

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, November 25, 2025, 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

- I. Roll Call
- II. Approval of Minutes from 10/28/25
- 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. **Developmental & Use Variances** – public hearing items
25-12 UV & 25-29DV – Willits Holdings, LLC requests a use and developmental variance to amend Variance 24-05UV & 24-17DV to add event centers to the list of permitted uses and to allow the property to continue to share water service with the adjoining property where separate water service is required by January 1, 2026, and to allow an inadequate number of parking spaces where a minimum of 21 spaces are required. The subject property is generally located at 1009 Chicago Avenue and is zoned Industrial M-1 District.

25-30DV – The City of Goshen, Indiana requests a developmental variance to allow use of a well for a tree nursery where connection to City water is required. The subject property is generally located at 4106 Dierdorff Road and is zoned Agricultural A-1 District.

25-13UV & 25-31DV – The City of Goshen, Indiana requests a use variance to allow a solar array on cemetery property with a 35’ front setback along Indiana Avenue where cemeteries are a conditional use requiring a minimum 50’ setback from all property lines to buildings and structures and where solar arrays are not a permitted primary use in the R-1 District, and a developmental variance to allow a fence 6’ in height in the front yard setback along Indiana Avenue. The subject property is generally located at 802 N Indiana Avenue 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

Minutes - Goshen Board of Zoning Appeals
Tuesday, October 28, 2025, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

I. The meeting was called to order with the following members present: Hesston Lauver, James Loewen, Tom Holtzinger, and alternate member Craig Yoder. Also present were Assistant City Planner Rossa Deegan, Assistant City Attorney Don Shuler, and Youth Advisor, Ezra Tice. Absent: Mathew Fisher, Lee Rohn

II. Approval of Minutes from 9/23/25: Lauver/Yoder 4-0

III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record: Lauver/Loewen 4-0

IV. Postponements/Withdrawals – None

V. Use & Developmental Variances – public hearing items

25-27DV – Carole A Miller and Raber Patio Enclosures & Furniture request a developmental variance to allow a rear (south) building setback of 10’ where a minimum of 25’ is required for the addition of an approximately 196 SF sunroom. The subject property is generally located at 1640 Autumn Blaze Lane and is zoned Residential R-3 District.

Staff Report

Mr. Deegan explained this is a single-family attached home and the applicant would like to add a 14’ x 14’ sunroom over an existing rear patio. This sunroom will encroach into the 25’ rear setback, having a 10’ setback to the property line. Staff recommends approval of the request, noting that the home is 46’ from the front property line which creates the need for a variance. He pointed out the assisted living facility to the east received a variance to allow a six-foot rear setback, so this request will not be out of character for the neighborhood. He also commented that for some reason this home was built on two different tax parcels and with this approval we’d like for the two tax parcels to be combined.

Petitioner Presentation:

Carole Miller, 1640 Autumn Blaze Lane spoke on behalf of the petitioner. She stated the sunroom will be built on the back of her home and she’s hoping the sunroom will also enhance the home’s value.

Mr. Loewen asked what the land to the south is.

Ms. Miller replied it is a ditch along County Road 36.

Audience Comments:

None

The public hearing was closed.

Staff Discussion:

None

Action:

A motion was made and seconded, Loewen/Yoder, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 25-27DV with the 5 conditions listed in the Staff Report. The motion passed unanimously by a vote of 4-0.

25-11UV – Chelsea M Curtis & Clayton L Chrisman request a use variance to allow a hair salon in a detached accessory building where beauty shops are a permitted use in the Commercial B-1, B-2, B-3, & B-4 Districts. The subject property is generally located at 605 Skyview Drive and is zoned Residential R-1 District.

Staff Report

Mr. Deegan explained this property contains a one-story, single-family home with a detached garage. The request is to use a portion of the garage for a hair salon which will be run by an occupant of the home. The salon will be for one stylist and according to the application, it will offer hair care services for a maximum of 6 clients per day. He went on

to say the Board of Works has already looked at this request and has allowed city water and sewer to be connected to the accessory structure. They have also allowed gravel for part of the driveway. He explained that Staff recommends approval of this request, pointing out this property is over three acres in size and the detached garage where the salon will be located is 85' from the right-of-way. He added that Staff recommends approval with conditions and commitments.

Petitioner Presentation:

Morgan Rue, 605 Skyview Drive, spoke on behalf of the petitioner. She stated they are familiar with the Staff Report and have nothing to add.

Mr. Loewen stated he's inclined to agree with this request, but questioned if it would be a good idea to stipulate the use variance would expire with a change of ownership.

Mr. Holtzinger asked Ms. Rue if she would have an objection to this variance expiring with the sale of the property.

Ms. Rue stated this is a family home and they don't see it going to anyone else, but if that time came, she doesn't foresee a problem.

Mr. Loewen proposed the stipulation that the use variance will expire in the event of a future change of ownership.

Audience Comments: None

The public hearing was closed.

Staff Discussion: None

Action:

A motion was made and seconded, Lauver/Loewen to adopt the findings of the Board, and based on these findings, approve 25-11UV with the following 7 conditions and 5 commitments:

Conditions:

1. If a Building permit is required, the variance shall become null and void unless a Building permit has been issued and substantial progress has been made within six (6) months of the date of BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. The BZA approval shall be effective when the executed and recorded Result Letter/Commitment form has been returned to the City of Goshen Board of Zoning Appeals staff and when all conditions of approval have been met.
4. No zoning clearance form will be issued until the executed and recorded Result Letter/Commitment form has been returned to the City of Goshen Board of Zoning Appeals staff and until all conditions of approval have been met.
5. An approved zoning clearance form is required.
6. Approval by the Building, Fire, and Engineering Departments is required.
7. The salon shall be connected to City water and sewer.

Commitments:

1. If the variance is not implemented and expires, this Commitment automatically terminates as well, and the Zoning Administrator may execute and record a Termination of Commitment on behalf of the City of Goshen Board of Zoning Appeals.
2. The entire property shall remain under single ownership; it shall not be subdivided in a manner that results in the subject detached garage being on a separate lot from the home.
3. The salon use shall be accessory to the residential use, which shall remain the primary use of the property.
4. The salon shall accommodate one stylist only, be appointment-based only, and be as described in the document "605 Skyview_Salon_Owner Letter Received 10/6/25"
5. At the time the subject property transfers ownership, the variance shall become null and void.

The motion passed unanimously by a vote of 4-0.

25-28DV – Goshen College, Inc. and Abonmarche Consultants request developmental variances to allow a non-illuminated freestanding sign 14 Sf in area and 6’ in height on the corner of Main Street & River Vista Drive and a non-illuminated freestanding sign 7 Sf in area and 8’ in height along River Vista Drive where only ground signs are permitted. The subject property is generally located at 400 Reservoir Place and is zoned Residential R-1 District.

Staff Report

Mr. Deegan explained this Residential R-1 property, owned by Goshen College contains a cabin, a small pavilion, and approximately 13 acres of woods and trails. The request to install two non-illuminated signs on the property requires approval because the R-1 District only allows small ground signs. One of the proposed signs, located along S Main Street and River Vista Drive will be 6’ in height and approximately 14 SF in area. The other sign is located west along River Vista and is proposed at 8’ in height and approximately 7 SF in area. He noted this property contains 17 acres and has close to 2,000 feet of frontage along two different streets. Staff feels the request is reasonable given that the signs are small in relation to the large site. He pointed out that one of the signs along River Vista is requested at 1’ from the property line, noting the minimum distance permitted for freestanding signs is 5’ from the property line and staff recommends maintaining that 5’ setback.

Petitioner Presentation:

Tom Runkle, Abonmarche, 303 River Race Drive and Brian Mast, 1700 S Main Street spoke on behalf of the petitioner. Mr. Runkle stated they have worked with Goshen College to develop monument and way-finding signs for the overall campus, but because this Witmer Woods site is not part of the college PUD, it requires review. They would like to keep the same look and character and be able to identify this as part of Goshen College.

Mr. Lauver asked what the height is of the sign along River Vista, measured from the ground to where the actual sign begins, explaining that he’s concerned pedestrians could hit their head if it’s not high enough.

Mr. Runkle explained there is no sidewalk in this location, but they could increase the height if it’s a concern.

Mr. Deegan pointed out that it was advertised as a certain height and the height cannot be increased.

Mr. Holtzinger noted it’s likely in an area where this wouldn’t be a concern.

Mr. Lauver asked for confirmation this is the sign that needs to be moved 5’ back.

Mr. Deegan confirmed that yes, this is the sign that he recommends be moved farther back.

Mr. Yoder questioned if this sign will be set back far enough so it doesn’t impede vision.

Mr. Runkle stated they are well out of the vision clearance area.

Mr. Deegan stated the location of this sign was included as part of the review.

Mr. Mast stated the public rents the facility and this sign will help direct them to the location. He went on to say the reason they requested the one-foot setback instead of five foot is because with a five-foot setback they will need to remove some trees for the sign to be visible.

Mr. Loewen commented that there is a 10’ grassy right-of-way between the edge of the road and the property line. He questioned if this would be ample room for the sign to be placed at one foot off the property line.

Mr. Deegan pointed out that during review, thought is given to the future, noting that we don’t know what the road will look like in 15 years or if there might be changes to the right-of-way. He also explained there are utilities in that area which run through the right-of-way and allowing the sign at one foot is a concern to the Engineering Department.

Mr. Mast stated they are ok with the 5’ requirement, but they will have to take down some trees. He went on to say they have also chosen a sign with a smaller footprint with less impact into the ground.

Audience Comments: None

The public hearing was closed.

Staff Discussion: None

Action:

A motion was made and seconded, Loewen/Yoder, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 25-28DV with the 4 conditions listed in the Staff Report. The motion passed unanimously by a vote of 4-0.

VI. Audience Items – None

VII. Staff Board Items

- *11-07UV – Owner request to rescind use variance 11-07UV, 415 Park Court*

Mr. Deegan explained in 2011 a home beauty shop was approved at 415 Park Court. The beauty shop is no longer part of this home so the owners would like the approval to be removed.

Action:

A motion was made and seconded, Lauver/Loewen to rescind 11-07UV for 415 Park Court. The motion passed unanimously by a vote of 4-0.

- *BZA Rules of Procedure – Proposed Amendment Related to Notices & Electronic Meetings*

Mr. Deegan reminded Board members that they approved two resolutions in June of this year. One was to adopt the state standard for public notices and the other was participating in public meetings by electronic means. He explained that the BZA has rules and procedures, and this was discussed with members during orientation, explaining how the board operates. Because the two resolutions were recently approved, staff has updated the Rules of Procedure to include these changes. The packet you received has a memo with red line changes and a clean copy is also attached. The Board is being asked to approve the two resolutions and to adopt the updated BZA Rules of Procedure.

Staff Discussion:

None

Action:

A motion was made and seconded, Loewen/Lauver to adopt the amended BZA Rules of Procedure – Proposed Amendment Related to Notices & Electronic Meetings. The motion passed unanimously by a vote of 4-0.

- *Discussion regarding Form of Motion*

Mr. Deegan reminded Board members that the Proposed Form of Motion is included with packets each month and it's a good idea for Board members to use it word for word when making motions. He explained that using this form to make motions ensures the Board is operating as it should. He went on to say that motions should be based on the criteria and in cases where the Board isn't adopting Staff's recommendations the Board needs to go through the criteria and they are listed on the form. No action is required regarding this discussion.

- *2026 BZA Calendar*

The 2026 BZA calendar was approved by the Plan Commission on 10/21/25 and a copy has been provided to BZA members in today's packet. This is informational only; no action is required.

VIII. Adjournment: 4:30 pm

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Tom Holtzinger, Chair

Hesston Lauver, Secretary

LOCATION: 1009 Chicago Avenue
CASE NUMBER: 25-12UV & 25-29DV

DATE: November 25, 2025
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Willits Holdings, LLC (owner)

REQUEST: The applicant requests a use and developmental variance to amend Variance 24-05UV & 24-17DV to add event centers to the list of permitted uses and to allow the property to continue to share water service with the adjoining property where separate water service is required by January 1, 2026, and to allow an inadequate number of parking spaces where a minimum of 21 spaces are required

LOT SIZE: 3,691 SF (±45'x83'); no frontage

APPLICABLE ZONING: M-1

NOTICES SENT: 13

SPECIAL INFORMATION

PUBLIC UTILITIES: Connected to City water & sewer

AREA DEVELOPMENT: Commercial, residential

NEIGHBORHOOD: Riverdale

THOROUGHFARES: No street frontage; south of Chicago Avenue & west of Indiana Avenue

TOPOGRAPHY: Level

APPLICABLE VARIANCES & DEVELOPMENTAL STANDARDS

- ◇ Variance 24-05UV & 24-17DV, approved May 28, 2024, Commitments
 2. Permitted uses of the subject property shall be limited to galleries, art and photography studios, fitness studios, offices, beauty and hair salons, retail sales, secondhand stores, grocery stores, variety stores, and restaurants (without drive throughs)
 4. Use of the subject property shall be permitted only while a current parking agreement is in place providing an adequate number of parking spaces on private property within 300 feet of the subject property. Adequate parking shall be determined by the minimum number of spaces required by the Zoning Ordinance for all uses of the property.
 5. The subject property shall have separate water service from the adjoining building no later than January 1, 2026, or upon sale to a third part, whichever comes first.
- ◇ Goshen Zoning Ordinance, *Appendix F*, Table of Parking Requirements
 - Auditoriums – One parking space per two employees plus one per five seats at maximum seating capacity

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

ANALYSIS

The subject property is an approximately 2,492 SF parcel located a short distance west of Indiana Avenue and south of Chicago Avenue. An existing two-story brick building on the property has an approximate footprint of 1,756 SF. Planning records indicate that the building was originally the machine shop for the Chase Bag

Company, now operating as the Old Bag Factory commercial complex. The building has recently had numerous commercial uses, including antique sales. Zoning is Industrial M-1, and directly adjacent properties include commercial uses and church, and an auto repair on the east side of Indiana Avenue.

At some point in the past, the property appears to have been illegally subdivided from the Old Bag Factory property. Then, in May 2024, the BZA granted approval of use and developmental variances to allow numerous Commercial B-3 uses of the property, including galleries, art & photography studios, fitness studios, offices, beauty and hair salons, retail sales, secondhand stores, variety stores, and restaurants (without drive throughs). The BZA also approved multiple developmental variances that brought the property into compliance with the Zoning Ordinance where the illegal subdivision had made it non-compliant. These included variances to allow no street frontage, deficient lot size, and no direct access to a public street.

Approval stipulated that off site parking provided by agreement with other properties must meet minimum Zoning Ordinance requirements and that the property separates its water service from the adjoining property by January 1, 2026.

The petitioner is proposing amendments to the variance that include:

- Adding event centers to the list of possible uses and
- Allowing the property to continue to share water service with the adjoining property beyond January 1, 2026

A proposed event center will have a capacity of 96 seats and 3 employees, requiring a minimum of 21 parking spaces. A parking agreement with the property at 1013 Division Street (The Depot) was provided with the application. This property has a large parking lot but has only 3 spaces available because of its own minimum parking requirements. Another parking agreement has been provided by the adjacent church at 501 N Indiana. It's unclear if the church has adequate parking to meet Zoning Ordinance requirements. With that being the case, the applicant has also applied for a developmental variance to allow deficient parking.

Staff recommends approval of the request so long as certain conditions and commitments are in place. The request to allow water service separation at a future date is acceptable. The Engineering Department had originally believed the separation could occur at the time infrastructure was replaced along Indiana Avenue, but that particular project has been delayed, so postponing the utility separation is reasonable. Engineering believes that allowing the postponement through the end of 2027 is reasonable, so the commitment should be updated to reflect that date.

The event center use and the parking it generates is a major concern. The applicant has provided parking agreements with the adjacent church and secondhand store (The Depot). Those two properties have a combined total parking capacity of approximately 150 spaces. The subject property also appears to have access to the parking spaces in the adjacent lot that belong to the Old Bag Factory (OBF), possibly up to 51 spaces. But several other facts complicate the matter:

- The OBF appears to also have a parking agreement with the Depot to allow event parking from the OBF to occur on The Depot's property on evenings and weekends. The OBF has a similar agreement with the church for days other than Sunday.
- A 2011 determination by the Fire Department set the occupant load for the event center at the OBF (Bread and Chocolate) at 650. It's reasonable to assume that events with even half that number of people will use a significant number of parking spaces on at the OBF site and other adjacent parking areas.
- The church appears to have a parking agreement with The Depot for its service hours

The applicant states that based on her observations, she has not seen the event center at the Old Bag Factory use up available parking and that a parking lot for the church does not get used for anything other than church activities which occur on Wednesday evenings and Sunday mornings. Staff has not been able to confirm these points, so it is recommended that with approval the proposed event center is limited to the following hours of operation:

- Weeknights starting at 5pm

- Saturdays and Sundays starting at 1pm
- Dates and times when the uses at 1013 Division Street *and* 501 N Indiana are not in operation

FINDINGS OF FACT

Staff recommends **approval with conditions and commitments** of use and developmental variance to amend Variance 24-05UV & 24-17DV to add event centers to the list of permitted uses and to allow the property to continue to share water service with the adjoining property where separate water service is required by January 1, 2026, and to allow an inadequate number of parking spaces where a minimum of 21 spaces are required, based on the following:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.** The event center will meet building code standards. *The standard is confirmed.*
- 2. The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner.** The subject property is surrounded by commercial uses and a church. Two of the adjacent properties have agreed to allow the applicant to use their parking areas when not in use. *The standard is confirmed.*
- 3. The need for the variance arises from a condition peculiar to the subject property.** The building has long been a commercial use; its floor area is large enough for a small event center where it may be too large for another allowed use, such as the photography studio that was initially operating there. *The standard is confirmed.*
- 4. Strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the subject property.** The variance being amended currently includes just 12 permitted uses; limiting the property's commercial potential. Approval of the amendments with conditions and commitments will allow it to greater flexibility in responding to market demands.
- 5. The approval does not interfere substantially with the Comprehensive Plan.** Approval of limited commercial use of the property will support Goshen's Comprehensive Plan of promoting "the development of small business and entrepreneurship networks" (Economic Development 3-5).

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance has been issued, and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.
4. Approval by the Engineering, Building, and Fire Departments is required.

If approved, the following Commitments shall apply:

1. If the variance is not implemented and expires, this Commitment automatically terminates as well, and the Zoning Administrator may execute and record a Termination of Commitment on behalf of the City of Goshen Board of Zoning Appeals.
2. Event centers shall be a permitted use.
3. Event centers and any other uses of the subject property that rely on parking at adjacent properties shall be limited to the following hours of operation: weeknights starting at 5pm; Saturdays and Sundays starting at 1pm; and any dates and times when the uses at 1013 Division Street and 501 N Indiana Avenue are not in operation.
4. The subject property shall have separate water service from the adjoining building no later than January 1, 2028, or upon sale to a third part, whichever comes first.



Looking south



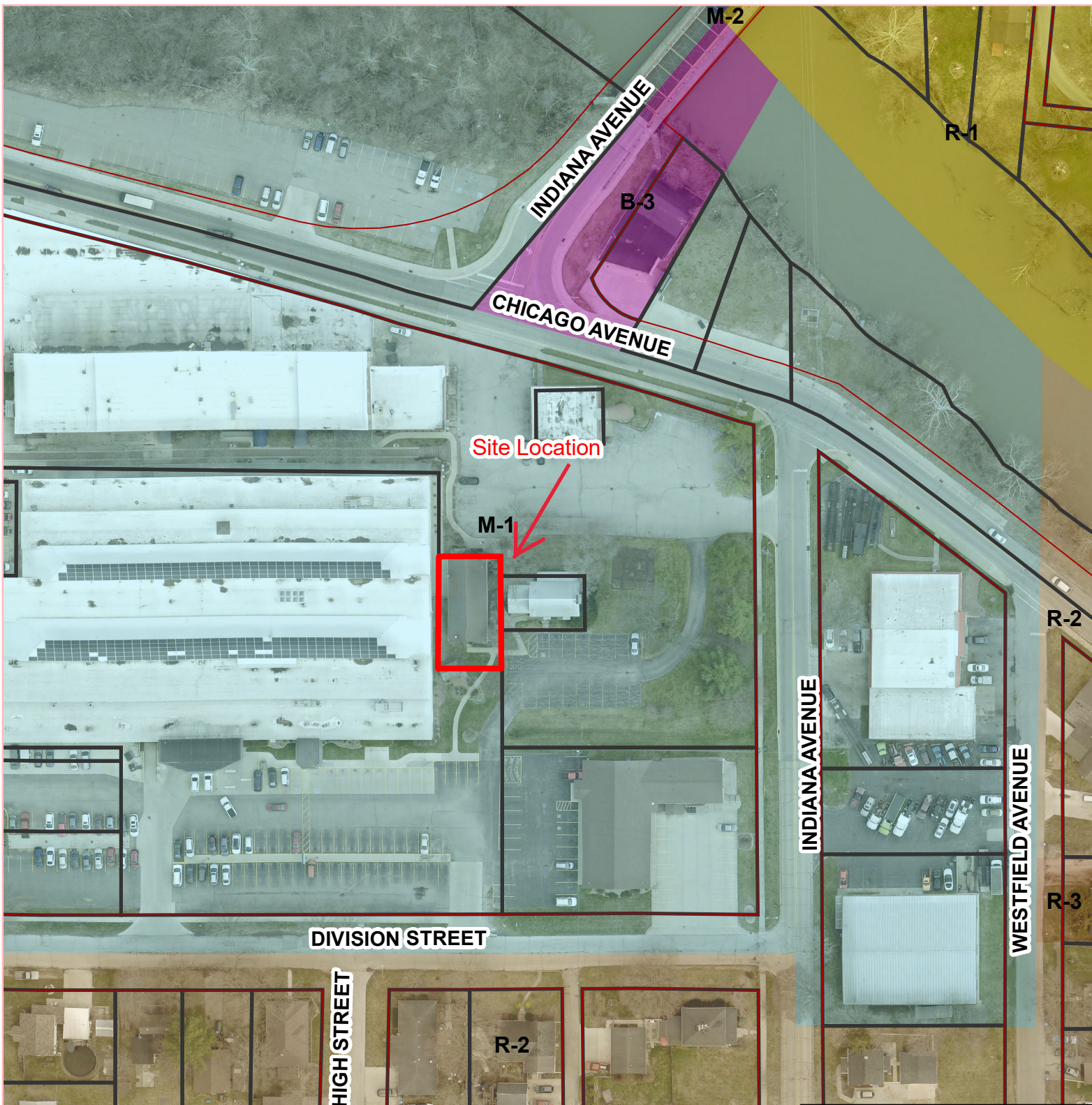
Looking northwest



Looking north



Looking south



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1009 Chicago Ave

2023 Aerial
Printed November 3, 2025

Feet
0 25 50 100
|-----|-----|-----|-----|

1 inch = 100 feet



The City of Goshen
Department of

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



2024-08880

ELKHART COUNTY RECORDER
KAALA BAKER
FILED FOR RECORD ON
06/05/2024 11:51 AM
AS PRESENTED

Result Letter/Commitment
Case #: 24-05UV & 24-17DV

Date: May 28, 2024

Grantor:
Willits Holdings LLC
21948 Shirley Drive
Goshen, IN 46526

Grantee:
City of Goshen Board of Zoning Appeals
204 E Jefferson Street, Suite 4
Goshen, IN 46528

The following shall be referred to as "the Real Estate":

Common Address: 1009 Chicago Avenue
Current Tax Code #: 20-11-08-234-009.000-015
Legal Description: See Attachment A.

The request for a use variance to allow Commercial B-3 District uses where Industrial M-1 District uses are permitted, and developmental variances to allow no street frontage where a minimum of 70' is required, lot size of approximately 3,691 SF where a minimum of 8,000 SF is required, and no direct access to a public street, for the Real Estate, zoned Industrial M-1 District, was heard at the meeting of the City of Goshen Board of Zoning Appeals on May 28, 2024, and was acted upon as follows:

APPROVED XX (as amended) DENIED _____ TABLED _____ WITHDRAWN _____

When the Board's action is one of approval, the authorization is granted contingent upon any conditions and commitments placed on the petition by the Board. Deviation from said conditions and commitments may result in the City of Goshen Board of Zoning Appeals rescinding the approval or permit.

The Grantor, jointly and severally, agrees to abide by these conditions:

1. If a Building permit is required, the variance shall become null and void unless a Building permit has been issued and substantial progress has been made within six (6) months of the date of BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. The BZA approval shall be effective when the executed and recorded Result Letter/Commitment form has been returned to the City of Goshen Board of Zoning Appeals staff and when all conditions of approval have been met.
4. No zoning clearance form will be issued until the executed and recorded Result Letter/Commitment form has been returned to the City of Goshen Board of Zoning Appeals staff and until all conditions of approval have been met.
5. An approved zoning clearance form is required.
6. Approval by the Building and Fire Departments is required

The Grantor, jointly and severally, agrees to abide by these commitments concerning the use and/or development of the Real Estate:

1. If the variance is not implemented and expires, this Commitment automatically terminates as well, and the Zoning Administrator may execute and record a Termination of Commitment on behalf of the City of Goshen Board of Zoning Appeals.
2. Permitted uses of the subject property shall be limited to galleries, art and photography studios, fitness studios, offices, beauty and hair salons, retail sales, secondhand stores, grocery stores, variety stores, and restaurants (without drive throughs).
3. Outside storage shall be prohibited.
4. Use of subject property shall be permitted only while a current parking agreement is in place providing an adequate number of parking spaces on private property within 300 feet of the subject property. Adequate parking shall be determined by the minimum number of spaces required by the Zoning Ordinance for all uses of the property.
5. The subject property shall have separate water service from the adjoining property no later than January 1, 2026, or upon sale to a third party, whichever comes first.

Further, the Grantor, jointly and severally, agrees to the following concerning the procedures associated with maintenance and enforcement of this Commitment:

1. That this Result Letter/Commitment form shall be recorded in the Elkhart County Recorder's Office.
2. That the Grantor shall give notice of this Commitment, whether recorded or unrecorded, to any subsequent owner and/or any other person or persons acquiring an interest in any portion of the Real Estate.
3. That any subsequent owner and/or any other person or persons acquiring an interest in any portion of the Real Estate shall be bound by the terms of this Commitment even if it is unrecorded.
4. That the City of Goshen Board of Zoning Appeals and/or the City of Goshen Zoning Administrator are authorized to enforce the terms of this Commitment.

Lorrie Willits
The Carriage Barn
1009 Chicago Ave
Goshen, IN 46528
CarriageBarnEvents@gmail.com
10.30.25

To the Goshen City Board and Staff,

I want to thank you for your time and consideration in reviewing my application and supporting documents. I understand and respect the City's concerns regarding parking availability in connection with my proposed venue operations at the Old Bag Factory property.

Having been a part of the Old Bag Factory community for the past ten years, I've had the opportunity to observe parking usage patterns closely. From my experience, the only time parking has presented a challenge is during early Thursday afternoons when The Depot hosts their senior sales. Outside of that window, parking availability has consistently been sufficient for both my operations and surrounding businesses. When Bread and Chocolate hosts an event I have never seen their patrons use any parking availability to, or even close to, its limit.

In support of continued collaboration and responsible use of shared spaces, I want to note that I have an existing agreement dating back to 1986 that allows for shared parking with the Old Bag Factory. I also hold a shared parking agreement with The Depot. Additionally, I am in the process of securing an agreement with the church that shares these same parking lots. The church's parking lot is only in use on Wednesday evenings and Sunday mornings—times when my venue is not in operation—ensuring there will be no overlap in usage. They also have a lower parking lot on the east side of their building which is not used for anything other than church activities.

I appreciate your attention to this matter and your thoughtful review of my application. I remain committed to being a considerate and cooperative member of the Goshen business community and to maintaining positive relationships with neighboring organizations and the City.

Sincerely,
Lorrie Willits
The Carriage Barn

PARKING USE AGREEMENT

This Parking Use Agreement ("Agreement") is made and entered into on this 8th day of October, **2025**, by and between:

The Depot ("Owner")

1013 Division St. Goshen IN 46528

and

The Carriage Barn ("User")

1009 N Chicago Ave Goshen IN 46528

1. Purpose of Use

The Owner grants the User permission to use the Owner's parking lot for vehicle parking related to the User's events, staff, and activities.

2. Dates and Times of Use

Use of the parking lot will occur as needed for events and related purposes, at times mutually acceptable to both parties.

3. Maintenance and Condition

The User agrees to ensure the parking lot is kept clean and orderly after each use. The User will be responsible for any damage caused by its guests, staff, or vendors.

4. Liability and Insurance

The User agrees to hold the Owner harmless from any claims, damages, or liabilities arising from use of the parking lot by the User, its guests, or employees. The User will maintain adequate liability insurance and provide proof of coverage upon request.

5. No Tenancy Created

This Agreement does not create a lease, tenancy, or property interest. It grants a temporary license for parking purposes only.

6. Term and Termination

This Agreement remains in effect from the date signed below until terminated by either party upon written notice.

7. Entire Agreement

This document represents the full understanding between the parties and may only be modified in writing, signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

OWNER or MANAGER:

The Depot

By: 

Name: Rex Hochstedler

Title: Executive Director

Date: 10/9/2025

USER:

The Carriage Barn

By: Lorrie Willits

Name: Lorrie Willits

Title: Owner

Date: 10-9-25

PARKING USE AGREEMENT

This Parking Use Agreement ("Agreement") is made and entered into on this th day of , **2025**, by and between:

Living Hope Christian Fellowship ("Owner")

501 N Indiana Ave. Goshen IN 46528
and

The Carriage Barn ("User")

1009 N Chicago Ave Goshen IN 46528

1. Purpose of Use

The Owner grants the User permission to use the Owner's parking lot for vehicle parking related to the User's events, staff, and activities.

2. Dates and Times of Use

Use of the parking lot will occur as needed for events and related purposes, at times mutually acceptable to both parties.

3. Maintenance and Condition

The User agrees to ensure the parking lot is kept clean and orderly after each use. The User will be responsible for any damage caused by its guests, staff, or vendors.

4. Liability and Insurance

The User agrees to hold the Owner harmless from any claims, damages, or liabilities arising from use of the parking lot by the User, its guests, or employees. The User will maintain adequate liability insurance and provide proof of coverage upon request.

5. No Tenancy Created

This Agreement does not create a lease, tenancy, or property interest. It grants a temporary license for parking purposes only.

6. Term and Termination

This Agreement remains in effect from the date signed below until terminated by either party upon written notice.

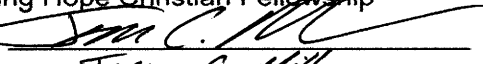
7. Entire Agreement

This document represents the full understanding between the parties and may only be modified in writing, signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

OWNER or MANAGER:

Living Hope Christian Fellowship

By: 

Name: Jason C. Miller

Title: Pastor

Date: 11/4/2025

USER:

The Carriage Barn

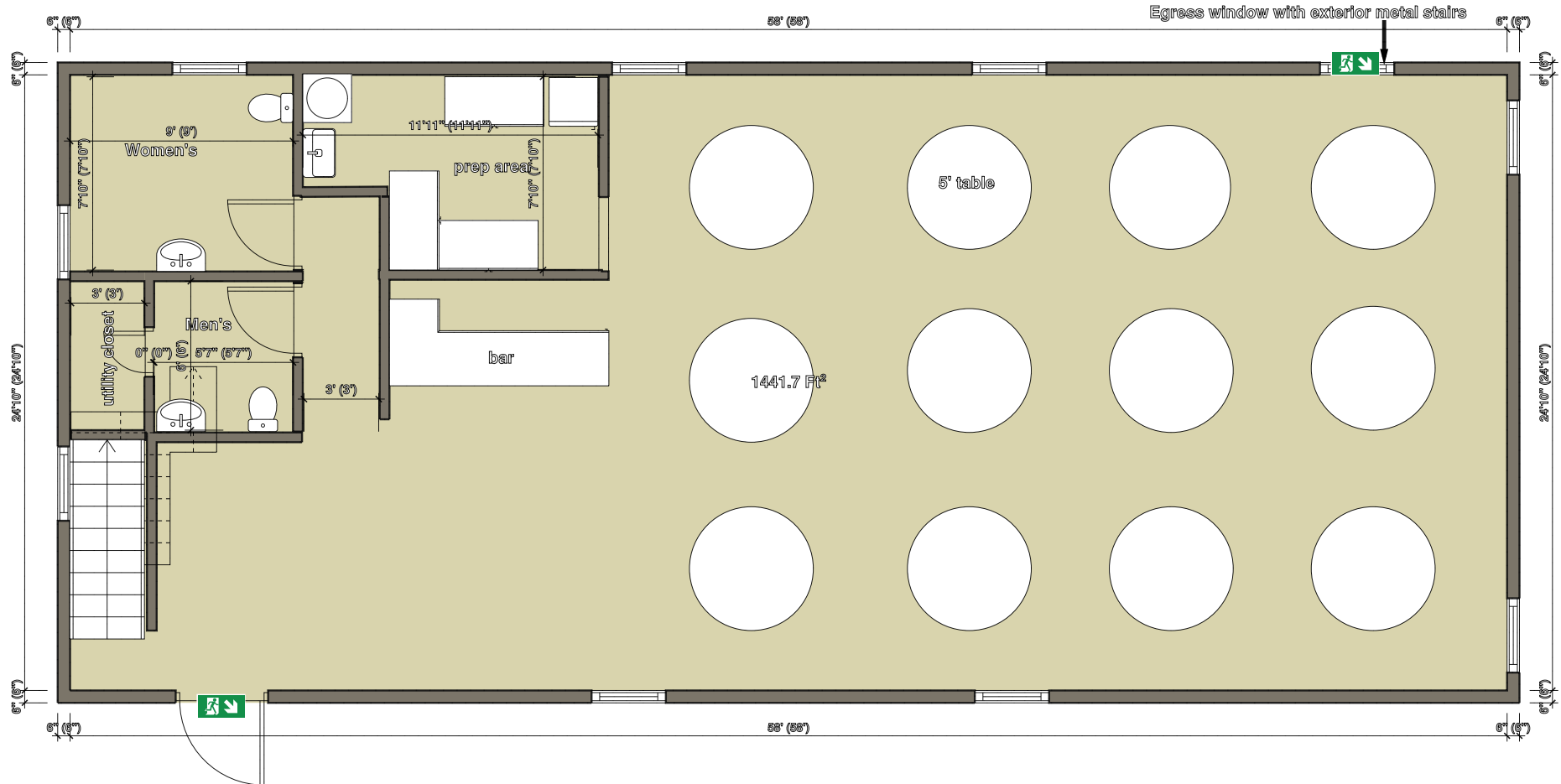
By: Lorrie Willits

Name: Lorrie Willits

Title: Owner

Date: 11-4-25

Upper Level Proposed



LOCATION: 4106 Dierdorff Road
CASE NUMBER: 25-30DV

DATE: November 25, 2025
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: City of Goshen, Indiana (owner)

REQUEST: The applicant requests a developmental variance to allow use of a well for a tree nursery where connection to City water is required

LOT SIZE: ±27 acres; ±1,056' of frontage; depth varies

APPLICABLE ZONING: Agricultural A-1

NOTICES SENT: 8

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Agricultural, residential, institutional

NEIGHBORHOOD: None

THOROUGHFARES: Dierdorff Road

TOPOGRAPHY: Level; primarily farmland

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 4140.10*, Miscellaneous Regulations of the A-1 District
 - A. All lots and uses in this district must be served by city sewer and water. Sewer and water main extensions shall be built to city specifications and shall be the responsibility of the developer and not the city.

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

ANALYSIS

The subject property is an approximately 27-acre parcel on the southside of the City. Until recently, the property was vacant, cultivated farmland. In 2023, the City purchased the property for development as a wellfield. Much of the remaining property is being used for the City tree nursery. In April of this year, a shed and fence were installed for the nursery.

Now, the City is seeking approval to allow a well on the property that will be used to irrigate the tree nursery. No sewer is planned for the site, and the well will not serve any buildings or structures. The well has a diameter of 4" and a flow rate of 25-gallons per minute.

Staff supports the request based on the following:

- Water service is not currently available to the property, so the nursery could not operate at this site if the request is denied.
- The requirement to connect to City utilities is largely based on human health and safety, as the City water system is subject to regular testing and maintenance. For this property, well irrigation is needed for agricultural purposes, and will not be used as drinking water.

- The subject property is surrounded largely by hundreds of acres of farmland, which is also likely irrigated by well water.
- The well does not have a physical appearance that will be detrimental to neighboring properties.

Additionally, the well for the nursery is supported by City Utilities. The Director of Public Works has submitted a letter of support, stating, “The proposed 4-inch well will provide the necessary irrigation supply to establish and maintain nursery stock, supporting the City’s tree-planting and urban forestry initiatives and will not impact City Water Utility’s future development plan for the property. The Water Utility has reviewed the request and has no objections to the installation, provided that all applicable state and local well construction standards are met.”

FINDINGS OF FACT

Staff recommends **approval** of a developmental variance to allow use of a well for a tree nursery where connection to City water is required, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** The well at the subject facility will be used for irrigating trees, not for drinking water. The benefits to public health and safety associated with the monitoring, maintenance, and treatment of City water is thus irrelevant. *The standard is confirmed.*
2. **The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner.** The subject property is surrounded largely by hundreds of acres of farmland, which is also likely irrigated by well water. The well does not have a physical appearance that will be detrimental to neighboring properties. *The standard is confirmed.*
3. **Strict application to the terms of the Zoning Ordinance will result in practical difficulties in the use of the subject property.** City water is not available at this facility, which is only used for maintaining trees in the City nursery. The nursery cannot operate if the request is denied. *The standard is confirmed.*

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance has been issued, and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.
4. All State and local construction standards for wells shall be met.



Looking east at well pump



Looking east at tree nursery



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 sumption 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.

4106 Dierdorff Rd

2023 Aerial
Printed November 5 2025

Feet
0 150 300 600
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

1 inch = 600 feet



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



Department of Environmental Resilience

410 West Plymouth Avenue • Goshen, IN 46526

Phone (574) 534-0076 • www.goshenindiana.org

Aaron Sawatsky-Kingsley, Department Head



Date: 11/5/2025

Board of Zoning Appeals
Goshen Planning Department
204 E Jefferson St
Goshen, Indiana 46528
Subject: Request Zoning Authorization for a well at 4106 Dierdorff Dr. – Municipal Tree Nursery

Board of Zoning Appeals,

The Environmental Resilience Department for the City of Goshen requests permission to install a well at 4106 Dierdorff Dr. The Department operates a tree nursery at this site. The property is owned by the City's Water Utility. Public utilities —water, sewer, gas, or electric — do not service this property. It is part of a larger property owned by the Utility. This well is intended for agricultural use only. The *nursery area* will not be built with structures intended for occupancy, and no septic system will be installed on this site.

Although Environmental Resilience has been a partner in developing the property's prairie, Goshen Water holds primary responsibility for managing the property and protecting the aquifer beneath it. All decisions regarding operations are cleared through the Utility.

The attached map shows the City's tree nursery and well location. Environmental Resilience had applied for and obtained a zoning clearance for the shed in April of this year. The shed was subsequently installed in June.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Theresa Sailor".

Theresa Sailor

Theresa Sailor
Education Grant Writer
Environmental Resilience
City of Goshen
410 W Plymouth Ave
574-534-0076

Gina Leichty
Mayor of Goshen



Dustin K. Sailor, P.E., Director of Public Works & Utilities
ENGINEERING DEPARTMENT, CITY OF GOSHEN

204 East Jefferson Street, Suite 1 • Goshen, IN 46528-3405

Phone (574) 534-2201 • Fax (574) 533-8628 • TDD 574-534-3185
engineering@goshencity.com • www.goshenindiana.org

November 4, 2025

Goshen Planning Department
204 E. Jefferson Street
Goshen, IN 46528

Attention: Rossa Deegan

**RE: GOSHEN FORESTRY WELL AT CITY'S PROPOSED SOUTH WELLFIELD
AT 4106 DIERDORFF ROAD (JN: 2023-0040)**

Dear Goshen Planning Department,

The Goshen Water Utility supports the installation of a 4-inch/25-gpm well at the site of the new City Tree Nursery located on a larger parcel of land scheduled to be developed into the City's South Wellfield. At this time, a public water source is not available at the property, and extending municipal water service within the next two years would not be practical or cost-effective for the intended use.

The proposed 4-inch well will provide the necessary irrigation supply to establish and maintain nursery stock, supporting the City's tree-planting and urban forestry initiatives and will not impact the City Water Utility's future development plan for the property. The Water Utility has reviewed the request and has no objections to the installation, provided that all applicable state and local well construction standards are met.

Please contact our office if additional information or coordination is needed during the review process.

Sincerely,

CITY OF GOSHEN

A handwritten signature in black ink that reads "Dustin K. Sailor".

Dustin K. Sailor, P.E.
Director of Public Works & Utilities

cc: File
Marvin Shepherd, Goshen Water Utility Superintendent
Jamey B-Singer, Goshen Utility Engineer

LOCATION: 802 N Indiana Avenue
CASE NUMBER: 25-13UV & 25-31DV

DATE: November 25, 2025
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: City of Goshen, Indiana

REQUEST: The applicant requests a use variance to allow a solar array on cemetery property with a 35' front setback along Indiana Avenue where a cemeteries are conditional use requiring a minimum 50' setback from all property lines to buildings and structures and where solar arrays are not a permitted primary use in the R-1 District, and a developmental variance to allow a fence 6' in height in the front yard setback along Indiana Avenue

LOT SIZE: ±5.25 acres; ±898' of frontage; depth varies

APPLICABLE ZONING: Residential R-1

NOTICES SENT: 15

SPECIAL INFORMATION

PUBLIC UTILITIES: City utilities available

AREA DEVELOPMENT: Residential, institutional

NEIGHBORHOOD: North Goshen

THOROUGHFARES: Indiana Avenue, Wilden Avenue

TOPOGRAPHY: Level

VARIANCE OF USE STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 5200*, Cemeteries
Cemeteries shall be permitted in the A-1 Agricultural and the R-1, R-1S, R-2, and R-3 Residential Districts provided that they meet the following requirements:
 - C. Buildings or structures, excluding fences, located in the cemeteries shall be set back a minimum of 50 feet from all property lines.
- ◇ Goshen Zoning Ordinance, *Section 5135*, Solar Energy System Regulations
 - A. Solar energy systems are permitted in all zoning districts, as follows:
 - a. In residential districts/uses and in agricultural and commercial districts, solar collection devices are permitted attached to a primary building or as an accessory use to a primary building.
- ◇ Goshen Zoning Ordinance, *Section 5130*, Fence Regulations
 - B. Fences Permitted in Residential and Business Districts.
 - 1. Fence and walls not exceeding four feet in height shall be permitted in the front yard.

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

ANALYSIS

The subject property is an approximately 5.25-acre tract on the west side of Oakridge Cemetery, east of Indiana Avenue and south of Wilden Avenue. The property is bounded to the south by the Norfolk Southern Railroad and

the City wastewater treatment facility is located west across Indiana Avenue. Residential properties, including a mobile home park, are located to the north. Zoning is Residential R-1.

Although the site is part of Oakridge Cemetery, there are no plans to use the area for future cemetery plots. In 2022, an approximately 1.5-acre section of the site was converted to a public recycling drop off site, which was then discontinued in early 2025. Now, City Utilities, with the support of City Cemeteries, is proposing to use the property for a large solar array that will serve the wastewater treatment plant. Use and developmental variances are needed because:

- Cemeteries are a conditional use in all zoning districts and require a 50' setback from adjacent property lines for buildings and structures. The proposed solar array will have a setback of approximately 35' from the property line along Indiana Avenue, so a use variance is required.
- The property is zoned R-1, and while solar arrays are permitted in the R-1 District, they must be attached to the primary building or an accessory use to the primary use, which is typically a home. The proposed array is not an accessory to the subject property, so a use variance is required.
- The solar array will be surrounded by a fence 6' in height, and that fence will be in the front yard along Indiana Avenue. Because fences cannot exceed 4' in height in the front yard in residential zoning districts, a developmental variance is required.

Staff recommends approval with the condition that evergreen trees be planted along the north side of the array. With that condition in place, approval is warranted based on the following:

- All developmental requirements will be met except for the setback to the solar array and the fence in the front yard setback. However, the yard where those encroachments take place is along Indiana Avenue, where the only adjacent use is the wastewater treatment facility; the subject solar array is intended to serve that facility
- If approved with the condition that the array is buffered on the north side by evergreen trees, the adjacent homes to the north will not be adversely impacted. In addition to the tree buffer, the array will be separated by a minimum distance of 100' that includes the Wilden Avenue right of way, a multiuse trail, and a row of existing deciduous trees.
- There is no planned use of the subject location as part of the cemetery
- The solar array is intended to serve the wastewater treatment plant, but the subject property was included in the primary subdivision for the cemetery, so this variance is required. If the underlying property was instead part of the wastewater property, it would be a subordinate use that doesn't require a use variance.
- The wastewater treatment plant eclipses all other public facilities in use of energy and emission of green house gases. The City's Climate Action Plan notes that in 2019, wastewater accounted for 44% of City emissions. Installation of the solar array will reduce energy use and emissions, including a possible reduction of 40% in energy expenditures for the site during summer months.
- The use of renewable energy, improvements to utility infrastructure, and employment of energy conservation strategies that save the City money and support Goshen's Comprehensive Plan.

Note the following:

- Variances previously approved for increased signage at the now defunct recycling center should be voided with this approval.
- The suggested evergreen trees along the northside of the array should be spaced no more than 15' apart and placed in a staggered double row to provide a dense buffer. Trees in this location will not impact the solar capacity of the array.
- Staff encourages the installation of additional evergreen trees in areas along the Wilden Avenue side of the wastewater treatment plant and existing solar array for the purpose of improving the corridor's appearance. Staff understands that portions of that area include buried and overhead utilities that cannot be comprised with plantings.

FINDINGS OF FACT

Staff recommends **approval** of a use variance to allow a solar array on cemetery property with a 35' front setback along Indiana Avenue where a cemeteries are conditional use requiring a minimum 50' setback from all property

lines to buildings and structures and where solar arrays are not a permitted primary use in the R-1 District, and a developmental variance to allow a fence 6' in height in the front yard setback along Indiana Avenue, based on the following:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.** The subject solar array will be surrounded by a fence 6' in height and installed to meet State and local codes. It will meet all other developmental requirements with the exception of the setback encroachments, and those encroachments will not impede access to the adjacent streets. *The standard is confirmed.*
- 2. The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner.** If approved with the condition that the array is buffered on the north side by evergreen trees, the adjacent homes to the north will not be adversely impacted. In addition to the buffer, the array will be separated by a minimum distance of 100' that includes the Wilden Avenue right of way. *The standard is confirmed.*
- 3. The need for the variance arises from a condition peculiar to the subject property.** The subject 5.25 acres is part of a larger public cemetery property that has received primary plat approval. However, it is not likely to be used by the cemetery and is adjacent the public wastewater treatment plant, where it is better suited to serve. If it were part of the wastewater treatment plant, it would not need to meet the conditional use requirements for the cemetery and would not be considered a primary structure. *The standard is confirmed.*
- 4. Strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the subject property.** The portion of the subject cemetery was for many years vacant land until recently, when a recycling facility operated for two years before closing down due to non-viability. Given the demonstrated hardship of establishing a use, use of the property for a solar array serving a wastewater treatment plant it is located directly next to is reasonable. *The standard is confirmed.*
- 5. The approval does not interfere substantially with the Comprehensive Plan.** Approval of the variance supports Goshen's Comprehensive Plan, which includes the following goals: "Evaluate and encourage the use of renewable energy" (Natural Environment 8.2); "Use energy conservation strategies in all City Buildings" (Community Services & Facilities 1.3); and "Maintain and upgrade existing utility infrastructure 9.1). *The standard is confirmed.*

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance has been issued, and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.
4. Approval by the Engineering and Fire Departments is required.
5. Two staggered rows of diverse large species evergreen trees spaced no more than 15' apart shall be installed along the north side of the solar array. It shall be acceptable for the trees to be smaller in size at planting than the minimum size required by the Zoning Ordinance.
6. Variances 23-07DV & 23-12DV, allowing signage for the recycling center, shall be null and void.



Looking north from railroad tracks across defunct recycling center



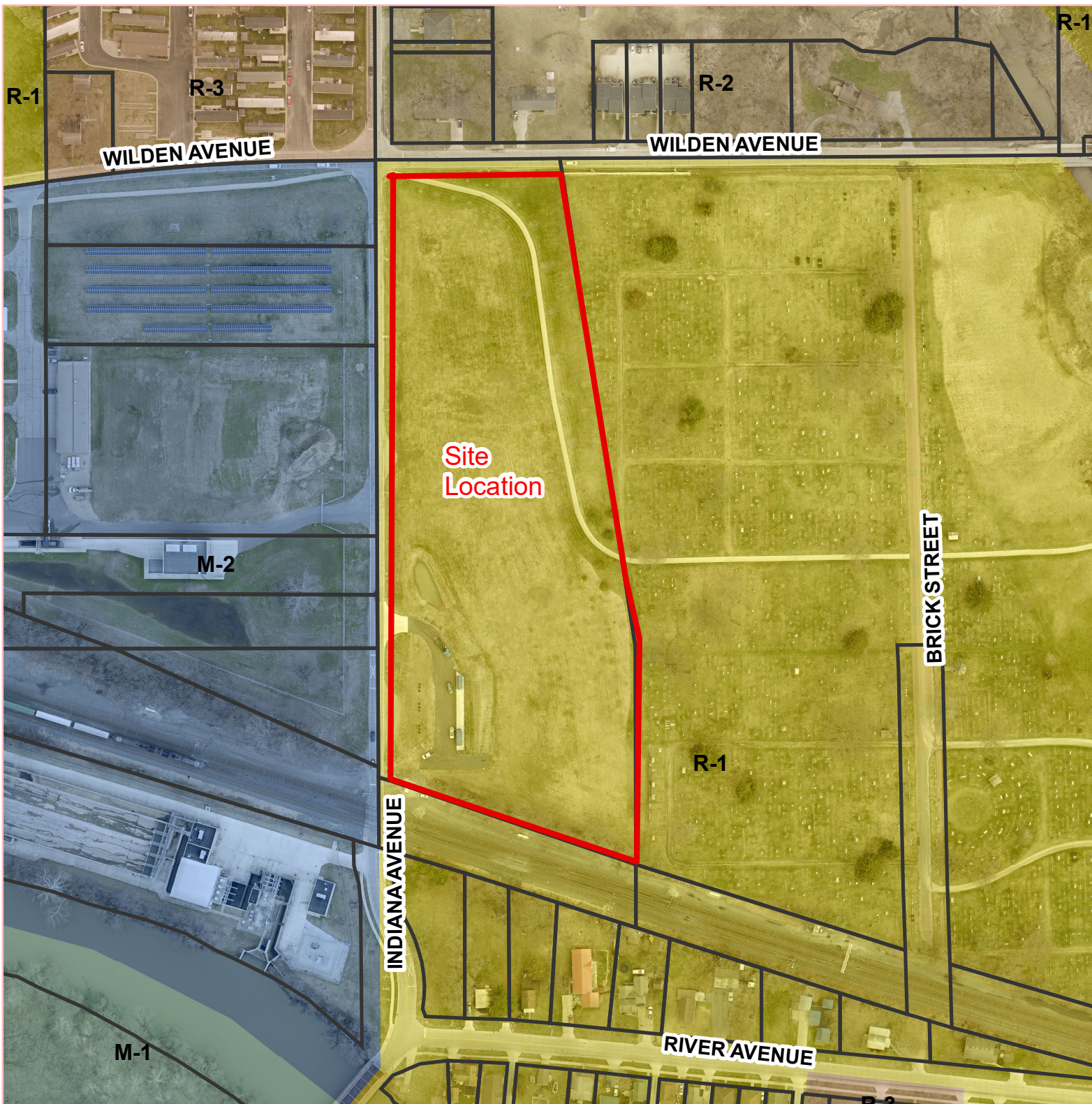
Looking north from southeast corner of site



Looking south from northwest corner of site



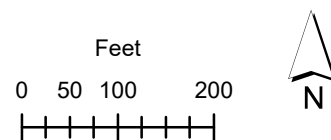
Looking east across Indiana Avenue at north side of site



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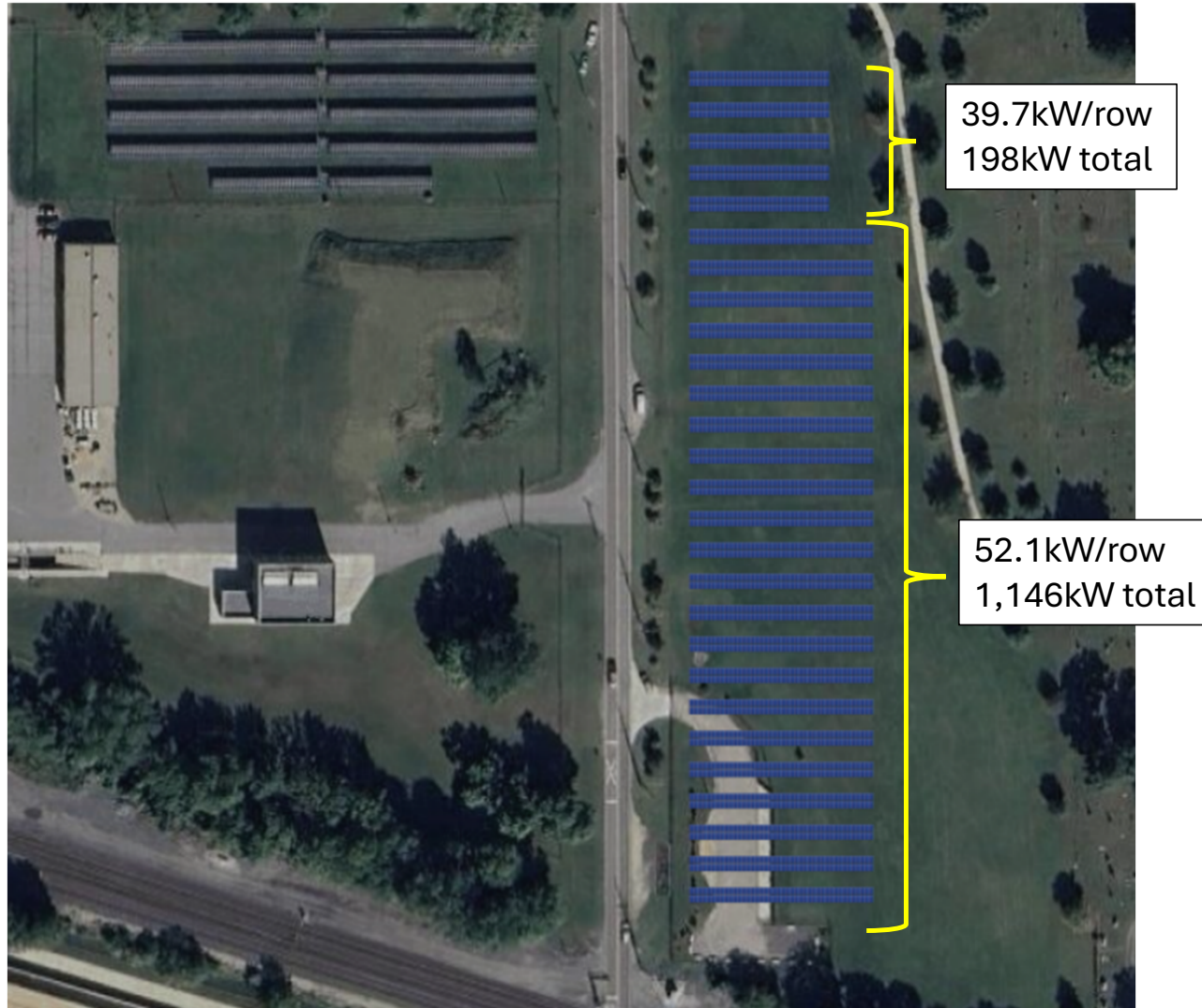
802 N Indiana

2023 Aerial
Printed November 5 2025



The City of Goshen
Department of
Planning & Zoning

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

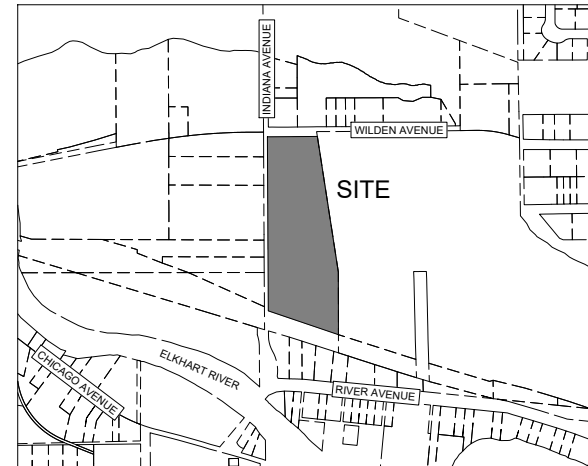




BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 36
NORTH, RANGE 6 EAST AND THE NORTHWEST QUARTER OF SECTION
9, TOWNSHIP 36 NORTH, RANGE 6 EAST, CITY OF GOSHEN, ELKHART
TOWNSHIP, ELKHART COUNTY, INDIANA

<i>Line #/Curve #</i>	<i>Length</i>	<i>Bearing/Delta</i>	<i>Radius</i>
<i>L1</i>	<i>711.68</i>	<i>S08° 48' 35"E</i>	
<i>L2</i>	<i>259.01</i>	<i>N89° 34' 37"E</i>	
<i>L3</i>	<i>162.71</i>	<i>S65° 11' 52"E</i>	
<i>L4</i>	<i>50.00</i>	<i>N89° 44' 10"E</i>	
<i>L5</i>	<i>24.93</i>	<i>N00° 15' 50"W</i>	
<i>L6</i>	<i>678.75</i>	<i>N00° 15' 50"W</i>	
<i>L7</i>	<i>621.60</i>	<i>S08° 48' 35"E</i>	
<i>L8</i>	<i>199.11</i>	<i>N00° 25' 21"W</i>	
<i>L9</i>	<i>20.00</i>	<i>N89° 39' 25"E</i>	
<i>L10</i>	<i>293.56</i>	<i>S00° 05' 49"E</i>	
<i>L11</i>	<i>324.87</i>	<i>S00° 05' 49"E</i>	
<i>L12</i>	<i>304.98</i>	<i>N71° 15' 19"W</i>	
<i>L13</i>	<i>79.25</i>	<i>N71° 15' 19"W</i>	



PROJECT SITE VICINITY MAP

Boundary Description

A part of the Southwest Quarter of Section 4, Township 36 North, Range 6 East and the Northwest Quarter of Section 9, Township 36 North, Range 6 East located in Elkhart Township, Elkhart County, Indiana, and more particularly described as:

Beginning at the Southwest corner of Section 4, Township 36 North, Range 6 East at a Harrison monument in the center of Indiana Avenue; thence North 89 degrees 39 minutes 25" East along an assumed bearing and the South line of said section 20.00 feet to the East right-of-way line of Indiana Avenue and the point of beginning; thence North 00 degrees 15 minutes 50 second West 678.75 feet to a point 24.93 feet South of the South right-of-way line of Wilden Avenue; thence North 89 degrees 44 minutes 10 seconds East 50 feet parallel to said right-of-way; thence South 65 degrees 11 minutes 52 seconds East 162.71 feet; thence South 08 degrees 48 minutes 35 seconds East 621.60 feet to the South line of Section 4, Township 36 North, Range 6 East; thence continuing South 00 degrees 05 minutes 49 seconds East within the Northwest Quarter of Section 9, Township 36 North, Range 6 East 293.56 feet to the North right-of-way line of Norfolk Southern Railroad; thence North 71 degrees 15 minutes 19 seconds West 304.98 feet along said railroad right-of-way to the East right-of-way line of Indiana Avenue; thence North 00 degrees 25 minutes 21 degrees 199.11 feet along the East right-of-way line of Indiana Avenue to the point of beginning.

Containing 5.25 acres, more or less, and subject to all easements, rights-of-way, and restrictions of record.

Boundary description was prepared by Dustin Sailor with the Goshen Engineering Department for a Goshen Board of Zoning Appeals application for the placement of solar panels on City of Goshen owned property.

[illegible]

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

PROPOSED SOLAR FIELD INDIANA AVE.	BOUNDARY DESCRIPTION FOR SOLAR FIELD LIMITS
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Project Number: 2026-0015	
Designed By: J. Hoffman	Approved By: D. Sailor, P.E.
Drafted By: J. Hoffman	Date: 11.05.2025
Scale: 1" = 150'	