

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.

page two follows

- **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

Minutes - Goshen Plan Commission
Tuesday, May 19, 2026 - 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

- I.** The meeting was called to order with the following members present: Richard Worsham, Tom Holtzinger, Hesston Lauver, Doug Nisley, Brad Minnick, Rolando Ortiz, and Aracelia Manriquez. Also present were Assistant Planner Rossa Deegan and Assistant City Attorney Don Shuler. Absent: James Wellington
- II.** Approval of Minutes from 1/20/26 – Holtzinger/Lauver 7-0
- III.** Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record: Holtzinger/Manriquez 7-0
- IV.** Postponements/Withdrawals – None

V. Minor Subdivision (public hearing)

26-02SUB – City of Goshen Redevelopment and Abonmarche Consultants request approval of a two-lot minor subdivision, Replat of Lot 28 Barns' First South Addition, to separate the building from the parking lot. A Redevelopment agreement proposes to transfer the lot with the building to a new owner, and the parking lot would remain owned by City of Goshen. The subject property is Lot 28 Barns' First South Addition, with common addresses of 233 S Main Street and 113 W Jefferson Street, zoned Commercial B-2.

Staff Report

Mr. Deegan explained this request is to replat one lot into a two-lot subdivision, noting there will be no new streets or easements of access. He provided background information for the current building, along with information regarding a previous building that had been located on the now vacant, adjacent lot. The existing building was rezoned to Commercial B-2 after being acquired by the Redevelopment Department in 2021, and is now being sold on land contract to a business that plans to remodel the building for a dance studio. The remainder of the site will be used for a city parking lot which requires the creation of a subdivision. All developmental requirements of the district will be met. Staff recommends approval of the two-lot subdivision, noting that there is at least one correction that needs to be made on the site plan so it will need to be resubmitted for staff approval.

Petitioner Presentation

Crystal Welsh, 303 River Race Drive, spoke on behalf of the petitioner. She stated the next step is to obtain secondary approval and then get the plat recorded. She feels this is a great project and asked for Plan Commission approval.

Audience Comments:

There was no one to speak to the petition.

Close Public Hearing

Staff Discussion:

None

Action:

A motion was made and seconded, Holtzinger/Nisley, to grant primary subdivision approval for 26-02SUB, based upon the Staff Analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 7-0.

VI. Audience Items - None

VII. Staff/Board Items

- UDO Update – Rossa Deegan

Mr. Deegan updated Commission members on the progress being made updating the current zoning ordinance. He stated the process is underway and new drafts and chapters for the Unified Development Ordinance are now under review. He noted it's a completely new document and that much of the information from the original ordinance has been carried over and cleaned up to make it simpler and clearer. He estimated that they're approximately halfway through the drafting

process and hope to have that process completed by the end of July. He went on to say that through a community outreach process, the consultants have received approximately 250 surveys from the community to date. He explained that after the first draft is complete, the City Council, Plan Commission, and community members, can review the draft. There will be a public workshop as well. After that, it will come back to the Plan Commission later this year.

Mr. Holtzinger asked if there has been any consideration for “tiny homes”.

Mr. Deegan stated that there is some consideration in this draft for allowing smaller lots and accessory dwelling units.

- Residency form for Tom Holtzinger
- Residency form for Hesston Lauver

Mr. Worsham noted for the record that residency forms were received from Tom Holtzinger and Hesston Lauver.

VIII. Adjournment – 4:10 pm Nisley/Holtzinger

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Richard Worsham, President

Tom Holtzinger, Secretary

To: Goshen City Plan Commission

From: Rhonda L. Yoder, Planning & Zoning Administrator

Subject: 26-03SUB, Major Residential Subdivision, Primary Approval
Millers at Fidler Pond

Date: October 20, 2026

ANALYSIS

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.

The subject property is currently two tax parcels with an existing single unit residential house and detached storage building. The existing house and storage building will remain on the proposed Lot 2, and the proposed Lots 1 and 3 are anticipated to each have a new single unit residential house, for a total of three residential lots and three single unit residential homes. Oak Lane will be extended (with additional dedication of right of way) to provide a cul-de-sac, as required at a dead-end street.

According to the Goshen Subdivision Ordinance (SO), a major subdivision involves two or more lots, along with the establishment of a new street or easement of access, or substantial changes to existing drainage systems. This case is a major subdivision because of new right of way for a required cul-de-sac at the end of Oak Lane, along with the drainage impact. Major subdivision approval occurs in two phases, primary and secondary subdivision. The primary subdivision is intended to show a total development plan, including physical features, proposed lot layout, proposed street/access patterns, land to be reserved for public use, sewer and water extensions, and drainage facilities.

The Plan Commission has exclusive control over primary and secondary subdivision approvals. According to SO Section 530, after considering a primary subdivision application the Plan Commission shall:

1. Grant primary approval,
2. Grant primary approval with conditions, or
3. Disapprove.

Approval may be granted only if the conditions of the Goshen Subdivision Ordinance are met. The Plan Commission may waive only those conditions found exclusively in the Goshen Subdivision Ordinance and may not waive any standards found in the Goshen Zoning Ordinance (ZO). Subdivision review is a non-discretionary process, meaning approval must be granted if the conditions of the Subdivision/Zoning Ordinances are met.

The proposed subdivision includes land that is part of a County regulated drain along Horn Ditch, and regulatory floodplain, including Floodway. No development is proposed within these areas. The proposed subdivision has been provided to Elkhart County and to Department of Natural Resources (DNR) Division of Water.

Subdivision Evaluation

Based on review of the proposed subdivision and Goshen SO and ZO standards, the following condition is required as part of primary approval, to be addressed as part of the secondary subdivision:

1. Include only front minimum building setback lines for the secondary subdivision.

Conditions to be met prior to secondary approval, and requirements to be completed before a zoning clearance/building permit is issued for new development, are outlined in the following section.

RECOMMENDATIONS

Staff recommends the Plan Commission grant primary approval of the three-lot major residential subdivision, Millers at Fidler Pond, based upon the following and including the following conditions, which shall be met before secondary approval is granted:

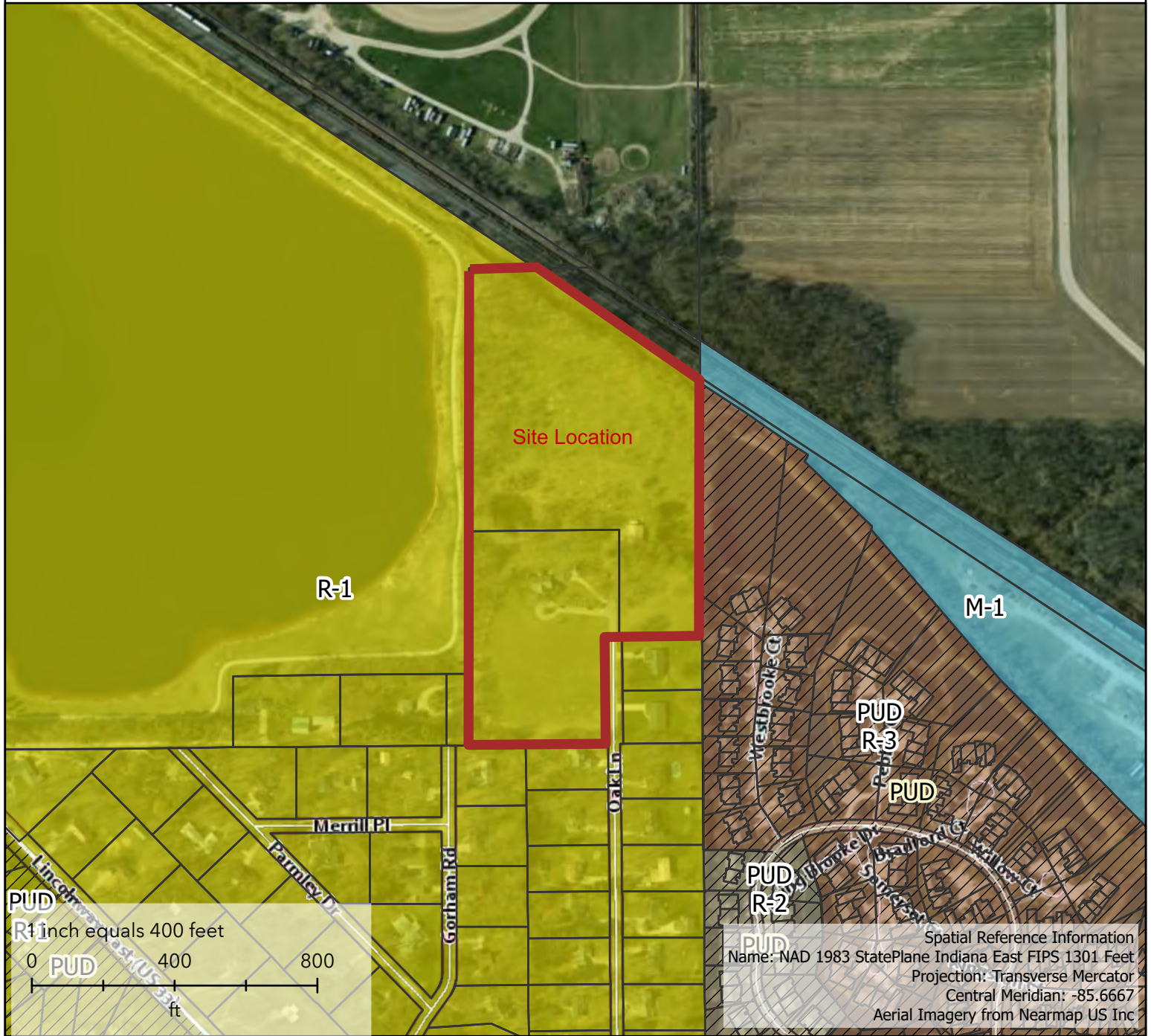
1. The R-1 District requirements for minimum lot area and lot frontage are met.
2. Zoning and Subdivision Ordinance requirements are able to be met.
3. The drawings, application and fee for the secondary subdivision shall be submitted to the Planning office, and Staff may review on behalf of the Plan Commission. The secondary subdivision shall also be submitted for Technical Review.
4. The secondary subdivision shall address the following technical correction and any Technical Review comments provided by Engineering, Stormwater, and Fire:
 - Include only front minimum building setback lines for the secondary subdivision.
5. Connection to City water and sewer is required, and utility extension plans shall be approved by the City Utility Engineer.
6. All infrastructure improvements shall be designed and built according to the latest City standards, per SO Section 800.
7. Per SO Sections 511.6 and 571.10, the final plat shall include all easements dimensioned and identified to their specific use, including all existing easements and all required new easements.
8. Per SO Sections 512 and 812, an overall subdivision drainage plan shall be prepared and certified by a registered engineer or registered land surveyor, submitted to the City Engineer, and approved by the Board of Works before secondary approval is granted.
9. After the street/utility construction plans and overall subdivision drainage plan have been approved, the street/utility/drainage improvements must be constructed as follows:
 - Without a performance bond/surety, fully constructed and inspected before the plat is accepted by the Board of Works, before secondary approval is granted, and before the plat may be recorded; OR
 - With a performance bond/surety, fully constructed and inspected after the plat is accepted by the Board of Works, after the performance bond/surety is accepted by the Board of Works, and after secondary approval is granted.
10. If the plat is to be finalized and recorded before street/utility/drainage improvements are constructed and accepted for maintenance, a performance bond/surety shall be filed with and reviewed by the City Engineer and accepted by the Board of Public Works and Safety before construction begins and before secondary approval is granted.
11. After all identified corrections are made, reviewed and approved, dedications and easements shall be accepted by the Board of Works per SO Section 820 before secondary approval is granted.
12. When secondary approval is granted, the signed plat will be provided to the applicant for recording, with a clear, full size recorded copy to be emailed to the Planning office after recording.
13. Before a zoning clearance/building permit is issued for new development on any individual lot, the secondary subdivision shall be reviewed and approved, and a clear, full-size recorded plat on file in the Goshen Planning office.



403 Oak Ln



Printed 9/29/2026 by Planning



Legend

Parcels - Normal	Private Road	R-3
ROW	State Road/US Highway	M-1
Road Segments	PUD	R-1
Public Road	PUD	R-2

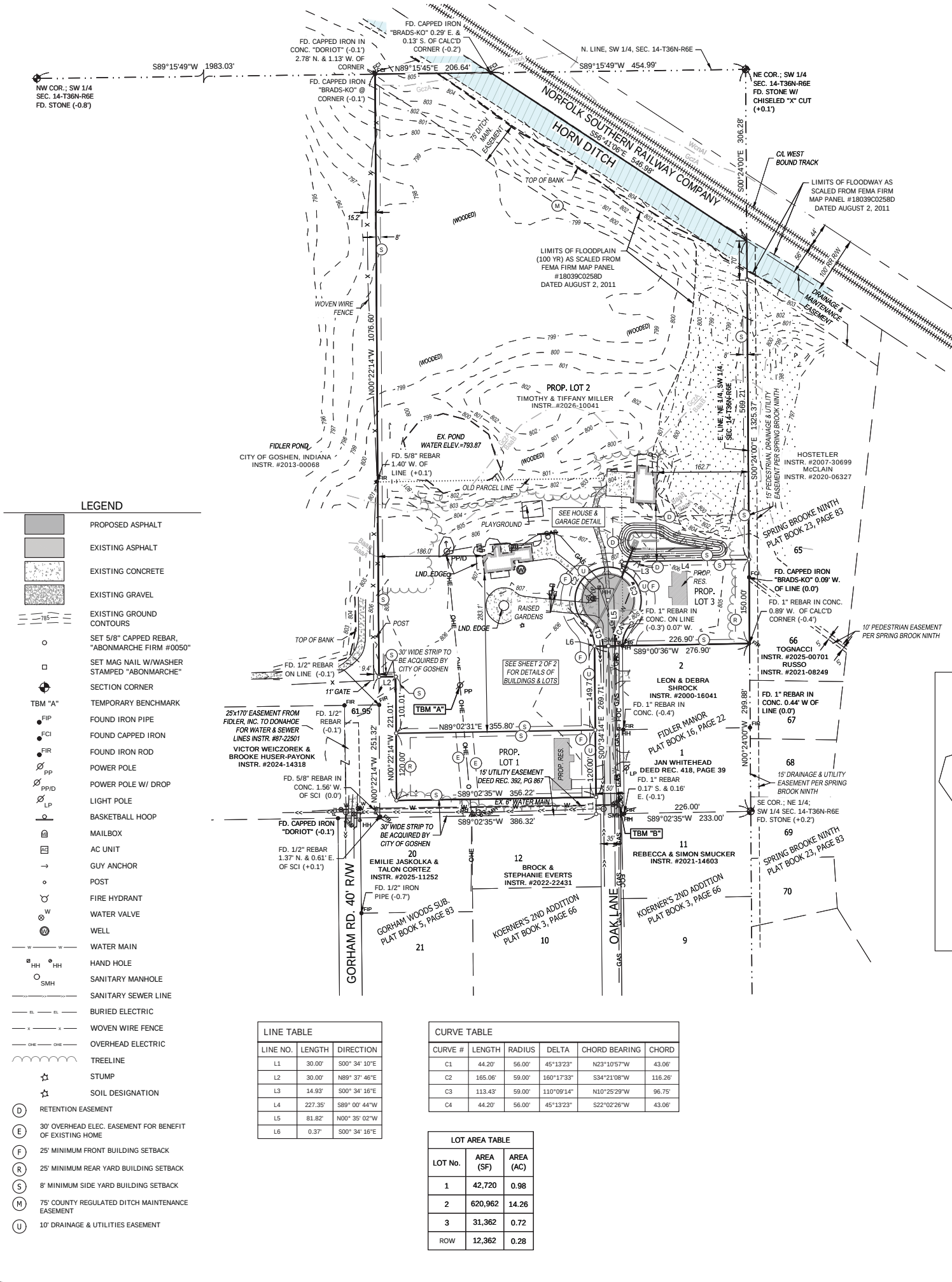
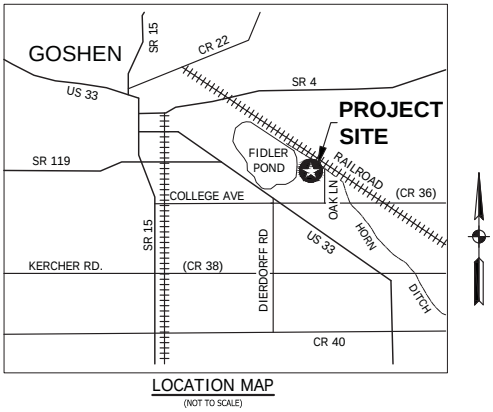
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The City of Goshen

Planning & Zoning Department

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

Q:\PROJECTS\2026\26-0912 MILLER OAK LANE, CITY OF GOSHEN 3-LOT MAJOR\10 SURVEY\18 CAD\PLANS\26-0912 PRIMARY_USJT.DWG PG. 1, TANYA MILLER 9.23.2026 2:46 PM



GENERAL NOTES

- TOTAL SUBDIVISION AREA = 16.240± ACRES
LOT 1 = 0.981± ACRES
LOT 2 = 14.255± ACRES
LOT 3 = 0.720± ACRES
R/W TO BE DEDICATED = 0.284± ACRES
- EXISTING LAND USE: RESIDENTIAL / WOODED
- THE PROPOSED LOTS SHALL BE SERVICED BY THE CITY OF GOSHEN MUNICIPAL SANITARY SEWER AND WATER. PROPOSED CONNECTION POINTS FOR BOTH UTILITIES ARE SHOWN ON THE PRIMARY PLAT SHEETS WITH FINAL DETAILED DESIGN TO BE SHOWN ON CONSTRUCTION PLANS TO BE REVIEWED BY THE ENGINEERING DEPARTMENT AFTER THE PRIMARY PLAT PROCESS IS COMPLETED. EACH NEW LOT WILL REQUIRE A UTILITY CONNECTION AGREEMENT. LOT 2 HAS EXISTING CONNECTION TO CITY OF GOSHEN MUNICIPAL SANITARY SEWER CURRENTLY AND IS REQUIRED TO CONNECT TO CITY OF GOSHEN MUNICIPAL WATER WITH THIS PLATTING.
- SETBACKS SHOWN ARE PER R-1 (RESIDENTIAL)
FRONT YARD = 25 FEET ON RESIDENTIAL OR CUL-DE-SAC STREETS
SIDE YARD = 8 FEET
ACCESSORY BUILDINGS = 5 FEET
REAR YARD = 25 FEET
- PARKING: THERE WILL BE AT LEAST TWO (2) PARKING SPACES PER LOT.

SOIL CLASSIFICATION

THE PROJECT IS COMPOSED OF BAINTER SANDY LOAMS (BaaA & BaaB) WITH 0-4% SLOPES AND GILFORD SANDY LOAM (GczA) WITH 0-1% SLOPES.

SOIL INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.

FLOOD NOTE

A PORTION OF THE SUBJECT PARCELS ARE LOCATED IN THE 100 YEAR FLOOD ZONE AE PER PANEL NUMBER 18039C0258D AND HAVING AN EFFECTIVE DATE OF 08-02-2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

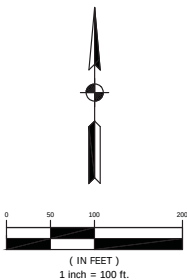
SITE IMPROVEMENTS

THE EXISTING SUBJECT PARCELS ARE CURRENTLY RESIDENTIAL AND WOODED. THE OWNERS WOULD LIKE TO BUILD HOMES ON LOTS 1 AND 3 AFTER THE SECONDARY PLAT IS RECORDED.

PROPOSED RESIDENTIAL BUILDINGS WILL NOT EXCEED CITY OF GOSHEN ZONING HEIGHT REGULATIONS FOR R-1 DISTRICT.

A NEW CUL-DE-SAC WILL BE CONSTRUCTED TO CITY OF GOSHEN STREET STANDARDS WITH ACCESS TO LOTS 2 AND 3. THIS WILL BE DEDICATED TO THE CITY OF GOSHEN. A NEW WATER MAIN WILL NEED TO BE EXTENDED TO SERVICE THE PROPOSED LOTS IN THE SUBDIVISION.

OWNER / DEVELOPER
TIMOTHY & TIFFANY MILLER
403 OAK LANE
GOSHEN, INDIANA 46528



TIMOTHY & TIFFANY MILLER

A PART OF THE NE 1/4 OF THE SW 1/4, SECTION 14-T36N-R6E,
CITY OF GOSHEN, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA

403 OAK LANE, GOSHEN, INDIANA 46528

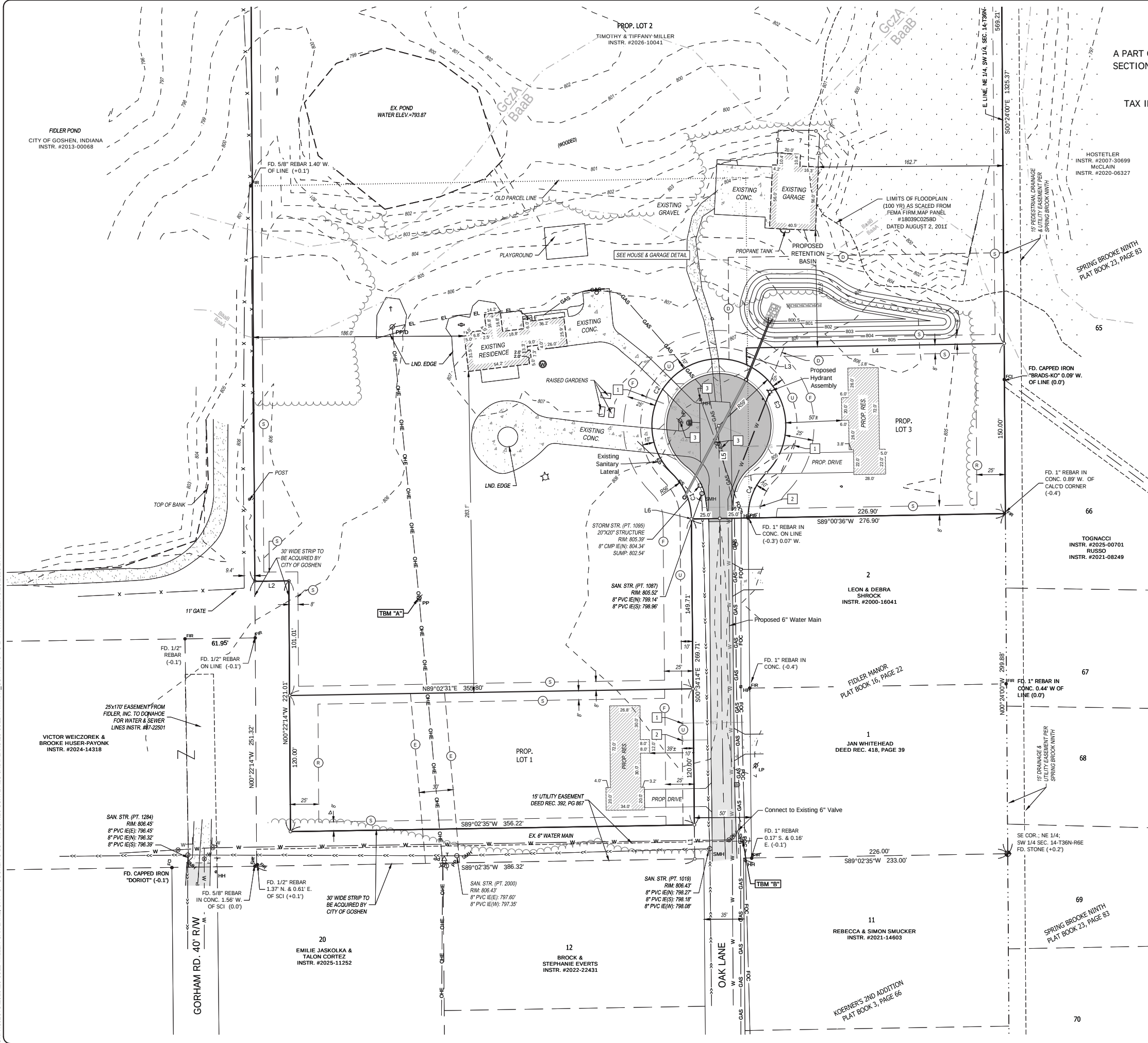
PRIMARY PLAT



Cameron L. Beaton
ISSUE DATE: 09.23.2026
PM: BEM QA/QC: CLB

ISSUE/REVISION DATE
ORIGINAL SHEET IS 24X36" USE DIMENSIONS SHOWN, DO NOT SCALE DRAWINGS.
PROJECT NO: 26-0912

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PRIMARY PLAT MILLERS AT FIDLER POND

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
SECTION 14, TOWNSHIP 36 NORTH, RANGE 6 EAST, CITY OF GOSHEN,
ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: 403 OAK LANE, GOSHEN, IN 46528
TAX ID#: 20-11-14-326-009.000-015 & 20-11-14-326-010.000-015

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	30.00'	S00°34'10"E
L2	30.00'	N89°37'46"E
L3	14.93'	S00°34'16"E
L4	227.35'	S89°00'44"W
L5	81.82'	N00°35'02"W
L6	0.37'	S00°34'16"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	44.20'	56.00'	45°13'23"	N23°10'57"W	43.06'
C2	165.06'	59.00'	160°17'33"	S34°21'08"W	116.26'
C3	113.43'	59.00'	110°09'14"	N10°25'29"W	96.75'
C4	44.20'	56.00'	45°13'23"	S22°02'28"W	43.06'

LOT AREA TABLE		
LOT No.	AREA (SF)	AREA (AC)
1	42,720	0.98
2	620,962	14.26
3	31,362	0.72
ROW	12,362	0.28

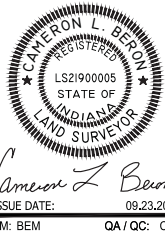
LEGEND	
1	Proposed Water Lateral to Easement Line
2	Proposed Sanitary Service to Easement Line
3	Relocate Existing Utility

TIMOTHY & TIFFANY MILLER

A PART OF THE NE 1/4 OF THE SW 1/4, SECTION 14-T36N-R6E,
CITY OF GOSHEN, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA

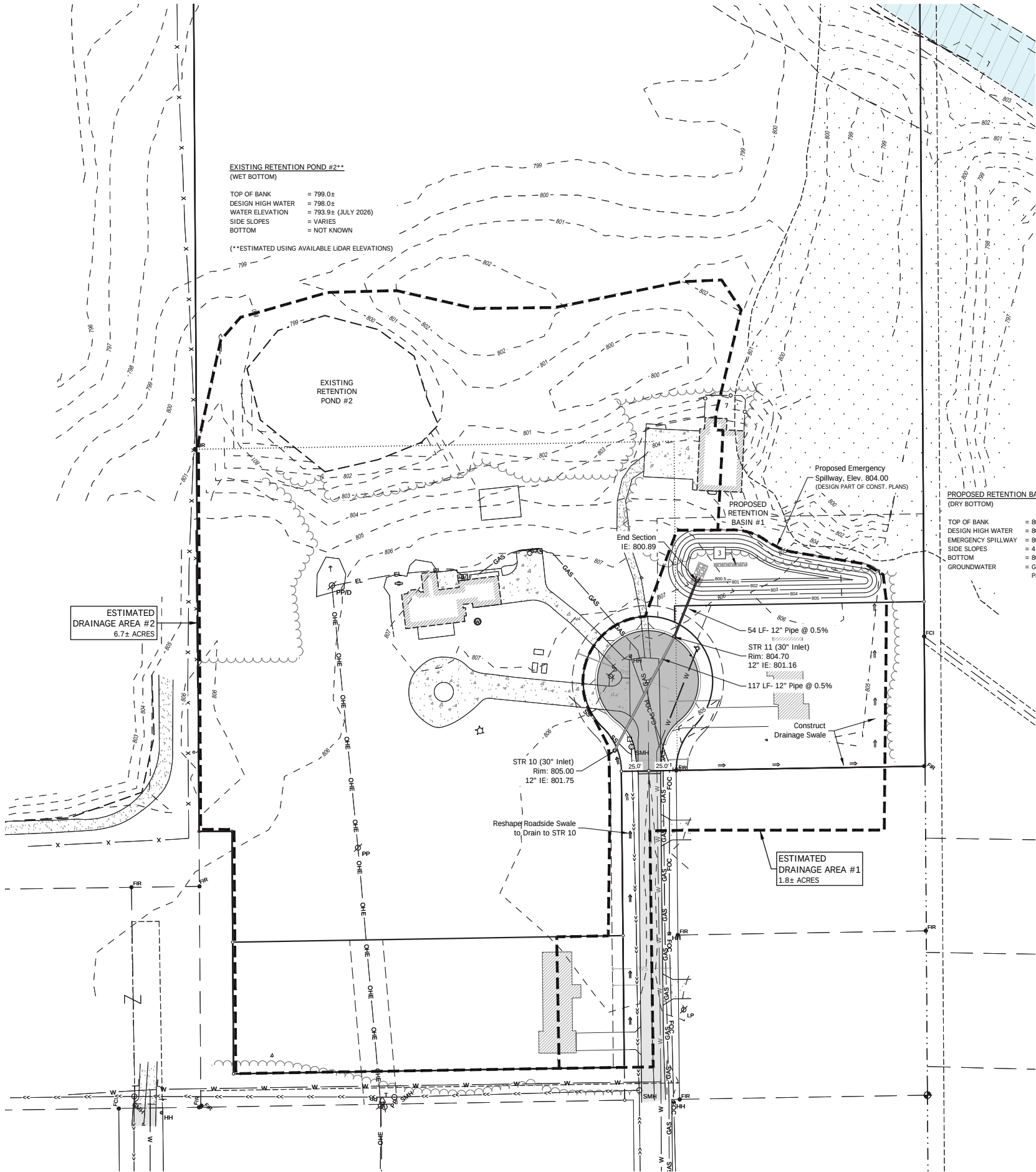
403 OAK LANE, GOSHEN, INDIANA 46528

PRIMARY PLAT



ISSUE / REVISION DATE
ORIGINAL SHEET IS 24"x36". USE DIMENSIONS
SHOWN. DO NOT SCALE DRAWINGS.
PROJECT NO: 26-0912

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EXISTING RETENTION POND #2**
(WET BOTTOM)
TOP OF BANK = 799.0±
DESIGN HIGH WATER = 798.0±
WATER ELEVATION = 793.9± (JULY 2026)
SIDE SLOPES = VARIES
BOTTOM = NOT KNOWN
(**ESTIMATED USING AVAILABLE LIDAR ELEVATIONS)

PROPOSED RETENTION BASIN #1
(DRY BOTTOM)
TOP OF BANK = 805.0
DESIGN HIGH WATER = 804.0
EMERGENCY SPILLWAY = 804.0
SIDE SLOPES = 4:1
BOTTOM = 800.5
GROUNDWATER = GREATER THAN 80 INCHES PER SOIL SURVEY

DRAINAGE CALCULATIONS
THE FOLLOWING DRAINAGE CALCULATIONS ARE FOR THE ESTIMATED DRAINAGE AREAS DELINEATED ON THE PLAN FOR THE PROPOSED SUBDIVISION INCLUDING THE NEW CUL-DE-SAC TURNAROUND. THE DRAINAGE CALCULATIONS ARE IN ACCORDANCE WITH THE CITY OF GOSHEN STORMWATER DRAINAGE POLICY AND TECHNICAL REVIEW REQUIREMENTS FOR A 3-INCH RAINFALL.

ESTIMATED DRAINAGE AREA #1 = 1.8± ACRES
ESTIMATED DRAINAGE AREA #2 = 6.7± ACRES

TABULATED SITE DATA - AREA #1

PROPOSED HOMESITES (C=1.00) = 0.18± ACRES**
EXISTING HOME (C=1.00) = 0.02± ACRES
PROPOSED ROADWAY (C=0.95) = 0.19± ACRES
EXISTING ROADWAY (C=0.95) = 0.07± ACRES
PROPOSED RETENTION (C=1.00) = 0.20± ACRES
LAWN / OPEN SPACE (C=0.30) = 1.14± ACRES
TOTAL = 1.8± ACRES

**INCLUDES ALLOWANCES FOR DRIVEWAY AND SIDEWALK FROM DRIVEWAY TO HOME

MODIFIED RUNOFF COEFFICIENT CALCULATIONS

$C = ((0.18+0.02+0.20) \times 1.00) + ((0.19+0.07) \times 0.95) + (1.14 \times 0.30) = 0.55$
1.8± ACRES

STORAGE CALCULATIONS - AREA #1

STORAGE REQUIRED = C x RAINFALL DEPTH x AREA
= 0.55 x 0.25 FEET x 1.8± ACRES
= 0.25 ACRE-FT

STORAGE PROVIDED = 0.36 ACRE-FT (BELOW DESIGN HIGH WATER)

PROPOSED RETENTION BASIN #1
(BASED ON PROPOSED DESIGN CONTOURS)
VOLUME OF FRUSTUM FORMULA PER CITY OF GOSHEN STORMWATER DRAINAGE POLICY

$V = \frac{\pi}{3} \times (A_1 + A_2 + (A_1 \times A_2)^{0.5})$

Contour	Area (sqft)	Volume (acre-ft)
800.5	2,050	
801.0	2,660	0.03
802.0	4,090	0.08
803.0	5,630	0.11
804.0	7,270	0.15
805.0	9,020	0.19
Volume Below DHW=804.0:	0.36	Acre-Ft
Freeboard Volume:	0.19	Acre-Ft

TABULATED SITE DATA - AREA #2

PROPOSED HOMESITES (C=1.00) = 0.03± ACRES
EXISTING HOME (C=1.00) = 0.10± ACRES
EXISTING HARD SURFACE (C=0.95) = 0.27± ACRES
EXISTING RETENTION (C=1.00) = 0.40± ACRES
LAWN / OPEN SPACE (C=0.30) = 5.90± ACRES
TOTAL = 6.7± ACRES

MODIFIED RUNOFF COEFFICIENT CALCULATIONS

$C = ((0.22+0.02+0.20) \times 1.00) + ((0.19+0.07) \times 0.95) + (1.20 \times 0.30) = 0.38$
6.7± ACRES

STORAGE CALCULATIONS - AREA #2

STORAGE REQUIRED = C x RAINFALL DEPTH x AREA
= 0.38 x 0.25 FEET x 6.7± ACRES
= 0.64 ACRE-FT

STORAGE PROVIDED = 1.12± ACRE-FT** (BELOW DESIGN HIGH WATER)

(**ESTIMATED USING AVAILABLE LIDAR ELEVATIONS)

EXISTING RETENTION POND #2
(ESTIMATED USING AVAILABLE LIDAR ELEVATIONS)
VOLUME OF FRUSTUM FORMULA PER CITY OF GOSHEN STORMWATER DRAINAGE POLICY

$V = \frac{\pi}{3} \times (A_1 + A_2 + (A_1 \times A_2)^{0.5})$

Contour	Area (sqft)	Volume (acre-ft)
793.9	10,000	
798.0	13,900	1.12
799.0	15,000	0.33
Volume Below DHW=798.0:	1.12	Acre-Ft
Freeboard Volume:	0.33	Acre-Ft

PROPOSED RETENTION BASIN #1
ESTIMATED DRAIN DOWN TIME

Storage Volume Required =	10.890	cft
Surface Area of Bottom =	2,050	sqft
Estimated Soil Permeability Rate** =	2	in/hr
Estimated Soil Permeability Rate** =	0.17	ft/hr
Estimated Drain Down Time =	32	hr

**Based on the Elkhart County Soil Survey

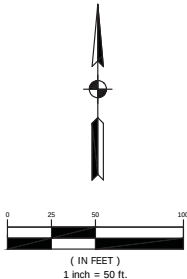
EXISTING RETENTION POND #2
ESTIMATED DRAIN DOWN TIME

Storage Volume Required =	27,900	cft
Surface Area of Bank** =	5,000	sqft
Estimated Soil Permeability Rate** =	2	in/hr
Estimated Soil Permeability Rate** =	0.17	ft/hr
Estimated Drain Down Time =	33	hr

**Based on the Elkhart County Soil Survey
*Estimated Using Available LIDAR Elevations

LEGEND

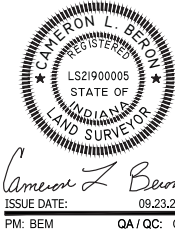
- ⇒ Drainage Direction
3 Proposed Stone Trench in Bottom of Retention Basin (3' x 30' x 24" Deep)



TIMOTHY & TIFFANY MILLER

A PART OF THE NE 1/4 OF THE SW 1/4, SECTION 14-T36N-R6E,
CITY OF GOSHEN, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA
403 OAK LANE, GOSHEN, INDIANA 46528

PRIMARY PLAT



ISSUE / REVISION DATE
ORIGINAL SHEET IS 24"x36". USE DIMENSIONS SHOWN. DO NOT SCALE DRAWINGS.
PROJECT NO: 26-0912

3 OF 3



PLANNING & ZONING DEPARTMENT, CITY OF GOSHEN

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Date: October 20, 2026

To: Plan Commission

From: Rossa Deegan, Assistant Planning & Zoning Administrator

RE: Unified Development Ordinance (UDO)

On October 20, 2026, the Plan Commission will hold a public hearing to simultaneously review the following:

1. A proposed unified development ordinance and zoning map, to be passed by City Council and take effect January 1, 2027
2. Zoning regulations and land development rules, as required by Indiana Code 36-7-4.3-3

The proposed unified development ordinance (UDO) is the final draft of a document that is almost a year in the making and which will replace the current zoning and subdivision ordinances. The attached summary document includes the following:

1. An explanation of what the UDO is and how it was drafted
2. A link to the project website that includes separate links for the proposed UDO and the proposed zoning map
3. A summary of the major differences between the proposed UDO and the current zoning and subdivision ordinances
4. A proposed motion to forward it to City Council

Recently-passed legislation by the State of Indiana requires that the City hold a public meeting to address topics that are also covered in the UDO review process. Specifically, Indiana Code 36-7-4.3-3 requires the Plan Commission to hold a public hearing by January 1, 2027 to review its zoning regulations and land development rules with regard to the following factors:

1. Providing for higher density development of duplexes, triplexes, and fourplexes in areas designated for single family homes.
2. Constructing other housing types including accessory dwelling units and manufactured and modular housing.
3. Adaptive reuse of commercial buildings for residential use such as allowing multifamily development in retail, office, and light manufacturing zones.
4. Increasing the allowable floor area ratio in multifamily housing areas.
5. Waiving or eliminating regulations such as requirements for:
 - a. garage size and placement;

- b. steeper roof pitch;
 - c. minimum lot size and square footage;
 - d. greater setbacks;
 - e. off-street parking;
 - f. design standards that restrict or prohibit the use of code compliant products; or
 - g. property height limitations.
- 6. Reviewing impact fee zones with zone advisory committee for improvements.
 - 7. Streamlining or shortening the permitting processes and timelines, including through one stop and parallel process permitting by fifteen (15) days or more.
 - 8. Using property tax abatements to enable higher density and mixed income communities.
 - 9. Donating vacant land for affordable housing development.

The October 20, 2026 public hearing serves that purpose. The hearing is for public comment and Commission discussion on these factors as well as the proposed UDO.

Goshen Unified Development Ordinance (UDO): Plan Commission Summary

Project Summary:

The City of Goshen's Zoning and Subdivision Control Ordinances are more than 40 years old and have been amended numerous times since their original adoption in the late 1980's. While both ordinances and the zoning map have served the community well, the increase in development in recent years, changing market needs, and advancement of new land uses have necessitated the need to streamline the planning processes and update land use policies.

In the fall of 2025, the City of Goshen contracted with the team of Taylor Siefker Williams Design Group and Code Crafters to develop a new Unified Development Ordinance (UDO) that consolidates the Zoning and Subdivision Ordinances into a single document. A UDO allows the City's regulations to be comprehensive, easy to use, and relevant to emerging land use trends of the community.

Project Input & Process:

Over the past year, the consultant team facilitated dozens of meetings to gather input and feedback regarding current development challenges and desired future regulations to guide development. These meetings included the following in addition to numerous meetings with city staff, departments, and legal counsel:

- 1 initial public survey (January-March 2026)
- 10 Task Force Technical Committee meetings (January – August 2026)
- 4 focus group meetings with public officials, developers, and stakeholders (January & September 2026)
- 2 city leadership meetings (May & August 2026)
- 1 public meeting (September 2026)
- 1 local officials training (will be held October 16, 2026)

The public review draft of the UDO and Zoning Map were unveiled and summarized at a Public Open House on September 9, 2026. The draft documents were available online to allow for public feedback prior to the adoption process. Edits were made as necessary and this resulted in **the Plan Commission Adoption Draft (9-30-2026)** and **Proposed Zoning Map (9-30-2026)**, both of which are available at the following link:

www.goshenudo.com

Adoption Process:

A public hearing before the Plan Commission is required for the Goshen UDO and Zoning Map, where the public can make comments. The Plan Commission will then make a recommendation to the City Council, and the City Council will make the final decision to adopt the Goshen UDO and Zoning Map.

Summary of Differences:

A summary of the some of the differences between the existing zoning and subdivision ordinances and the proposed UDO as well as the current and proposed zoning maps are as follows:

Major changes to document structure and appearance:

- Combined separate zoning and subdivision ordinances into one single document
- Condensed the existing document length from 311 pages (260 pages in zoning ordinance and 51 pages in subdivision ordinance) to less than 220 pages through more direct and clear language
- Reduced the land use table from 11 pages to 3 pages, which allows for better long-term administration as land uses change over time
- Reduced minimum parking table from 11 pages to 1 page, which allows for more consistent application of requirements and easier administration
- Moved large amounts of standards, particularly developmental requirements, from paragraph form to simplified tables to make it easier to understand and find requirements
- Added color diagrams, flow charts, and illustrations to clarify intent and procedures
- Provided the final document in Word format so that staff can maintain it in the future as periodic assessments and updates are completed

Major changes to the content of the ordinance:

- Retained the 12 existing zoning districts but with updated names and standards
 - Updated the existing R1-S district to a campus mixed use district for Goshen College and other future campuses (this allowed the PUD for Goshen College to be removed since the sign standards are incorporated into that district)
- Created two new form districts for the downtown and surrounding neighborhoods that has some regulations on building styles, architectural elements, and lot layouts that match dense commercial and residential features of historic Goshen while still accommodating mixed uses
 - The Downtown Form (DF) District includes the areas that resemble Goshen's "traditional" downtown development patterns with buildings located at or close to the front property line (majority of lots are currently zoned B2 with the Historic District Commercial Overlay and Downtown District Regulations Overlay)
 - The Urban Neighborhood Form (UF) District includes many areas surrounding downtown that have a grid street network and resemble traditional neighborhood development patterns (majority is currently zoned R1 and R2 with some commercial districts spread throughout)
- Allowed for mixed use development (commercial and residential) without the need for the existing PUD overlay (requiring PC & Council approval)
 - Allows limited commercial uses on the first floors of buildings in the Residential R3 District
 - Allows residential uses in the upper stories of building in the Commercial B3 District
- Adjusted developmental standards in residential districts to allow more compact development, including:
 - Reducing lot frontage and lot size requirements
 - Increasing maximum building coverage

- Added accessory dwelling units as a land use so that they can be approved administratively in several districts
- Added new land use designation and development standards for tiny homes
- Added new use category of “Special Use” for specific land uses that could have impacts; these require BZA approval and a public hearing

Modifications that will reduce BZA case load:

- Created exceptions for fences exceeding 4-foot in height on corner lots in the front yard for residential uses
- Created exceptions for accessory buildings on corner lots within the front yard setbacks for residential uses
- Allowed for alternative setback requirements in commercial districts so the minimum front and side building setbacks can be established based on block averages
- Added allowances and requirements for athletic facilities at schools, parks, and other institutional uses

Other notable changes:

- Provided a clear way for the Administrator to classify unlisted uses
- Clarified and streamlined all PC and BZA processes and procedures for efficiency and flow charts were incorporated into each procedure
- Updated names of R1, R2, R3 districts to low, medium, and high density residential districts to regulate districts by density
- Created new land uses called “Retail Service” and “Retail General” that encompass a variety of commercial uses based on the nature of their business operation without having to itemize them separately
- Right-sized the number of parking spaces required for most land uses but did not eliminate minimum parking requirements
- Added incentives for reduced parking requirements, including proximity to bus stops and bicycle parking facilities
- Consolidated sign standards into one section and incorporated the Historic District sign regulations into new Downtown Form District sign standards
- Slightly reduced allowed sign heights and areas in commercial and industrial districts while increasing allowances for smaller monument signs
- Simplified landscaping buffer descriptions and adjusted buffer requirements between more compatible uses to allow more compact development
- Added new tree species list to simplify landscape plan design and review while continuing to allow flexibility in species choice
- Clarified sidewalk requirements for new development

Plan Commission Recommendation and Motion:

A recommendation is required from the Plan Commission to the City Council for the Goshen UDO and Zoning Map.

Proposed Favorable Motion: Motion to forward the proposed Goshen Unified Development Ordinance (UDO) and Zoning Map (dated 9-30-2026) to the Goshen City Council with a favorable recommendation.