

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that public hearings will be held before the Goshen Board of Zoning Appeals for the City of Goshen, Indiana, on the 24th day of May 2022, in the Council Chambers, Police and Courts Building, 111 East Jefferson Street, Goshen, Indiana. The public hearings will begin at 4:00 pm and will proceed in the order listed.

USE & DEVELOPMENTAL VARIANCES

- Petitioner: Elkhart Township of Elkhart County Indiana and Michael Bontrager
Petition: Use variance to allow electrical and plumbing retail sales (no outside storage), all uses permitted in the Commercial B-1 District, and parking and storage of 2 vehicles in excess of one-ton capacity, and a developmental variance to allow a freestanding sign 4' in height and 12 SF in area where only ground signs are permitted, for a fire extinguisher sales and service business
Location: 116 S Greene Road and zoned Residential R-1 District
- Petitioner: Pine Manor, Inc., (Miller Poultry), Abonmarche Consultants, Inc, and DJ Construction
Petition: Use variance to allow the continued expansion of a non-conforming use, expanding a hatchery in a B-1 District (previous variances 07-09UV, 11-11UV, and 18-14UV) with up to 36,230 Sf of additional building space in four phases with additional parking and maneuvering areas and up to 25 employees, to allow future uses including light assembly and warehousing without manufacturing with up to 25 employees, and a developmental variance to allow the continued expansion to occur without landscaping buffer along the north and west property lines where partial landscaping is required adjacent to residential use, and to allow the variance to be valid until April 6, 2027
Location: 2704 S Main Street and zoned Commercial B-1 District
- Petitioner: Walmart Stores and TNT Fireworks
Petition: Developmental variance to permit outside sales and display of merchandise (fireworks) from June 16, 2022, to July 5, 2022, where outside sales and display of merchandise is not permitted, except by permission of the BZA for a limited time
Location: 2304 Lincolnway East and zoned Commercial B-4 District
- Petitioner: Leatherman Supply, Inc. and Abonmarche Consultants, Inc.
Petition: Developmental variance to allow a side (south) setback of 7' where 10' is required for a new loading dock and 354 Sf building addition
Location: 2423 Peddlers Village Road & 3016 W Wilden Avenue and zoned Commercial B-3 District
- Petitioner: Brian and Rebekah Whirledge
Petition: Developmental variance to allow a rear (west) setback of 2' where 5' is required for a 700 SF accessory building
Location: 913 S 7th Street and zoned Residential R-1 District