

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, August 23, 2022, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I. Roll Call
- II. Approval of Minutes from 7/26/22
- 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
 - 22-08UV** – Goshen Community Schools request a use variance to allow a 60 Sf illuminated wall sign on the west side of the gymnasium where schools are a conditional use permitting one non-illuminated wall sign not exceeding 36 Sf in area. The subject property is generally located at 501 Lincolnway East and is zoned Residential R-1, Industrial M-1, and Commercial B-1 District.
 - 22-09UV & 22-24DV** – Adlai A Schrock and Zarembo Group, LLC 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, and developmental variances to allow an alternative landscape buffer where full bufferyard landscaping is required adjacent to residential use, one illuminated freestanding sign and one illuminated wall sign where illuminated signs adjacent to residential use or zoning are not permitted, and for the variance to be valid for one year, for the construction of a new general store. The subject property is generally located at 811 E Kercher Road and is zoned Industrial M-1 District.
 - 22-25DV** – Kropf Family Real Estate, LLC and Surveying and Mapping, LLC request developmental variances to allow a 24’ side (west) building and parking/driving aisle setback and a 91’ side (east) building setback where a minimum of 100’ is required for buildings and a minimum of 60’ is required for parking/driving aisles adjacent to residential use, and to allow an alternative landscape buffer where full bufferyard landscaping is required adjacent to residential use, and the variance to be valid for one year, for the construction of an approximately 9,600 Sf storage addition with an expanded driving aisle. The subject property is generally located at 2411 E Kercher Road and is zoned Industrial M-1 District.
 - 22-10UV** – Steven B & Linda J Thomas, S & L Rentals, and Pathways Retreat, Inc. request a use variance to amend the use variances granted in 1974 and amended in 2008 and 2015 for a retreat center/counseling office to allow up to 20 volunteers where the 2015 variance allowed no more than two volunteers, and to expand the variances to an area including three tax parcels and approximately 15.3 acres where the 2015 variance included one tax parcel and approximately 11.7 acres, and the variance to be valid for two years, for the construction of an approximately 725 Sf open-air pavilion. The subject property is generally located at 309 and 309 ½ Hackett Road and is zoned Residential R-1 District.
 - 22-11UV & 22-26DV** – T & T Auto Service and Abonmarche Consultants, Inc. request a use variance to allow an automobile service business with outdoor vehicle storage where automobile repairs are a conditional use in the Commercial B-3 District and a permitted use in the Industrial M-1 and M-2 Districts, and developmental variances to allow a 24 Sf illuminated freestanding sign and a 54 Sf illuminated wall sign where only ground signs are permitted and where illuminated signs are not permitted adjacent to residential uses or residential zoning districts, and for the variance to be valid for one year, for the construction of an approximately 7,100 Sf building with a parking and driving aisle. The subject property is generally located at 1795 Reliance Road and is zoned Residential R-1 District.
- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment

Minutes - Goshen Board of Zoning Appeals
Tuesday, July 26, 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: Michael Potuck, Bethany Campbell, Lee Rohn, Tom Holtzinger, and Hesston Lauver. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus.

II. Approval of Minutes from 6/28/22: Lauver/Potuck 5-0

III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record: Rohn/Potuck 5-0

IV. Postponements/Withdrawals - None

V. Use & Developmental Variances – public hearing items

22-19DV – Trent J. Haldeman & Sailor D. Davis-York request developmental variances to allow a 2' side (west) setback where 5' is required and two parking spaces in the front yard setback where open parking is not permitted for the installation of a new concrete parking and driving aisle. The subject property is generally located at 416 E Douglas Street and is zoned Residential R-1 District.

Staff Report

Ms. Yoder explained this request is to install a new concrete driveway on the west side of the property that will include two open parking spaces with a 2' setback where 5' is required. The parking spaces are also located within the front yard setback. Staff's analysis is that approval is warranted, noting that the property has no existing onsite parking and the narrow lot creates the need for a variance. Staff recommends approval with the conditions listed in the Staff Report.

Petitioner Presentation:

Trent and Sailor Haldeman, 416 E Douglas Street spoke on behalf of the petitioner. Mr. Haldeman stated the only parking available to them is street parking and currently parking is only on their side of the street. He explained that their two cars are parked there, along with the neighbors across the street. He stated if they're allowed to install this parking, that will leave space on the street for the neighbors to park.

Mr. Holtzinger asked if both of their vehicles will be able to park on the new driveway.

Mr. Haldeman stated if the variance is approved, they will be able to make the driveway 17' wide, allowing enough room for both cars.

Ms. Haldeman stated being able to park in their driveway will also keep them out of the way of snow plows.

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 22-19DV with the 4 conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

22-20DV - Richard & Vicky Miller request developmental variances to allow a 25' front yard setback along Plymouth Avenue where 30' is required and a 15' front yard setback along 13th Street where 25' is required and to allow a parking space in the front yards of both streets where open parking is not permitted for a new parking and driving aisle. The subject property is generally located at 924 E Plymouth Avenue and is zoned Residential R-1 District.

Staff Report

Ms. Yoder explained the petitioner is proposing an additional driveway from 13th Street to be used for a third vehicle. The proposed driveway would have a 25' setback along Plymouth Avenue and 15' from 13th Street. The variance would also cover open parking in the front yard setbacks along both streets. She noted that the Board of Works (BOW) approved the second driveway in May, with the condition that it also be approved by the BZA. She explained the driveway and parking space will be behind the front wall of the home and will not disturb the character 13th Street, noting that there are other driveways in the front setback along that street. She noted that there would be space in the southwest quadrant of the property to locate a parking space, but the petitioner stated it would conflict with the existing fenced in yard.

If this request is approved, the Engineering Department will need to approve the surface type and issue a right-of-way permit.

Based upon the analysis, Staff recommends approval of this request.

Petitioner Presentation:

Richard Miller, 924 E Plymouth Avenue spoke on behalf of the petitioner. He had technical questions regarding the construction of the driveway, and Ms. Yoder explained he would need to direct those questions to Goshen Engineering when obtaining his right-of-way permit.

Mr. Holtzinger noted a vehicle is currently parking along Plymouth Avenue which makes it difficult to see when wanting to turn west onto Plymouth Avenue from 13th Street. He asked if that vehicle will be parking in this location.

Mr. Miller stated that it will be setback far enough that people will be able to see. He explained the drive will come off of 13th Street and turn by the house, but not going past the front of the house.

Mr. Lauver asked if he has any concerns about this driveway being too close to the intersection of Plymouth and 13th Streets.

Mr. Miller stated the driveway will be far enough away that it shouldn't create any problems.

Audience Comments:

There was no one to speak to the petition.

The public hearing was closed.

Staff Discussion:

There was no discussion amongst Staff members.

Action:

A motion was made and seconded, Potuck/Campbell, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 22-20DV with the 4 conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

22-21DV - Matt P. Schrock and Abonmarche Consultants, Inc. request a developmental variance to allow a 13' front building setback along Lincoln Avenue where 35' is required for the construction of an approximately 2,352 Sf building addition. The subject property is generally located at 1210 E Lincoln Avenue and is zoned Industrial M-1 District.

Staff Report

Ms. Yoder explained this request is for an addition to the northernmost building which will replace two carports on an existing gravel surface, with a setback of 13 feet. She stated staff recommends approval, noting the front of the addition is in line with the existing building, and adjacent properties also encroach into the front setback. She noted the proposed addition maintains an adequate setback, and a majority of the site cannot be developed due to wetlands and floodplain. Approval with conditions is recommended.

Petitioner Presentation:

Crystal Welsh, 303 River Race Drive, Unit 206, spoke on behalf of the petitioner. She referred to a photo in the staff report which shows a fence in the location where the addition will be and explained that the addition will not extend closer to Lincoln Avenue than the existing fence. She explained an existing exterior door currently enters into the outdoor storage area and will become the entrance into the building addition. For this reason, it's important for the front façade to continue on.

Audience Comments:

There was no one to speak to the petition.

The public hearing was closed.

Staff Discussion:

There was no discussion amongst Staff members.

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 22-21DV with the 6 conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

22-22DV - Leopoldo Mendoza requests a developmental variance to allow a front building setback along Westfield Avenue of 5' where a minimum of 25' is required to rebuild an existing garage. The subject property is generally located at 711 Chicago Avenue and is zoned Residential R-2 District.

Staff Report

Ms. Yoder explained this property received a variance a couple years ago to convert from a three-unit residential building to a two-unit building. This building contains a one-stall garage which the petitioner would like to demolish and rebuild in the same footprint, with a taller ceiling and wider garage door. A new concrete driveway would also be installed. There is currently a 5' setback along Westfield Avenue and while this setback is existing, a variance is now required in order to allow this setback to continue.

Staff recommends approval of the request because the garage will be rebuilt in the same footprint and will maintain the existing 5' setback. She pointed out one condition of approval should be that the width of the driveway be limited so open parking is not created. She noted when the two-unit was approved, a driveway was allowed for parking on the south side of the house and this will be for a second driveway. She stated Goshen Engineering has said they will approve a second driveway, but they don't want parking in that area because most of the driveway will be in the public right-of-way. For this reason, Staff recommends the driveway be no more than 4' wider than the garage door. This allows access to the garage, but will discourage parking in that area. Staff also asks for a condition that the possible zoning violations on the property be addressed. She noted inoperable vehicles and vehicles without current license plates have been observed parked on an unimproved surface. Staff recommends as a condition of approval that these issues be resolved within 30 days of approval.

Petitioner Presentation:

Mr. Mendoza, son of the petitioner, 711 Chicago Ave, translated on behalf of the petitioner. His father commented that once the garage is approved, the house will look better than it does now. He also translated that this will allow more parking.

Mr. Holtzinger pointed out to Mr. Mendoza that the driveway will only be permitted to be 4' wider than the garage door and that parking on the driveway won't be permitted. He asked if Mr. Mendoza's father understood that condition of approval.

Mr. Mendoza translated that his father understands and that they only want access into the garage.

Mr. Holtzinger asked if there are unlicensed vehicles on the property.

Mr. Mendoza stated those vehicles have been removed. He went on to say there is currently a truck parked in the grass, but it can be moved if necessary.

Audience Comments:

There was no one to speak to the petition.

The public hearing was closed.

Staff Discussion:

Mr. Holtzinger commented that he understands why they want this garage and if the existing driveway is used properly, this seems reasonable.

Action:

A motion was made and seconded, Holtzinger/Potuck, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 22-22DV with the 7 conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

22-23DV - Juan & Victoria Navarro, Jose & Maria Hernandez, and Abonmarche Consultants, Inc., request developmental variances to allow a 0' side (south) setback at 908 E Reynolds Street (Lots 90 and 91), a 0' side (north) setback at 707 S 13th Street (Lot 92) where 5' is required in both side yards for two driveways that cross the property line separating both properties, and 36% building coverage for Lot 92 (707 S 13th Street), to allow for new single family development of Lot 92 (707 S 13th Street). The subject properties are generally located at 908 E Reynolds Street (Lots 90 and 91) and 707 S 13th Street (Lot 92) and are zoned Residential R-1 District.

Staff Report

Ms. Yoder explained this request is for three underlying lots (Lots 90, 91, & 92) which most recently, have been one tax parcel with an address of 908 E Reynolds. The property contains a single-family house, with a garage on Lot 92 which is the southernmost portion of the property.

Lot 92 has been transferred to a new owner, making these two separate properties. 908 E Reynolds now contains Lots 90 and 91, and 707 S 13th Street contains Lot 92. She explained that a single-family home is proposed for Lot 92, with the existing alley driveway serving the property. The existing alley driveway crosses the lot line and an existing driveway off of 13th Street also encroaches onto Lot 92. Because of this, a 0' setback is required for both properties for the existing driveways.

A developmental variance is also requested to allow 36% building coverage which includes the house and garage. Ms. Yoder pointed out the 36% lot coverage is a negligible difference from what the ordinance allows and the variance is due to the small lot size, which is smaller than the R-1 minimum.

Ms. Yoder pointed out the existing garage will provide the required parking for the new home and explained that because the driveway crosses the property, a recorded cross-access easement needs to be established before the zoning clearance is signed for the new house at 707 S 13th. This is required to protect future property owners and to ensure they're clear about what is allowed.

As part of the approval, Ms. Yoder noted Staff recommends removal of portions of the driveway from 13th Street. Staff suggests the portion in the 13th Street right-of-way and the front yard setback along 13th Street of Lots 91 & 92, be removed. She pointed out that 908 E Reynolds has driveway access from the north and the design of the driveway would allow for plenty of parking. She also stated that portions of the driveway that are removed should be stabilized with grass and the City sidewalk should be maintained and repaired as necessary.

Ms. Yoder noted that possible zoning violations have been observed on this property, with vehicles parked on unimproved surfaces, in inoperable condition, and without current license plates.

Staff recommends an amended approval to allow the 0' setback for only the west alley driveway.

She discussed suggested conditions 4 through 7 of the Staff Report which would require the following:

- Within thirty (30) days of approval, all vehicles parked or stored at 908 E Reynolds Street and 707 S 13th Street shall have current license plates, be in fully operating condition, and be parked or stored on an improved surface.
- A cross access easement for the driveway between the 908 E Reynolds Street and 707 S 13th Street must be executed and recorded, with a copy provided to the Planning office, before a zoning clearance will be issued for any development on either of the two subject properties.
- Portions of the driveway from 13th Street, including those in the right of way, front yard setback along 13th Street, side (south) setback of 908 E Reynolds, and side (north) setback of 707 S 13th Street, shall be removed and stabilized with a vegetative cover. Any public sidewalk shall be maintained and repaired to City standards if damaged. This removal must occur before the Certificate of Occupancy is issued for the new home at 707 S 13th Street. Areas of removal shall be as shown in “Driveway Removal Locations Notes 7/26/22”.
- A single-family home shall be built at 707 S 13th Street with a certificate of occupancy for the home issued by the City of Goshen no later than November 30, 2023.

She went on to explain Lot 92 now has an accessory structure without a primary structure which is not permitted. For this reason, development of the home should proceed as quickly as possible.

Petitioner Presentation:

Crystal Welsh, 303 River Race Drive, Unit 206, spoke on behalf of the petitioner. She stated the intention is to build a new single-family home, utilizing the existing garage and driveway along the alley. She stated the only issue is Staff’s request that the driveway along 13th Street be removed. The petitioner’s concern about removing that driveway is that the owners of the existing house use this driveway. She explained the intention of the owners is to use this area to park vehicles that are currently parked on the driveway off the alley. The concern is that removing this driveway would cause parking issues for the existing house.

Mr. Holtzinger asked for clarification if this request is to allow the driveway from both 13th Street and Reynolds. Ms. Welsh acknowledged this is what the petitioner wants. She went on to explain that the owner of the existing house sold the lot with the garage to her sister and didn’t understand that they would lose their driveway. She said if the driveway is required to be removed, its likely the home won’t be built because the owner of the existing house doesn’t want to lose their driveway.

Ms. Yoder pointed out that the driveway from the alley could be expanded to allow additional parking. Ms. Welsh stated the property owner is not willing to lose her existing driveway. She stated the property owner’s intent was to continue using the 13th Street driveway as it’s been used. They didn’t realize this process would require the removal of that driveway.

Mr. Holtzinger asked for clarification of how close to the property line this driveway is. Ms. Welsh stated there is a slight encroachment onto the adjoining property. Ms. Yoder pointed out the variance request is for a 0’ setback on each side, but Staff is not recommending approval for that. Ms. Welsh explained that most of the driveway is on the property line, but a small portion extends 0.9’ onto the lot, leaving 8.9’ between the asphalt and the house.

Mr. Rohn asked what Staff’s reason is for requesting removal of the driveway. Ms. Yoder responded that Staff is asking for removal of the portion of the driveway in the side-yard and front-yard setbacks, which will leave the majority of the driveway in place. She pointed out this would leave a significant area for parking. She went on to say if the Board wants to consider leaving it, she recommends that a condition is added that the portion of the driveway on Lot 92 be removed. That would allow the driveway on Lot 91 to remain with a 0’ setback and no encroachment onto Lot 92.

Audience Comments:

There was no one to speak to the petition.

The public hearing was closed.

Staff Discussion:

Ms. Yoder stated if the Board wishes to grant the petition as discussed above, the motion should include that Condition #6 would say the portion of the driveway from 13th Street on Lot 92 shall be removed.

Action:

A motion was made and seconded, Rohn/Potuck, to approve 22-23DV with the following conditions:

1. The variance shall become null and void unless a zoning clearance for the construction of a single family home at 707 S 13th Street 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. Within thirty (30) days of approval, all vehicles parked or stored at 908 E Reynolds Street and 707 S 13th Street shall have current license plates, be in fully operating condition, and be parked or stored on an improved surface.
5. A cross access easement for the driveway between the 908 E Reynolds Street and 707 S 13th Street must be executed and recorded, with a copy provided to the Planning office, before a zoning clearance will be issued for any development on either of the two subject properties.
6. Portions of the driveway from 13th Street that are located on Lot 92 shall be removed and stabilized with a vegetative cover. This removal must occur before the Certificate of Occupancy is issued for the new home at 707 S 13th Street.
7. A single-family home shall be built at 707 S 13th Street with a certificate of occupancy for the home issued by the City of Goshen no later than November 30, 2023.

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

VI. Audience Items
None

VII. Staff Board Items
None

VIII. Adjournment: 4:51 pm Potuck/Holtzinger

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Tom Holtzinger, Chair

Lee Rohn, Secretary

LOCATION: 501 Lincolnway East
CASE NUMBER: 22-08UV

DATE: August 23, 2022
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Goshen Community Schools

REQUEST: The applicant requests a use variance to allow a 60 Sf illuminated wall sign on the west side of the gymnasium where schools are a conditional use permitting one non-illuminated wall sign not exceeding 36 Sf in area

LOT SIZE: ± 28.5 acres; ±4,834' of frontage (± 2,254' on Lincolnway East, ±1,680' on Reynolds Street, & ±900' on 10th Street)

APPLICABLE ZONING: Residential R-1, Commercial B-1, Industrial M-1

NOTICES SENT: 125

SPECIAL INFORMATION

PUBLIC UTILITIES: Connected to City water & sewer

AREA DEVELOPMENT: Residential, industrial, commercial

NEIGHBORHOOD: Eastern core

THOROUGHFARES: Lincolnway East, Reynolds Street, 10th Street, Purl Street, Madison Street

TOPOGRAPHY: Level

VARIANCE OF USE STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 5200*, Conditional Uses
Schools (Elementary, Middle, and High).

D. Schools meeting the Conditional Use requirements are permitted the following signs:

2. One non-illuminated wall sign meeting the following requirements:
 - a. Maximum permitted area of 36 square 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.

ANALYSIS

The subject property is the approximately 28-acre campus of Goshen High School. The property has frontage on Lincolnway East, Reynolds Street, and 10th Street. The majority of the property is zoned R-1, but small pockets of B-1 and M-1 zoning are also located in the south corners of the property. The surrounding area includes a mix of residential, institutional, commercial, and industrial uses. The school corporation's administrative offices and bus terminal are located nearby and not included in this review of the High School campus.

Schools are a conditional use in all zoning districts and have specific limitations on the size, number, and illumination of signs. They are permitted one internally illuminated monument style freestanding sign and one non-illuminated wall sign. Both signs cannot exceed 36 SF in area each.

The petitioners are proposing to install a 60 SF wall sign on the west side of the gymnasium. The proposed sign is internally illuminated and will be the fourth wall sign on the campus. It will be installed with an overall height of

18' from grade. A use variance is required because of the size and illumination of the sign and also because there are more than one wall signs on campus.

The High School property has had many variances approved in previous decades, and two of them dealt specifically with additional sign allowances. In February 2000, the BZA approved the request (00-2DV) to install a freestanding sign 16' in height and 68 SF in area along Lincolnway East. Then, in March 2019, the BZA approved a 167 SF illuminated wall sign on the front façade of the building facing Lincolnway East. Other wall signs on the property without record of approval include a large channel letter wall sign on the north end of the gymnasium facing Lincolnway East and a sign above the entrance doors from the parking lot on the west side of the building.

Staff recommends approval of the request based on the following:

- At over 28 acres in size and with almost 5,000' of frontage along five streets, the Goshen High School campus is large enough to include numerous large wall signs without being detrimental to adjacent uses.
- The closest residential use with a direct site line of the sign is over 250' as measured by GIS; there are few if any other residential properties within direct site of the sign.
- The proposed sign will face the main parking lot for the campus and will be difficult to see from surrounding public thoroughfares
- The 15' wide sign will be small in relation to the gymnasium wall, which is approximately 90' wide

FINDINGS OF FACT

Staff recommends **approval** of a use variance to allow a 60 Sf illuminated wall sign on the west side of the gymnasium where schools are a conditional use permitting one non-illuminated wall sign not exceeding 36 Sf in area, based on the following:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.** The sign will be relatively difficult to see from locations off campus. *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 closest residential use with a direct site line of the sign is over 250' as measured by GIS; there are few if any other residential properties with direct site of the sign. Other adjacent uses are industrial and institutional and will not likely be adversely affected by the sign. *The standard is confirmed.*
- 3. The need for the variance arises from a condition peculiar to the subject property.** The conditional use requirements for schools were established to regulate all schools, even small elementary schools. Limiting a campus as large as the high school to one freestanding sign and one wall sign is excessively restrictive given the campus can accommodate more signage without harming adjacent properties. *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.** Limiting a campus as large as the high school to one freestanding sign and one wall sign is excessively restrictive given the campus can accommodate more signage without harming adjacent properties. *The standard is confirmed.*
- 5. The approval does not interfere substantially with the Comprehensive Plan.** A reasonable amount of signage that supports the goals of the school corporation are worthy of support by the BZA. One goal of the Comprehensive Plan is to “support Goshen Community Schools’ initiative to prepare students with the knowledge, skills, and abilities to be college or career-ready at graduation” (Economic Development 2.3). *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.



Looking southeast at wall on which the proposed sign will be installed



From the intersection of 10th Street and Madison Street looking southeast



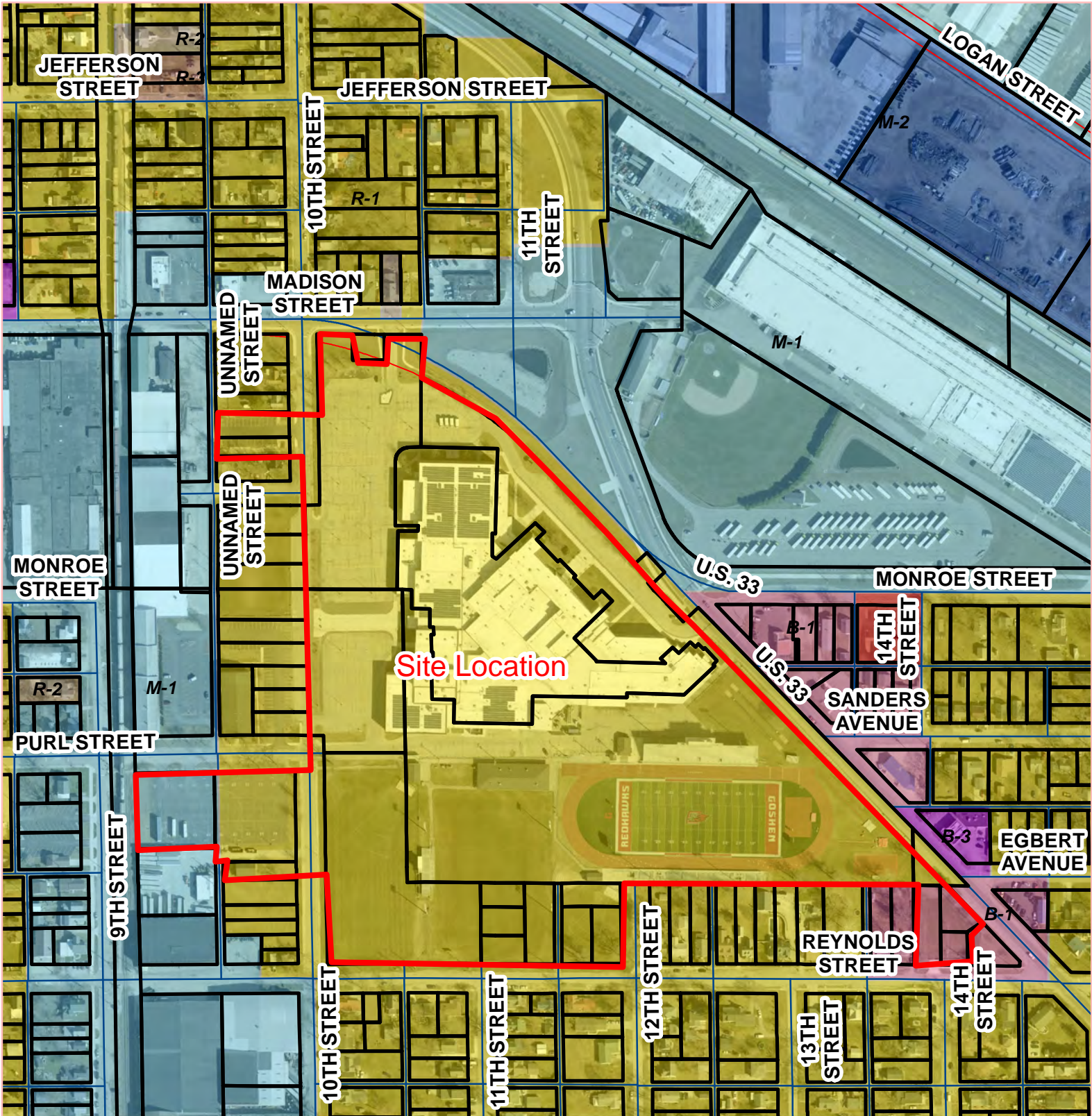
Looking west at wall sign on east side of building



Looking south at wall sign on north side of gym



Looking east at wall sign on main entrance canopy

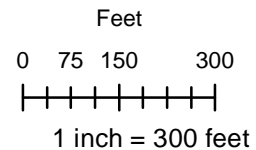


Site Location

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.

501 Lincolnway East

2021 Aerial
 Printed August 9, 2022

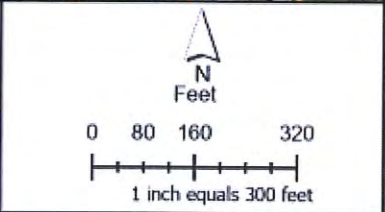


The City of Goshen
 Department of

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



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.



1501 Lincolnway East - Goshen High School

2021 Aerial
Printed on 7/20/2022

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



 **InterraGym**
GOSHEN HIGH SCHOOL

3D

NO PARKING
FIRE LANE

31

← 15' →

↑ 4' ↓

↑ 14' ↓

LOCATION: 811 E Kercher Road
CASE NUMBER: 22-09UV & 22-24DV

DATE: August 23, 2022
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Adlai A. Schrock (owner); Zarembra Group, LLC (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, and developmental variances to allow an alternative landscape buffer where full bufferyard landscaping is required adjacent to residential use, one illuminated freestanding sign and one illuminated wall sign where illuminated signs adjacent to residential use or zoning are not permitted, and for the variance to be valid for one year, for the construction of a new general store

SIZE OF PROPOSED LOT 1: ± 1.39 acres; ±260' of frontage; ±233' of depth

APPLICABLE ZONING: Industrial M-1

NOTICES SENT: 21

SPECIAL INFORMATION

PUBLIC UTILITIES: City water & sewer available

AREA DEVELOPMENT: Industrial, commercial, residential

NEIGHBORHOOD: None; Waterford Commons located to the south across Kercher Road

THOROUGHFARES: Kercher Road

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
- ◇ Goshen Zoning Ordinance, *Section 5100.2*, Permitted Sign Types
 - A. Freestanding Signs
 - 1.g. Any freestanding sign adjacent to a residential use or residential zoning district shall not be illuminated, either internally or externally.
 - B. Wall Signs
 - 3. Any wall sign adjacent to a residential use or residential zoning district shall not be illuminated, either internally or externally.

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

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

ANALYSIS

The subject property is the proposed Lot 1 of the Parke North Second subdivision, a subdivision which is yet to occur but will include a 3.87-acre tract of land along Kercher Road. The proposed Lot 1 of that subdivision is approximately 1.39 acres in size with approximately 260' of frontage on Kercher Road. The adjacent properties to the east are part of Parke North subdivision and include commercial uses. To the north and west of the subject property is the Goshen Industrial Park and to the south are residential properties, including homes in Waterford Commons.

The petitioners have submitted plans to develop Lot 1 for a variety store with an approximately 10,640 SF building and paving for 35 parking spaces and a driving aisle. The site will be accessed by a private drive shared with the adjacent property to the east. A use variance is required because the property is zoned Industrial M-1 and variety stores are only permitted in the Commercial B-2, B-3, & B-4 districts. Developmental variances are also needed because of the proximity of adjacent residential use and zoning to the south. Where full bufferyard landscaping is required adjacent to residential use, the petitioners have provided an alternative landscape plan. Where sign illumination is not permitted adjacent to residential use and zoning, the petitioners are proposing to have one internally-illuminated freestanding sign and one internally-illuminated wall sign.

Variety Store Use – The proposed subdivision and use of the proposed Lot 1 as a variety store is a continuation of the development that has been taking place on the properties to the east. In March 2012, the BZA approved developmental variances to allow development of 909, 915, and 1021 E Kercher for a convenience store/gas station. Additional variances were granted in 2020 to allow all Commercial B-3 uses at 1021 E Kercher.

The proposed development of Lot 1 as a variety store is warranted given that commercial use has been established on neighboring properties. The subject property is located along the busy Kercher Road corridor, where many workers from nearby manufacturers travel and may use the store. Likewise, adjacent residences to the south will benefit from the store's close proximity.

Development – The above-mentioned variances for 909, 915, and 1021 E Kercher allowed relief from developmental requirements such as full bufferyard landscaping adjacent to residential use and illumination restrictions adjacent to residential use and zoning. This current petition is similar, and both the alternative landscape plan and proposed illuminated freestanding and wall signs are reasonable.

Fully bufferyard landscaping requires a large earthen berm a minimum of 6' in height and 36' in width, along with dense tree plantings. Such buffer is needed on industrial properties to block light and noises that come from high intensity uses. The proposed commercial use is less intense, and full bufferyard landscaping is unnecessary. The petitioners have provided a plan that includes a mixture of deciduous and coniferous trees and landscaping shrubs. The proposed deciduous trees include those that are required as street tree landscaping. Staff recommends a condition that the landscaping along Kercher Road be as shown on the plan the petitioners have provided and that the deciduous trees be of a large species.

The proposed illuminated signs are warranted. The Kercher Road right of way between the subject property and adjacent residential properties is 90' in width, and includes two lanes with a center turn lane and a pedestrian/bike trail. Such right of way, when coupled with the proposed partial landscaping on the property, is likely adequate to offset the harmful effects of the illuminated signs. Additionally, the wall signs and freestanding sign on the adjacent property to the east were allowed to be illuminated because they were approved in 2013, prior to changes in the Zoning Ordinance prohibiting illuminated signs adjacent to residential use and zoning. The best information available to the Planning office is that those signs have not been detrimental to adjacent residential use.

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, and developmental variances to allow an alternative landscape buffer where full bufferyard landscaping is required adjacent to residential use, one illuminated freestanding sign and one illuminated wall sign where illuminated signs adjacent to residential use or zoning are not permitted, and for the variance to be valid for one year, for the construction of a new general store, based on the following:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.** The variety store use of this property will benefit surrounding industrial and residential development without being detrimental to the safety and welfare of the community. *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.** Use of the subject property as a variety store will match the existing commercial use of

neighboring properties. The proposed alternative landscaping and illuminated signs will also be consistent with neighboring properties. *The standard is confirmed.*

3. The need for the variance arises from a condition peculiar to the subject property. The width and arterial nature of Kercher Road adjacent to the subject property, along with adjacent residential uses to the south and commercial uses to the east, make the subject property ideal for a variety store use with reduced limitations on bufferyard and sign illumination. *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. Limiting use of the property to industrial uses prohibits a variety store which may benefit adjacent industrial and residential properties. The proposed alternative landscaping and illuminated signs will complement the proposed commercial use of the property where strict adherence to industrial developmental standards may be unnecessary for the proposed store. The landscaping as proposed in combination with the 90' right of way on Kercher Road will buffer adjacent residential properties from the illuminated signs. *The standard is confirmed.*

5. The approval does not interfere substantially with the Comprehensive Plan. Commercial use of the property will support the Comprehensive Plan's goal to "ensure compatibility and smooth transitions between different land uses (e.g. industrial to residential...)" (Land Use 2.1) *The standard is confirmed.*

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within one (1) year 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. A zoning clearance form approved through Technical Review is required.
4. Approval by the Building and Fire Departments is required.
5. Alternative landscaping shall be as shown on "Site Layout—Goshen (Kercher) General Retail", dated July 1, 2022 by AR Engineering. Deciduous trees as shown along Kercher Road, the private drive, and parking areas shall be of diverse species and greater than 40' height at maturity.



Looking northeast across Kercher Road



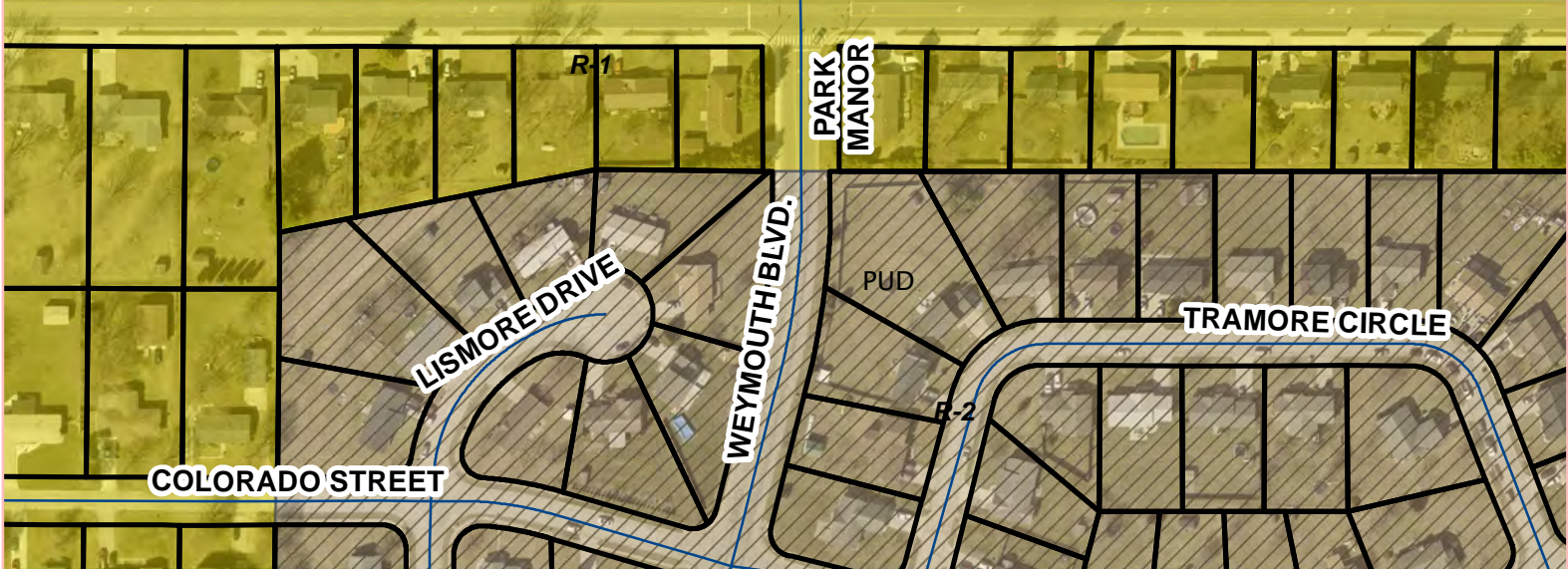
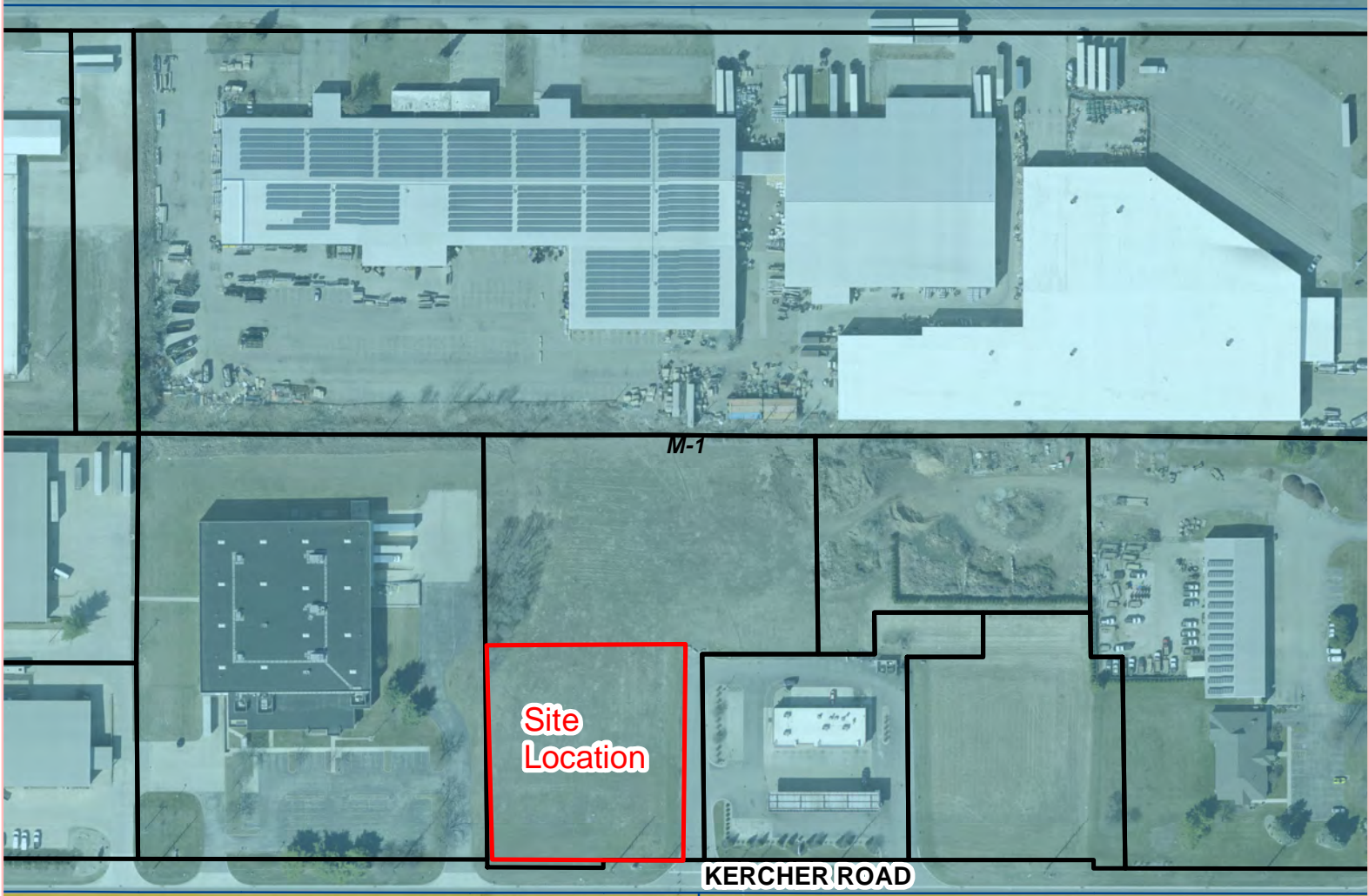
Looking northwest across intersection of Kercher Road and Weymouth Boulevard




Looking west



Looking south along Parke North Drive (private)

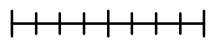


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Feet

0 50 100 200



1 inch = 200 feet

811 E Kercher Road

2021 Aerial
Printed August 8, 2022

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

July 1, 2022

City of Goshen
Planning & Zoning
Attn: Rhonda Yoder, AICP
204 E. Jefferson, Suite 4
Goshen, IN 46528

Dear Rhonda:

On behalf of Zarembo Program Development, LLC and Schrock Commercial Construction enclosed is our application to the Board of Zoning Appeals for the following property:

Proposed +/- 1.39-acre lot located in the Parke North Subdivision

The following are our requests included with this application:

Use Variance

- To permit a 10,640 sft single tenant general retail store within the M-1 district.

Developmental Variance

- Obtain a variance from requiring the “full landscaping” standards per Section 5000.3 of the Bufferyard requirements.
- Obtain a variance from the parking setback requirement along Parke North Drive (private). The requirement is 30-ft from the 15-ft utility easement. We are seeking a reduction from the 30-ft requirement to allow **15-ft from the utility easement**. No parking is proposed within the 30-ft setback, only a drive aisle.
- Obtain a variance to allow one illuminated freestanding sign and one illuminated wall sign.

The approval of the variances will alleviate the hardship of this property as described below:

The parcel is currently zoned M-1 where industrial type uses defined in the ordinance are permitted. The surrounding properties are zoned M-1 to the north, east and west, and residential to the south of Kercher Road.

The proposed retail store is less intense than an industrial type of use and is of similar use to neighboring multi-tenant facilities east of the proposed lot. The new store will also be a buffer between the M-1 uses to the north and residential uses to the south of Kercher Road. This new development will contribute to responsible growth by providing employment opportunities and economic growth within the community.

Approving the development variances will alleviate the hardship and allow the proposed retail store to operate as intended.

Bufferyard Landscaping Variance: The proposed store is a small retail use that would require partial landscaping in the business district. The full landscaping requirements are intended for higher intense uses permitted in the M-1 district. If granted the use variance for a retail facility, the partial landscaping standards will provide sufficient screening for this type of commercial use.

Parking Setback Variance: The parcel is a corner lot that requires two front building and parking setbacks along Kercher Road and Parke North Drive. Furthermore, the Parke North Drive building and parking setback is from an existing 15-ft utility easement which further limits the buildable area. Allowing the reduction of the parking setback to 15-ft from the utility easement along Parke North Drive will provide safe vehicle movements onsite. Sufficient drive aisle widths are necessary for delivery trucks and customers.

Sign Variance (illumination): The proposed retail store will have two signs, one wall sign and one freestanding sign. The property is located along an industrial and business corridor. These businesses in this area have illuminated signs. The store's signage will not negatively impact neighboring properties as they will be internally lit and will be on only during business hours.

Please consider our application at the next BZA meeting for July 26 and let us know if there are any questions at 269-830-1311.

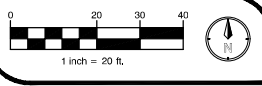
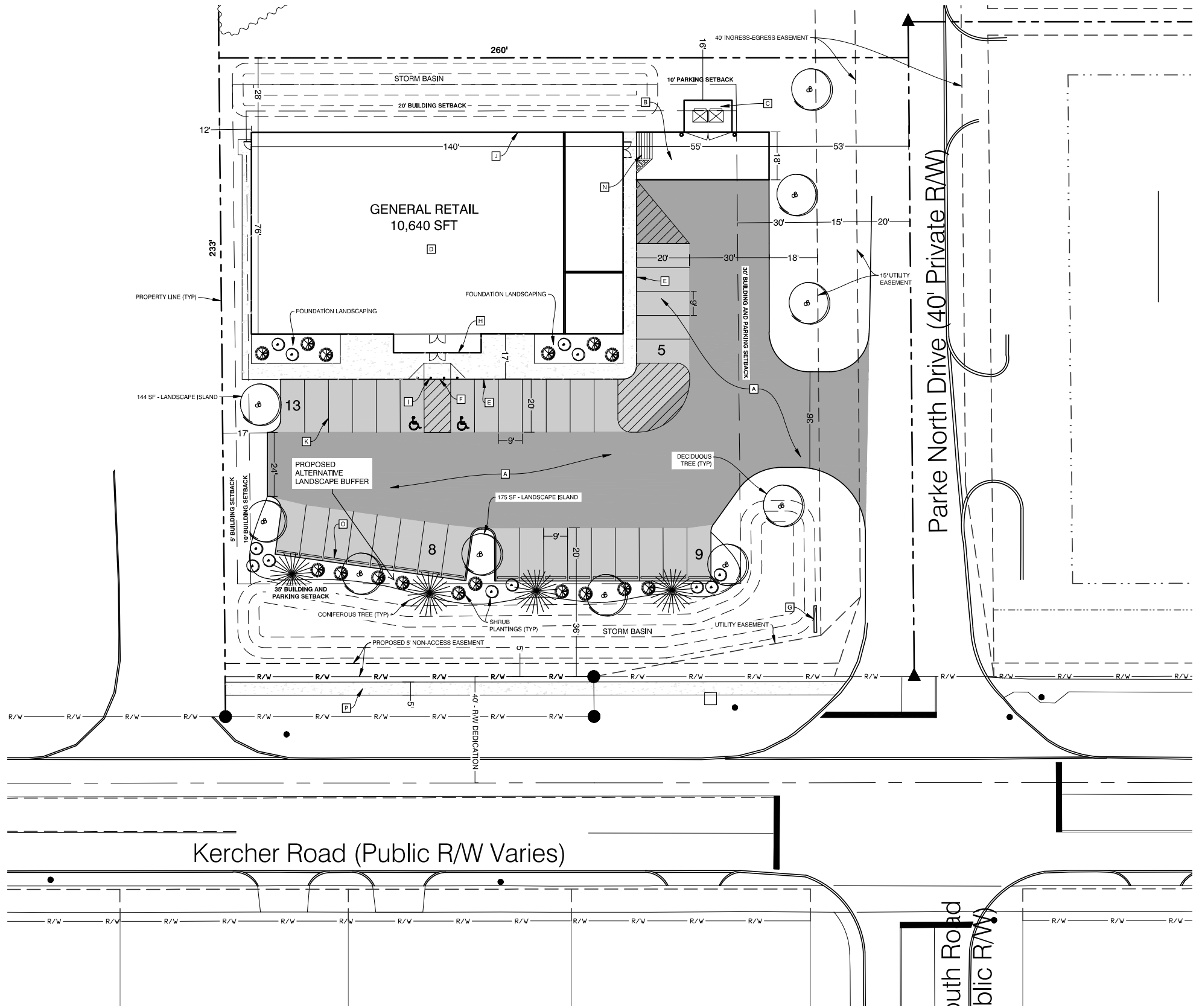
Sincerely,

AR Engineering, LLC

SITE DATA	
1. PROPERTY INFORMATION: PART OF PARCEL #S: 11-22-451-006-015 SITE AREA: 60,469 SF (1.39 AC)	
OWNER: ADLAL SCHROCK 805 BAINBRIDGE PI GOSHEN, IN 46526	4. PARKING: REQUIRED = 1 PER 2 EMPLOYEES PLUS ONE PER 400 SFT OF DISPLAY/SALES AREA 8,513 SF / 400 = 22 + 3 (6 EMPLOYEES) = 25 PROVIDED = STANDARD 9'X20' SPACES = 33 BARRIER FREE SPACES = 2 TOTAL PROVIDED = 35
DEVELOPER: ZAREMBA GROUP TOM COWEN, MANAGER 14600 DETROIT AVE, SUITE 1500 LAKEWOOD, OH 44107 PHONE: (216) 226-5160 FAX: (216) 221-1031	5. BUILDING: SINGLE-STORY (18) MAXIMUM HEIGHT: 35' OR 3.5 STORIES TOTAL AREA OF 10,640 SFT. PROPOSED BUILDING COVERAGE: 18% PROPOSED IMPERVIOUS COVERAGE: 55% MAXIMUM BUILDING COVERAGE: 50%
2. ZONING: PROPERTY CURRENTLY ZONED: M-1 ABUTTING PROPERTY CURRENTLY ZONED: NORTH: M-1 SOUTH: R-1 EAST: M-1 WEST: M-1 PROPOSED LAND USE = RETAIL STORE *USE VARIANCE REQUIRED	6. LOT: MINIMUM LOT SIZE: 9,000 SFT MINIMUM LOT WIDTH: 70 FT LOT SIZE: 60,469 SFT / 1.39 ACRES LOT DIMENSIONS: 260' x 233'
3. SETBACKS FRONT = 35' KERCHER R/W; 30' FROM PARKE EASEMENT (PARKING + BLDG)* SIDES = 10' BLDG; 5' PARKING (WEST PL) REAR = 20' BLDG; 10' PARKING (NORTH PL) *VARIANCE REQUIRED FOR PARKING SETBACK ALONG PARKE TO 15'	7. LANDSCAPING: SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN. 8. STORM WATER DETENTION REQUIRED: STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY STORM WATER GUIDELINES.

SITE PLAN NOTES	
A BITUMINOUS PAVEMENT	K PAINT/ STRIPING
B 55' x 18' - 6" CONCRETE PAD/LOADING AREA.	L 4" PAINTED PARKING LOT MARKING/ STRIPING (TYP.)
C 18' X 12' (MIN.) - 6" CONCRETE DUMPSTER PAD (PROVIDE 18' X 12' DUMPSTER ENCLOSURE. AREA FOR (2) STD DUMPSTERS	M LIGHT POLE
D PROPOSED HVAC CONDENSERS LOCATED ON THE ROOF.	N DELIVERY RAMP
E INTEGRAL CURB/WALK	O PROVIDE CONCRETE WHEEL STOPS
F AT-GRADE RAMP	P PROPOSED 5' SIDEWALK
G PROPOSED LIGHTED PYLON SIGN W/ UNDERGROUND ELECTRICAL.	
H PROPOSED BUILDING SIGN.	
I BOLLARDS - (4) TOTAL	
J DOWNSPOUT (TYP.)	

LEGEND	
	HEAVY DUTY PAVEMENT
	LIGHT DUTY PAVEMENT
	CONCRETE PAVEMENT AND SIDEWALK



PLANS PREPARED BY:

AR ENGINEERING
CIVIL ENGINEERING & SURVEYING
MICHIGAN | INDIANA | ILLINOIS | OHIO
282.259.8991 PHONE | 888.362.2034 FAX
www.arengineeringllc.com

DRAWN: eeg
CHECKED: wp

No.	ISSUED FOR:	DATE	BY
0	COMMUNITY MTG	06/27/2022	eeg
1	VARIANCE	7/1/2022	wp
2			
3			
4			

SHEET TITLE:
PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

SITE LAYOUT
GOSHEN (KERCHER) GENERAL RETAIL
ZAREMBA GROUP
E KERCHER RD
S22, T36N, R6E

JOB NUMBER
22012077

DATE
07/01/2022

SHEET NUMBER
C2.0

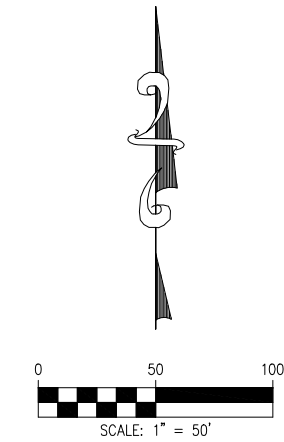


ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: TE, INCORP.

DG - Parke North

Part of the Southeast Quarter of Section 22, Township 36 North, Range 6 East
Elkhart Township, City of Goshen, Elkhart County, Indiana

Lippert Components Manufacturing, LLC
(Doc. #2013-30769)



ABBREVIATIONS:

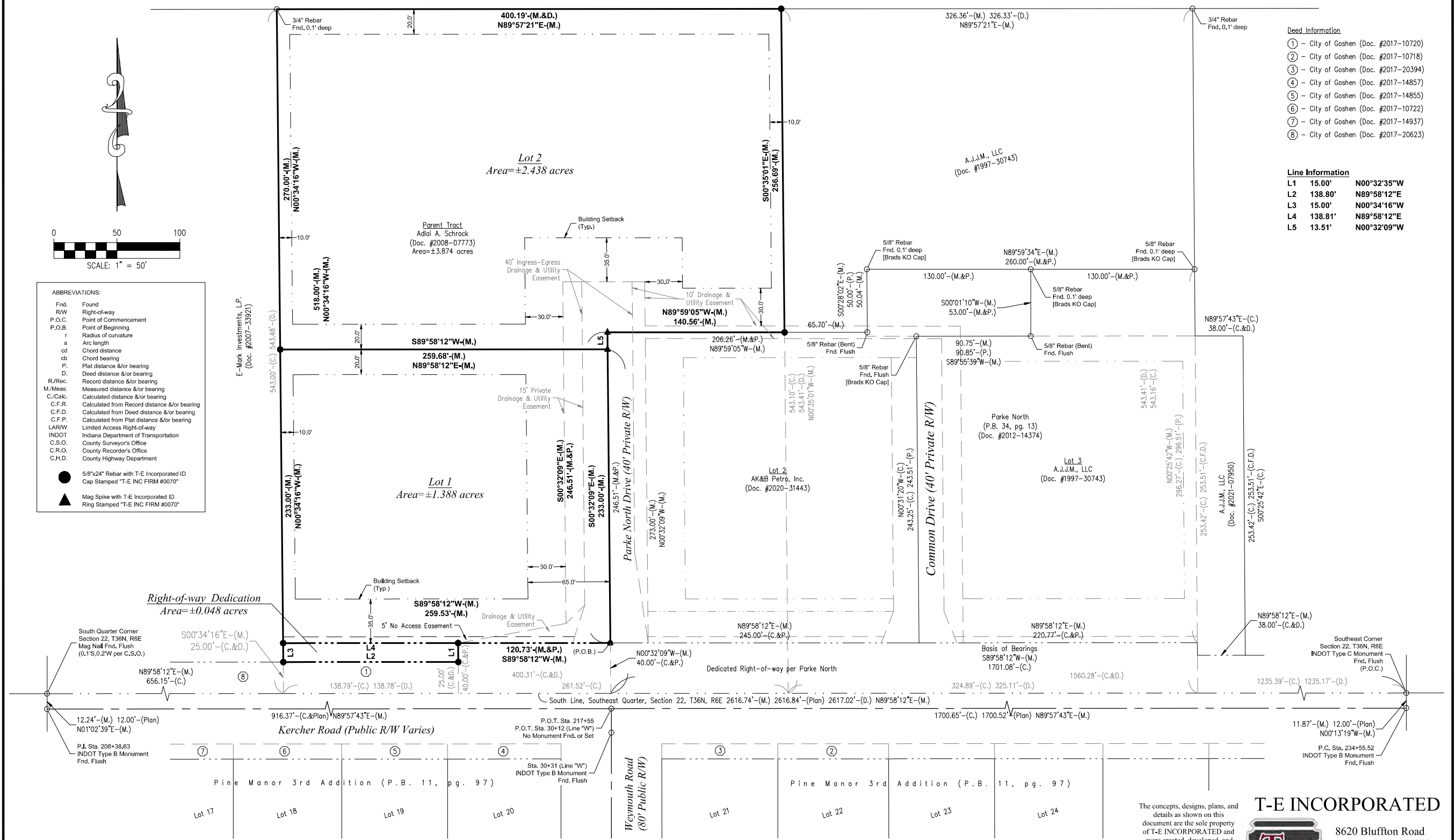
Fnd.	Found
R/W	Right-of-way
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
r	Radius of curvature
a	Arc length
cd	Chord distance
cb	Chord bearing
P.	Plat distance &/or bearing
D.	Deed distance &/or bearing
R./Rec.	Record distance &/or bearing
M./Meas.	Measured distance &/or bearing
C./Calc.	Calculated distance &/or bearing
C.F.R.	Calculated from Record distance &/or bearing
C.F.D.	Calculated from Deed distance &/or bearing
C.F.P.	Calculated from Plat distance &/or bearing
LAR/W	Limited Access Right-of-way
INDOT	Indiana Department of Transportation
C.S.O.	County Surveyor's Office
C.R.O.	County Recorder's Office
C.H.D.	County Highway Department

●	5/8"x24" Rebar with T-E Incorporated ID Cap Stamped "T-E INC FIRM #0070"
▲	Mag Spike with T-E Incorporated ID Ring Stamped "T-E INC FIRM #0070"

- Deed Information**
- ① - City of Goshen (Doc. #2017-10720)
 - ② - City of Goshen (Doc. #2017-10718)
 - ③ - City of Goshen (Doc. #2017-20394)
 - ④ - City of Goshen (Doc. #2017-14857)
 - ⑤ - City of Goshen (Doc. #2017-14855)
 - ⑥ - City of Goshen (Doc. #2017-10722)
 - ⑦ - City of Goshen (Doc. #2017-14937)
 - ⑧ - City of Goshen (Doc. #2017-20623)

Line Information

L1	15.00'	N00°32'35"W
L2	138.80'	N89°58'12"E
L3	15.00'	N00°34'16"W
L4	138.81'	N89°58'12"E
L5	13.51'	N00°32'09"W



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T-E INCORPORATED

8620 Bluffton Road
Fort Wayne, IN 46809
Phone (260) 489-5541
FAX (260) 489-3174
Email TE@t-einc.com

Surveying * Engineering * Asphalt * Utilities * Site Development

LOCATION: 2411 E Kercher Road
CASE NUMBER: 22-25DV

DATE: August 23, 2022
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Kropf Family Real Estate, LLC (owner); Survey and Mapping, LLC (agent)

REQUEST: The applicants request developmental variances to allow a 24' side (west) building and parking/driving aisle setback and a 91' side (east) building setback where a minimum of 100' is required for buildings and a minimum of 60' is required for parking/driving aisles adjacent to residential use, and to allow an alternative landscape buffer where full bufferyard landscaping is required adjacent to residential use, and the variance to be valid for one year, for the construction of an approximately 9,600 Sf storage addition with an expanded driving aisle

LOT SIZE: ±2.87 acres; ±196' of frontage; ±493' of depth

APPLICABLE ZONING: Industrial M-1

NOTICES SENT: 9

SPECIAL INFORMATION

PUBLIC UTILITIES: Not connected to City water and sewer

AREA DEVELOPMENT: Industrial, residential

NEIGHBORHOOD: None (Kercher Road industrial corridor)

THOROUGHFARES: Kercher Road

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 4230.3*, Area, Width, and Yard Regulations of the M-1 District E. **Yards Abutting Residential Uses or Residential Zoning Districts.** Building setbacks for side and or rear yards abutting any residential use or residential zoning district boundary line shall be 100 feet. Parking setbacks shall be 60 feet.
- ◇ Goshen Zoning Ordinance, *Section 5000.3*, Bufferyard Landscaping Table 2
Properties zoned Industrial M-1 shall have full bufferyard landscaping adjacent to residential use

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

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

ANALYSIS

The subject property is just under three acres in area and is located in the Industrial M-1 District along Kercher Road. Planning records on the property are minimal. It was annexed into the City in 2004, is improved by an approximately 3,000 SF building, and no changes appear to have been made to the property in recent decades. Despite its location in a predominantly industrial area, the properties to the east and west are residential uses.

The petitioners have proposed to make changes to the property that include an approximately 9,600 SF building addition, approximately 7,400 SF of new paving, and a stormwater retention area. The west side setback to both the building and new paving is proposed at 24', while the east building setback is proposed at 91'. These setbacks require developmental variances because the M-1 District stipulates buildings maintain a minimum setback of

100' adjacent to residential use and driving aisles maintain a minimum setback of 60' adjacent to residential use. Additionally, where industrial zoning is adjacent to residential use, full bufferyard screening, including a large earthen berm, is required. The petitioners have proposed an alternative landscape plan in lieu of full bufferyard screening, requiring an additional developmental variance.

Approval of both developmental variances is warranted based on the following:

- The property is located in a predominantly industrial area and on a heavily trafficked corridor. Other than the two adjacent residential properties, there is just one other residential property along the approximately one mile stretch of Kercher Road between Dierforff Road and Lincolnway East. The majority of the remainder of the properties along the same stretch are manufacturing uses.
- The proposed building addition is reasonable in small in size in comparison to many of the industrial buildings within the vicinity. The property is too narrow to accommodate the addition while also meeting 100' side setbacks from the east and west property lines; similarly, the property is too narrow for two earthen berms required for full bufferyard landscaping. Such berms would need to be a minimum of 36' in width.
- The proposed building and driving aisle setback along the west property line will match the side setback of the existing building.
- The petitioner is proposing an alternative landscape plan that will still provide buffer along both property lines. The plan includes installation of 21 evergreen trees along the west property line and 26 evergreens along the east property line. The trees will be spaced 15' apart. Given the low intensity of the storage use, this buffer will provide adequate screening where a berm may be unnecessary.
- The petitioners are proposing to use the property for storage, with no employees, so the use will be low in intensity.

Conditions of the approval will need to address the following:

- The property is currently not connected to City water and sewer, and with the addition, connection to those utilities is required
- The proposed buffer yard landscaping as shown in the plan will need to be planted with construction. The plan does not specify the types of species, so Staff recommends a condition that the evergreen trees planted are of at least 2 different species and have a minimum spread at maturity of 15' and minimum height at maturity of 20'. A revised landscape plan showing this information should be provided as part of Technical Review.

FINDINGS OF FACT

Staff recommends **approval** of developmental variances to allow a 24' side (west) building and parking/driving aisle setback and a 91' side (east) building setback where a minimum of 100' is required for buildings and a minimum of 60' is required for parking/driving aisles adjacent to residential use, and to allow an alternative landscape buffer where full bufferyard landscaping is required adjacent to residential use, and the variance to be valid for one year, for the construction of an approximately 9,600 Sf storage addition with an expanded driving aisle, 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 building addition and paving will have adequate distance from the side property lines to allow emergency ingress/egress. The building will be 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.** The property is located in a predominantly industrial area and on a heavily trafficked corridor. While the side yards will not have full bufferyard landscaping, the proposed alternative landscape plan includes planting over 20 evergreen trees along each property line. *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 building addition is reasonably sized and yet there is insufficient space on the property to maintain the setback and bufferyard requirements of the Zoning Ordinance for Industrial M-1 properties. *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 one (1) year 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. Connection to City water and sewer is required.
4. Approval by zoning clearance form is required.
5. Approval by the Engineering and Fire Departments through Technical Review is required.
6. Approval by the Building Department is required.
7. The number and locations of street trees and evergreen trees shall be as shown on “Proposed Site Plan—Kropf Family Real Estate, 2411 Kercher Road, Goshen”, by Survey and Mapping, dated August 3, 2022. The evergreen trees shall be a minimum of two (2) species, with a minimum spread at maturity of 15’ and a minimum height at maturity of 20’. A revised landscape plan detailing the species types and sizes shall be provided as part of Technical Review.



Looking north across Kercher Road



Looking northwest along Kercher Road



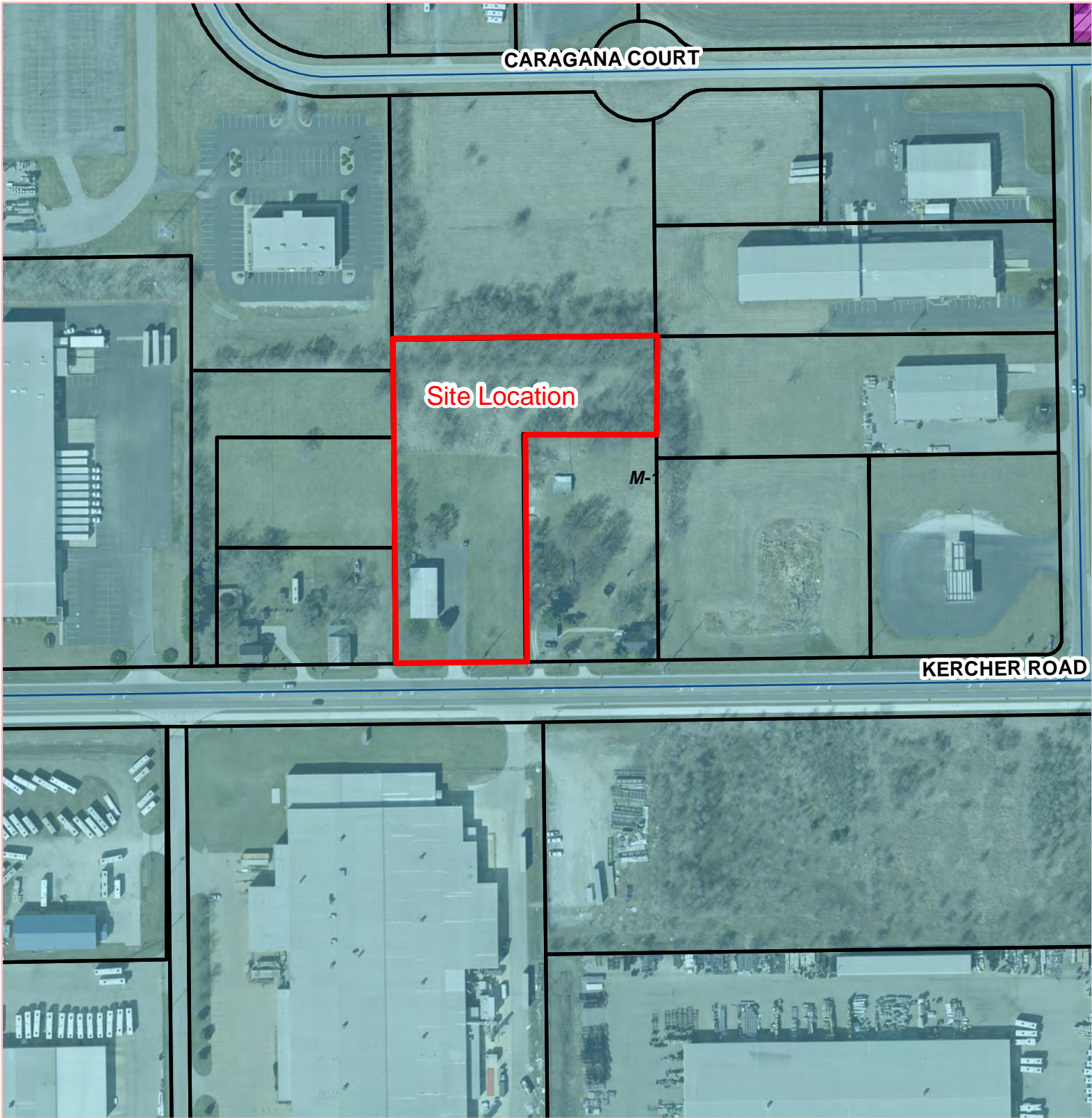
Looking north across Kercher Road along west property line



Looking south along east property line



Looking south along west property line



CARAGANA COURT

Site Location

M-1

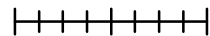
KERCHER ROAD

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Feet

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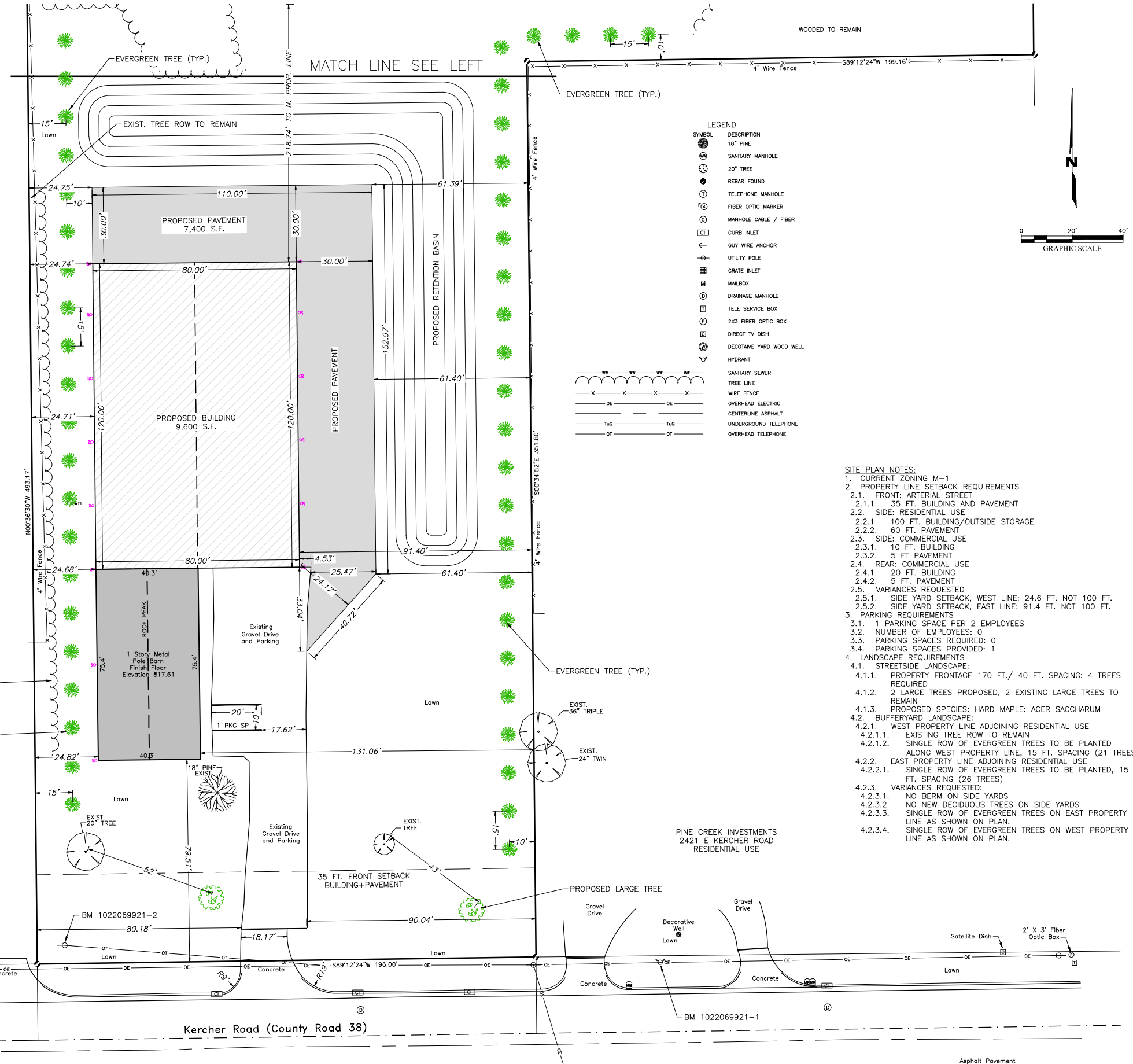
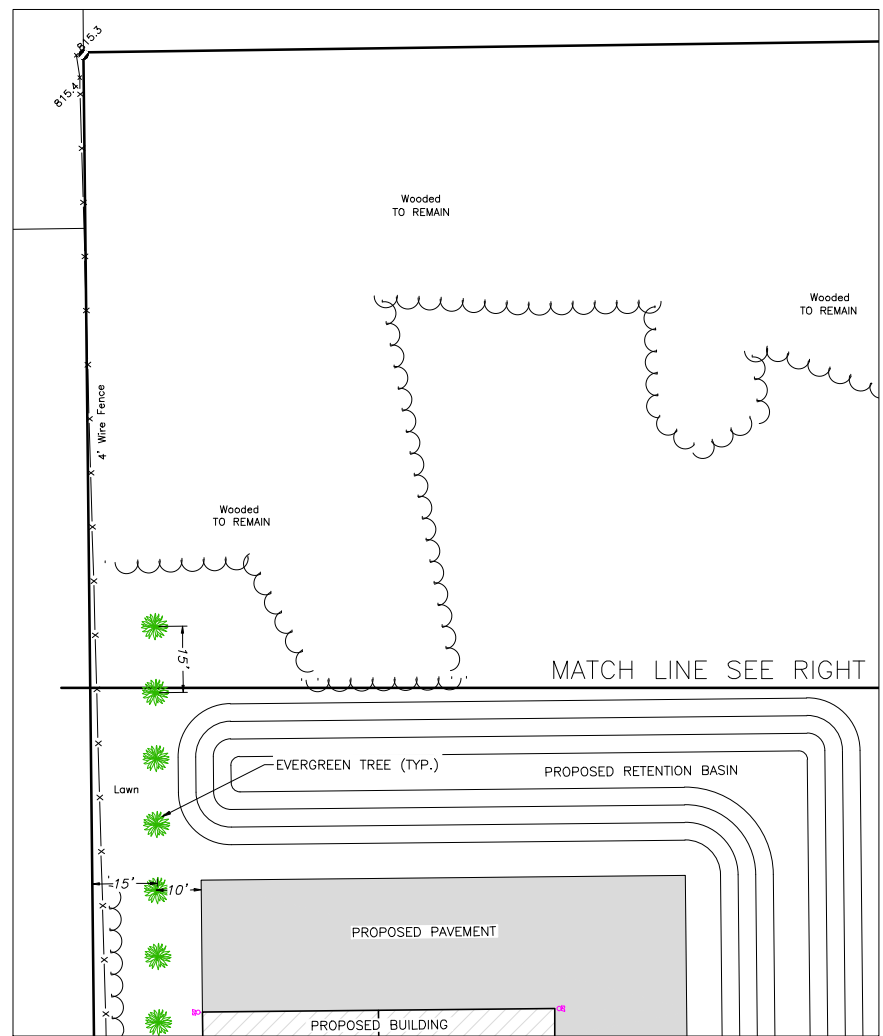
1 inch = 200 feet

2411 E Kercher Road

2021 Aerial
Printed August 8, 2022

The City of Goshen
Department of
Planning & Zoning

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



LEGEND

SYMBOL	DESCRIPTION
●	18" PINE
⊙	SANITARY MANHOLE
⊙	20" TREE
⊙	REBAR FOUND
⊙	TELEPHONE MANHOLE
⊙	FIBER OPTIC MARKER
⊙	MANHOLE CABLE / FIBER
⊙	CURB INLET
⊙	GUY WIRE ANCHOR
⊙	UTILITY POLE
⊙	GRATE INLET
⊙	MAILBOX
⊙	DRAINAGE MANHOLE
⊙	TELE SERVICE BOX
⊙	2X3 FIBER OPTIC BOX
⊙	DIRECT TV DISH
⊙	DECOTANE YARD WOOD WELL
⊙	HYDRANT
⊙	SANITARY SEWER
⊙	TREE LINE
⊙	WIRE FENCE
⊙	OVERHEAD ELECTRIC
⊙	CENTERLINE ASPHALT
⊙	UNDERGROUND TELEPHONE
⊙	OVERHEAD TELEPHONE

- SITE PLAN NOTES:**
- CURRENT ZONING M-1
 - PROPERTY LINE SETBACK REQUIREMENTS
 - FRONT: ARTERIAL STREET
 - 35 FT. BUILDING AND PAVEMENT
 - SIDE: RESIDENTIAL USE
 - 100 FT. BUILDING/OUTSIDE STORAGE
 - 60 FT. PAVEMENT
 - SIDE: COMMERCIAL USE
 - 10 FT. BUILDING
 - 5 FT. PAVEMENT
 - REAR: COMMERCIAL USE
 - 20 FT. BUILDING
 - 5 FT. PAVEMENT
 - VARIANCES REQUESTED
 - SIDE YARD SETBACK, WEST LINE: 24.6 FT. NOT 100 FT.
 - SIDE YARD SETBACK, EAST LINE: 91.4 FT. NOT 100 FT.
 - PARKING REQUIREMENTS
 - 1 PARKING SPACE PER 2 EMPLOYEES
 - NUMBER OF EMPLOYEES: 0
 - PARKING SPACES REQUIRED: 0
 - PARKING SPACES PROVIDED: 1
 - LANDSCAPE REQUIREMENTS
 - STREETSIDE LANDSCAPE:
 - PROPERTY FRONTAGE 170 FT./ 40 FT. SPACING: 4 TREES REQUIRED
 - 2 LARGE TREES PROPOSED, 2 EXISTING LARGE TREES TO REMAIN
 - PROPOSED SPECIES: HARD MAPLE: ACER SACCHARUM
 - BUFFERYARD LANDSCAPE:
 - WEST PROPERTY LINE ADJOINING RESIDENTIAL USE
 - EXISTING TREE ROW TO REMAIN
 - ALONG WEST PROPERTY LINE, 15 FT. SPACING (21 TREES)
 - EAST PROPERTY LINE ADJOINING RESIDENTIAL USE
 - SINGLE ROW OF EVERGREEN TREES TO BE PLANTED, 15 FT. SPACING (26 TREES)
 - VARIANCES REQUESTED:
 - NO BERM ON SIDE YARDS
 - NO NEW DECIDUOUS TREES ON SIDE YARDS
 - SINGLE ROW OF EVERGREEN TREES ON EAST PROPERTY LINE AS SHOWN ON PLAN.
 - SINGLE ROW OF EVERGREEN TREES ON WEST PROPERTY LINE AS SHOWN ON PLAN.

SITE BENCHMARKS:

BM 1022069921-1
CHISELED CROSS CUT ON TOP OF THE NORTHEAST BOLT OF A FIRE HYDRANT LOCATED ON THE NORTH SIDE OF KERCHER ROAD (COUNTY ROAD 38) 75'± EAST OF THE APPARENT SOUTHEAST PROPERTY CORNER. ELEVATION 818.27

BM 1022069246-2
GEAR SET IN THE EAST FACE OF POWER POLE NUMBERED 1053/30 LOCATED ON THE NORTH SIDE OF KERCHER ROAD (COUNTY ROAD 38) 10'± NORTH AND 10'± EAST OF THE APPARENT SOUTHWEST PROPERTY CORNER. ELEVATION 816.76

SEWER STRUCTURE DATA

MH 3550
RIM 816.14
INV 12" PVC W 802.39
INV 12" PVC E 802.54
INV 12" PVC S 807.44
SHELF 803.19
4" DIA CONCRETE STRUCTURE

MH 3898
RIM 816.26
INV 12" PVC E 802.76
INV 12" PVC S 802.16
INV 12" PVC N 802.16
SHELF 802.86
4" DIA CONCRETE STRUCTURE

MH 3899
RIM 817.68
INV 12" PVC W 803.28
INV 12" PVC E 803.28
SHELF 803.58
4" DIA CONCRETE STRUCTURE

BRUCE AND PAMELA GROVER
2401 E KERCHER ROAD
RESIDENTIAL USE

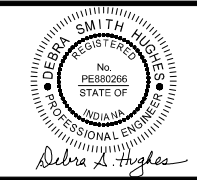
PINE CREEK INVESTMENTS
2421 E KERCHER ROAD
RESIDENTIAL USE

NO.	REVISIONS	BY	DATE
1	REVISE PAVEMENT AREA FOR CITY COMMENTS	DSH	08/03/2022



3220 Southview Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

DRAWING FILE: 1022069921-DESIGN.DWG
CERTIFICATION DATE:
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: AKM



PROPOSED SITE PLAN
KROPF FAMILY REAL ESTATE, 2411 KERCHER RD., GOSHEN,
PT. SW 1/4, SE 1/4, SEC. 23, T36N, R6E,
ELKHART TWP., ELKHART CO., INDIANA
JOB NUMBER: 1022069921

SHEET 1
OF 1

PRINTED Wednesday, August 3, 2022 2:18:37 PM P:\DATA\SAM\PROJECTS\1022069921\1001\SURVEY\1185838A.DWG 1022069921-DESIGN.DWG

LOCATION: 309 & 309 ½ Hackett Road
CASE NUMBER: 22-10UV

DATE: August 23, 2022
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Stephen B. & Linda J. Thomas, S& L Rentals, & Pathways Retreat Inc. (owners)

REQUEST: The applicant requests a use variance to amend the use variances granted in 1974 and amended in 2008 and 2015 for a retreat center/counseling office to allow up to 20 volunteers where the 2015 variance allowed no more than two volunteers, and to expand the variances to an area including three tax parcels and approximately 15.3 acres where the 2015 variance included one tax parcel and approximately 11.7 acres, and the variance to be valid for two years, for the construction of an approximately 725 Sf open-air pavilion

LOT SIZE: ±15.3 acres; ±394' of frontage; depth varies

APPLICABLE ZONING: Residential R-1

NOTICES SENT: 26

SPECIAL INFORMATION

PUBLIC UTILITIES: City water & sewer

AREA DEVELOPMENT: Residential, commercial

NEIGHBORHOOD: None

THOROUGHFARES: Hackett Road

TOPOGRAPHY: Heavily wooded/vegetated; slight to moderate incline northward from Hackett Road

VARIANCE OF USE STANDARDS AND PREVIOUSLY APPROVED VARIANCES

- ◇ Goshen Zoning Ordinance, *Appendix E*, Table of Permitted Uses
 - Professional offices are listed as a conditional use in the Commercial B-1 & PUD Districts and as a permitted use in the Commercial B-2, B-3, and B-4 Districts
- ◇ Use Variance 15-07UV
 - Commitment 6: No more than two volunteers, providing assistance for grounds, clerical and other non-professional work, may work on the Real Estate at any one time.

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

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

ANALYSIS

The subject property is approximately 15.3 acres in size and located on the north side of Hackett Road, west of Maple Crest Country Club and bounded to the north by the corporate boundary of the City. The property is three tax parcels, the western-most of which is improved with an approximately 2,250 SF home and attached retreat center, an approximately 432 SF detached garage, an approximately 216 SF cabin, and paved parking and driving areas. The vast majority of the property is woods, trails, and open areas of grasses and native plantings. The property is zoned Residential R-1 and is surrounded predominately by residential uses along Hackett Road; small pockets of agricultural use are also located in the same area.

Retreat Center Use – The property is currently used by Pathways Retreat as a “spiritual retreat center for rest, reflection, and renewal.” The retreat center occupies the northern half of the main building and uses the large

areas of natural habitat in its services. Because the property is zoned Residential R-1, numerous approvals have been approved for use and development of the property:

- In 1974, the property received a special use permit to operate a group retreat and meeting center. The approval limited the number of lodgers to 20, required a minimum number of parking spaces, and stipulated that a care taker occupy the premises on a continual basis.
- In 2008, a use variance (08-11UV) was approved for a 1,200 SF addition and remodel of the existing building. A freestanding sign was included as part of the approval along with 11 conditions that clarified and limited the use of the property. One of the conditions clarified that volunteers were not counted as employees, and another stated that sufficient on-site parking must be provided to meet the provisions of the Zoning Ordinance
- In 2015, a use variance (15-07UV) was granted to amend the previous variance, allowing up to three full-time employees and up to 15 part-time professional staff members. The variance also limited the number of volunteers to two and removed the language stating that volunteers were not counted as employees.

Current proposal – The petitioners are currently engaged in master planning for the retreat center use. The plan includes the construction of an approximately 725 SF open air pavilion for group gatherings of up to 20 people. A privacy fence between the pavilion and Hackett Road will be added. The plan also includes changes to the grounds including non-structural “outdoor rooms” and habitat restoration. Two tax parcels totaling approximately 3.7 acres will need to be added to the previous variances to accommodate these changes. An additional 3.8-acre parcel along the east property line is included in the property but is located outside City limits, so is not included in the variance.

The request also includes amending the 2015 variance to change the number of volunteers on the property at any one time from 2 to 20 to accommodate the large number of helpers needed for habitat restoration, and for the variance to be valid for 24 months as the petitioners work through the master planning and permitting process.

The majority of the request is reasonable and should be approved based on the following:

- Retreat use of the property has existed without any apparent incident for almost five decades; Planning is unaware of any reports or complaints about the use the of the property that have been detrimental to the use of adjacent properties.
- At less than 800 SF, the proposed pavilion is relatively small in size in comparison to the entire property. Installation of the proposed screening, which Staff recommends including as a commitment, will make the pavilion unnoticeable from Hackett Road.
- The property itself is not a typical residential property. At over 15 acres in size and surrounded by other large residential properties, a golf course, the northern corporate boundary, and agricultural uses, it is well suited for a retreat center use.
- Allowing the variance to remain in place for up to two years as the petitioners work on plans is reasonable. At this point, a survey of the site has not been performed and engineered plans for the pavilion have not been created because the petitioner is waiting on the outcome of this decision. These steps, along with plan review, may take a considerable amount of time.

Parking concern – The request for up to 20 volunteers should be given careful consideration. The 2015 variance allows up to 3 full-time counselors, 15 part-time professional staff, and up to 20 individuals undergoing counseling. If up to 20 volunteers are also allowed, it’s possible that up to 58 people could be on the property at any one time. There are currently 15 parking spaces provided for the retreat center and these are inadequate for such a large number of people. The single family home on the property is served by a two-stall car port separate from the center’s parking area.

The 2015 variance stipulates that on-site parking must be provided to meet the requirements of the Zoning Ordinance, but it’s not clear if volunteers are counted in the parking requirement calculations. The wording of the variance should be clarified so that full- and part-time staff and volunteers are included in the parking calculation with office use as the basis for the calculation. If additional parking is needed, it should be provided and reviewed as part of Technical Review.

FINDINGS OF FACT

Staff recommends **approval with conditions and commitments** of a use variance to amend the use variances granted in 1974 and amended in 2008 and 2015 for a retreat center/counseling office to allow up to 20 volunteers where the 2015 variance allowed no more than two volunteers, and to expand the variances to an area including three tax parcels and approximately 15.3 acres where the 2015 variance included one tax parcel and approximately 11.7 acres, and the variance to be valid for two years, for the construction of an approximately 725 Sf open-air pavilion, 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 pavilion is relatively small in size to the site, will be distant from and unnoticeable from the adjacent street, and will be 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.** Retreat use of the property has existed without any apparent incident for almost five decades; Planning is unaware of any reports or complaints about the use the of the property that have been detrimental to the use of adjacent properties. The proposed pavilion is small in size to relative to the overall site and will be screened from the adjacent street. *The standard is confirmed.*
- 3. The need for the variance arises from a condition peculiar to the subject property.** The property itself is not a typical residential property. At over 15 acres in size and surrounded by other large residential properties, a golf course, the northern corporate boundary, and agricultural uses, it is well suited for a retreat center use. *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.** Although zoned for residential use, use and development of the area, which includes large residential properties, a golf course, and agricultural uses, in addition to the extensive natural settings, are ideal for low-intensity retreat center use. The proposed pavilion maintains the low-intensity retreat center use of the property while incorporating the natural assets of the property into the use. *The standard is confirmed.*
- 5. The approval does not interfere substantially with the Comprehensive Plan.** Goshen's Comprehensive Plan emphasizes engaging with the City's wealth of natural resources and encouraging development that is sensitive to the natural environment (Land Use 4). The proposed pavilion incorporates the retreat center use into a natural setting as part of a master plan that aims to remove invasive vegetation from the property. *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 two (2) years 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 Engineering and Fire Departments with a zoning clearance through Technical Review is required.
5. Approval by the Building and Fire Departments is required.

If approved, the following Commitments shall apply:

1. If the variance is not implemented and expires, this Commitment automatically terminates as well, and the Zoning Administrator may execute and record a Termination of Commitment on behalf of the City of Goshen Board of Zoning Appeals.
2. The variance is for a retreat/counseling center.
3. The use of the Real Estate is for walking and passive recreation on the premises, religious counseling and retreats.
4. The use is not for church services or activities.
5. There shall be no more than three full-time counselors/leaders working at the retreat center.
6. There shall be no more than 15 part-time professional staff members.

7. No more than 20 volunteers, providing assistance for grounds, clerical and other non-professional work, may work on the Real Estate at any one time.
8. No other staff/volunteers, other than specifically permitted above, shall be permitted as part of the use on site.
9. At least one of the full-time counselors/leaders must be the owner of and reside on the Real Estate in the single family home.
10. No more than 20 individuals may be counseled or at the retreat at any one time.
11. There are no set hours of operation.
12. Sufficient on-site parking must be provided so that the number of parking spaces is equal to or greater than one space per two staff (full-time and part-time employees and volunteers) plus one space per 400 SF of office area.
13. A stone sign depicted in a photo provided to the Staff is approved with this request. The stone measures approximately 3' x 5.5' with written text 5" high and approximately 40" long.
14. The pavilion shall be screened so that it is not visible from Hackett Road.



From Hackett Road, looking north at building containing residence and retreat center



From Hackett Road, looking north. Proposed pavilion to be located behind screening in this area



Looking northwest at proposed location of pavilion



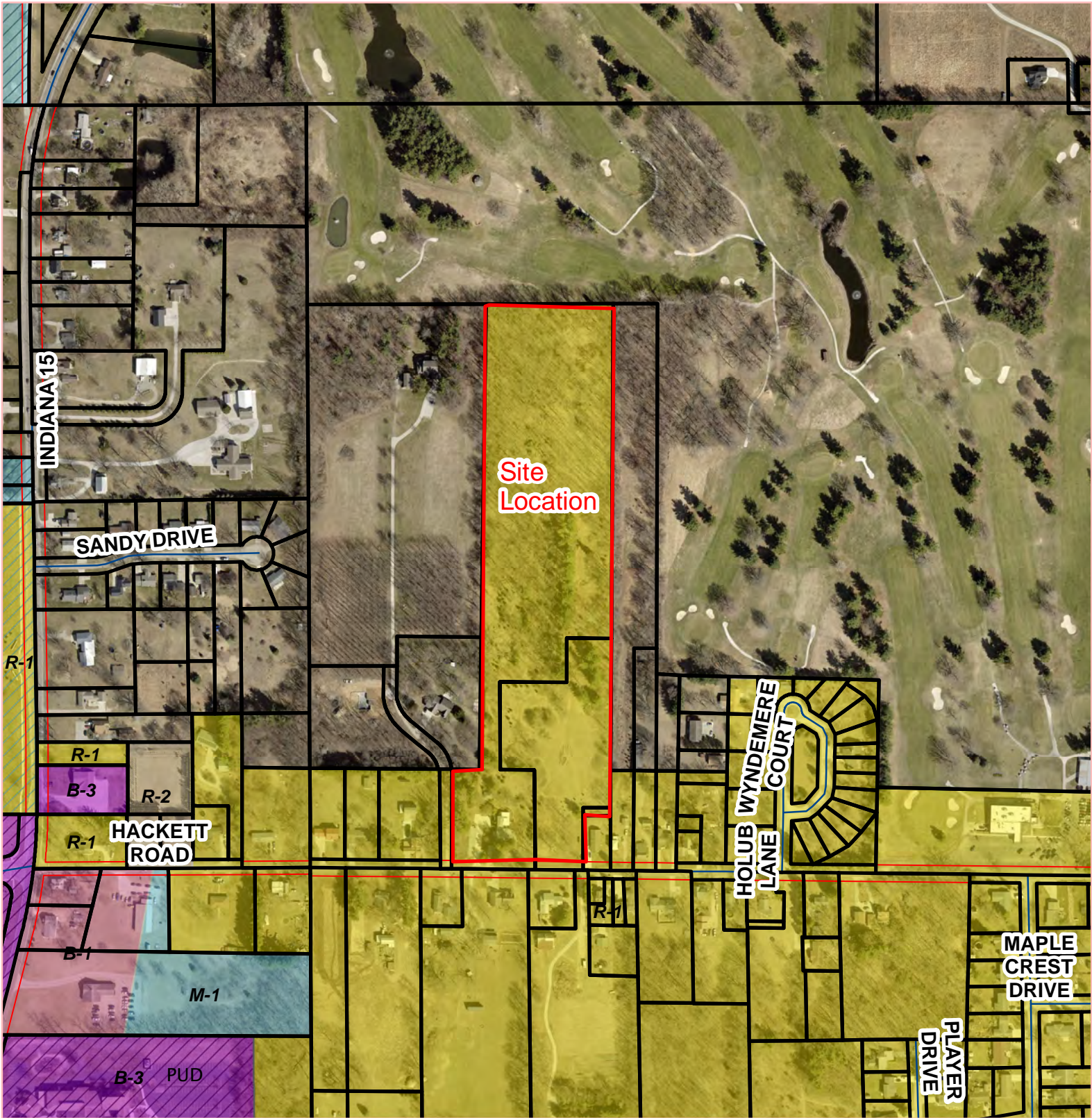
Looking northeast at residence and retreat center building



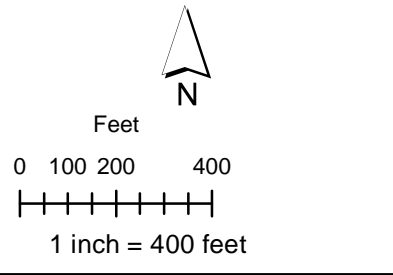
Looking north at retreat center parking area



Looking southeast at 2-stall carport that serves the residential use



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309 & 309 1/2 Hackett Road

2021 Aerial
 Printed August 9, 2022

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

Pathways Retreat request for zoning variance

About Pathways Retreat

Pathways Retreat, located at 309 ½ Hackett Road, Goshen, is a spiritual retreat center for Rest, Reflection and Renewal. We envision a more compassionate community where all may know Love and Wholeness. We seek to live these values in all our decisions:

Presence - *God is. Our response is awareness.*

Contemplation – *Everything is sacred. Our response is awe.*

Hospitality - *All are invited. Our response is welcome.*

Creation - *Life emerges. Our response is nurture.*

Grace - *All are loved. Our response is gratitude.*

Wholeness - *Everything belongs. Our response is compassion.*

Pathways Retreat began serving clients at the Hackett Road site in 2008. We offer a rhythm of prayer and retreat to the community, and provide spiritual guidance and healing services to individuals and small groups. We also rent space to individuals and groups seeking contemplative, prayerful space. In addition, we seek to restore our natural habitat in a way that supports our mission of rest, reflection and renewal.

Our guests share these comments about the benefit they receive from Pathways Retreat:

“The Lord reminded me over and over the gift of solitude. I received love in abundance through the thermos of hot water waiting for me in the cottage, to the stove turning on to warm me, to the turkey who ran down the path just for me to see and laugh out loud, the the beauty of the prayer labyrinth’s....all was so unexpected and exactly what I needed.”

“Your ministry here matters and I will continue to seek renewal here in the future.”

“Walking the grounds brought me a deep sense of love and peace. Thank you for creating and sharing this lovely space.”

“Pathways is my go-to place when I need to spend extra time hearing from God, and He is faithful to meet me here! Thanks for providing this lovely space for rest, reflection and meeting with God.”

“As always, when I come here I experience God's presence and refreshment. There is so much peace on the property. I am able to come as I am and be with God.”

“I enjoyed a nap after spending time outside walking the paths and the labyrinth. Two important things happened in my nap - a dream of my parents, which brought tears of love and waking to the song "What a wonderful world." Blessings indeed! This day of retreat felt like spring cleaning for my soul.”

Historical notes

On 11-13-1974 the property at 309 Hackett Road was granted “a special use permit for a group retreat and meeting center, primarily for religious purposes.”

In the mid 1990s, the property owner divested part of the parcel included in the permit to a private party.

On April 22, 2008, the Goshen Board of Zoning Appeals approved a use variance for a retreat/counseling center.

On April 28, 2015, the Goshen Board of Zoning Appeals approved an amendment to the previous permits and variance to for an expansion of the facility and to allow additional employees and volunteers.

In about 2016, the parcel that was divested in the mid-1990s became available and was purchased by the retreat center, and has lain fallow with only a mowed trail placed on the property so guests and staff could consider how the parcel might contribute to the ministry of the retreat center.

In 2021 staff and volunteers went through a lengthy design and discernment process and developed a master vision for the use of this new parcel of land.

Key components of master vision

The key components of the master plan include:

- Construction of an open-air pavilion for gathering of groups of up to 20 persons for retreat and special events such as our annual St. Francis Blessing of the Animals. This new pavilion would be located within setback requirements. A privacy fence would be constructed between Hackett Road and the new pavilion. Because of the backlog of construction projects, we request a 24-month window to begin construction.
- Mowing paths to outdoor “rooms” with outdoor seating. A sculpture will be installed in one of these spaces. There is no other construction within these spaces.
- Removal of invasive grass and woody species, and the installation of a native plant ecosystem, as well as large rocks for sitting at strategic locations.

Additional change to the existing variance

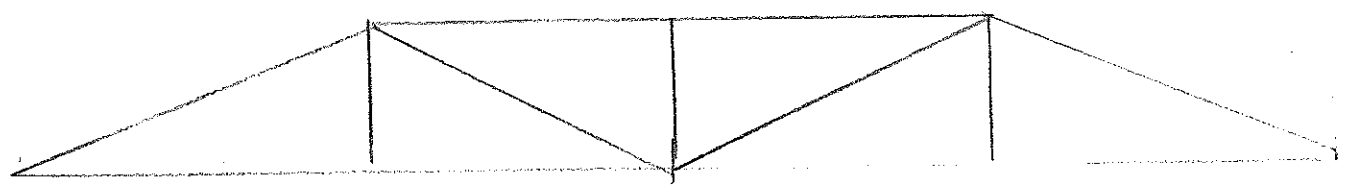
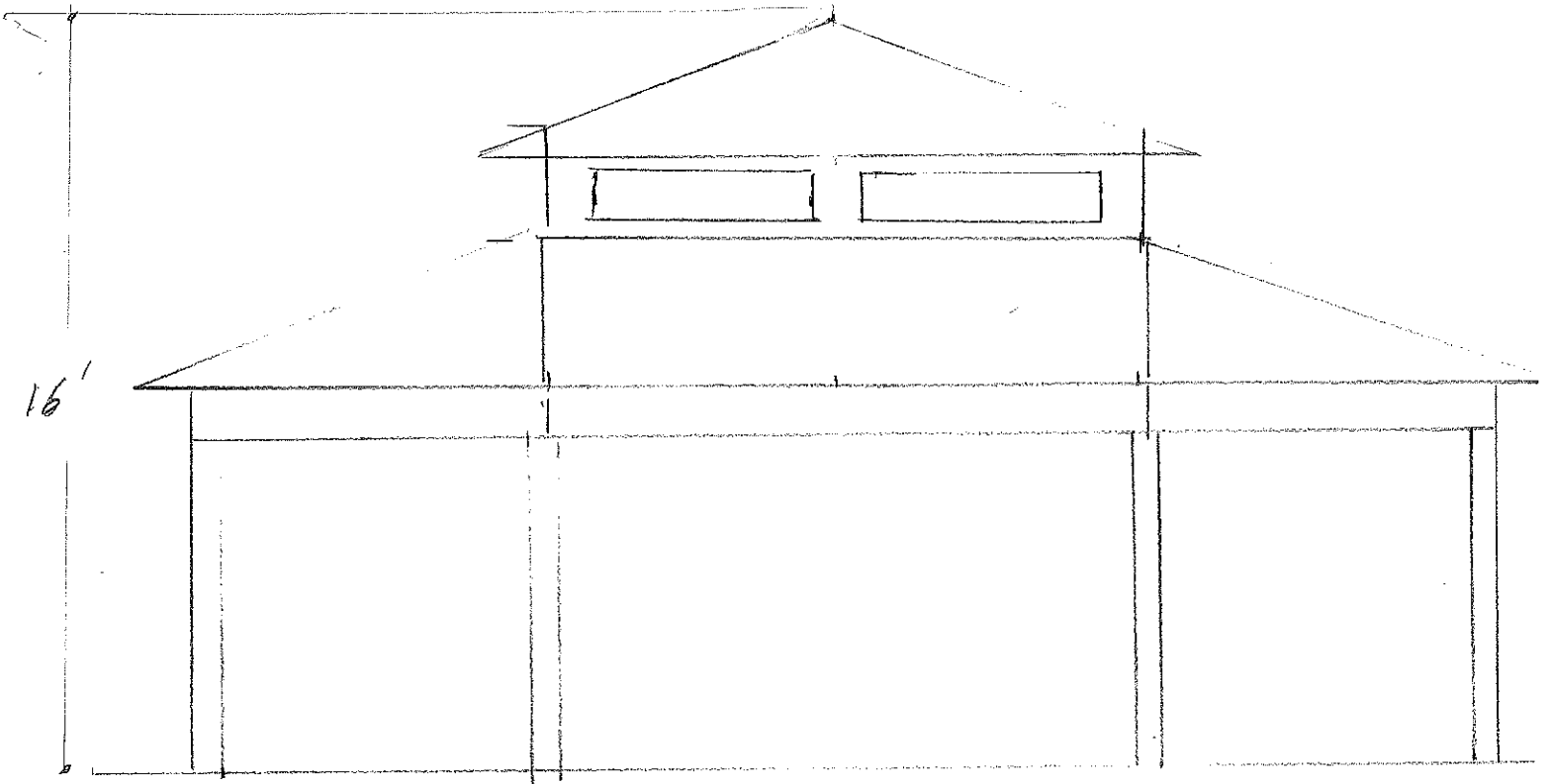
We also request that the limitation that no more than two volunteers may be allowed to work on the premises at one time be changed to allow no more than 20 volunteers at one time. Our commitment to native habitat restoration is integral to our mission of Rest, Reflection and Renewal, and we need the help of many hands to sustain the effort needed for this restoration work. Furthermore, area church groups and the Community Foundation of Elkhart County’s [Acts of Service](#) program are looking for opportunities to connect willing workers to opportunity for service.

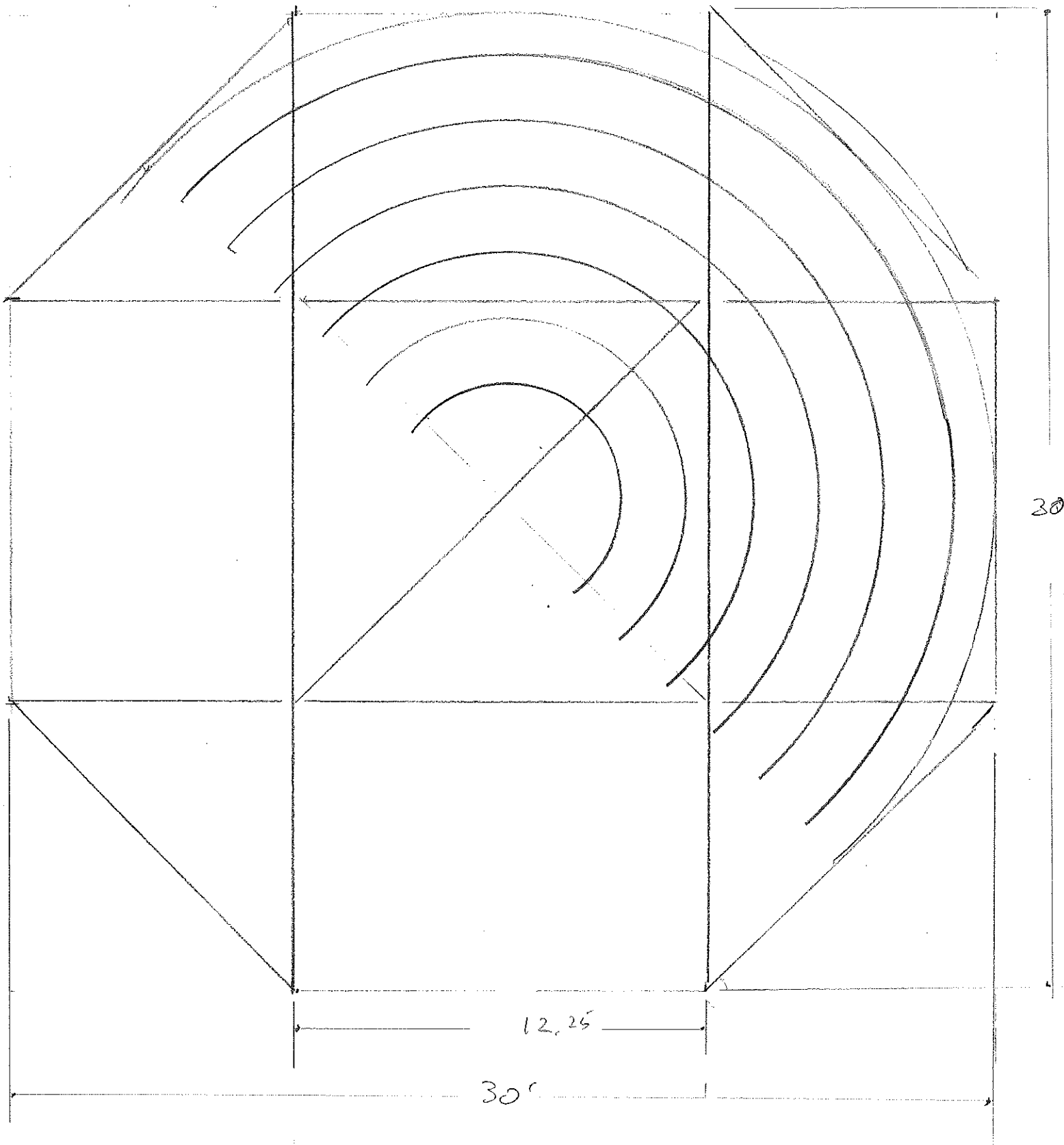
Additional notes

The original Parcel Id was: 11-03-101-007-015.

The new parcels to be included in this variance is Parcel Id: 11-03-151-025-015 and Parcel Id: 11-03-151-010-015. The attached map shows the location of these parcels.

Parcel Id: 11-03-151-025-015 is also part of land that is occupied by the retreat center, but is outside city limits. On May 4, 2022, we consulted with the County Planning Department and Mae Kratzer, Planner, told us the county had no concerns about trails on that parcel. If we ever wish to add a building we will need to apply for a special use permit, but we have no plans for construction on this parcel.





30'

12.25

30'

1974 Special Use approval

Office of
ELKHART COUNTY PLAN COMMISSION
Court House
Goshen, Indiana
Telephone: 533-3621

Hastings House Partners
TO: c/o John D. Ulmer, Attorney
130 North Main Street
Goshen, Indiana

You are hereby notified that the petition for _____
a Special Use Permit for a group retreat and meeting center

presented and considered at the meeting of the Goshen City
Board of Zoning Appeals on November 12, 1974, was
acted on as follows:

DENIED _____

APPROVED ✓ *Attacked Staff report conditions.*

TABLED _____

Dated this 13th day of November, 19 74.

Joel J. Hach
Plan Director

STAFF REPORT ON SPECIAL USE APPLICATION

Date filed: _____

1. Land Owner Applicant HASTINGS HOUSE PARTNERS
2. Location of Request; On the N-S-E-W side of HACKETT ROAD, 2000'
N-S-E-W of ZOLLINGER RD IN GOSHEN. Zoning R-1
3. Nature of Request, including Scope, Sizes, Proposed Occupant, etc.
SPECIAL USE PERMIT FOR A GROUP RETREAT AND MEETING CENTER, PRIMARILY FOR RELIGIOUS PURPOSES. WILL BE OCCUPIED BY TWO PERSONS AS CARETAKERS.
4. Zoning History of site, including previous applications, violations, zone changes, etc.

NONE

5. Existing Conditions and/or remarks.
LARGE HOUSE IS WELL HIDDEN FROM ADJACENT PROPERTIES. TOTAL LAND AREA OF 2.32 ACRES.
6. The proposed location and character of the Special Use will affect the Master Plan of the City of Goshen in the following manner:
A GROUP RETREAT AND MEETING CENTER AT THIS LOCATION WILL BE CONSISTANT WITH THE MASTER PLAN PROVIDED THE CONDITIONS OF ITEM #7 ARE MET.
7. The staff considers it essential that the following conditions be imposed to insure that the Special Use will serve the public convenience, will protect the public health, safety, and welfare, and will not cause substantial injury to the value of other property in the neighborhood:
 1. PROVIDE ADEQUATE OFF-STREET PARKING SPACES FOR THE MAXIMUM NUMBER OF VEHICLES EXPECTED AT ANY ONE TIME.
 2. APPROVAL FROM THE STATE FIRE MARSHALL AND THE ADMINISTRATIVE BUILDING COUNCIL.

BY Joel J. Hach
JOEL J. HACH, PLAN DIRECTOR

OCTOBER 16 1974

The above staff report is hereby adopted in total, or with the following modifications or additions, as the Goshen City Plan Commission report and referred to the Goshen City Board of Zoning Appeals for further consideration.

MODIFICATIONS OR ADDITIONS

*Maximum number of lodgers at one time - 20.
Minimum number of parking spaces - 20.
Premises to be occupied by caretaker on continuous basis.*

SIGNED B. F. Fane
Plan Commission Secretary

Oct 22 1974

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

TO: Steve & Linda Thomas
309 Hackett Road
Goshen, IN 46528

RE: 08-11UV, 309 Hackett Road

You are hereby notified that the request for a use variance to expand and remodel an existing building on the subject property to add approximately 1,200 square feet for additional retreat/meeting center space related to a variance granted in 1974; to affirm, clarify and possibly modify the use variance granted in 1974; and to allow a freestanding sign approximately 15 square feet in area where a 2 square foot flush-mounted sign would normally be permitted, for the subject property generally located at 309 Hackett Road and zoned Residential R-1, was heard at the meeting of the Goshen Board of Zoning Appeals on April 22, 2008, and was acted upon as follows:

DENIED ___ APPROVED XX TABLED _____ WITHDRAWN _____

With approval, the following conditions shall apply:

1. The variance is for a retreat/counseling center.
2. The use of the property is for walking and passive recreation on the premises, religious counseling and retreats.
3. The use is not for church services or activities.
4. No more than two counselors/leaders may be employed by the retreat center.
5. At least one of the counselors/leaders must be an owner and reside on the premises.
6. Volunteer assistance is anticipated and not counted as employees (counselor/leader employees).
7. No more than twenty (20) individuals may be counseled or at the retreat at any one time.
8. There are no set hours of operation.
9. Sufficient on-site parking must be provided to meet the requirements of the Zoning Ordinance.
10. Building plans shall be submitted and approved by the State as required by the Goshen Building Department.
11. A stone sign depicted in a photo provided to the Staff is approved with this request. The stone measures approximately 3' x 5.5' with written text 5" high and approximately 40" long.

When the Board's action is one of approval, the authorization is granted contingent upon a paid filing fee and any conditions placed on the petition by the Board. Deviation from said requirements and conditions automatically cancels and terminates the approval or permit. If approved, the variance is granted for a period of six (6) months, and shall become null and void unless a Building permit has been issued and substantial progress has been made.

ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
AS PRESENTED
05/19/2015 2:17 PM



Result Letter/Commitment
Case #: 15-07UV

Date: April 28, 2015

Grantors:
Stephen B. Thomas and Linda J.
Thomas, husband and wife
309 Hackett Road
Goshen, IN 46528

Grantee:
City of Goshen Board of Zoning Appeals

204 E Jefferson Street, Suite 4
Goshen, IN 46528

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

Common Address: 309 Hackett Road
Current Tax Code #: 20-11-03-101-007.000-015
Legal Description: See Attachment A

The request for a use variance to amend the use variances granted in 1974 and amended in 2008 to allow three full-time employees and a limited number of part-time professional staff members, not to exceed 15, for a retreat center/counseling office for the Real Estate, zoned Residential R-1 District, was heard at the meeting of the City of Goshen Board of Zoning Appeals on April 28, 2015, and was acted upon as follows:

DENIED APPROVED TABLED WITHDRAWN

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

The Grantors, jointly and severally, agree to abide by these conditions:

1. A zoning clearance form is required before a Building permit is issued.
2. Building plans shall be submitted and approved by the State as required by the Goshen Building Department.
3. 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 approval.
4. Deviation from the requirements and conditions of the variance may result in the cancellation or termination of the approval or permit.
5. The BZA approval shall be effective when the executed and recorded Results/Commitment form has been returned to the City of Goshen BZA staff and when all conditions of approval have been met.
6. No zoning clearance form will be issued until the executed and recorded Results/Commitment form has been returned to the City of Goshen BZA staff and until all conditions of approval have been met.
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 a zoning clearance/building permit is issued.

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

1. The variance is for a retreat/counseling center.
2. The use of the Real Estate is for walking and passive recreation on the premises, religious counseling and retreats.
3. The use is not for church services or activities.
4. There shall be no more than three full-time counselors/leaders working at the retreat center.
5. There shall be no more than 15 part-time professional staff members.
6. No more than two volunteers, providing assistance for grounds, clerical and other non-professional work, may work on the Real Estate at any one time.
7. No other staff/volunteers, other than specifically permitted above, shall be permitted as part of the use on site.
8. At least one of the full-time counselors/leaders must be the owner of and reside on the Real Estate in the single family home.
9. No more than 20 individuals may be counseled or at the retreat at any one time.
10. There are no set hours of operation.

11. Sufficient on-site parking must be provided to meet the requirements of the Zoning Ordinance.
12. A stone sign depicted in a photo provided to the Staff is approved with this request. The stone measures approximately 3' x 5.5' with written text 5" high and approximately 40" long.

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

1. That this Commitment shall be recorded in the Elkhart County Recorder's Office.
2. That the Grantors shall give notice of this Commitment, whether recorded or unrecorded, to any subsequent owner and/or any other person or persons acquiring an interest in any portion of the Real Estate.
3. That any subsequent owner and/or any other person or persons acquiring an interest in any portion of the Real Estate shall be bound by the terms of this Commitment even if it is unrecorded.
4. That the City of Goshen Board of Zoning Appeals and/or the City of Goshen Zoning Administrator are authorized to enforce the terms of this Commitment.
5. That any property owner adjacent to the Real Estate or any specifically affected persons listed below are entitled to enforce the terms of this Commitment separately and independently from the City of Goshen Board of Zoning Appeals and/or the City of Goshen Zoning Administrator; specifically affected persons are: None
6. This Commitment does not automatically terminate upon a legislative body's adoption of a zoning map amendment (a.k.a. rezoning) covering all or any portion of the Real Estate, or a change in the land use on the Real Estate to which this Commitment relates. However, this Commitment and any related variance may be voluntarily terminated in their entirety pursuant to the City of Goshen Board of Zoning Appeals Rules of Procedure.
7. This Commitment may be modified or terminated only by a decision of the City of Goshen Board of Zoning Appeals after public hearing, except as otherwise stated herein.
8. That any and all signatories to this document as a Grantors warrant, jointly and severally, to the City of Goshen Board of Zoning Appeals that all persons having interest in the Real Estate have reviewed this Commitment and have signed this document.
9. This Commitment shall be effective immediately upon execution by the Grantors.

Angie McKean

_____, City of Goshen Board of Zoning Appeals Secretary

Agreed this the 8th day of May, 2015 by the following Grantor(s):

Stephen B. Thomas

Stephen B. Thomas

Linda J. Thomas

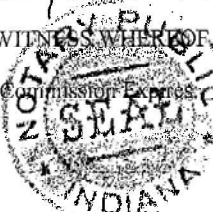
Linda J. Thomas

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stephen B. Thomas and Linda J. Thomas, husband and wife, and acknowledged the execution of the foregoing instrument this 8 day of May, 2015.

IN WITNESS WHEREOF, I hereunto subscribe my name and affixed my official seal,

My Commission Expires



Sept. 16, 2022

Bodie J. Stegetmann

Bodie J. Stegetmann

Notary Public

I, Lori Lipscomb, did prepare this document and do affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

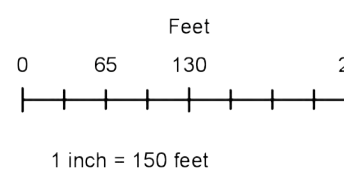


309 Hackett Road

Printed 4-13-22

The City of Goshen
 Department of
 Planning & Zoning

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



LOCATION: 1795 Reliance Road
CASE NUMBER: 22-11UV & 22-26DV

DATE: August 23, 2022
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: T & T Auto Service (owner); Abonmarche Consultants, Inc. (agents)

REQUEST: The applicant requests a use variance to allow an automobile service business with outdoor vehicle storage where automobile repairs are a conditional use in the Commercial B-3 District and a permitted use in the Industrial M-1 and M-2 Districts, and developmental variances to allow a 24 Sf illuminated freestanding sign and a 54 Sf illuminated wall sign where only ground signs are permitted and where illuminated signs are not permitted adjacent to residential uses or residential zoning districts, and for the variance to be valid for one year, for the construction of an approximately 7,100 Sf building with a parking and driving aisle

LOT SIZE: ± 2.68 acres; ± 128' of frontage; ±494' of depth

APPLICABLE ZONING: Residential R-1

NOTICES SENT: 24

SPECIAL INFORMATION

PUBLIC UTILITIES: City water & sewer available

AREA DEVELOPMENT: Commercial, residential, institutional

NEIGHBORHOOD: None

THOROUGHFARES: Reliance Road

TOPOGRAPHY: Level

VARIANCE OF USE STANDARDS

- ◇ Goshen Zoning Ordinance, *Appendix E*, Table of Permitted Uses
 - Auto repairs are listed as a conditional use in the Commercial B-3 District and a permitted use in the Industrial M-1 and M-2 Districts

- ◇ Goshen Zoning Ordinance, *Section 5100.3*, Permitted Signs by District
 - A. Signs permitted in the A-1 Agricultural District and R-1, R-1S, r-2, R-3, and R-4 Residential Districts are as follows:
 - 2. Only ground signs are permitted

- ◇ Goshen Zoning Ordinance, *Section 5100.2*, Permitted Sign Types
 - A. Freestanding Signs
 - 1.g. Any freestanding sign adjacent to a residential use or residential zoning district shall not be illuminated, either internally or externally.
 - B. Wall Signs
 - 3. Any wall sign adjacent to a residential use or residential zoning district shall not be illuminated, either internally or externally.

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

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

ANALYSIS

The subject property is located on the west side of Reliance Road, a short distance north of Peddlers Village Road/County Road 28. The property is zoned Residential R-1 and is located in an area with a mix of residential, commercial, and institutional uses. Residential properties are located directly to the north, west, and south, and a fire station and commercial uses are located close by on Reliance Road. The property is approximately 2.85 acres, but right of way acquisition to add a round-a-bout at the intersection Reliance Road and Peddlers Village Road is anticipated to remove approximately 0.17 acres from the property in the near future. The right of way acquisition will also shorten the depth of the property.

The property was annexed in 2018. It is currently vacant, and, until recently, has been largely wooded. A large detached garage is located on the property that appears to have been installed at some point since the spring of 2021 without approval. A gravel parking/driving aisle connects the garage to the adjacent property to the north; the driveway appears to have been installed or improved in recent years, also without apparent approval.

The petitioners are proposing to develop the property as an auto service business. Because auto repairs are not permitted in the R-1 District, a use variance is required. Development includes:

- Demolition and removal of unapproved gravel driving aisle and detached garage
- Construction of an approximately 7,100 SF building 22' in height
- Installation of a parking/driving area that includes 28 parking spaces and an area for outside vehicle storage. Storage of inoperable vehicles is not permitted in the R-1 District so it is included in the use variance request.
- Stormwater retention area
- Street trees and bufferyard landscaping
- Installation of an approximately 24 SF illuminated freestanding sign and an approximately 54 SF illuminated wall sign, requiring developmental variances
- A vinyl fence 6' in height is proposed along portions of the north property line and is intended to screen the auto repair use from the adjacent residential property

Staff recommends approval of the request with conditions and commitments. The development is consistent with the surrounding zoning and development. Auto repairs are a conditional use in the B-3 District, and the adjoining property to the north (the site of the planned County courthouse) and properties east across Reliance Road are zoned Commercial B-3. The petitioners have proposed fence and landscape screening as buffer for adjacent residential uses, and commitments should be in place to maintain those buffers while bolstering landscape buffer along the west side of the proposed stormwater retention area and adjacent to residential use.

The following need to be addressed in conditions and commitments:

- Because the right of way acquisition for changes to Reliance Road has not yet been finalized, plan review cannot yet occur. A condition is needed that plan submission for Technical Review cannot occur until the right of way has been established.
- Storage of inoperable vehicles is unsightly and may adversely impact nearby residential and institutional properties. A commitment is needed to limit the area where such vehicles are stored, and Staff recommends making this area the approximately 55'x70' area shown on the west side of the proposed building and surrounded by fence.
- Because auto repairs are conditional uses in the Commercial B-3 District, future development of the property should follow B-3 standards except as otherwise noted
- A 6' side (east) parking/driving aisle setback should be allowed as shown on the BZA site plan adjacent to the residential property in order to accommodate the proposed construction
- The adjacent residential properties to the south and west need to be protected from the unsightliness of the proposed retention area. A commitment should be included requiring partial landscape buffer along the south and west side of the retention area in addition to the landscaping already shown south of the building and parking/driving aisle.

- Placement of the illuminated wall sign should be limited to the east side of the building. The location of the proposed illuminated freestanding sign matches the front yard locations of other freestanding signs on commercial properties along the same stretch of Reliance Road.
- While inspecting the property for this report, a vehicle was parked on the property to the north in a grassed area and was for sale. Automotive sales and parking on unimproved surfaces should not be allowed as part of this use. Vehicle parking on an unimproved surface is not permitted. Similarly, a large trailer was parked on the property where vehicles in excess of one ton capacity are not permitted to be parked.

FINDINGS OF FACT

Staff recommends **approval with conditions and commitments** for a use variance to allow an automobile service business with outdoor vehicle storage where automobile repairs are a conditional use in the Commercial B-3 District and a permitted use in the Industrial M-1 and M-2 Districts, and developmental variances to allow a 24 Sf illuminated freestanding sign and a 54 Sf illuminated wall sign where only ground signs are permitted and where illuminated signs are not permitted adjacent to residential uses or residential zoning districts, and for the variance to be valid for one year, for the construction of an approximately 7,100 Sf building with a parking and driving aisle, based on the following:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.** If approved with conditions and commitments, use and development of the property will allow adequate emergency ingress and egress; construction will occur 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.** The proposed auto repair use is in keeping with commercial uses and zoning along Reliance Road. If approved with conditions and commitments, adjacent residential properties will be protected from the adverse effects of the auto repair use. The proposed illuminated wall sign will face the street, not a residential property, and the proposed illuminated sign is close to the right of way, similar to other commercial freestanding signs along the same stretch of Reliance Road. *The standard is confirmed.*
- 3. The need for the variance arises from a condition peculiar to the subject property.** At slightly less than 3 acres in size, the subject property is substantially larger than the average residential property and adequate in size for a commercial use. The subject property is also located on a stretch of Reliance Road that is predominantly commercial. *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.** If approved with conditions and commitments, the proposed auto repair use is ideal use of a property that is substantially larger than an average single family lot. *The standard is confirmed.*
- 5. The approval does not interfere substantially with the Comprehensive Plan.** The configuration of the proposed auto repair, along with the recommended conditions and commitments, position it well in a mixed use area. This satisfies the Comprehensive Plan's objective of ensuring "compatibility and smooth transitions between different land uses" (Land Use 2.1). *The standard is confirmed.*

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within one year 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. Approval by approved zoning clearance form is required.
4. Approval by the Engineering and Fire Departments through Technical Review is required.
5. Approval by the Building Department is required.
6. The new Reliance Road right of way must be established through dedication and acceptance of right of way before an application is made to Technical Review.
7. Separate zoning clearance approval is required for the proposed signs.
8. Connection to City water and sewer is required.
9. The unapproved garage and unapproved gravel parking/driving aisle shall be removed from the property.

If approved, the following Commitments shall apply:

1. If the variance is not implemented and expires, this Commitment automatically terminates as well, and the Zoning Administrator may execute and record a Termination of Commitment on behalf of the City of Goshen Board of Zoning Appeals.
2. Approval is for auto repair use only.
3. Automotive sales, parking or storage of vehicles in excess of one-ton capacity, and vehicle parking on unimproved surfaces shall be prohibited.
4. Fences 6' in height shall be installed along the north and east property lines, and around the proposed outside vehicle storage area, as shown on "T & T Auto Service—Preliminary Site Plan", by Abonmarche, dated August 1, 2022.
5. Partial landscaping shall be installed along the south property line as shown on "T & T Auto Service—Preliminary Site Plan", by Abonmarche, dated August 1, 2022. Additionally, partial bufferyard landscaping shall be installed along the southern and western lengths of the proposed stormwater basin. An updated landscape plan shall be provided for Technical Review.
6. All required landscaping shall conform to the minimum planting size and maintenance standards of the Zoning Ordinance.
7. Future development of the property shall conform to the Commercial B-3 developmental standards except as noted in this approval.
8. A 6' side (east) parking and driving aisle setback limited to the area as shown on "T & T Auto Service—Preliminary Site Plan", by Abonmarche, dated August 1, 2022, shall be acceptable. Otherwise, the parking/driving aisle setback along the side (east) property line shall conform to the Commercial B-3 standards.
9. Storage of inoperable vehicles shall be limited to the approximately 55'x70' area on the west side of the proposed building as shown on "T & T Auto Service—Preliminary Site Plan", by Abonmarche, dated August 1, 2022.
10. One (1) illuminated wall sign not exceeding 54 SF in area shall be permitted, along with one (1) 24 SF illuminated freestanding sign not exceeding 8' in height. Placement of said wall sign shall be limited to the east side of the building facing the street. Placement of the freestanding sign shall be generally as shown on "T & T Auto Service—Preliminary Site Plan", by Abonmarche, dated August 1, 2022.



Looking west across Reliance Road at proposed location of auto repair



Looking southwest along Reliance Road



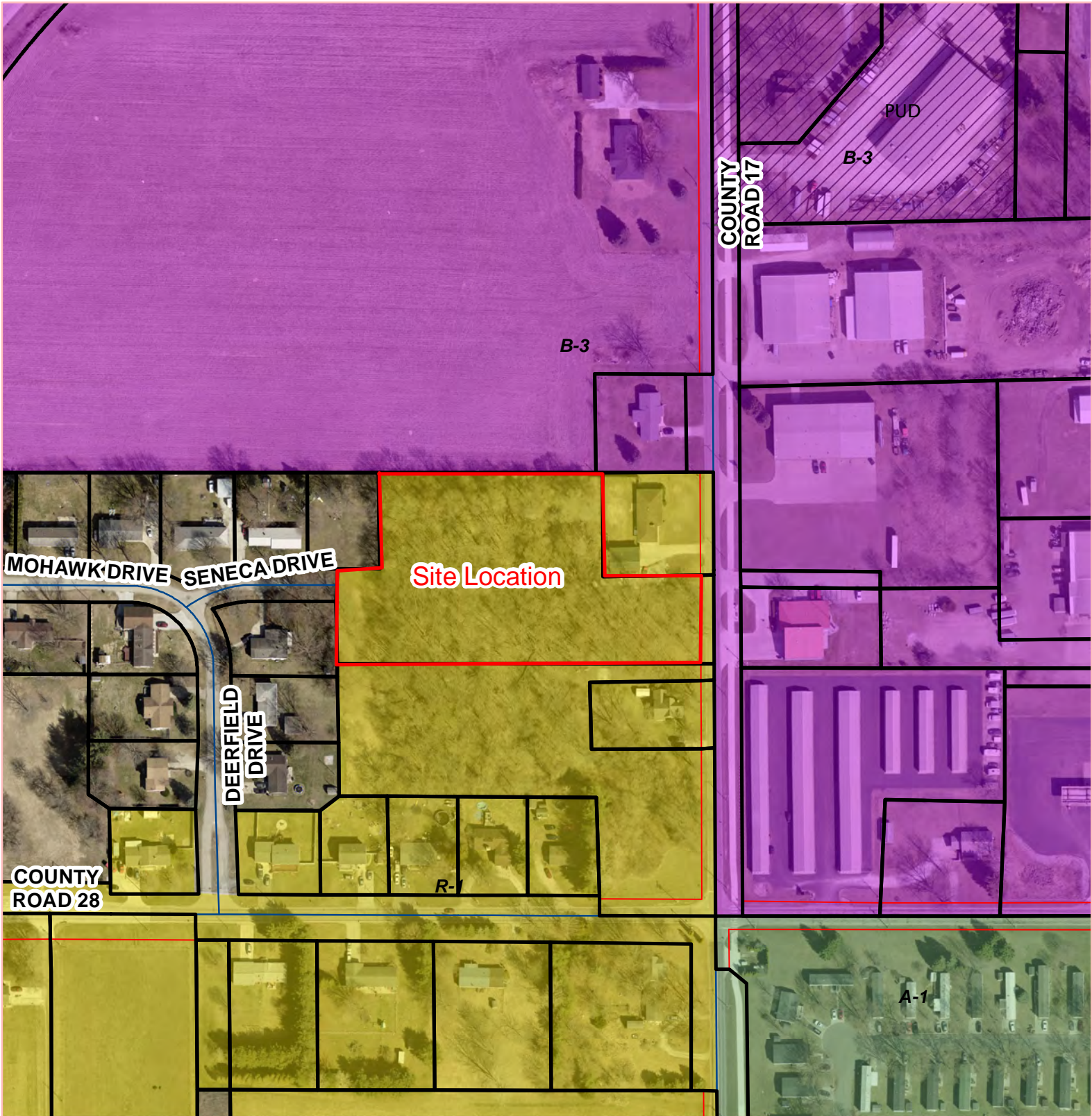
Looking north-northwest along Reliance Road



From center of property looking west



From center of property looking northeast



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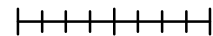
1795 Reliance Road

2021 Aerial
 Printed August 8, 2022



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

T&T Auto Service
1795 Reliance Road, Goshen, Indiana

EXAMPLE GROUND SIGN

4' x 6'

Mounted on Base

Approximate Height = 8 Feet High

Illuminated



T&T Auto Service
1795 Reliance Road, Goshen, Indiana

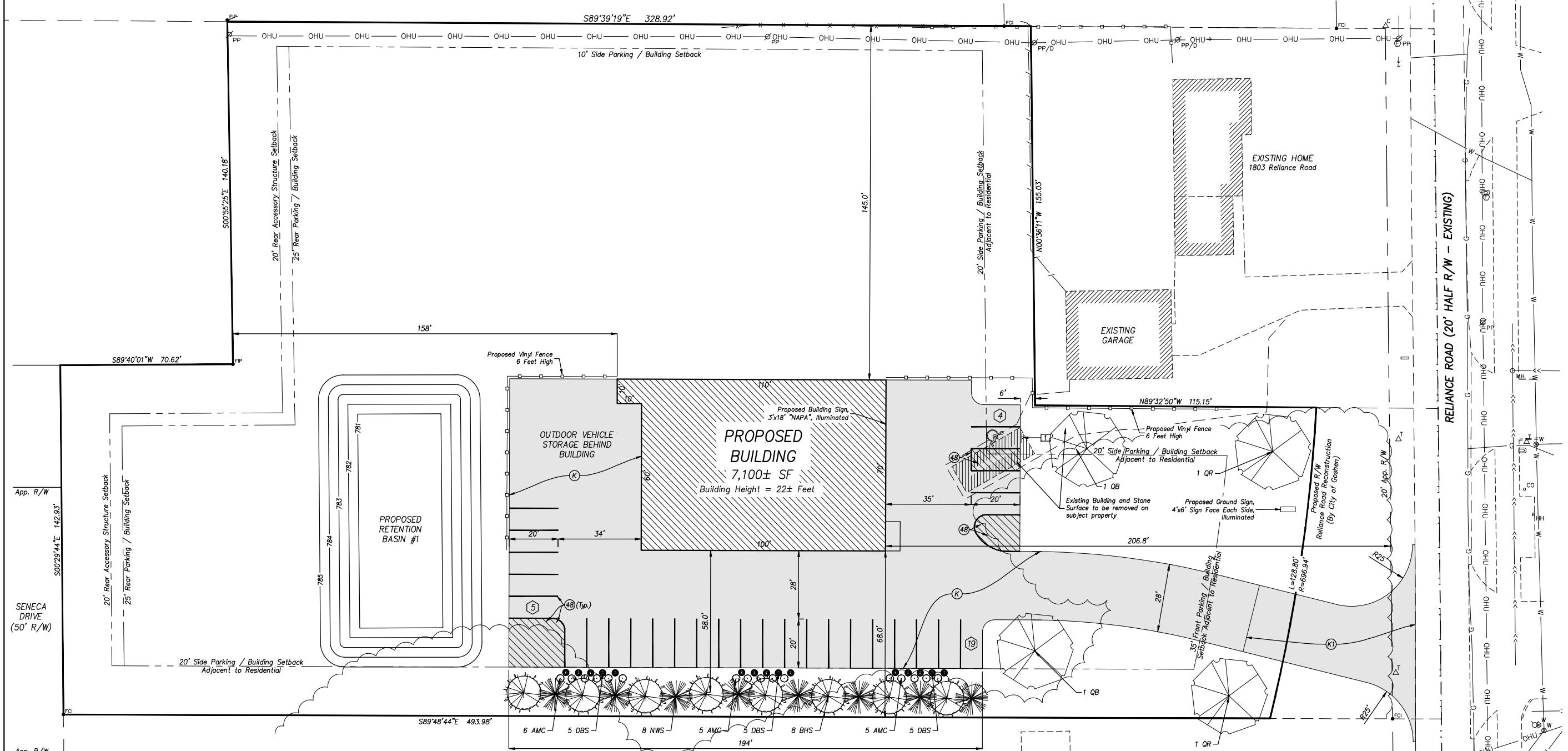
EXAMPLE BUILDING SIGN

3' x 18'
Illuminated



BOARD OF ZONING APPEALS (BZA) PRELIMINARY SITE PLAN

A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 5 EAST, CITY OF GOSHEN, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA



GENERAL NOTES

- Current Zoning: "R-1" - Follow "B-3" Requirements for Proposed Use
- Existing Land Use: Residential and Vacant Land
Proposed Land Use: Residential with Auto Service
- The project shall be serviced by City of Goshen sanitary sewer and water.
- Setbacks shall conform to the City of Goshen Zoning Ordinance unless the proper variances have been approved.
- Site/Building drainage shall be managed onsite by a new retention basin.
- Proposed parking and drives shall be paved and privately owned.
- All landscape, site lighting, and ground/building signage shall be in accordance with the City of Goshen Zoning Ordinance unless the proper variances have been obtained.

TABULATED SITE DATA

Site Area (Per Deed Record)	= 2.85± Acres
Existing and Proposed R/W	= 0.17± Acres
Net Site Area (Excluding R/W)	= 2.68± Acres
Proposed Land Coverage	Area (Acres) Percentage
Proposed Building	0.16± 6%
Proposed Hard Surface	0.47± 18%
Open Space	2.05± 76%
	2.68± 100%

PARKING CALCULATIONS

Anticipated Number of Employees = 8

Required Parking: 1 Space per 2 Employees
2 Spaces per Service Bay
Or Minimum 5 Spaces

1 Space x (8 Employees / 2) = 4 Spaces
2 Spaces x 7 Services Bays = 14 Spaces
Total = 18 Spaces

Provided Parking: 28 Spaces (Includes 1 ADA Space)

KEYNOTE LEGEND

- # Number of Parking Spaces
- ♿ ADA International Symbol of Accessibility
- T ADA Parking Sign and Post
- (K) Temporary Drive Approach
- (K) HMA Pavement
- (48) 4" Solid Paint Line (Color TBD By Contractor/Owner)

LANDSCAPE DEVELOPMENT STANDARDS

Streetside:
Required: 1 Large Tree / 60', 1 Medium Tree / 40', or 1 Small Tree / 30'
Reliance Road: 129' - 28' Drive Allowance = 101'
101' / 60' = (1.7) 2 Trees

Parking Areas - Interior:
Required: 1 Parking Island with Tree / 20 Parking Spaces
27 Spaces / 20 = (1.4) 2 Trees

Residential Bufferyard (South Property Line):
Required: 2 Coniferous Trees / 25', 4 Shrubs or Hedges / 25'
2 x (194' / 25') = (15.5) 16 Trees
4 x (194' / 25') = (31.0) 31 Shrubs or Hedges

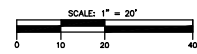
PLANT MATERIAL LIST

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	AVG. MATURE HEIGHT
8	BHS	<i>PICEA glauca</i> 'Densata'	Black Hills Spruce	2" CAL	B&B	50'
8	NWS	<i>PICEA abies</i>	Norway Spruce	2" CAL	B&B	60'
15	DBS	<i>PANICUM virgatum</i> 'Dallas Blues'	Dallas Blues Switch Grass		3 GAL	
16	AMC	<i>ARONIA melanocarpa</i> 'Autumn Magic'	Autumn Magic Chokeberry	18" HT	5 GAL	
2	QR	<i>Quercus rubra</i>	Red Oak	2" CAL	B&B	50' to 70'
2	QB	<i>Quercus bicolor</i>	Swamp White Oak	2" CAL	B&B	50' to 60'

QUANTITIES SHOWN ON THE PLANT LIST ARE FOR CONTRACTOR'S INFORMATION ONLY. IN CASE OF DISCREPANCY, THE ACTUAL COUNT ON THE LANDSCAPE PLAN PREVAILS.

OWNER / DEVELOPER
T & T AUTO SERVICE
c/o MICHELLE & TRAVIS THAXTON
1803 RELIANCE ROAD
GOSHEN, IN 46526

CIVIL ENGINEER / SURVEYOR
ABONMARCHÉ CONSULTANTS, INC.
303 RIVER RACE DRIVE, UNIT 206
GOSHEN, IN 46526
(574) 533-9913



ABONMARCHÉ
303 River Race Drive, Unit 206
Goshen, IN 46526
For More Information
Call (574) 533-9913
abonmarche.com
CONTRACT NO. ABONMARCHÉ CONSULTANTS, INC.

T & T AUTO SERVICE
PROPOSED ADDRESS
1795 RELIANCE ROAD
GOSHEN, IN 46526

PRELIMINARY SITE PLAN

SHEET TITLE:
DRAWN BY: BEM
DESIGNED BY:
PM REVIEW: BEM
QA/QC REVIEW:
DATE: 08-01-2022
SEAL:

SIGNATURE:
DATE:

HARD COPY IS INTENDED TO BE 24" x 36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.

SCALE: 1" = 20'
HORIZ: 1" = 20'
VERT:
ACI JOB #
22-0644
SHEET NO.
C1.0

NO.	REVISION DESCRIPTION	BY	DATE