

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, August 26, 2025, 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

- I.** Roll Call
- II.** Approval of Minutes from 6/24/25
- III.** Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV.** Postponements/Withdrawals – any person having business to come before the Board may request postponement or withdrawal at this time.
- V. Use & Developmental Variances**– public hearing items

25-18DV – Gurpreet (Bobby) Singh and Garden City Church request a developmental variance to allow a church as a conditional use with zero onsite parking spaces where a minimum of 154 spaces are required. The subject property is generally located at 120 N Main Street and is zoned Commercial B-2HD DD.

25-19DV – The City of Goshen, Indiana requests a developmental variance to allow zero delineated parking spaces and no delineated driving aisles where a minimum of 32 onsite parking spaces are required and where parking and driving aisles shall be designed according to the standards of the Zoning Ordinance, for the paving of a police shooting range parking lot. The subject property is generally located at 713 E Lincoln Avenue and is zoned Industrial M-1 District.

25-20DV – Juan Fernandez requests a developmental variance to allow open parking in the front yard where parking is prohibited, for the expansion of a concrete driveway. The subject property is generally located at 1701 Hickory Place and is zoned Residential R-1 District.

25-21DV – Gregg Burks requests a developmental variance to allow an approximately 1,080 SF detached garage, 19' in height where the maximum height permitted for an accessory building shall not exceed the height of the residential dwelling on site. The subject property is generally located at 4313 Midway Road and is zoned Residential R-1 District.

25-22DV – Landon & Emily Slabaugh request a developmental variance to allow approximately 1,112 Sf of detached accessory structures where the total building footprint area of all such structures shall not exceed the building footprint area of the primary residential dwelling of approximately 948 Sf, for the construction of a 144 Sf private greenhouse. The subject property is generally located at 407 S Greene Road and is zoned Residential R-1 District.

25-07UV – CTK Holding Company, LLC requests a use variance to allow a drive-through restaurant (ice cream sales) where drive-through restaurants are a permitted use in the Commercial B-3 and Industrial M-1 & M-2 districts. The subject property is generally located at 502 W Lincoln Avenue and is zoned Commercial B-2 District.

25-08UV & 25-23DV – Angela Gingerich requests a use variance to allow a two-family home where only single-family homes are allowed and a developmental variance to allow three onsite parking spaces where a minimum of four are required. The subject property is generally located at 400 Westwood Road and is zoned Residential R-1 District.

25-24DV – Bontrager-Singer, LLC requests a developmental variance to allow a fence 6' in height in the front yard along Jackson Street where fences cannot exceed 4' in height. The subject property is generally located at 923 S 7th Street and is zoned Residential R-1 District.

25-09UV & 25-25DV – HHI Kercher Rd Properties 24, LLC, Lassus Brothers Oil, Inc., Jones Petrie Rafinski, and Yoder, Ainlay, Ulmer & Buckingham, LLP request a use variance to allow a gas station with a convenience store approximately 234' from another gas station along the north side of Kercher Road where gas stations are a conditional use requiring a minimum distance of 500' from other gas stations, and developmental variances to allow two freestanding signs where one is permitted, an illuminated freestanding sign 22' in height and 90 Sf in area where freestanding signs cannot exceed 20' in height and 60 SF in area, a parking and driving aisle setback of 20' along Kercher Road where a minimum of 35' is required, and for the variance to be effective when the secondary subdivision is approved and recorded. The subject property is generally located at the northeast corner of Lincolnway East and Kercher Road, the proposed Lot 1 of HHI Kercher Rd Properties 24 subdivision, and is zoned Industrial M-1 District.

25-26DV – Artisan Investment Group, LLC requests a developmental variance to allow three on-site parking spaces where a minimum of five parking spaces are required and open parking in the front yard setback along Garden Street where open parking is not permitted, for the remodel of a nonconforming three-unit residential dwelling. The subject property is generally located at 601 N 5th Street and is zoned Residential R-1 District.

- VI.** Audience Items
- VII.** Staff/Board Items
- VIII.** Adjournment

BZA Members

- James Loewen, Appointed by Mayor, Term 1/31/24 - 12/31/27
- Matthew Fisher, Appointed by Mayor, Term 1/31/24 - 12/31/27
- Tom Holtzinger, Appointed by Mayor, Term 1/1/22 - 12/31/25
- Hesston Lauver, Appointed by Plan Commission, Term 1/18/22 - 12/31/25
- Lee Rohn, Appointed by Council, Term 1/1/25 - 12/31/28

BZA Alternate Member:

- Craig Yoder, Appointed by Mayor, Term 1/31/24 - 12/31/27