

Minutes - Goshen Board of Zoning Appeals
Tuesday, January 22, 2019, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

I. The meeting was called to order with the following members present: Aracelia Manriquez, Brad Hunsberger, Tom Holtzinger, and Scott McKee. Also present was Assistant City Planner Rossa Deegan and Assistant City Attorney Don Shuler. Absent: Richard Aguirre

II. 2019 Board of Zoning Appeals Appointment

- *Council Appointment to BZA, 1/15/19 – 12/31/20 (to complete Jim Ramer's term)*

Mr. Deegan welcomed Scott McKee to the Board of Zoning Appeals, noting that he will be completing Jim Ramer's term as the City Council's appointment.

III. Election of Officers for 2019:

A motion was made and seconded, Hunsberger/Manriquez to re-appoint Tom Holtzinger as Chair, Aracelia Manriquez as Vice-Chair, and Richard Aguirre as Secretary. The motion passed unanimously by a vote of 4-0.

IV. Approval of Minutes from 12/18/18: Manriquez/Holtzinger 4-0

V. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record: Hunsberger/Manriquez 4-0

VI. Postponements/Withdrawals: None

VII. Use Variance – public hearing item

19-01UV – Saint Mark's United Methodist Church and Goshen Interfaith Hospitality Network request a use variance to amend 17-03UV to allow unlimited hours of operation for the emergency shelter where BZA Commitment 2017-04676, granted 2/28/17, allowed an overnight emergency shelter with hours of operation of 5:00 pm to 7:00 am seven days a week. The subject property is generally located at 502 N Main Street and is zoned Residential R-1 District.

Staff Report:

Mr. Deegan explained a variance to allow group housing quarters for an emergency shelter, operated by Goshen Interfaith Hospitality Network, was approved for this property two years ago. The variance was required because Group Housing Quarters are not a permitted use in the R-1 zoning district. He explained the shelter consists of 13 rooms, with a maximum capacity of 32 individuals, and is located on the second floor. Today's request is to allow the rooms to be used all day because Goshen Interfaith has outgrown their existing day center on 3rd Street. The church supports the expanded hours. He noted that when the previous variance was granted, the limited hours of operation were proposed by the church and Goshen Interfaith, and not by staff. Mr. Deegan noted that in the two years they have operated at this location, the Planning Office has received no complaints about the shelter. He also explained that onsite and offsite parking is still adequate for simultaneous church and shelter uses. For these reasons, Staff supports the request to remove the limitation on hours of operation.

Petitioner Presentation:

Mindy Morehead, Goshen Interfaith, 105 S 3rd St, spoke on behalf of the petitioner. She stated she is here with Cory Martin, a member of the guiding council from St. Mark's Church. She stated both she and Mr. Martin have read the Staff Report and she has nothing to add.

Cory Martin, St. Mark’s Church, also spoke to the petition. He reaffirmed that St. Mark’s Church is in favor of this request.

Jeremy Stutsman, 202 S 5th, spoke in support of the request. He stated Goshen Interfaith is definitely providing an essential service to the community and he asked that the Board approve this request.

Audience Comments:

There was no one to speak to the petition.

The public hearing was closed.

Staff Discussion:

There was no discussion amongst Board members.

Action:

A motion was made and seconded, Hunsberger/Holtzinger to find with the recommendations and conclusions of the Staff Analysis and approve 19-01UV with the two conditions and one commitment listed in the Staff Report. The motion passed unanimously by a vote of 4-0.

VIII. Audience Items:

None

IX. Staff Board Items:

- 2019 BZA Calendar

Action:

A motion was made and seconded, Hunsberger/Manriquez to accept the 2019 BZA Calendar into record 4-0.

- Residency form for Council appointment to BZA

Mr. Deegan noted for the record that a signed residency form (*Exhibit 1/22/19 SB/#1*) has been received from Scott McKee.

X. Adjournment: 4:09 pm

Respectfully Submitted:

 /s/ Lori Lipscomb

Lori Lipscomb, Recording Secretary

Approved By:

 /s/ Tom Holtzinger

Tom Holtzinger, Chair

 /s/ Richard Aguirre

Richard Aguirre, Secretary