

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, August 27, 2019, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

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

- I. Roll Call
- II. Approval of Minutes from 7/23/19
- 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. **Use & Developmental Variances** – public hearing items
 - 19-20DV** – Big O Realty, LLC and Signtech Sign Services request a developmental variance to allow a 42 sf non-illuminated projecting wall sign where a 25 sf sign is allowed, to allow the sign to project 6’ from the building wall where 5’ is permitted, and to allow an overall height of 19.5’ where 16’ is permitted. The subject property is generally located at 702 W Lincoln Avenue and is zoned Commercial B-2 District.
 - 19-21DV** – Dairy Farmers of America, Inc. requests a developmental variance to allow a building height of 49’ where 35’ is permitted and to allow 65% building coverage where 50% building coverage is permitted for the installation of two wastewater treatment silos. The subject property is generally located at 1405 S 10th Street and is zoned Industrial M-1 District.
 - 19-04UV & 19-22DV** – Goshen Board of Aviation Commissioners and Jones Petrie Rafinski request a use variance to allow an airport and associated uses in the A-1 District where airports are a conditional use in the M-2 District, and developmental variances to allow current and future development to follow the M-2 standards, except to allow maximum building height of 36’ where 35’ is permitted, a 0’ parking/driving aisle setback along CR 42, including the existing internal airport drive, where 25’ is required, a 25’ parking and driving aisle setback on collector and arterial streets where 30’ and 35’ are required respectively, street trees of small or medium species where large trees are required, no bufferyard landscaping adjacent to residential land use, and no connection to City water where service by City water is required. The subject property is generally located at 17229 County Road 42 and is zoned Agricultural A-1 District.
 - 19-23DV** – Blue Diamond Development Communities, LLC and Freedom Builders request a developmental variance to allow 36.6% building coverage where a maximum of 35% is permitted for two proposed homes (Lots 24 A & B). The subject property is generally located at 1616 & 1618 Clover Creek Lane and is zoned Residential R-3 District.
 - 19-24DV** – First National Bank and Professional Permits request a developmental variance to allow a cabinet change on a non-conforming freestanding sign where a cabinet change to a non-conforming sign in the Historic District (HD) is not permitted. The subject property is generally located at 221 N Main Street and is zoned Commercial B-2 HD.
 - 19-25DV** – The City of Goshen Parks Department requests a developmental variance to allow a second non-illuminated, freestanding sign of 64 sf in area and 13’ in height where only one freestanding sign of 36 sf in area and 5’ in height is permitted. The subject property is generally located at 1414 W Plymouth Avenue (Hay Park) and is zoned Residential R-1 District.
- VI. Audience Items
- VII. Staff/Board Items
1218 W Clinton, Commitment Termination Request
- VIII. Adjournment