

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 17th day of November 2020 in the Council Chambers, Police and Courts Building, 111 East Jefferson Street, Goshen, Indiana. The public hearings will begin at 4:00 pm.

REZONING

Petitioner: Len & Marcia Morris and Bud Walterhouse

Petition: A rezoning from Commercial B-1 District to Residential R-1 District for a portion of the property generally located at 2604-2606-2608 S Main Street to match the existing R-1 zoning of the subject property and the adjacent property at 2614 S Main Street, all under the same ownership. Following the rezoning, all parcels will be combined into one property, with single unit residential as the primary use.

PARTIAL PLAT VACATION

Petitioner: Jackie ("Jack") & Jane Knies and HomeWorks Construction

Petition: A partial plat vacation to reduce a 6' side (west) platted building setback to 0' to allow for construction of an accessible ramp and deck expansion

Location: Generally located at 1338 Clover Creek Lane, Lot 30 of The Villas of Clover Trails, and zoned Residential R-3 District

REZONING

Petitioner: Trager Realty, LLC, and CRHH, LLC

Petition: A rezoning from Residential R-3 District to Commercial B-2 District for subject property generally located at 401 S 3rd Street, to allow for use of the property as a professional office

REZONING

Petitioner: Caspers Coin & Jewelry Goshen Inc.

Petition: A rezoning from Commercial B-3 District to Residential R-2 District for subject property generally located at 311 Oakland Avenue, to resolve split zoning for a single unit residential property

REZONING

Petitioner: Ridgestone Development Group, LLC, and Abonmarche Consultants

Petition: A rezoning from Residential R-2 District to Residential R-3 District for a portion of the subject property generally located at 2609 W Wilden Avenue, to allow for multi-unit residential development. The subject property is zoned Residential R-2 and Residential R-3 Districts.

PUD MAJOR CHANGE

Petitioner: Ardmore Court Enterprises No. 2, LLC, ViewRail Realty, LLC, and Abonmarche Consultants

Petition: A PUD major change for Lots 6 and 7 of Waterford Commons Business Park North, PUD Tract 2, to allow a 0' side parking/aisle setback for internal shared access and to allow combined parking to serve both lots

Location: Generally located at 1725 (Lot 7) and 1755 (Lot 6) Ardmore Court, and zoned Industrial M-1PUD (Planned Unit Development)

Copies of the proposals 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 proposals at the public hearing. The hearing may be continued from time to time as may be found necessary by the Plan Commission.