

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, March 24, 2020, 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 1/28/20
- 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
 - 20-03DV** – Bushwood, LLC requests a developmental variance to allow a third wall sign on a building with two street frontages where a maximum of one wall sign per street frontage is permitted. The subject property is generally located at 301 W Lincoln Avenue and is zoned Commercial B-2 HD.
 - 20-02UV** – Amity Corp and College Mennonite Church request a use variance to allow changes to an existing non-conforming monument sign to allow an area of 105 sf and a height of 10’ where churches are a conditional use permitting one monument sign not exceeding 36 sf in area and 5’ in height, and to allow an electronic message center sign (EMC) to be added to the sign where EMCs are not permitted to be added to non-conforming signs. The subject property is generally located at 1900 S Main Street and is zoned Residential R-1SPUD.
 - 20-03UV & 20-04DV** - Bethany Christian High School, Inc., and Jones Petrie Rafinski request a use variance to allow 20’ rear (east) and side (south) setbacks for athletic fields adjacent to a residential zoning/use where schools are a conditional use permitting athletic fields to be located no less than 100’ from residential zoning/use, and developmental variances to allow a 2’ side (west) setback for a bike path/driving aisle adjacent to the railroad track where 10’ is required, and to allow athletic field lights at a height of 80’ where 65’ is permitted by variance 01-16DV. The subject property is generally located at 2904 S Main Street and is zoned Agricultural A-1 District.
 - 20-05DV** – DMBG Group, LLC, and The Chief request a developmental variance to allow a non-substantial improvement after previous improvements to a building not at Flood Protection Grade (FPG) for an internal remodel to separate the existing bakery use from a new ice cream production and storage area. The subject property is generally located at 508 W Lincoln Avenue, is zoned Commercial B-2 District, and is located in Zone AE Floodway.
- VI. Audience Items
- VII. Staff/Board Items
 - Staff/Board Discussion on Findings of Fact
- VIII. Adjournment