

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, July 28, 2026, 4:00 P.M.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I.** Roll Call
- II.** Approval of Minutes from 6/23//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

26-11DV – Kevin & Heather Cooper and T Yoder Construction LLC request developmental variances to allow a front building setback of 2’ along Clinton Street where a minimum of 25’ is required, a rear setback of 11’ where a minimum of 25’ is required, and building coverage of 52% where a maximum of 35% is allowed for the construction of an approximately 750 SF garage addition, and to allow a fence 6’ in height in the front yard along Clinton Street where fences cannot exceed 4’ in height. The subject property is generally located at 201 N 2nd Street and is zoned Residential R-3 District.

26-12DV – M&H Rentals, LLC and Nuway Construction request a developmental variance to allow a front parking and driving aisle setback of 16’ along Kercher Road where a minimum of 35’ is required for a parking expansion of 13 spaces. The subject property is generally located at 2556 Southside Park Drive and is zoned Industrial M-1 District.

26-13V – Lori Copsey & Joan Copsey and Revamp Fence & Deck request a developmental variance to allow building coverage of 37% where a maximum of 35% is allowed for the construction of an approximately 260 Sf deck. The subject property is generally located at 509 S 6th Street and is zoned Residential R-1 District.

26-06UV & 26-14DV – Goshen Community Schools and A&Z Engineering, LLC request a Use variance for athletic facilities allowing:

- 0’ setbacks along 10th Street, 12th Street, and Reynolds Street, where setbacks of 100’ are required adjacent to residential use and zoning and where variance 05-04DV allowed setbacks of 90’ along 10th Street, 20’ along 12th Street, and 71’ along Reynolds Street for a soccer field
- Two freestanding signs (scoreboards) up to 20’ in height and 144 SF in area where schools are allowed one freestanding sign not exceeding 5’ in height and 36 SF in area

Developmental variances for an athletic facility to allow:

- Four light poles up to 80’ in height and eight backstop poles up to 20’ in height where non-residential structures cannot exceed 25’ in height
- A fence along 10th Street, 12th Street, and Reynolds Street that includes sections ranging between 6’ and 16’ in height where fences cannot exceed 4’ in height in the front yard

and to allow the variance to be valid for one year before the zoning clearance is issued. The subject property is generally located at 501 Lincolnway East and is zoned Residential R-1, Commercial B-1, and Industrial M-1 District..

- VI.** Audience Items
- VII.** Staff/Board Items
 - 6-month extension for 26-03UV, 611 N Greene Rd, from 8/24/26 to 2/24/27

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, 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:

Lori Lipscomb, Recording Secretary

Approved By:

Tom Holtzinger, Chair

Lee Rohn, Secretary

LOCATION: 201 N 2nd Street
CASE NUMBER: 26-11DV

DATE: July 28, 2026
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Kevin & Heather Cooper (owners); T Yoder Construction LLC (agent)

REQUEST: The applicants request developmental variances to allow a front building setback of 2' along Clinton Street where a minimum of 25' is required, a rear setback of 11' where a minimum of 25' is required, and building coverage of 52% where a maximum of 35% is allowed for the construction of an approximately 750 SF garage addition, and to allow a fence 6' in height in the front yard along Clinton Street where fences cannot exceed 4' in height

LOT SIZE: ±3,700 SF; ±137' of frontage (±37' on 2nd Street & 100' on Clinton Street); ±100' of depth

APPLICABLE ZONING: Residential R-3

NOTICES SENT: 17

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Residential, commercial, institutional

NEIGHBORHOOD: Downtown River District

THOROUGHFARES: 2nd Street & Clinton Street

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 4170.3*, Area, Width, and Yard Regulations of the R-3 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.
 - D. Rear Yard. There shall be a rear yard on each lot, the depth of which shall be not less than 25 feet
- ◇ Goshen Zoning Ordinance, *Section 5130*, Fence Regulations
 - A. Fences Permitted in Residential and Business Districts.
 - 1. Fence and walls not exceeding four feet in height shall be permitted in the front yard.

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 located on the northwest corner of 2nd Street and Clinton Street. Zoning is Residential R-3 and surrounding uses include a mix of single family homes, a church, and a County administrative building. The subject home is two stories and includes an attached single-stall garage with access from Clinton Street.

The applicants are proposing to make the following changes to the property, each of which will require a developmental variance:

- Replace an existing fence 6' in height in the front yard along Clinton Street. Fences cannot exceed 4' in height, and there is no variance on record for the existing fence, so a variance is now required
- Demolish the existing attached garage and build a larger 25'x30' attached garage. This garage will have a setback of 2' from the front property line where a minimum of 25' is required, and will lead to 52% building coverage where 35% is allowed, so developmental variances are required.

Staff recommends approval of the request because spatial limitations of the property create the need for the variance. The property is approximately 3,700 SF in area where current standards require a minimum of 8,000 SF for a single family home. At less than half the size of what is currently required, the subject property does not have adequate depth on any of its frontages to provide an attached garage meeting setback requirements.

The property is a corner lot without an alley, so there is nowhere other than the front yard along Clinton Street to access a garage. Along that same line of reasoning, there is not enough yard outside the front setback to provide a fence greater than 4' in height for a reasonable amount of privacy.

Although the yard along Clinton Street is a front yard, the front of the home faces 2nd Street, so Clinton Street is akin to a side yard. With that being the case, both the garage setback and fence 6' in height will not adversely impact surrounding properties. The three residential properties to the north also have similarly sized homes and detached garages on small lots, so the proposed building coverage is in keeping with neighborhood character.

FINDINGS OF FACT

Staff recommends **approval** of developmental variances to allow a front building setback of 2' along Clinton Street where a minimum of 25' is required, a rear setback of 11' where a minimum of 25' is required, and building coverage of 52% where a maximum of 35% is allowed for the construction of an approximately 750 SF garage addition, and to allow a fence 6' in height in the front yard along Clinton Street where fences cannot exceed 4' in height, 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 addition will be built to building code. All portions of the property appear to remain accessible to emergency vehicles. *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.** Although the yard along Clinton Street is a front yard, the front of the home faces 2nd Street, so Clinton Street functions as a side yard. With that being the case, both the garage setback and fence 6' in height will not adversely impact surrounding properties. The three residential properties to the north also have similarly sized homes and detached garages on small lots, so the proposed building coverage is in keeping with neighborhood character. *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.** Spatial limitations of the property create the need for the variance. The property is approximately 3,700 SF in area where current standards require a minimum of 8,000 SF for a single family home. At less than half the size of what is currently required, the subject property does not have adequate depth on any of its frontages to provide a garage meeting setback requirements. The property is a corner lot without an alley, so there is nowhere other than the front yard along Clinton Street to access a garage. Along that same line of reasoning, there is not enough yard outside the front setback to provide a fence greater than 4' in height for a reasonable amount of privacy. *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 right of way permit for the driveway is required.
5. If feasible, the street tree west of the proposed driveway shall be moved westward.



From 2nd Street and Clinton Street looking west



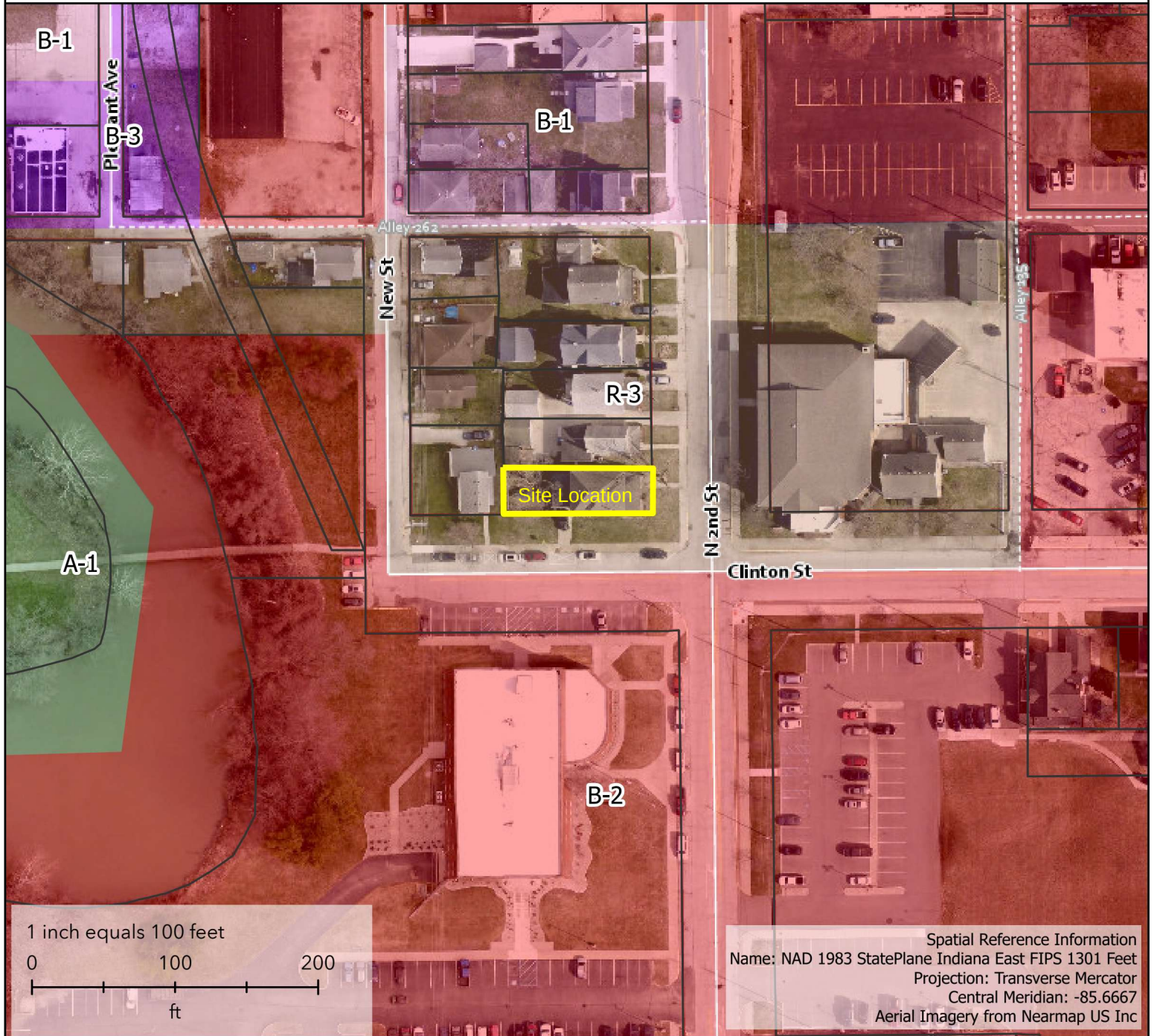
From Clinton Street looking north



201 N 2nd St



Printed 6/11/2026 by Planning



Spatial Reference Information
Name: NAD 1983 StatePlane Indiana East FIPS 1301 Feet
Projection: Transverse Mercator
Central Meridian: -85.6667
Aerial Imagery from Nearmap US Inc

Legend

Parcels	Road Segments	PUD	Zones	B-1
ROW	Public Road	A-1	B-2	
Alley		R-3	B-3	

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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



Address:
23912 C.R. 30
Goshen, IN 46526

Contact:
tyoderconstruction@gmail.com

Tony Yoder / Owner
(574) 312-9127

General Notes:

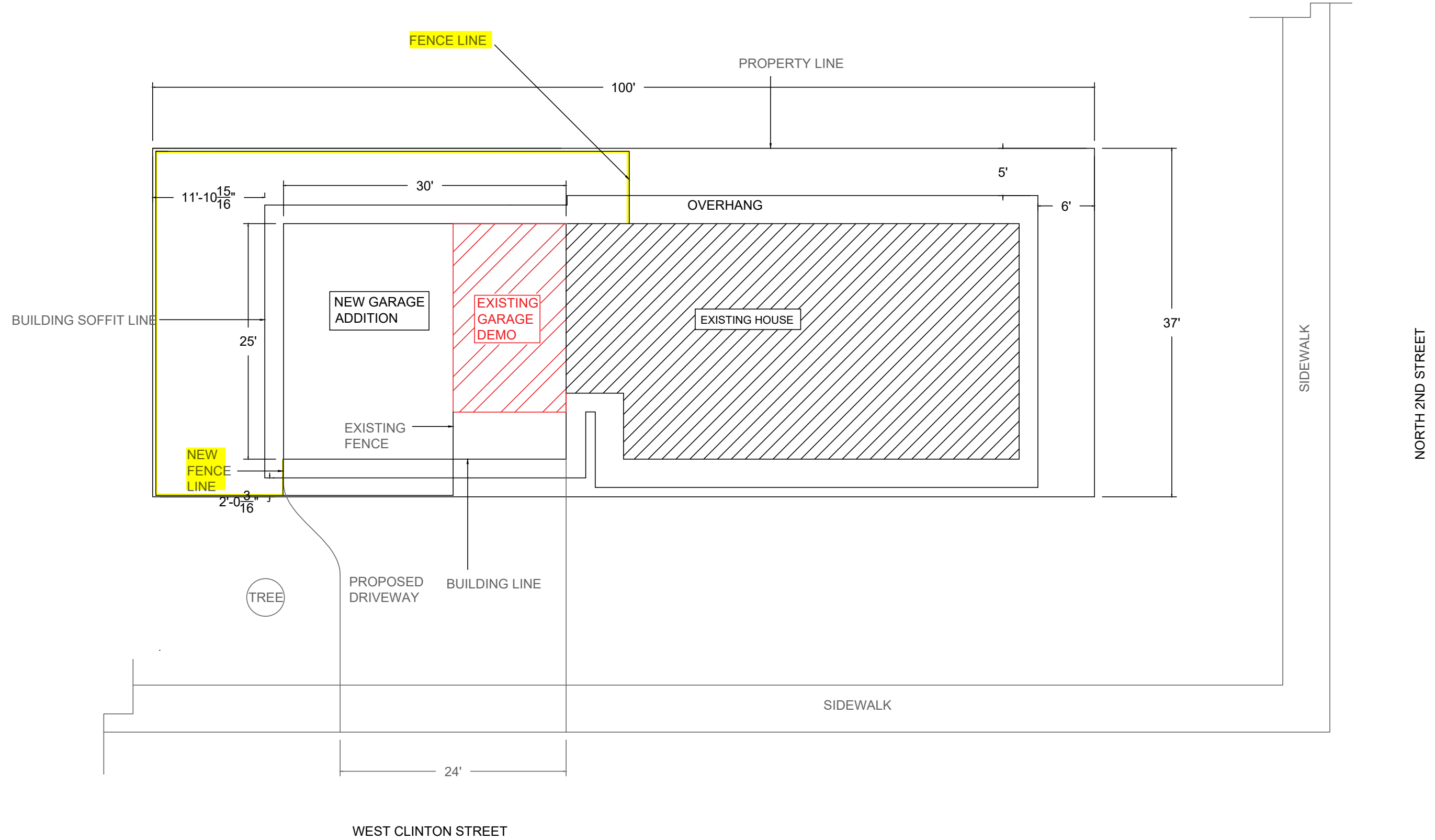
Project name and address:
KEVIN COOPER

Drawn by: xxx
TY

Scale:
3/32"=1'

Date:
7/9/26

REV:



LOCATION: 2556 Southside Park Drive
CASE NUMBER: 26-12DV

DATE: July 28, 2026
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: M & H Rentals, LLC (owner); Nuway Construction (agent)

REQUEST: The applicants request a developmental variance to allow a front parking and driving aisle setback of 16' along Kercher Road where a minimum of 35' is required for a parking expansion of 13 spaces

LOT SIZE: ±1.26 Acres; ±661' of frontage (±367' on Kercher Road & 294' on Southside Park Drive); depth varies

APPLICABLE ZONING: Industrial M-1

NOTICES SENT: 9

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Industrial, commercial

NEIGHBORHOOD: None

THOROUGHFARES: Kercher Road & Southside Park Drive

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 4230.3*, Area, Width, and Yard Regulations of the M-1 District
B. Front Yard. Front yards shall be measured from the property line and the building line and shall be as follows:
 - 2. On arterial streets, the front yard shall be a minimum distance of 35 feet.

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 manufacturing facility located on the northeast corner of Kercher Road and Southside Park Drive. Zoning is M-1, and many of the surrounding properties are similarly zoned M-1 and used for industrial purposes; the property directly to the east is a commercially zoned healthcare office. Improvements to the subject property include an approximately 10,500 Sf building with drive access from Southside Park Drive that includes 12 parking spaces.

The petitioners are proposing to expand the asphalt paving south of the existing driveway and building with 13 new parking spaces. The expansion will be approximately 20'x130' of new paving and will have a front setback along Kercher Road of 16' where a minimum of 35' is required. Encroachment in the front setback requires a developmental variance.

Staff recommends approval of the request. Due to the configuration of the building, existing paving, and stormwater retention areas on the west side of the property, there is nowhere else to expand parking. The petitioner has explained that there is not enough parking to serve the current number of employees, so allowing

the expansion will prevent haphazard and unlawful parking, such as parking on grass. Although the paving will encroach in the setback, there will remain 16' of buffer between the parking area and the Kercher Road right of way. The improvements are non-structural, so will not impede access to utility and transmission line easements that run through the property.

FINDINGS OF FACT

Staff recommends **approval** of a developmental variance to allow a front parking and driving aisle setback of 16' along Kercher Road where a minimum of 35' is required for a parking expansion of 13 spaces, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** Although the paving will encroach in the setback, there will remain 16' of buffer between the parking area and the Kercher Road right of way. The improvements are non-structural, so will not impede access to utility and transmission line easements that run through the property. *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 petitioner has explained that there is not enough parking to serve the current number of employees, so allowing the expansion will prevent haphazard and unlawful parking, such as parking on grass. *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.** Due to the configuration of the building, existing paving, and stormwater retention areas on the west side of the property, there is nowhere else to expand parking. *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. Technical review is required.



Looking west along Kercher Road

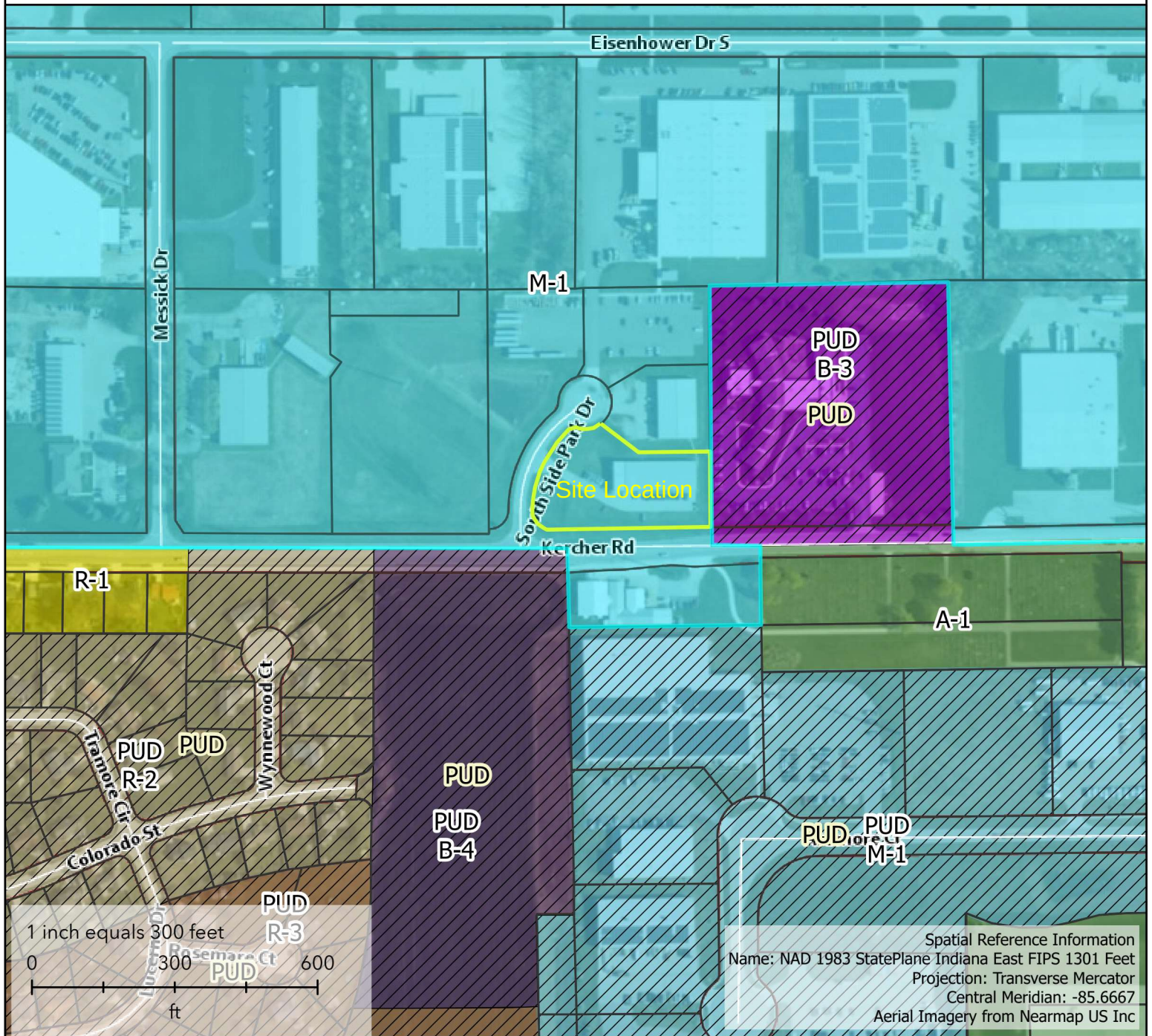


Looking west at proposed location of parking expansion



2556 Southside Park Drive

Printed 6/22/2026 by Planning



Legend

Parcels	PUD	Zones	R-3
ROW	PUD	A-1	B-3
Road Segments	R-1	B-4	
Public Road	R-2	M-1	

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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

THE DEVELOPMENT OF THIS SITE SHALL NOT IMPACT THE DRAINAGE REQUIREMENTS OF ANY OTHER NEIGHBORING SITE. ALL STORMWATER RUN-OFF SHALL BE CONTAINED ON-SITE. THERE APPEARS TO BE NO OFFSITE DRAINAGE PATTERNS THAT WOULD ADVERSELY AFFECT THE PROPOSED DEVELOPMENT OF THIS PARCEL.

RETENTION SHALES HAVE BEEN PLANTED IN GROUND COVERING, AND PROPERLY MAINTAINED TO AVOID EROSION.

THE SOIL TYPE AND OVERALL DESIGN OF THE RETENTION PLAN SHALL ENSURE THE BASIN IS DRY WITHIN 36 HOURS OF THE COMPLETION OF A RAIN EVENT PER CITY OF GOSHEN STANDARDS.

SOIL PROPERTIES FOR THIS AREA WHERE GATHERED FROM STUDIES DONE BY PURDUE UNIVERSITY. DATES OF STUDIES VARY, BUT ALL PRE-DATE ANY DEVELOPMENT DONE ON THIS SITE.

THE SOIL IS FOUND TO BE OF A COARSE-LOAMY NATURE COMMONLY REFERRED TO AS VOLINIA (VOIA), WHICH COMMON PROPERTIES ARE NOTED IN TABLE C-1.1.

TABLE C-1.1 COMMON CHARACTERISTICS OF VOLINIA SOIL

SOIL NAME	DEPTH	CLAY	MOIST BULK DENSITY g/cc	PERMEABILITY (KSG)	AVAILABLE WATER CAPACITY	LINEAR EXTENSIBILITY	EROSION FACTORS			WIND ERODIBLITY GROUP
							K _w	K _f	T	
VOLINA SANDY, LOAM	0-1 9-23	10-20 18-30	1.30-1.65 1.40-1.70	0.00-2.00 0.60-2.00	0.01-0.11 0.01-0.16	0.0-2.9 3.0-5.9	20 10	20 15	4	5
	25-58 58-80	2-12 0-3	1.60-1.70 1.45-1.75	6.00-30.00 20.00-30.00	0.06-0.11 0.02-0.04	0.0-2.9 0.0-2.9	20 02	20 02		

DESCRIPTION

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-TWO (22) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE SIX (6) EAST, ELKHART TOWNSHIP, ELKHART COUNTY, CITY OF GOSHEN, STATE OF INDIANA, DESCRIBED AS FOLLOWS:

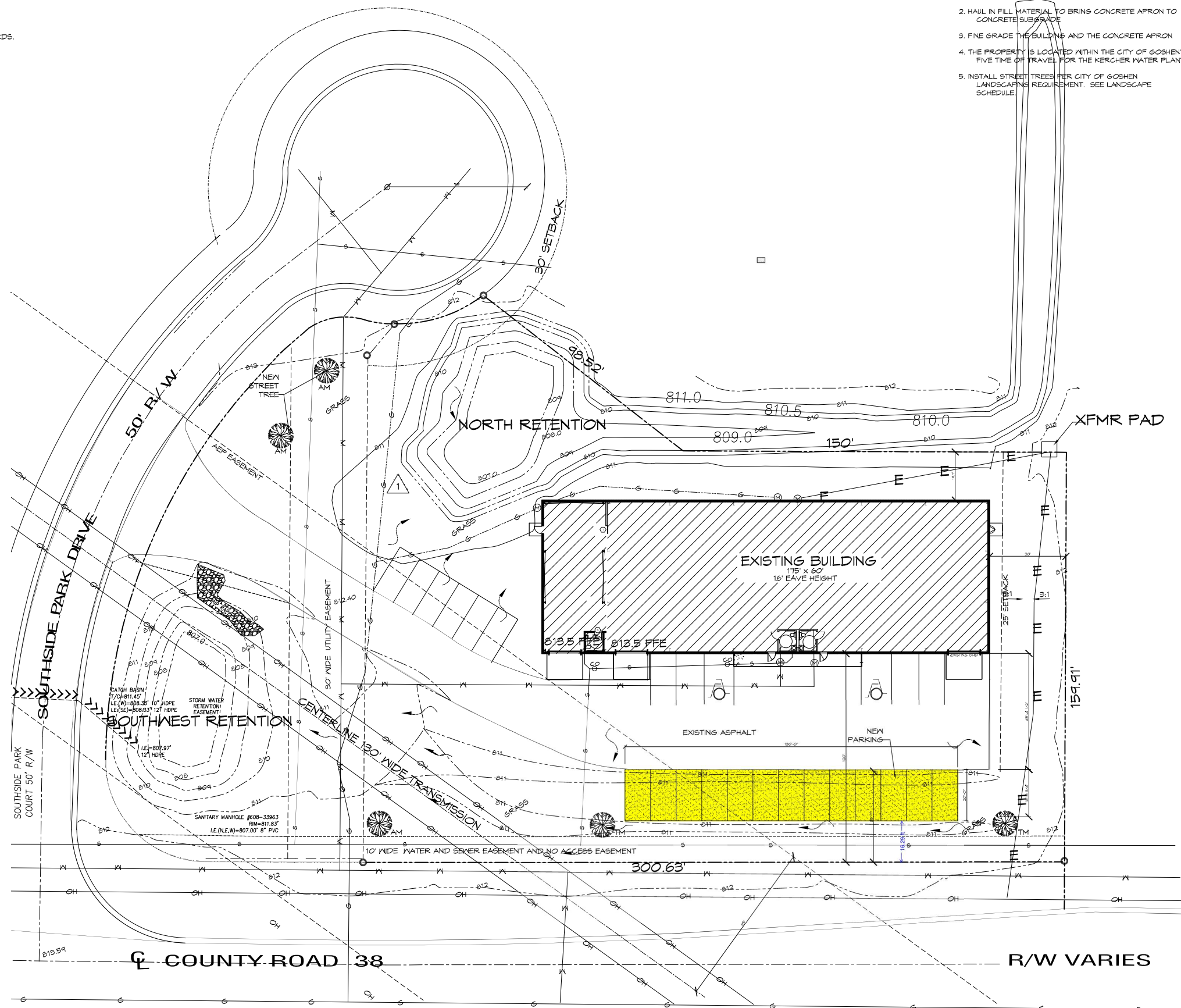
LOT #4 OF THE SOUTHSIDE PARK SUBDIVISION, CONTAINING APPROX 1.12 ACRES

SUBJECT TO PUBLIC RIGHTS-OF-WAY, RESTRICTIONS AND EASEMENTS OF RECORD INCLUDING AN AMERICAN ELECTRIC POWER EASEMENT DESCRIBED IN DEED RECORD 142, PAGE 206; A NORTH INDIANA PUBLIC SERVICE COMPANY EASEMENT DESCRIBED IN INSTRUMENT #89102628; A CITY OF GOSHEN EASEMENT DESCRIBED IN INSTRUMENT #2002-06042; A CITY OF GOSHEN EASEMENT DESCRIBED IN INSTRUMENT #2002-06044; AND PROTECTIVE COVENANTS AND RESTRICTIONS IN MISC. RECORD 56, PAGES 438-444 AND AMENDED IN THE FOLLOWING MISC. RECORDS: 74/286, 101/633, 103/542, 110/154, 143/715 AND 161/247

PARKING REQUIREMENTS

1.5 SPACES PER 2 EMPLOYEES
TOTAL # OF EMPLOYEES - 33 MAX
REQUIRED PARKING - 24.75 SPACE
PARKING PROVIDED - 25 SPACES

1. STRIP THE TOPSOIL AND DISPOSE OF THE MATERIAL OFF SITE
2. HAUL IN FILL MATERIAL TO BRING CONCRETE APRON TO CONCRETE SUBGRADE
3. FINE GRADE THE BUILDING AND THE CONCRETE APRON
4. THE PROPERTY IS LOCATED WITHIN THE CITY OF GOSHEN'S FIVE MINUTE OF TRAVEL FOR THE KERCHER WATER PLANT.
5. INSTALL STREET TREES PER CITY OF GOSHEN LANDSCAPING REQUIREMENT. SEE LANDSCAPE SCHEDULE.



SITE PLAN

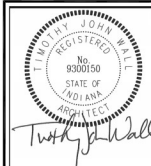
SCALE 1:20

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NUMAN CONSTRUCTION

2119 Carmen Court - Goshen, IN 46526
PHONE: (574) 533-0588 - FAX: (574) 534-2822 - www.nuwayconstruction.com

PARKING ADDITION FOR
M&H RENTALS
2556 SOUTHSIDE PARK DRIVE
GOSHEN, IN 46526



REVISIONS

JOB NO.
25102
FILE NAME
BASE PLAN.DWG
DRAWN BY
TJW
DATE
06-04-2026

DRAWING NO.

C1.1

LOCATION: 509 S 6th Street
CASE NUMBER: 26-13DV

DATE: July 28, 2026
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Lori Copsey & Joan Copsey (owners); Revamp Fence & Deck (agent)

REQUEST: The applicants request a developmental variance to allow building coverage of 37% where a maximum of 35% is allowed for the construction of an approximately 260 Sf deck

LOT SIZE: ±5,610 SF; ±34' of frontage; ±165' of depth

APPLICABLE ZONING: Residential R-1

NOTICES SENT: 65

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Residential

NEIGHBORHOOD: Historic Southside

THOROUGHFARES: 6th Street

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 4140.4*, Building Coverage in the R-1 District
No building shall hereafter be erected, reconstructed or altered so that more than 35 percent of the area of the lot is covered. This shall include a primary residential use and/or accessory buildings or structures, combined.

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 located on the west side of 6th Street in the Historic Southside Neighborhood. Zoning is R-1, and surrounding homes are primarily single family. The home is two stories with an approximate footprint of 1,698 Sf; a detached garage with access from the rear alley has an approximate footprint of 364 Sf.

The applicants are proposing to rebuild an existing deck on the rear of the home. The reconstructed deck will be approximately 260 Sf in area and will result in total building coverage on the property of 37%. Because the Zoning Ordinance permits building coverage not exceeding 35% in the R-1 District, a developmental variance is required.

Approval is warranted based on the following:

- The reconstructed deck will replace an existing deck that was built in 1998 at a size larger than what had been approved. The new deck will be approximately 10 Sf smaller in area. The deck will be built to building code.

- The subject property is in a neighborhood with a significant number of properties that do not conform to current Zoning Ordinance requirements due to their early development. Nearby properties, including 505 S 6th Street and 507 S 5th Street, have been granted variances in recent years for building coverage up to 45% under similar circumstances.
- The minimum lot size for R-1 properties in the current Zoning Ordinance is 8,000 Sf with 66' of frontage. The subject property is approximately 5,610 Sf in area with frontage of just 34', so reasonable development of a home is substantially more difficult under the current requirements.

FINDINGS OF FACT

Staff recommends **approval** of a developmental variance to allow building coverage of 37% where a maximum of 35% is allowed for the construction of an approximately 260 Sf deck, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** The reconstructed deck will replace an existing deck that was built in 1998 at a size larger than what had been approved. The new deck will be approximately 10 Sf smaller in area. The deck will be built to building code. *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 subject property is in a neighborhood with a significant number of properties that do not conform to current Zoning Ordinance requirements due to their early development. Nearby properties, including 505 S 6th Street and 507 S 5th Street, have been granted variances in recent years for building coverage up to 45% under similar circumstances. *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.** The minimum lot size for R-1 properties in the current Zoning Ordinance is 8,000 Sf with 66' of frontage. The subject property is approximately 5,610 Sf in area with frontage of just 34', so reasonable development of a home is substantially more difficult under the current requirements. *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.



From 6th Street looking west



From rear alley looking east



509 S 6th St



Printed 7/6/2026 by Planning



Legend

Parcels - White Bold	Road Segments	PUD	Zones
— ROW	— Public Road	PUD	Yellow R-1
	--- Alley		Red R-3

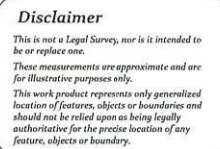
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The City of Goshen

Planning & Zoning Department

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

Paper Size: 11"x17"



LOCATION: 501 Lincolnway East
CASE NUMBER: 26-06UV & 26-14DV

DATE: July 28, 2026
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Goshen Community Schools (owner); A & Z Engineering, LLC (agent)

REQUEST: The applicants request a use variance for athletic facilities allowing:

- 0' setbacks along 10th Street, 12th Street, and Reynolds Street, where setbacks of 100' are required adjacent to residential use and zoning and where variance 05-04DV allowed setbacks of 90' along 10th Street, 20' along 12th Street, and 71' along Reynolds Street for a soccer field
 - Two freestanding signs (scoreboards) up to 20' in height and 144 SF in area where schools are allowed one freestanding sign not exceeding 5' in height and 36 SF in area
- Developmental variances for an athletic facility to allow:
- Four light poles up to 80' in height and eight backstop poles up to 20' in height where non-residential structures cannot exceed 25' in height
 - A fence along 10th Street, 12th Street, and Reynolds Street that includes sections ranging between 6' and 16' in height where fences cannot exceed 4' in height in the front yard and to allow the variance to be valid for one year before the zoning clearance is issued

LOT SIZE: ±33 acres; ±1,356 of frontage (±515' on 10th St, ±661' on Reynolds St, ±180' on 12th St)

APPLICABLE ZONING: Residential R-1, Commercial B-1, & Industrial M-1 District

NOTICES SENT: 104

SPECIAL INFORMATION

PUBLIC UTILITIES: City water & sewer

AREA DEVELOPMENT: Residential, institutional, industrial, commercial

NEIGHBORHOOD: Eastern Core

THOROUGHFARES: Reynolds Street, 10th Street, & 12th Street

TOPOGRAPHY: Level

VARIANCE OF USE STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 5200*, Conditional Use Requirements for Schools
 - A. Buildings used for musical instruction, power houses, heating and air conditioning units, and athletic fields and stadiums shall be located 100 feet from residential uses and zoning districts.
 - D. Schools meeting the conditional use requirements are permitted the following signs:
 - 1. One monument style freestanding sign meeting the following requirements:
 - a. Maximum permitted area of 36 square feet
 - b. Maximum permitted height of five feet (5')
- ◇ Goshen Zoning Ordinance, *Section 4140.2*, Height Regulations of the R-1 District
 - C. For any non-residential building or structure permitted as a conditional use, 25 feet; such height may be increased to a maximum of 30 feet provided that for every foot of height in excess of 25 feet, there shall be added to all yard requirements, one corresponding foot of width and depth
- ◇ Goshen Zoning Ordinance, *Section 5130*, Fence Regulations
 - B. Fences Permitted in Residential and Business Districts
 - 1. Fences and walls not exceeding four feet in height shall be permitted in the front yard

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 the approximately 33-acre campus of Goshen High School. The property has frontage on Lincolnway East, Reynolds Street, 10th Street, and Purl Street. The majority of the property is zoned R-1, but small pockets of B-1 and M-1 zoning are also located in the south corners of the property. The surrounding area includes a mix of residential, institutional, commercial, and industrial uses. The school corporation's administrative offices and bus terminal are located nearby and not included in this review of the High School campus.

Schools are a conditional use in all zoning districts and have specific limitations on setbacks for various structures and facilities, including athletic facilities. These requirements also limit the number of freestanding signs to one not exceeding 5' in height and 36 SF in area. Schools are also subject to the developmental requirements of the underlying zoning districts.

The petitioners have submitted a plan to make changes to the athletic facilities on the south side of campus along Reynold's Street between 10th Street and 12th Street. This area is zoned R-1 and includes soccer fields and track and field facilities. The proposed changes include replacement of the grass soccer field with an artificial turf field, new enlarged bleachers and team dugouts, replacement flood lights, new perimeter fencing, and new and reconfigured shot put and discus areas.

The soccer field received BZA approval in 2005 for setbacks of 90' along 10th Street, 20' along 12th Street, and 71' along Reynolds Street; it's not clear from Planning records how those setbacks apply to the existing field, and they will not be adequate for the proposed facilities, so new variances are needed. Additionally, the existing track and field facilities in the subject area do not appear to have been reviewed by Planning, so those now need approval. Specifics of the requested use variance are as follows:

- 0' setbacks along 10th Street, 12th Street, and Reynolds Street where setbacks of 100' are required adjacent to residential use and zoning to allow the new artificial turf soccer field, new track and field facilities, and an existing shotput pad
- Two freestanding signs (scoreboards) up to 20' in height and 144 SF in area where schools are allowed one freestanding sign not exceeding 5' in height and 36 SF in area

Developmental variances will also be needed for the following:

- Four light poles up to 80' in height and eight backstop poles up to 20' in height where non-residential structures cannot exceed 25' in height
- A fence along 10th Street, 12th Street, and Reynolds Street that includes sections ranging between 6' and 16' in height where fences cannot exceed 4' in height in the front yard

Lastly, the applicants would like the variance to be valid for one year before the zoning clearance is issued where the standard allowance is 6 months.

Staff has concerns about the proposed use and development of the athletic facilities, and recommends approval provided those concerns are addressed with development. Concerns include the following:

- Adequate screening from residential uses to the south. The purpose of the required 100' setback is to reduce noise and other nuisance issues that may be detrimental to the use and value of adjacent residential properties. Currently, all that exists along Reynold's Street is a chain-link fence. The petitioners should commit to high quality, visually appealing fence material where possible along this stretch.
- The Zoning Ordinance requires street trees along frontages where land is developed or redeveloped. Currently, there are no street trees along the three subject streets; it's not clear why they have not been installed. With this project, large species street trees should be added where possible. Evergreen species should be intermixed with deciduous trees to improve screening.

- Before the school purchased and developed the subject portion of the property, it was comprised of a number of residential homes that included a sidewalk along Reynolds Street between 10th Street and 12th Street. Aerials show that the sidewalk was removed some time after 2005; the purpose of removal is unclear. Sidewalk connections are a priority for the City (Comprehensive Plan L-3.6), especially in close proximity to schools. With this project, the sidewalk will need to be reinstalled.
- As the school corporation has acquired surrounding properties to add to the high school campus, the number of tax parcels associated with the property have grown to approximately 40. These parcels together comprise one zoning lot, and should be consolidated into as few tax parcels as possible.

If the above concerns are addressed, the use and developmental variances will be justifiable because:

- The portion of the subject property in question has been used for soccer and track and field facilities for close to 20 years. Over that time period, the Planning office has not become aware of any safety or health issues created by athletic field use.
- If approved with the recommended conditions, the updated facility will have increased screening and more attractive buffer. Additionally, new flood lights will decrease the brightness given off by the athletic facility compared to lighting already in place.
- The subject property is the community's public high school campus serving thousands of students and hundreds of athletes. It is located in an area of the City where there are also many residential properties, and where there is a lack of land into which it can expand.
- Use of space for athletic facilities on the campus has been optimized. If approved with the recommended conditions, the need for the limitations that the Zoning Ordinance places on such use and development will be ameliorated.
- The conditional use requirements for schools and developmental standards of the R-1 District do not perfectly align with reasonable development of a public high school campus that is over 30-acres in size. Numerous large freestanding signs are needed to accommodate the various needs of the high school, and variances have been granted in the past for signs in other areas of the campus.

FINDINGS OF FACT

Staff recommends **approval with conditions** of a use variance for athletic facilities allowing:

- 0' setbacks along 10th Street, 12th Street, and Reynolds Street, where setbacks of 100' are required adjacent to residential use and zoning and where variance 05-04DV allowed setbacks of 90' along 10th Street, 20' along 12th Street, and 71' along Reynolds Street for a soccer field
- Two freestanding signs (scoreboards) up to 20' in height and 144 SF in area where schools are allowed one freestanding sign not exceeding 5' in height and 36 SF in area

Developmental variances for an athletic facility to allow:

- Four light poles up to 80' in height and eight backstop poles up to 20' in height where non-residential structures cannot exceed 25' in height
- A fence along 10th Street, 12th Street, and Reynolds Street that includes sections ranging between 6' and 16' in height where fences cannot exceed 4' in height in the front yard

and to allow the variance to be valid for one year before the zoning clearance is issued, based on the following:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. The portion of the subject property in question has been used for soccer and track and field facilities for close to 20 years. Over that time period, the Planning office has not become aware of any issues the facilities have created with regards to public health, safety, morals, and the general welfare of the community. *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 portion of the subject property in question has been used for soccer and track and field facilities for close to 20 years without any apparent negative impact on the neighborhood. If approved with the recommended conditions, the updated facility will have increased screening and more attractive buffer compared to the existing buffer and screening. *The standard is confirmed.*

3. The need for the variance arises from a condition peculiar to the subject property. The subject property is the community's public high school campus serving thousands of students and hundreds of athletes. It is located

in an area of the City where there are also many residential properties, and where there is a lack of land into which it can expand. *The standard is confirmed.*

4. Strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the subject property. Use of space for athletic facilities on the campus has been optimized. If approved with the recommended conditions, the need for the limitations that the Zoning Ordinance places on such use and development will be ameliorated. The conditional use requirements for schools and developmental standards of the R-1 District do not perfectly align with reasonable development of a public high school campus that is over 30 acres in size. Numerous large freestanding signs are needed to accommodate the various needs of the high school, and variances have been granted in the past for signs in other areas of the campus. *The standard is confirmed.*

5. The approval does not interfere substantially with the Comprehensive Plan. If approved with the recommended conditions, the proposed changes to the high school's athletic facilities will support the Comprehensive Plan's objective to "continue to use schools as community gathering places" (Community Services & Facilities 5.2). *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 one (1) year 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. Approval by the Building and Fire Departments is required.
5. Technical Review is required.
6. Variance 05-04DV is null and void.
7. The approved freestanding signs shall have sign faces on the north sides only so that no they are not directed at adjacent residential uses.
8. Fences shall be black metal; bare galvanized fence material shall be prohibited.
9. Windscreen directly adjacent to residential uses shall be used sparingly and screened by evergreen trees where possible. Windscreen shall be of a high quality material and shall be repaired or replaced as it deteriorates or becomes unfixed from fencing. Windscreen shall not include signage such as logos visible from adjacent streets or residences.
10. Large species street trees shall be planted along all portions of street frontage on 10th Street, 12th Street, and Reynolds Street, except along the 255' portion of Reynolds Street directly south of the soccer game-field. Trees shall be a mix of evergreen and deciduous varieties.
11. If determined to be feasible by the Engineering Department, a sidewalk meeting City specifications shall be installed along the Reynolds Street frontage of the subject property as part of this project.
12. A photometric plan shall be submitted as part of Technical Review demonstrating that athletic field lighting will not exceed 0.5 foot candles along the subject property lines.
13. The tax parcels that comprise the high school campus shall be consolidated into as few parcels as possible as determined by the Elkhart County Auditor's office.



From 12th Street, looking west along Reynolds Street



Looking northwest from Reynolds Street at existing soccer field



From Reynolds Street, looking north along 10th Street



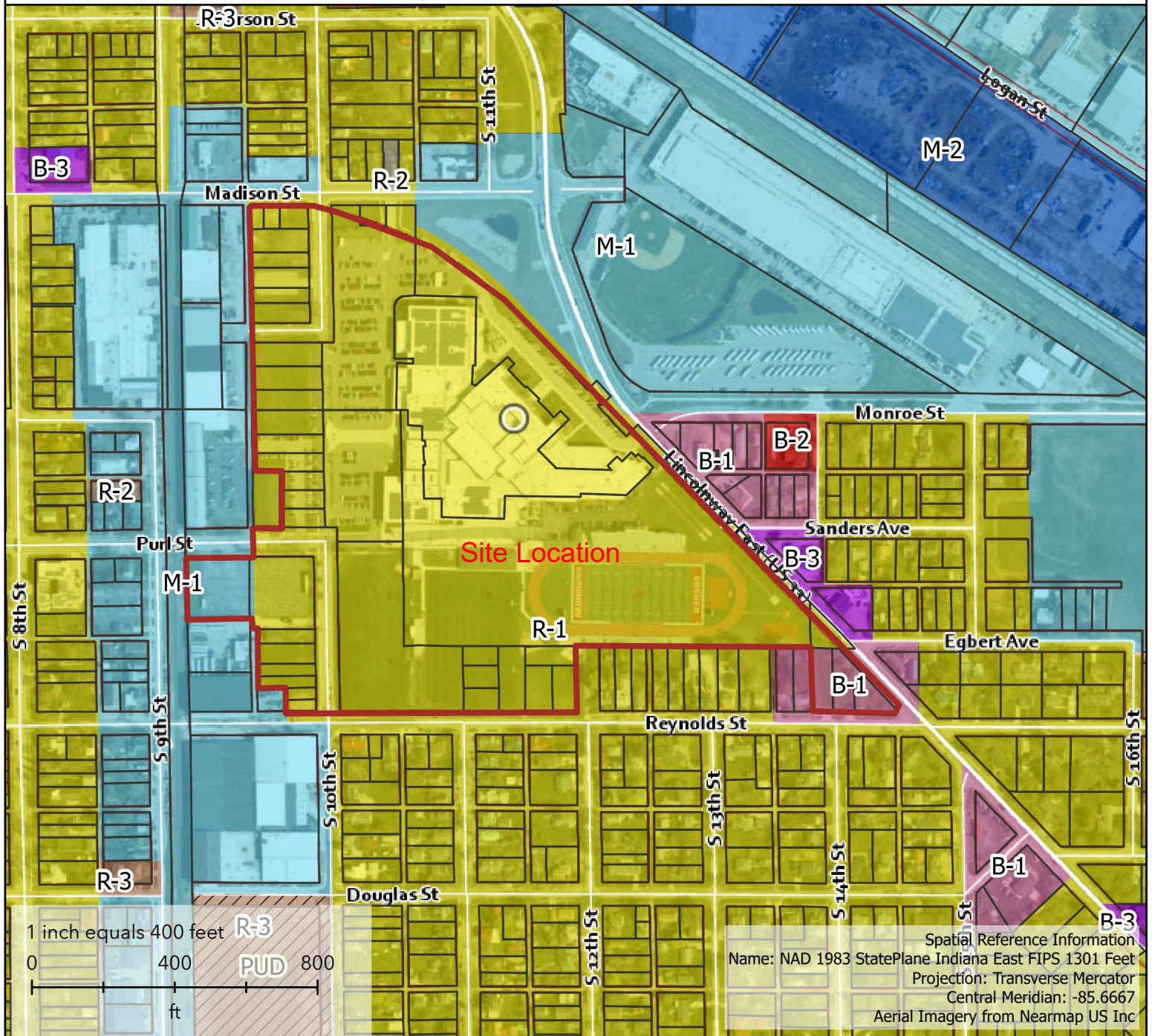
From Purl Street looking south along 10th Street



501 Lincolnway East



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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

Requested submitted by petitioners

Identify specific petition here:

Variance from Conditional Use: Reduce setbacks for athletic fields from 100' to 0' on the east, south, and west sides (12th St. property line, Reynolds St. property line, and 10th St. property line). (This would replace the previously approved setback variances for 20', 71' and 90' to an unknown location.) Allow additional freestanding scoreboard (20' tall / 144 SF), relocate the existing scoreboard (16' tall / 96 SF).

Development Variances: 2 x 70' tall and 2 x 80' tall athletic lighting. Chain link fence along Reynolds St. consisting of one 70' long x 16' high section, one 50' long x 16' high section, and sections of 6' high totaling a maximum of 400' of length. 200' of 6' high chain link fence along 12th St. 8 x 20' high poles for backstop netting along Reynolds St.

Supplemental Project Description:

The soccer field is being converted into a synthetic turf field in the same location that it exists now. The green area represents the playing area, and the red area represents the required clearance area around the playing area for kicks, throws, and officials. The length and width are based on NCAA and international minimums, which are slightly larger than NFHS/IHSAA minimums to prepare the athletes for the next level. The bleachers will be replaced and enlarged in the same location as the existing bleachers on the west side of the competition field. A press box and two team shelters will be constructed on the east side of the field. (The existing press box on top of the existing bleachers will be removed.) The shot put area will be rotated to the south in the same location as the existing shot put area. Both sets of double chain link discus cages are being replaced with single discus netting systems in the same location as the existing cages to improve safety. The existing soccer scoreboard will be moved to the practice area to the west of the competition soccer field, and a new scoreboard will be installed in the southwest corner of the competition soccer field to replace the existing scoreboard. Both scoreboards will face north. There will not be any lettering or advertisements on the back/south sides of the scoreboards. A 225' long x 20' tall netting system will be installed on the south side of the field in front of the fencing to reduce balls escaping the field. All of the perimeter fencing will be replaced in the same location as the existing fence and match the existing height. New fence will be black chain link to improve appearance. Windscreen will be installed on fencing directly south of the soccer field. Taller windscreen will be installed on the 16' high sections of fence. Any logos or lettering on the taller sections will face north. Trees will be planted as shown to the east of the soccer field. The existing athletic lighting poles and fixtures are being replaced with new LED systems, which will have a much sharper cutoff and greatly reduce light spillage onto surrounding properties. Trees will be planted along Reynolds and 12th St. except along the south end of the field, where there will be screening on the fencing. All of these improvements are intended to upgrade the facilities – not change the use.

2005 developmental variance
for setbacks to the soccer field

Goshen Board of Zoning Appeals
204 E. Jefferson Street
Goshen, Indiana 46528
574-534-3600

TO: Dr. Bruce Stahly and Ben Rawlins
Goshen Community Schools Odle McGuire & Shook Corp.
721 E. Madison 6765 SR 37 North
Goshen, IN 46528 Bloomington, IN 47404

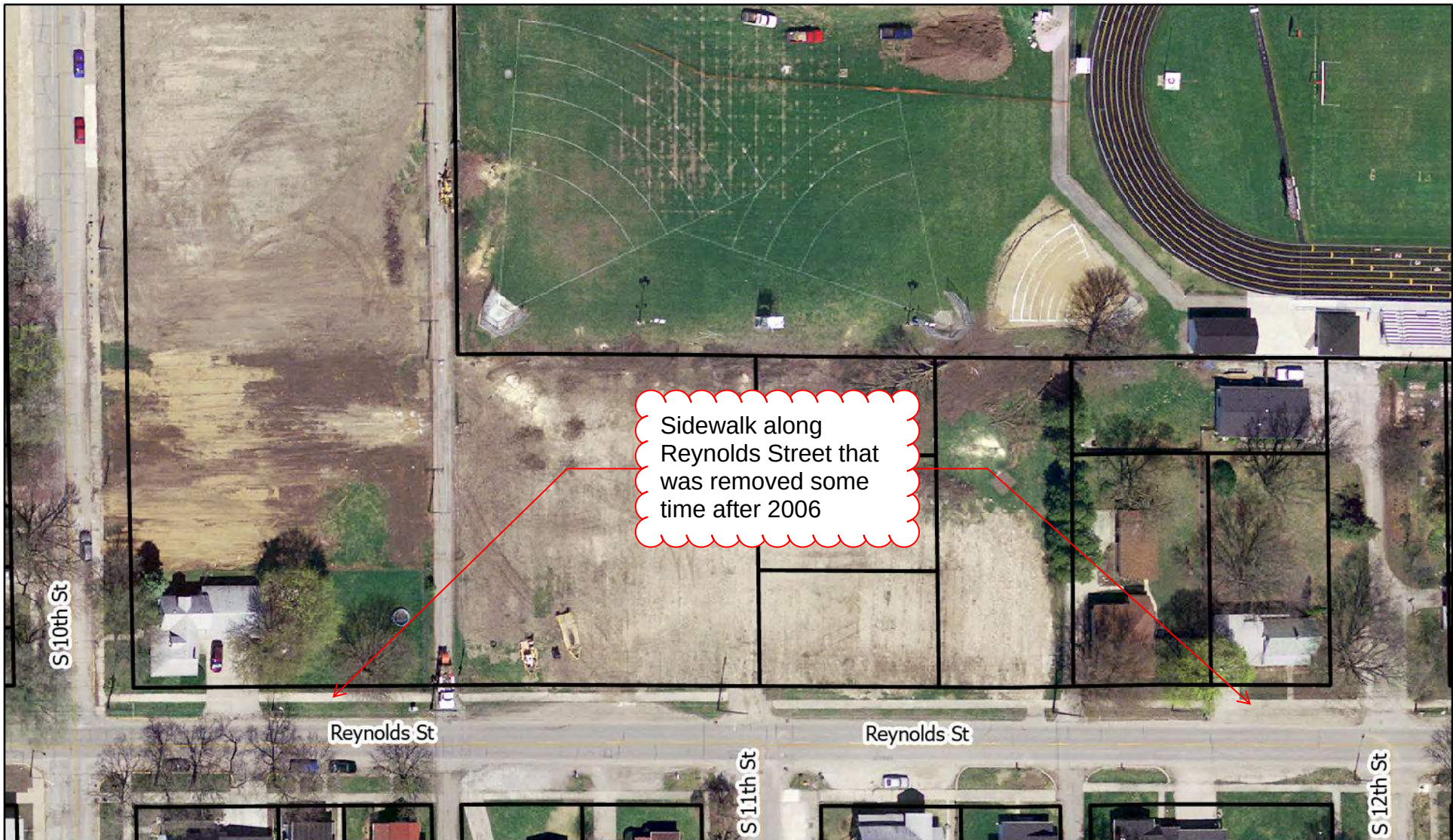
RE: **05-04DV, 1 Redskin Road**

You are hereby notified that the request to permit soccer field setbacks of 71', 20' and 90' where 100' is required to adjacent residential uses or zoning, for a site that is part of 1 Redskin Road and is generally located on the north side of Reynolds Street, east of 10th Street, and zoned residential R-1, was heard at the meeting of the Goshen Board of Zoning Appeals on February 22, 2005, and was acted upon as follows:

DENIED ____ APPROVED XXX TABLED ____ WITHDRAWN ____

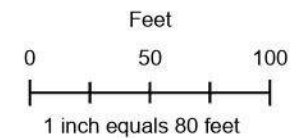
With approval, the following conditions shall apply:

1. An application to vacate 11th Street shall be filed with the application to vacate 10th Street.
2. Lighting to be installed as presented to the Board of Zoning Appeals at the February 22, 2005, meeting, and shall be approved by the City Planner. Lighting shall be designed so as to not spill onto adjacent residential properties.



Reynolds Street between 10th & 12th Streets

2005 Aerial



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The City of Goshen
Department of
Planning & Zoning

204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626

GENERAL FLOOR PLAN NOTES

STRUCTURAL STEEL CONTRACTOR TO PROVIDE AND MASONRY CONTRACTOR TO METAL LINERS AND OPENINGS FOR ALL DUCT PENETRATIONS 12" AND LARGER. COORDINATE W/ MECHANICAL CONTRACTOR PRIOR TO WALL CONSTRUCTION. REFER TO MECHANICAL SHEETS.

REFER TO MECHANICAL SHEETS FOR LOCATIONS OF ADDITIONAL FINISH PATCHING.

SET CABINET AND EQUIPMENT PLAN SHEETS FOR LOCATION AND SETS OF CABINETS, TACK AND CHALKBOARDS, ACOUSTIC PANELS, MIRRORS ETC.

ALL CONCRETE STAIRS TO HAVE TURNED DOWN SLABS.

TRANSITION OF DIFFERENT FLOOR FINISH MATERIALS SHALL BE AT CENTERLINE OF DOORS. UNLESS NOTED OTHERWISE.

ALL CMU CORNERS TO BE FULL MOIST TO ABOVE CEILING UNLESS NOTED OTHERWISE. AT LOCATIONS INDICATED AND AT ALL FLUSH TRANSITIONS FROM CMU TO DRYWALL PROVIDE SQUARE BLOCK.

AT ALL PLUMBING CHASES PROVIDE (1) 24" X 32" STEEL FLUSH ACCESS PANEL. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.

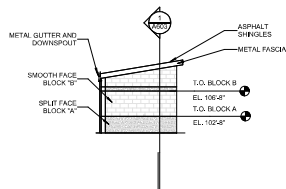
PAINT ALL EXPOSED SURFACES OF ALL STEEL INCLUDING BUT NOT LIMITED TO STEEL COLUMNS, HANDRAILS, LINTELS, CHAIRS, ETC.

ALL NEW METAL STUD WALLS ARE CONSIDERED SOUND WALLS AND SHALL EXTEND TO DECK WITH FULL ACOUSTIC BATT INSULATION. EXTEND GYP. BD. EACH SIDE TO DECK AND CUT TO PROFILE OF DECK AND SEAL. ALL PENETRATIONS TO BE SEALED.

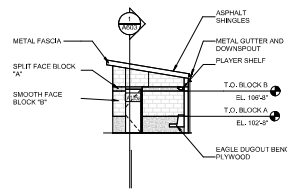
ALL NEW CONCRETE MASONRY UNIT WALLS SHALL BE CARRIED UP COMPLETELY FROM TOP OF FLOOR TO UNDERSIDE OF FLOOR OR ROOF DECKING ABOVE. UNLESS INDICATED OTHERWISE.

SPECIFIC FLOOR PLAN NOTES

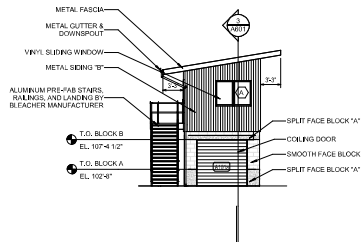
MATERIAL LEGEND	
	METAL SIDING 1/4"
	METAL SIDING 1/8"
	SMOOTH FACE BLOCK 1/8"
	SPLIT FACE BLOCK 1/4"



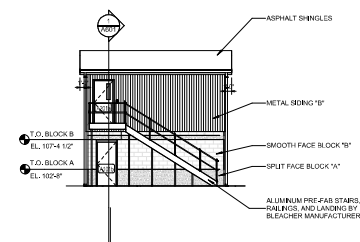
12 HOME DUGOUT N
SCALE: 1/8" = 1'-0"



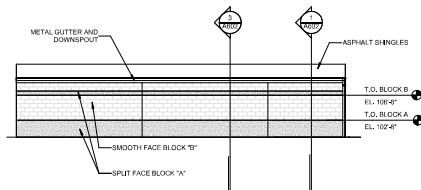
11 HOME DUGOUT S
SCALE: 1/8" = 1'-0"



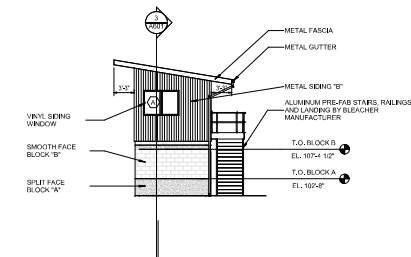
10 PB NORTH ELEVATION
SCALE: 1/8" = 1'-0"



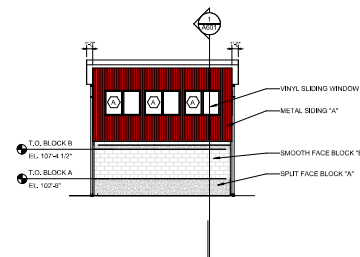
9 PB EAST ELEVATION
SCALE: 1/8" = 1'-0"



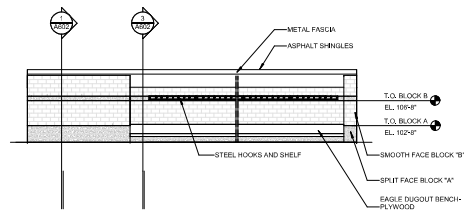
6 HOME DUGOUT E
SCALE: 1/8" = 1'-0"



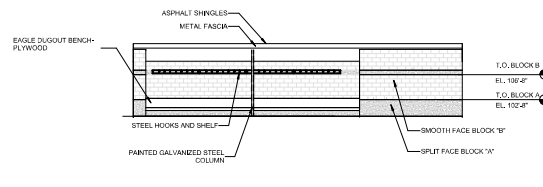
7 PRESS BOX S ELEVATION
SCALE: 1/8" = 1'-0"



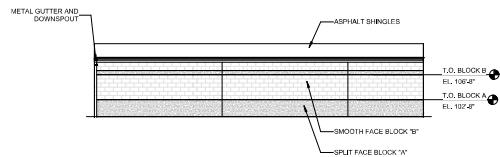
8 PRESS BOX W ELEVATION
SCALE: 1/8" = 1'-0"



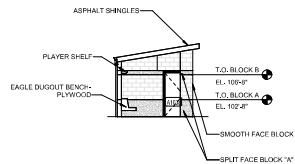
5 HOME DUGOUT W
SCALE: 1/8" = 1'-0"



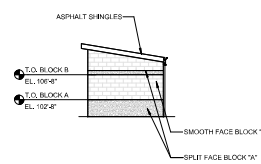
2 VISITOR DUGOUT W
SCALE: 1/8" = 1'-0"



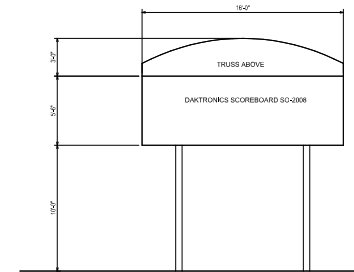
1 VISITOR DUGOUT E
SCALE: 1/8" = 1'-0"



4 VISITOR DUGOUT N
SCALE: 1/8" = 1'-0"



3 VISITOR DUGOUT S
SCALE: 1/8" = 1'-0"



14 TYP. SCOREBOARD ELEVATION
SCALE: 1/4" = 1'-0"

Goshen High School Soccer

Goshen, IN

Grid Summary	
Name:	House Spill @ 3ft.
Spacing:	30.0' x 10.0'
Height:	3.0' above grade

Illumination Summary	
	INITIAL HORIZONTAL FOOTCANDLES
Entire Grid	
Scan Average:	0.09
Maximum:	0
Minimum:	0
No. of Points:	17
FIXTURE INFORMATION	
Applied Circuits:	A
No. of Fixtures:	41
Total Load:	48.23 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

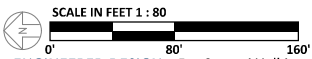
Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY



ENGINEERED DESIGN By: Sammi Yelkin • File #223122G_R1 • 17-Jun-26

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Goshen High School Soccer

Goshen, IN

Grid Summary

Name: 150ft. Spill Line at 3ft.
Spacing: 30.0'
Height: 3.0' above grade

Illumination Summary

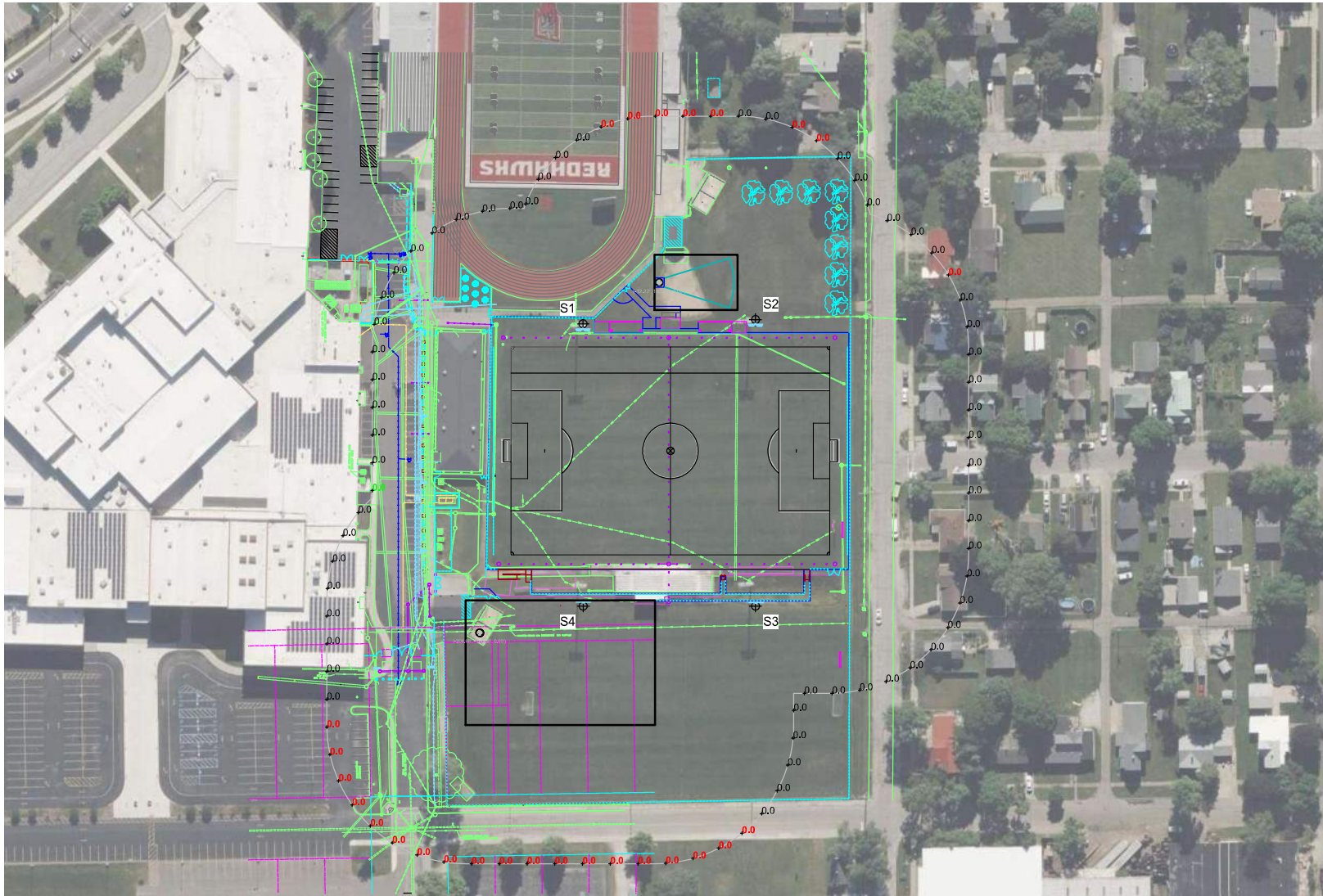
INITIAL HORIZONTAL FOOTCANDLES	
Entire Grid	
Scan Average:	0.0037
Maximum:	0.03
Minimum:	0.00
No. of Points:	85
FIXTURE INFORMATION	
Applied Circuits:	A
No. of Fixtures:	41
Total Load:	48.23 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1 : 110
0' 110' 220'

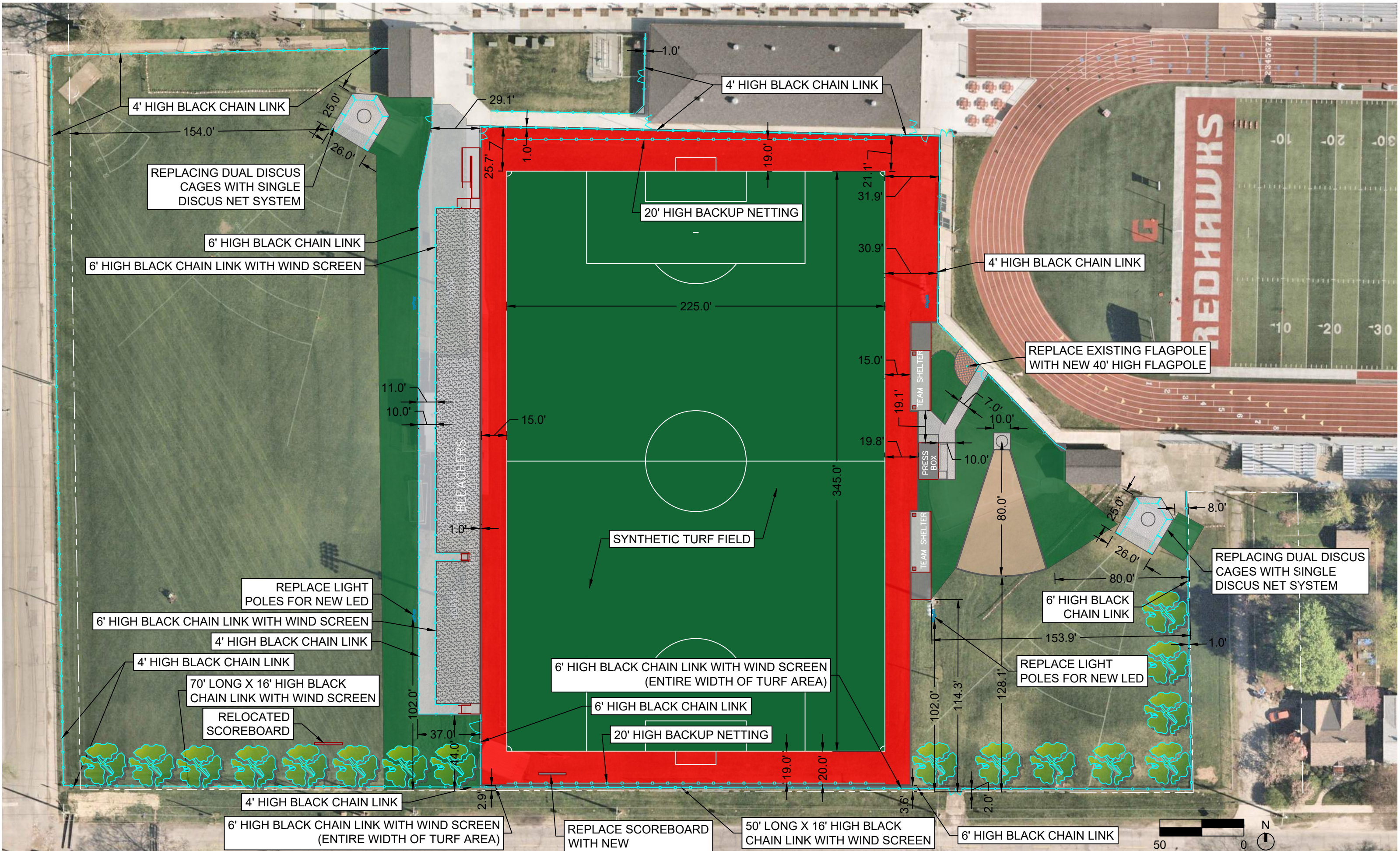
Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Sammi Yelkin • File #223122G_R1 • 17-Jun-26



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ILLUMINATION SUMMARY



Lipscomb, Lori

From: Lipscomb, Lori
Sent: Monday, July 6, 2026 8:29 AM
To: 'Steve Klinge'
Cc: Deegan, Rossa
Subject: RE: 611 N Greene Rd - Use variance for 2nd dwelling unit expiring

Thanks, Steve. Your request for a 6-month extension for 611 N Greene Road (26-03UV) has been placed on the July 28th BZA agenda. As mentioned in my previous email, Staff will request this on your behalf, and you don't need to be present at the meeting.

Lori Lipscomb
City of Goshen Planning & Zoning
204 E Jefferson Street
Goshen, IN 46528
574-534-3600
lorilipscomb@goshencity.com

From: Steve Klinge <steveklinge3@gmail.com>
Sent: Friday, July 3, 2026 8:10 AM
To: Lipscomb, Lori <lorilipscomb@goshencity.com>
Subject: 611 N Greene Rd - Use variance for 2nd dwelling unit expiring

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lori, this is Steve Klinge. Yes if could extend is an extra 6 months that would be great. It's been a lot longer process than we thought it would be. Thank you very much.