

Agenda
GOSHEN PLAN COMMISSION
Tuesday December 16, 2025, 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

- I.** Roll Call
- II.** Approval of Minutes from 10/21/25
- III.** Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV.** Postponements/Withdrawals
- V. Primary Subdivision (public hearing)**
25-03SUB – City of Goshen, Indiana Department of Redevelopment, Abonmarche Consultants and TROTM, LLC, request primary subdivision approval for an 18-lot major residential subdivision, The Row on the Millrace, a replat of Mill Race Townhomes Primary Subdivision. The request includes adding ±0.04 acres of right of way to the platted area, and a 48’ minimum right of way width on a portion of South 2nd Street. The subject property is generally located south of Monroe Street, north of Purl Street, west of River Race Drive, and east of South 2nd Street, and is zoned Commercial B-2PUD (Planned Unit Development), part of the Millrace Townhomes PUD.
- VI. PUD Minor Change and PUD Updated Site Plan (not public hearings)**
25-01MI – City of Goshen, Indiana Department of Redevelopment, Abonmarche Consultants and TROTM, LLC, request a PUD minor change and approval for a PUD updated site plan for Millrace Townhomes PUD that includes up to nine required street trees to be planted off site, two non-illuminated wall signs, each 12 square feet in area, three-story building height for all buildings, and to allow Staff to review PUD final site plans on behalf of the Plan Commission. The Millrace Townhomes PUD is generally located south of Madison Street, north of Purl Street, west of River Race Drive, and east of the Millrace Canal, and is zoned Commercial B-2PUD (Planned Unit Development).
- VII.** Audience Items
- VIII.** Staff/Board Items
 - *UDO Update*
 - *Staff Review - Report*
- IX.** 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, October 21, 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, Rolando Ortiz, Aracelia Manriquez and James Wellington. Also present were City Planner Rhonda Yoder and Assistant City Attorney Don Shuler. Absent: Dustin Sailor

II. Approval of Minutes from 8/19/25 – Holtzinger/Wellington 7-0

III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record:
Holtzinger/Wellington 7-0

IV. Postponements/Withdrawals – None

V. Audience Items
None

VI. Staff/Board Items

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

Ms. Yoder reminded Commission members that they adopted two resolutions in June; one was related to public notice of meetings and the other was related to electronic participation at meetings. Those changes were based on Indiana code and policy changes, and changes to the rules of procedure are required. Today's packet has updates shown in red in the staff report, along with a full redline copy and a full clean copy. She noted the following changes, explaining the resolutions will be referenced and incorporated as appendices to the rules:

- **Article VI Meetings, #4** contains information on electronic meeting participation which is not currently in the rules. This rule requires a minimum one-week prior notification to Staff with the reason for remote participation.
- **Article VI Meetings, #6** is a revision to an existing public notice, noting what has changed.

Related to electronic meetings, advance notice is requested because members joining electronically will need a special link to the meeting and that link is provided by staff outside the Planning office, so time is required to provide that link ahead of a meeting. Staff will also need to track the reason for electronic participation because it is limited to two times in a calendar year unless certain criteria are met.

Not included in the rules, but part of the resolution, is that members may not participate electronically if the Plan Commission may take action to establish or increase a fee or establish or increase a penalty. During a meeting where a member is participating electronically, at least five members must be physically present. All votes must be taken by roll call vote and the member participating electronically must be seen and heard to participate in a final action.

Mr. Worsham questioned if a roll call vote is required even if only one person is joining remotely. Mr. Yoder confirmed that if a person is attending remotely, a roll call vote is required for every action. Mr. Nisley questioned if it is accurate that if they can't be seen or heard, they can't participate in discussion.

Ms. Yoder responded that they can't participate in final action, and Attorney Shuler said discussion is a part of the action, so it is correct that they must be seen and heard in order to participate.

Mr. Worsham asked what the Plan Commission is being asked to do today.

Ms. Yoder replied that the Commission is being asked to amend the Plan Commission rules to allow the electronic participation and to amend the public notice details.

Mr. Holtzinger commented that a quorum must be physically present.

Ms. Yoder confirmed Mr. Holtzinger's comment.

Mr. Worsham commented that the Plan Commission has voted on these changes.

Ms. Yoder responded that the Plan Commission adopted these two resolutions in June and the resolutions are in the packets. Staff have been working on the updates to change the rules of procedure.

Mr. Nisley asked if that's all we're voting on.

Ms. Yoder confirmed the vote is to amend the rules of procedure, based on the resolutions that were passed.

Action:

A motion was made and seconded, Wellington/Holtzinger, to approve the amendment to the Plan Commission Rules of Procedure. The motion passed unanimously by a vote of 7-0.

- *2026 Plan Commission & BZA Schedule – Approval*

Ms. Yoder stated the Plan Commission sets the schedule for both Plan Commission and Board of Zoning Appeals meetings and asked for a motion to approve the 2026 calendar.

Action:

A motion was made and seconded, Nisley/Holtzinger, to approve the 2026 Plan Commission and BZA Schedule. The motion passed unanimously by a vote of 7-0.

VII. Adjournment – 4:11 pm

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Richard Worsham, President

Tom Holtzinger, Secretary

To: Goshen City Plan Commission
From: Rhonda L. Yoder, Planning & Zoning Administrator
Subject: 25-03SUB, Major Residential Subdivision (Replat), Primary Approval (public hearing)
The Row on the Millrace
Date: December 16, 2025

ANALYSIS

City of Goshen, Indiana Department of Redevelopment, Abonmarche Consultants and TROTM, LLC, request primary subdivision approval for an 18-lot major residential subdivision, The Row on the Millrace, a replat of Mill Race Townhomes Primary Subdivision. The request includes adding ± 0.04 acres of right of way to the platted area, and a 48' minimum right of way width on a portion of South 2nd Street. The subject property is generally located south of Monroe Street, north of Purl Street, west of River Race Drive, and east of South 2nd Street, and is zoned Commercial B-2PUD (Planned Unit Development), part of the Millrace Townhomes PUD.

According to the Goshen Subdivision Ordinance (SO), a replat follows the applicable requirements of an original subdivision submittal, which in this case is a major subdivision, which per the SO involves two or more lots along with the establishment of a new street or easement of access, and 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 determines if the proposed development plan is suitable for the proposed site.

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, The Row on the Millrace, will create 18 residential lots, to be developed as single family attached units, in three phases, one townhome building per phase with six units in each townhome building/phase. The Row on the Millrace is a replat of Mill Race Townhomes Primary Subdivision, which received primary approval in 2015 to create 24 residential lots for single family attached units, with the primary subdivision recorded because the secondary subdivision was to be established based on as-built drawings at the time foundations were constructed. That project did not proceed, and a new subdivision layout is proposed as part of the current development, which requires a new major subdivision, primary and secondary. In this case, the secondary subdivision will be reviewed and recorded prior to the start of home construction.

The subject property is part of Millrace Townhomes PUD which was established in May 2014 by Ordinance 4784, allowing the single family attached use with no minimum lot width and no minimum lot area. The PUD was amended in April 2020 by Ordinance 5039 to add duplex use, but that project did not proceed. For the current single family attached units, the Goshen Redevelopment Commission has an agreement in place for the transfer of the property to TROTM, LLC.

Evaluation of the Primary Subdivision Plan

Based on the Redevelopment Agreement, the primary subdivision proposes adding ± 0.04 acres of right of way along South 2nd Street to the platted lot area and proposes a 48' minimum right of way width on a portion of South 2nd Street, with the existing sidewalk to be relocated along the curb line along South 2nd Street. The SO

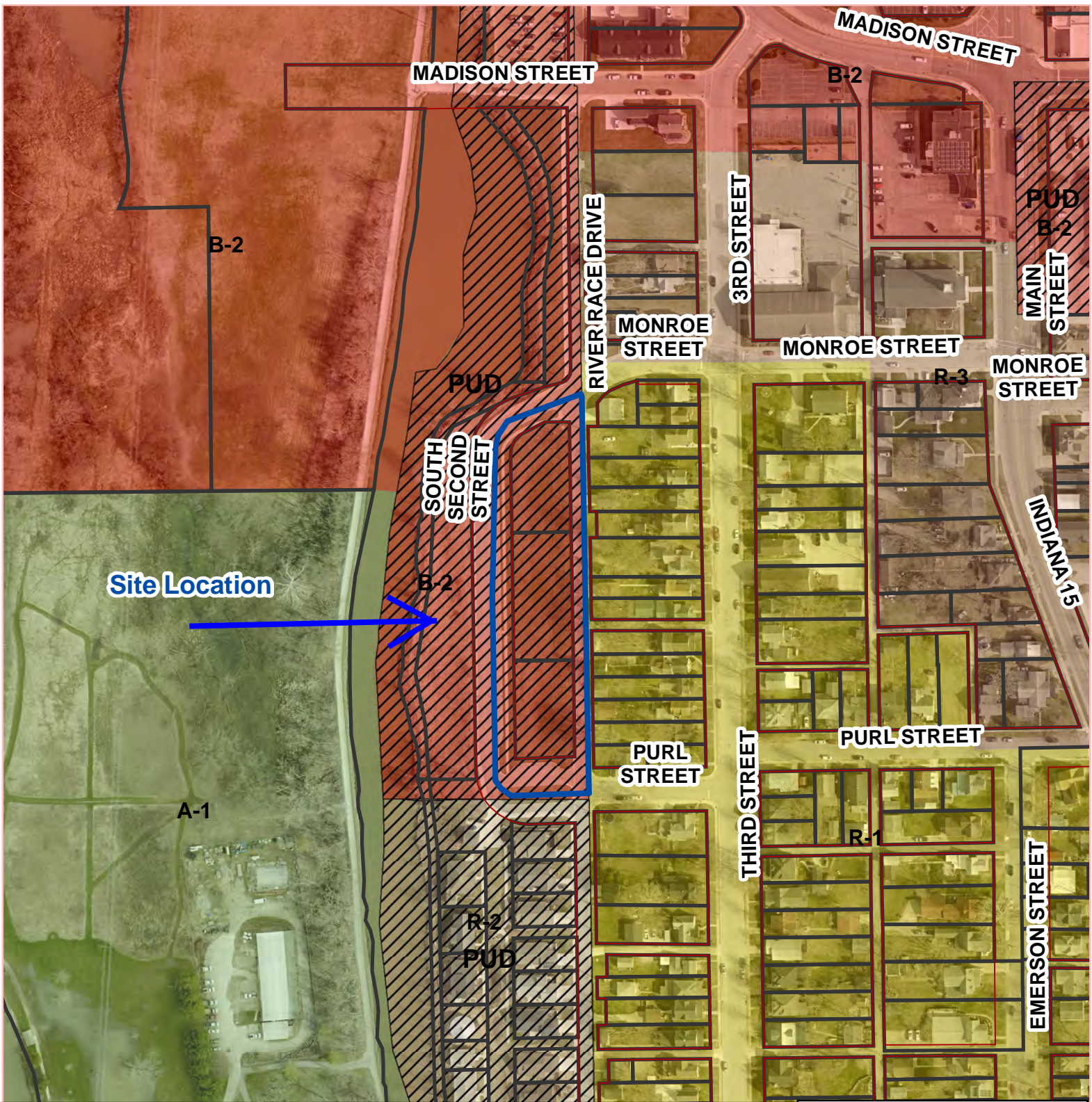
requires a local/residential street to have a minimum right of way width of 50 feet, and is an exclusive SO standard, subject to review by the Plan Commission. The majority of the South 2nd Street right of way will meet or exceed the 50' minimum, with only a short distance requiring the 48' width.

Apart from the right of way width, lots as proposed meet the Millrace Townhomes PUD and Zoning and Subdivision Ordinance requirements.

RECOMMENDATIONS

Staff recommends granting primary approval of the 18-lot major residential subdivision, The Row on the Millrace, a replat of Mill Race Townhomes Primary Subdivision, generally located south of Monroe Street, north of Purl Street, west of River Race Drive, and east of South 2nd Street, based upon the following:

1. The approval includes adding ± 0.04 acres of right of way to the platted lot area, and a 48' minimum right of way width on a portion of South 2nd Street, with the majority of the South 2nd Street right of way meeting or exceeding the 50' local street minimum.
2. As approved, the subdivision meets the requirements of the Millrace Townhomes PUD and Goshen Subdivision and Zoning Ordinances.
3. Based on the Redevelopment Agreement that allows connection to the City's storm sewer, a subdivision drainage plan is not required.



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.

The Row on the Millrace

2023 Aerial
Printed November 18, 2025

Feet
0 50 100 200
|-----|-----|-----|-----|

1 inch = 200 feet



The City of Goshen

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

LOT AREA TABLE			
LOT No.	AREA (SF)	AREA (AC)	COVERAGE
1	3,990	0.09	43%
2	2,081	0.05	71%
3	2,094	0.05	67%
4	2,096	0.05	67%
5	2,087	0.05	71%
6	3,238	0.07	52%
7	2,756	0.06	56%
8	2,094	0.05	71%
9	2,107	0.05	66%

LOT AREA TABLE			
LOT No.	AREA (SF)	AREA (AC)	COVERAGE
10	2,109	0.05	66%
11	2,099	0.05	70%
12	2,769	0.06	55%
13	3,253	0.07	52%
14	2,104	0.05	70%
15	2,116	0.05	66%
16	2,116	0.05	66%
17	2,105	0.05	70%
18	4,080	0.09	41%

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	4.16'	S00°48'36"E

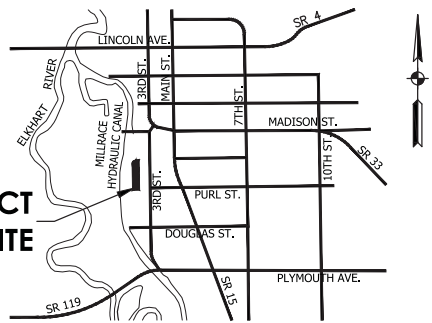
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	42.44'	38.00'	63°59'48"	N31°00'05"E	40.27'

THE ROW ON THE MILLRACE
PUD PRELIMINARY SITE PLAN / PRIMARY PLAT
(BEING A RESUBDIVISION OF MILL RACE TOWNHOMES PHASE 1, PHASE 2, AND PHASE 3 PRIMARY SUBDIVISION)
PART OF THE NORTHEAST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 36 NORTH, RANGE 6 EAST, CITY OF GOSHEN, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA
TAX ID#: 20-11-16-202-018.000-015; 20-11-16-202-019.000-015 AND 20-11-16-202-020.000-015

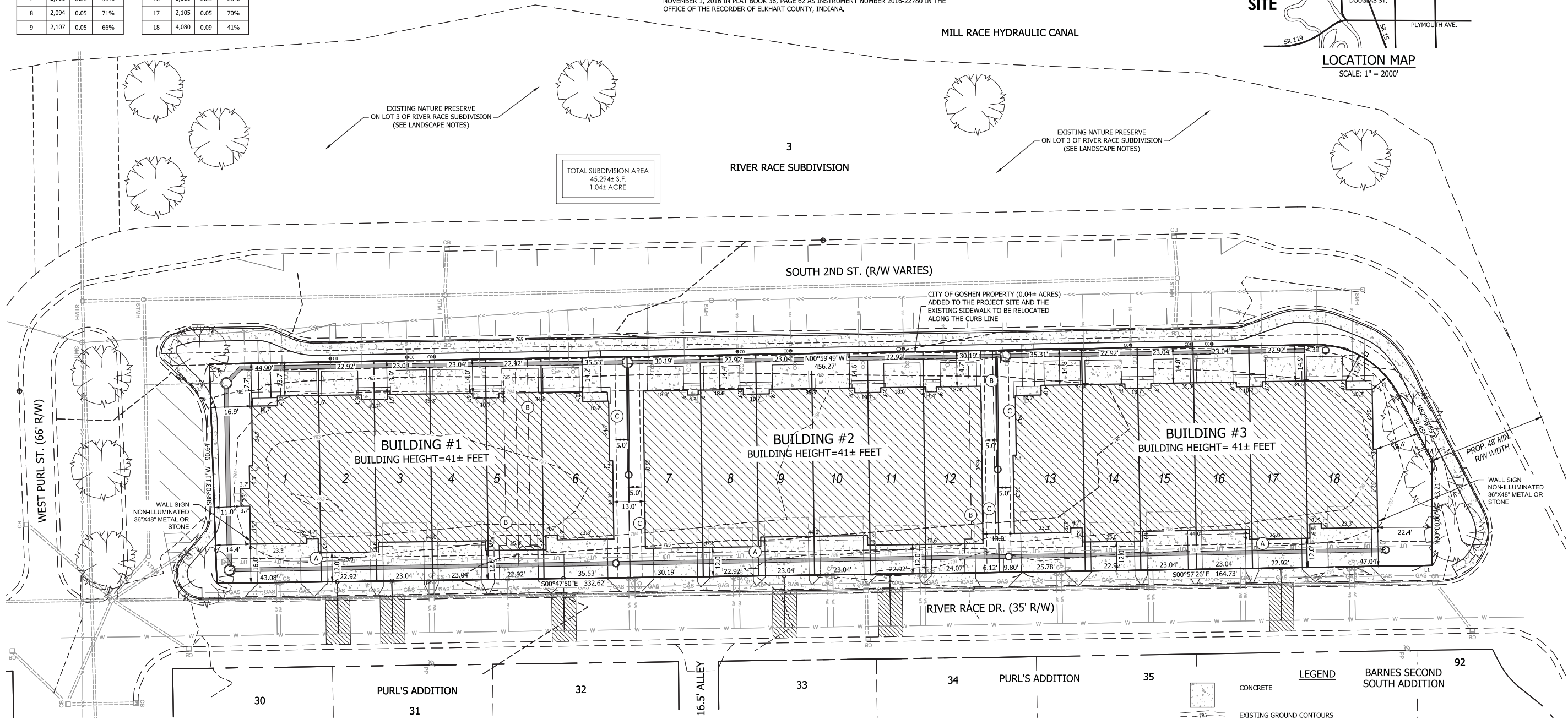
LEGAL DESCRIPTION

MILL RACE TOWNHOMES PRIMARY SUBDIVISION PHASE 1, PHASE 2 AND PHASE 3 AS RECORDED
NOVEMBER 1, 2016 IN PLAT BOOK 36, PAGE 62 AS INSTRUMENT NUMBER 2016-22780 IN THE
OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

PROJECT
SITE



LOCATION MAP
SCALE: 1" = 2000'



GENERAL NOTES

- PROJECT SITE ACREAGE
LOT 1 = 1.00± ACRES
ADD CITY PROPERTY = 0.04± ACRES
TOTAL = 1.04± ACRES
- EXISTING LAND USE: VACANT LAND
- CURRENT ZONING: "B-2" PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT
- PROPOSED LAND USE: ATTACHED SINGLE-FAMILY RESIDENTIAL
- THE PROPOSED SITE SHALL BE SERVICED BY THE CITY OF GOSHEN MUNICIPAL SANITARY SEWER AND WATER.
- THE BUILDINGS ARE PROPOSED TO BE UP TO THREE (3) STORIES.
- MINIMUM SETBACKS FOR FRONT, SIDE AND REAR: ZERO (0) FEET
- THE CITY OF GOSHEN'S MUNICIPAL STORM SEWER SYSTEM WILL ACCOMMODATE THE PROPOSED SITE AND BUILDING DRAINAGE.

- ALL PROPOSED DRIVEWAYS SHALL BE PAVED AND PRIVATELY OWNED.
- ALL LANDSCAPING, LIGHTING, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE PUD ORDINANCE(S) AND THE CITY OF GOSHEN ZONING ORDINANCE UNLESS THE PROPER VARIANCES ARE OBTAINED.
- THE SUBJECT PROPERTY IS WITHIN AN AREA DESIGNATED AS "ZONE X", NO SPECIAL FLOOD HAZARD AREA" AS DETERMINED FROM FEMA FIRM PANEL NO. 18039C0254D WITH AN EFFECTIVE DATE OF AUGUST 2, 2011.
- THE PROJECT IS ENTIRELY COMPOSED OF URBAN LAND-BAINTER COMPLEX (UdeA) WITH 0-1% SLOPES FROM REVIEW OF THE PUBLISHED SOIL SURVEY.
- THE SUBJECT PROPERTY HAS BEEN FIELD SURVEYED TO LOCATE EXISTING SITE FEATURES FOR REPRESENTATION ON THE SITE PLAN WITH EXISTING CONTOUR ELEVATIONS REFERENCED AND CHECKED FROM PRIOR SURVEYS PERFORMED BY ABONMARCHÉ CONSULTANTS.
- THERE WILL BE (2) SMALL OUTDOOR SEATING AREAS FOR THE RESIDENTS WITH MAINTENANCE BY THE HOMEOWNERS ASSOCIATION (HOA). THE LOCATION OF SEATING AREAS WILL BE DETERMINED WITH THE CONSTRUCTION PLANS.

PARKING CALCULATIONS

REQUIRED PARKING:	2 SPACES PER RESIDENTIAL UNIT X 18 UNITS	36 SPACES
PROPOSED PARKING:	2 SPACES IN EACH GARAGE = 2 SPACES X 18 GARAGES	36 SPACES

TABULATED SITE DATA

SITE = 1.04± ACRES		
PROPOSED LAND COVERAGE	AREA (ACRES)	PERCENTAGE
PROPOSED BUILDING COVERAGE	0.60±	57.7%
PROPOSED HARD SURFACE	0.18±	17.3%
OPEN SPACE / LANDSCAPE AREA	0.26±	25.0%
TOTAL	1.04±	100%

LANDSCAPE NOTES

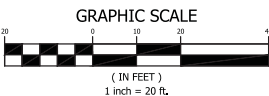
- ONSITE = 5 TREES
ADJACENT TO THE SOUTH = 3 TREES
ADJACENT TO THE NORTH = 6 TREES
TOTAL REQUIRED = 14 TREES
- PROPOSED TREE SPECIES = WILDFIRE BLACKGUM, GREEN MOUNTAIN SUGAR MAPLE, MARY SPEAR CRABAPPLE
- AS PART OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF GOSHEN AND TROT, LLC, STREET TREES ARE PROPOSED ON BOTH THE PROJECT SITE AND ON ADJACENT CITY OWNED PROPERTY, AND TROT, LLC THROUGH THE PROJECT'S HOA WILL PERFORM MAINTENANCE ON THE ADJACENT LOT 3 OF RIVER RACE SUBDIVISION.
 - THE HOA WILL MAINTAIN THE EXISTING NATURE PRESERVE ON THE ADJACENT LOT 3 BY CUTTING DOWN THE VEGETATION IN THE SPRING, REMOVING UNDESIRABLE SPECIES, TRIMMING THE LOWER BRANCHES OF TREES ALONG THE BANK TO PROVIDE BETTER VISIBILITY TO THE MILL RACE CANAL, AND REMOVING THE FOLLOWING TREE SPECIES:
SUMAC MULBERRY
COTTONWOOD ELMS
HACKBERRY PEAR TREES
 - THE HOA WILL BE RESPONSIBLE TO MAINTAIN THE LAWN AND LANDSCAPING AROUND THE NEW BUILDINGS ON THE PROJECT SITE.

- LEGEND
- CONCRETE
- EXISTING GROUND CONTOURS
- WATER CURB STOP
- CURB CATCH BASIN
- STORM MANHOLE
- PROPOSED DECIDUOUS TREE
- SANITARY CLEANOUT
- MANHOLE
- TELEPHONE PEDESTAL
- WATER MAIN
- GAS LINE
- BURIED TELEPHONE LINE
- SANITARY SEWER LINE
- STORM SEWER
- EXISTING 10' UTILITY EASEMENT PER INSTR. #2014-08737 TO REMAIN
- EXISTING 10' SIDEWALK & UTILITY EASEMENT TO BE EXTINGUISHED WITH THIS NEW PUD PRELIMINARY SITE PLAN AND PRIMARY PLAT
- PROPOSED 10' DRAINAGE EASEMENT (5' EACH SIDE OF PROPERTY LINE)

BARNES SECOND
SOUTH ADDITION

OWNER
CITY OF GOSHEN, INDIANA
DEPARTMENT OF REDEVELOPMENT
202 SOUTH FIFTH STREET
GOSHEN, IN 46528

DEVELOPER
TROT, LLC
61103 COUNTY ROAD 13
GOSHEN, IN 46526
(574) 612-2910



CITY OF GOSHEN, DEPARTMENT OF REDEVELOPMENT & TROT, LLC

THE ROW ON THE MILLRACE

VL SOUTH 2ND STREET, GOSHEN, IN 46526

PUD PRELIMINARY SITE PLAN / PRIMARY PLAT

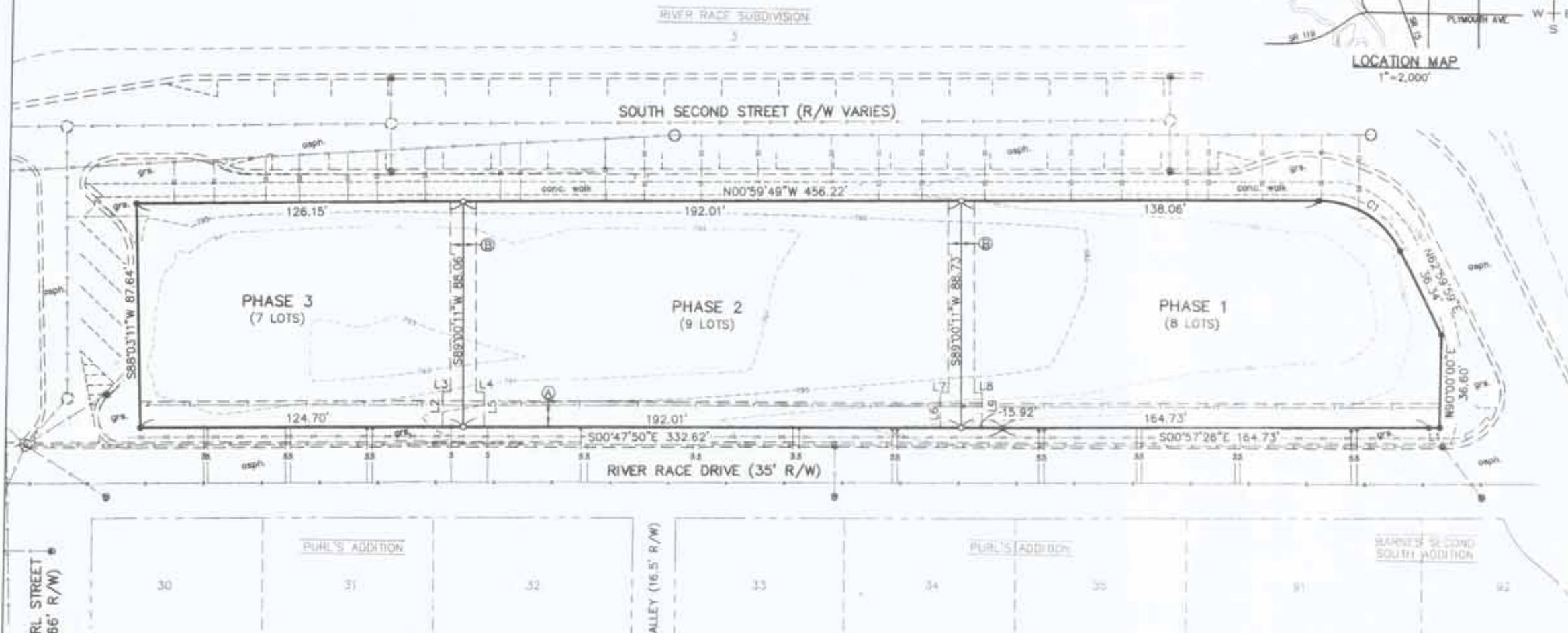


ISSUE DATE: 11.12.2025
PM: BEM QA / QC: BEM

ISSUANCE / REVISION DATE
ORIGINAL SHEET IS 24X36". USE DIMENSIONS
SHOWN. DO NOT SCALE DRAWINGS.
PROJ. NO: 24-1025/25-0815

MILL RACE TOWNHOMES PRIMARY SUBDIVISION

(INCLUDING A RESUBDIVISION OF LOT 1 OF RIVER RACE SUBDIVISION)
PART OF THE NORTHEAST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH,
RANGE 6 EAST, ELKHART TOWNSHIP, CITY OF GOSHEN, ELKHART COUNTY, INDIANA



LEGAL DESCRIPTION

LOT 1 OF RIVER RACE SUBDIVISION RECORDED AS INSTRUMENT NUMBER 2014-08737 IN THE
OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FEDERAL INSURANCE RATE
MAP (FIRM) PANEL NO. 18039C0254D WITH AN EFFECTIVE DATE OF AUGUST 2, 2011, THE SUBJECT
PROPERTY BY SCALING SAID MAP IS LOCATED WITHIN AN AREA DESIGNATED AS "ZONE X, AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

SETBACKS

PURSUANT TO THE PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT ORDINANCE NO. 4784,
THE MINIMUM SETBACKS ARE ZERO (0) FEET FOR ALL FRONT, REAR, AND SIDES.

LEGEND

- FOUND 5/8" REBAR, 24" LONG WITH ID CAP "ABONMARCHÉ FIRM #0050"
- SET 5/8" REBAR, 24" LONG WITH ID CAP "ABONMARCHÉ FIRM #0050" (TO BE SET)
- (A) 10' UTILITY EASEMENT PER INSTR. #2014-08737
- (B) 10' SIDEWALK AND UTILITY EASEMENT (5' EACH SIDE OF PROPERTY LINE)
- STORM SEWER STRUCTURE
- △ TELEPHONE PEDESTAL
- WATER SHUT-OFF VALVE
- conc. CONCRETE
- asph. ASPHALT
- grs. GRASS
- SANITARY LATERAL
- WATER SERVICE
- TELEPHONE LINE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN

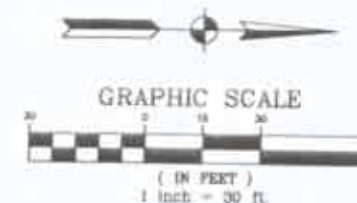
CURVE DATA			
CURVE	ARC LGTH.	RADIUS	CHORD LGTH.
C1	39.09'	35.00'	37.09'

LINE DATA		
LINE	LENGTH	BEARING
L1	4.15'	S00°48'36"E
L2	14.00'	S89°00'11"W
L3	3.00'	N00°59'49"W
L4	3.00'	N00°59'49"W
L5	14.00'	N89°00'11"E
L6	14.00'	S89°00'11"W
L7	3.00'	N00°59'49"W
L8	3.00'	N00°59'49"W
L9	14.00'	N89°00'11"E

LOT AREAS	
PARCEL#	ACRES
1	0.36±
2	0.39±
3	0.25±

OWNER / DEVELOPER
MATTHEWS MILLRACE, LLC
401 EAST COLFAX AVENUE, SUITE 206
SOUTH BEND, IN 46617

SURVEYED BY
ABONMARCHÉ CONSULTANTS, INC.
750 LINCOLN WAY EAST
SOUTH BEND, IN 46601



1	REMOVED QTY OF GOSHEN AS OWNER	BEW	10-16-16
NO	REVISION DESCRIPTION	BY	DATE

MILL RACE TOWNHOMES PRIMARY SUBDIVISION (INCLUDING A RESUBDIVISION OF LOT 1 OF RIVER RACE SUBDIVISION)

PROJECT	
DRAWN BY	CMR
DESIGNED BY	
FOR REVIEW	BEW
QA/QC REVIEW	MJR
DATE	08-04-2016
SCALE	

HARD COPY IS INTENDED TO BE
18" X 24" WHEN PLOTTED.
SCALE(S) INDICATED AND
GRAPHIC QUALITY MAY NOT BE
ACCURATE FOR ANY OTHER SIZE

SCALE
HORIZ: 1"=30'
VERT:
ACT. JOB #
15-0564

SHEET NO.
1 of 3

SEC. 16&9-T36N-R6E

To: Goshen City Plan Commission
From: Rhonda Yoder, Planning & Zoning Administrator
Subject: 25-01MI, PUD Minor Change & PUD Updated Site Plan (not a public hearing)
Millrace Townhomes PUD
Date: December 16, 2025

ANALYSIS

City of Goshen, Indiana Department of Redevelopment, Abonmarche Consultants and TROTM, LLC, request a PUD minor change and approval for a PUD updated site plan for Millrace Townhomes PUD that includes up to nine required street trees to be planted off site, two non-illuminated wall signs, each 12 square feet in area, three-story building height for all buildings, and to allow Staff to review PUD final site plans on behalf of the Plan Commission. The Millrace Townhomes PUD is generally located south of Madison Street, north of Purl Street, west of River Race Drive, and east of the Millrace Canal, and is zoned Commercial B-2PUD (Planned Unit Development).

When a PUD is developed, it contains specific use and developmental requirements that are in addition to, or in place of, the underlying zoning district requirements. A PUD is intended to provide unified development, streamline the review process, and provide flexibility based on specific site conditions. A PUD is always tied to a site plan, with a PUD preliminary site plan adopted when a PUD is established or modified, and a detailed PUD final site plan reviewed as development occurs. Changes to a PUD are defined by the Zoning Ordinance and may be minor or major. Minor changes may include changes in phasing, location, setting, size and heights of buildings/structures/parking, but may not change use, character or intensity of the development, and may not increase traffic or utility issues, reduce parking, or encroach into required setbacks. Minor changes are reviewed without a public hearing.

The Millrace Townhomes PUD was established in May 2014 by Ordinance 4784, with PUD final site plan approval and primary approval of a three-lot subdivision granted by the Plan Commission in September 2015. The Millrace Townhomes PUD was proposed with approximately 24 attached single-family residential units on individual lots. The original developer did not proceed with construction, and the property was transferred back to City of Goshen Department of Redevelopment in July 2018.

TROTM, LLC, has entered into an agreement with Goshen Redevelopment Commission to purchase and develop the subject property, proposing 18 residential lots, to be developed as single family attached units, in three phases, one townhome building per phase with six units in each townhome building/phase. The primary major residential subdivision was submitted concurrently with the PUD minor change and PUD updated site plan request. The PUD updated site plan approval is requested as part of the minor change to update the preliminary site plan.

Streetside Trees

The Millrace Townhomes PUD follows the B-2 District and allows up to 90% building coverage, with preliminary coverage calculations ranging from 41% to 71 percent, leaving little area on site for all of the required large species streetside trees. Based on total frontage (minus driveways) and maximum spacing, approximately 14 large trees are required, with nine (9) trees proposed to be planted on City-owned property or within adjacent public right of way. The off-site planting is supported by Redevelopment and is consistent with Zoning Ordinance provisions that allow an administratively approved alternative landscape plan for streetside trees, provided the total number of required trees is not diminished.

The preliminary landscape plan includes Mary Spear Crabapple as a proposed species, which is not a large tree (large is defined as over 40' height at maturity), and large trees are required. If medium or small trees are proposed there are different spacing requirements, and more trees would be required.

Details for the final landscape plan, including specific species and specific locations for off-site planting, will be part of PUD final site plan approval, and requires input from the Goshen Department of Environmental Resilience (GDER), as they have been managing the City-owned nature preserve area, where a number of trees are proposed to be planted. GDER has provided preliminary comments and will be included as the review proceeds.

Rather than specifically approving nine (9) trees to be planted off site, Staff recommends approving the comparable percentage of trees, which would be 65 percent (9 of 14).

Signs

Two non-illuminated wall signs are proposed, each 12 square feet in area, with one sign on the northernmost building façade and one sign on the southernmost building façade. These small, non-illuminated signs will not impact the residential neighborhood and are appropriate for the scale of the project.

Building Height

Although the request was described as three-story building height for all buildings, the first phase (on the south end of the development) proposes two-story building height as shown on the submitted elevations and on the phasing layout (shown for illustration on the original PUD preliminary plan). Prior plans included a mix of two- and three-story units. The B-2 District allows building height of up to four stories and a mix of two and three stories meets B-2 District regulations.

Staff Review

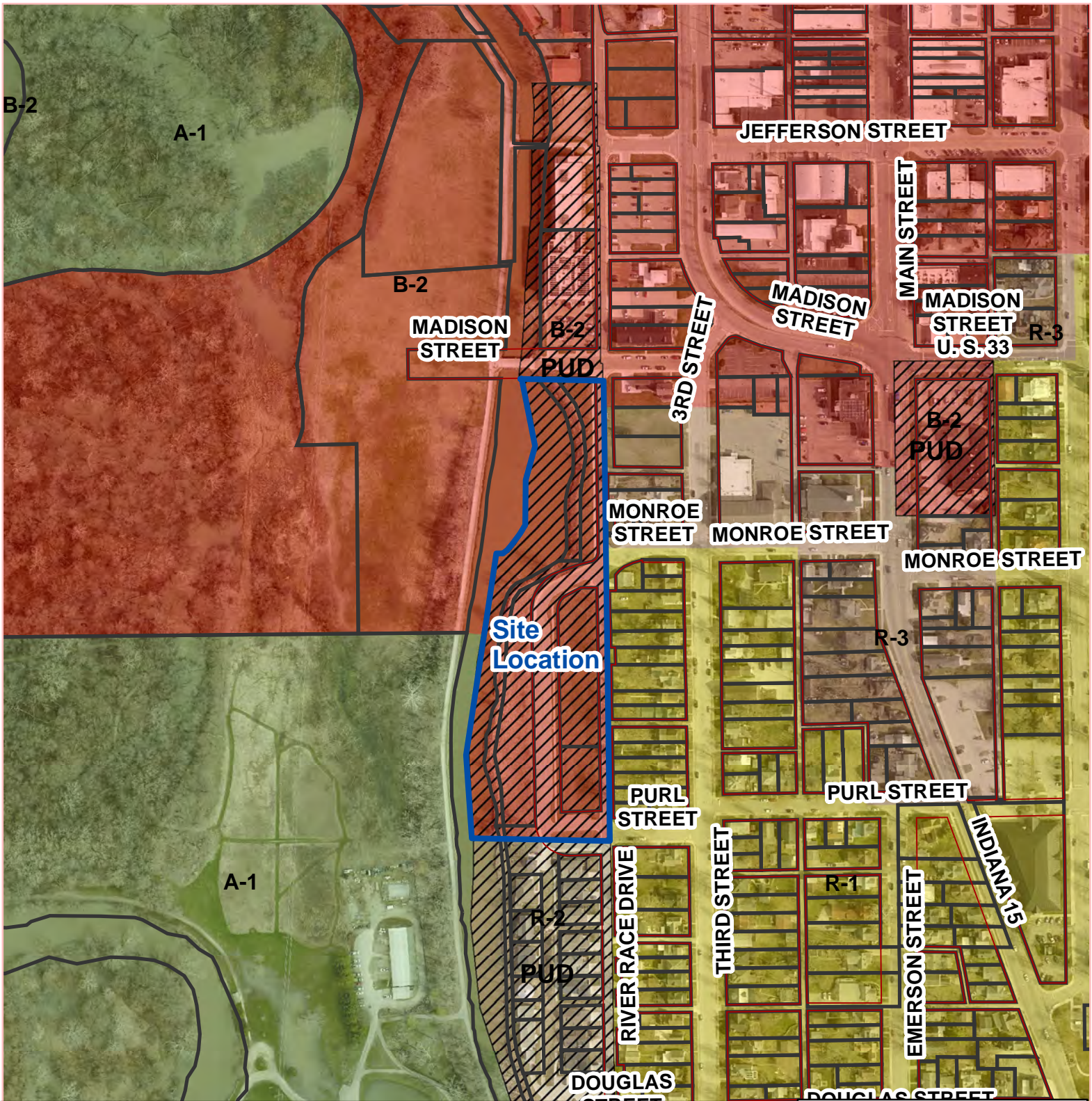
At the time the Millrace Townhomes PUD was established in 2014, the option of Staff review on behalf of Plan Commission had not been adopted locally, so Plan Commission review was included as the requirement. Because Staff may now review non-public hearing items on behalf of Plan Commission, the option for Staff review should be formally acknowledged.

Requirements of the Millrace Townhomes PUD and B-2 District are met, subject to PUD final site plan review, including detailed landscape and lighting plans. PUD final site plans will be submitted as part of the City's administrative site plan review process, Technical Review, and may be reviewed by Staff on behalf of the Plan Commission.

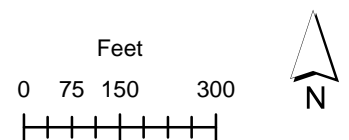
RECOMMENDATIONS

Staff recommends the Plan Commission approve the PUD minor change and PUD updated site plan for Millrace Townhomes PUD for off-site tree planting, wall signs, building height, and Staff review, based upon the following, and with the following conditions:

1. Per Zoning Ordinance Section 4250.9.A, the changes are minor in nature and are consistent with the prior approved PUD site plans.
2. Up to 65% of the total required number of streetside trees may be planted off site in adjacent right of way and City of Goshen owned property, subject to final review of specific species and specific locations.
3. A total of two non-illuminated wall signs are permitted, each 12 square feet in area.
4. Two story building height is proposed for Phase One at the south end of the development, and up to three story building height for Phases Two and Three.
5. The approved PUD updated site plan is *The Row on the Millrace, PUD Preliminary Site Plan/Primary Plat*, dated 11.12.2025, prepared by Abonmarche Consultants, Inc., subject to PUD final site plan review.
6. A PUD final site plan, including detailed landscape and lighting plans, shall be submitted and approved prior to the first zoning clearance form/building permit being issued, and Staff, on behalf of the Plan Commission, may review and approve PUD final site plans.
7. Site plan approval by Goshen City Engineering is required for site drainage, post construction, site utilities and right-of-way access, as applicable, before the first zoning clearance/building permit is issued.



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.



Millrace Townhomes PUD

2023 Aerial
Printed November 18, 2025

The City of Goshen

Department of
Planning & Zoning

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

- b. The location and elevation of street monuments;
 - c. Final street profiles, cross-sections, and specifications;
 - d. Any controls proposed at intersections;
- 11. Proposed systems for drainage, water supply and sewer disposal;
 - 12. Exact location of all fire hydrants, transmission lines, etc., within the proposed land development tract;
 - 13. Location, width and purpose of existing and proposed easements and utility right-of-way;
 - 14. Copies of deed restriction, covenants, and bylaws to be imposed upon the use of land, building, and structures;
 - 15. Landscaping shall be in accordance with Article V, Section 5000 Landscape Regulations;
 - 16. A complete and executed copy of the performance and/or maintenance guarantees, if applicable, signed by the Board of Public Works and Safety, or as agreed upon by the developer and the city;
 - 17. A certification of ownership, acknowledgment of plan and certificate of dedication (if any) lettered on the plan, and duly acknowledged and signed by the owner of the property and notarized.
 - 18. In the case the PUD is to be developed in stages or sections, the requirements as listed herein shall apply only to the stage or section for which final approval is being sought. However, the final plan presented for the stage or section must be considered as it related to information presented for the entire PUD in the application for zoning approval.

Section 4250.9 Changes to the Approved Plan.

- A. **Minor Changes.** Minor changes in the phases, location, setting, size and heights of buildings and structures, and off-street parking facilities, may be authorized by the Zoning Administrator or Plan Commission, as set forth in B. below, without additional public hearing if required by engineering or other circumstances not foreseen at the time the preliminary or final plan was approved. No change authorized by this subsection may cause any of the following:
 - 1. A change in the use or character of the development;
 - 2. An increase in the intensity of use;
 - 3. An increase in the problems of traffic circulations and public utilities;
 - 4. A reduction of off-street parking and loading spaces;
 - 5. A reduction in required pavement widths; and
 - 6. An encroachment into any required setback or further encroachment into a previously approved setback.

Ordinance No. 4784

An Ordinance to Amend Ordinance No. 3011, Known as the Zoning and Use Regulations Ordinance for the City of Goshen, Indiana, by Rezoning the Area of Real Estate Hereinafter Described from Industrial M-1 to Commercial B-2 with a Planned Unit Development (PUD) Overlay District to be known as the Millrace Townhomes PUD

WHEREAS the City of Goshen, Goshen Redevelopment Commission, and Matthews, LLC, submitted an application on the 26th day of March 2014 to rezone the real estate hereinafter described from Industrial M-1 to Commercial B-2 with a Planned Unit Development (PUD) Overlay District and the Goshen City Plan Commission did after proper legal notice conduct a hearing on said Petition as provided by the Law on the 15th day of April 2014, and recommended the adoption of this Ordinance by a vote of 8-0:

NOW, THEREFORE be it ordained by the Common Council of the City of Goshen, Indiana, that:

Property generally located between the south right of way line of Madison Street and the south right of way line of the vacated Purl Street, west from the west side of the north/south alley west of Third Street to the Millrace Canal, and more particularly described as follows:

A PART OF THE NORTHEAST QUARTER OF SECTION 16, AND A PART OF THE SOUTHEAST QUARTER OF SECTION 9, ALL BEING IN TOWNSHIP 36 NORTH, RANGE 6 EAST, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 37 IN PURL'S SECOND ADDITION TO THE CITY OF GOSHEN, RECORDED IN DEED RECORD 63, PAGE 427, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY; THENCE SOUTH 00°47'50" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF A NORTH/SOUTH ALLEY, 66.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF VACATED PURL STREET; THENCE SOUTH 89°19'51" WEST ALONG SAID VACATED SOUTHERLY RIGHT-OF-WAY, 234.95 FEET TO THE TOP OF BANK OF THE HYDRAULIC CANAL; THENCE THE FOLLOWING (12) COURSES AND DISTANCES ALONG SAID TOP OF BANK: (1) NORTH 04°00'40" WEST, 122.39 FEET, (2) NORTH 11°00'43" WEST, 76.76 FEET, (3) NORTH 08°42'57" EAST, 148.22 FEET, (4) NORTH 02°29'48" EAST, 129.20 FEET, (5) NORTH 11°47'23" EAST, 75.20 FEET, (6) NORTH 33°07'04" EAST, 24.68 FEET, (7) NORTH 68°13'17" EAST, 147.50 FEET, (8) NORTH 00°03'53" EAST, 158.56 FEET, (9) NORTH 08°27'37" EAST, 81.44 FEET, (10) NORTH 04°45'50" WEST, 68.81 FEET, (11) NORTH 20°09'37" WEST, 51.89 FEET, (12) NORTH 36°34'21" WEST, 79.39 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF MADISON STREET; THENCE NORTH 89°35'09" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY, 107.95 FEET TO THE WESTERLY RIGHT-OF-WAY OF A NORTH/SOUTH ALLEY; THENCE THE FOLLOWING (3) COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT-OF-WAY: (1) SOUTH 00°48'36" EAST, 479.39 FEET, (2) SOUTH 00°57'26" EAST, 164.73 FEET, (3) SOUTH 00°47'50" EAST, 330.20 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.72 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS, COVENANTS, RESTRICTIONS, AND RIGHT-OF-WAY OF RECORD.

All of the above shall be rezoned from Industrial M-1 to Commercial B-2 with a Planned Unit Development (PUD) Overlay District and the zone maps designated and referred to in Ordinance No. 3011 shall hereby be amended and ordered amended to reflect such classification and rezoning of said real estate.

With approval, the following conditions shall be a part of the Millrace Townhomes Planned Unit Development requirements:

1. The Millrace Townhomes PUD is established to permit attached single-family residential uses, including vertical and horizontal dwelling units, to provide residential density within walking distance of downtown,

and to assist in revitalizing areas impacted by the presence of vacant property and/or under-utilized buildings.

2. The approved preliminary PUD site plan is known as *Site Plan and Phases, Goshen Mill Race LLC*, dated 3/24/2014, prepared by Matthews, LLC, with a revised preliminary PUD site plan required, which reflects the required right of way and a final lot layout that is designed to fit with the final infrastructure plan prepared by Goshen Engineering.
3. Elevations will be as typically shown on *Goshen Mill Race, Elevations*, dated 3-26-2014, by Matthews LLC.
4. The PUD will be developed with approximately 24 lots of single-family attached housing in three phases.
5. No minimum lot width or minimum lot area is required.
6. Minimum setbacks of 0' will be permitted for front, rear and side setbacks.
7. Two parking spaces are required for each residential dwelling unit, and will be provided on site and in the adjacent public right of way.
8. Parking shall be as generally depicted on the approved preliminary site plan, with maneuvering and parking within the right of way permitted, subject to final PUD site plan approval.
9. Each residential dwelling unit shall contain no less than 1,200 square feet of occupied space.
10. Up to nine attached single-family dwelling units will be permitted within one structure.
11. Site lighting, parking lot lighting, and building security lighting shall not glare or trespass onto adjoining properties.
12. Landscaping is required following the requirements of the Goshen Zoning Ordinance.
13. B-2 district regulations shall apply, except when in conflict with the provisions of the Millrace Townhomes PUD.
14. The Goshen Plan Commission shall review and approve the overall primary subdivision before any development occurs.
15. The Goshen Plan Commission shall review and approve a PUD final site plan for each phase of development prior to a zoning clearance/building permit being issued.
16. The Goshen Fire Department shall approve the plan for fire protection (including hydrant placement and access) prior to an application for PUD final site plan approval.
17. Final landscape plans, separate from the site plan, and meeting the PUD requirements and the requirements of Goshen Zoning Ordinance Section 5000, including common and botanical names, size at planting and size at maturity, shall be submitted with each PUD final site plan.
18. Site plan approval by Goshen City Engineering is required for site drainage, post construction, site utilities and right-of-way access, as applicable, prior to requesting final PUD site plan approval.

PASSED by the Common Council of the City of Goshen on May 6, 2014.

Allan Kauffman
Presiding Officer

Attest:

Tina M. Bontrager
Tina M. Bontrager, Clerk-Treasurer

PRESENTED to the Mayor of the City of Goshen on May 7, 2014 at 11:30 a.m./p.m.

Tina M. Bontrager
Tina M. Bontrager, Clerk-Treasurer

APPROVED AND ADOPTED by the Mayor of the City of Goshen on May 7, 2014.

Allan Kauffman
Allan Kauffman, Mayor

PROJECT PHASES



UNIT MIX AND SQUARE FOOTAGE

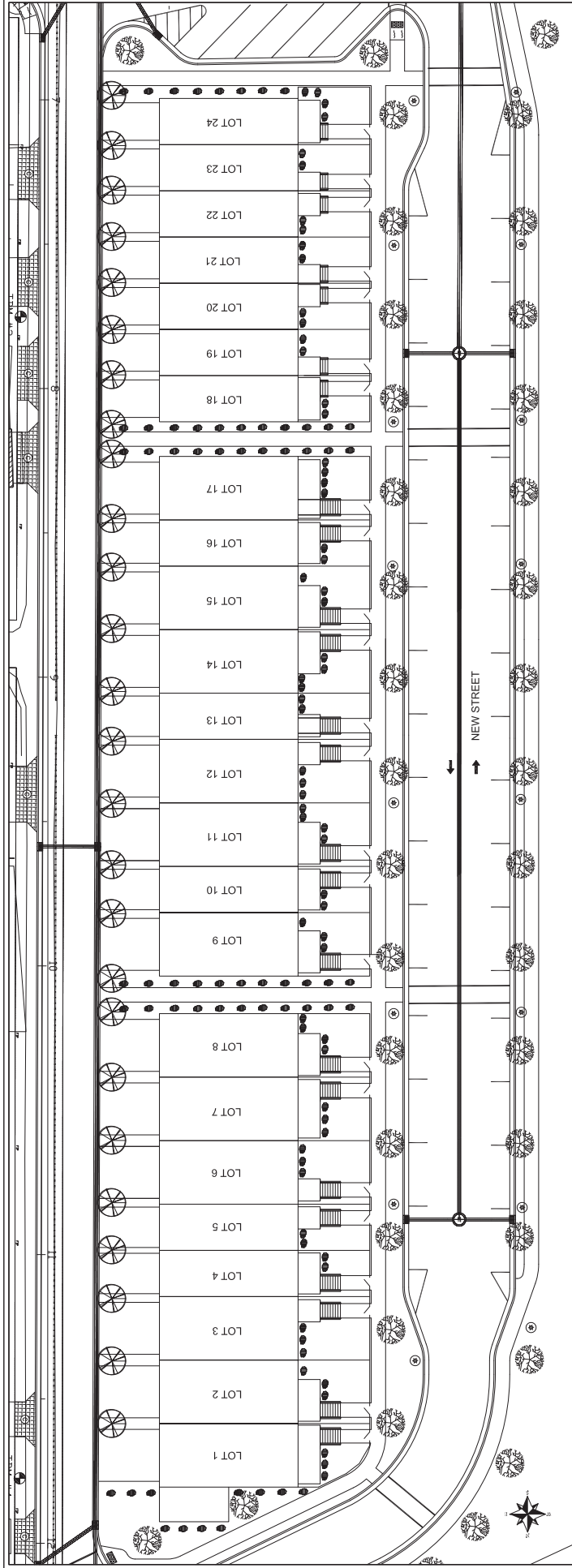
Type	# of Units	Building Footprint	Total Building Footprint	Total Sqft per building	Garage and Inventory parking
10' Tri	3	784 SQFT	2352 SQFT	784 SQFT	6
12' Tri	2	784 SQFT	1568 SQFT	784 SQFT	4
14' Tri	4	1056 SQFT	4224 SQFT	1056 SQFT	16
16' Tri	7	1056 SQFT	7392 SQFT	1056 SQFT	28
18' Tri	1	1344 SQFT	1344 SQFT	1344 SQFT	4
Total	17	4224 SQFT	16128 SQFT	948 SQFT	54

LOT NUMBERS AND SIZES

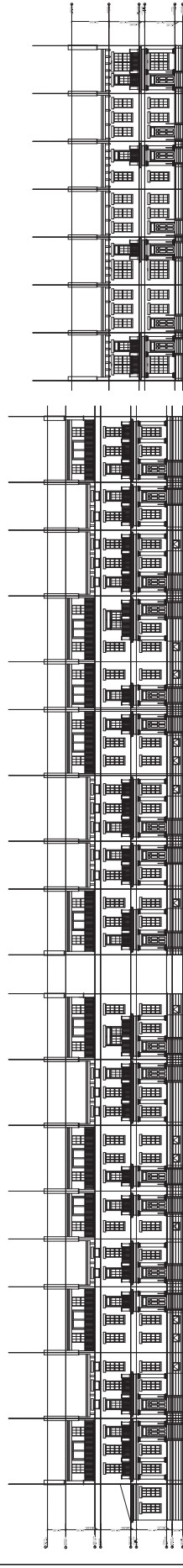
Lot	Area (SQFT)	Area (Acres)
Lot 1	2280	0.0523
Lot 2	2064	0.0474
Lot 3	2074	0.0476
Lot 4	1507	0.0346
Lot 5	1506	0.0346
Lot 6	2070	0.0475
Lot 7	2068	0.0475
Lot 8	2067	0.0475
Lot 9	2065	0.0474
Lot 10	1500	0.0344
Lot 11	2062	0.0473
Lot 12	2061	0.0473
Lot 13	1502	0.0345
Lot 14	2068	0.0472
Lot 15	2066	0.0472
Lot 16	1495	0.0343
Lot 17	2054	0.0472
Lot 18	1492	0.0343
Lot 19	1492	0.0343
Lot 20	1490	0.0342
Lot 21	1490	0.0342
Lot 22	1489	0.0342
Lot 23	1488	0.0342
Lot 24	1600	0.0367
Total	43030	0.9878

PARKING

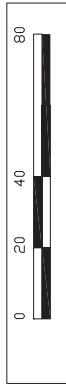
Garage Parking	36
Driveway Parking	36
Street Parking	36
Total	108



SITE PLAN



ELEVATIONS

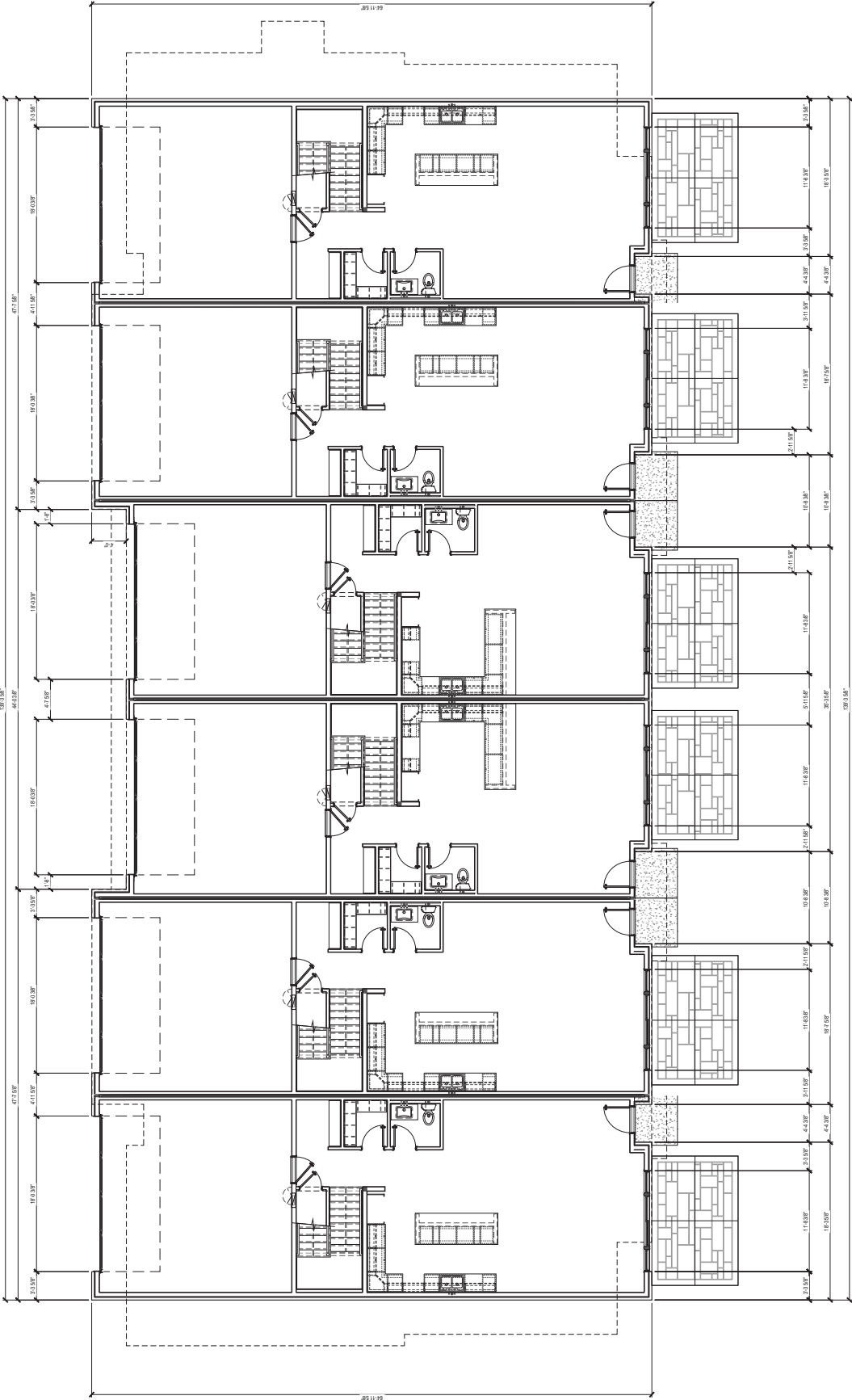


© MATTHEWS LLC 2014
DATE 3-26-2014

GOSHEN MILL RACE
GOSHEN, IN

ELEVATIONS
SCALE $\frac{1}{16}" = 1'-0"$

PRELIMINARY

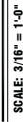


JOSEPH A. DZIERBA & ASSOCIATES, INC.
Architecture & Planning
100 SOUTH MAIN STREET, SUITE 300
GOSHEN, INDIANA 46526
PHONE: 765-234-0010
FAX: 765-234-0003
EMAIL: jdzierba@jdzierba.com



MILLRACE TOWNHOMES
RIVER RACE DRIVE
GOSHEN, INDIANA
FIRST FLOOR PLAN

ISSUE DATE: 17 JULY 2025
REVISED: 17 JULY 2025
REVISED: 17 JULY 2025
REVISED: 17 JULY 2025



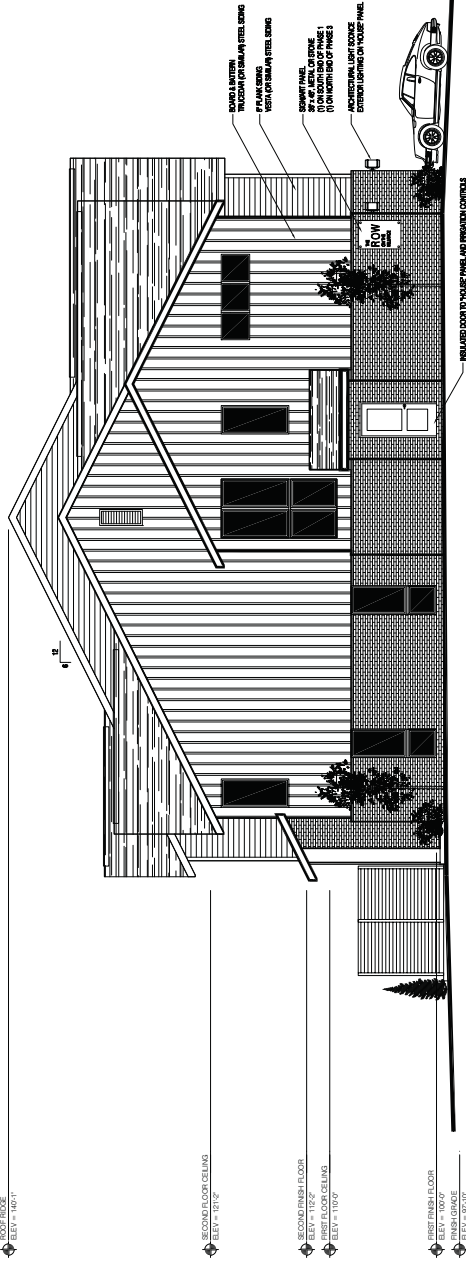
A3.2

ELEVATIONS

THIS INFORMATION, REPRESENTING THE DESIGN OF THE PROJECT, IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

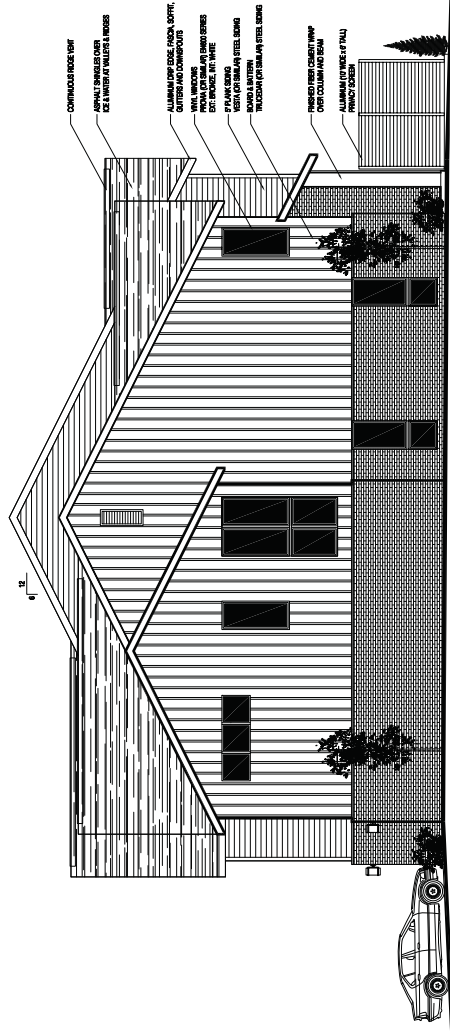
NOV 11, 2025

The Row on the Millrace
500 RIVER RACE DRIVE
18 TOWNHOMES - ELEVATED LIFESTYLE



South Elevation

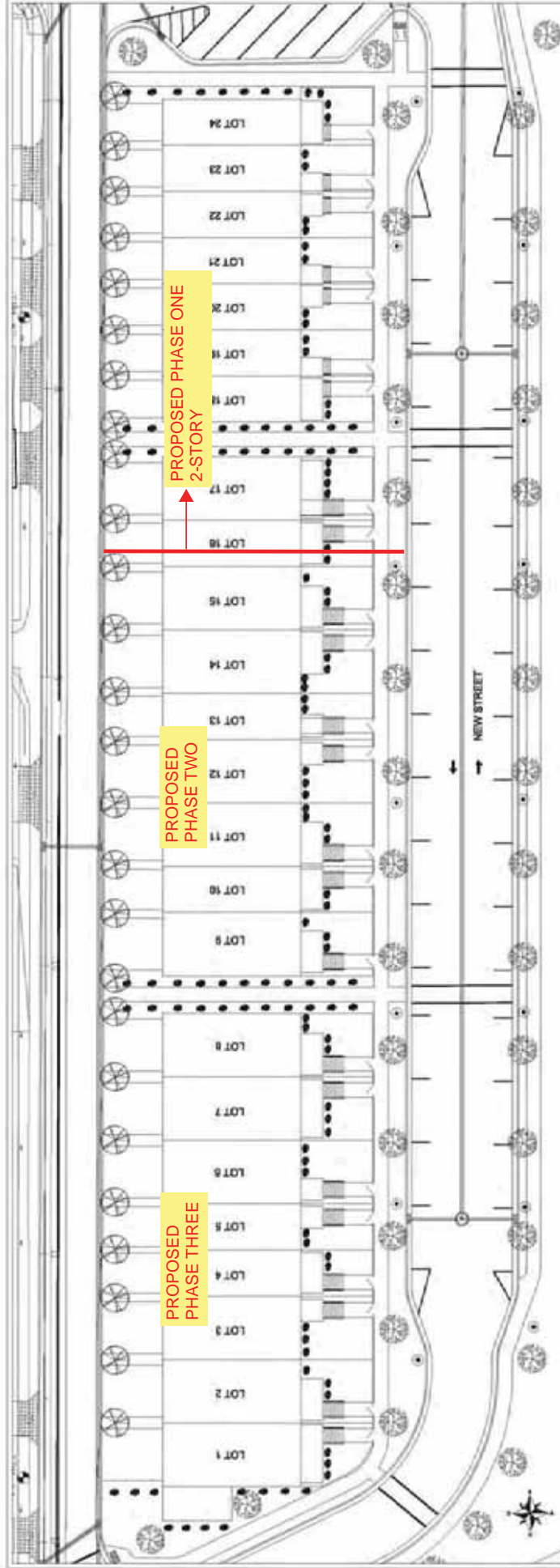
SCALE: 3/16" = 1'-0"



PRELIMINARY

North Elevation

SCALE: 3/16" = 1'-0"



SITE PLAN



ELEVATIONS



LOT AREA TABLE			
LOT No.	AREA (SF)	AREA (AC)	COVERAGE
1	3,990	0.09	43%
2	2,081	0.05	71%
3	2,094	0.05	67%
4	2,096	0.05	67%
5	2,087	0.05	71%
6	3,238	0.07	52%
7	2,756	0.06	56%
8	2,094	0.05	71%
9	2,107	0.05	66%

LOT AREA TABLE			
LOT No.	AREA (SF)	AREA (AC)	COVERAGE
10	2,109	0.05	66%
11	2,099	0.05	70%
12	2,769	0.06	55%
13	3,253	0.07	52%
14	2,104	0.05	70%
15	2,116	0.05	66%
16	2,116	0.05	66%
17	2,105	0.05	70%
18	4,080	0.09	41%

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	4.16'	S00°48'36"E

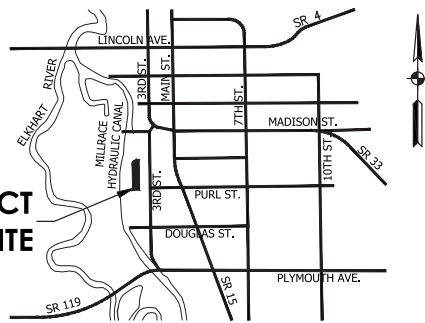
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	42.44'	38.00'	63°59'48"	N31°00'05"E	40.27'

THE ROW ON THE MILLRACE
PUD PRELIMINARY SITE PLAN / PRIMARY PLAT
(BEING A RESUBDIVISION OF MILL RACE TOWNHOMES PHASE 1, PHASE 2, AND PHASE 3 PRIMARY SUBDIVISION)
PART OF THE NORTHEAST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 36 NORTH, RANGE 6 EAST, CITY OF GOSHEN, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA
TAX ID#: 20-11-16-202-018.000-015; 20-11-16-202-019.000-015 AND 20-11-16-202-020.000-015

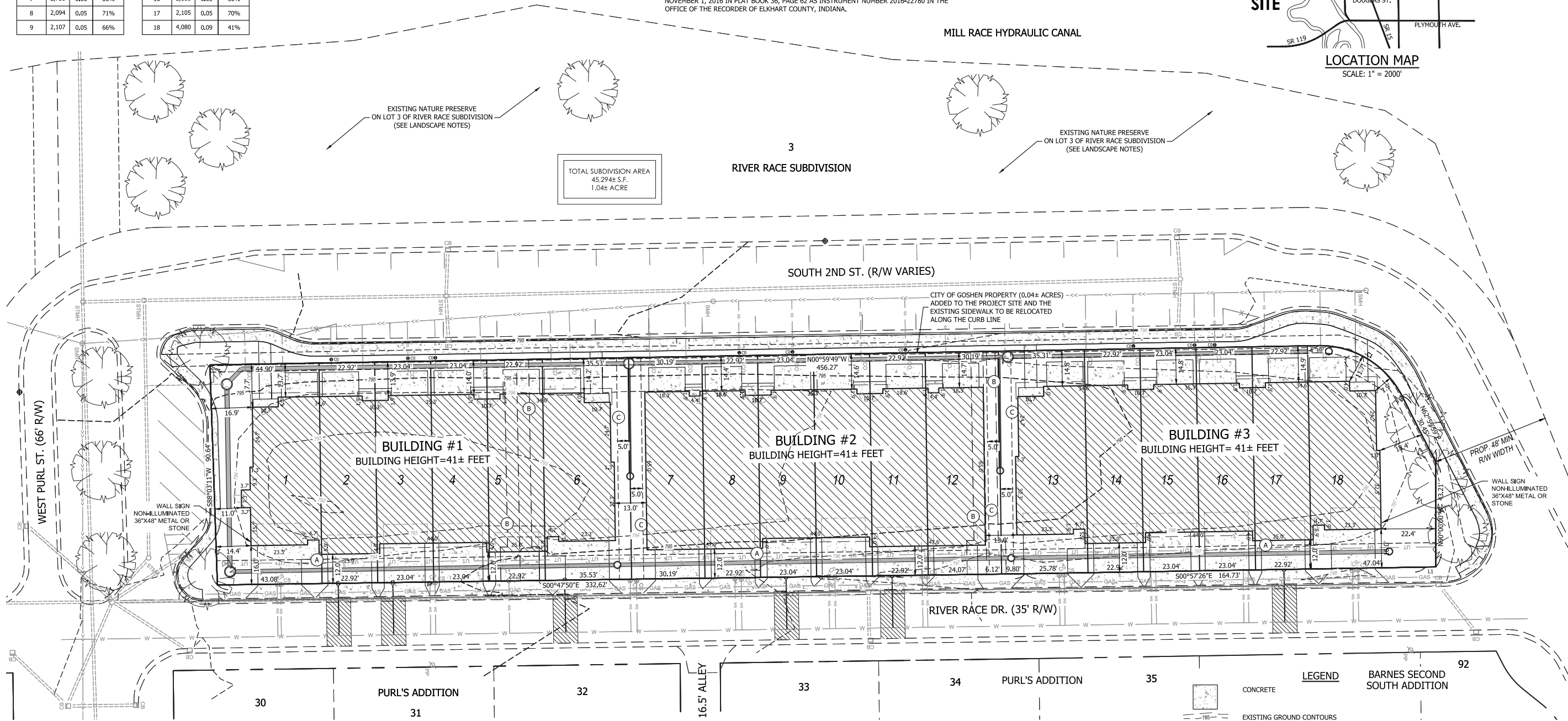
LEGAL DESCRIPTION

MILL RACE TOWNHOMES PRIMARY SUBDIVISION PHASE 1, PHASE 2 AND PHASE 3 AS RECORDED
NOVEMBER 1, 2016 IN PLAT BOOK 36, PAGE 62 AS INSTRUMENT NUMBER 2016-22780 IN THE
OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

PROJECT
SITE



LOCATION MAP
SCALE: 1" = 2000'



GENERAL NOTES

- PROJECT SITE ACREAGE
LOT 1 = 1.00± ACRES
ADD CITY PROPERTY = 0.04± ACRES
TOTAL = 1.04± ACRES
- EXISTING LAND USE: VACANT LAND
- CURRENT ZONING: "B-2" PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT
- PROPOSED LAND USE: ATTACHED SINGLE-FAMILY RESIDENTIAL
- THE PROPOSED SITE SHALL BE SERVICED BY THE CITY OF GOSHEN MUNICIPAL SANITARY SEWER AND WATER.
- THE BUILDINGS ARE PROPOSED TO BE UP TO THREE (3) STORIES.
- MINIMUM SETBACKS FOR FRONT, SIDE AND REAR: ZERO (0) FEET
- THE CITY OF GOSHEN'S MUNICIPAL STORM SEWER SYSTEM WILL ACCOMMODATE THE PROPOSED SITE AND BUILDING DRAINAGE.

- ALL PROPOSED DRIVEWAYS SHALL BE PAVED AND PRIVATELY OWNED.
- ALL LANDSCAPING, LIGHTING, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE PUD ORDINANCE(S) AND THE CITY OF GOSHEN ZONING ORDINANCE UNLESS THE PROPER VARIANCES ARE OBTAINED.
- THE SUBJECT PROPERTY IS WITHIN AN AREA DESIGNATED AS "ZONE X", NO SPECIAL FLOOD HAZARD AREA" AS DETERMINED FROM FEMA FIRM PANEL NO. 18039C0254D WITH AN EFFECTIVE DATE OF AUGUST 2, 2011.
- THE PROJECT IS ENTIRELY COMPOSED OF URBAN LAND-BAINTER COMPLEX (UdeA) WITH 0-1% SLOPES FROM REVIEW OF THE PUBLISHED SOIL SURVEY.
- THE SUBJECT PROPERTY HAS BEEN FIELD SURVEYED TO LOCATE EXISTING SITE FEATURES FOR REPRESENTATION ON THE SITE PLAN WITH EXISTING CONTOUR ELEVATIONS REFERENCED AND CHECKED FROM PRIOR SURVEYS PERFORMED BY ABONMARCHÉ CONSULTANTS.
- THERE WILL BE (2) SMALL OUTDOOR SEATING AREAS FOR THE RESIDENTS WITH MAINTENANCE BY THE HOMEOWNERS ASSOCIATION (HOA). THE LOCATION OF SEATING AREAS WILL BE DETERMINED WITH THE CONSTRUCTION PLANS.

PARKING CALCULATIONS

REQUIRED PARKING:	2 SPACES PER RESIDENTIAL UNIT X 18 UNITS	36 SPACES
PROPOSED PARKING:	2 SPACES IN EACH GARAGE = 2 SPACES X 18 GARAGES	36 SPACES

TABULATED SITE DATA

SITE = 1.04± ACRES		
PROPOSED LAND COVERAGE	AREA (ACRES)	PERCENTAGE
PROPOSED BUILDING COVERAGE	0.60±	57.7%
PROPOSED HARD SURFACE	0.18±	17.3%
OPEN SPACE / LANDSCAPE AREA	0.26±	25.0%
TOTAL	1.04±	100%

LANDSCAPE NOTES

- ONSITE = 5 TREES
ADJACENT TO THE SOUTH = 3 TREES
ADJACENT TO THE NORTH = 6 TREES
TOTAL REQUIRED = 14 TREES
- PROPOSED TREE SPECIES = WILDFIRE BLACKGUM, GREEN MOUNTAIN SUGAR MAPLE, MARY SPEAR CRABAPPLE
- AS PART OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF GOSHEN AND TROT, LLC, STREET TREES ARE PROPOSED ON BOTH THE PROJECT SITE AND ON ADJACENT CITY OWNED PROPERTY, AND TROT, LLC THROUGH THE PROJECT'S HOA WILL PERFORM MAINTENANCE ON THE ADJACENT LOT 3 OF RIVER RACE SUBDIVISION.
 - THE HOA WILL MAINTAIN THE EXISTING NATURE PRESERVE ON THE ADJACENT LOT 3 BY CUTTING DOWN THE VEGETATION IN THE SPRING, REMOVING UNDESIRABLE SPECIES, TRIMMING THE LOWER BRANCHES OF TREES ALONG THE BANK TO PROVIDE BETTER VISIBILITY TO THE MILL RACE CANAL, AND REMOVING THE FOLLOWING TREE SPECIES:
SUMAC MULBERRY
COTTONWOOD ELMS
HACKBERRY PEAR TREES
 - THE HOA WILL BE RESPONSIBLE TO MAINTAIN THE LAWN AND LANDSCAPING AROUND THE NEW BUILDINGS ON THE PROJECT SITE.

LEGEND

CONCRETE

EXISTING GROUND CONTOURS

WATER CURB STOP

CURB CATCH BASIN

STORM MANHOLE

PROPOSED DECIDUOUS TREE

SANITARY CLEANOUT

MANHOLE

TELEPHONE PEDESTAL

WATER MAIN

GAS LINE

BURIED TELEPHONE LINE

SANITARY SEWER LINE

STORM SEWER

EXISTING 10' UTILITY EASEMENT PER INSTR. #2014-08737 TO REMAIN

EXISTING 10' SIDEWALK & UTILITY EASEMENT TO BE EXTINGUISHED WITH THIS NEW PUD PRELIMINARY SITE PLAN AND PRIMARY PLAT

PROPOSED 10' DRAINAGE EASEMENT (5' EACH SIDE OF PROPERTY LINE)

OWNER
CITY OF GOSHEN, INDIANA
DEPARTMENT OF REDEVELOPMENT
202 SOUTH FIFTH STREET
GOSHEN, IN 46528

DEVELOPER
TROT, LLC
61103 COUNTY ROAD 13
GOSHEN, IN 46526
(574) 612-2910

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

CITY OF GOSHEN, DEPARTMENT OF REDEVELOPMENT & TROT, LLC

THE ROW ON THE MILLRACE

VL SOUTH 2ND STREET, GOSHEN, IN 46526

PUD PRELIMINARY SITE PLAN / PRIMARY PLAT



ISSUE DATE: 11.12.2025
PM: BEM QA / QC: BEM

ISSUANCE / REVISION DATE
ORIGINAL SHEET IS 24X36". USE DIMENSIONS
SHOWN. DO NOT SCALE DRAWINGS.

PROJ. NO: 24-1025/25-0815



Rossa Deegan, AICP
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December 16, 2025

To: Plan Commission Members

From: Rossa Deegan, Assistant Planning & Zoning Administrator

RE: Unified Development Ordinance Status Update

In June of this year, the Plan Commission approved Mayor Leichthy's request authorizing City staff to begin working on updates to the Zoning and Subdivision ordinances with the goal of combining them into a single document called a unified development ordinance (UDO).

A task force convened by the Mayor solicited proposals from consultants to assist with the process; ten proposals were received, six firms were interviewed, and Taylor Siefker Williams Design Group LLC (TSW) was ultimately chosen for the project. A contract between the City and TSW was finalized in mid-October.

TSW has provided an estimated project schedule that concludes with adoption of the new UDO in November 2026. Evaluation of the current ordinances and City neighborhoods has already begun. During the approximately 12-month process, community engagement and feedback opportunities will be employed that include the following:

- Project website
- Focus groups
- Online & hardcopy survey
- Public workshop
- Local officials training

Much of the work to be done will occur in the first half of 2026. During that time, TSW will draft sections of the new ordinance to be reviewed by a technical committee. The technical committee will consist of members of City Council, Plan Commission, BZA, City staff, and several local professionals.

Staff will provide additional updates during the process.

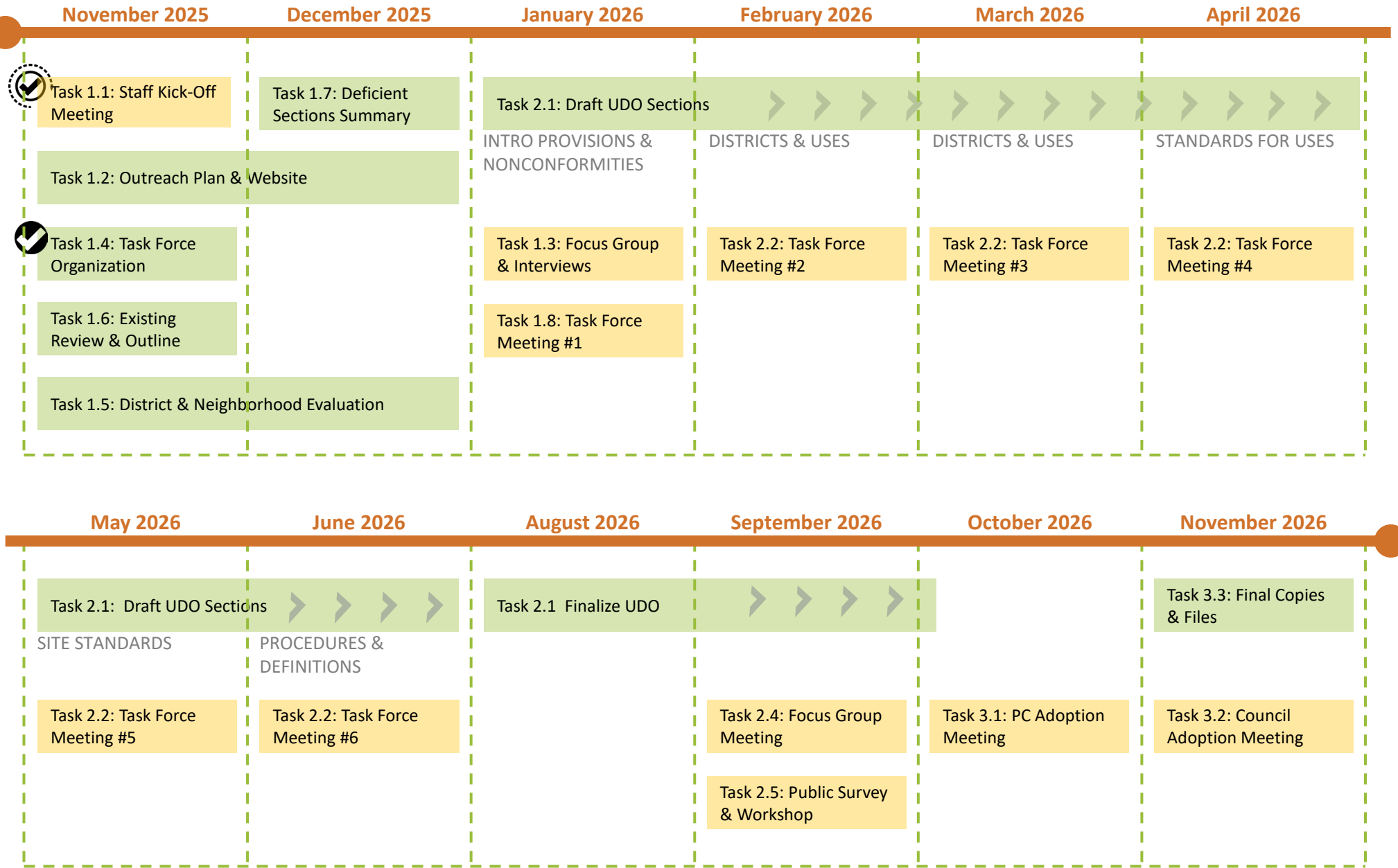
GOSHEN UDO SCHEDULE (Updated 10/22/2025)



TAYLOR
SIEFKER
WILLIAMS
design group



GSD
engineering | architecture | geospatial



Task In Progress



Task Complete



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MEMORANDUM

TO: Goshen Plan Commission

FROM: Rhonda Yoder, City Planner

DATE: December 16, 2025

RE: Staff Review Report

On May 17, 2016, Ordinance 4866 was adopted by City Council, amending the Zoning and Subdivision Ordinances to permit Staff to review non-public hearing items on behalf of the Plan Commission.

In calendar year 2025 Staff reviewed the following nine items on behalf of Plan Commission:

- January 2025
 - PUD final site plan (Keystone Square PUD)
 - Secondary subdivision (Cherry Creek)
- March 2025
 - PUD final site plan (Oaklawn/Lacasa apartments)
- June 2025
 - PUD final site plan (Goshen College)
- August 2025
 - PUD final site plan (Cherry Creek, Lot 67)
- September 2025
 - Secondary subdivision (Replat Lot 1 Meijer Subdivision)
 - PUD final site plan (Lots 1A & 2A, Repat Lot 1 Meijer Subdivision)
- November 2025
 - PUD final site plan (Ryan's Place Phase Two)
- December 2025
 - PUD final site plan (Walmart North, addition and parking restriping)

The list indicates the first review of each item, but many items require revisions after the first submittal so there are typically several follow up reviews for each item.

Staff review typically occurs concurrently with Technical Review (the City's administrative plan review process), which keeps items moving through the review process at the same pace for all departments on a three-week cycle. Revisions are also reviewed concurrently with other City departments.