

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that public hearings will be held before the Goshen Plan Commission for the City of Goshen, Indiana, at 4:00 pm on the 21st day of December, 2021 in the Council Chambers, Police and Courts Building, 111 East Jefferson Street, Goshen, Indiana. The public hearings will begin at 4:00 pm.

PUD MAJOR CHANGE & PUD PRELIMINARY SITE PLAN and MAJOR COMMERCIAL SUBDIVISION – PRIMARY APPROVAL

Petitioner: Lowe's Home Centers, Inc., and Weihe Engineers, Inc.

Petition: PUD major change & PUD preliminary site plan approval and primary subdivision approval for Elkhart Road at Rieth Subdivision, A Replat of Elkhart Road P.U.D. – Phase I (Lot 1), to allow for outlot development for a restaurant. The PUD major change includes:

- To allow an outlot, and outlot access via adjacent Lot 1;
- 0' internal parking/aisle setbacks between Lots 1 and 2;
- Allow existing parking spaces to continue along portions of Rieth Blvd and Elkhart Road for Lots 1 and 2, with 0' parking/aisle setbacks, a portion of parking spaces in the right of way (where additional right of way was dedicated), and varying parking stall dimensions;
- No less than 10' parking/aisle setback along Elkhart Road for Lot 2; and
- 22' aisle width west of Rieth Blvd parking spaces for Lot 2.

Location: 2219 Rieth Blvd and zoned Commercial B-3PUD (Planned Unit Development), part of Elkhart Road PUD

Copies of the proposals are on file for examination before the hearing and may be requested by emailing planning@goshencity.com or by calling 574-534-3600 during normal working hours of the Goshen City Planning Department. The Plan Commission will consider all written objections to the proposal that are filed with the Plan Commission Secretary at the Goshen City Planning Department via email or US Mail before the hearing, and all interested parties will be given the opportunity to comment on the proposals at the public hearing. The hearing may be continued from time to time as may be found necessary by the Plan Commission.