

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that public hearings will be held before the Goshen Board of Zoning Appeals for the City of Goshen, Indiana, on the 25th day of November 2025, in the Council Chambers, Police and Courts Building, 111 East Jefferson Street, Goshen, Indiana. The public hearings will begin at 4:00 pm and will proceed in the order listed.

DEVELOPMENTAL & USE VARIANCES

- Petitioner: Willits Holdings, LLC
Petition: Use variance 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
Location: 1009 Chicago Avenue and zoned Industrial M-1 District
- Petitioner: The City of Goshen, Indiana
Petition: Developmental variance to allow use of a well for a tree nursery where connection to City water is required
Location: 4106 Dierdorff Road and zoned Agricultural A-1 District
- Petitioner: The City of Goshen, Indiana
Petition: 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
Location: 802 N Indiana Avenue and zoned Residential R-1 District