

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that public hearings will be held before the Goshen Plan Commission for the City of Goshen, Indiana, at 4:00 pm on the 18th day of July 2023 in the Council Chambers, Police and Courts Building, 111 East Jefferson Street, Goshen, Indiana. The public hearings will begin at 4:00 pm.

ZONING ORDINANCE TEXT AMENDMENT

Petitioners: City of Goshen Plan Commission

Petition: A text amendment to the Goshen Zoning Ordinance, Ordinance 3011, to make routine corrections and edits, including to delete swallowtail streamers as a sign type, to update tourist home definition and allow as a permitted use rather than a conditional use, to delete minimum building size in the R-4 District per recent State law change, to update B-4 District to allow outside display as in B-3 District, to add allowance for awning valance lettering, to allow up to 75% of sign area for an electronic message center (EMC) sign, to allow administrative review for bufferyard landscaping changes when utilities or utility easements are present, to update the conditional use section to delete all PUD District references and to generally exclude fences as a structure that requires an increased setback, to remove drive-in establishment as a conditional use in B-2 District, to add fee for a request to modify commitment, to delete PUD and Historic District columns from Table of Permitted Uses, to add two uses to the Table of Permitted Uses that are currently in Table of Parking Requirements only, to allow business offices in M-1 and M-2 Districts, and to add corporate offices as a new use, conditional in the B-1 District and permitted in B-2, B-3, B-4, M-1 and M-2 Districts.