

Agenda
GOSHEN PLAN COMMISSION
Tuesday, August 19, 2025, 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

- I. Roll Call
- II. 2025 Plan Commission Appointments
 - *Annual Appointment by the Board of Public Works & Safety*
- III. Approval of Minutes from 6/17/25
- IV. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- V. Postponements/Withdrawals
- VI. **Rezoning** (public hearing)
25-02R – DJSJ, LLC, Wightman, and Creative Design Solutions Inc., request a rezoning from Commercial B-1 District to Residential R-3 District for development of a two-story apartment building with 24 units. The subject property is generally located at 1423 Lincolnway East and is zoned Commercial B-1 District.
- VII. **Primary Subdivision** (public hearing)
25-01SUB – HHI Kercher Rd Properties 24, LLC, Lassus Bros. Oil, Inc., Jones Petrie Rafinski, and Yoder, Ainlay, Ulmer & Buckingham, LLP, request primary subdivision approval for a two-lot major industrial subdivision. The subject property is generally located at the northeast corner of Lincolnway East and Kercher Road, and on the west side of Supreme Court, containing ±8.3 acres, zoned Industrial M-1.
- VIII. **Primary Subdivision** (public hearing)
25-02SUB – Meijer Stores Limited Partnership, First Federal Savings Bank, and Abonmarche request primary subdivision approval for a two-lot major commercial subdivision, Replat Lot 1 Meijer Subdivision. The subject property is generally located at 4522 Elkhart Road, Lot 1 of Meijer Subdivision, and is zoned Commercial B-3PUD (Planned Unit Development), part of the Meijer PUD.
- IX. Audience Items
- X. Staff/Board Items
- XI. Adjournment

Plan Commission Members

- Doug Nisley, Appointed by Council, Term is coextensive with Council term, 1/1/24 – 12/31/27
- Dustin Sailor, City Civil Engineer Statutory Appointment, ongoing term
- James Wellington, Appointed by Park Board, Term is coextensive with Park Board term, 1/1/23 – 12/31/26
- Aracelia Manriquez, Appointed by Mayor, Term 2/20/24 – 12/31/27
- Richard Worsham, Appointed by Mayor, Term 1/1/25 – 12/31/28
- Tom Holtzinger, Appointed by Mayor, Term 1/1/22 – 12/31/25
- Hesston Lauver, Appointed by Mayor, Term 1/1/22 – 12/31/25
- Rolando Ortiz, Appointed by Mayor, Term 1/1/23 – 12/31/26

Minutes - Goshen Plan Commission
Tuesday, June 17, 2025 - 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

I. The meeting was called to order with the following members present: Richard Worsham, Tom Holtzinger, Hesston Lauver, Doug Nisley, Dustin Sailor, Rolando Ortiz and James Wellington. Also present were City Planner Rhonda Yoder and Assistant City Attorney Don Shuler. Absent: Aracelia Manriquez

II. 2025 Plan Commission Appointments

- *Annual Appointment by the Board of Public Works & Safety - vacant*
- *Richard Worsham, mayoral appointment to the Plan Commission, was sworn in by Mayor Leichty*

Ms. Manriquez joined the meeting at 4:01pm.

III. Approval of Minutes from 5/20/25 – Nisley/Holtzinger 8-0

IV. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record: Holtzinger/Manriquez 8-0

V. Postponements/Withdrawals – None

VI. PUD Major Change & PUD Preliminary Site Plan Approval (public hearing items)

25-01MA – Meijer Stores Limited Partnership, First Federal Savings Bank, and Abonmarche request a PUD major change and PUD preliminary site plan approval to permit a bank with drive-through on an undeclared outlot. The outlot is proposed without street frontage and with access via easements. The proposed outlot is part of the subject property generally located at 4522 Elkhart Road, Lot 1 of Meijer Subdivision, and is zoned Commercial B-3PUD (Planned Unit Development), part of the Meijer PUD.

Staff Report

Ms. Yoder explained this is a recommendation to Council. She provided background information on the Meijer PUD, explaining it was annexed into the City of Goshen in January 1996. She went on to say the 1990 site plan did not include outlots and all outlots that have been approved since that time have been major changes to the PUD.

She discussed developmental requirements, including that the lot is proposed without street frontage and with access via easements. She explained this is consistent with a similar lot in Goshen Village Shoppes which is part of the Meijer PUD. She explained this will also be reviewed by all City departments to ensure safe access and maneuvering. Today's PUD major change and preliminary site plan is to approve the conceptual plan, noting that there may be changes based on the requirements of other departments. She went on to say that PUD districts do not require specific standards for lot size, lot width, building height, coverage and setbacks, but sites must be designed to have adequate space to meet all other developmental requirements such as landscaping and parking, and they must provide access for all services.

Onsite parking will meet Zoning Ordinance requirements, and the plans provided didn't allow signs to be evaluated, so it is unknown if signs will meet Zoning Ordinance requirements. Sign details will need to be provided at a later date, and this approval is recommended to be contingent on signs meeting Zoning Ordinance requirements. Landscaping will also be required, but details were not provided for review. Required landscaping will include the landscaped area for the freestanding sign along with street trees, and those details will need to be provided with the final site plan. No photometric plan will be required because there are no adjacent residential properties.

If the PUD major change is approved, subdivision approval will be required to create the outlot and establish the remainder of Lot 1 of Meijer Subdivision.

Staff recommends the Plan Commission forward a favorable recommendation to Council.

Petitioner Presentation:

Crystal Welsh, 303 River Race Drive, spoke on behalf of the petitioner. She stated this is a good opportunity to allow people to do banking and shopping in one area. She noted the final landscaping plan and sign package will be part of the

final site plan approval and they will work with staff to make sure all of those requirements are met.

Audience Comments:

There was no one to speak to the petition.

Close Public Hearing

Staff Discussion:

None

Action:

A motion was made and seconded, Wellington/Nisley, to forward a favorable recommendation to the Goshen Common Council for 25-01MA based on Staff analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 8-0.

VII. Commitment Modification (public hearing)

25-01CM – NRG Holdings, LLC, Burton's Laundry, and Ancon Construction request a modification to a Plan Commission Written Commitment to allow a reduction in the required on-site parking for a proposed laundromat, where the Written Commitment requires on-site parking meeting the Zoning Ordinance requirements. The subject property is generally located at 301 W Pike Street and is zoned Commercial B-2 District.

Staff Report

Ms. Yoder explained this request is a Plan Commission decision. She provided background information on the site, noting that it was rezoned to Commercial B-2 in 2020 and included a written commitment which established four commitments as a condition of the rezoning. Modification of the commitment requires a public hearing at the Plan Commission.

She explained commitments were required because the location is at the edge of the central business district, and for example, there are no public parking lots near the site, so one of the requirements was that onsite parking be provided for the proposed use. The remaining commitments were included to keep the impact on the residential area to a minimum.

This request is to allow a laundromat with associated parking and the proposal is for 44 washing machines. The Zoning Ordinance would require 48 parking spaces and 23 are proposed. The applicant provided a parking study which was taken over two different days at two locations similar to the proposed Goshen location and found that during peak times parking was available at both locations. Staff also looked at four other cities to see how laundromat parking is reviewed and found that three of the four cities review by spaces per gross floor area, and one reviewed by the number of washing machines. Compared to the other four cities, it appears Goshen's parking requirements for laundromats may be excessive. Because of these comparisons, Staff recommends the commitment modification be approved and that the approval allow review of laundromat parking for 301 W Pike Street at one space per two washing machines. If the commitment modification is approved, it would only modify the onsite parking for a laundromat, not for any other uses.

She noted for the record, one email was received by a neighboring property owner in support of the use but asking for the City to enforce no parking restrictions in the neighborhood.

Petitioner Presentation:

Glen Kauffmann, 19248 Gentle Stream Circle, Goshen, spoke on behalf of the petitioner. He stated this is the third facility of this size that they would be building and that is how they were able to do the like-for-like parking study, noting that the other two locations are in Elkhart and South Bend.

Audience Comments:

Rose Marie Jorgensen, 307 New Street, spoke to the petition. She voiced concerns about limited parking on New Street and 2nd Street and worries that excess parking might impact access to and from her property.

Joelen Heflin, 324 N 2nd Street, also spoke to the petition. She stated she is opposed to this request stating it is not needed because there are several other laundromats in Goshen. She also voiced concerns that parking will be inadequate

and that the laundromat will add additional traffic to an already busy corridor.

Glenn Null, 319 Dewey Avenue, also spoke to the petition. He stated area traffic is a large concern and this laundromat will only add to that.

David Nufer, 2409 Mishawaka Avenue, South Bend, also spoke to the petition. He stated he is the potential owner of the property and has been in this business for 45 years. Goshen will be their fifteenth location. He stated their biggest day is on Sunday when they do about 30% of their business. Saturday is about 20% and the remaining 50% is spread throughout the week. He said the only time they would come close to 23 cars is on Sunday and it is anticipated there will be no more than 15-17 cars in Goshen on a Sunday. He stated he doesn't anticipate any vehicles parked in the street. Operating hours are 8:00 am to 9:00 pm, seven days/week, but closed on some holidays. The store will not be open 24 hours.

Gina Leichty, 412 E Purl Street, also spoke to the petition. She encouraged the Plan Commission to consider this infill investment being made in the community. She stated she hears the concerns of the neighboring residents but feels this can be an asset to the community.

Raymond Jorgeson, 307 New Street, also spoke to the petition. He stated there is a nearby laundromat and there are always people walking down the street with laundry baskets. He states there are a lot of rental properties in the neighborhood and a lot of people walk to the laundromat. He feels this is the best possible use for the lot.

Close Public Hearing

Staff Discussion:

Mr. Wellington stated the main concern here appears to be parking.

Ms. Yoder replied that there is no more room on the site plan for parking. Part of the issue is that there is only one access and the dumpster is straight ahead. Garbage trucks and emergency vehicles need space to turn around on site and the required onsite maneuvering takes away two parking spaces.

Mr. Holtzinger asked is she is comfortable with the results.

Ms. Yoder responded that the studies show parking is adequate during peak days. She also noted that compared to other jurisdictions, Goshen parking requirements for laundromats appear excessive and it is not reasonable to expect that many parking spaces. She also agreed with Mr. Jorgeson's comments that people in the neighborhood will likely walk there. She also pointed out this is a commercial site and whatever is built there will have to deal with the traffic issues.

Action:

A motion was made and seconded, Wellington/Holtzinger, to approve 25-01CM, following the process listed in the Staff Report. The motion passed unanimously by a vote of 8-0.

VIII. PUD Major Change (public hearing)

25-02MA – Ryan's Place, Inc., and SignArt, Inc., request a PUD major change to approve an illuminated monument sign, where sign illumination (internal and external) is prohibited adjacent to residential use/zoning, and where the approved PUD site plan was submitted with no sign illumination. The subject property is generally located at 1566 Regent Street and is zoned Commercial B-4PUD (Planned Unit Development), part of Waterford Commons PUD.

Staff Report

Ms. Yoder explained this is a recommendation to Council. This property, located on the south side of Regent Street, appeared before the Plan Commission approximately a year ago. Regent Street apartments is located to the west, Prairieview School to the east, and residential to the north. Development is currently underway on the property for a single-story office building and parking for Ryan's Place. When the PUD major change was submitted a year ago, the complete sign details were not provided. The petitioners were notified of the specific sign requirements at that time and because the location is adjacent to residential use and zoning, sign illumination is not permitted. She went on to say that the PUD preliminary site plan that was submitted with the major change and also submitted with the final site plan, included the note saying no sign illumination is permitted. The review for the illuminated monument sign is a major change because it is a change in the use or the character of the development and the approved site plan specifically states that no sign illumination will be permitted.

Staff recommends an unfavorable recommendation be forwarded to the Council.

Mr. Holtzinger asked if there are any illuminated signs in the area.

Ms. Yoder responded none that she is aware of; none on Regent Street.

Petitioner Presentation:

Joseph Craven, 5757 E Cork Street, Kalamazoo, Michigan, spoke on behalf of the petitioner. He explained to Commission members how the sign would be illuminated, noting that the sign will merely be used to identify themselves and that the light would not be intrusive, comparing the illumination to a porchlight. He went on to explain that this is a four-way intersection and the sign will help direct traffic. He stated they can install a timer so the sign could be illuminated during the fall and winter hours. He went on to say Ryan's Place is generally open Monday to Friday, from 9:00 am to 5:00 pm, but they do have some afterhours events. The illuminated sign would help people find their way in the mornings and evening. He also pointed out that approval for the previous sign, 12' in height and sign area of 60 square feet, was much larger than the proposed sign which is 4'11" high, with a sign area of 25 square feet. He went on to say that doesn't speak to the illumination, but they feel they're very mindful in the design. He also stated without illumination, the sign they're constructing will appear to need maintenance. He also pointed out there are internally illuminated signs along Kercher Road which are adjacent to residential properties, as well as an internally illuminated sign at the nearby school. He summarized by saying the safety and wayfinding needs will not adversely affect the surrounding community.

Mr. Holtzinger questioned if illumination is necessary, pointing out hours of the facility are limited. He also commented that the area is residential, and area neighbors have voiced concerns about the lighting at the nearby baseball field.

Mr. Lauver questioned if only the letters on the sign would be illuminated.

Mr. Craven stated the logo and Ryan's Place name would be illuminated with diffused light which would present as a glow.

Mr. Wellington asked if it could only be illuminated after dark.

Mr. Craven stated a timer can be installed.

Ms. Yoder remarked that if the PUD major change is approved, it will include an ordinance and the ordinance can include conditions. If the Commission wants to recommend approval, she suggested that the illumination for Ryan's Place only be approved as presented by the petitioner, with diffused internal lighting only, and possibly on a timer. Any conditions can be included in the approval.

Audience Comments:

None

Close Public Hearing

Staff Discussion:

Mr. Nisley stated if we start allowing signs because they're made a little different, we're likely to be inundated with sign requests. He pointed out the City has denied other signs and feels we should stick to the ordinance.

Mr. Ortiz stated we might need to revisit some of that because of the lower-level lighting. He also pointed out with development in this area, we might see this request again.

Ms. Yoder agreed with Mr. Ortiz that technology is changing and perhaps we should look at how to regulate. She went on to say that currently internal and external illumination is reviewed the same in the ordinance.

Mr. Wellington stated he appreciates that the proposed sign is 1/3 the size of the original approval and feels even with the illumination this is a better sign.

Action:

A motion was made and seconded, Wellington/Ortiz, to forward a favorable recommendation to the City Council for 25-02MA, with the condition that the sign only be lit during Ryan's Place business hours. A roll call vote was requested with the following outcome: Holtzinger, No; Ortiz, Yes; Lauver, No; Wellington, Yes; Sailor, No; Manriquez, Yes; Worsham,

No; Nisley, No. The motion failed by a vote of 3-5.

A motion was made, Wellington, to forward no recommendation to the City Council for 25-02MA. The motion failed for lack of a second.

A motion was made and seconded, Holtzinger/Nisley, to forward an unfavorable recommendation to the City Council for 25-02MA. A roll call vote was requested with the following outcome: Holtzinger, Yes; Lauver, Yes; Wellington, No; Sailor, Yes; Manriquez, No; Worsham, Yes; Nisley, Yes; Ortiz, No. The motion passed by a vote of 5-3.

IX. Audience Items - None

X. Staff/Board Items

- **Unified Development Ordinance Initiative**

Mayor Leichty thanked the Plan Commission and Planning staff for their consistent work in supporting the development of the City of Goshen. She noted they have helped Goshen grow responsibly, by protecting property values, and making our community special. She stated the zoning and subdivision ordinances are nearly 40 years old, although there has been a considerable amount of effort to update the ordinances over the years. She stated we are lagging behind and our ordinances have become quite complex and difficult to navigate for staff, residents, and developers.

She explained she would like to develop a modern, unified development ordinance which would be a combination of the subdivision ordinance and zoning codes into one document. She stated the new version would use plain language, modern visuals, and provide a digital access point for community members. She stated this will make government more efficient, accessible, and user friendly.

She asked that the Plan Commission grant approval for Staff to begin the UDO process. This would include forming a task force, which would include Plan Commission members, Council members, Board of Zoning Appeals members, and community members. Advisory groups would convene as needed and input from the community will be necessary. She stated that staff will hire a qualified planning consultant, estimating that this will be a two-year process with public engagement throughout the entire time. She asked that the Plan Commission pass the motion to allow staff to initiate this work.

Action:

A motion was made and seconded, Wellington/Holtzinger, to allow Staff to initiate the UDO process.

Mr. Nisley asked why this is being brought before the Commission today.

Ms. Yoder responded that the Plan Commission initiates changes to the Subdivision and Zoning Ordinances and then makes a recommendation to the Council.

Mr. Nisley also asked if the Plan Commission has the authority to spend money to hire a consultant.

Mayor Leichty replied that the Council has already approved the funding for this project as part of the 2025 budget.

The motion passed unanimously by a vote of 8-0.

- **Resolution 2025-PC01, Resolution of the Goshen Plan Commission Adopting a Policy to Provide Public Notice of Meetings**

Ms. Yoder referred to a memo from the Legal Department that has been included in Plan Commission packet. She explained the first resolution is based on new statutory requirements for public meetings. It applies to our annual meeting notice, rescheduled meetings, meeting changes, and special meetings. It will require some changes to the Plan Commission Rules of Procedure and those will be presented later. Because this resolution is based on statutory requirements, it should be adopted, and the rules will be updated and brought back to the Plan Commission.

Action:

A motion was made and seconded, Wellington/Lauver, to approve Resolution 2025-PC01 as presented. The motion passed unanimously by a vote of 8-0.

Ms. Yoder advised that all Commission members will need to sign the resolution.

- Resolution 2025-PC02, Resolution of the Goshen Plan Commission Adopting an Electronic Meetings Policy to Allow Members of the Plan Commission to Participate in Meetings by an Electronic Means of Communication

Ms. Yoder explained that 2025-PC02 would allow electronic participation for Plan Commission members. She explained this is a voluntary policy and electronic participation is allowed with certain rules. She stated if this is adopted we need a method to ensure we have a quorum of in-person attendance to keep customer petitions on schedule. She further explained that half of the membership must be present at the meeting to have a quorum, so Staff would need to know ahead of time if someone plans to attend remotely. She noted that details can be added to the Plan Commission Rules of Procedure so we know who will be participating electronically.

Mr. Holtzinger asked if one day notice is sufficient.

Ms. Yoder replied that she is not sure how much notice will be necessary, but probably one week. She went on to say if there is an emergency, we would have to take that into consideration.

Mr. Nisley stated that he is not in favor of this resolution, pointing out if a member is attending remotely they must be seen and heard and if they cannot be seen, they cannot vote.

Ms. Yoder pointed out that all meetings with electronic participation require roll call votes.

Action:

A motion was made and seconded, Wellington/Lauver, to approve Resolution 2025-PC02 as presented. A roll call vote was requested with the following outcome: Holtzinger, yes; Ortiz, yes; Lauver, yes; Wellington, yes; Sailor, yes; Manriquez, yes; Worsham, no; Nisley, no. The motion passed by a vote of 6-2.

Mayor Leichty stated she doesn't have the policy in front of her but asked if the statute requires a roll call vote if members are attending electronically.

Ms. Yoder replied that even if it is not in the policy, roll call vote is required by statute, and if adopting the policy what is required by statute must be followed.

XI. Adjournment – 5:30 pm; Holtzinger/Lauver 8-0

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: 25-02R – Rezoning, 1423 Lincolnway East
Commercial B-1 to Residential R-3
Date: August 19, 2025

ANALYSIS

DJSJ, LLC, Wightman, and Creative Design Solutions Inc., request a rezoning from Commercial B-1 District to Residential R-3 District for development of a two-story apartment building with 24 units. The subject property is generally located at 1423 Lincolnway East and is zoned Commercial B-1 District.

The subject property is an existing commercial office building that has historically been zoned neighborhood commercial. The area is a mix of low-intensity commercial uses and a range of residential land uses, along with a public park across the street.

The purpose of the rezoning is to allow for multi-unit residential development, using the existing two-story building for 24 studio and one-bedroom units. Although there is not immediately adjacent R-3 zoning, there is R-3 zoning to the west and north, and the area zoning is a mix of many districts. The subject property meets the R-3 District requirements for minimum lot area, is well below maximum density, and all R-3 District developmental requirements are able to be met.

The R-3 District requires partial landscaping adjacent to single unit and two unit residential land use, which applies along a portion of the east property line adjacent to 1501 Lincolnway East and along the south property line adjacent to 1401 and 1402 Ashton Court. A detailed landscape plan will be required as part of site plan review.

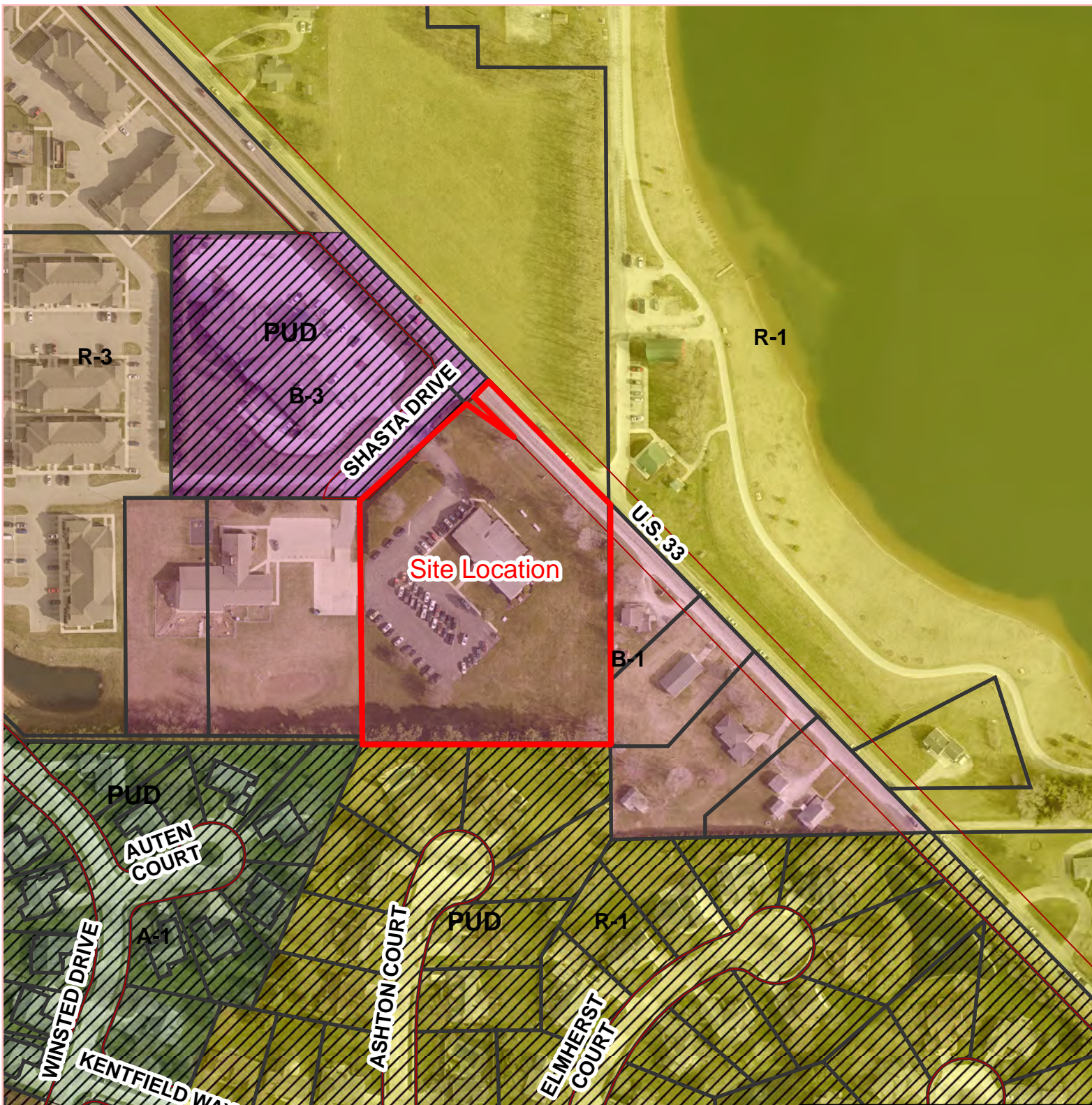
The rezoning petition is not subject to site plan review, but a preliminary site plan has been provided, along with building elevations, which are included for informational purposes. Site plan review will occur through the City's Technical Review process. Based on the preliminary site plan, R-3 District developmental requirements are able to be met.

The proposed rezoning is consistent with the existing zoning and mixed land use in the area, and the requirements of the R-3 District are able to be met.

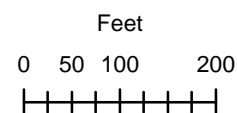
RECOMMENDATION

Staff recommends the Plan Commission forward a favorable recommendation to Goshen Common Council for the rezoning from Commercial B-1 District to Residential R-3 District, based upon the following:

1. The rezoning is consistent with the existing zoning and mixed land use in the area.
2. The requirements of the R-3 District are able to be met.



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1 inch = 200 feet

1423 Lincolnway East

2023 Aerial
Printed July 29, 2025

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



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1423 Lincolnway East - Area Zoning

Zoning Map & 2023 Aerial
Printed July 31, 2025



1 inch = 500 feet

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



1402 MISHAWAKA AVE.
SOUTH BEND, IN. 46615
574.233.1841

www.gowightman.com

PROJECT NAME:

REZONE PETITION
1423 LINCOLNWAY EAST
GOSHEN, INDIANA

OWNER:
DJSJ, LLC
P.O. BOX 70
BRISTOL, IN 46507

REVISIONS

PUSSM@DUJ - Commodore - 1423 Lincolnway E Goshen - TPOD CP96

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DATE: 07/16/2025

SCALE: 1" = 30'

SITE PLAN

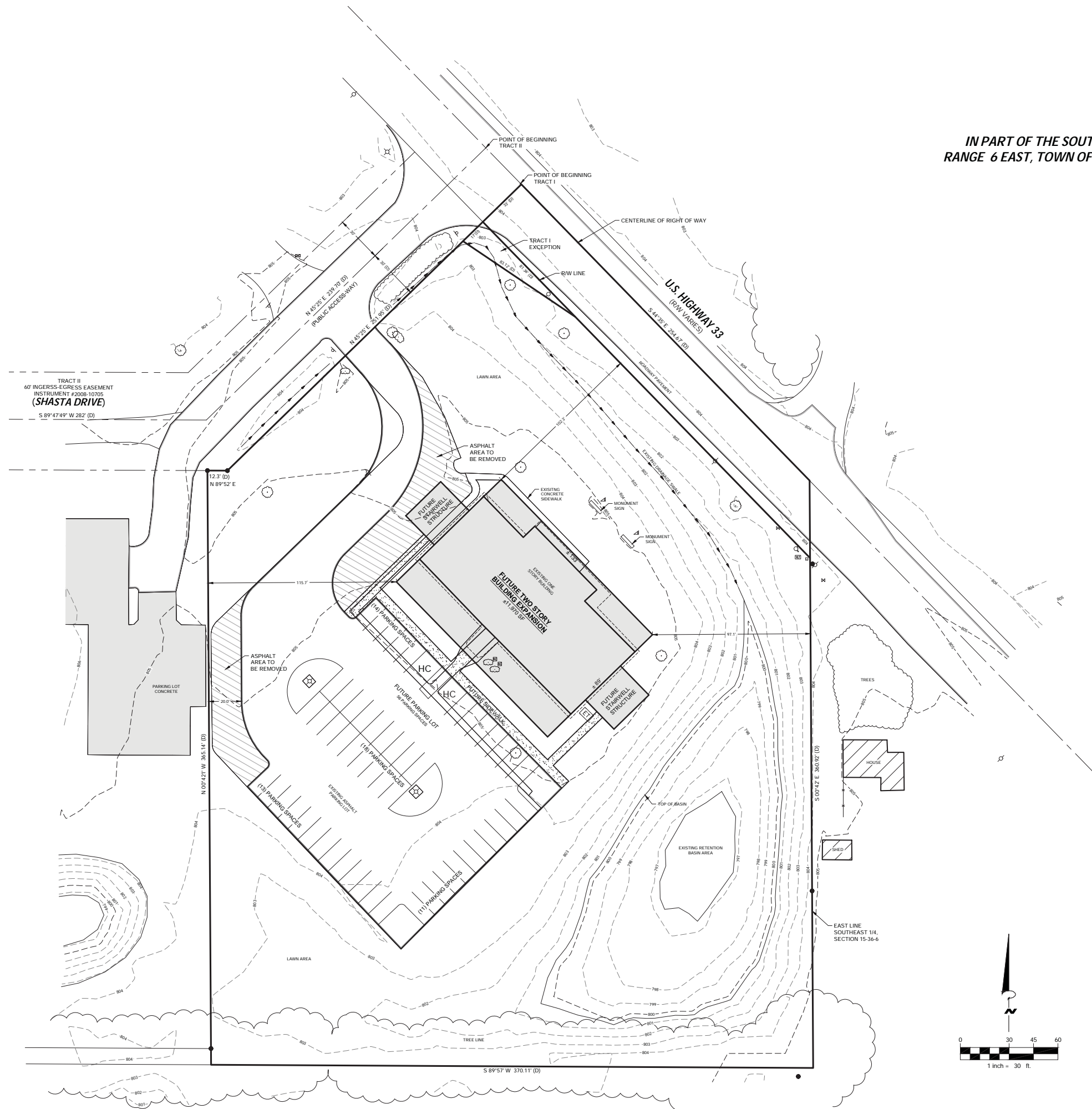
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1 of 1

SITE PLAN

IN PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH,
RANGE 6 EAST, TOWN OF GOSHEN, ELKHART TOWNSHIP, ELKHART COUNTY INDIANA

FOR REZONING PURPOSES ONLY










NOTES

1. PROJECT NAME:
2. PROPERTY ADDRESS: 1423 LINCOLNWAY EAST, GOSHEN, INDIANA
3. CURRENT USE: VACANT COMMERCIAL OFFICE BUILDING
4. PROPOSED USE: APARTMENT COMPLEX - EXPANDED
5. BUILDING IS CURRENTLY SERVED BY MUNICIPAL WATER AND SANITARY SEWER

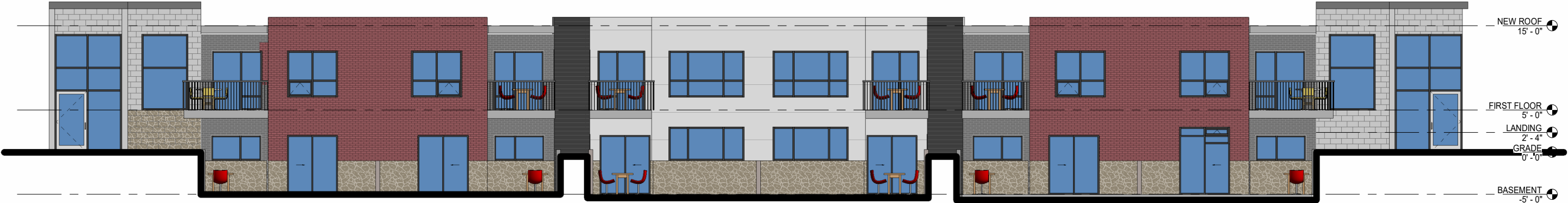
LEGEND

LEGEND

-  = AIR CONDITIONER
-  = ELECTRIC TRANSFORMER
-  = FOUND IRON
-  = GROUND LIGHT
-  = LIGHT POLE W/ CONCRETE BASE
-  = SIGN
-  = UTILITY POLE



FRONT ELEVATION



BACK ELEVATION

To: Goshen City Plan Commission

From: Rhonda L. Yoder, Planning & Zoning Administrator

Subject: 25-01SUB, Major Industrial Subdivision, Primary Approval
HHI Kercher Rd. Properties 24, LLC Major Subdivision

Date: August 19, 2025

ANALYSIS

HHI Kercher Rd Properties 24, LLC, Lassus Bros. Oil, Inc., Jones Petrie Rafinski, and Yoder, Ainlay, Ulmer & Buckingham, LLP, request primary subdivision approval for a two-lot major industrial subdivision. The subject property is generally located at the northeast corner of Lincolnway East and Kercher Road, and on the west side of Supreme Court, containing ± 8.3 acres, zoned Industrial M-1.

The subject property is two unplatted tax parcels, including a south parcel of ± 7.26 acres and a north parcel of ± 1.01 acres. The south parcel has $\sim 533'$ frontage along Lincolnway East, $\sim 392'$ frontage along Kercher Road, and $\sim 705'$ frontage along Supreme Court. The north parcel has $\sim 400'$ frontage along Supreme Court.

The proposed subdivision will create a 4.48-acre lot from the south parcel and combine the remainder with the north parcel for a second lot with 3.08 acres. The existing right of way along Kercher Road does not meet arterial road standards, and the subdivision will include dedication of right of way 40' from the centerline north along Kercher Road.

According to the Goshen Subdivision Ordinance (SO), a major subdivision involves two or more lots along with the establishment of a new street or easement of access, or substantial changes to existing drainage systems. Major subdivision approval occurs in two phases, primary and secondary subdivision. The primary subdivision is intended to show a total development plan, including physical features, proposed lot layout, proposed street/access patterns, land to be reserved for public use, sewer and water extensions, and drainage facilities.

The Plan Commission has exclusive control over primary and secondary subdivision approvals. According to SO Section 530, after considering a primary subdivision application the Plan Commission shall:

1. Grant primary approval,
2. Grant primary approval with conditions, or
3. Disapprove.

Approval may be granted only if the conditions of the Goshen Subdivision Ordinance are met. The Plan Commission may waive only those conditions found exclusively in the Goshen Subdivision Ordinance and may not waive any standards found in the Goshen Zoning Ordinance (ZO).

Subdivision Evaluation

Based on review of the proposed subdivision and Goshen SO and ZO standards, the following corrections are required as part of primary approval, to be corrected as part of secondary subdivision submittal:

1. Sheet 1: The adjacent Lot 2 of Horn Southeast owner reference is incorrect.
2. Sheet 1: Supreme Court right of way is 60' and is incorrectly labeled as 50' R/W. The 60' right of way was dedicated as part of Horn Southeast subdivision, recording instrument 2018-05983.
3. Sheet 2: Statement of Utilities, second to last sentence, "place" should be "placed."

Conditions to be met prior to secondary approval, and requirements to be completed before a zoning clearance/building permit is issued for new development, are outlined in the following section.

RECOMMENDATIONS

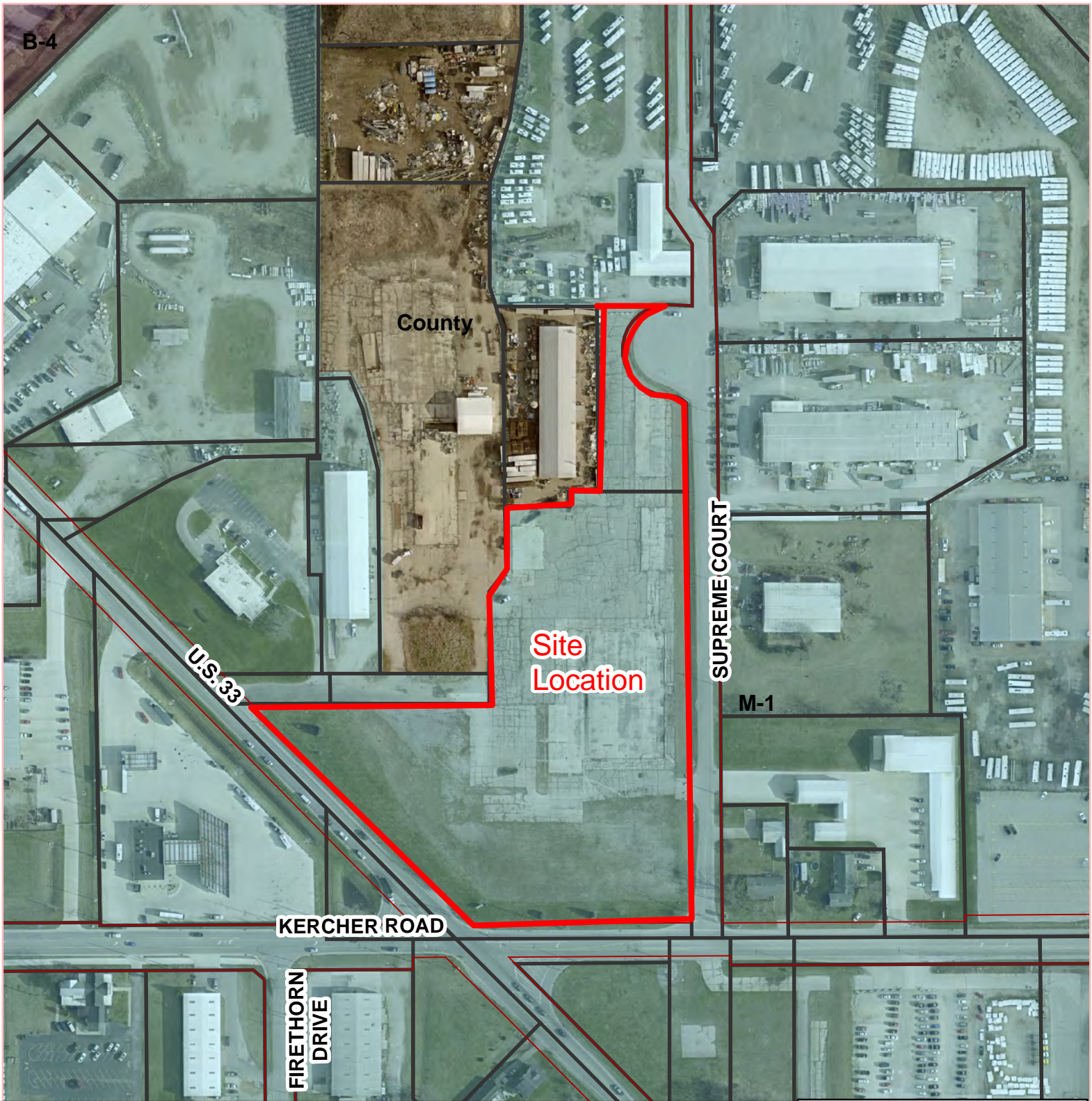
Staff recommends the Plan Commission grant primary approval of the two-lot major industrial subdivision, HHI Kercher Rd. Properties 24, LLC Major Subdivision, based upon the following and including the following conditions, which shall be met before secondary approval is granted:

1. The M-1 District requirements for minimum lot area and lot frontage are met.

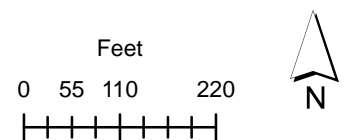
2. The Zoning Ordinance and Subdivision Ordinance requirements are met, except for the identified technical corrections to be addressed as part of the secondary subdivision submittal.
3. The drawings, application and fee for the secondary subdivision shall be submitted to the Planning office, and Staff may review on behalf of the Plan Commission, with a concurrent Technical Review submittal.
4. The secondary subdivision shall address the technical corrections identified in the above *Subdivision Evaluation* section and any Technical Review comments provided by Engineering, Stormwater, and Fire:
 - Sheet 1: The adjacent Lot 2 of Horn Southeast owner reference is incorrect.
 - Sheet 1: Supreme Court right of way is 60' and is incorrectly labeled as 50' R/W. The 60' right of way was dedicated as part of Horn Southeast subdivision, recording instrument 2018-05983.
 - Sheet 2: Statement of Utilities, second to last sentence, "place" should be "placed."
5. Per SO Sections 511.6 and 571.10, the final plat shall include all easements dimensioned and identified to their specific use, including all existing easements and any required new easements, for access, drainage, and water/sewer for example.
6. Per SO Sections 512 and 812, an overall subdivision drainage plan shall be prepared and certified by a registered engineer or registered land surveyor, submitted to the City Engineer, and approved by the Board of Works before secondary approval is granted, or approval by Goshen Engineering to allow site-specific drainage plans in lieu of an overall subdivision drainage plan.
7. Infrastructure status shall be confirmed by Goshen Engineering, and if no new/relocated infrastructure is required a performance bond/surety will not be required as part of secondary approval.
8. Connection to City water and sewer is required for individual site development, and utility extension plans shall be reviewed and approved by the City Utility Engineer.
9. After all identified corrections are made, reviewed and approved, dedications and easements shall be accepted by the Board of Works per SO Section 820 before secondary approval is granted.
10. When secondary approval is granted, the signed plat will be provided to the applicant for recording, with two full size recorded copies to be provided to the City or a clear, full-size PDF submitted via email.

The following conditions shall be met before individual site construction begins and before a zoning clearance/building permit is issued for new development on any individual lot:

1. The secondary subdivision shall be reviewed and approved and a recorded plat on file with the Planning office.
2. Site plan review/approval through Technical Review for each lot/building.



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HHI Kercher Road Properties Subdivision

2023 Aerial
Printed July 30, 2025

The City of Goshen
Department of

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

EXHIBIT A

NARRATIVE SUMMARY OF LB G2 HOLDINGS, LLC / LASSUS BROS. OIL, INC. MAJOR SUBDIVISION AND ZONING APPROVALS

1. **Background.** The petitioner, LB G2 Holdings, LLC (the “Petitioner”), is an affiliate of Lassus Bros. Oil, Inc. of Fort Wayne (“Lassus”). Lassus began in 1925 and is a fourth-generation family-owned business that owns and operates 35 Lassus Handy Dandy convenience stores throughout northern Indiana and northwest Ohio. Lassus has operated its Goshen store, located at 1001 W. Pike St., since 2021. Clean store environments, customer courtesy, and good compensation and working conditions are all part of the Lassus daily operations and culture.

Lassus also shares its profits within the communities in which it operates. The Lassus Foundation was started as a way to give back to those communities. Presently, the Lassus Foundation donates to over 70 charities and the customers of Lassus are given the opportunity to choose a favorite charity from that list. It is a core value of Lassus to be a contributing member of the communities in which it is located.

Lassus and Petitioner are in the process of acquiring approximately 4.48 acres of real estate located at the northeast corner of US33 and E. Kercher Road from HHI Kercher Rd. Properties 24 LLC (“HHI”), an unaffiliated third-party seller. The site is currently vacant land, formerly occupied by Supreme Corporation. Lassus intends to redevelop the front 4.48 ac. corner site to build a new Lassus Handy Dandy gas and convenience store (the “Project”).

The planned Lassus Handy Dandy convenience store will be approximately 5,700 SF, and contain an Elmo’s Pizza & Subs (the Lassus proprietary pizza and sub sandwich business). A pick-up window will be located at the northeast end of the building, primarily to support phone-in and online/app ordering pick-up. The front fuel canopy will have up to 8 fuel dispenser islands to serve up to 16 vehicles. The parking lot will be a combination of concrete and asphalt, with extra-wide drive areas (+40’) and parking for approximately 55 cars, not including cars being parked at the fueling canopy (16).

2. **Project Site.** The proposed Project site is approximately 5.2 gross acres (prior to RW dedications) and will be approximately 4.48 useable acres (after RW dedications) and located on the northeast corner of US 33 and E. Kercher Road, which is currently zoned M-1 Industrial. The Project site will be created by splitting off (subdividing) a larger 7.87 acre site (Tax ID#20-11-24-376-008.000-015), currently owned by HHI, an unaffiliated third-party seller. HHI also owns the adjacent parcel (Tax ID 20-11-24-376-023.000-015) which is included in the subdivision process. The site is currently vacant, formerly occupied by Supreme Corporation.

3. **Project Summary and Requests.** The following is a summary of the approval or changes needed for the Project to be presented to the Goshen City Plan Commission, Board of Zoning Appeals, and City Council:

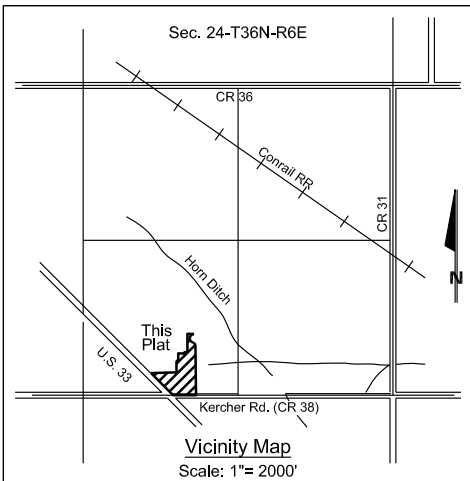
A. The creation of a 2-lot Major Subdivision by splitting HHI’s 8.8 acre site into two undeveloped parcels/lots to be sold and redeveloped. These two lots will be completely independent of each other, and will share no improvements, access points, utilities, or drainage following the completion of the primary and secondary subdivision process. The first lot (Lot #1) is intended to be purchased by the Petitioner and subsequently redeveloped for use by Lassus. The second lot (Lot

#2) will remain in possession of HHI with no known plans for its future use or redevelopment. Petitioner has agreed to dedicate new right of way along the north side of E. Kercher Rd. to 40' from the centerline, in conjunction with the subdivision plan.

B. The Petitioner and Lassus will also submit a BZA Petition for the following: (i) Use variance to permit a gasoline service station within 500' of another gasoline service station along the north side of Kercher Road, separated by US33; (ii) Developmental variance to permit a 22' tall, 90 SF freestanding pylon sign on the front corner of the Project Site located at the northeast corner of US33 & E. Kercher Road; (iii) Developmental variance to permit a second, smaller, 8' tall, 40 SF, freestanding monument sign on the north end frontage (approx. 420' feet north of corner) of the Project Site along US33; (iv) Developmental variance to permit a reduction of the parking/aisle setback along E. Kercher Rd. from 30' to 20'; and (vi) such other items as deemed necessary by the Planning Department. Such setback reduction is not only consistent with the surrounding area developments, but in many instances is actually more than the surrounding developments, particularly along Kercher Road.

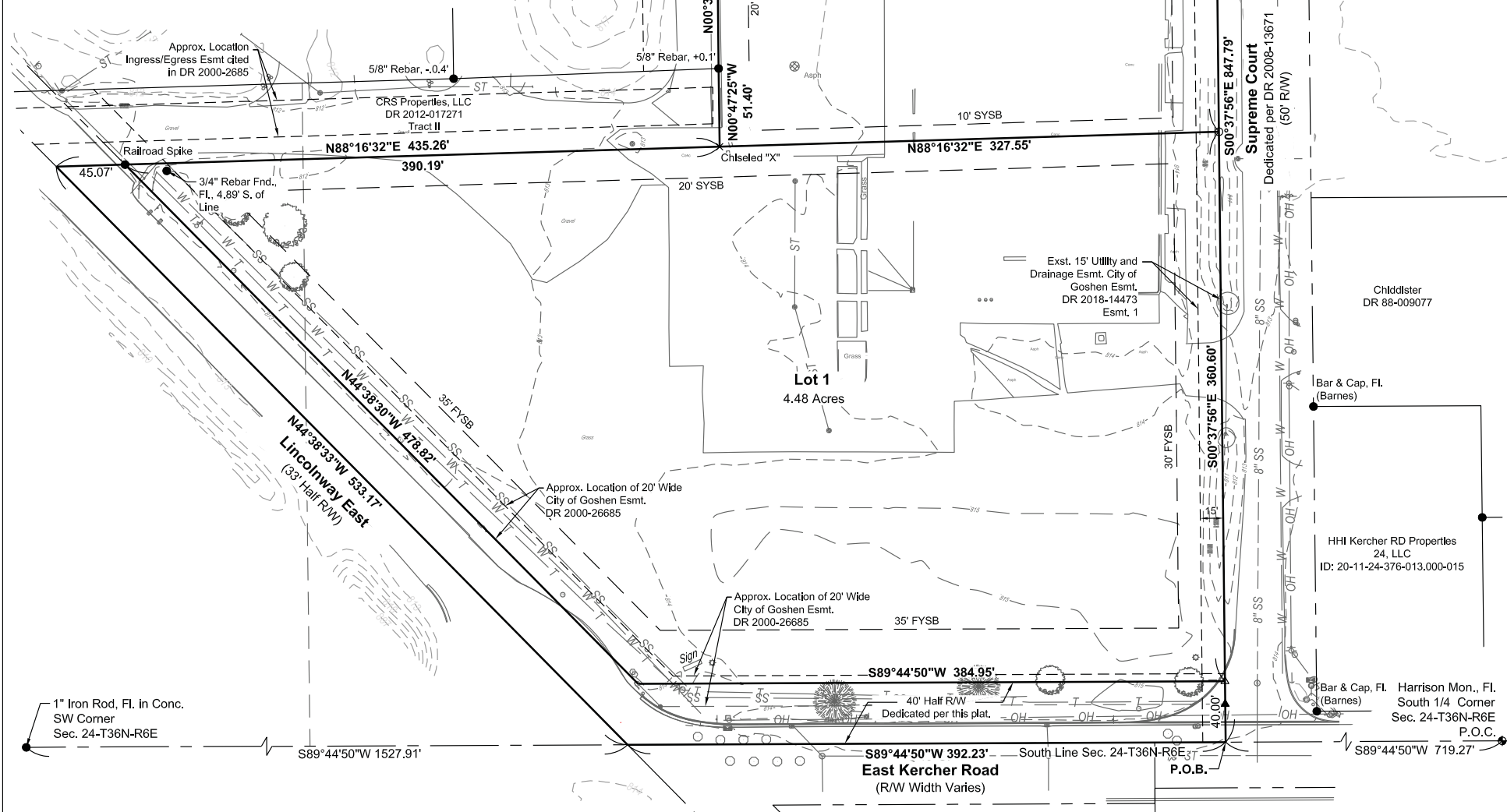
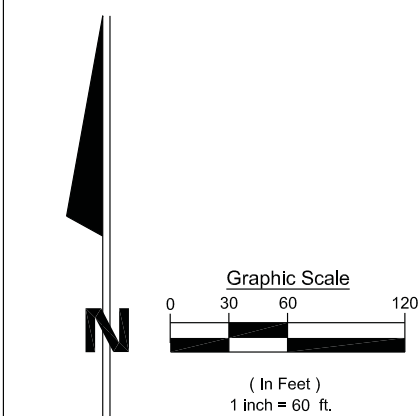
4. **Summary.** This Summary is part of, and is to be combined with, formal signed Petitions on City of Goshen required forms, relative to the zoning changes, the Major Subdivision, property legal descriptions, and other endeavors herein referenced.

LB G2 Holdings, LLC and Lassus Bros. Oil, Inc.
Dated: July 30, 2025.





























HHI KERCHER RD. PROPERTIES 24, LLC **MAJOR SUBDIVISION**

A Part of the Southwest Quarter of Section 24 Township
36 North, Range 6 East,
Elkhart Township, Elkhart County, Indiana



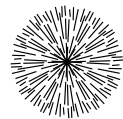
Legend

- | | | | |
|---|---|---|---------------------|
|  | Harrison Monument |  | Gas Marker |
|  | Existing Monument (Origin Unknown Unless Otherwise Noted) |  | Electric Meter |
|  | 5/8" Capped Rebar Set (Barnes 20200084) |  | Guy Anchors |
|  | PK Nail Found |  | Light Pole |
|  | Mag Nail Set |  | Power Pole |
|  | 'X' Scribed |  | Strain Pole |
| (r) | Record Dimension |  | Traffic Manhole |
| (m) | Measured Dimension |  | Traffic Handhole |
| (c) | Calculated Dimension |  | Telephone Handhole |
| Fl. | Mon. Flush with Ground |  | Telephone Pedestal |
| -0.1' | Elev. of Mon. above Ground (Typ.) |  | Fiber Optic Marker |
|  | Misc. Manhole |  | Fiber Optic Manhole |
|  | Catch Basin |  | Fire Hydrant |
|  | Inlet Grate |  | Water Valve |
|  | Gas Meter |  | Post |
| | |  | Bollard |

- Mailbox
Sign
Stop Sign

Tree (13"-24")

Tree (25"& Up)



Pine (25"& Up)

- Gas Line
- Overhead Line
- Electric Line
- Fiber Optic Line
- Wood Fence
- Chain Link Type Fence
- Point of Commencement
- Point of Beginning
- Front Yard Building Setback
- Side Yard Building Setback
- Rear Yard Building Setback



JONES
PETRIE
RAFINSKI

South Bend, IN
p: 574.232.4388
Fort Wayne, IN
p: 260.422.2522

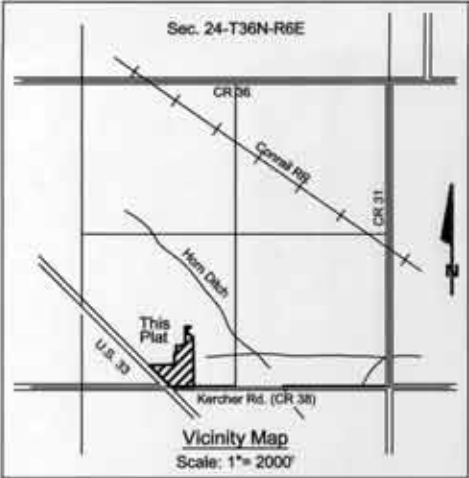
Lassus Bros. Oil, Inc.
1800 Magnavox Way
Fort Wayne, IN 46804

HHI Kercher Road Properties 24, LLC
56022 C.R. 23
Bristol, IN 46507

© 2025 JPR - All Rights Reserved		REF. DOC. NO.:	2024-13234
SCALE:	1" = 60'	DRAWN BY:	jsb
		SURVEYED:	Nov. 2024-Mar. 2025
DATE:	07/16/2025	CHECKED BY:	
		JOB NO.	2024-01418

PROJ: HHI KERCHER RD. PROPERTIES 24, LLC MAJOR SUBDV.
DESC: Primary Plat
LOC: SW 1/4 Sec. 24-T36N-R6E, Elkhart Twp.

C-1752



HHI KERCHER RD. PROPERTIES 24, LLC MAJOR SUBDIVISION

A Part of the Southwest Quarter of Section 24 Township 36 North, Range 6 East,
Elkhart Township, Elkhart County, Indiana

Plat Legal Description

A part of the Southwest Quarter of Section 24, Township 36 north, Range 6 East, Elkhart Township, Elkhart County, Indiana, and being more particularly described as follows: Commencing at a Harrison monument marking the South Quarter corner of said Section; thence South 89 degrees 44 minutes 50 seconds West, said bearing being the basis of bearing of the description with all other bearings herein relative thereto, 719.27 feet on the south line of said Section to the point the point of beginning of this description; thence continuing on said south line South 89 degrees 44 minutes 50 seconds West 392.23 feet to the centerline of Lincolnway East; thence North 44 degrees 38 minutes 33 seconds West on said centerline 533.17 feet to the southwest corner of Deed Record 2012-017271, Elkhart County Recorder; thence North 88 degrees 16 minutes 32 seconds East on the south line of said Deed Record 435.26 feet to a chiseled "X" marking the southeast corner of said Deed Record; thence North 00 degrees 47 minutes 25 seconds West on the east line of said Deed Record 51.40 feet to a 5/8" Rebar marking the northeast corner of said Deed Record and the southeast corner of Deed Record 2015-09254, Elkhart County Recorder; thence North 00 degrees 36 minutes 28 seconds West on the east line of said Deed Record 127.05 feet to a railroad spike; thence North 38 degrees 28 minutes 21 seconds East on said east line 46.06 feet to a railroad spike; thence North 00 degrees 10 minutes 52 seconds East on said east line 107.24 feet to a railroad spike marking the southwest corner of Deed Record 2012-017271, Tract 1, Elkhart County Recorder; thence South 89 degrees 09 minutes 08 seconds East on the south line of said Deed Record 109.58 feet; thence North 03 degrees 07 minutes 26 seconds West 23.19 feet to a PK Nail; thence South 89 degrees 46 minutes 52 seconds East 48.85 feet; thence North 00 degrees 06 minutes 20 seconds East 310.70 feet to a railroad spike on the south line of Deed Record 2015-13600, Elkhart County Recorder; thence South 89 degrees 56 minutes 59 seconds East on said south line 14.00 feet to a 5/8" capped rebar (Barnes 20200084) on the west boundary of Supreme Court; thence southerly on said west boundary 219.78 feet along a non-tangent arc to the left having a radius of 75.00 feet and subtended by a long chord having a bearing of South 06 degrees 02 minutes 54 seconds West and a length of 149.16 feet to a 5/8" capped rebar (Barnes 20200084) to a reverse curve; thence southeasterly on said west boundary 67.43 feet along an arc to the right having a radius of 50.00 feet and subtended by a long chord having a bearing of South 39 degrees 16 minutes 00 seconds East and a length of 62.44 feet to a 5/8" capped rebar (Barnes 20200084); thence South 00 degrees 37 minutes 56 seconds East on said west boundary 847.79 feet to the point of beginning and containing 8.30 acres, more or less.

Statement of Utilities

An easement is hereby granted to the City of Goshen, all public utility companies including communication companies, Northern Indiana Public Service Company, and several private utility companies where they have a certificate of territorial authority to render service and their respective successors and assigns, to install, place, and maintain sewers, water mains, gas mains, electric lines, conduits, braces, guys, anchors and other public and private appurtenances in, upon, along and over the strips of land designated on the plat marked "utility easement" for the purposes of servicing the public in general with sewer, water, gas, electric, communication service, and other public and private utilities, including the right to use the streets, where necessary and to overhang lots with aerial service wires to serve lots adjacent to easements, together with the right to enter upon said easements for public and private utilities at all times for any of the purposes aforesaid and to trim and keep trimmed any trees, shrub, or saplings that interfere with any such utility equipment. No permanent building or improvement, semi-permanent structure, tree or fence shall be placed on said easement. Still, the same may be used for gardens, shrubs, unfixed landscaping, and other purposes that do not interfere with the use of said easement for such public utility purposes.

City of Goshen, Indiana, Drainage Maintenance Certification

The City of Goshen, Indiana, is a Municipal Separate Storm Sewer (MS4) Community governed by Indiana's Municipal Separate Storm Sewer System General Permit (INR040000). The City of Goshen's Post Construction Storm Water Ordinance requires the owner and its assigns to execute a Storm Water Maintenance Covenant for the operation, maintenance, and repair of storm water management facilities, as described in the development's "Post Construction Storm Water Management Plan". To administer the "Post Construction Storm Water Management Plan", the owner and its assigns shall maintain an access and maintenance easement over the storm water system and a funding mechanism for the maintenance of said storm water system. Any changes to the maintenance agreement by the development and/or the assigns shall be approved by the Department of Storm Water Management and then recorded with the Elkhart County Recorder.

At a minimum, the "Storm Water Maintenance Pollution Prevention Plan" shall require the maintenance of all drainage facilities including culverts and swales. No owner or its assign shall permit, allow or cause any of said facilities to be obstructed, removed or in any way impede the flow of water across or through said facilities. In the event any such facilities become damaged or in disrepair, it shall be the responsibility of the owner and its assigns to repair such facilities at the collective's expense.

The City of Goshen will enforce the "Post Construction Storm Water Management Plan", and shall take legal action, if necessary, against any party in non-compliance.

In the event an owner or its assigns fail to maintain such drainage facilities in good working order and repair, the City of Goshen, Indiana, may repair such drainage facilities and invoice the costs of such repair to the owner and its assigns. The City of Goshen, Indiana, is granted an easement across the owner and assign's real estate for the purpose of repairing and inspecting any drainage facilities on said owner or assigns' real estate. The amount of any assessment for the costs of repair, as assessed by the City, shall constitute a lien upon the real estate of the owner and assigns, and an encumbrance upon the title to said real estate.

The City of Goshen, Indiana, is further granted right of action for the collection of said indebtedness from the owner and assigns, and for the foreclosure of said lien in the manner if which mortgages are foreclosed under the laws of said State of Indiana. Any such collection and/or foreclosure action shall be maintained in the courts of general jurisdiction of the State of Indiana, and shall be commenced in Elkhart County, Indiana.

Survey Statement

This plat is in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code with the lines of this plat conforming to a survey prepared by Jeffrey S. Barnes, PS of Jones Petrie Rafinski on July 29, 2024 and being recorded in the Office of the Recorder of Elkhart County in Instrument 2025-12618.

Surveyor's Certificate

I, Jeffrey S. Barnes, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey performed under my direct supervision in accordance with I.A.C. 865-1-12 and that all the monuments will be installed in accordance with the provisions of the platting ordinance; and that their location, size, type and material are accurately shown.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Jeffrey S. Barnes, PS LS#20200084 07/30/2025 Date



CLIENT			JONES PETRIE RAFINSKI		South Bend, IN p: 574.232.4300 Fort Wayne, IN p: 260.422.2522
	Lassus Bros. Oil, Inc 1800 Magnavox Way Fort Wayne, IN 46804				
OWNER	HHI Kercher Road Properties 24, LLC 56022 C.R. 23 Bristol, IN 46507				
	© 2025 JPR - All Rights Reserved		REF. DOC. NO.		2024-13233 and 2024-13234
SCALE:	1" = 60'	DRAWN BY:	jpb	SURVEYED:	Nov. 2024-Mar. 2025
DATE:	07/29/2025	CHECKED BY:		JOB NO.	2024-01418
PROJ: DESC: LOC:	HHI KERCHER RD. PROPERTIES 24, LLC MAJOR SUBD. Primary Plat SW 1/4 Sec. 24-T36N-R6E, Elkhart Twp.				C-1752

To: Goshen City Plan Commission
From: Rhonda L. Yoder, Planning & Zoning Administrator
Subject: 25-02SUB, Major Commercial Subdivision, Primary Approval
Replat Lot 1 Meijer Subdivision
Date: August 19, 2025

ANALYSIS

Meijer Stores Limited Partnership, First Federal Savings Bank, and Abonmarche request primary subdivision approval for a two-lot major commercial subdivision, Replat Lot 1 Meijer Subdivision. The subject property is generally located at 4522 Elkhart Road, Lot 1 of Meijer Subdivision, and is zoned Commercial B-3PUD (Planned Unit Development), part of the Meijer PUD.

According to the Goshen Subdivision Ordinance (SO), a major subdivision involves two or more lots along with the establishment of a new street or easement of access, or substantial changes to existing drainage systems. Major subdivision approval occurs in two phases, primary subdivision and secondary subdivision. The primary subdivision is intended to show a total development plan, including physical features, proposed lot layout, proposed street patterns, land to be reserved for public use, sewer and water extensions, and drainage facilities.

The Plan Commission has exclusive control over primary and secondary subdivision approvals. According to SO Section 530, after considering a primary subdivision application the Plan Commission shall:

1. Grant primary approval,
2. Grant primary approval with conditions, or
3. Disapprove.

Approval may be granted only if the conditions of the Goshen Subdivision Ordinance are met. The Plan Commission may waive only those conditions found exclusively in the Goshen Subdivision Ordinance and may not waive any standards found in the Goshen Zoning Ordinance (ZO).

Proposed Development

The proposed subdivision is a two-lot major commercial subdivision, a replat of Lot 1 to create an outlot from the existing Meijer property for sale/development, with the remaining lot containing the existing Meijer store.

The Meijer PUD was established in September 1990 by Ordinance PC90-41, while under the jurisdiction of Elkhart County. The property was annexed into the City of Goshen in January 1996. The current proposed outlot development was approved as a PUD major change by Ordinance 5224, adopted by Council on July 28, 2025, requiring subdivision approval of the proposed outlot and the balance of the Meijer-owned property.

Subdivision Evaluation

After reviewing the primary subdivision plan, along with the Meijer PUD requirements, the Goshen SO standards, and the existing Lot 1, the following corrections are required as part of primary approval, to be corrected as part of the secondary subdivision submittal:

1. Meijer Drive only exists at the west entrance from Elkhart Road. The east Elkhart Road entrance has no street name, and Meijer Drive has no west and east labels.
2. It appears not all existing easements are referenced, and one existing easement reference is incorrect:
 - 2003-43398, Nonexclusive Driveway Access Easement (located at Ferndale Road north entrance)
 - 2006-34411, Water line easement (located south of fuel station)
 - 2015-21191, Sanitary easement (located south of fuel station)
 - D.R. 279, PG. 485 – Should be D.R. 279, PG. 486
3. The adjacent parcel owned by David & Elizabeth Myers is missing Lot 1 label.
4. C13 length is listed as 76.07' but is 80.03' on Meijer Subdivision plat. Please explain.

Lots as proposed meet the Meijer PUD and B-3 requirements.

Conditions to be met prior to secondary approval, and requirements to be completed before a zoning clearance/building permit is issued for new development, are outlined in the following section.

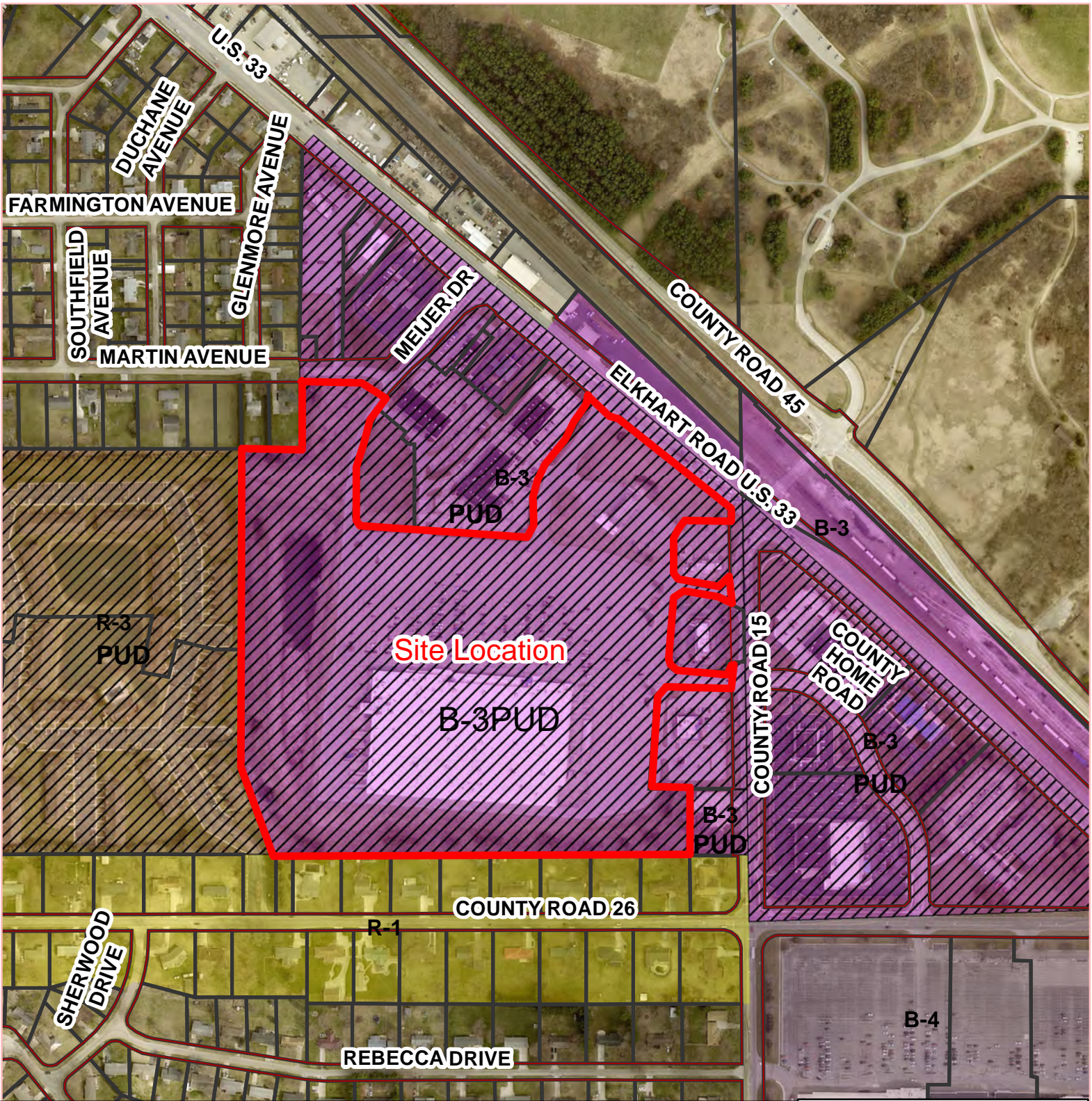
RECOMMENDATIONS

Staff recommends the Plan Commission grant primary approval of the two-lot major commercial subdivision, Replat Lot 1 Meijer Subdivision, based upon the following and including the following conditions, which shall be met before secondary approval is granted:

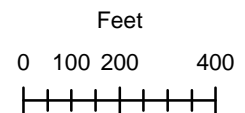
1. Lots as proposed meet the Meijer PUD and B-3 requirements.
2. The subdivision meets the requirements of the Meijer PUD, Goshen Subdivision and Zoning Ordinances, except for the identified technical corrections.
3. The drawings, application and fee for the secondary subdivision shall be submitted to the Planning office, and Staff may review on behalf of the Plan Commission, with a concurrent Technical Review submittal.
4. The secondary subdivision shall address the technical corrections identified in the above *Subdivision Evaluation* section and any Technical Review comments provided by Engineering, Stormwater, and Fire:
 - a. Meijer Drive only exists at the west entrance from Elkhart Road. The east Elkhart Road entrance has no street name, and Meijer Drive has no west and east labels.
 - b. It appears not all existing easements are referenced, and one existing easement reference is incorrect:
 - 2003-43398, Nonexclusive Driveway Access Easement
 - 2006-34411, Water line easement
 - 2015-21191, Sanitary easement
 - D.R. 279, PG. 485 – Should be D.R. 279, PG. 486
 - c. The adjacent parcel owned by David & Elizabeth Myers is missing Lot 1 label.
 - d. C13 length is listed as 76.07' but is 80.03' on Meijer Subdivision plat.
5. Per SO Sections 511.6 and 571.10, the final plat shall include all easements dimensioned and identified to their specific use, including all existing easements and any required new easements, for access, drainage, and water/sewer for example.
6. Per SO Sections 512 and 812, an overall subdivision drainage plan shall be prepared and certified by a registered engineer or registered land surveyor, submitted to the City Engineer, and approved by the Board of Works before construction begins and before secondary approval is granted.
7. Construction drawings shall be submitted to the City Engineer showing all underground utilities and all other required improvements, including fire hydrants and street and traffic control signs, before construction begins and before secondary approval is granted.
8. Connection to City water and sewer is required, and utility extension plans shall be approved by the City Utility Engineer before construction begins.
9. All infrastructure improvements shall be designed and built according to the latest City standards, per SO Section 800.
10. If required site/infrastructure improvements are not complete at the time secondary approval is to be granted, a surety or performance bond will be required to be filed with and approved by the City Engineer and the Board of Public Works and Safety before secondary approval is granted.
11. After all identified corrections are made, reviewed and approved, dedications and easements shall be accepted by the Board of Works per SO Section 820 before secondary approval is granted.
12. When secondary approval is granted, the signed plat will be provided to the applicant for recording, with two full size recorded copies to be provided to the City or a clear, full-size PDF submitted via email.

The following conditions shall be met before individual site construction begins and before a zoning clearance/building permit is issued for new development on any individual lot/site:

1. The secondary subdivision shall be reviewed and approved and a recorded plat on file with the Planning office.
2. PUD final site plan approval shall be granted and all PUD conditions shall be met.
3. Site plan review/approval through Technical Review for each lot/building.



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.

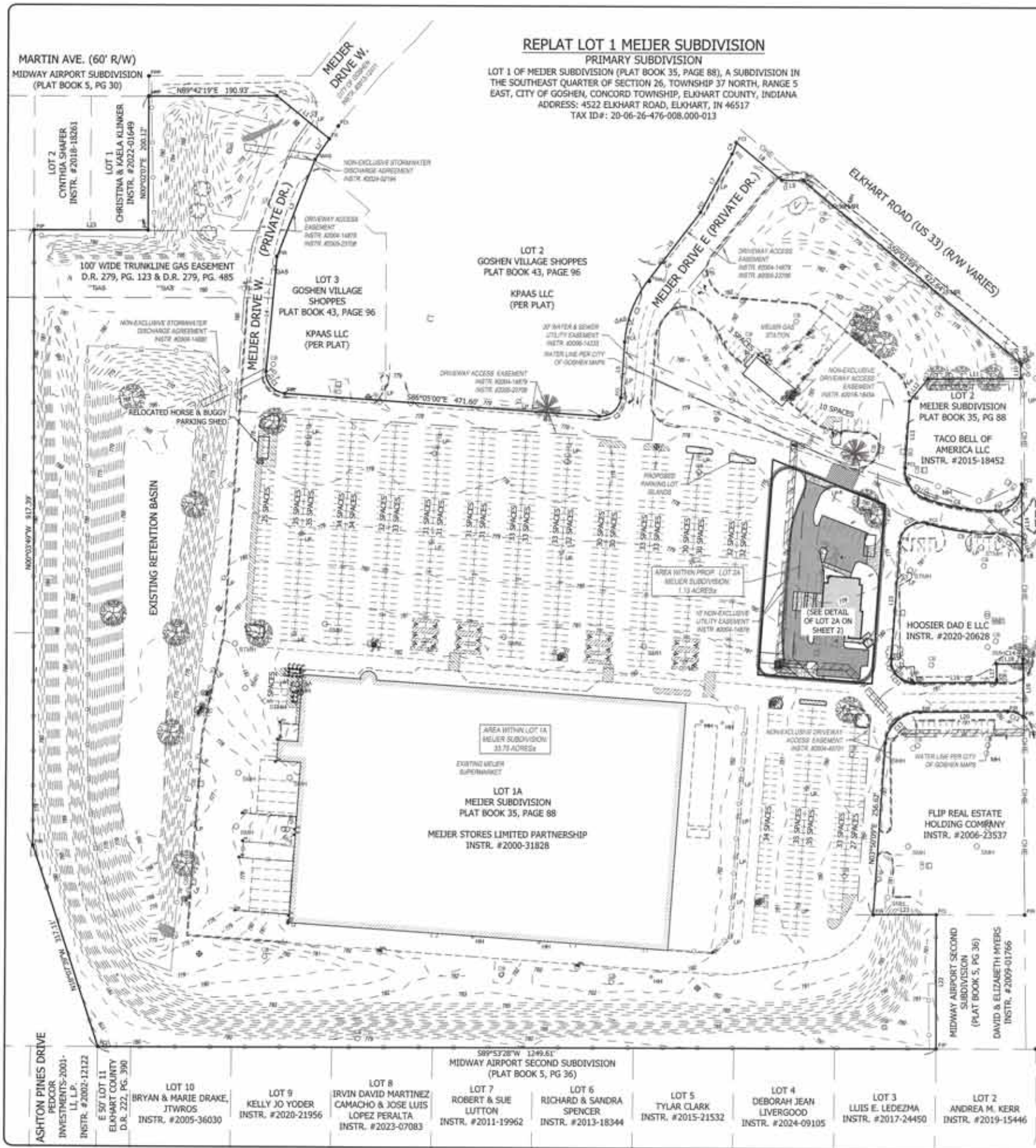


1 inch = 400 feet

4522 Elkhart Road - Lot 1, Meijer Subdivision

2023 Aerial
Printed May 30, 2025

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



GENERAL NOTES

THE ZONING FOR THIS SITE IS PLD B-3.
MINIMUM LOT SIZE FOR B-3 IS 8,000 SF AND MINIMUM LOT WIDTH IS 60 FEET AT THE ESTABLISHED FRONT LOT LINE.

DENSITY
TOTAL PROJECT AREA = 34.9 ACRES
AREA WITHIN PROPOSED LOT #1 = 1.15 ACRES
AREA WITHIN REMAINDER OF LOT #1 = 33.75 ACRES

SOILS
THIS SITE CONSISTS OF SANDY SANDY LOAM, 0 TO 1% SLOPES (BMA). BMA SOILS ARE A WELL DRAINED SOIL WITH A PERMEABILITY RATE OF 2.00-6.00 INCHES/HR AT A DEPTH OF 0-24 INCHES. SEASONAL HIGH WATER TABLE IS GREATER THAN 60 INCHES AND URBAN LAND-BRISTOL COMPLEX, 0-1% SLOPES (UBA). UBA SOILS ARE AN EXCESSIVELY DRAINED SOIL WITH A PERMEABILITY RATE OF 6.00-20.00 INCHES/HR AT A DEPTH OF 0-55 INCHES. SEASONAL HIGH WATER TABLE IS GREATER THAN 60 INCHES.

THIS INFORMATION IS OBTAINED FROM THE SOIL SURVEY OF ELKHART COUNTY, INDIANA.

SANITARY SEWER AND WATER SUPPLY
EACH LOT TO HAVE SERVICE BY THE MUNICIPAL UTILITIES OF THE CITY OF GOSHEN.

STREETS
NO NEW STREETS ARE PROPOSED.

WELLS
THIS PROJECT WILL NOT UTILIZE PROPOSED CLASS V INJECTION WELLS.

RESTRICTIONS
ADDITIONAL RESTRICTIONS SHALL BE PREPARED AND RECORDED SEPARATELY BY THE OWNER.

CONTOURS
CONTOURS ARE FROM SURVEY DATA AND BASED ON NAVD83.

WELLHEAD PROTECTION AREA
PROJECT SITE IS NOT WITHIN THE CITY OF GOSHEN WELLHEAD PROTECTION AREA.

FLOOD NOTE
THE SUBJECT PARCEL DOES NOT LIE WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 1803001400, EFFECTIVE MAP DATE, AUGUST 2, 2011.

SETBACK NOTE
FRONT SETBACK - 120 FOOT BUILDING SETBACK FROM THE CENTERLINE OF ELKHART ROAD
25 FOOT BUILDING SETBACK ADJACENT TO MEIJER DRIVE/INTERNAL MEIJER ACCESS DRIVE
SIDE YARD SETBACK - 25 FEET
REAR YARD SETBACK - 25 FEET

PARKING & DRIVE ADJACENT SETBACKS
FRONT CORNER SIDE YARDS - 35 FEET ALONG U.S. HWY 33;
10' ALONG MEIJER ACCESS DRIVES
SIDE AND REAR YARDS - 5'

PARKING CALCULATIONS:
BANK LOT:
1 SPACE PER 2 EMPLOYEES ON PEAK SHIFT
12 EMPLOYEES x (1 SPACE PER 2 EMPLOYEES) = 6 SPACES
1 SPACE PER 400 SFT OF OFFICE SPACE
2,670 SFT OFFICE SPACE x (1 SPACE PER 400 SFT) = 7 SPACES
PROVIDED PARKING: 24 SPACES (INCLUDING 1 ADA SPACE)

MEIJER LOT:
1 SPACE PER 2 EMPLOYEES ON PEAK SHIFT
300 EMPLOYEES x (1 SPACE PER 2 EMPLOYEES) = 150 SPACES
1 SPACE PER 400 SFT OF DISPLAY/SALES AREA
150,000 SFT SALES AREA x (1 SPACE PER 400 SFT) = 375 SPACES
PROVIDED PARKING: 102 SPACES (INCLUDING 24 ADA SPACES) (MEIJER PARKING LOT)
13 SPACES (INCLUDING 1 ADA SPACE) (MEIJER GAS STATION)

LIGHTING
THE PROPOSED SITE WILL HAVE 20' TALL LIGHT POLES WITH DOWNWARD LIGHTING

SIGNAGE
THE SITE WILL HAVE ONE PRESTANDING MONUMENT SIGN, ONE ILLUMINATED BUILDING SIGN ABOVE NORTH ENTRY, AND ONE NON ILLUMINATED BUILDING SIGN ON THE EAST SIDE OF THE BUILDING. THE MONUMENT SIGN WILL BE NO TALLER THAN 7' AND NO LONGER 8'. BOTH BUILDING SIGNS WILL BE 35 SFT IN AREA.

LANDSCAPING
LANDSCAPING TO BE IN ACCORDANCE WITH THE CITY OF GOSHEN ZONING ORDINANCE.

BLANKET EASEMENTS & RESTRICTIONS AND/OR ORDINANCES
EASEMENTS, DECLARATION OF RESTRICTIONS AND/OR ORDINANCES ASSOCIATED WITH THE SUBJECT PARCEL THAT ARE BLANKET IN NATURE ARE AS FOLLOWS:
A) EASEMENT & ASSOCIATED RIGHTS GRANTED TO INDIANA & HOOGAN ELECTRIC COMPANY BY MIDWAY MOTOR & AIRCRAFT, INC. BY DEED RECORD 198, PAGE 367.
B) TERMS AND PROVISIONS OF THE MUNICIPAL SANITARY SEWER & WATER SERVICES AGREEMENT BY AND AMONG THE CITY OF GOSHEN, INDIANA AND ITS BOARD OF PUBLIC WORKS AND SAFETY; MEIJER REALTY COMPANY AND THE COUNTY OF ELKHART IN INSTRUMENT #181-012496.
C) TERMS AND PROVISIONS OF DECLARATION OF RESTRICTIONS BY AND BETWEEN MEIJER STORES LIMITED PARTNERSHIP AND GOSHEN VILLAGE SHOPS, LLC IN INSTRUMENT #2004-14877; AS AMENDED BY FIRST AMENDMENT OF DECLARATION OF RESTRICTIONS IN INSTRUMENT #2007-17870.
D) TERMS AND PROVISIONS OF ORDINANCE NO. PC02-12 ADOPTED MARCH 18, 2002 BY THE BOARD OF COUNTY COMMISSIONERS FOR ELKHART COUNTY, INDIANA IN INSTRUMENT #2002-33140.
E) USE RESTRICTIONS CONTAINED IN CORPORATE WARRANTY DEED FROM MFB FINANCIAL TO GOSHEN VILLAGE SHOPS, LLC IN INSTRUMENT #2005-24766.
F) RESTRICTIONS AND ANY OTHER TERMS, COVENANTS AND CONDITIONS DISCLOSED BY DECLARATION OF RESTRICTIONS IN INSTRUMENT #196-013238.
G) TERMS AND PROVISIONS OF FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS IN INSTRUMENT #2007-22212.
H) RESTRICTIONS AND ANY OTHER TERMS, COVENANTS AND CONDITIONS DISCLOSED BY DECLARATION OF RESTRICTIONS IN INSTRUMENT #2004-40699.
I) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 3677 ENTITLED (AN ORDINANCE AMENDING CERTAIN TERRITORY TO THE CITY OF GOSHEN, INDIANA) IN INSTRUMENT #196-002078.
J) TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS AND CONDITIONS CONTAINED IN WARRANTY DEED FROM MEIJER STORES LIMITED PARTNERSHIP (GRANTOR) TO GOSHEN VILLAGE SHOPS, LLC (GRANTEE) IN INSTRUMENT #2004-14878 AND AMENDED BY FIRST AMENDMENT TO UTILITY EASEMENT IN INSTRUMENT #2006-34411.

ACCESS AGREEMENT
ACCESS EASEMENTS AND RESTRICTIONS AGREEMENTS BETWEEN LOTS 1, 2 AND PROPOSED LOT 3 TO BE RECORDED BEFORE THE SECONDARY PLAT IS RECORDED.

UTILITY AGREEMENT
UTILITY AGREEMENTS BETWEEN LOTS 1, 2 AND PROPOSED LOT 3 TO BE RECORDED BEFORE THE SECONDARY PLAT IS RECORDED.

LEGEND

CP#1 CONTROL POINT
TBM "A" TEMPORARY BENCHMARK
FC FOUND CAPPED IRON
FPI FOUND IRON PIPE
FRI FOUND IRON ROD
FIC FOUND "X"
FIP FOUND PINCHTOP IRON PIPE
FIM FOUND IRON MONUMENT
FMA FOUND MAG NAIL
FDT DECIDUOUS TREE
BUSH
TRAFFIC SIGN
SIGN
LIGHT POLE
POWER POLE W/ DROP
GUY ANCHOR
UTILITY POLE W/ TRANSFORMER
SANITARY CLEANOUT
CATCH BASIN
CURB CATCH BASIN
MANHOLE
STORM MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
WATER CURB STOP
WATER VALVE
BOLLARD
FIBER OPTIC MARKER
GAS MARKER
GAS METER
TELEPHONE PEDESTAL
HAND HOLE
SANITARY MANHOLE
ADA PARKING SPACE
EXISTING GROUND CONTOURS
BODY OF WATER
OVERHEAD ELECTRIC
BURIED ELECTRIC
WATER MAIN
CHAIRLINK FENCE
SANITARY SEWER LINE
STORM SEWER
PROPOSED NEW ASPH. PAVEMENT

BENCHMARKS

No.	Description	Elevation
TBM "A"	"SQUARE" CUT W. SIDE OF LIGHT POLE BASE @ SW CORNER OF WENDY'S	783.47'
TBM "B"	"X" CUT IN NE BOLT OF FIRE HYDRANT ON S. SIDE OF GAS STATION	780.32'
TBM "C"	"SQUARE" CUT IN SW CORNER OF TRANSFORMER CONCRETE PAD	780.58'
TBM "D"	"X" CUT IN NW BOLT OF FIRE HYDRANT @ NW CORNER OF MEIJER BUILDING	780.79'
TBM "E"	"X" CUT IN NE BOLT OF FIRE HYDRANT ON SE SIDE OF MEIJER BUILDING	782.66'

PREPARED BY
ABONMARCHÉ CONSULTANTS, INC.
303 RIVER RACE DRIVE, UNIT 206
GOSHEN, IN 46526
PHONE: (574) 533-9913
FAX: (574) 533-9911

OWNER
MEIJER STORES LIMITED PARTNERSHIP
2025 WALKER AVENUE NW
GRAND RAPIDS, MI 49544-6402

DEVELOPER
FIRST FEDERAL SAVINGS BANK
301 EAST 9TH STREET
ROCHESTER, IN 46775-1617

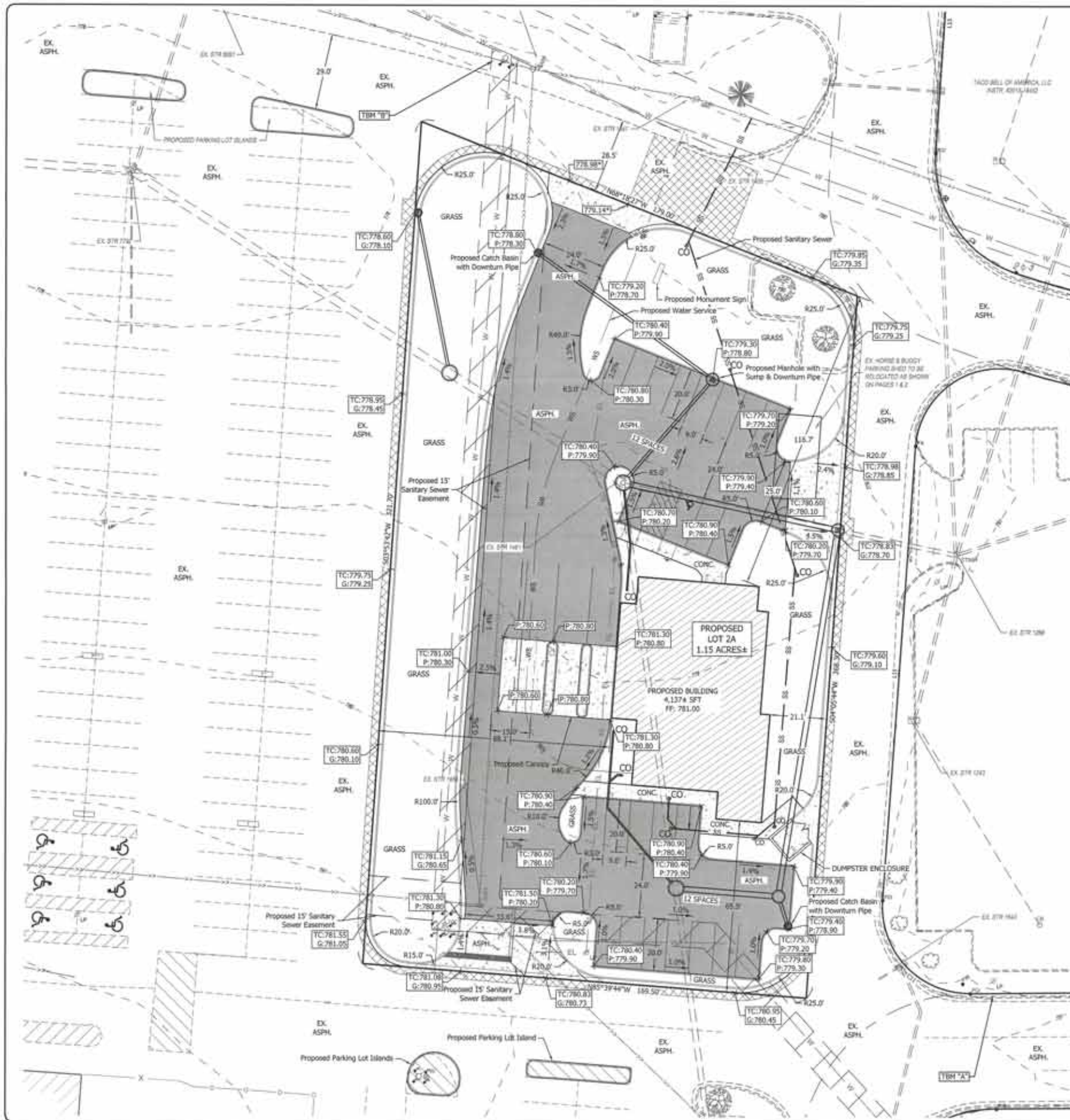
GRAPHIC SCALE
1" = 80'
(1 IN FEET)
1 inch = 80 ft.

ABONMARCHÉ
303 River Race Drive, Unit 206
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abonmarche.com

**REPLAT OF LOT 1
MEIJER SUBDIVISION
GOSHEN, INDIANA**

PRIMARY SUBDIVISION

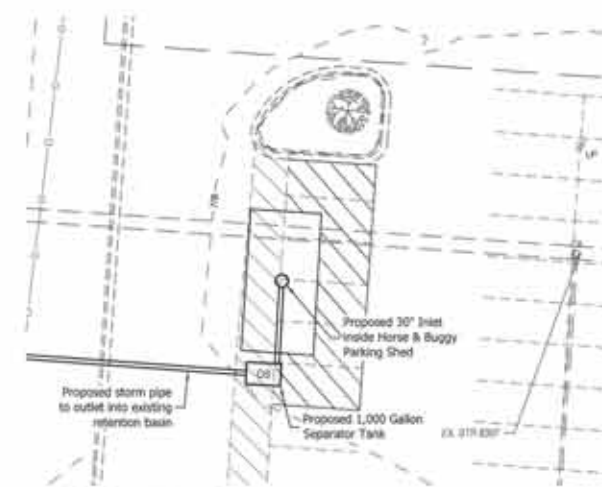
DATE: 07-30-2025
SCALE: 1" = 80'
AC 308 P
25-0388
1 of 4



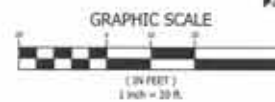
LOCATION MAP
N.T.S.

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	101.48'	S51°08'47"E
L2	37.62'	N04°34'32"E
L3	155.78'	N21°19'12"E
L4	172.15'	S05°09'28"W
L5	83.55'	N03°55'09"E
L6	128.40'	N03°21'30"E
L7	98.85'	N28°17'01"E
L8	86.02'	S50°37'43"E
L9	32.07'	S89°18'09"E
L10	22.59'	S00°33'29"E
L11	138.05'	S89°26'30"W
L12	42.96'	S40°03'14"W
L13	100.00'	S03°40'41"W
L14	112.73'	S00°33'27"E
L15	173.60'	S04°05'44"W
L16	123.75'	N89°28'02"E
L17	27.19'	N00°33'30"W
L18	38.56'	N89°28'30"E
L19	87.58'	S00°33'30"E
L20	127.54'	N89°28'02"E
L21	93.89'	S89°50'27"W
L22	200.29'	N00°08'50"W
L23	170.41'	S89°54'34"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	47.78'	30.00'	91°15'02"	S40°27'29"E	42.88'
C2	47.13'	30.00'	90°50'23"	N40°50'47"E	42.47'
C3	91.22'	170.00'	33°28'28"	S03°38'20"W	97.82'
C4	18.24'	64.02'	10°14'14"	N00°09'54"E	18.08'
C5	98.87'	45.00'	24°57'21"	S03°47'50"E	94.70'
C6	105.79'	330.00'	18°15'17"	N89°24'21"E	105.23'
C7	61.97'	38.00'	91°52'03"	N44°57'25"E	55.85'
C8	59.88'	35.88'	87°23'54"	N44°44'02"W	53.97'
C9	104.77'	367.00'	10°21'21"	S81°40'48"E	104.41'
C10	97.12'	33.00'	100°17'50"	S03°14'38"W	95.84'
C11	34.31'	33.88'	84°38'24"	S43°13'07"E	36.52'
C12	25.88'	35.00'	41°55'05"	N89°25'39"W	25.02'
C13	76.07'	52.87'	82°58'31"	S48°59'47"W	68.67'
C14	7.56'	31.00'	13°08'32"	N00°22'25"E	7.34'



PROPOSED HORSE & BUGGY RELOCATION PLAN
(SCALE 1" = 20')



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REPLAT OF LOT 1
MEIJER SUBDIVISION
GOSHEN, INDIANA
PRIMARY SUBDIVISION
PROPOSED LOT 2A

DATE: 07-30-2025
SCALE: 1" = 30'
SHEET NO. 2 of 4
AC 308 P 25-0388

REGISTERED PROFESSIONAL ENGINEER
Cameron L. Depoy
STATE OF INDIANA
LAND SURVEYOR
1521900005