

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that public hearings will be held before the Goshen Plan Commission for the City of Goshen, Indiana, at 4:00 pm on the 20th day of October 2026 in the Council Chambers, Police and Courts Building, 111 East Jefferson Street, Goshen, Indiana. The public hearings will begin at 4:00 pm.

MAJOR SUBDIVISION

Petitioner: Timothy & Tiffany Miller and Abonmarche Consultants
Petition: Primary approval of a three-lot major residential subdivision, Millers at Fidler Pond, to create three single-unit residential lots
Location: Generally located at 403 Oak Lane, consisting of two tax parcels, containing ±17.28 acres, and zoned Residential R-1 District

Copies of the subdivision proposal are on file for examination before the hearing and may be requested by emailing planning@goshencity.com or by calling 574-534-3600 during normal working hours of the Goshen City Planning Department. The Plan Commission will consider all written objections to the proposal that are filed with the Plan Commission Secretary at the Goshen City Planning Department via email or US Mail before the hearing, and all interested parties will be given the opportunity to comment on the proposal at the public hearing. The hearing may be continued from time to time as may be found necessary by the Plan Commission.

UNIFIED DEVELOPMENT ORDINANCE (REPLACEMENT ZONING & SUBDIVISION ORDINANCES, INCLUDING ZONING MAP)

The Plan Commission of the City of Goshen, Indiana, will hold a public hearing on October 20, 2026, at 4:00 p.m. local time, on a proposed Unified Development Ordinance, which is a proposed replacement Zoning Ordinance and Subdivision Ordinance, including zoning map, for the City of Goshen, Indiana. The applicant/petitioner is the City of Goshen Plan Commission. This public hearing will be held in the Council Chambers located at the Police/Courts Building, 111 E. Jefferson Street, Goshen, Indiana.

This public hearing 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.

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.

The following is Section 7.10.B.3 (Violations & Enforcement) of the proposed Unified Development Ordinance:

3. Any person found in violation of this UDO shall, upon conviction thereof, be fined not more than two thousand five hundred dollars (\$2,500) for each offense. Each day the violation continues shall constitute a separate offense.

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.

Oral comments concerning the proposed Unified Development Ordinance, including zoning map, will be heard and considered at the public hearing. Written comments concerning the Unified Development Ordinance, including zoning map, can be filed with the City of Goshen Plan Commission Secretary c/o Planning & Zoning Department, 204 E. Jefferson Street, Suite 4, Goshen, Indiana 46528, on or before October 20, 2026, by 3:00 p.m. local time in order to be considered by the Plan Commission. Written comments will be distributed and presented to the Plan Commission for consideration at the public hearing. The public hearing may be continued by the Plan Commission to future meetings as may be found necessary by the Plan Commission and as announced at the public hearing.

A copy of the proposed Unified Development Ordinance, including zoning map, is on file at the Planning Office and is available for public inspection during normal working hours, and electronic copies are available at the following site: <https://www.tswdesigngroup.com/goshenudo>