipscomb
Lori Lipscomb, Recording Secretary

Approved By:

/s/ Tom Holtzinger
Tom Holtzinger, Chair

/s/ Lee Rohn
Lee Rohn, Secretary