

Agenda
GOSHEN PLAN COMMISSION
Tuesday, October 20, 2026, 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

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

- I. Roll Call
- II. Approval of Minutes from 5/19/26
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals
- V. **Major Subdivision** (public hearing)
26-03SUB – Timothy and Tiffany Miller and Abonmarche Consultants request primary approval of a three-lot major residential subdivision, Millers at Fidler Pond, to create three single-unit residential lots. The subject property is two tax parcels, containing ±17.28 acres, generally located at 403 Oak Lane, zoned Residential R-1 District.
- VI. **Unified Development Ordinance (UDO) – Replacement Zoning & Subdivision Ordinances, Including Zoning Map**
26-01OA – The Goshen Plan Commission proposes a Unified Development Ordinance (UDO) to replace the existing Zoning & Subdivision Ordinances, including Zoning Map. Copies of the draft UDO and Zoning Map are available at <https://www.tswdesigngroup.com/goshenudo>

The geographic area to which the proposed Unified Development Ordinance, including zoning map, applies is all lands within the corporate and jurisdictional limits of the City of Goshen, Indiana.

The following is a summary of the subject matter contained in the proposed Unified Development Ordinance, including zoning map:

- **Chapter 1 – Introduction & Administration:** This chapter contains basic provisions for the Ordinance such as purpose, jurisdiction, administration, and effective date.
- **Chapter 2 – Zoning & Overlay Districts:** This chapter contains the purpose statements for each zoning and overlay district, the Permitted Land Use Table, and general standards applicable in each zoning and overlay district.
- **Chapter 3 – Additional Conditions for Uses:** This chapter contains specific uses that require additional conditions for permitted uses.
- **Chapter 4 – Site Standards:** This chapter contains standards for development related to access and driveways; street trees, buffers & screening; lighting; outdoor storage; parking and loading; sidewalks; and signs.
- **Chapter 5 – Structure Standards:** This chapter contains standards for general, accessory, primary, and temporary structures; dumpsters and trash collection structures; fences and walls; manufactured homes; scoreboards; and swimming pools.
- **Chapter 6 – Subdivisions:** This chapter contains the standards for subdivision and subdivision design.
- **Chapter 7 – Procedures:** This chapter contains the procedures for administrative appeals; subdivisions; plat vacations; permitting; applications for rezoning, special uses, or variances, and other matters.
- **Chapter 8 – Non-Conforming:** This chapter establishes provisions for non-conforming uses, non-conforming structures (including signs), and non-conforming parcels or lots of record.
- **Chapter 9 – Definitions:** This chapter includes definitions for terms, abbreviations, and acronyms used in the Ordinance.
- **Appendices** – The appendices include plat certificates, certification examples, and the fee schedule.

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- **Zoning Map** – A total of 14 zoning districts and 2 overlay districts are included in the proposed Unified Development Ordinance. The proposed zoning map generally mirrors the existing zoning map, with the exception that the Downtown Form District generally replaces the B-2 District in the downtown corridor, and the Urban Neighborhood Form District generally replaces the R-1 and R-2 Districts in the neighborhoods north and south of downtown.

The public hearing for the proposed Unified Development Ordinance will also serve as the review required by Indiana Code § 36-7-4.3-3, at which the Plan Commission will review the Unified Development Ordinance and the City's zoning regulations and land development rules with the goal of increasing housing development, using the factors set forth in that statute.

VII. Audience Items

VIII. Staff/Board Items

IX. Adjournment

Plan Commission Members

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