

*Agenda*  
GOSHEN PLAN COMMISSION  
Tuesday, February 21, 2023, 4:00 pm  
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

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

- I. Roll Call
- II. 2023 Plan Commission Appointments
  - *Richard Worsham - Annual Appointment by the Board of Public Works & Safety*
  - *Rolando Ortiz - Citizen Appointment by Mayor, Reappointed 1/1/23-12/31/26*
  - *James Wellington - Park Board Appointment, Term Coextensive with Park Board Appointment, 1/1/23-12/31/26*
- III. Election of 2023 Officers
  - *President*
  - *Vice President*
  - *Secretary*
- IV. Approval of Minutes from 12/20/22
- V. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- VI. Postponements/Withdrawals
- VII. **PUD Major Change** (public hearing)

**23-01MA** – Crossing Development, LLC, and Abonmarche Consultants, Inc., request a PUD major change for The Crossing PUD to remove the requirement for a sidewalk along a section of the east side of Lighthouse Lane in the area where retention is being constructed. The subject property is the proposed The Crossing Second subdivision, zoned Residential R-3PUD (Planned Unit Development), part of The Crossing PUD, generally located east of Greene Road and south of Plymouth Avenue.
- VIII. **PUD Minor Change** (not a public hearing)

**23-03MI** – Goshen College, Amity Corp and Abonmarche request a PUD minor change to adopt a campus master plan for freestanding signs. The subject property is generally located east of Main Street, south of College Avenue, west of 12th and 15th Streets, approximately 32 tax parcels, including right of way of 9th Street, and excluding the railroad and a small City-owned parcel, with main addresses of 1700 and 1900 S Main Street, zoned Residential R-1S PUD.
- IX. Audience Items
- X. Staff/Board Items
  - *Order of the Goshen Plan Commission Determining that an Amending Declaratory Resolution and Economic Development Plan Approved and Adopted by the Goshen Redevelopment Commission Conform to the Comprehensive Plan and Approving Said Resolution and Economic Development Plan*
  - Residency Form for Rolando Ortiz
- XI. Adjournment

Minutes - Goshen Plan Commission  
Tuesday, December 20, 2022 - 4:00 pm  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

- I. The meeting was called to order with the following members present: Josh Corwin, Doug Nisley, Hesston Lauver, Rolando Ortiz, Richard Worsham, James Wellington, Caleb Morris and Tom Holtzinger. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: Aracelia Manriquez
- II. Approval of Minutes of 11/15/22 – Holtzinger/Morris 8-0
- III. The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into the record: Nisley/Holtzinger 8-0
- IV. Postponements/Withdrawals – None
- V. Audience Items - None
- VI. Staff/Board Items  
*Order of the Goshen Plan Commission Determining that an Amending Declaratory Resolution and Housing Program Approved and Adopted by the Goshen Redevelopment Commission Conform to the Comprehensive Plan and Approving Said Resolution and Housing Program*

Ms. Yoder explained the Redevelopment Commission passed the declaratory resolution which amends the southeast economic development area and creates a new southeast housing residential TIF. She explained that anytime a new TIF is created, or when there are amendments to existing TIF's, they go through the process with the Redevelopment Commission. The Plan Commission is then asked to confirm that the proposal conforms to the comprehensive plan. The document will also be reviewed by the City Council.

She provided examples from the comprehensive plan that demonstrate consistency with the proposed amendment to establish the Southeast Housing TIF Allocation Area. She also noted that Mark Brinson is here on behalf of the Redevelopment Commission to answer any questions.

*Staff Discussion:*

Mr. Wellington asked if someone could explain TIF's.

Deputy Mayor, Mark Brinson first explained traditional TIF areas, saying that it's a geographic area, designated by the Redevelopment Commission, Council and Plan Commission. Within the targeted area, we capture the tax increment so additional property taxes that are generated by new development is basically captured and put into a separate allocation fund. Those dollars build up over time and can be used by the Redevelopment Commission to fund projects allowed by state law. He explained there are a variety of programs and projects that the funds can be used for and Goshen generally uses these funds for infrastructure projects, bike paths, public facilities, brownfield cleanups, demolitions, blight elimination, etc. He noted this residential TIF is new for us and explained that under traditional TIF's we don't capture single family tax increment. These dollars will be used to pay for necessary infrastructure improvements, such as water, sewer, roads, and stormwater improvements. These funds can be used to help fund new residential subdivisions.

Mr. Wellington asked if these funds stay in this district.

Mr. Brinson stated yes, these dollars will stay within this allocation area and will go back into public improvements. He went on to explain if you live in a TIF area, there is no change to what you pay in taxes, but your taxes go into a special allocation fund where it has a dedicated use.

Ms. Yoder clarified that a portion of your taxes go into the fund, not the entire amount.

*Action:*

A motion was made and seconded, Nisley/Holtzinger, to approve the *Order of the Goshen Plan Commission Determining that an Amending Declaratory Resolution and Housing Program Approved and Adopted by the Goshen Redevelopment Commission Conform to the Comprehensive Plan and Approving Said Resolution and Housing Program*. The motion passed unanimously by a vote of 8-0.

**VII.** Adjournment – 4:13 pm Nisley/Morris

Respectfully Submitted:

---

Lori Lipscomb, Recording Secretary

Approved By:

---

Richard Worsham, President

---

Tom Holtzinger, Secretary

**To:** Goshen City Plan Commission/Goshen Common Council  
**From:** Rhonda L. Yoder, Planning & Zoning Administrator  
**Subject:** 23-01MA, PUD Major Change (*public hearing; recommendation to Council*)  
The Crossing PUD, for the proposed The Crossing Second  
**Date:** February 21, 2023

## **ANALYSIS**

Crossing Development, LLC, and Abonmarche Consultants, Inc., request a PUD major change for The Crossing PUD to remove the requirement for a sidewalk along a section of the east side of Lighthouse Lane in the area where retention is being constructed. The subject property is the proposed The Crossing Second subdivision, zoned Residential R-3PUD (Planned Unit Development), part of The Crossing PUD, generally located east of Greene Road and south of Plymouth Avenue.

The current request is related to an approval for Plymouth Avenue Professional Park PUD (Ordinance 5117, adopted March 7, 2022), the adjacent development to the north, that removed the requirement for a sidewalk on the east side of Lighthouse Lane, south of Plymouth Avenue. The approval was based on the existing installed design of Lighthouse Lane within Plymouth Avenue Professional Park that precludes the placement of a sidewalk within the right of way on the east side of Lighthouse Lane, as was required by the PUD.

Plymouth Avenue Professional Park PUD and The Crossing PUD will be connected by an extension of Lighthouse Lane, and both PUDs required sidewalks on both sides of all dedicated streets. The approval to remove the east-side sidewalk in Plymouth Avenue Professional Park PUD included a provision that a sidewalk crossing be provided within The Crossing subdivision, which is the purpose of the current major change request.

The Crossing subdivision originally proposed residential building lots along the east side of Lighthouse Lane (as shown on the enclosed preliminary plan), but a major revision of the subdivision drainage plan has resulted in stormwater basins being constructed along the east side of Lighthouse Lane, so no residential building lots will be constructed in this area. Within the proposed The Crossing Second (final subdivision phase), sidewalks are proposed on both sides of Lighthouse Lane, to a point on the east side at a proposed sidewalk crossing that would then continue the sidewalk on the west side of Lighthouse Lane to connect with the sidewalk in Plymouth Avenue Professional Park.

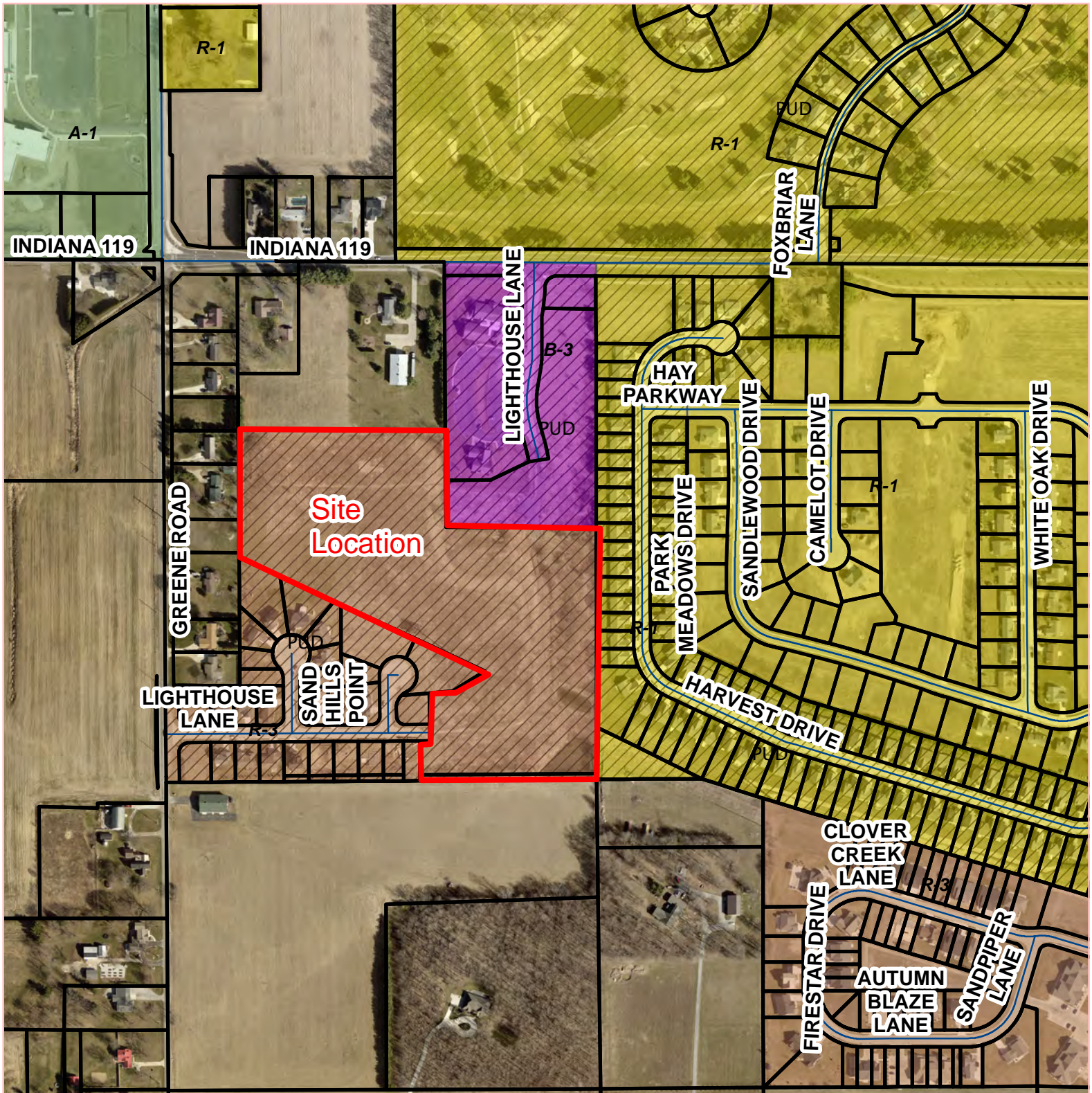
The current request is needed because of the original PUD requirement for sidewalks along both sides of all dedicated streets. With the approval for the change to the Plymouth Avenue Professional Park PUD, and the fact that there will be no homes constructed on the east side of Lighthouse Lane within The Crossing Second, the request is warranted.

Sidewalks are an integral part of the safety and connectivity for the two PUDs and the proposed sidewalk crossing will provide connectivity, based on final design factors that were not anticipated in either preliminary PUD approval.

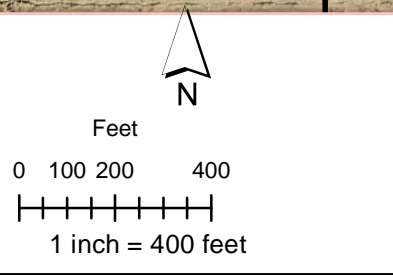
## **RECOMMENDATIONS**

Staff recommends the Plan Commission forward a favorable recommendation to the Goshen Common Council, and the Goshen Common Council approve, the major change to The Crossing PUD to remove the requirement for a sidewalk along a section of the east side of Lighthouse Lane in the area where retention is being constructed, based upon the following and with the following conditions:

1. The request fulfills the sidewalk crossing requirement of Ordinance 5117.
2. The sidewalk crossing provides continued connectivity.
3. The removal of a short section of sidewalk is needed based on final design factors that were not anticipated at the time of the preliminary PUD approval.
4. The approval is based on the preliminary plan titled *The Crossing Second, Overall Subdivision Layout, Sheet 4 of 20*, by Abonmarche, dated 07-13-2022, with the final sidewalk crossing location to be reviewed and approved by Goshen Engineering as part of the secondary subdivision.
5. All developmental requirements not varied by the major change shall be met.



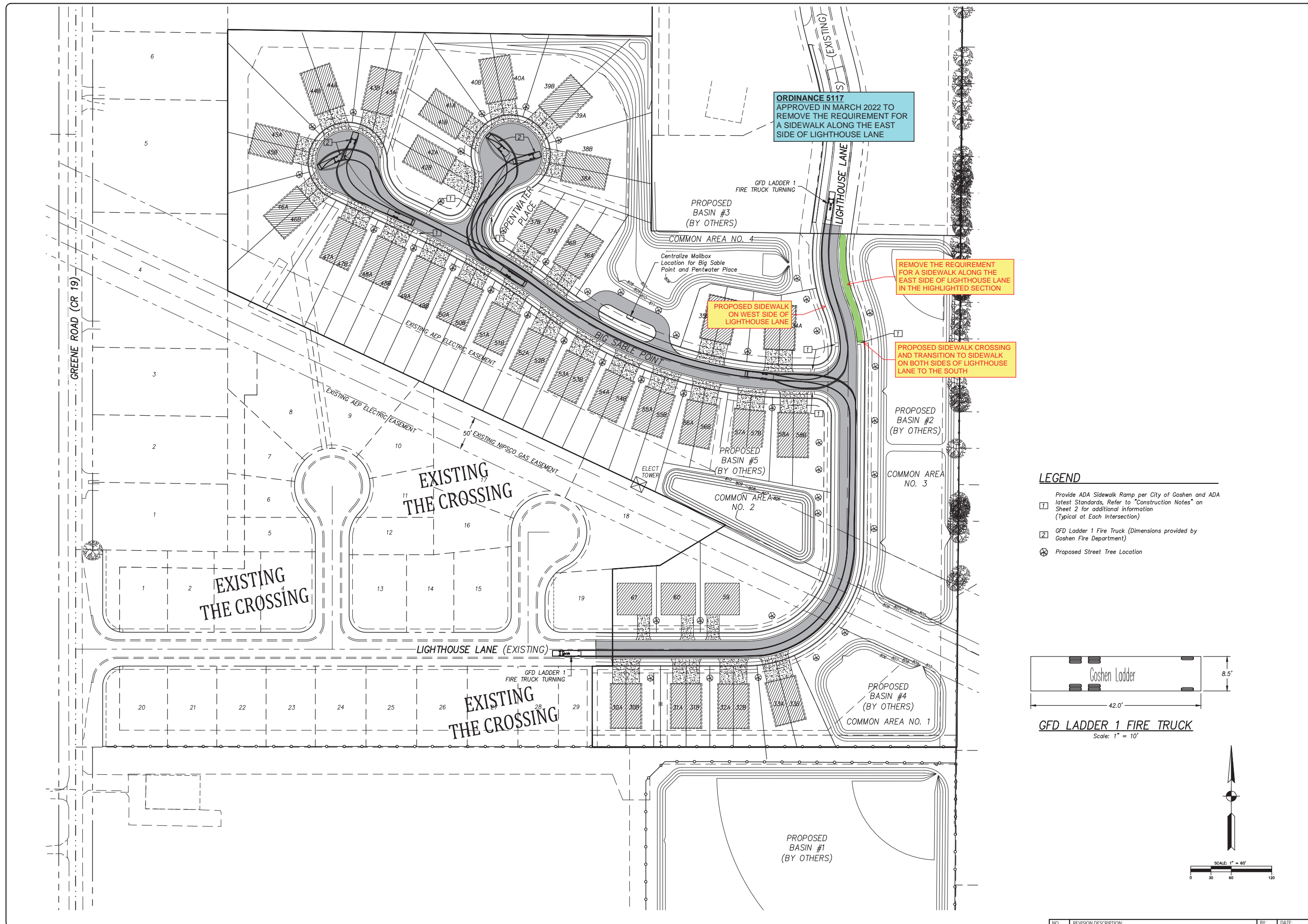
The City of Goshen's Digital Data is the property of the City of Goshen and Elkhart County, Indiana. All graphic data supplied by the city and county has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. The city and county do not guarantee the positional or thematic accuracy of the data. The cartographic digital files are not a legal representation of any of the features depicted, and the city and county disclaim any assumption of the legal status they represent. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded. The data represents an actual reproduction of data contained in the city's or county's computer files. This data may be incomplete or inaccurate, and is subject to modifications and changes. City of Goshen and Elkhart County cannot be held liable for errors or omissions in the data. The recipient's use and reliance upon such data is at the recipient's risk. By using this data, the recipient agrees to protect, hold harmless and indemnify the City of Goshen and Elkhart County and its employees and officers. This indemnity covers reasonable attorney fees and all court costs associated with the defense of the city and county arising out of this disclaimer.



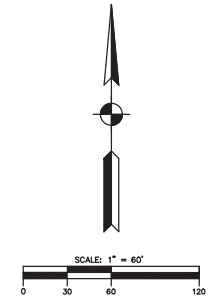
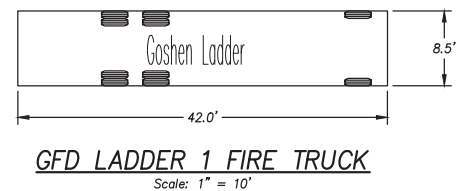
## Proposed The Crossing Second

2021 Aerial  
 Printed January 19, 2023

**The City of Goshen**  
 Department of  
 Planning & Zoning  
 204 East Jefferson Street, Goshen, Indiana 46528  
 Phone: 574-534-3600 Fax: 574-533-8626



- LEGEND**
- 1 Provide ADA Sidewalk Ramp per City of Goshen and ADA latest Standards, Refer to "Construction Notes" on Sheet 2 for additional information (Typical at Each Intersection)
  - 2 GFD Ladder 1 Fire Truck (Dimensions provided by Goshen Fire Department)
  - ⊗ Proposed Street Tree Location





**To:** Goshen City Plan Commission

**From:** Rhonda L. Yoder, Planning & Zoning Administrator

**Subject:** 23-03MI, PUD Minor Change (*not a public hearing*)  
Campus Master Plan for Freestanding Signs  
1700 & 1900 S Main Street, Goshen College PUD

**Date:** February 21, 2023

**ANALYSIS**

Goshen College, Amity Corp and Abonmarche request a PUD minor change to adopt a campus master plan for freestanding signs. The subject property is generally located east of Main Street, south of College Avenue, west of 12th and 15th Streets, approximately 32 tax parcels, including right of way of 9th Street, and excluding the railroad and a small City-owned parcel, with main addresses of 1700 and 1900 S Main Street, zoned Residential R-1S PUD.

The Goshen College PUD was established as a Special Use in August 1972 by Ordinance 2071, including a PUD site plan. Land along the south side of College Avenue east of the railroad was added to the Goshen College PUD through an amendment in 2020. Over the years many changes, including some signs, were approved through the Board of Zoning Appeals (BZA). The review process for a PUD is through Plan Commission/Council, so PUD changes are now submitted to Plan Commission/Council, as applicable.

The original Goshen College PUD did not include specific information about signs, and the underlying R-1S District permits few signs, so the current request is to adopt a campus master plan for freestanding signs, to set guidance for ongoing freestanding sign review.

A PUD minor change is reviewed without a public hearing, by Staff or Plan Commission. Minor changes are those which do not change the use or character of the development, do not create traffic/utility/parking issues, and do not encroach into setbacks. The current request is a minor change to add freestanding sign standards to the PUD. The proposed freestanding sign standards include descriptions, location layout and sign renderings.

The submittal includes all campus signs, but Staff proposes that only monument signs adjacent to public right of way be designated for individual review prior to installation. Internal campus signs and ground signs should be able to be located as needed without individual review. Signs located outside the Goshen College PUD will require separate review, or will be permitted signs per the campus master plan for freestanding signs if the land is incorporated into the PUD.

General guidelines for review would include applicable setbacks, visibility, and landscaped area. Specific review requirements are included in the Recommendations section below.

By law, sign content may not be used in the review process and may not be used to designate sign types, so the signs identified in the application as directional or parking identifier will be classified as ground signs, proposed to be defined as ground or post mounted freestanding signs, with a height up to 8 feet and area up to 20 square feet, allowed to be up-lit with no errant light onto adjacent properties, and allowed at entrances or parking areas.

The proposed freestanding sign types adjacent to public right of way include:

Sign Type	Overall Height	Overall Area
P1. Primary Monument	10 feet	57 square feet
P2. Church Monument	7.5 feet	50 square feet
P3. Corner Monument	10 feet	23 square feet
D1. Ground Sign (ground mounted)	5.5 feet	19 square feet
D2. Ground Sign (ground mounted)	7 feet	19 square feet
D2-R. Ground Sign (ground mounted)	6 feet	14 square feet
D3. Ground Sign (post mounted)	8 feet	8 square feet
P. Ground Sign	6 feet	14 square feet

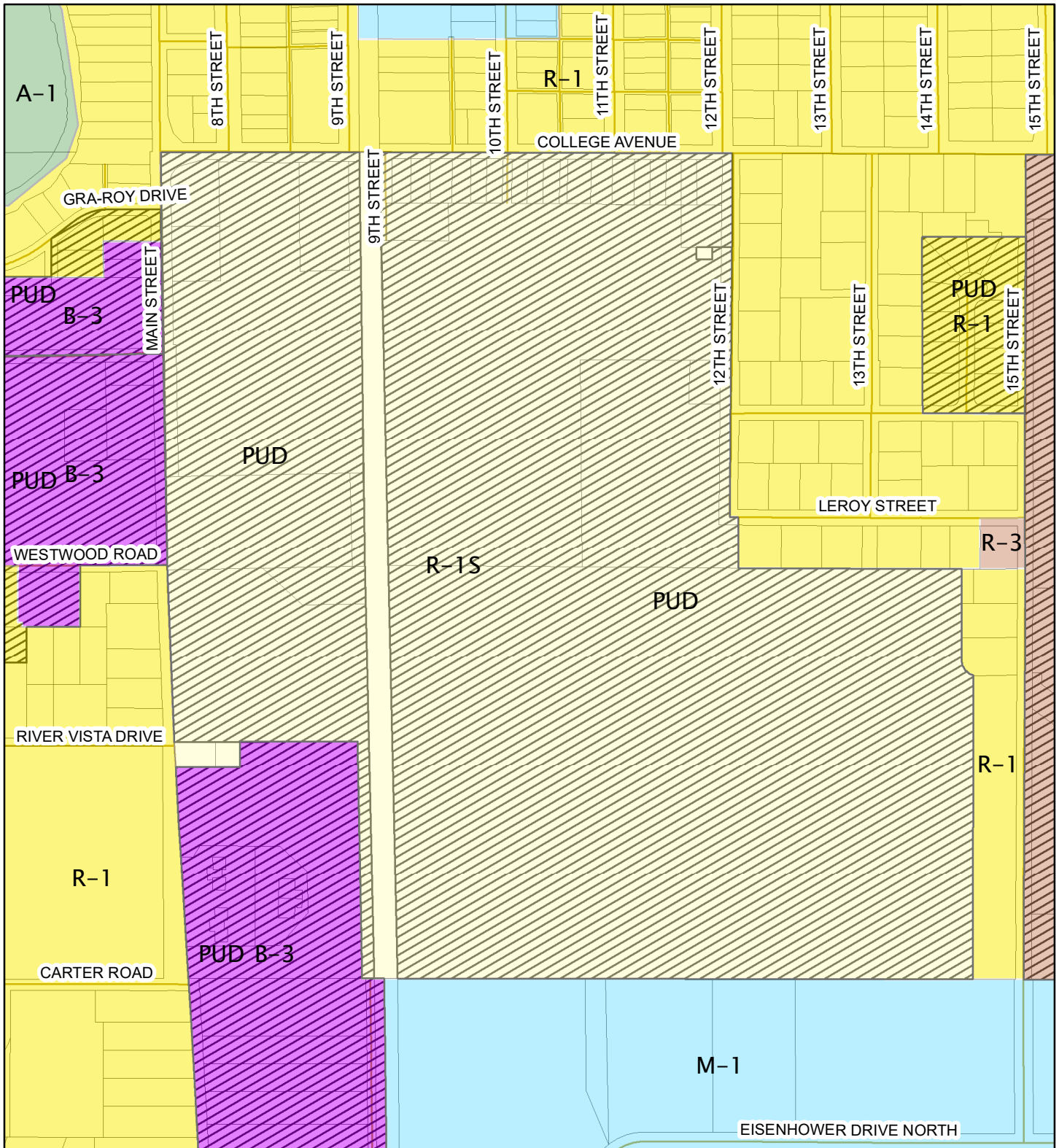


## **RECOMMENDATIONS**

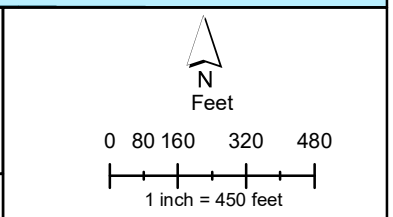
---

Staff recommends the Plan Commission approve the PUD minor change to adopt a campus master plan for freestanding signs, based upon the following, and with the following review guidelines:

1. The proposed campus master plan for freestanding signs is consistent with the existing Goshen College PUD.
2. The proposed campus master plan for freestanding signs will provide overall standards and flexibility for freestanding sign review.
3. The approved PUD campus master plan for freestanding signs includes the following documents, all prepared by Abonmarche:
  - Goshen College PUD Amendment – Signage Descriptions
  - Proposed Sign Locations, dated February 1, 2023
  - Campus Signage “Family” Prototypes (Sheets 1 through 4), dated February 1, 2023
  - Corner Monument Sign (P3) – Plan View, dated February 2, 2023
4. The signs noted as directional or parking identifier are classified by this review as ground signs.
5. Ground signs in the Goshen College PUD are defined as ground or post mounted freestanding signs, with a height up to 8 feet and area up to 20 square feet, allowed to be up-lit with no errant light onto adjacent properties, and allowed at entrances or parking areas.
6. Ground signs in the Goshen College PUD that follow the campus master plan for freestanding signs do not require individual review prior to installation.
7. Ground signs not located in the Goshen College PUD will follow the Zoning Ordinance definition of a ground sign, which is “a small freestanding, non-illuminated sign limited to eight (8) square feet in area and three feet (3’) in height” unless appropriate approval is received.
8. EMC signs are permitted as part of any monument sign, but not in any ground sign adjacent to public right of way. EMC panels are permitted with no area ratio, subject to Zoning Ordinance operational requirements, including:
  - No continuous motion or appearance of continuous motion, and no continuous scrolling of a message.
  - The entire message must be shown at one time, with the message static and depicted for a minimum of three (3) seconds.
  - No flashing, scintillating, chasing or animated lights, and no change of illumination intensity in the context of a single message.
  - Programmed not to exceed 250 Nits during the day and 125 Nits at night.
9. Monument signs adjacent to public right of way require individual review, with a zoning clearance form signed by the Planning office prior to installation, meeting applicable setbacks and landscaped area, and confirming compliance with intersection clear areas and sight lines.
10. Internal campus signs which are not adjacent to public right of way may be located as needed without individual review.
11. Freestanding signs located outside the Goshen College PUD require separate review, or will be permitted signs per the campus master plan for freestanding signs if the land is incorporated into the Goshen College PUD.
12. The campus master plan for freestanding signs does not impact any existing freestanding sign, if they remain in the same location with no structural changes, or if they were approved by a variance prior to adoption of the campus master plan for freestanding signs.



The City of Goshen's Digital Data is the property of the City of Goshen and Elkhart County, Indiana. All graphic data supplied by the city and county has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. The city and county do not guarantee the positional or thematic accuracy of the data. The cartographic digital files are not a legal representation of any of the features depicted, and the city and county disclaim any assumption of the legal status they represent. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded. The data represents an actual reproduction of data contained in the city's or county's computer files. This data may be incomplete or inaccurate, and is subject to modifications and changes. City of Goshen and Elkhart County cannot be held liable for errors or omissions in the data. The recipient's use and reliance upon such data is at the recipient's risk. By using this data, the recipient agrees to protect, hold harmless and indemnify the City of Goshen and Elkhart County and its employees and officers. This indemnity covers reasonable attorney fees and all court costs associated with the defense of the city and county arising out of this disclaimer.



**Goshen College PUD - R-1S PUD**

Zoning Map  
 Printed February 1, 2023

**The City of Goshen**  
 Department of  
 Planning & Zoning  
 204 East Jefferson Street, Goshen, Indiana 46528  
 Phone: 574-534-3600 Fax: 574-533-8626

# Goshen College PUD Amendment - Signage Descriptions

## General Guidelines

Each sign adjacent to the public right-of-way shall be submitted for permit approval to the City of Goshen prior to construction. The submittals shall demonstrate:

1. Each sign shall meet the City of Goshen's signage setback requirements, from leading edge of the sign to the right-of way line.
2. Each sign shall be located outside of the City of Goshen's required visibility area at intersections.
3. Each sign location shall provide the City of Goshen's minimum landscape area.
4. Each sign shall comply with the respective sign-type requirements noted below.

## Primary Monument Sign (P1)

P1 signs shall be free-standing ground-mounted structures comprised of a concrete foundation, granite veneer, precast concrete, metal channel letters, and a metal Goshen College seal medallion. The sign shall be asymmetrically shaped, with a lower linear portion towards the street and a taller "column" portion away from the street. The approximate dimensions of the linear portion shall not exceed 13'-4" long x 5'-6" tall x 2'-0" wide/deep. The approximate dimensions of the column portion shall not exceed 5'-0" long x 10'-0" tall x 2'-0" wide/deep. The combined overall dimensions of the structure shall not exceed 18'-4" long x 10'-0" tall x 2'-0" wide/deep.

P1 signs shall be double-faced. Each face will contain two signage areas; (1) a precast concrete with metal channel letter area on the lower linear portion of the sign and (2) a precast concrete with metal medallion area on the column. The total area for a single lower linear messaging face (one side) shall not exceed 34 square feet. The total area for a single column messaging face (one side) shall not exceed 22.5 square feet.

Each face of the sign may be up-lit provided the light fixtures do not cast errant light onto adjacent public and/or private properties.

Low landscape walls oriented perpendicular to the sign structure (parallel to the street) that intersect with the rear of the column portion of the sign may be included as aesthetic appurtenances to the sign, but shall not be considered part of the sign structure's overall dimensions or messaging face.

## College Mennonite Church Monument Sign (P2)

P2 sign shall be a free-standing ground-mounted structure comprised of a concrete foundation, granite veneer, precast concrete, metal channel letters, and an electronic message center (EMC) within a metal frame. The sign structure shall be asymmetrically shaped, with a lower linear portion towards the street and a taller "column" portion away from the street. The approximate dimensions of the linear portion shall not exceed 11'-10" long x 5'-6" tall x 2'-0" wide/deep. The approximate dimensions of the column portion shall not exceed 5'-0" long x 7'-0" tall x 2'-0" wide/deep. The combined overall dimensions of the structure shall not exceed 16'-10" long x 7'-0" tall x 2'-0" wide/deep.

P2 sign shall be double-faced. Each face will contain two signage areas; (1) an EMC area on the lower linear portion of the sign and (2) a precast concrete with metal channel letter area

on the column. The total area for a single EMC messaging face (one side) shall not exceed 30 square feet. The total area for a single column messaging face (one side) shall not exceed 20 square feet.

Each face of the sign may be up-lit provided the light fixtures do not cast errant light onto adjacent public and/or private properties.

### **Corner Monument Sign (P3)**

P3 sign shall be a free-standing ground-mounted structure comprised of a concrete foundation, granite veneer, precast concrete, and a metal Goshen College seal medallion. The approximate dimensions of the sign shall not exceed 5'-0" long x 10'-0" tall x 2'-0" wide/deep. P3 sign shall be single-faced with a precast concrete with metal medallion messaging area facing at an angled orientation to the intersection of Main Street and College Avenue. The total area for this messaging face shall not exceed 22.5 square feet. The sign may be up-lit provided the light fixtures do not cast errant light onto adjacent public and/or private properties.

A low landscape wall may be constructed in front of the P3 sign structure as an aesthetic appurtenance to the sign, but shall not be considered part of the sign structure, structure dimensions, or messaging face.

### **Directional Sign – Type 1 (D1):**

D1 signs shall be free-standing ground-mounted structures comprised of a concrete foundation, granite veneer, precast concrete, and metal frame panels with applied vinyl letters. The approximate dimensions of the overall structure, excluding concrete foundation, shall not exceed 7'-4" long x 5'-5" tall x 1'-4" wide/deep. D1 signs shall be double-faced. The total area for a single sign messaging face (one side) shall not exceed 14.5 square feet. The sign structure may contain a metal Goshen College seal medallion, which may add an additional 4 square feet of messaging face per side, if included. Each face of the sign may be up-lit provided the light fixtures do not cast errant light onto adjacent public and/or private properties.

### **Directional Sign – Type 2 (D2):**

D2 signs shall be free-standing ground-mounted structures comprised of a concrete foundation and metal frame panels with applied vinyl letters. The approximate dimensions of the overall structure, excluding concrete foundation, shall not exceed 4'-0" long x 7'-0" tall x 9" wide/deep. D2 signs shall be double-faced. The total area for a single sign messaging face (one side) shall not exceed 19 square feet. Each face of the sign may be up-lit provided the light fixtures do not cast errant light onto adjacent public and/or private properties.

### **Directional Sign – Type 2 Reduced (D2 Reduced):**

D2 Reduced signs shall be free-standing ground-mounted structures comprised of a concrete foundation and metal frame panels with applied vinyl letters. The approximate dimensions of the overall structure, excluding concrete foundation, shall not exceed 3'-3" long x 6' tall x 9" wide/deep. D2 Reduced signs shall be double-faced. The total area for a single sign messaging face (one side) shall not exceed 14 square feet. Each face of the sign may be up-lit provided the light fixtures do not cast errant light onto adjacent public and/or private properties.



**Directional Sign – Type 3 (D3):**

D3 signs shall be post-mounted metal frame panels with applied vinyl letters. D3 signs may be single or double faced. The total area for a single sign messaging face (one side) shall not exceed 7.5 square feet.

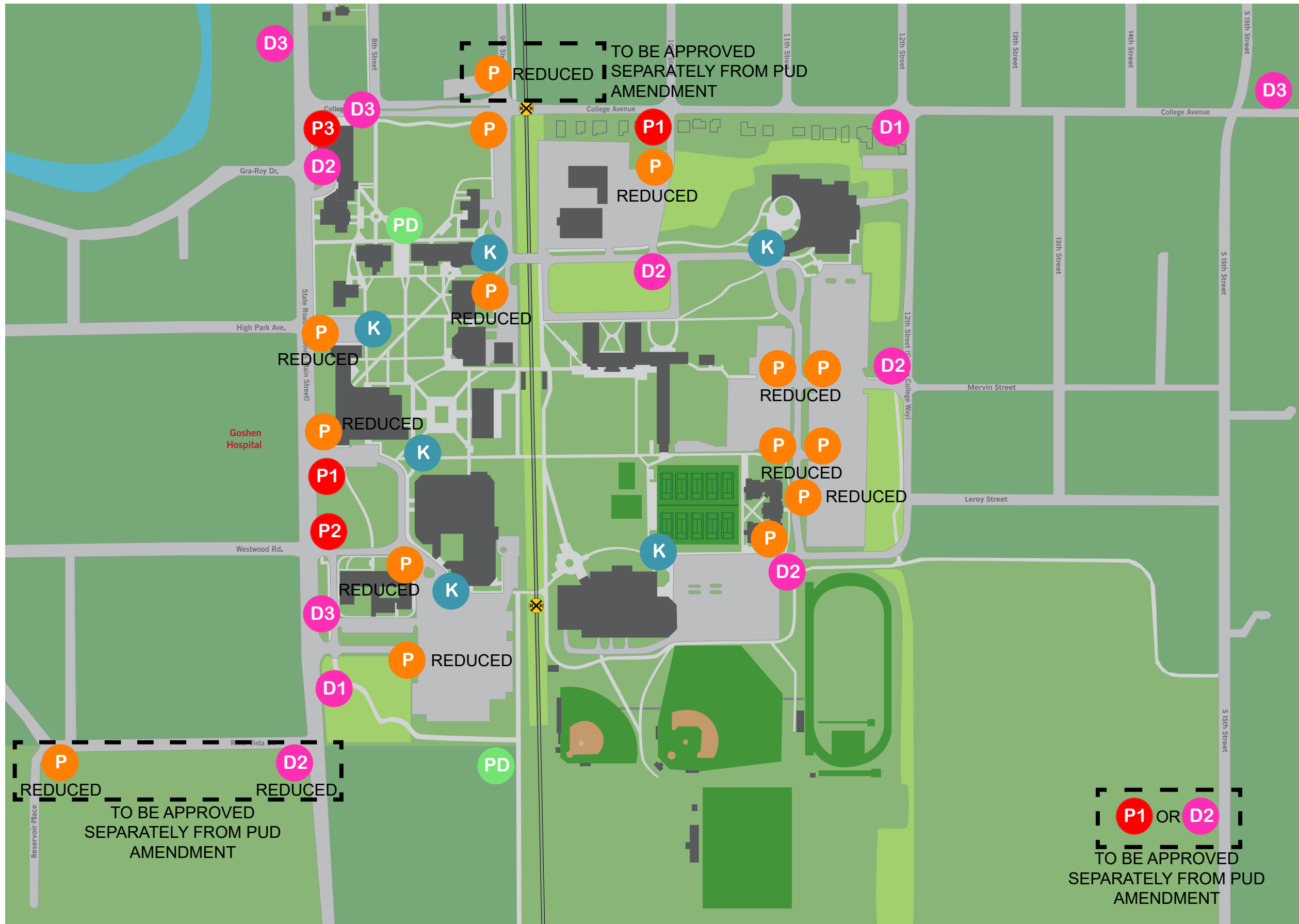
**Parking Identifier Sign (P):**

Parking Identifier signs shall be free-standing ground-mounted structures comprised of a concrete foundation and metal frame panels with applied vinyl letters. The approximate dimensions of the overall structure, excluding concrete foundation, shall not exceed 3'-3" long x 6' tall x 13" wide/deep. Parking Identifier signs shall be double-faced. The total area for a single sign messaging face (one side) shall not exceed 14 square feet. Each face of the sign may be up-lit provided the light fixtures do not cast errant light onto adjacent public and/or private properties.

**Parking Identifier Reduced Sign (P Reduced):**

Parking Identifier Reduced signs shall be double-post mounted metal frame panels with a concrete base. The approximate dimension of the overall sign, including posts and concrete foundation, shall not exceed 4'-1" long x 4'-9" tall x 8" wide/deep. Parking Identifier Reduced signs shall be double-faced. The total area for a single sign messaging face (one side) shall not exceed 9 square feet. Each face of the sign may be up-lit provided the light fixtures do not cast errant light onto adjacent public and/or private properties.





- P1 PRIMARY / MONUMENT SIGN
- P2 COLLEGE MENNONITE CHURCH MONUMENT SIGN
- P3 CORNER MONUMENT SIGN
- D1 DIRECTIONAL - TYPE 1
- D2 DIRECTIONAL - TYPE 2
- D3 DIRECTIONAL - TYPE 3, POST MOUNTED (TO BE APPROVED SEPARATELY FROM PUD AMENDMENT)
- K KIOSK MAP
- P PARKING IDENTIFIER
- PD PEDESTRIAN DIRECTIONAL



# PROPOSED SIGN LOCATIONS

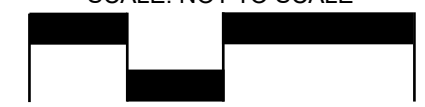
PREPARED FOR: GOSHEN COLLEGE

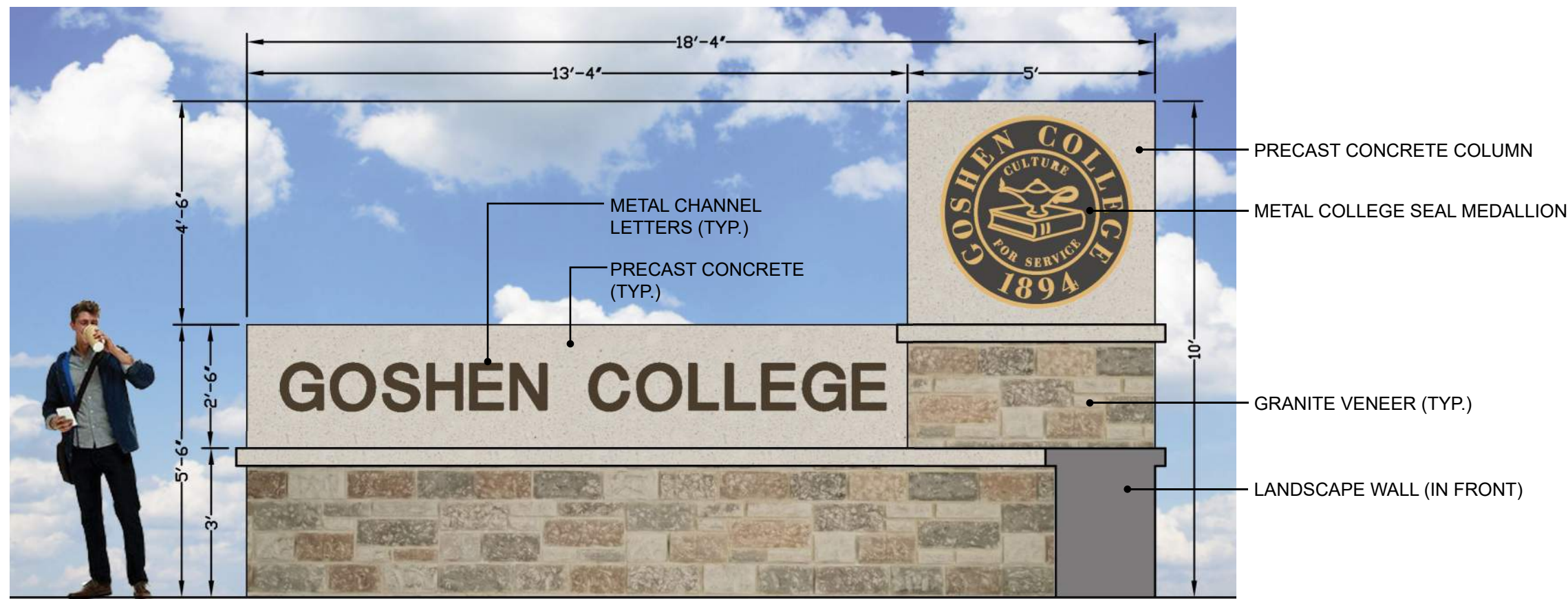
DATE: FEBRUARY 1, 2023

PREPARED BY:

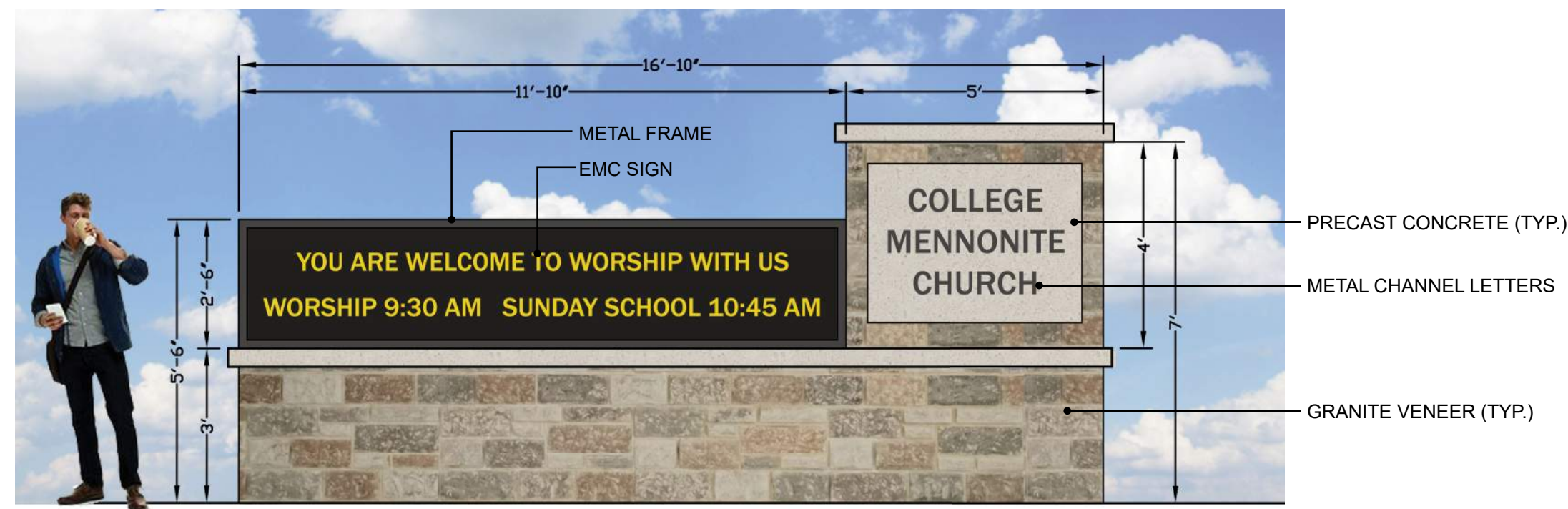


SCALE: NOT TO SCALE





PRIMARY MONUMENT SIGN (P1)



COLLEGE MENNONITE CHURCH MONUMENT SIGN (P2)



# CAMPUS SIGNAGE "FAMILY" PROTOTYPES

PREPARED FOR: GOSHEN COLLEGE

DATE: FEBRUARY 1, 2023

PREPARED BY:



SCALE: 3/8" = 1'-0"





- PRECAST CONCRETE COLUMN
- METAL COLLEGE SEAL MEDALLION
- GRANITE VENEER (TYP.)
- LANDSCAPE WALL (IN FRONT)

CORNER MONUMENT SIGN (P3)



# CAMPUS SIGNAGE "FAMILY" PROTOTYPES

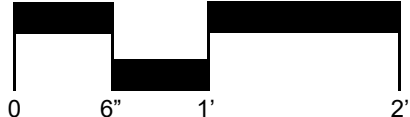
PREPARED FOR: GOSHEN COLLEGE

DATE: FEBRUARY 1, 2023

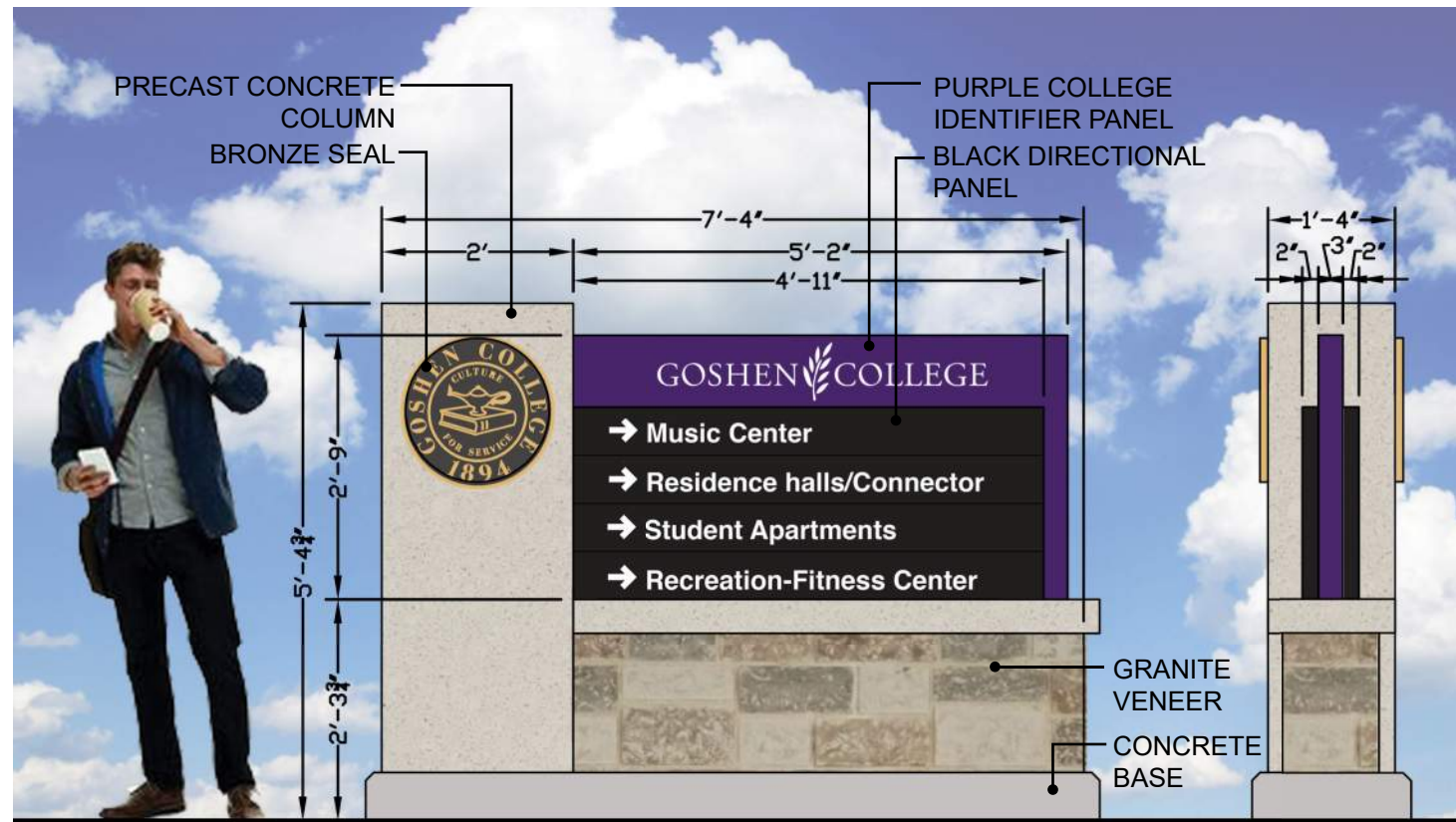
PREPARED BY:



SCALE: 1/2" = 1'-0"



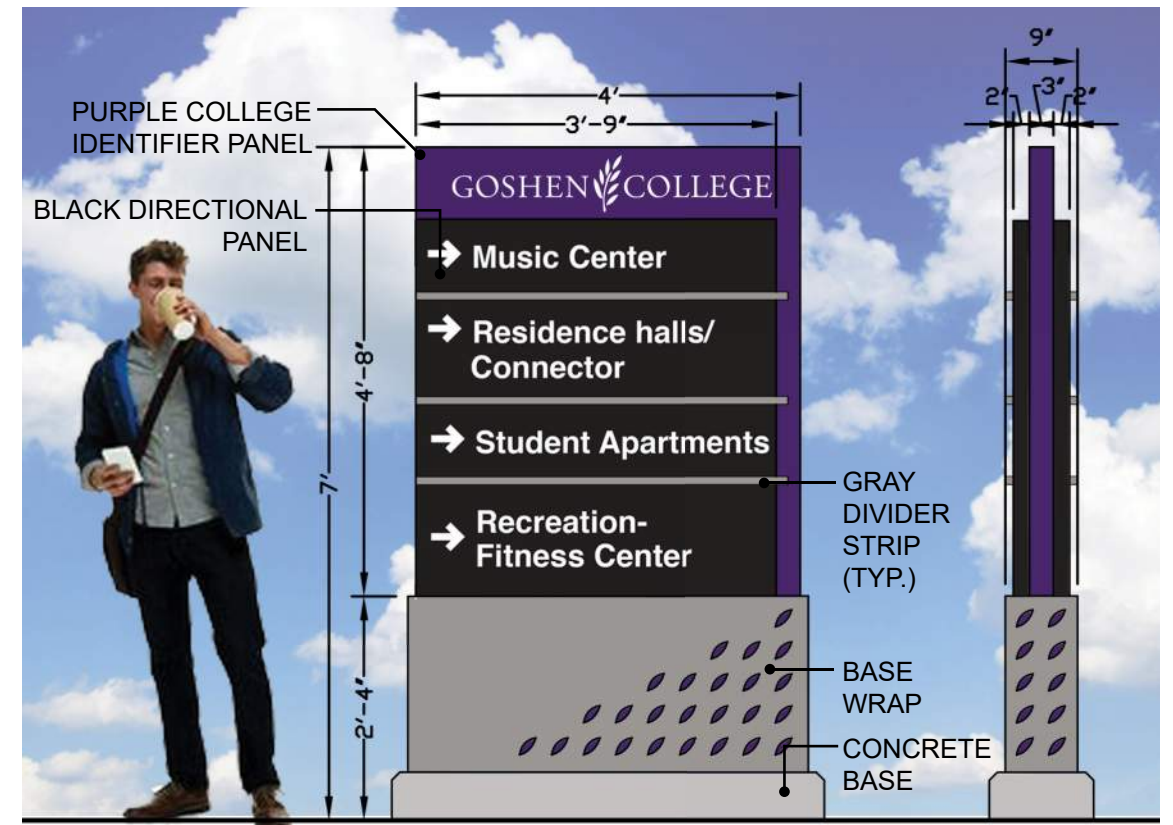




D1 SIGN

FRONT ELEVATION

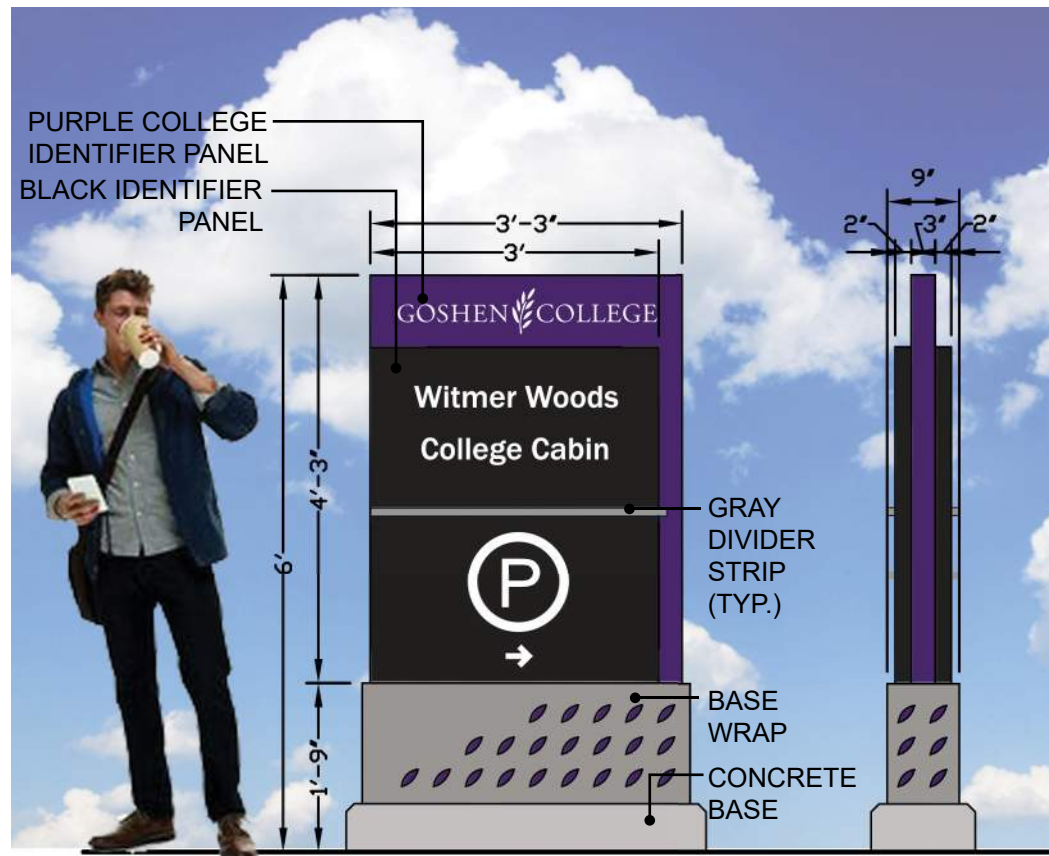
SIDE ELEVATION



D2 SIGN

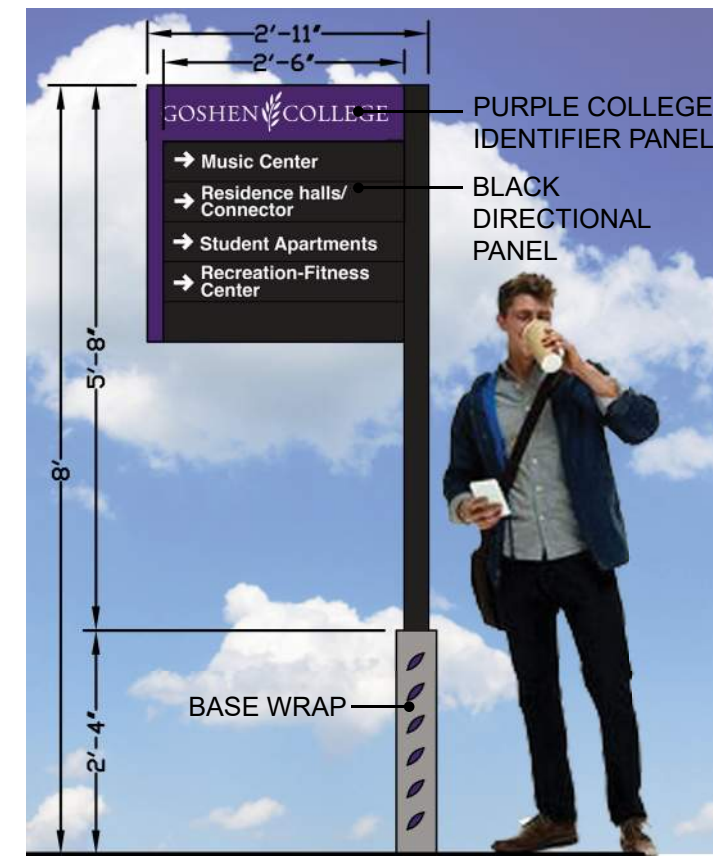
FRONT ELEVATION

SIDE ELEVATION



D2 SIGN (REDUCED) FRONT ELEVATION

SIDE ELEVATION



D3 SIGN

# CAMPUS SIGNAGE "FAMILY" PROTOTYPES

PREPARED FOR: GOSHEN COLLEGE

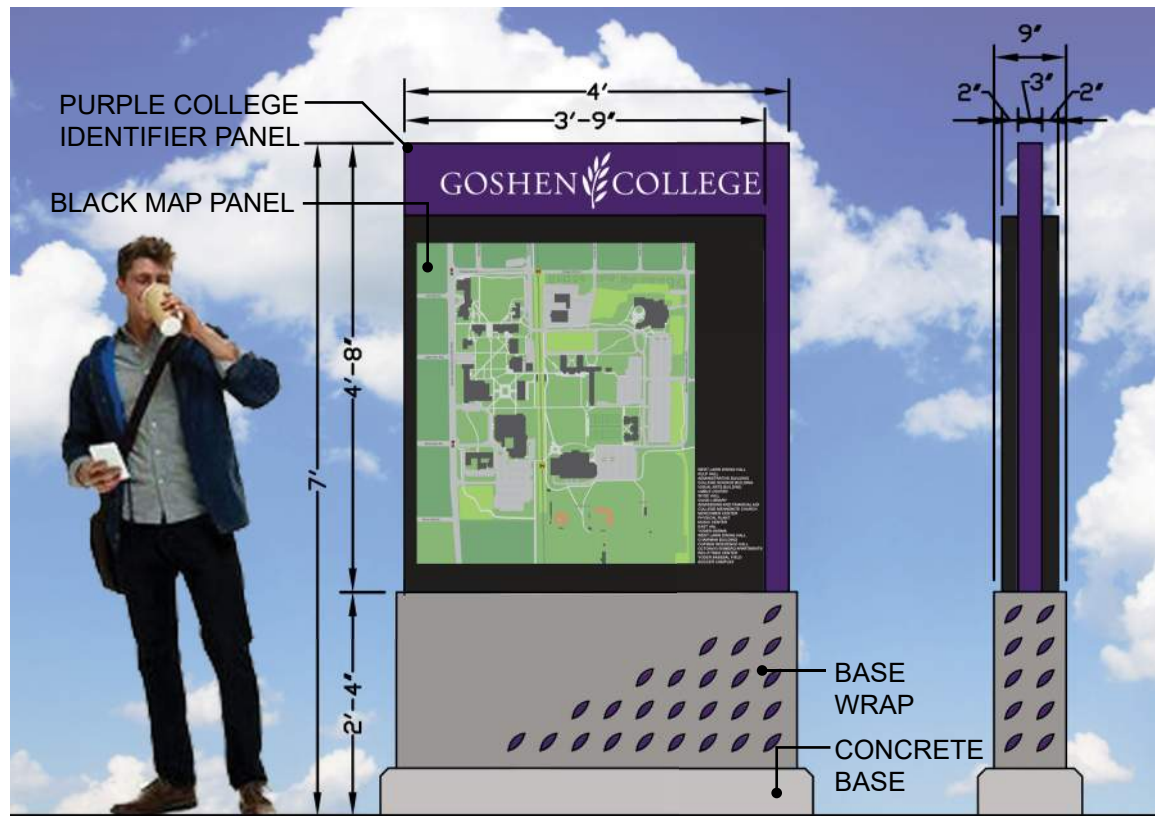
DATE: FEBRUARY 1, 2023

PREPARED BY:

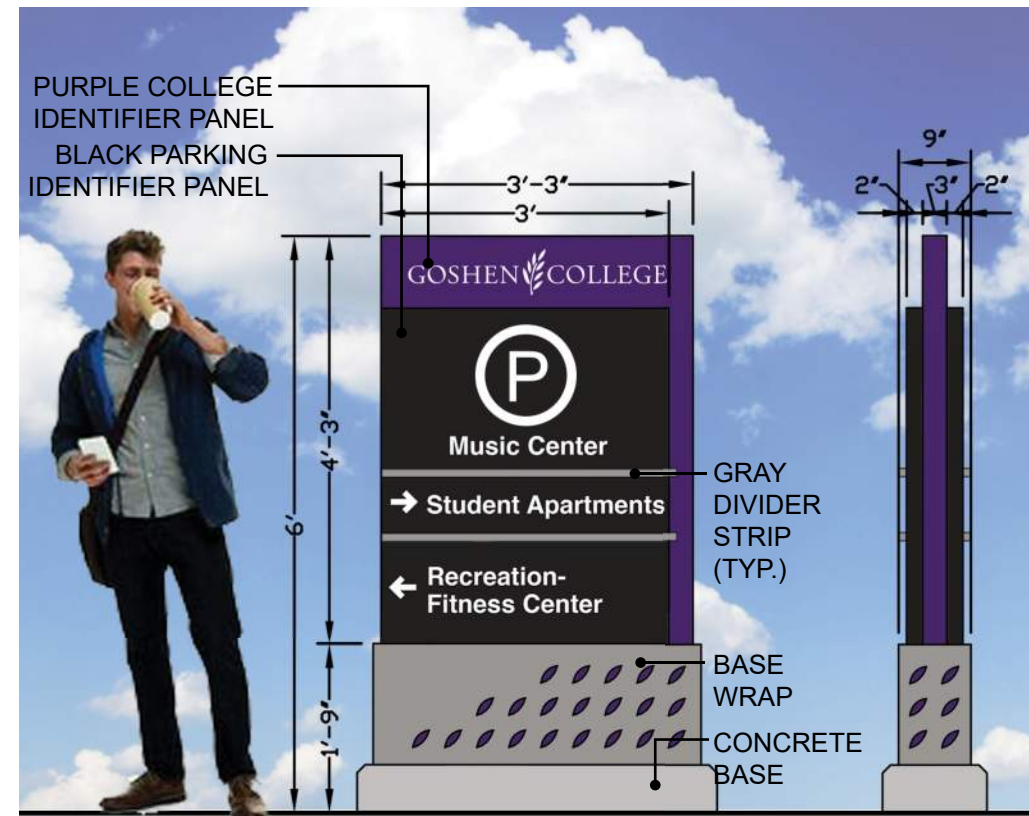


SCALE: 1/2" = 1'-0"

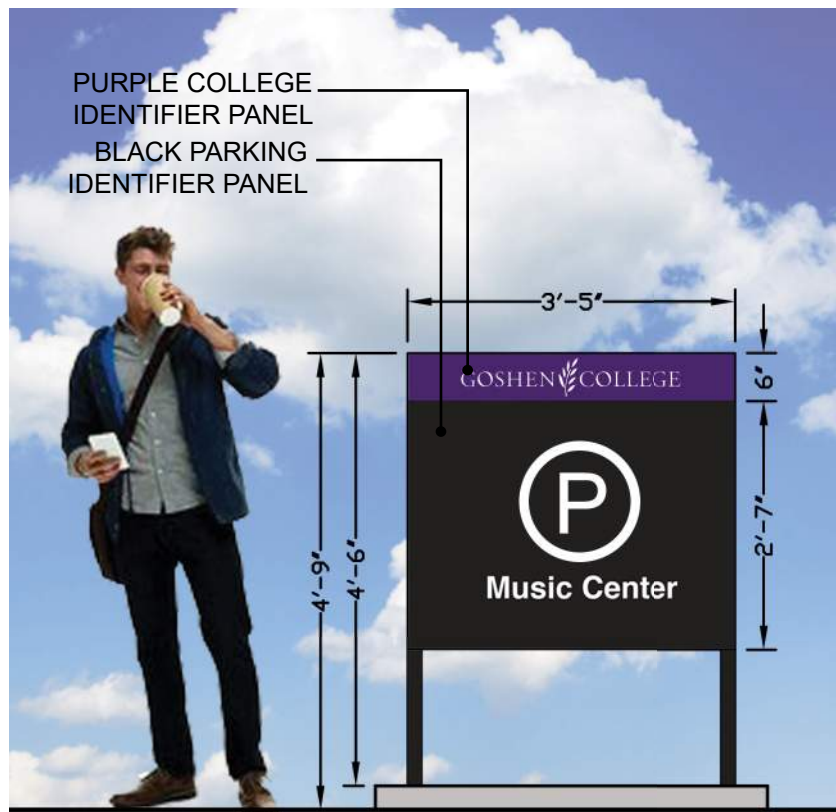




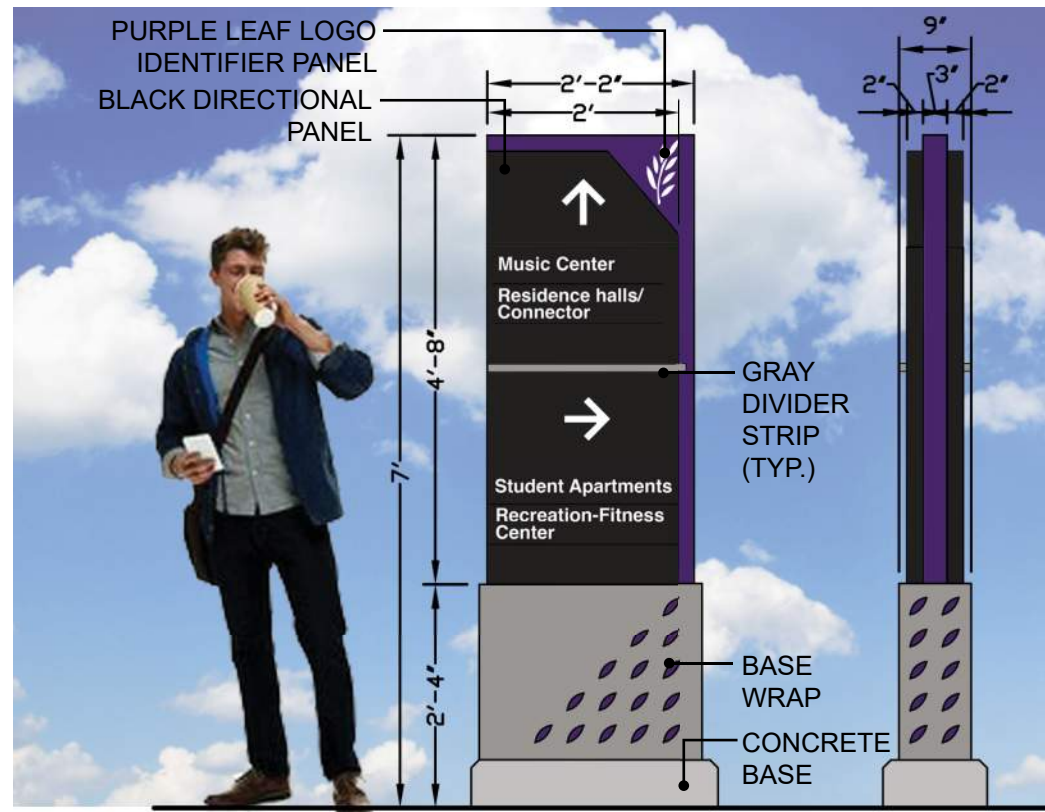
KIOSK SIGN FRONT ELEVATION SIDE ELEVATION



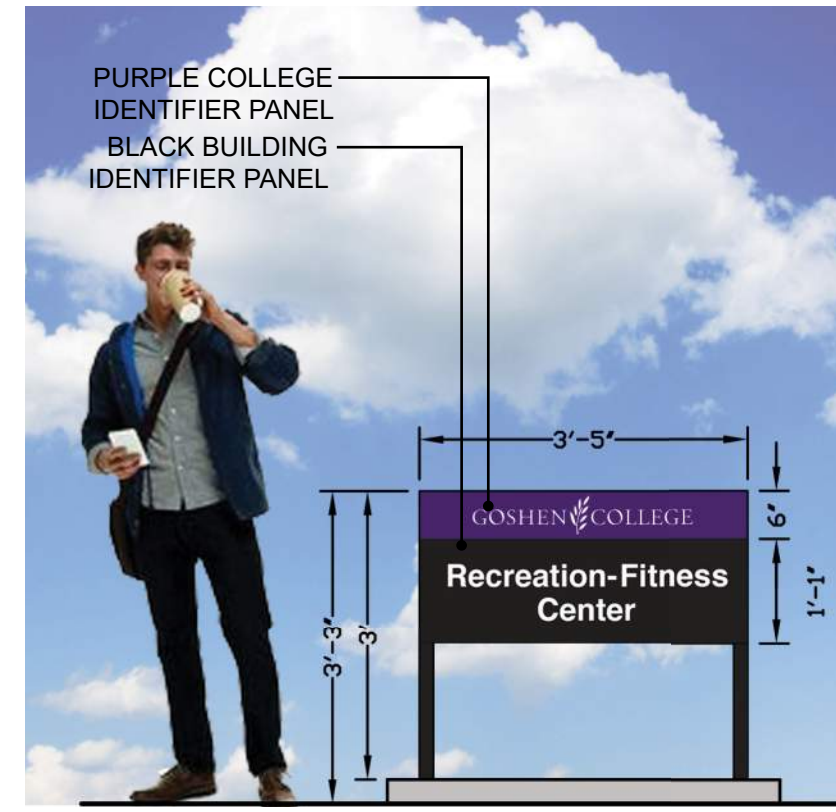
PARKING SIGN (ROADSIDE) FRONT ELEVATION SIDE ELEVATION



PARKING SIGN - (REDUCED)



PEDESTRIAN SIGN FRONT ELEVATION SIDE ELEVATION



BUILDING SIGN

# CAMPUS SIGNAGE "FAMILY" PROTOTYPES

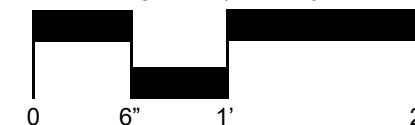
PREPARED FOR: GOSHEN COLLEGE

DATE: FEBRUARY 1, 2023

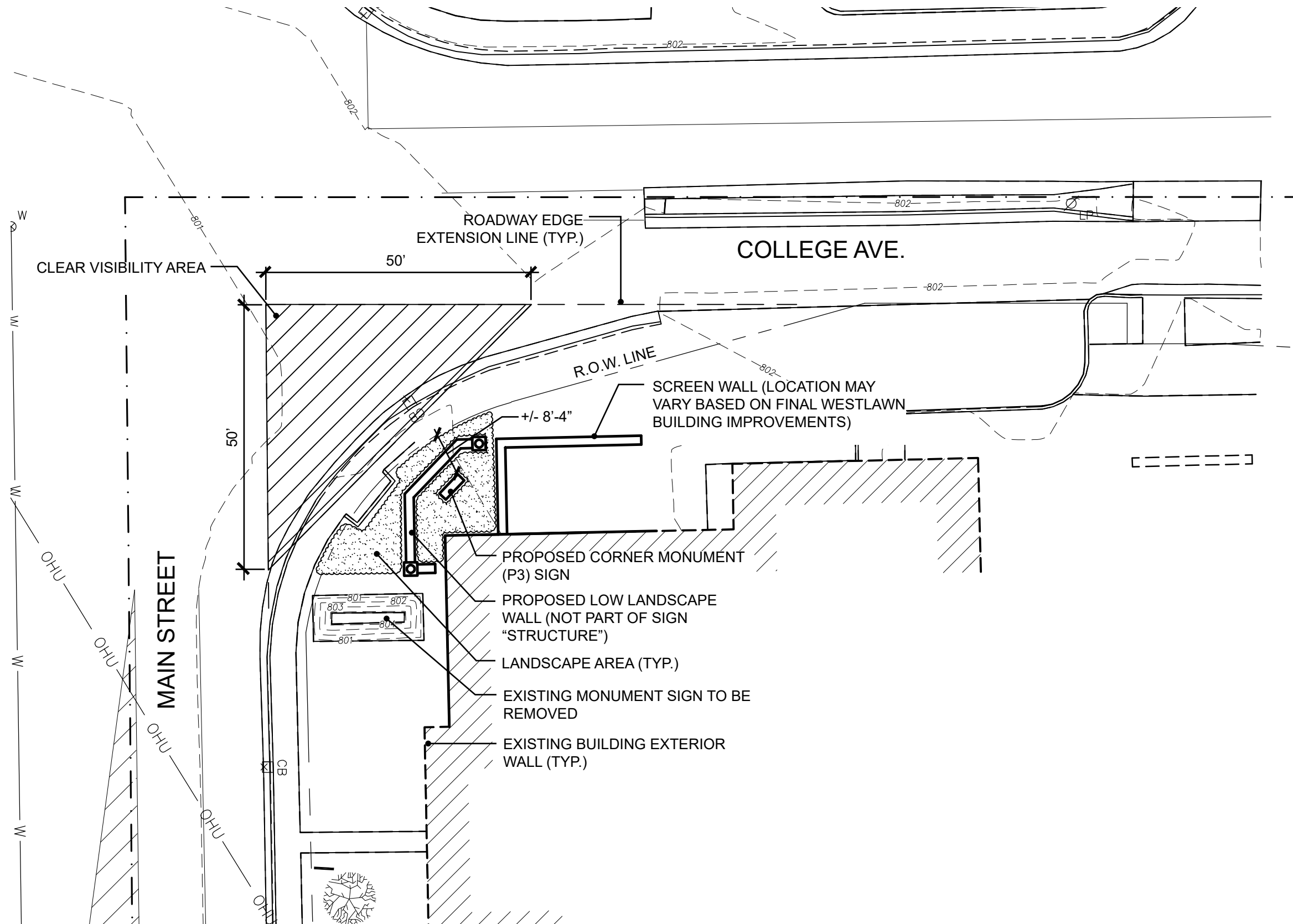
PREPARED BY:



SCALE: 1/2" = 1'-0"



COPYRIGHT 2023 - ABONMARCHE CONSULTANTS, INC.



# CORNER MONUMENT SIGN (P3) - PLAN VIEW

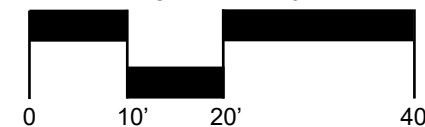
PREPARED FOR: GOSHEN COLLEGE

DATE: FEBRUARY 2, 2023

PREPARED BY:



SCALE: 1" = 20'



NORTH





Rhonda L. Yoder, AICP  
PLANNING & ZONING DEPARTMENT, CITY OF GOSHEN  
204 East Jefferson Street, Suite 4 • Goshen, IN 46528-3405

Phone (574) 537-3815 • Fax (574) 533-8626 • TDD (574) 534-3185  
rhodayoder@goshencity.com • www.goshenindiana.org

## MEMORANDUM

TO: Goshen Plan Commission

FROM: Rhonda Yoder, City Planner

DATE: February 21, 2023

RE: *Order of the Goshen Plan Commission Determining that an Amending Declaratory Resolution and Economic Development Plan Approved and Adopted by the Goshen Redevelopment Commission Conform to the Comprehensive Plan and Approving Said Resolution and Economic Development Plan*

Examples from the City's Comprehensive Plan & Community Vision 2025 demonstrating consistency with the proposed amendment to the Consolidated River Race/US 33 Economic Development Area and establishment of the 9th Street Corridor Allocation Area include:

### **Land Use**

- L-1 Goal: Prioritize the reuse and redevelopment of existing land and structures
- L-3.5 Objective: Ensure connectivity between new and infill residential development and existing neighborhoods
- L-3.6 Objective: Ensure connectivity within new development through sidewalks and street connections

### **Neighborhoods & Housing**

- N-1 Goal: Revitalize, sustain and enhance urban core neighborhoods
- N-6 Goal: Encourage compact and connected residential development
- N-7 Goal: Expand housing options and opportunities

### **Community Services & Facilities**

- C-9.1 Objective: Maintain and upgrade existing utility infrastructure
- C-13 Goal: Match land uses with existing or potentially available utility services

### **Natural Environment**

- NE-2.4 Objective: Direct growth toward existing development and away from undeveloped space such as farmland, wetlands and forests

ORDER OF THE GOSHEN PLAN COMMISSION  
DETERMINING THAT AN AMENDING DECLARATORY RESOLUTION  
AND ECONOMIC DEVELOPMENT PLAN APPROVED AND ADOPTED BY THE  
GOSHEN REDEVELOPMENT COMMISSION CONFORM TO THE  
COMPREHENSIVE PLAN AND APPROVING SAID  
RESOLUTION AND ECONOMIC DEVELOPMENT PLAN

WHEREAS, the City of Goshen ("City") Redevelopment Commission ("Commission") has created, consolidated and enlarged the Consolidated River Race/US 33 Economic Development Area ("Area"), and designated two allocation areas within the Area, including the Consolidated River Race/US 33 Allocation Area ("Original Allocation Area") in accordance with IC 36-7-14-39 for the purpose of capturing real property taxes generated from the incremental assessed value of real property located in the Original Allocation Area ("Tax Increment"), and adopted an economic development plan, as amended (collectively, "Original Plan"), pursuant to Declaratory Resolution No. 02-2012 (as amended to date), as confirmed by Confirmatory Resolution No. 26-2012 (as amended to date), following statutory public hearings (collectively, "Area Resolution");

WHEREAS, on February 14, 2023 the Commission adopted a resolution amending the Area Resolution ("Amending Declaratory Resolution") and the Original Plan to: (i) remove Parcel No. 20-11-15-153-001.000-015 (commonly known and referred to as 620 East Douglas Street, Goshen, Indiana 46526) from the Original Allocation Area ("Parcel"); (ii) designate the Parcel as a new tax allocation area to be identified as the 9<sup>th</sup> Street Corridor Allocation Area as set forth on the map attached thereto as Exhibit A; and (iii) add the Projects defined therein to the Original Plan ("2023 Plan"); and

WHEREAS, the Act requires approval of the Amending Declaratory Resolution and the 2023 Plan by the Goshen Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE GOSHEN PLAN COMMISSION, AS FOLLOWS:

1. The Amending Declaratory Resolution and 2023 Plan for the Area conform to the Comprehensive Plan of the City.
2. The Amending Declaratory Resolution and 2023 Plan are in all respects approved.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution and 2023 Plan with the permanent minutes of this meeting.

Passed by the Goshen Plan Commission, this 21<sup>st</sup> day of February, 2023.

GOSHEN PLAN COMMISSION

---

President

ATTEST:

---

Secretary

RESOLUTION NO. 03-2023

AMENDING DECLARATORY RESOLUTION OF THE  
GOSHEN REDEVELOPMENT COMMISSION AMENDING  
THE CONSOLIDATED RIVER RACE/US 33 ALLOCATION  
AREA TO CREATE A NEW ALLOCATION AREA WITHIN  
THE CONSOLIDATED RIVER RACE/US 33 ECONOMIC  
DEVELOPMENT AREA AND AMENDING THE ECONOMIC  
DEVELOPMENT PLAN

WHEREAS, the City of Goshen ("City") Redevelopment Commission ("Commission") has created, consolidated and enlarged the Consolidated River Race/US 33 Economic Development Area ("Area"), and designated two allocation areas within the Area, including the Consolidated River Race/US 33 Allocation Area ("Original Allocation Area") in accordance with IC 36-7-14-39 for the purpose of capturing real property taxes generated from the incremental assessed value of real property located in the Original Allocation Area ("Tax Increment"), and adopted an economic development plan, as amended (collectively, "Original Plan"), pursuant to Declaratory Resolution No. 02-2012 (as amended to date), as confirmed by Confirmatory Resolution No. 26-2012 (as amended to date), following statutory public hearings (collectively, "Area Resolution");

WHEREAS, there are no outstanding bond obligations payable from Tax Increment collected in the Original Allocation Area;

WHEREAS, the Commission now desires to amend the Area Resolution to: (i) remove Parcel No. 20-11-15-153-001.000-015 (commonly known and referred to as 620 East Douglas Street, Goshen, Indiana, 46526) from the Original Allocation Area ("Parcel"); (ii) designate the Parcel as a new tax allocation area to be identified as the 9<sup>th</sup> Street Corridor Allocation Area as set forth on the map attached hereto as Exhibit A; and (iii) add the hereinafter defined Projects to the Original Plan ("2023 Plan"); and

WHEREAS, IC 36-7-14-17.5 authorizes the Commission to amend the Area Resolution and Original Plan, after conducting a public hearing, if it finds that:

- (a) The amendments are reasonable and appropriate when considered in relation to the Area Resolution, the Original Plan and the purposes of IC 36-7-14; and
- (b) The Area Resolution and Original Plan, with the proposed amendments, conform to the comprehensive plan for the City;

NOW, THEREFORE, BE IT RESOLVED BY THE GOSHEN REDEVELOPMENT COMMISSION, THAT:

Section 1. The Area Resolution is hereby amended to: (i) remove the Parcel from the Original Allocation Area in order to create a new allocation area; (ii) designate the Parcel as a new tax allocation area to be designated the "9<sup>th</sup> Street Corridor Allocation Area," as shown on Exhibit A attached hereto; and (iii) add the Projects to the 2023 Plan.

Section 2. The Commission finds that the construction of the Projects as set forth on Exhibit B attached hereto to facilitate the development of approximately 138 multi-family housing units, together with all necessary appurtenances, related improvements and equipment, will further the Original Plan, as amended; that the Projects will be located in or physically connected to the Area and provide a substantial economic benefit to the Area, the 9<sup>th</sup> Street Corridor Allocation Area and the residents of the City by creating needed multi-family residential housing due to the current housing shortage in the Area and offering twenty (20%) percent of the housing units to first responders, health care workers and teachers (collectively, "Essential Workers"); therefore, it will be of public utility and benefit to amend the Area Resolution and the Original Plan to include the Projects. The Commission further finds that the public health and welfare will be benefited by the amendments to the Area Resolution, Original Plan and the implementation of the 2023 Plan through providing much needed housing to address the housing shortage and providing housing to Essential Workers.

Section 3. The Commission now finds and determines that the amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Area Resolution, the Original Plan and the economic development purposes set forth in IC 36-7-14. The Commission finds that the creation of the 9<sup>th</sup> Street Allocation Area and the adoption of the 2023 Plan conform to the comprehensive plan for the City.

Section 4. The Original Allocation Area shall maintain its original base assessment date and the 9<sup>th</sup> Street Allocation Area shall have a base assessment date of January 1, 2023.

Section 5. The allocation provisions in effect when the Original Allocation Area was designated as a part of the Area shall continue to apply to the Original Allocation Area.

Section 6. This paragraph shall be considered the allocation provision for the 9<sup>th</sup> Street Corridor Allocation Area for purposes of IC 36-7-14-39. The Parcel shall constitute an allocation area as defined in IC 36-7-14-39, separate and apart from the Original Allocation Area designated the 9<sup>th</sup> Street Corridor Allocation Area. Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the 9<sup>th</sup> Street Corridor Allocation Area shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 25 years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment in the 9<sup>th</sup> Street Corridor Allocation Area.

Section 7. The presiding officer of the Commission is hereby authorized and directed to submit this resolution to the Goshen Plan Commission ("Plan Commission") for its approval. The Commission further directs the presiding officer to submit this resolution and the approving order of the Plan Commission to the Common Council for its approval of the amendments to the Area Resolution and the Original Plan.

Section 8. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Common Council, to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the building



commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed Projects and the amendments to the Original Allocation Area, and will determine the public utility and benefit of the proposed amendments to the Original Area, Original Allocation Area and Original Plan. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-8 for each taxing unit that is either wholly or partly located within the proposed 9<sup>th</sup> Street Corridor Allocation Area.

Section 9. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the creation of the 9<sup>th</sup> Street Corridor Allocation Area, including the following:

(a) The estimated economic benefits and costs incurred by the 9<sup>th</sup> Street Corridor Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and

(b) The anticipated impact on taxes revenues of each taxing unit that is either wholly or partly located within the 9<sup>th</sup> Street Corridor Allocation Area.

A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 8 of this resolution.

Section 10. The Commission hereby finds that the creation of the 9<sup>th</sup> Street Corridor Allocation Area will reasonably result in new property taxes that would not have been generated without this new allocation provision because the incentive needed for the construction of the Projects is essential to the development of multi-family residential housing to alleviate the housing shortage in the Original Area and the 9<sup>th</sup> Street Corridor Allocation Area, and growth of the Original Area and the 9<sup>th</sup> Street Corridor Allocation Area will result in new property taxes through the capture of increases in real property taxes to be generated by the proposed development.

Section 11. The Commission hereby finds that the initial estimated costs of the Projects to be partially funded by the Commission through the use of Tax Increment from the 9<sup>th</sup> Street Corridor Allocation Area are approximately \$6,250,000.

Section 12. The Commission hereby finds that all property in the 9<sup>th</sup> Street Corridor Allocation Area will positively benefit from the 2023 Plan.


Section 13. The Commission further directs the presiding officer to submit this resolution to the Common Council for its approval of the amendments to the Area Resolution and Original Plan.

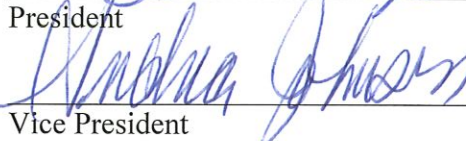
Section 14. In all other respects, the Area Resolution, the Original Plan and actions of the Commission consistent with this resolution are hereby ratified and confirmed.

Section 15. This resolution shall be effective upon passage.

Adopted at a meeting of the Commission held February 14, 2023, in Goshen, Indiana.

GOSHEN REDEVELOPMENT COMMISSION

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Vice President

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Member

  
\_\_\_\_\_  
Member

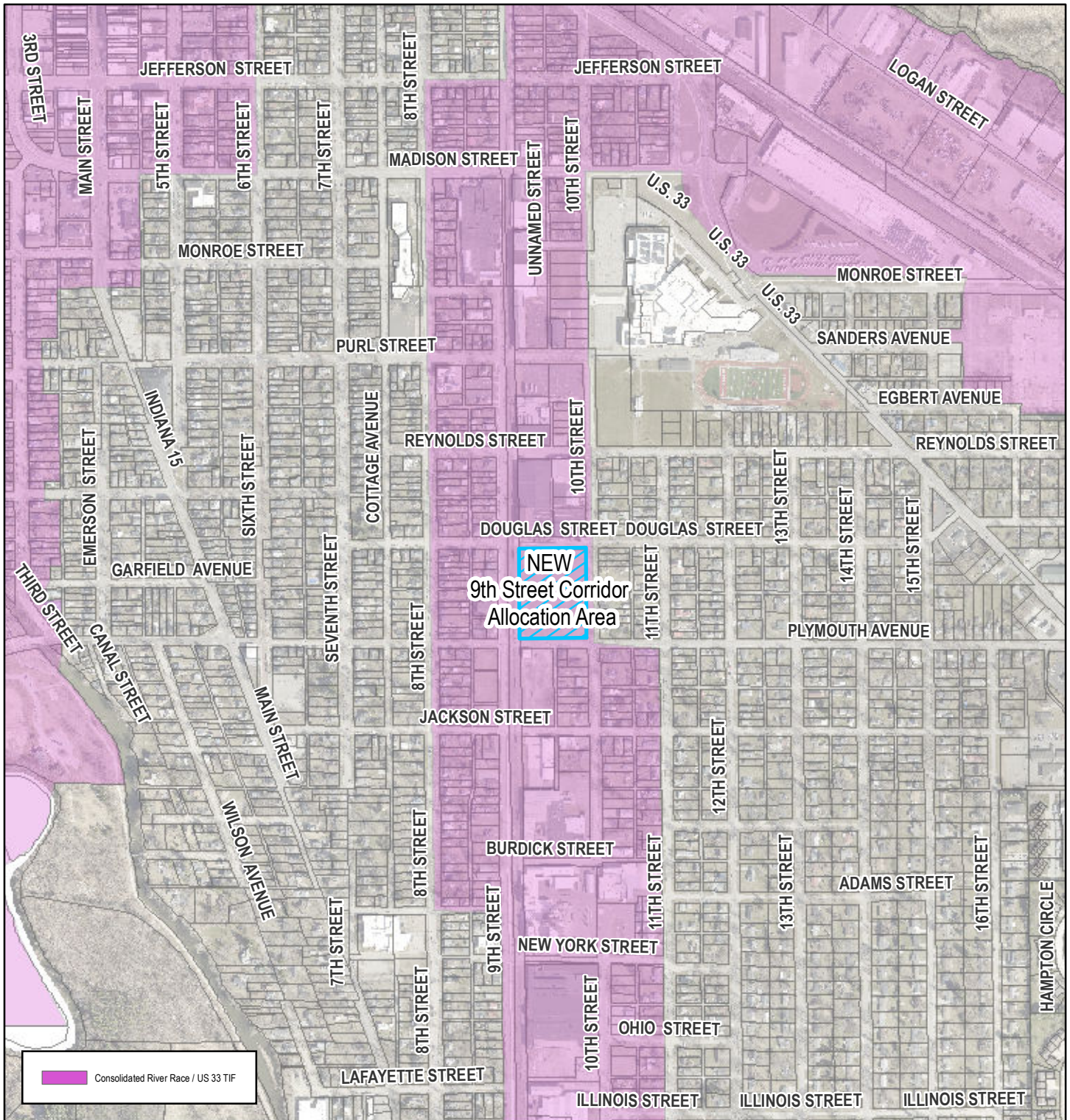
ATTEST:

  
\_\_\_\_\_  
Secretary

EXHIBIT A

Map of Consolidated River Race/US 33 Economic Development Area  
And 9<sup>th</sup> Street Corridor Allocation Area

(Attached)

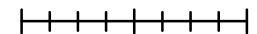


The City of Goshen's Digital Data is the property of the City of Goshen and Elkhart County, Indiana. All graphic data supplied by the city and county has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. The city and county do not guarantee the positional or thematic accuracy of the data. The cartographic digital files are not a legal representation of any of the features depicted, and the city and county disclaim any assumption of the legal status they represent. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded. The data represents an actual reproduction of data contained in the city's or county's computer files. This data may be incomplete or inaccurate, and is subject to modifications and changes. City of Goshen and Elkhart County cannot be held liable for errors or omissions in the data. The recipient's use and reliance upon such data is at the recipient's risk. By using this data, the recipient agrees to protect, hold harmless and indemnify the City of Goshen and Elkhart County and its employees and officers. This indemnity covers reasonable attorney fees and all court costs associated with the defense of the city and county arising out of this disclaimer.



Feet

0 220 440 880



1 inch = 750 feet

**Exhibit A**  
**Map of a portion of the Consolidated River Race/US 33 Economic Development Area**  
**and Proposed 9th Street Corridor Allocation Area**  
**February 2023**

**The City of Goshen**  
 Department of Public Works & Safety  
 Office of Engineering  
 204 East Jefferson Street, Goshen, Indiana 46528  
 Phone: 574-534-2201 Fax: 574-533-8626

## EXHIBIT B

The Projects consist of the following:

- Public Infrastructure; and
- Stormwater retention/detention facilities, including but not limited to in ground and underground facilities, permeable hard surfaces and landscaping to manage stormwater on site; and
- Demolition; and
- Environmental remediation; and
- Water main installation, including but not limited to connection to the existing public water main and service lines to the residential and commercial units within the Project;
- Sewer main installation, including but not limited to connection to the existing public sewer main and service lines to the residential and commercial units within the Project; and
- Sidewalk construction, including but not limited to construction of all sidewalks within the Project as approved and agreed to by the Developer; and
- Roadway improvements and construction, including but not limited to construction of all roadway improvements required by City departments and agreed to in writing by the Developer prior to such improvements being undertaken for the adjacent public roadways, including entrances into the Project, roadway and parking improvements within the Project and repair and restoration of roadways following any utility work required for the Project; and
- Construction of footers and building slabs associated with the Project; and
- Installation of all underground plumbing associated with the Project; and
- Installation of all underground water and sewer lines associated with the Project; and
- Installation of underground electrical services associated with the Project.