

*Agenda*  
GOSHEN BOARD OF ZONING APPEALS  
Tuesday, June 28, 2022, 4:00 p.m.  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

- I. Roll Call
- II. Approval of Minutes from 5/24/22
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals – any person having business to come before the Board may request postponement or withdrawal at this time.
- V. **Use & Developmental Variances**– public hearing items
  - 22-06UV** – Lavern & Josephine Miller Family Limited Partnership and Linda Hershberger request a use variance to allow a variety store where the use is permitted in the Commercial B-2, B-3, and B-4 Districts. The subject property is generally located at 2418, 2420, & 2422 Dierdorff Road and is zoned Industrial M-1 District.
  - 22-17DV** – Peter Shenk Koontz & Kelly Shenk Koontz and Dana Miller Building Solutions, Inc. request a developmental variance to allow a 3’ front (east) building setback where 25’ is required for a new front porch. The subject property is generally located at 507 S 7<sup>th</sup> Street and is zoned Residential R-1 District.
  - 22-18DV** – Troyer Carpets, Inc. and Signtech Sign Services request a developmental variance to allow the reduction of the area of an existing illuminated freestanding sign from 96 SF to 81 Sf where structural modifications to nonconforming signs is not permitted and to allow a 20 SF electronic message center to be added where electronic message centers are not permitted to be added to nonconforming signs. The subject property is generally located at 926 & 928 E Lincoln Avenue and is zoned Industrial M-1 District.
- VI. Audience Items
- VII. Staff/Board Items
  - 502 River Race Drive – request to modify conditions of 21-11DV
- VIII. Adjournment

Minutes - Goshen Board of Zoning Appeals  
Tuesday, May 24 2022, 4:00 p.m.  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

- I. The meeting was called to order with the following members present: Lee Rohn, Tom Holtzinger, Bethany Campbell, Hesston Lauver, and Michael Potuck. Also present were Assistant City Planner Rossa Deegan and Assistant City Attorney James Kolbus.
- II. Approval of Minutes from 4/26/22: Potuck/Rohn 5-0
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record: Lauver/Potuck 5-0
- IV. Postponements/Withdrawals - None
- V. **Use & Developmental Variances** – public hearing items  
**22-04UV & 22-12DV** – Elkhart Township of Elkhart County Indiana and Michael Bontrager request a use variance to allow electrical and plumbing retail sales (no outside storage), all uses permitted in the Commercial B-1 District, and parking and storage of 2 vehicles in excess of one-ton capacity, and a developmental variance to allow a freestanding sign 4' in height and 12 SF in area where only ground signs are permitted, for a fire extinguisher sales and service business. The subject property is generally located at 116 S Greene Road and is zoned Residential R-1 District.

*Staff Report*

Mr. Deegan provided background information for this property, which is the site of a former township fire station. He explained there are residential uses nearby, as well as a park, a veterinary supply to the south, and commercial uses along Lincoln Avenue.

The petitioner currently operates a fire extinguisher sales and service business and would like to use this property for his business. There will be no change to the footprint of the building and the petitioner would like to use the two vehicle bays to park a small box truck and possibly a trailer. A freestanding sign is also requested for the northwest corner of the property. The petitioner is also asking that future uses of the property allow all Commercial B-1 uses.

Mr. Deegan pointed out that fire stations are allowed in all zoning districts, but use variances are required for the new business and the request to allow B-1 uses. Variances are also required to allow the vehicles which exceed one-ton hauling capacity and are not permitted in residential zoning districts, and for the proposed sign which exceeds the permitted size for the R-1 District.

Mr. Deegan listed reasons Staff finds this request justifiable, noting that approval with conditions and commitments is recommended. He noted for the record that the Planning Office received one call with general inquiries about the proposal, from a representative of nearby neighbors. He stated that representative is present today and can speak to this request if they'd like.

*Petitioner Presentation:*

Mike Bontrager, 54180 County Road 8, Apt B, Middlebury, spoke to the petition. He stated he had previously run this business from his home outside the City and is now looking for a permanent location. This site became available and because he is a firefighter, this location appealed to him.

Mr. Holtzinger asked if Mr. Bontrager anticipates growing his business.

Mr. Bontrager stated that currently he's the only employee, but that's the reason he's asked to allow a second vehicle. He stated he has one truck and the Chaplin has a trailer they take to fire scenes which is currently stored outside. They've been in discussion about the possibility of storing their trailer in one of the bays. This would also ensure if he ever needs a second truck, he can park it inside the building. Mr. Bontrager also questioned if a dumpster would be permitted.

Mr. Deegan stated a dumpster as described on private property is not reviewed by the Planning Office.

*Audience Comments:*

Jay Rounds, 1607 Spring Brooke Ct, spoke to the petition. He stated his in-laws reside directly across the road from this property. He stated they are not necessarily opposed to this request, but had the following comments and questions:

- Traffic is not a concern.
- Signage appears to be reasonable.
- Foot traffic to/from school and the park could be a cause for concern.
- Vehicles are currently parked outside at night. Will this continue?
- How many vehicles will be parked during hours of operation and where will they park?
- What are the hours of operation?
- The dumpster should be screened or located behind the building.

Mr. Holtzinger noted that hours of operation are proposed from 7:30 am to 5:00 pm Monday through Saturday.

Chuck Cheek, Elkhart Township Trustee, spoke to the petition. He stated he's trying to sell the building because the City of Goshen has taken over Elkhart Township's fire and ambulance services and it's no longer needed. The problem is this property is zoned R-1 and it would be difficult to convert this building to residential use. He also stated that some of the cars parked on the site belong to the school crossing guards and are there by permission. He noted the new owner will need to decide if that use will continue.

*Petitioner Rebuttal:*

Mr. Bontrager stated he has no concerns about the crossing guards parking on the property. He also stated that work trucks will be stored inside the building at night, but when he's working his truck will be parked outside. He hopes to one day have an office employee so it's possible there will be another car there during the day.

Mr. Deegan stated that commitment #4 reads "*The two (2) vehicles in excess of one-ton hauling capacity parked or stored on the property shall not exceed 22' in length; they shall be stored inside the building during non-business hours.*" and asked Mr. Bontrager if that accurately described his intentions.

Mr. Bontrager acknowledged that it does.

Mr. Rohn asked if the proposed hours are 7:30am to 5:00 pm.

Mr. Bontrager stated yes. He went on to say he doesn't anticipate much foot traffic there, but smaller customers end up paying more for the truck charge than they do for the actual inspection and work, so he expects that some customers will bring their fire extinguishers in, drop them off, and pick them back up following the inspection.

*The public hearing was closed.*

*Staff Discussion:*

There was no discussion amongst Board members.

*Action:*

A motion was made and seconded, Rohn/Lauver, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 22-04UV & 22-12DV with the 6 conditions and 6 commitments listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

**22-05UV & 22-13DV** – Pine Manor, Inc., (Miller Poultry), Abonmarche Consultants, Inc. and DJ Construction request a use variance to allow the continued expansion of a non-conforming use, expanding a hatchery in a B-1 District (previous variances 07-09UV, 11-11UV, and 18-14UV) with up to 36,230 Sf of additional building space in four phases with additional parking and maneuvering areas and up to 25 employees, to allow future uses including light assembly and warehousing without manufacturing with up to 25 employees, and a developmental variance to allow the continued expansion to occur without landscaping buffer along the north and west property lines where partial landscaping is required adjacent to residential use, and to allow the variance to be valid until April 6, 2027. The subject property is generally located at 2704 S Main Street and is zoned Commercial B-1 District.

*Staff Report*

Mr. Deegan described this property along with area uses and zoning, explaining that the hatchery is considered an industrial use and non-conforming in the B-1 zoning district. Today's request for use and developmental variances is for a series of expansions of the hatchery facility and is similar to requests in 2007, 2011, and 2018. Those requests are either partially completed or not complete.

This request is a four-phase expansion totaling over 36,000 SF of new building area, with an anticipated completion date of April, 2027. He explained the first phase has been submitted to Technical Review and is presently undergoing review. He showed Board members a site plan with the remaining three phases. He summarized the variance request as follows:

- New paving for employee parking
- Allowing up to 25 employees at the facility
- Approval of future uses such as light assembly and warehousing with up to 25 employees
- Relief from the partial landscaping requirements along the north and west property lines

Mr. Deegan stated that staff is generally supportive of expanding the non-conforming use, noting the long-term use of the facility has gone without incident and the property is large enough to allow the expansion. He noted Staff's recommendation is to approve with conditions and commitments and read through the list of recommended conditions for approval,

He referred to Condition #1 in the Staff Report, explaining that the variance shall apply to each phase of the proposed expansion approved by zoning clearance by April 6, 2027, noting that any phase included in the proposed expansion not approved by zoning clearance by that date shall require review with a new application to the BZA.

Regarding Staff's recommended commitments, he noted the goal of these suggested commitments is to allow some flexibility, but to also limit the amount of expansion. He explained that Staff recommends denial of the petitioner's request to allow future uses such as light assembly and warehousing, and limiting this approval to allow a poultry hatchery operation only. He also recommended denial of the request to allow expansion to occur without landscaping buffer along the north and west property lines. He pointed out that this is an industrial use which would normally require full bufferyard landscaping. The Planning Office received a letter of support from Len Morris, 2614 S Main Street and Terry Kaeser,

2616 S Main Street, called the Planning Office to voice support of the request and for relief of the partial landscaping. He stated his concern is that the landscaping will cause safety issues along the bike path.

*Petitioner Presentation:*

J C Schrock, DJ Construction, 3414 Elkhart Road spoke on behalf of the petitioner. He stated this variance request is almost the same as the one that was filed 3 ½ or 4 years ago, following the expiration of a similar variance. He stated the variance approved 4 years ago limited the use to a poultry hatchery only, which limits the use of the property if the hatchery relocates elsewhere. He also gave a brief history of the property explaining there's a long history of agricultural use here.

Regarding the recommended conditions of approval, he stated the landscaping requirement along the north appears to be unnecessary and he provided an electronic photo display showing existing landscaping in the area. He noted that adding this buffer along Pine Manor's property is unnecessary and would only be something else for them to mow around and maintain.

Mr. Schrock pointed out that there is a small parcel, owned personally by Galen Miller, that was not originally included in this application, but following conversations with Planning Staff it was added to the application. Because it's owned individually and not owned by the company, he feels it should not be included in today's request. He pointed out the county GIS shows this small parcel as being 8' into the Pine Manor property when in fact it's located 8' outside the Pine Manor property.

Mr. Schrock asked Mr. Deegan to clarify if he's asking for more trees along the bike path.

Mr. Deegan explained there is residential property to the north and gave an example of when additional landscaping will be required. He referred to a maneuvering area that has been installed without review or approval, and explained when a new area is expanded, landscaping is required between that area and the adjacent residential use. The property to the north contains a single-family home, so landscaping is required. He went on to say the required buffer does not need to extend along the entire property line, but must extend for the area being developed. He also explained that because there are multiple phases here, landscaping may need to be installed in several different areas and at different times. This is the reason the maneuvering area that has been installed now requires additional landscaping. He referred to the site plan in the packets and pointed out that when Phase 4 is constructed, landscaping will be required between the north side of the addition and the south property line of the adjacent property to the north.

Mr. Holtzinger asked what landscaping will be required for Phase 2.

Mr. Deegan stated some landscaping might be required in addition to what is already there, but because there is driving aisle there and nowhere to put the landscaping, Staff might recommend an amended approval allowing them to go without partial landscaping.

Galen Miller, 125 Woodlawn Drive, also spoke to the petition. He stated this has been a difficult decision because they will be spending a large amount of money for a small addition. He stated this request is similar to past requests and when he looks at the upfront cost and Staff's requirements, he's not sure he wants to do this. He stated he feels he and his family have been good neighbors and because they'll be spending so much money, they just don't want to do the other stuff. He also stated that he doesn't want to invest several million dollars and not know if a future use will be permitted.

Mr. Miller provided a letter from Bethany Schools (Exhibit #1 22-05UV & 22-13DV) stating their support of the current BZA request. Mr. Holtzinger read the letter to Board members.

*Audience Comments:*

Dr. Terry Kaeser, 2616 S Main Street, spoke to the petition. He stated he lives next door and also owns the animal clinic at 2806 S Main Street. He stated he's here to talk about the trees along the north side of

Galen Miller's property as well as trees along the bike path. He stated existing trees between their two properties offer shade and privacy and will just cause clutter and require more maintenance. Regarding the bike path, he noted that it has always been a bit of a problem because there are always things going on there. He explained it's good to be able to see between the trees and be aware what's happening. He'd like to see the area kept open, safe, and secure.

*The public hearing was closed.*

*Staff Discussion:*

Mr. Rohn stated he'd like to amend Staff's recommendation and eliminate commitment #5, the requirement for partial landscaping, noting that it's important that residents are able to be aware of their surroundings.

Mr. Deegan pointed out the petitioner has asked that development be allowed to continue without landscaping and by removing the landscaping requirement from Staff's recommendation, the Board is granting the developmental variance as requested by the petitioner. He went on to say if the Board decides to grant relief from the partial landscaping, it needs to be based on the criteria.

Mr. Rohn stated it meets the criteria because he feels there is substantial foliage, i.e. trees and open grassy areas, for safety and security.

Attorney Kolbus asked the Board's comments for commitment #2 which limits the approval to allow a poultry hatchery operation only.

Mr. Rohn stated they can come back to the BZA at a future date and provide more information on a proposed use.

Mr. Holtzinger pointed out that if the property is sold to another person, the new owner may not have the same commitment to Goshen that the current owner has.

Mr. Rohn agreed, stating an open door shouldn't be in place for the next person.

*Action:*

A motion was made and seconded, Rohn/Holtzinger, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 22-05UV & 22-13DV with the conditions and commitments listed in the Staff Report, with the exception of removing commitment #5, for the reasons previously stated. The motion passed unanimously by a vote of 5-0.

**22-14DV** – Walmart Stores and TNT Fireworks request a developmental variance to permit outside sales and display of merchandise (fireworks) from June 16, 2022, to July 5, 2022, where outside sales and display of merchandise is not permitted, except by permission of the BZA for a limited time. The subject property is generally located at 2304 Lincolnway East and is zoned Commercial B-4 District.

*Staff Report*

Mr. Deegan explained the Board has heard this request each year since 2014 for outside display and sales of fireworks at the Wal-Mart on Lincolnway East. Because of the B-4 zoning, the outside display and sale of merchandise must be approved by the BZA. He reminded Board members that this was originally approved in 2014 for a period of 10 years, but because Wal-Mart does not allow multi-year agreements, they must come back each year for this approval. He noted that this use has been approved each of the past seven years. Mr. Deegan listed sale dates and hours, noting that this will be similar to previous years.

*Audience Comments:*

There was no one to speak to the petition.

*The public hearing was closed.*

*Staff Discussion:*

There was no discussion amongst Board members.

*Action:*

A motion was made and seconded, Potuck/Lauver, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 22-14DV with the 5 conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

**22-15DV** - Leatherman Supply, Inc. and Abonmarche Consultants, Inc. request a developmental variance to allow a side (south) setback of 7' where 10' is required for a new loading dock and 354 SF building addition. The subject property is generally located at 2423 Peddlers Village Road & 3016 W Wilden Avenue and is zoned Commercial B-3 District.

*Staff Report*

Mr. Deegan explained this property contains two parcels, both with the same owner. He pointed out there is residential use and zoning to the north and a large area of nearby commercial use and zoning. Today's request is for a 7' side (south) setback, where 10' is required for a new loading dock and small building addition. He noted Staff supports this request because there is nowhere else to place this dock. He also pointed out that this is a minor encroachment and unlikely to have any negative impact on the neighboring property. He noted this has not been reviewed through Technical Review and because we haven't done a full review it's possible things will come up that will require additional variances by the BZA.

*Petitioner Presentation:*

Jeffrey Schaffer, Abonmarche Consultants, 303 River Race Drive, spoke on behalf of the petitioner. He stated the building to the west has a tenant and when their lease expires at the end of the year, the owner of Leatherman Supply will take over that building for their own use. This seems to be the best location for the addition, because vehicles can access the loading dock without impeding traffic on Wilden Avenue. He also noted that they are in agreement with all of the recommended conditions of approval listed in the staff report.

*Audience Comments:*

There was no one to speak to the petition.

*The public hearing was closed.*

*Staff Discussion:*

There was no discussion amongst Board members.

*Action:*

A motion was made and seconded, Potuck/Rohn, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 22-15DV with the 6 conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

**22-16DV** - Brian and Rebekah Whirledge request a developmental variance to allow a rear (west) setback of 2' where 5' is required for a 700 SF accessory building. The subject property is generally located at 913 S 7<sup>th</sup> Street and zoned Residential R-1 District.

*Staff Report*

Mr. Deegan explained the petitioner currently uses a room in his house for a home occupation and would like to build an accessory building to work in. He explained that home occupations are allowed in residential properties by right so the use is not under review today.

The new accessory building is proposed with a 2' rear setback where 5' is required by the ordinance. The petitioner would like to preserve yard space and explained that such setbacks are common on adjacent and nearby properties.

Mr. Deegan stated the proposal meets the character of the area, and an existing shed on the subject property has the same setback; however, Staff feels the new building should be in compliance with the ordinance because the property does not justify an encroachment into the setback and meeting the setback requirements would not cause difficulty. He pointed out that while there are nearby properties that don't meet the setback requirements, there are other properties in the vicinity that do meet the requirements for accessory buildings.

Mr. Deegan stated that emails supporting this request were received from owners of 904 S 7<sup>th</sup> St, 914 S 7<sup>th</sup> St, 911 S 7<sup>th</sup> St, and 915 S 7<sup>th</sup> St.

*Petitioner Presentation:*

Brian Whirledge, 913 S 7<sup>th</sup> Street, spoke on behalf of the petitioner. He stated he's a painter and needs more room than what he currently has inside his house. He stated he's asking for the reduced setback because he has a small yard and his family enjoys being outside. He explained there is currently a fence along the alley, so the new accessory building would not encroach any farther into the alley and will be in line with an existing shed on the property. He stated he'd prefer to have three additional feet of yard, instead of three additional feet along the alley that he can't do anything with. He stated he feels the most efficient use of his land is to place the building closer to the fence along the alley, allowing more yard space.

Mr. Potuck asked if the existing fence will remain or if the fence would have to be removed?

Mr. Whirledge stated he thinks he will remove a portion of the fence and use the building as a partial barrier. The other sections of the fence would remain.

*Audience Comments:*

Dustin Sailor, Director of Public Works and Utilities spoke to the petition. He stated as a representative for the right-of-ways, he supports Staff's recommendation to deny this request. He stated that in this case, the accessory building will be used for an art studio, but it could easily be converted into a garage and for that reason, he would like to see enough room to maneuver within the right-of-way and be able to enter into a garage door.

Mr. Holtzinger asked if other garages in this area are set back more than two feet.

Mr. Sailor stated the garage immediately south is set back farther. He went on to say there have been other instances where the garage is right up against the alley which causes a turning movement issue in the alley. He stated he agrees with Staff's recommendation that they follow the ordinance.

*The public hearing was closed.*

*Staff Discussion:*

Ms. Campbell asked if there's a way this can be limited to an accessory building and can't be used as a garage.



Attorney Kolbus stated a commitment can be placed on the approval stating that the accessory building can't be used where vehicles are allowed to enter and exit.

Ms. Campbell stated approving the variance would allow the building to line up with the existing shed. Mr. Holtzinger stated he too noticed it would line up with existing, but after hearing Mr. Sailor's comments he understood about using it as a garage. He pointed out that in this case it might not be a problem because the church parking lot is right behind this property.

Mr. Deegan asked Mr. Whirlledge if prohibiting the use of the structure as a garage in the future would cause him any concern.

Mr. Potuck added that it might be a concern when he's ready to sell.

Mr. Whirlledge stated he has no plans to use this as a garage, but he does have some concerns regarding the potential resale value.

Mr. Rohn pointed out this could limit a potential buyer in the future.

Mr. Deegan stated that the Board could grant an approval by including a commitment that the building cannot be used for vehicles entering or exiting from the public alleyway if it doesn't have a 5' setback. By doing this, the petitioner would have the option of building with the 5' setback which would allow for a garage, or by proceeding with the variance.

*Action:*

A motion was made and seconded, Campbell/Potuck, to adopt the findings of the Board and based on these findings, approve 22-16DV with the following 6 conditions and 3 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 and Fire Departments is required.

*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. Vehicles shall not enter or exit the new accessory structure from the adjoining public alleyway unless the new accessory building meets the minimum 5' rear setback.
3. No water or sewer is permitted to the new accessory building.

The motion passed unanimously by a vote of 5-0.

**VI. Audience Items**

None

*Mr. Rohn recused himself from the meeting at 5:31 pm.*

**VII. Staff Board Items**

- 6-month extension for 22-01UV, 801 W Wilkinson, from 7/25/22 to 1/25/23

Mr. Deegan stated a group housing quarters was approved earlier this year at 801 W Wilkinson and is currently going through the Technical Review process. A six-month extension is requested to ensure the variance does not expire.

*Action:*

A motion was made and seconded, Lauver/Potuck to grant a 6-month extension for 22-01UV, 801 W Wilkinson, from 7/25/22 to 1/25/23. The motion passed unanimously by a vote of 4-0.

**VIII. Adjournment: 5:32 pm Potuck/Campbell**

Respectfully Submitted:

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Lori Lipscomb, Recording Secretary

Approved By:

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Tom Holtzinger, Chair

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Lee Rohn, Secretary

**LOCATION:** 2418, 2420, & 2422 Dierdorff Road  
**CASE NUMBER:** 22-06UV

**DATE:** June 28, 2022  
**PREPARED BY:** Rossa Deegan

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### **GENERAL INFORMATION**

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**APPLICANT:** Lavern and Josephine Miller Family Limited Partnership (owner); Linda Hershberger (agent)

**REQUEST:** The applicant requests a use variance to allow a variety store where the use is permitted in the Commercial B-2, B-3, and B-4 Districts

**LOT SIZE:** ± 3 acres; ± 250' of frontage; ± 525' depth

**APPLICABLE ZONING:** Industrial M-1

**NOTICES SENT:** 9

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### **SPECIAL INFORMATION**

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**PUBLIC UTILITIES:** Connected to City water & sewer

**AREA DEVELOPMENT:** Industrial

**NEIGHBORHOOD:** Goshen Industrial Park (nonresidential)

**THOROUGHFARES:** Dierdorff Road (County Road 27)

**TOPOGRAPHY:** Level

### **VARIANCE OF USE STANDARDS**

- ◇ Goshen Zoning Ordinance, *Appendix E*, Table of Permitted Uses
  - Variety stores are listed as a permitted use in the Commercial B-2, B-3, & B-4 districts

### **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.

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### **ANALYSIS**

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The subject property is located on the east side of Dierdorff Road in the predominantly industrial south side of the City. The 3-acre parcel is improved with 3 buildings connected by parking and driving aisle with access from Dierdorff. The north and west buildings are leased as storage use, and the south building includes a manufacturing use in its eastern half and a vacant space in the western portion of the building. The south building is 2422 Dierdorff Road, and the other two buildings are 2418 & 2420 Dierdorff Road.

The petitioners are proposing to use the vacant portion the south building for retail sales of items such as furniture, appliances, tools, clothes, and electronics. Such use is considered a variety store, and is permitted in the B-2, B-3, and B-4 districts only. A use variance is required because variety stores are not permitted in the M-1 District.

Staff believes approval is warranted. The petitioner has submitted a plan demonstrating that there is adequate parking on site for the retail use. The same space in the subject building was previously occupied by an industrial wholesale and supply business for many years, and that business included a retail element at the front of the building; there is no indication the business conflicted with the industrial zoning and adjacent industrial uses. The majority of the rest of the building space on the property is use for storage.

The Building and Fire departments will need to approve the use and a condition should be included that parking must be met for all uses on the site.

## **FINDINGS OF FACT**

Staff recommends **approval** of a use variance to allow a variety store where the use is permitted in the Commercial B-2, B-3, and B-4 Districts, 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 property is over 3-acres in size and large enough for a variety of uses, including industrial and commercial retail uses. *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.** Surrounding properties are industrial, with no residential properties in the vicinity. Previously, an industrial wholesale and supply business with a retail element operated in the same space without any apparent incident. *The standard is confirmed.*
- 3. The need for the variance arises from a condition peculiar to the subject property.** The subject property has previously included a wholesale and supply store with a retail component that operated without any apparent incidents. *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 property's location in the M-1 District prevents a variety store where it would otherwise be a reasonable use as there is adequate parking and ample space for retail display and storage. *The standard is confirmed.*
- 5. The approval does not interfere substantially with the Comprehensive Plan.** One of the goals of Goshen's Comprehensive Plan is to "support the development of small, locally-owned businesses. *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 Building and Fire Departments is required.
5. Parking requirements shall be met for all uses on the site.



Looking east across Dierdorff Road



Looking northeast



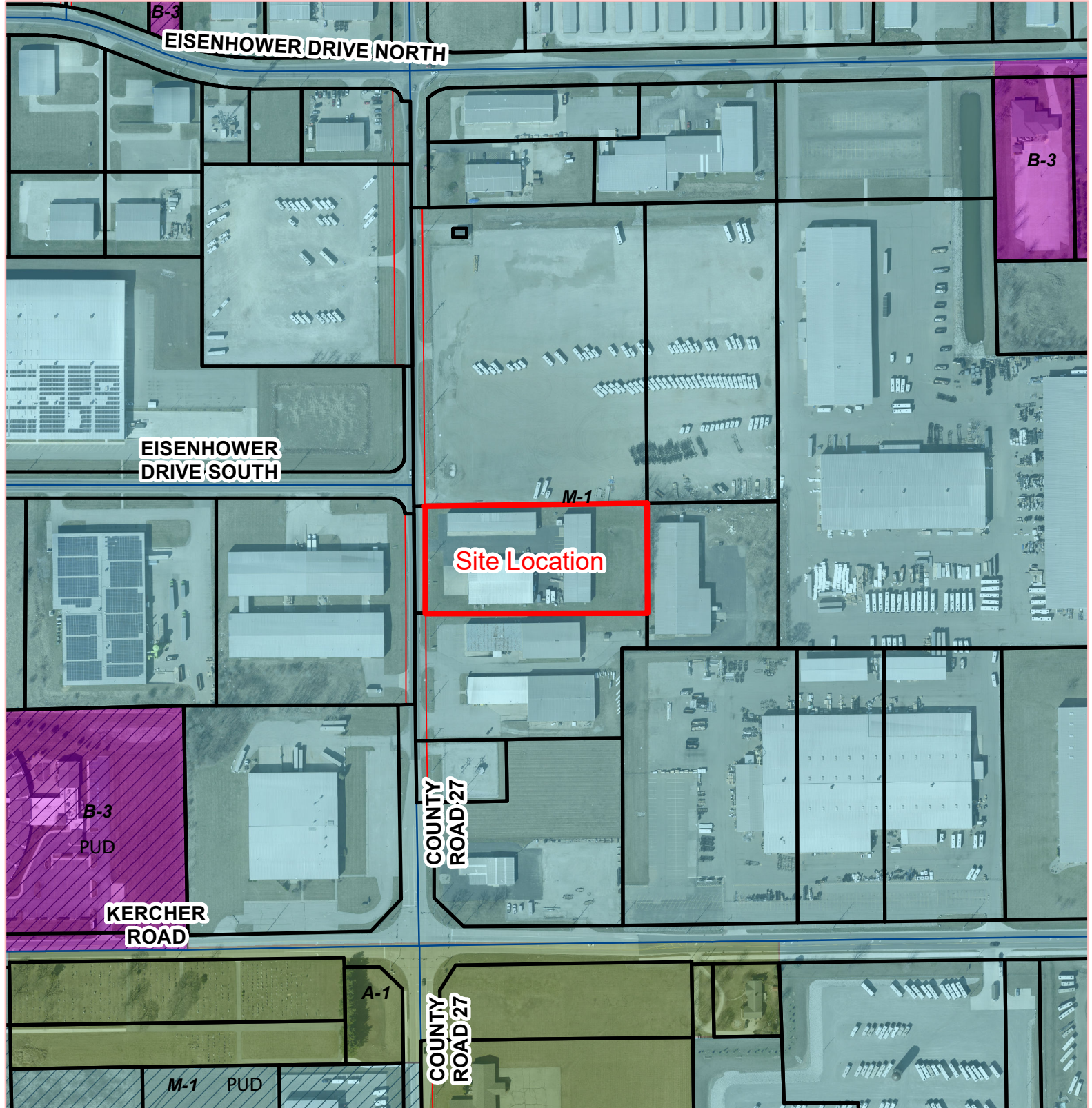
Looking south across front of south building



Looking south between south building and east building



Looking west between north and south buildings



**Site Location**

**EISENHOWER DRIVE NORTH**

**EISENHOWER DRIVE SOUTH**

**KERCHER ROAD**

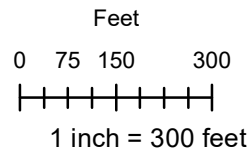
**COUNTY ROAD 27**

**COUNTY ROAD 27**

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**2418, 2420, & 2422 Dierdorff Road**

2021 Aerial  
Printed June 10, 2022



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

May 13, 2022

Opening a store of our own was something we've wanted for many years. We couldn't believe it was finally happening. We were so happy and excited until everything fell apart. It all started about four years ago as a hobby but it is now our life. Some good friends of ours have a store in Warsaw and Goshen just like the one we planned on opening. I managed the Goshen store for the past three years and eventually, they leased us a part of their store to sell our items. This is when we got our store name ( J & L Bargains) resale license and tax id number, everything we needed to have our store legal. Since business was doing well with our products, we then thought it would be a great time to open our own store in the near future.

The lease of the store in Goshen where I managed was coming to an end in May of 2022, and they had decided not to renew their lease. So that's when we decided to pursue opening a store of our own even more than before. We already had five storage units full of stuff ready to sell. One of our five storage units was in the same parking lot as the building we noticed was for rent, and that's how we met Tim Miller the landlord. We asked Tim if we could ever rent that storefront and make it our own someday, and he told us yes it would be available next year (2022). We then asked him if it is zoned for what we wanted to sell and he assured us it was.

While we were patiently waiting for this building to be emptied we were getting ready for the big move and so excited to have our own store. We made sure to buy display counters, shelves, shopping carts, A LOT of inventory, and everything you would need for a store. We even got special shopping bags since we were so happy it was finally happening. We had to switch Nipsco into our name which was \$2,000 with the deposit. Throughout the year, we have invested A LOT of money and time on our future store. In March of 2022, we talked with Tim again about the date the building would be available for rent, he let us know it was ready at the end of March.

On April 1st, 2022, we signed a year lease for the building. We put down a month of rent plus the deposit which cost around \$10,000. Thus, before we agreed to sign the lease we asked him one last time about the zoning. We wanted to make sure the zoning was right for what we wanted to do, and again he told us yes. After signing the lease we were so excited about this day finally coming. The whole month of April our friends and family have helped us move everything from our other storage units into our new store which is on 2422 Dierdorff Rd. We spent hours upon hours setting up the shelves and putting furniture together and stocking the shelves and pricing them accordingly. We wanted to make sure everything looked nice and neat for our grand opening.

On April 11, 2022, I reached out to Brent at Premier Signs to get things rolling, so we could get our own store sign. After picking out the design of our sign, we waited a few weeks for it to get made. Getting the sign made was such an exciting experience because we got our own sign with our own store's name on it, and this made us realize all of our dreams were coming



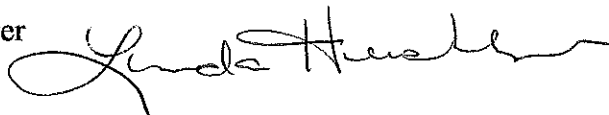
together. On May 4th we had just gotten our store and liability insurance finalized. But then on May 5, 2022, everything went downhill. I got a call from Brent at Premier Signs telling me that they didn't get the permit to make the sign because the building wasn't zoned in the right place. My heart stopped when I heard this news. We were baffled and disturbed by Tim's repeated assurances that the zoning was correct. We felt like our world came to a stop and it's been an emotional roller coaster ever since, to say the least.

This has not only affected us, but it has also affected our family and our potential customers. I have lost one of my workers and now she does not have a job because of this issue. Our family and friends have spent days upon days helping us get our dreams put together. We've waited a long time for this building to become available and we've come this far only for the zoning to not be what Tim had told us. Plus, we have to explain to our customers who were so excited for us to have a bigger store what happened and why we aren't open yet. We would've never agreed to this if we had known this issue was going to happen beforehand. We could've spent this time looking for another location. We were trusting Tim since he reassured us so many times, and he has so many buildings in Goshen that we knew he should know the zoning. ( Tim assumed it was zoned properly because a business called Fastenal was selling retail out of the building.)

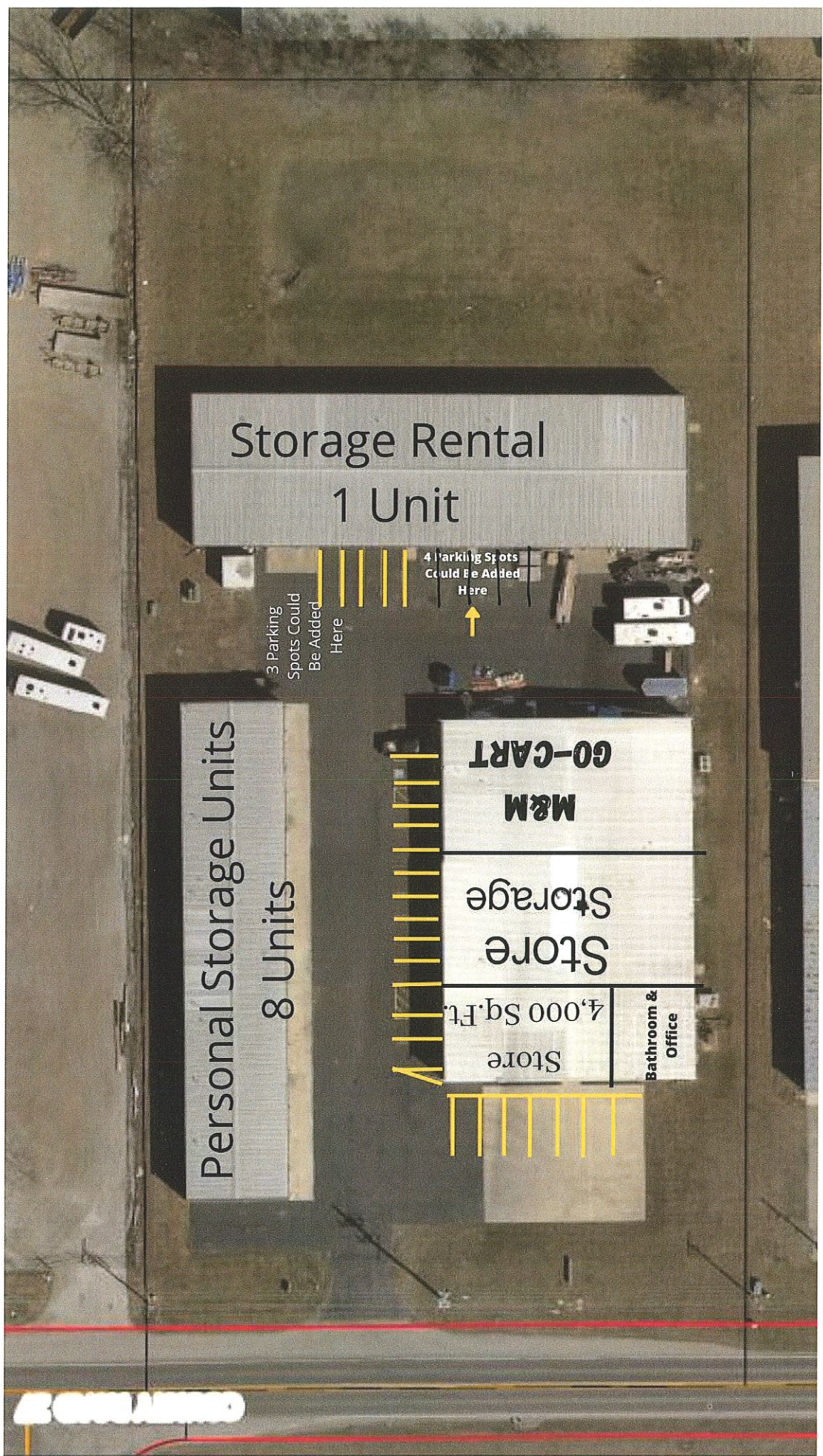
We wanted to open this store to help our customers get good deals. Prices of everything have gone up and having a discount store would help people get what they need. We sell tools, furniture, home goods like bedding and curtains, kitchen appliances, workout equipment, health and beauty, pet supplies, lawn equipment like snow blowers and lawnmowers, clothes, kid supplies like clothes and toys, and electronics. You name it and we probably have it, most of our items are brand new, and if they are used we make sure to include that on the item. We feel that the store is in a great location because there is a lot of traffic around it. The store is close to town but not in town, there are no other stores in Goshen like ours. We want to help families save money on essential items they need. Opening a store has been our dream for years, and for it to not come true after all this time is very devastating.

In conclusion, opening our own store means the world to us. We have everything ready for the grand opening. Please take into consideration the amount of money and time we have sacrificed to make this work. Having our store open will help many people in the community save money on things they need, and help support a small local business.

Steve Carpenter  
Linda Hershberger

A handwritten signature in black ink, appearing to read "Linda Hershberger", written in a cursive style.

Available parking provided 5/18/22



26 onsite parking spaces provided

**LOCATION:** 507 S 7<sup>th</sup> Street  
**CASE NUMBER:** 22-17DV

**DATE:** June 28, 2022  
**PREPARED BY:** Rossa Deegan

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### **GENERAL INFORMATION**

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**APPLICANT:** Peter & Kelly Shenk Koontz (owners); Dana Miller Building Solutions, Inc. (agent)

**REQUEST:** The applicants request a developmental variance to allow a 3' front (east) building setback where 25' is required for a new front porch

**LOT SIZE:** ± 9,900 SF; ± 60' of frontage; ± 165' of depth

**APPLICABLE ZONING:** Residential R-1

**NOTICES SENT:** 60

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### **SPECIAL INFORMATION**

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**PUBLIC UTILITIES:** City water and sewer

**AREA DEVELOPMENT:** Residential

**NEIGHBORHOOD:** Historic Southside

**THOROUGHFARES:** 7<sup>th</sup> Street

**TOPOGRAPHY:** Level

### **VARIANCE OF DEVELOPMENTAL STANDARDS**

- ◇ Goshen Zoning Ordinance, *Section 4140.3*, Area, Width, and Yard Regulations of the R-1 District  
B.1. On residential or cul-de-sac streets, the front yard shall be a minimum distance of 25 feet

### **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.

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### **ANALYSIS**

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The subject property is a single-family home located in the Historic Southside neighborhood on S 7<sup>th</sup> Street and a short distance south of Monroe Street. The property is completely surrounded by single family homes. Improvements on the property include a two-story home with an approximately 1,420 SF footprint and a detached 440 SF two-car garage with access from the rear alley.

The petitioners are proposing to make changes to the existing front porch with a scope of work that includes the following:

- Remove existing brick porch while leaving the roof in place
- Pour new 12.5' x 9' porch slab and cover surface with reclaimed brick
- Add three steps to front (east) side of porch where the existing porch steps are on north and south ends
- Add new columns to support roof
- Pour new concrete walkway to sidewalk

The proposed setback to the edge of the new steps is 3' where a minimum of 25' is required, so a developmental variance is needed to proceed with construction.

Staff recommends approval of the request. While the new porch will have slightly different dimensions than the existing porch, the proposed steps are causing the need for the variance. The proposed porch landing is

reasonably sized, not excessive in area, and the new steps will be built to Building Code. The average front building setback to homes along the west side of the same block of S 7<sup>th</sup> Street is 10' and the existing porch on the subject property appears to have a front building setback of approximately 6'; the front building setback at 513 S 7<sup>th</sup> Street is approximately 5'. Relief from setback requirements in this neighborhood are routinely granted. In April of this year, the BZA granted relief from side setback requirements for a new garage at 505 S 6<sup>th</sup> Street, which is one block directly west of the subject property.

Approval should include the condition that the existing brick walkway from the existing porch be removed and the lawn stabilized. A right of way permit for the new walkway approved by the Engineering Department will be required.

### **FINDINGS OF FACT**

Staff recommends **approval** of a developmental variance to allow a 3' front (east) building setback where 25' is required for a new front porch, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** The proposed porch will replace an existing porch that is falling into disrepair and include new steps built to Building Code. *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.** Buildings along the same side of this block have an average setback that is far less than the minimum required by the Zoning Ordinance, and the existing porch on the subject property has a front setback only slightly deeper than the proposed setback. *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.** The proposed porch landing is reasonably sized, not excessive, and the proposed steps will be built to Building Code where the current porch steps are in disrepair. *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. A right of way permit for the new walkway to the sidewalk approved by the Engineering Department is required
5. The existing walkway from the old porch steps shall be removed and the soil stabilized.



Looking west



Looking west



Looking south



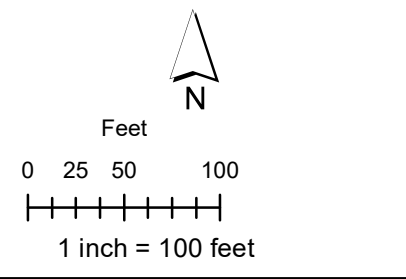
Existing walkway



Looking north



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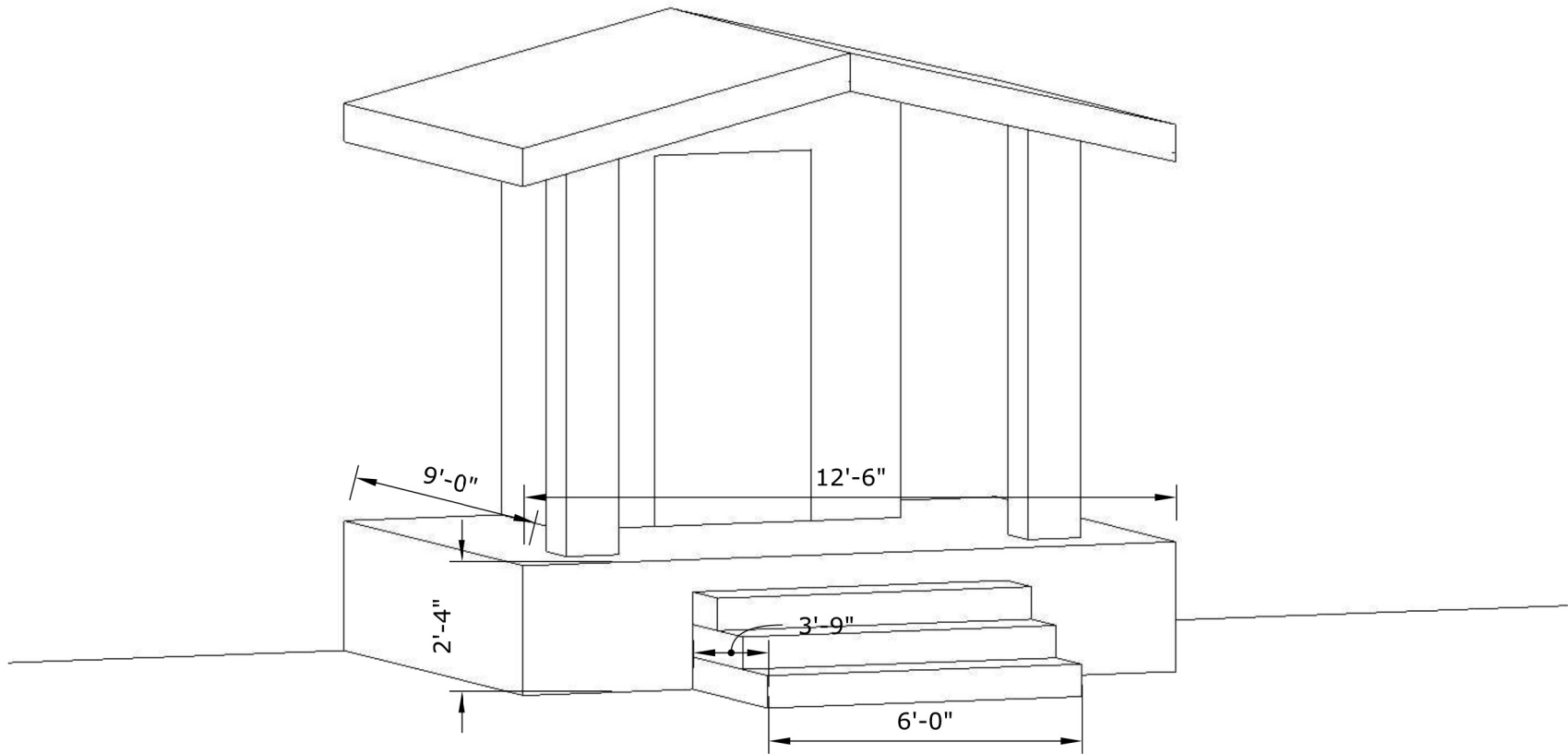
507 S 7th St

2021 Aerial  
 Printed June 10, 2022

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

**Porch removal and replacement-scope of work:**

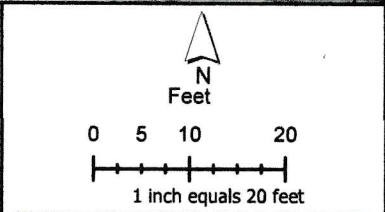
Remove existing brick porch, leaving roof in place. Pour new 12'6" wide by 9' deep porch slab and lay reclaimed brick for surface, pour and place three masonry steps each 15" deep and 7" high (+/-). Add columns supporting the existing roof, repair foundation stucco. Pour walkway connecting to municipal sidewalk from center of new steps.







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507 S 7th Street

2021 Aerial  
Printed on 4/28/2022

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

**LOCATION:** 926 & 928 E Lincoln Avenue  
**CASE NUMBER:** 22-18DV

**DATE:** June 28, 2022  
**PREPARED BY:** Rossa Deegan

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### **GENERAL INFORMATION**

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**APPLICANT:** Troyer Carpets, Inc. (owner); Signtech Sign Services (agent)

**REQUEST:** The applicants request a developmental variance to allow the reduction of the area of an existing illuminated freestanding sign from 96 Sf to 81 Sf where structural modifications to nonconforming signs is not permitted and to allow a 20 SF electronic message center to be added where electronic message centers are not permitted to be added to nonconforming signs

**LOT SIZE:** ± 2.44 acres; ± 150' of frontage; depth varies

**APPLICABLE ZONING:** Industrial M-1

**NOTICES SENT:** 15

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### **SPECIAL INFORMATION**

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**PUBLIC UTILITIES:** City water and sewer

**AREA DEVELOPMENT:** Commercial, industrial, residential

**NEIGHBORHOOD:** West of the East Goshen neighborhood

**THOROUGHFARES:** Lincoln Avenue

**TOPOGRAPHY:** Grade varies

### **VARIANCE OF DEVELOPMENTAL STANDARDS**

- ◇ Goshen Zoning Ordinance, *Section 5100.4*, Lawful Non-Conforming Signs  
Any sign lawfully existing at the time of the passage of this Ordinance may be continued or maintained subject to the following:
  - A. The sign structure shall not be changed or altered in any manner, except for normal day-to-day maintenance.
  
- ◇ Goshen Zoning Ordinance, *Section 5100.2*, Permitted Sign Types
  - B. Changeable Copy and Electronic message Center Signs
    - 2.g. An electronic message center shall not be added to any non-conforming signs.

### **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.

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### **ANALYSIS**

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The subject property is located on the south side of E Lincoln Avenue, a short distance east of Steury Avenue and west of the East Goshen neighborhood. The property is approximately 2.4 acres in size and comprised of two tax parcels. The 3 connected buildings on the property are a carpet sales business. Adjacent properties include a machine shop and grocery store to the west, a radio station to the east, and residential properties to the north across Lincoln Avenue. Despite the mix of uses, the subject and adjacent properties are all zoned Industrial M-1.

The petitioners are proposing to make changes to an existing illuminated freestanding sign on the property. Planning records indicate the sign was approved for installation in 1997. It is approximately 16' in height and 96

SF. Proposed changes include reducing the size of the sign to 14' in height, reducing the area to 81 SF, and adding an electronic message center (EMC). Development variances are required because the non-conforming size of the sign—the current Zoning Ordinance limits freestanding sign area at this property to 50SF—prohibits changes of any kind. Additionally, EMCs are not permitted to be added to any non-conforming signs.

Staff recommends approval of the request. The reduction of the height of the sign from 16' to 14' will bring it into conformity with the current sign height standards of the Zoning Ordinance for this property, which allow a maximum of 15'. The modifications will also reduce the area of the sign from 96 SF to 81 SF, which, while still nonconforming in area, is closer to conformity.

Allowing an EMC on a sign adjacent to residential properties is typically a course of action Staff recommends against. To deny the petitioner the request for the EMC will not create a practical difficulty in the use of the property. However, the current sign is already illuminated, so the proposed EMC will likely not represent a stark difference in the appearance of the sign or the amount of light pollution created by the sign. The fact that the sign is being reduced in height and area, and thus reducing the illumination of other panels on the sign, will help offset some new light pollution from the EMC. The EMC will need to follow the programming standards of the sign ordinance, requiring a reduction of night time illumination.

Previous BZA action on EMC additions to non-conforming signs include a decision (21-09DV) in April of this year to allow an EMC on a non-conforming freestanding sign at 2115 Lincolnway East. In that case, approval was amended to allow a smaller EMC than the one proposed by the petitioner. In November 2016, the BZA granted approval (12-26UV & 16-35DV) of an EMC replacement of a changeable copy sign at 1513 E Lincoln (Mullet Battery). Staff recommended denial in that case, and the Board approved with a commitment that the sign could only be illuminated during business hours. That property was located less than a half mile east of the subject property on Lincoln Avenue.

## **FINDINGS OF FACT**

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Staff recommends **approval** of a developmental variance to allow the reduction of the area of an existing illuminated freestanding sign from 96 Sf to 81 Sf where structural modifications to nonconforming signs is not permitted and to allow a 20 SF electronic message center to be added where electronic message centers are not permitted to be added to nonconforming signs, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** The proposed modifications and electronic message center addition are to a sign that meets setback requirements and is outside the vision clearance area. *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 proposed modifications will reduce the height and area of the sign, bringing the height into conformity with Zoning Ordinance requirements and bringing area closer to conformity. Because the existing sign is illuminated, the modifications will result in reduced illumination that will help offset some of the new illumination from the electronic message center. *The standard is confirmed.*
3. **Strict application to the terms of the Zoning Ordinance will not result in practical difficulties in the use of the subject property.** Denying the portion of the request to allow the addition of an electronic message center to the sign will not create practical difficulties in the use of the property, as there are other means by which the sign can be used to impart information. *The standard is not 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. The electronic message center shall conform to the programming standards of the Zoning Ordinance.



Looking east



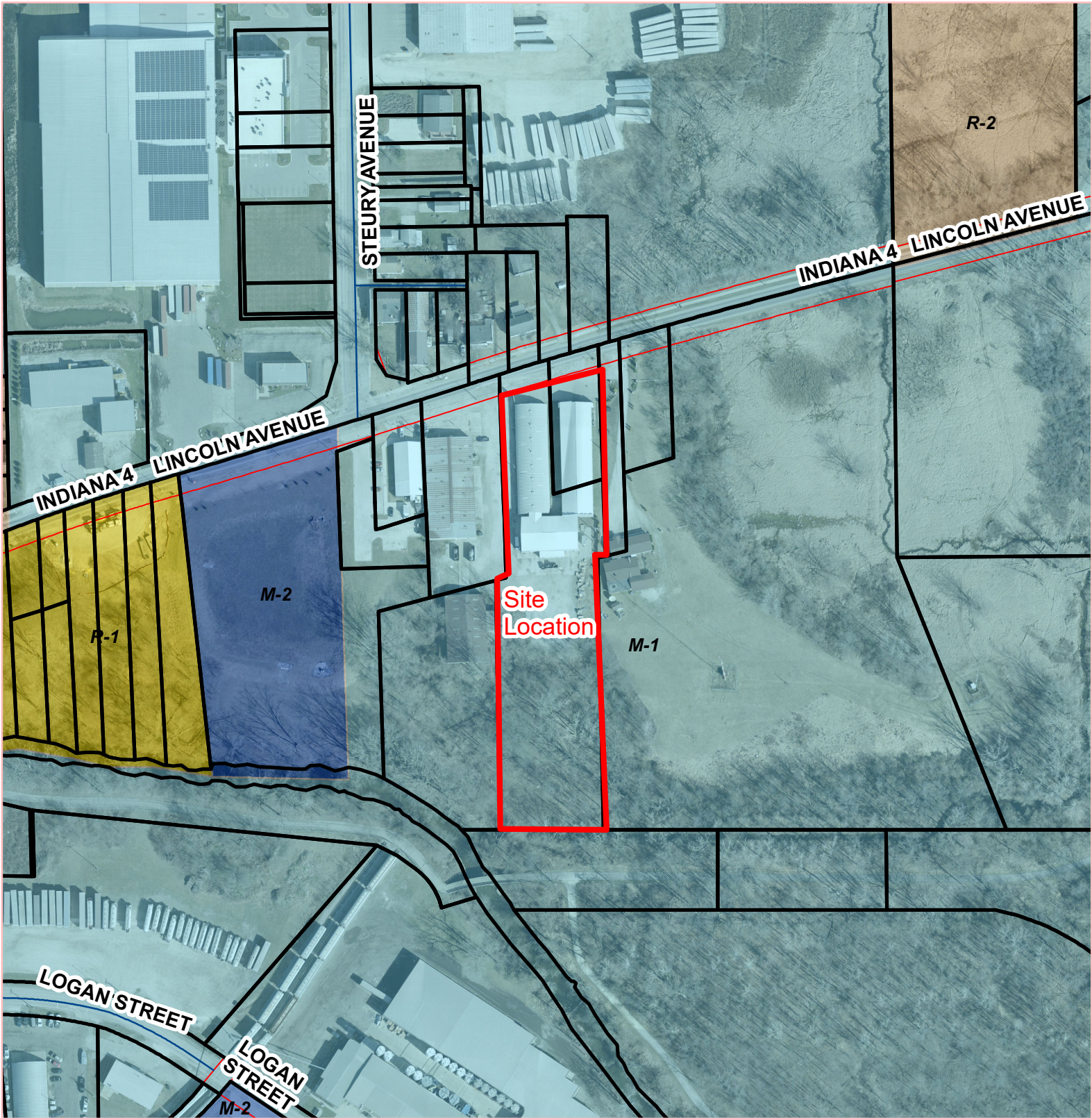
Looking east along Lincoln Avenue



Looking west



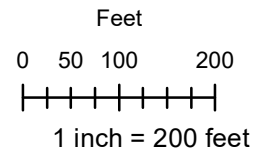
Looking west-southwest



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926 & 928 E Lincoln Avenue

2021 Aerial  
 Printed June 10, 2022



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

125.9 in

109 in

36 in



# FAMILY VALUE FLOORING

926 E. Lincoln Ave.

36 in



COREtec<sup>®</sup>  
the Original



ANDERSON TUFLEX<sup>™</sup>

165.39 in

29 in

# watchfire

12 in

# Troyer Carpets

75.96 in

99 in

O.A.H.: 13.78'

Identification Signs: 60.81 sqft

E.M.C.: 19.97 sqft

Total sqft: 80.78'

CITY OF GOSHEN PRESENTATION TO THE BOARD OF ZONING AND APPEALS

DEVELOPMENTAL VARIANCE QUESTIONS

Before granting a Developmental Variance the BZA must determine that:

- A. THE APPROVAL WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY:

The Electronic Message Center will Auto Dim from Dusk to Dawn & will not exceed 125 nits at night

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- B. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER:

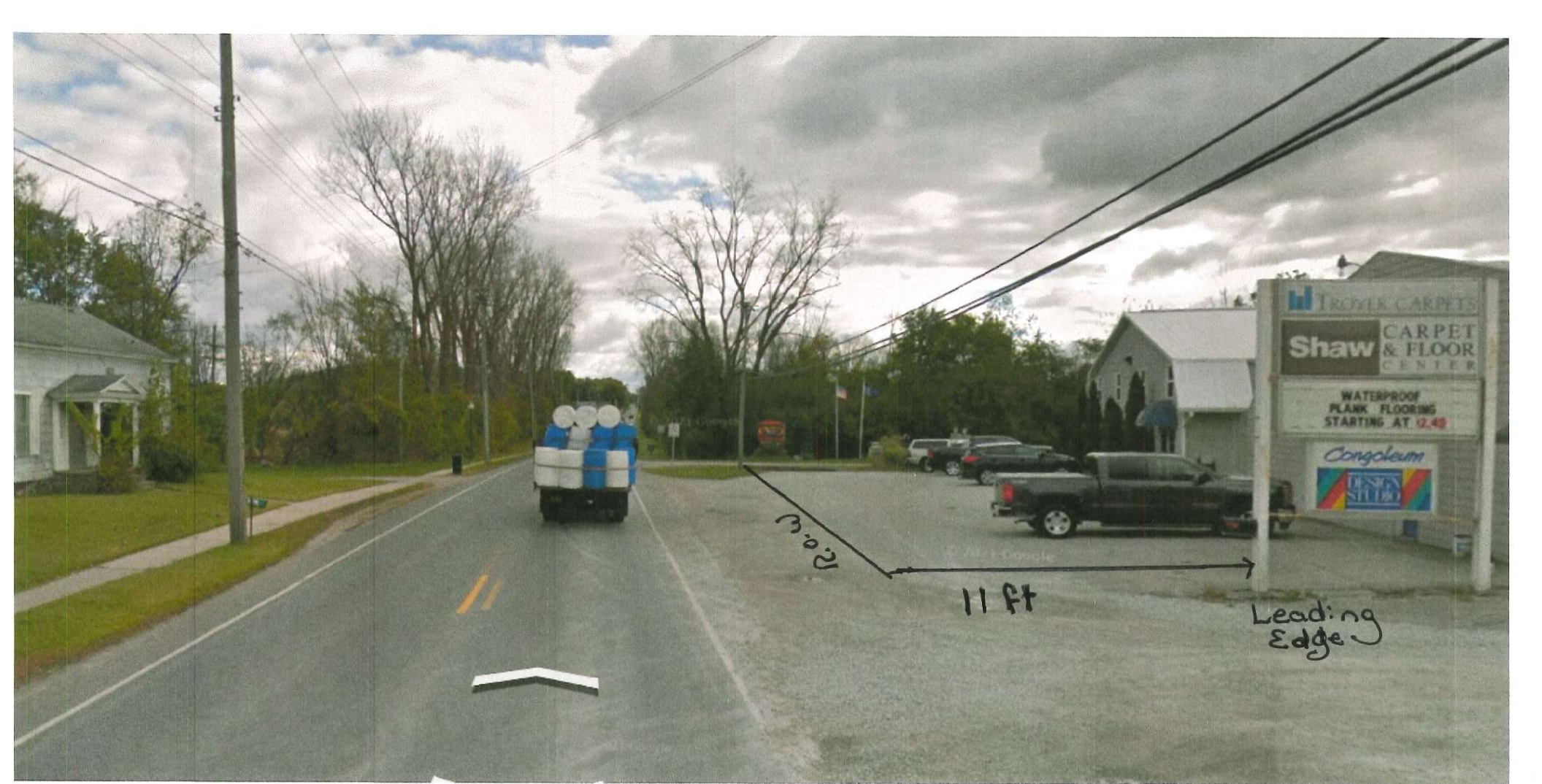
The sign will be constructed with Quality Materials & the overall height will decrease to 13.78' H & the fresh paint & new I.D panels is a much needed improvement.

- C. STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE SUBJECT PROPERTY:

The existing sign needs to be refurbished & the addition of the E.M.C. will benefit the customers & community in a positive way.

---





Home

Home 2

87.85'

92.04'

Lincoln Ave



157.36'

Sign

926

E Lincoln Ave

928

E Lincoln Ave

111 St  
Setback  
R.O.M.

670



**PLANNING & ZONING DEPARTMENT, CITY OF GOSHEN**

204 East Jefferson Street, Suite 4 • Goshen, IN 46528-3405

Phone (574) 534-3600 • Fax (574) 533-8626

planning@goshencity.com • www.goshenindiana.org

June 28, 2022

To: Board of Zoning Appeals

From: Rossa Deegan, Assistant Planning & Zoning Administrator

**RE: Request to modify conditions of 21-11DV**

On April 27, 2021, the BZA granted approval of a request to allow construction of a new single family home at 502 River Race Drive (formerly 208 W Monroe Street), zoned Residential R-1. Approval granted relief from a number of developmental requirements, including lot area, setbacks, and floor area, and included nine conditions, the fourth of which stated:

“A minimum of two (2) large street trees of diverse species shall be planted in the front yard setback.”

Construction of the new home is now complete, and as part of the final stages of site development, landscaping is to be installed. The petitioner consulted with the City Forester about planting trees in order to fulfill the requirement, and he determined that there was inadequate space for two large species trees because of the relatively small size of the property in relation to the building and because of the location of utilities. The Forester’s recommendation was to instead plant one large species tree and one small species tree.

Carrying out the Forester’s recommendation will require a modification of the conditions of the variance. Given the lack of space for two large species, Staff recommends approval of the modification, with a suggested motion as follows:

Approve the request to modify Condition 4 of 21-11DV so that the condition requires a minimum of one (1) large street tree and one (1) small tree in the front yard setback.

Goshen Board of Zoning Appeals  
204 E. Jefferson Street, Suite 4  
Goshen, Indiana 46528  
574-534-3600

TO: Roland Weaver  
61873 County Road 7  
Elkhart, IN 46517

The City of Goshen Department of Redevelopment  
via email: [Markbrinson@goshencity.com](mailto:Markbrinson@goshencity.com)

RE: 21-11DV – 208 W Monroe Street

You are hereby notified that your request for developmental variances to allow a residential building lot of 3,485 SF where 8,000 SF is required, a front (west) building setback of 4' where 25' is required, a rear (east) setback of 21' where 25' is required, a front (north) driving aisle setback of 2' where 25' is required, and 300 SF of occupied space on the ground floor where 650 SF is required for the construction of a new two-story single family home, for the subject property generally located at 208 W Monroe Street and zoned Residential R-1 District, was heard at the meeting of the Goshen Board of Zoning Appeals on April 27, 2021, and acted upon as follows:

APPROVED XX DENIED \_\_\_\_\_ TABLED \_\_\_\_\_ WITHDRAWN \_\_\_\_\_

*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. A minimum of two (2) large street trees of diverse species shall be planted in the front yard setback.
5. A right of way permit issued by the Engineering Department is required
6. Approval by the Building and Fire Departments is required.
7. Connection to City water and sewer is required.
8. Damage to the existing sidewalk along Monroe Street and River Race Drive as a result of construction shall be repaired at the owner's expense.
9. At the time the property is transferred to the new owner, all tax parcels on the property shall be combined into one parcel.



\_\_\_\_\_, City of Goshen Board of Zoning Appeals Secretary  
Richard R. Aguirre

I am requesting a change in the site plan from 2 large trees to 1 large and 1 small. After having completed the project, I have found that there is not enough space for 2 large trees with the utility lines underground and the overhead power lines that run along River Race. I am also requesting to plant these trees in the fall when they can be moved in their dormant stage and will be completed by the end of November I have included a quote from Dogwood Hills Tree Farm to do the work. I have also included an updated site plan with the tree species and their location.

Roland Weaver

Roland Weaver

502 River Race Drive

Goshen, IN 46526

370-9908

N

Monroe Street

Concrete Sidewalks

Honey Locust Tree

Water line

Sewer line

W

River Race Drive

Driveway

White Florida Dogwood Tree

2-story house  
w/ 2-car garage

Gas & electric service lines

Utilities Pole

71' E

Scale

□ = 2ft

1" = 10ft

