

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, March 26, 2024, 4:00 P.M.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I. Roll Call
- II. Approval of Minutes from 2/27/24
- 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

24-05DV –Keith & Kimberly Yoder request developmental variances to allow development of a lot 6,600 Sf in area where a minimum of 10,000 Sf is required and 50’ in width at the established front lot line where a minimum of 60’ is required for a duplex. The subject property is generally located at 412 & 414 N Riverside Blvd and is zoned Residential R-2 District.

24-01UV & 24-09DV – Goshen First Church, Inc. requests a use variance to allow an increase in height and area of an existing second freestanding sign to 8’1” in height and 34 Sf in area where churches are a conditional use permitting one freestanding sign not exceeding 5’ in height and where a previous variance (96-16DV) permitted an area not exceeding 32 Sf, and a developmental variance to add an electronic message center to the sign where electronic message centers are prohibited in the Historic Core. The subject property is generally located at 214 S 5th Street and is zoned Commercial B-2 HD District.

24-10DV – Lamar & Natalia Rohrer request developmental variances to allow front building setbacks along Clinton Street of 28’ for an approximately 336 Sf porch addition and 17’ for an approximately 120 Sf shed where a minimum of 35’ is required. The subject property is generally located at 80 Greenway Drive and is zoned Residential R-1 District.

24-02UV & 24-11DV - Goshen Community Schools and Commonwealth Engineers, Inc. request a use variance for an athletic facility (baseball/softball complex) to allow:

- Setbacks of 15’ along the east and south property lines and 51’ along the west property line where 100’ is required;
- Signs in addition to an existing monument sign that include one illuminated monument sign 6’ in height and 26 Sf in area, two non-illuminated archway freestanding signs 14’ in height and 36 Sf in area, two internally illuminated freestanding signs facing athletic fields 27’ in height and 552 Sf in area, and one non-illuminated wall sign 40 Sf in area where one monument style freestanding sign not exceeding 36 Sf in area and 5’ in height and one non-illuminated wall sign not exceeding 36 Sf in area are permitted; and

Developmental variances for an athletic facility (baseball/softball complex) to allow:

- Two batters eye fences 16’ in height where a maximum of 8’ is allowed;
- Twelve light poles 80’ in height and four net posts 40’ in height where a maximum of 30’ is permitted;
- Use of a well where connection to City water is required;
- An alternative landscape plan where partial landscaping is required along the east, south, and southwest property lines and open landscaping is required along portions of the west property line, adjacent to residential use; and
- For the variance to be valid for one year

The subject property is generally located at 1730 Regent Street and is zoned Residential R-3 PUD District.

- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment

Minutes - Goshen Board of Zoning Appeals
Tuesday, February 27, 2024, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

I. The meeting was called to order with the following members present: Lee Rohn, Tom Holtzinger, Hesston Lauver, Matthew Fisher, and James Loewen. Also present were Assistant City Planner Rossa Deegan and Assistant City Attorney James Kolbus.

II. 2024 Board of Zoning Appeals Appointments

New BZA members Matthew Fisher and James Loewen were introduced and sworn in by Mayor Leichty. Mr. Holtzinger noted for the record that the mayor has appointed Craig Yoder as an alternate member and he will be sworn in at a later date.

- *Matthew Fisher – Appointed by Mayor, 1/31/24 – 12/31/27*
- *James Loewen – Appointed by Mayor, 1/31/24 – 12/31/27*
- *Craig Yoder – Alternate member, Appointed by Mayor, 1/31/24 – 12/31/27*

III. Approval of Minutes from 1/23/24: Lauver/Rohn 5-0

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

V. Postponements/Withdrawals – Mr. Deegan stated the first hearing item, 24-05DV, for Keith & Kimberly Yoder, 412 & 414 N Riverside is being withdrawn and will not be heard today. It will appear again on next month's agenda in a slightly different form.

Action:

A motion was made and seconded, Rohn/Fisher, to accept the withdrawal of 24-05DV. The motion passed unanimously by a vote of 5-0.

VI. Developmental Variances – public hearing items

WITHDRAWN - 24-05DV – Keith & Kimberly Yoder request a developmental variance to allow a duplex on a lot 50' in width at the established front lot line where a minimum of 60' is required. The subject property is generally located at 412 & 414 N Riverside Blvd and is zoned Residential R-2 District.

24-06DV – Pumpkinvine Properties, LLC and Dyksen and Sons Builders request developmental variances to allow alterations to the visible exterior walls of the building that lack compatibility to the historical and architectural style, general design, size, texture and materials of the existing pre-1910s buildings on Main Street between Clinton Street and Jefferson Street, including replacing a portion of the north façade with wood bead board, covering portions of the north and east facades of the building with stucco, adding three fixed aluminum framed windows to the second story of the north façade, and maintaining the existing projections above the parapet walls on the east and west facades where no part of the roof shall project visibly above the parapet. The subject property is generally located at 206 & 206 ½ N Main Street and is zoned Commercial B-2 HD DD.

Staff Report

Mr. Deegan explained the property contains a two-story building, located in the downtown district. The petitioners are in the process of completely remodeling the building which includes a remodel of the

second floor apartment, a planned remodel of the space on the first floor, and planned improvements to all building facades. The façade changes require BZA approval because this property is in the downtown historic district and this district has architectural requirements, including that alterations to exterior walls be compatible with the style and design texture of the pre-1910's buildings on Main Street.

Mr. Deegan referenced page 2 of the Staff Report, noting that the following renovations will require variances:

- Paint a metal projection above the parapet wall; maintaining this projection requires a variance because the standards prohibit any part of the roof from projecting above the parapet;
- Replace deteriorating wood siding on second story with wood bead board; this material is not in the pre-1910s style and requires a variance
- Add three fixed windows for second story apartment which are not consistent with comparable pre-1910s windows, requiring a variance
- Add stucco surface to segments of deteriorating brick, requiring a variance for material type
- Add stucco to deteriorating brick on first and second stories and replace third story siding with stucco, requiring variance for material type

Referring to photos in the packet, he pointed out the appearance of the building is not very inviting and proposed updates to the building will be a nice improvement. It will be done in a historic style and most of these changes accomplish what the ordinance sets out to do. He also noted that some blocked off windows will be opened up and replaced. Requests that deal with existing projections above the parapet and the request to replace existing bead board is mostly cosmetic and Staff has no objection to this part of the request.

He explained that Staff recommends an amended approval which will allow most of these changes, but not the proposed stucco. He explained the spirit of these regulations is to maintain brick walls in the downtown and prevent more modern finishes, like stucco. The petitioner states the brick areas to be covered with stucco are in a state of disrepair and while Staff understands repairing and replacing brick can be difficult and expensive, if the request for stucco is denied, the brick could be repaired at a later date.

Mr. Deegan noted recommended conditions of approval include that the display windows on Main Street shall be clear (non-tinted) display windows and that stucco is prohibited.

The Planning Office was not contacted by any member of the public regarding this request.

Petitioner Presentation:

Mike Bessinger, Dyksen and Sons, 28621 County Road 30, Elkhart, spoke on behalf of the petitioner. He stated overall they're happy with Staff's recommendations and that he and the owner discussed the brick on the first floor. He stated the owner is ok with keeping the brick the way it is, but asked if the brown siding is removed from the second floor and the brick is found to be in excellent condition, could they leave that brick exposed? By doing so, this would allow some of the cost of the project to go towards updating or repairing the brick on the first floor.

Mr. Deegan stated that would bring the property closer into compliance and could be approved administratively.

Mr. Bessinger stated that he provided photos of the brick on the first floor (photos page 6 of the Staff Report) which shows metal protruding from the building that has been cut off at some point. He

understood that the metal supported an awning at one time and questioned if this metal needs to be removed. He also stated at some point the metal was covered over with siding and when the wood siding was removed these metal joists were exposed.

Mr. Lauver asked if the metal extends through to the inside of the building or if they're just in the outside wall.

Mr. Bessinger stated it's a triple brick wall and they are bearing on one, possibly two, layers.

Mr. Deegan stated he is unaware if building code would have requirements, but Planning has no issue with them remaining.

Mr. Bessinger noted for the record that no tinted glass will be installed on the first or second floor.

Mr. Rohn asked if any of the bricks will be painted.

Mr. Bessinger stated they would like to paint the majority of the north side of the building and the rear of the building an antique white. He went on to say he provided a picture of the backside of the building, which is the east side of the second story, explaining that they would like to remove the vinyl siding on the existing parapet which extends above what used to be a flat roof. Because of the way the building is structured they can't add additional brick, so they would like to replace with stucco. Since Staff does not support the stucco, he asked if they would be able to replace the vinyl with metal, matching what's on the front of the building.

Mr. Deegan stated there are some metals that are acceptable so if they can match one of them it could be approved administratively, but if the material isn't in the 1910 style, it would require a new public hearing.

Mr. Bessinger noted that the metal on the front is barn style and not pre-1910.

Referring to the conditions of approval listed in the Staff Report, Mr. Bessinger asked what is considered substantial progress in order for the variance to be valid. He voiced concerns that at some point the parking lot will be torn up and is afraid that will cause delays.

Mr. Deegan stated if they receive a signed zoning clearance and get started, within 6 months, nothing else is required. If there is no signed zoning clearance within that timeframe, they can request one 6-month extension.

Audience Comments:

There was no one to speak to the petition.

The public hearing was closed.

Action:

A motion was made and seconded, Rohn/Lauver, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 24-06DV with the 5 conditions as listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

24-07DV – Best One Goshen Realty, LLC and Signtech Sign Services request developmental variances to allow the reconfiguration of a sign cabinet on an existing illuminated freestanding sign where structural modifications to nonconforming signs are not permitted and to allow an approximately 30 Sf electronic message center to replace the changeable copy portion of the sign where electronic message

centers are not permitted to be added to nonconforming signs. The subject property is generally located at 1021 N Greene Road and is zoned Commercial B-3 District.

Staff Report

Mr. Deegan explained today's request is to replace the existing changeable copy portion of the freestanding sign with an electronic message center, and to reconfigure the lower portion of the sign, making the EMC portion of the sign higher than the existing changeable copy section. He referred to renderings submitted by the petitioner, which show the existing and proposed sign. He pointed out the existing sign is 25' in height, where 22' is allowed, and the total of the four cabinets is approximately 291 SF, where 90 SF is allowed. Because the zoning ordinance only permits face changes to non-conforming signs, a developmental variance is required. The sign significantly exceeds zoning ordinance standards, therefore, an amended approval is recommended, allowing the EMC as proposed, but with the elimination of the 45 SF and 36 SF sign cabinets. Doing so will bring the sign closer to conformity and allows the EMC to be installed.

He also noted there was a variance granted in 1993 which granted approval of a second free-standing sign. He stated it's unclear if the second sign was ever installed, but there's no second sign there now, so as part of this approval, Staff recommends a condition voiding that variance.

The Planning Office was contacted by one adjacent property owner asking how to access this hearing online, but no comments were received regarding the request.

Petitioner Presentation:

Todd Lehman, Signtech Sign Services, 1508 Bashor Road, spoke on behalf of the petitioner. He stated he's working with Monteith/Best One corporate and stated this request applies to all locations; not just Goshen. He noted that all locations are transitioning to the electronic message centers and because these are not hardwired or radio antenna communicated, they can now be talked to from anywhere via cell service. In this case content will be controlled by the corporate office. In discussion with the customer, it was discussed moving the EMC higher on the sign to allow for greater visibility.

Regarding Staff's suggestion that two of the smaller cabinets be removed, he stated corporate might consider removing the Valvoline sign, but the Best One cabinet is a name that is to become a larger name than Monteith and he doesn't think the customer will go along with removing it from the sign.

Mr. Rohn asked when the sign was originally installed.

Mr. Lehman stated it's been there at least 35 years.

Mr. Fisher questioned if the Best One name is going forward, what happens to the Monteith name at other locations.

Mr. Lehman explained that they're all Monteith's Best One, and because they've joined buying power with Best One, that's why their name is on signage as well.

Mr. Loewen asked if the sign could be brought into compliance.

Attorney Kolbus explained if the sign was brought into compliance, they wouldn't need a variance. He went on to say that if it's denied or the Board agrees with Staff that the Valvoline portion should be removed, their option would be to meet the ordinance.

Audience Comments:

Bart Marshall, 1021 Greene Road, spoke to the petition. He stated the sign has been at this location for

a long time, and adding the EMC doesn't really change anything. Removing the Valvoline portion of the sign will actually decrease the overall square footage.

The public hearing was closed.

Staff Discussion:

None.

Action:

A motion was made and seconded, Rohn/Lauver, to adopt the findings of the Board and approve 24-07DV with the following conditions:

1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.
4. The EMC shall be subject to all other EMC requirements of the Zoning Ordinance.
5. As part of the proposed changes to the freestanding sign, the existing top two cabinets approximately 180 SF and 45 SF in area may remain in place; the existing cabinet approximately 36 SF in area shall be permanently removed from the sign, and the changeable copy sign shall be permanently removed from the sign.
6. Variance 93-22DV shall be null and void.
7. The nonconforming status of the sign due to excess area and height does not change with this approval.

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

24-08DV – The Life Center, Inc. and Garry Anglemyer request a developmental variance to allow an approximately 19 Sf electronic message center to replace the changeable copy portion of an existing freestanding sign where electronic message centers are not permitted to be added to nonconforming signs. The subject property is generally located at 1212 W Plymouth Avenue and is zoned Residential R-1 District.

Staff Report

Mr. Deegan explained this property has an existing sign along Plymouth Avenue with a changeable copy cabinet and they would like to replace it with an electronic message center. He explained the existing sign is 8' in height, where the zoning ordinance allows a maximum height of 5'. He noted Staff recommends approval and that while the 8' height of the sign is not ideal, the church property is approximately 13 acres in size and contains nearly 600 feet of street frontage. Given the location of the building to the sign, the request to replace the changeable copy with an EMC is not unreasonable.

The Planning Office received no inquiries from the public regarding this request.

Petitioner Presentation:

Garry Anglemyer, 65584 CR 3, Wakarusa, spoke on behalf of the petitioner. He stated their church disassociated from the Methodist Church a year and a half ago. They are a new church and they would like to show their newness by making improvements. He pointed out that both of the schools on Indiana and Greene Road have EMC's and they catch your eye. They would like to be able to do the same thing to announce their activities.

Mr/ Fisher asked if the structure of the sign would change in any other way.

Mr. Anglemyer stated they have no plans to change the configuration of the sign unless required to do so by the BZA.

Mr. Loewen asked how the sign will be controlled, specifically if the sign will be a static message or if it will scroll.

Mr. Anglemyer stated their understanding is that the message must remain static for a certain number of seconds. He agreed that the sign will change, but it will be static for the required number of seconds.

Mr. Loewen asked how many seconds the sign must remain static.

Mr. Deegan stated the zoning ordinance requires a minimum of 3 seconds. He also noted one of the conditions of approval is that the EMC shall be subject to all EMC requirements of the Zoning Ordinance.

Audience Comments:

None

The public hearing was closed.

Staff Discussion:

None.

Action:

A motion was made and seconded, Lauver/Holtzinger, to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 24-08DV with the 5 conditions as listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

VII. Audience Items

None

VIII. Staff Board Items

Mr. Deegan noted for the record that signed residency forms were received from Matthew Fisher, James Loewen, and Craig Yoder.

IX. Adjournment: 4:47 pm Lauver/Fisher

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Tom Holtzinger, Chair

Hesston Lauver, Secretary

LOCATION: 412 & 414 N Riverside Blvd
CASE NUMBER: 24-05DV

DATE: March 26, 2024
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Keith & Kimberly Yoder (owners)

REQUEST: The applicants request developmental variances to allow development of a lot 6,600 Sf in area where a minimum of 10,000 Sf is required and 50' in width at the established front lot line where a minimum of 60' is required for a duplex

LOT SIZE: ±6,600 SF; ±50' of frontage; ±132' of depth

APPLICABLE ZONING: Residential R-2

NOTICES SENT: 35

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer are available

AREA DEVELOPMENT: Residential, commercial

NEIGHBORHOOD: Riverdale

THOROUGHFARES: Riverside Boulevard

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 4160.3*, Area, Width, and Yard Regulations of the R-2 District A.3. All two-family dwelling units hereafter constructed shall be on a lot having an area of not less than 10,000 square feet and a width at the established front lot line of not less than 60 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 located in the Riverdale Neighborhood on Riverside Boulevard, a short distance north of Elkhart Road. Zoning is R-2, and surrounding properties are a mix of residential uses and commercial uses along the Elkhart Road commercial corridor. The property in question is currently the south half of a zoning lot that includes the single-family home at 416 N Riverside. It is vacant save for several mature trees and a large gravel parking area that serves the home at 416 N Riverside.

The petitioners are proposing to separate this tract of land from the zoning lot that includes the existing home, with separation along the existing tax parcel line. The proposed development is a two-story residential duplex with an approximately 1,074 SF footprint and served by a four-stall concrete parking area with access from the rear alley. All developmental requirements will be met except that the proposed lot size of 6,600 SF and 50' of street frontage falls short of the minimum 10,000 SF and 60' of frontage required for a duplex in the R-2 District. Developmental variances will be required in order to proceed.

Staff recommends approval of the request based on the following:

- Duplexes are a permitted use in the R-2 District

- All other developmental requirements will be met, including setbacks and maximum building coverage. There is also adequate space to meet the minimum parking requirements of the Zoning Ordinance for a duplex.
- Emergency access to and around the proposed building appears to be adequate, and it will be built to current building code
- The size of the proposed lot is in character with other residential lots in the neighborhood. The lot includes an underlying subdivision lot and half of a vacated alley. Numerous homes on the same block (400, 413, 415, & 418 N Riverside) have lot lines fronting Riverside of 50' or less.
- The BZA has provided approval of significantly reduced lot width for single family homes in the R-1 District, including approval of a lot with 33' of frontage at 317 S 10th Street in January 2024. Because duplexes are permitted in the R-2 District, proportionate approvals are warranted employing similar rationale for infill projects.
- The proposed duplex is residential infill: it will increase the housing supply without the need to extend public infrastructure.
- A 10' deficiency in the minimum frontage requirement is negligible

The north 5' of the subject property is half of a vacated alley, and improvements have been made in this vacation that include a sidewalk and gravel parking area. It is assumed that a utility easement is in place over the vacated land, so approval should be conditioned so that these improvements are removed. The south-facing door of the existing garage at 416 N Riverside should also be walled-off and onsite parking added to that property so that it meets Zoning Ordinance requirements.

FINDINGS OF FACT

Staff recommends **approval** of a developmental variance to allow development of a lot 6,600 Sf in area where a minimum of 10,000 Sf is required and 50' in width at the established front lot line where a minimum of 60' is required for a duplex, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** Emergency access to and around the proposed building appears to be adequate, and it will be built to current building code. *The standard is conformed.*
2. **The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner.** The size of the proposed lot is in character with other residential lots in the neighborhood. The lot includes an underlying subdivision lot and half of a vacated alley. Numerous homes on the same block (400, 413, 415, & 418 N Riverside) have lot lines fronting Riverside of 50' or less. The R-2 District allows duplexes. *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.** Given that duplexes are a permitted use in the R-2 District and that all other developmental requirements can be met, denial of the request would create practical difficulties in the use of 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 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. Building permits are required.
5. A right of way permit is required for the parking area.
6. All portions of sidewalk and parking surface encroaching in the vacated alley and south side yard as shown on "Improvements to be removed from 412-414-416 N Riverside" shall be removed as part of construction and replaced with a vegetative cover.
7. The onsite parking area shall be durable hard surface.

8. Two on-site parking spaces shall be provided for the home at 416 N Riverside.
9. If the detached garage at 416 N Riverside remains, the south-facing door shall be replaced by a wall.
10. The petitioner shall coordinate with the City forester on the preservation or replacement of the two existing trees in the right of way along Riverside Boulevard.



Looking east across Riverside Boulevard



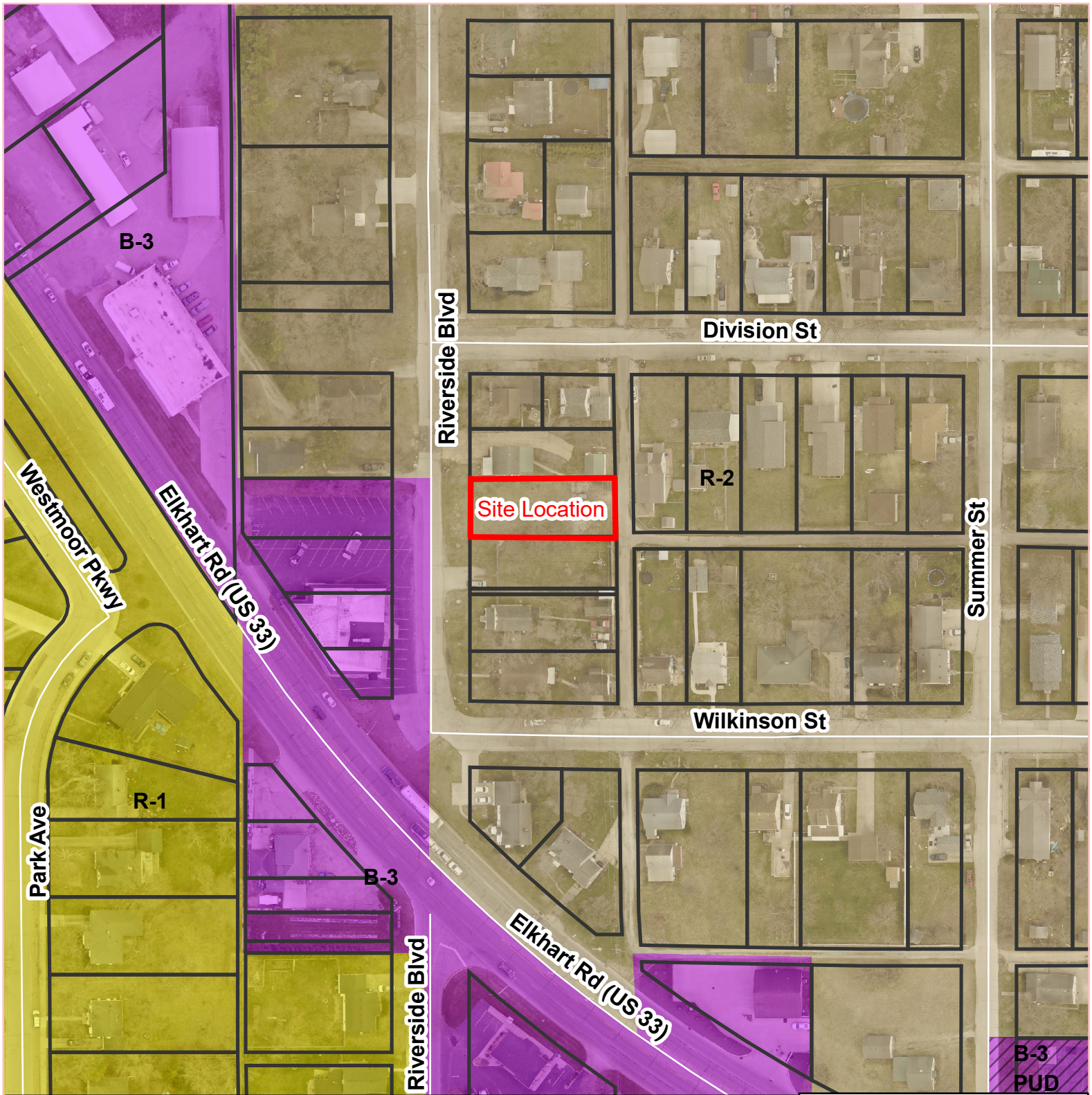
Looking north along Riverside Boulevard



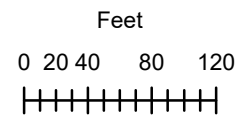
Looking northwest across alley rear of property



From alley looking west along north property line



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1 inch = 120 feet

412 & 414 N Riverside
Parcel #20-11-08-254-004.000-015

2021 Aerial
Printed January 30, 2024

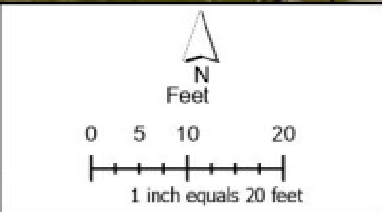
The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626



South-facing overhead door to be walled-off

Sidewalk & paving in vacated alley and side yards to be removed and covered with vegetative cover

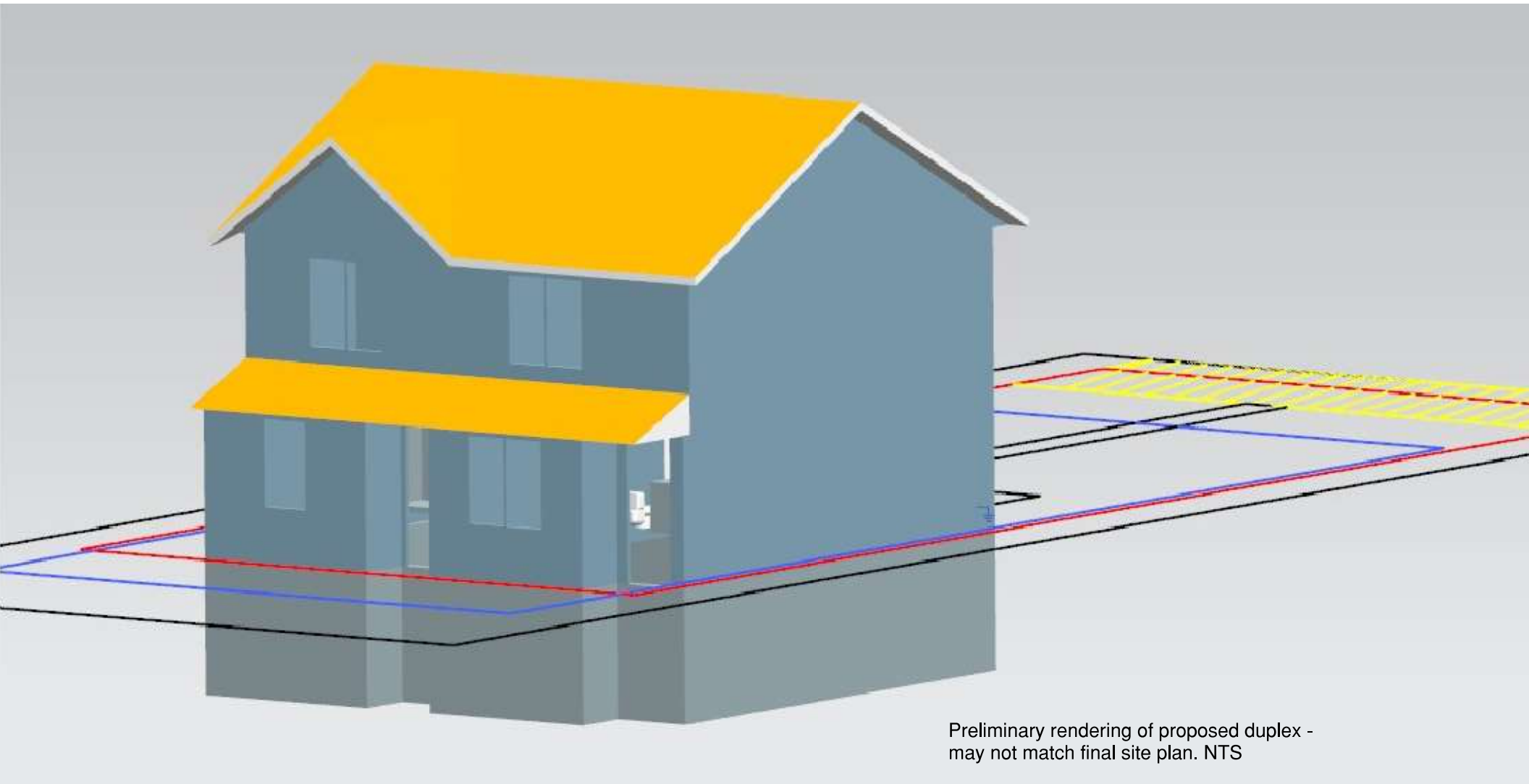
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Improvements to be removed from 412-414-416 N Riverside

2023 Aerial
Printed on 2/1/2024

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



Preliminary rendering of proposed duplex -
may not match final site plan. NTS

N. RIVERSIDE

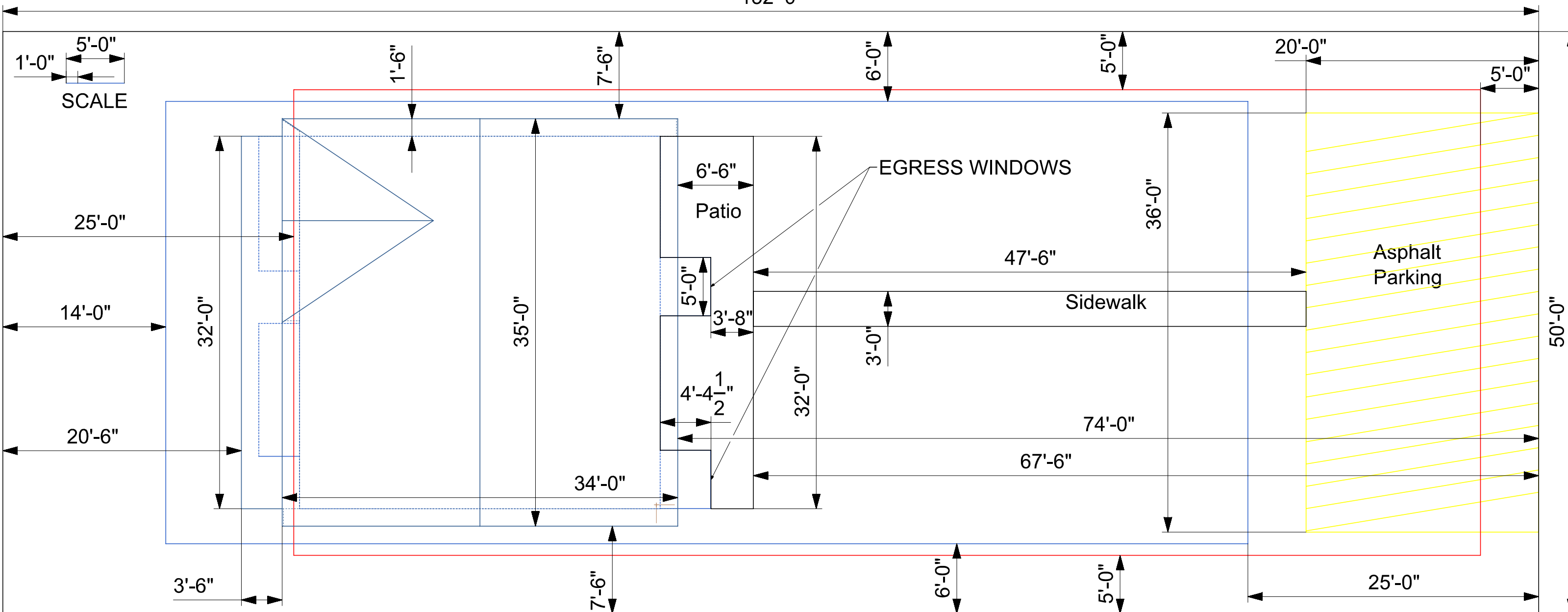
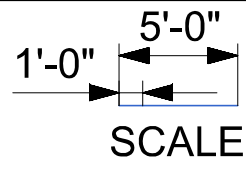
N ↑

Parking Setback (Red)

Structure Setback (Blue)

Parking (Yellow)

132'-0"



REV. C
Yoder Duplex
412 N Riverside Blvd.
1/11/24

LOCATION: 214 S 5th Street
CASE NUMBER: 24-01UV & 24-09DV

DATE: March 26, 2024
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Goshen First Church Inc. (owner); Lorraine Troyer (agent)

REQUEST: The applicant requests a use variance to allow an increase in height and area of an existing second freestanding sign to 8'1" in height and 34 Sf in area where churches are a conditional use permitting one freestanding sign not exceeding 5' in height and where a previous variance (96-16DV) permitted an area not exceeding 32 Sf, and a developmental variance to add an electronic message center to the sign where electronic message centers are prohibited in the Historic Core

LOT SIZE: ±32,670 SF; ±363' of frontage (±198' on 5th Street & 165' on Jefferson Street); ±198' of depth

APPLICABLE ZONING: Commercial B-2 HD (Historic Core)

NOTICES SENT: 42

SPECIAL INFORMATION

PUBLIC UTILITIES: City water & sewer

AREA DEVELOPMENT: Commercial, institutional, residential

NEIGHBORHOOD: East Lincoln Crossroads

THOROUGHFARES: 5th Street & Jefferson Street

TOPOGRAPHY: Level

VARIANCE OF USE STANDARDS & PREVIOUS VARIANCE APPROVALS

- ◇ Goshen Zoning Ordinance, *Section 5200 – Churches, Chapels, Temples, Synagogues, etc.*
 - D. Churches meeting the Conditional Use requirements herein are permitted the following signs:
 - 1. One monument style freestanding sign meeting the following requirements:
 - b. Maximum permitted height of five feet (5')
- ◇ Goshen Zoning Ordinance, *Section 4280.2, Permitted Sign Types in the Historic Commercial District*
 - G. Electronic Message Center Signs. Electronic message center (EMC) signs shall be permitted in the non-core Historic District only
- ◇ Variance 96-16DV, approved by the Board of Zoning Appeals on April 23, 1996
The BZA approved a second freestanding sign for the property to be no greater than 32 SF in area

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 church located on the northeast corner of the intersection of 5th Street and Jefferson Street. The property is zoned Commercial B-2 HD and is located in the transition area between the downtown and the East Lincoln Crossroads residential neighborhood. Adjacent properties to the south, west, and north are zoned B-2 and include institutional and commercial uses, while R-1 zoning and residential uses are to the east. The church building has a footprint of over 22,000 SF and occupies the majority of the three tax parcels upon which it was built. The sanctuary portion of the building dates back to 1874 and is of historical interest.

The property currently has two monument-style freestanding signs located on the west side of the building in the public right of way. It's unclear when the southernmost of these two signs was originally installed, but approval for the second northern-most sign was granted by the BZA in April 1996. That approval stipulated that the area of the sign could not exceed 32 SF; the Board of Works approved its location in the public right of way.

The petitioners are now proposing to make changes to the northern-most of the two signs, adding an approximately 20 Sf electronic message center (EMC) in place of the existing changeable copy sign, and increasing the size of the sign to approximately 8'1" in height and 34 SF in area. Numerous variances are needed: a use variance is required because churches are a conditional use allowing a freestanding sign not exceeding 5' in height, and because the previous variance restricted to the sign area to 32 SF. A developmental variance will be needed because the property is located in the core of the Historic District, where EMCs are not permitted.

Approval of the request for a use variance is warranted. The difference between the proposed 34 SF sign and the allowed area of 32 SF is negligible. The petitioners state that the increase in the height of the sign to 8'1" is needed because vehicles parked along 5th Street impede view of the sign. This appears to be true, and justifies the need for a variance based on the peculiarity of the subject property, but hardly creates a hardship given that the site has two freestanding signs where churches are only allowed one. Other reasons approval of the variances are warranted include:

- The sign will be located in the same location as it has for at least 28 years. This location was approved by the Board of Works and does not interfere with pedestrian or vehicle traffic; there is no record that it has created issues for the general public.
- The proposed sign is outside the vision clearance, so the changes will not impede safe travel
- EMCs are commonly added to signs on church properties; the proposed sign is similar in size to the changeable copy sign it will replace.
- The proposed sign and EMC are on the west side of the building and adjacent to institutional and commercial uses.
- The proposed EMC will be installed in the northern-most sign, far from the original historic sanctuary portion of the building and adjacent to a portion of the building that appears to have been built in the 1970s.
- The proposed changes to the sign constitute an effort to invest in the property and build the church's membership. Such effort supports the Comprehensive Plan's objective to "encourage businesses, schools, and churches to invest in neighborhoods" (Neighborhoods & Housing 1.4).

FINDINGS OF FACT

Staff recommends **approval** of a use variance to allow an increase in height and area of an existing second freestanding sign to 8'1" in height and 34 Sf in area where churches are a conditional use permitting one freestanding sign not exceeding 5' in height and where a previous variance (96-16DV) permitted an area not exceeding 32 Sf, and a developmental variance to add an electronic message center to the sign where electronic message centers are prohibited in the Historic Core, 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 located in the same location as it has for at least 28 years. This location was approved by the Board of Works and does not interfere with pedestrian or vehicle traffic; there is no record that it has created issues for the general public. The proposed sign is outside the vision clearance. *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 sign and EMC are on the west side of the building and adjacent to institutional and commercial uses. *The standard is confirmed.*
- 3. The need for the variance arises from a condition peculiar to the subject property.** While the property is located in the Historic Core, it is also a church. EMCs are commonly added to signs on church properties; the proposed EMC sign is similar in size to the changeable copy sign it will replace. *The standard is confirmed.*
- 4. Strict application of the terms of the Zoning Ordinance will not constitute an unnecessary hardship if applied to the subject property.** The church has two existing freestanding signs for the display of content where

churches are only allowed one sign. The property does not lack signage to display content. *The standard is not confirmed.*

5. The approval does not interfere substantially with the Comprehensive Plan. The proposed changes to the sign constitute an effort to invest in the property and build the church's membership. Such effort supports the Comprehensive Plan's objective to "encourage businesses, schools, and churches to invest in neighborhoods" (Neighborhoods & Housing 1.4).

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. An approved zoning clearance form is required.
4. Approval by the Building and Fire Departments is required.
5. A Building Permit is required.



Looking south along 5th Street



Looking south along 5th Street



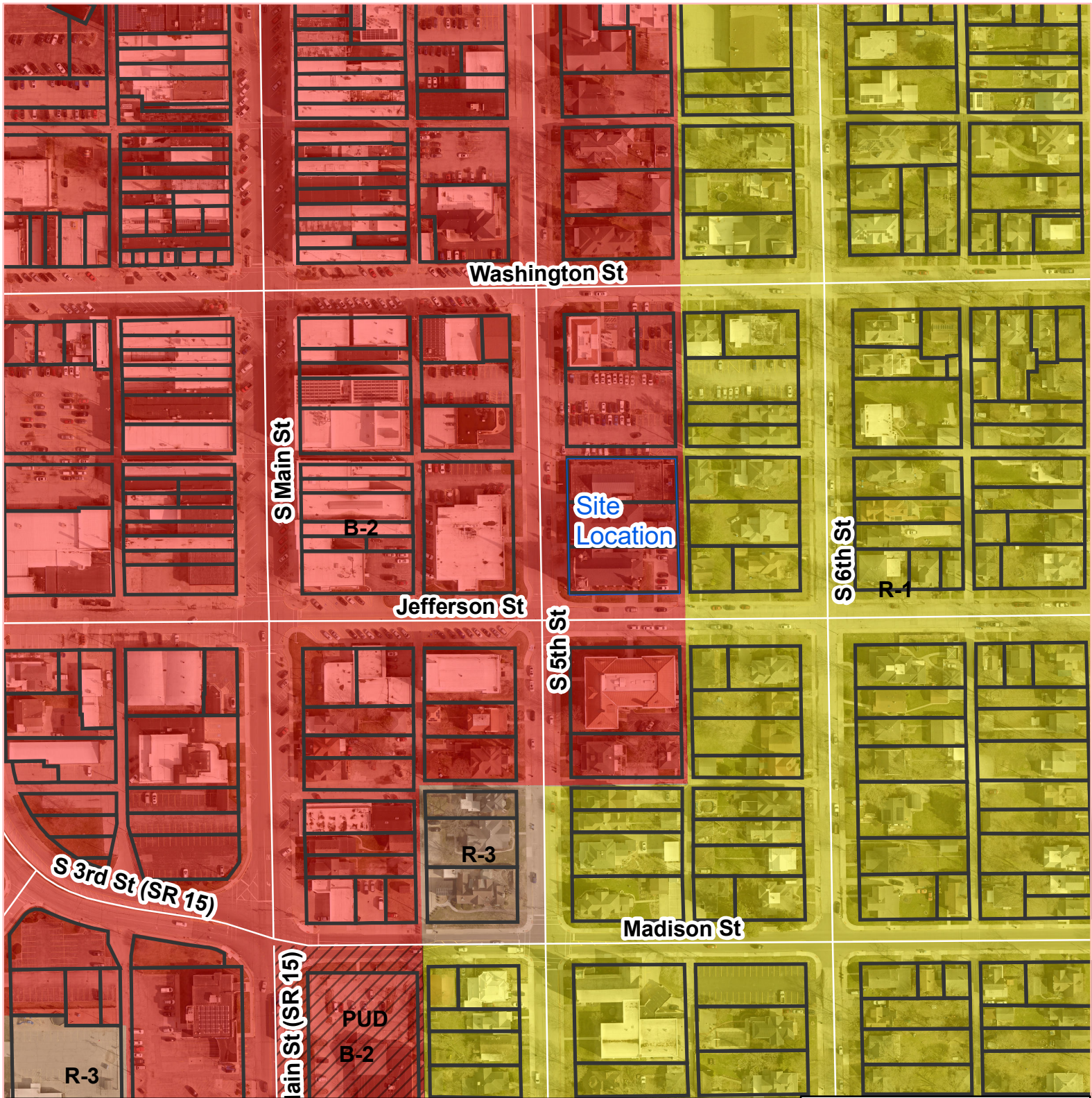
Looking north



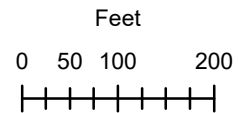
Looking north along 5th Street



Looking north from the intersection of 5th and Jefferson



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1 inch = 200 feet

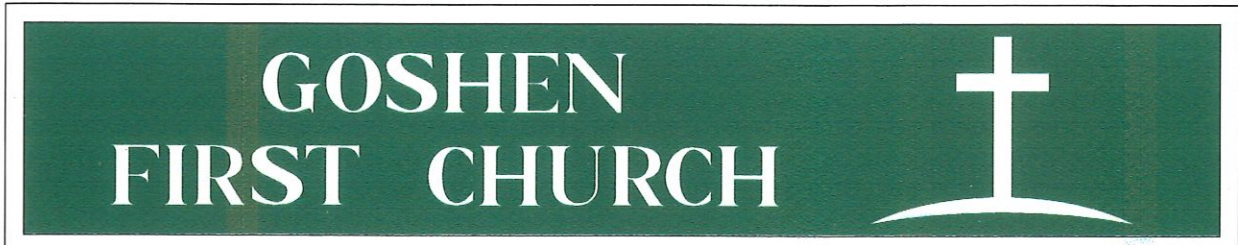
214 S 5th Street

2023 Aerial
Printed February 23, 2024

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

PROPOSED

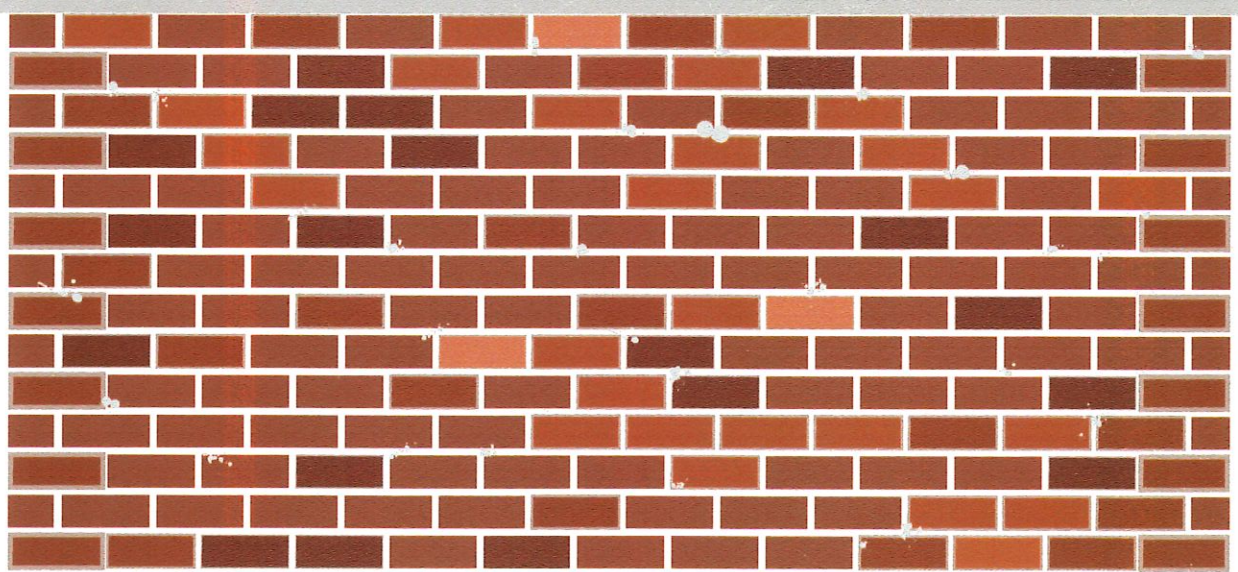
99 in



20 in



29 in



47.65 in

104.52 in

Planning & Zoning Dept.

February 21, 2024

City of Goshen

204 E. Jefferson St. STE 4

Re: Goshen First Church Zoning Sign Request

Dear Sirs and Madams:

Goshen First Church is requesting a variance of the zoning for one of their signs at 214 S. 5th St., Goshen IN. Goshen First Church was formerly known as First United Methodist Church.

The reasons for a new sign are:

1. The name on the sign needs to be changed.
2. The current sign is about 60 years old. It has old style letters that must be manually replaced. This is particularly difficult in rain, cold and snow.
3. The plastic cover is yellowing and unattractive.
4. The sign is also too low to be seen over the parked cars on 5th street.

The new sign will be very similar to the current sign. It'll be in the same location. It'll be similar in style. The difference will be that it is about 2 feet higher and the replaceable letters will be electronic. The increase in height will be solely in the base of the sign.

Our church is proud to be in Goshen's historic district. We are celebrating our 150 year anniversary of the current building in October 2024. It is our plan to make the sign fit in with the historic building, while at the same time reaching the community with information on our activities. We anticipate our new sign will grow our church congregation and activities. The City of Goshen is blessed to have many beautiful and historic churches and other buildings. This enhances its tourism and attractiveness. We are proud to be the oldest church building in the city.

However, in order to maintain the beautiful building and the active congregation we need to maintain and update our facilities. For example our entire roof has been replaced over the last few years.

Our plan for the new sign is to add 2 feet of additional brick to the current brick base of the sign. This will make the brick area about 4 feet in height and enable the sign to be read above the cars parked on 5th Street. The message portion of the sign will remain the same size as the current message portion of the sign (24 inches in height) but be electronic so that it will be easier to change and clearer. The top portion of the sign will also remain the same size (20 inches) identifying the new name of our church. The sign will be located at the same location.

We realize that this will make the sign taller than most church signs. However, it should be noted that our church building is also larger than all other churches so it will not be disproportionate to the size of the structure. Half of the sign will be red brick the same as the rest of the church building. Also, the sign will not block any other buildings or sites as it is in front of our church and the nearest property is a parking lot. Neither that property nor any other property will be adversely effected by the new sign.

Also, it should be noted that the electric part of the sign will only be 24 inches in height and will follow all the requirements for electric signs, such as not flashing or having continuous motion.

Regarding the variance of adding an electric portion to our sign, there are other electronic signs in and near the core historic district. On the northwest corner of Washington St, and Main St there is a freestanding electronic sign advertising businesses and with a map of the area.

The Elks building, 220 N. Main St., has an electronic sign on its building. It is high enough to be seen over the parked cars.

Furthermore, the St. John the Evangelist Catholic Church, 109 W. Monroe St., just outside of the core historic district but in the regular historic district has an electronic sign. This church doesn't have any street parking in front of the sign.

Similarly to our new sign, these signs are not disruptive, are attractive and beneficial to the City of Goshen. I have attached pictures of the signs that I have mentioned for your convenience.

It is often difficult to maintain the historic nature of our beautiful town of Goshen and at the same time keep it vibrant. Our sign accomplishes both goals.

We would appreciate your approval of our request for a zoning variance.

Thank you.

Loraine Troyer

Representative of Goshen First Church



S 5th St

E Jefferson St

Photos provided by petitioner



LOCATION: 80 Greenway Drive
CASE NUMBER: 24-10DV

DATE: March 26, 2024
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Lamar J. Rohrer & Natalia I Rohrer (owners)

REQUEST: The applicants request developmental variances to allow front building setbacks along Clinton Street of 28' for an approximately 336 Sf porch addition and 17' for an approximately 120 Sf shed where a minimum of 35' is required

LOT SIZE: ±17,750 SF; ±270' of frontage (± 116' on Greenway & 154' on Clinton); ±154' of depth

APPLICABLE ZONING: R-1

NOTICES SENT: 29

SPECIAL INFORMATION

PUBLIC UTILITIES: City water and sewer

AREA DEVELOPMENT: Residential

NEIGHBORHOOD: Greenway

THOROUGHFARES: Greenway Drive & Clinton Street

TOPOGRAPHY: Level

VARIANCE OF DEVELOPMENTAL STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 4140.3*, Yard Requirements in the R-1 District B.3. On arterial streets, the front yard shall be a minimum distance of 35 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 a single-family home located on the southwest corner of the intersection of Greenway Drive and Clinton Street. Zoning is R-1 and surrounding uses are single family homes. The home on the property has an approximate footprint of 1,976 SF and improvements to the back yard include a large concrete patio and swimming pool area.

The petitioner is proposing to add an approximately 336 SF porch to the back of the home. The proposed addition will have an approximate setback of 28 from the Clinton Street (north) property line. Clinton Street is an arterial street with a minimum front building setback of 35', so a developmental variance is required. The petition is also requesting retroactive approval for a shed recently installed in the same front yard. The shed has a setback of 17' from the Clinton Street property line where 35' is required.

Staff recommends approval of the requests. The front of the subject home faces Greenway Drive, which is a residential street, whereas the frontage along Clinton Street is more similar to a side yard than a front yard. From Clinton Street, the proposed addition and shed will be difficult to see because of vegetation, utilities infrastructure, and a fence in the front yard approved by BZA in 1994. Many properties along the same stretch of Clinton Street have side and rear yards abutting the street. The property is ample in size and all other developmental requirements will be met.

FINDINGS OF FACT

Staff recommends **approval** of the request for developmental variances to allow front building setbacks along Clinton Street of 28’ for an approximately 336 Sf porch addition and 17’ for an approximately 120 Sf shed where a minimum of 35’ is required, based on the following:

1. **The approval will not be injurious to the public health, safety, morals and general welfare of the community.** The property is ample in size, all other developmental requirements will be met, and the structures will be constructed 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.** From Clinton Street, the proposed addition and shed will be difficult to see because of vegetation, utilities infrastructure, and a fence in the front yard approved by BZA in 1994. Many properties along the same stretch of Clinton Street have side and rear yards abutting the street. The property is ample in size and all other developmental requirements will be met. *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 front of the subject home faces Greenway Drive, which is a residential street, whereas the frontage along Clinton Street is more similar to a side yard than a front yard. Much of the property’s developable space lies in the Clinton Street front yard. *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. Building permits for the porch and shed are required.



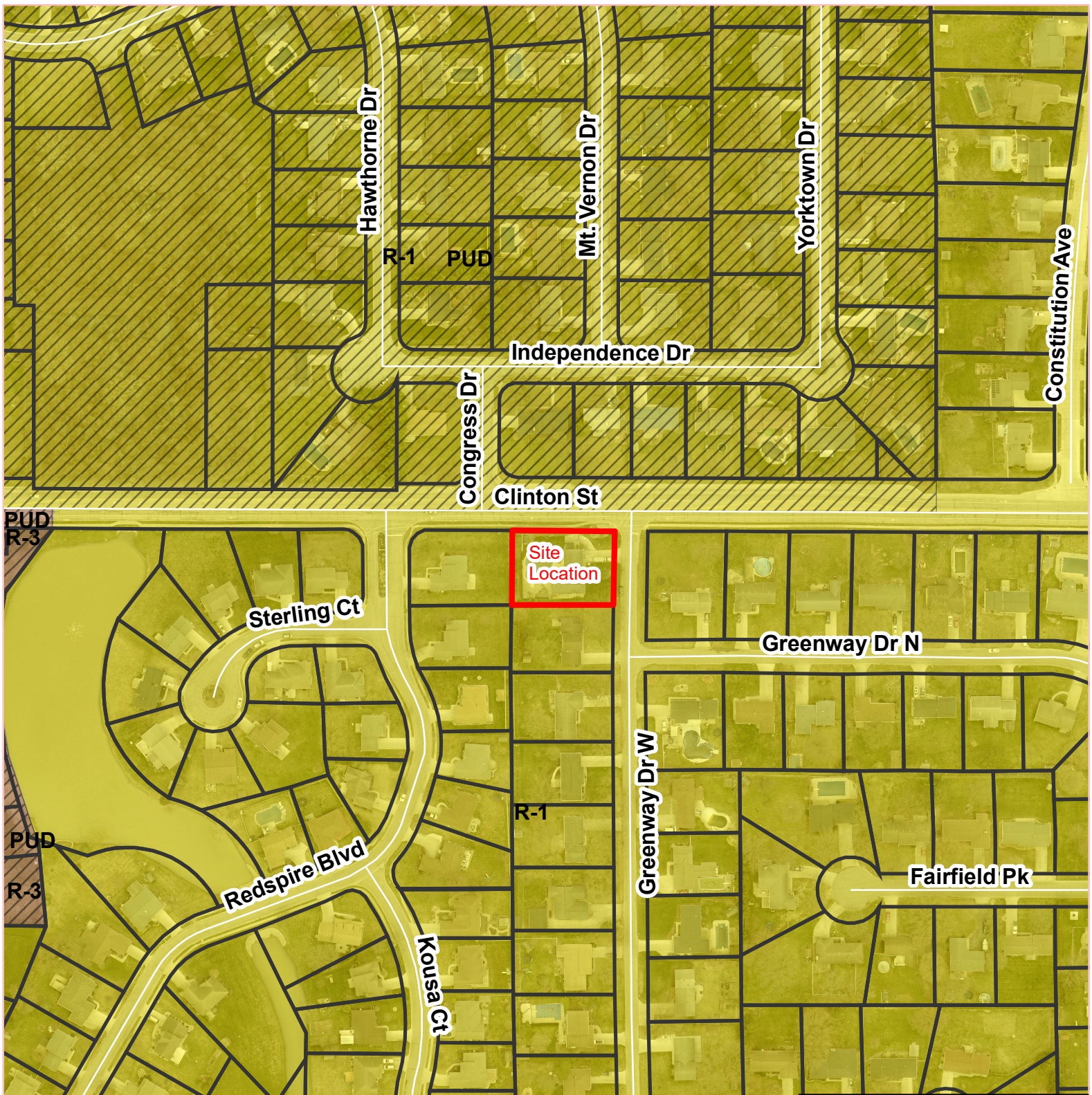
From Greenway Drive, looking west



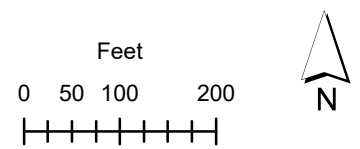
From Clinton Street looking southwest



From Clinton Street looking southeast



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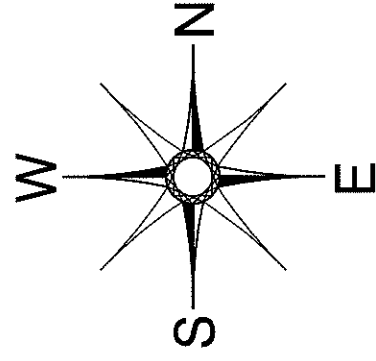
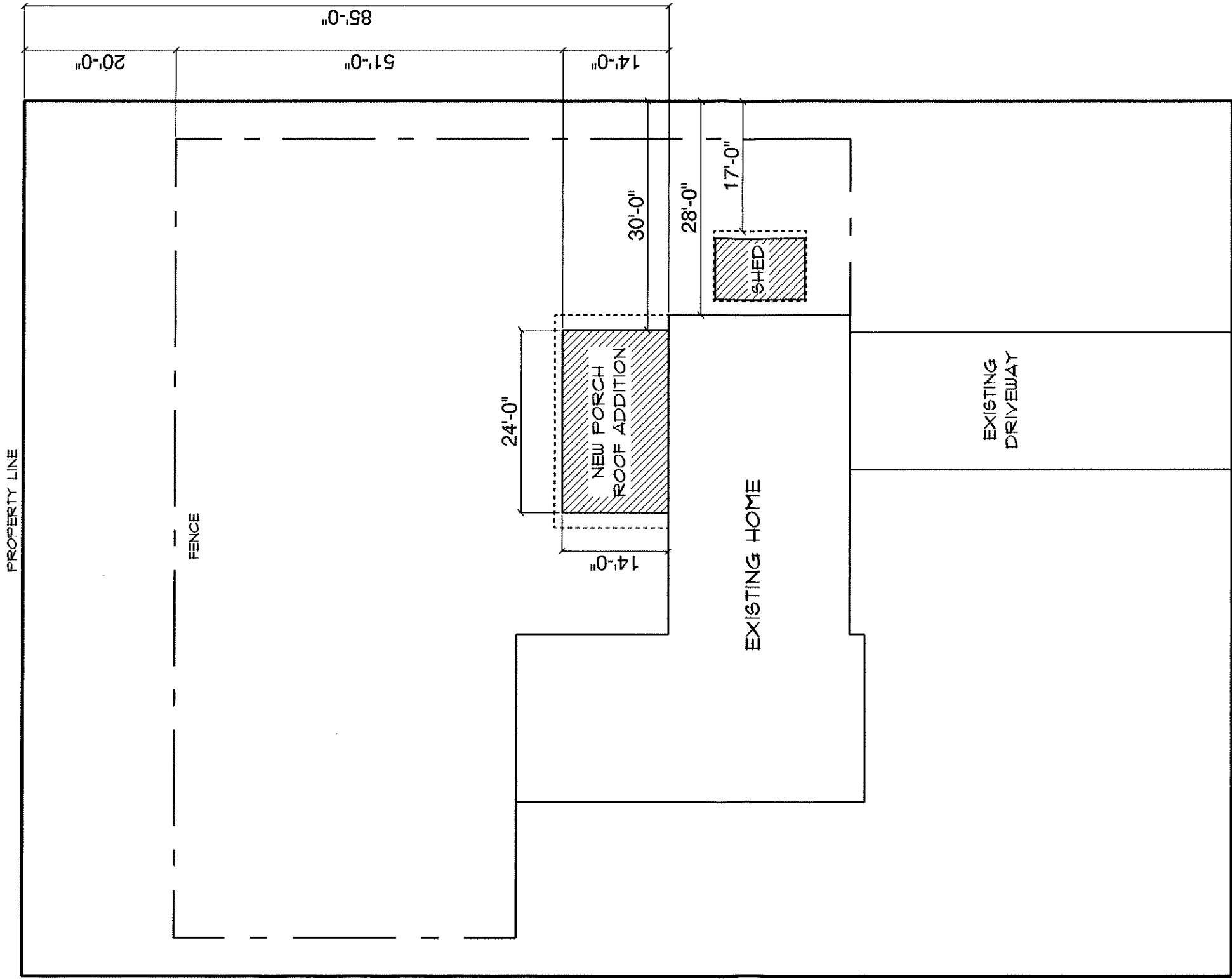


80 Greenway Dr

2023 Aerial
Printed March 4, 2024

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



team
remodeling
a better way to renovate

- NOTES
1. X
 2. X
 3. X

1845 W. Lincoln Ave.
Goshen, IN 46526
514-593-5100

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JOB NAME	JAY & NATALIA ROHRER
JOB ADDRESS	80 GREENWAY DR GOSHEN, IN 46526
SCALE	1/16" = 1'-0"
DATE	Friday, March 1, 2024
DRAWING	SITE PLAN

LOCATION: 1730 Regent Street
CASE NUMBER: 24-02UV & 24-11DV

DATE: March 26, 2024
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Goshen Community Schools (owner); Commonwealth Engineers, Inc. (agents)

- REQUEST:** The applicants request a use variance for an athletic facility (baseball/softball complex) to allow:
- Setbacks of 15’ along the east and south property lines and 51’ along the west property line where 100’ is required;
 - Signs in addition to an existing monument sign that include one illuminated monument sign 6’ in height and 26 Sf in area, two non-illuminated archway freestanding signs 14’ in height and 36 Sf in area, two internally illuminated freestanding signs facing athletic fields 27’ in height and 552 Sf in area, and one non-illuminated wall sign 40 Sf in area where one monument style freestanding sign not exceeding 36 Sf in area and 5’ in height and one non-illuminated wall sign not exceeding 36 Sf in area are permitted; and
- Developmental variances for an athletic facility (baseball/softball complex) to allow:
- Two batters eye fences 16’ in height where a maximum of 8’ is allowed;
 - Twelve light poles 80’ in height and four net posts 40’ in height where a maximum of 30’ is permitted;
 - Use of a well where connection to City water is required;
 - An alternative landscape plan where partial landscaping is required along the east, south, and southwest property lines and open landscaping is required along portions of the west property line, adjacent to residential use; and
 - For the variance to be valid for one year

LOT SIZE: ± 33 acres; ±828’ of frontage; depth varies

APPLICABLE ZONING: R-3 PUD

NOTICES SENT: 30

SPECIAL INFORMATION

PUBLIC UTILITIES: Existing building connected to City water & sewer; City water not available to rear parcel

AREA DEVELOPMENT: Residential, institutional

NEIGHBORHOOD: Waterford Commons

THOROUGHFARES: Reliance Road

TOPOGRAPHY: Level

VARIANCE OF USE STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 5200*, Conditional Uses, Schools (Elementary, Middle, and High)
Said uses shall be permitted in the A-1 Agricultural District, the R-1, R-1S, R-2, R-3, and R-4 Residential District, and the PUD District, provided that they meet the following requirements:
 - A. Buildings used for musical instruction, power houses, heating and air conditioning units, and athletic fields and stadiums shall be located 100 feet from...residential uses or zoning districts.
 - D. Schools meeting the Conditional Use requirements are permitted the following signs:
 - 1. One monument style freestanding sign meeting the following requirements:
 - a. Maximum permitted area of 36 square feet.
 - b. Maximum permitted height of five feet (5’).
 - 2. One non-illuminated wall sign meeting the following requirements:

- a. Maximum permitted area of 36 square feet.
- ◇ Goshen Zoning Ordinance, *Section 4170.2*, Height Regulations of the R-3 District
No building shall hereafter be erected, reconstructed or structurally altered to exceed in height the limits established and specified as follows;
 - C. For any nonresidential building or structure permitted as a conditional use, 30 feet
- ◇ Goshen Zoning Ordinance, *Section 5130*, Fence Regulations
B. Fences Permitted in Residential and Business Districts
 - 1. Fences and walls not exceeding four feet in height shall be permitted in the front yard.
- ◇ Goshen Zoning Ordinance, *Section 4170.11*, Miscellaneous Regulations of the R-3 District
A. All lots and uses in this district must be served by city water and sewer.
- ◇ Goshen Zoning Ordinance, *Section 500.3*, Bufferyard Landscaping
Landscaping shall be required as shown in Table 2 of this Section 5000 Landscape Regulations
Partial landscaping is required on R-3 zoned property neighboring R-1 land use
Open landscaping is required on R-3 zoned property neighboring R-3 land 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 Prairieview Elementary School, an approximately 33-acre site on the south side of the City along Regent Street. The property is zoned Residential R-3 PUD (part of Waterford Commons PUD). Surrounding uses and zoning are predominantly residential; the parcel to the west along Regent Street is zoned Commercial B-4. Improvements to the site include an approximately 90,000 school building; parking lots on the north and south sides of the building; a playground and walking area; and a ground mounted solar array approximately 26,000 SF in area. The property is two tax parcels, and with the exception of the solar array, the southernmost parcel approximately 16 acres in size is vacant farm land.

The petitioners are proposing to develop the vacant portion of the southern parcel as an athletic complex for the school corporation that will combine the high school's baseball and softball facilities. The proposed complex includes a baseball field with 370' depth from home plate to center field fence; a softball field with 225' depth; batting cages and bullpens; an approximately 5,400 SF concession and locker room building; concrete walkway/common area; a 251-space parking lot; and gravel emergency access drive along east and south property lines.

The proposed development is in keeping with the requirements of the Waterford Commons PUD, but needs a use variance because it does not meet all of the conditions for schools, which are a conditional use. The conditional use requirements for schools include a minimum 100' setback to athletic facilities adjacent to residential use and zoning, and sign allowances limiting properties to one freestanding sign and one non-illuminated wall sign. The proposed athletic facility will be as close as 15' to adjacent residential properties in some areas, and includes five freestanding signs in addition to an existing monument sign and a wall sign on the concession building 40 SF in area. These items together require a use variance.

Developmental variances are also needed because the plans do not meet all developmental requirements of the R-3 District. The R-3 District limits height of structures as a conditional use to 30', and the proposed athletic complex will have light poles and poles holding nets as much as 80' in height. Water is proposed by well where connection to City water is required. Lastly, most of the surrounding land use will be single family where partial landscaping is required, and a portion of the west property line requires open landscaping adjacent to multifamily housing. In place of meeting these requirements, the petitioners have submitted an alternative landscape plan.

Staff recommends approval of the request, with one slight alteration. The proposed alternative landscape plan includes a significant amount of evergreen trees along each side property line, along with a smaller number of

deciduous trees. However, there are several gaps that remain along the south and east property lines. For that reason, staff proposes filling these gaps with four additional evergreen trees along the south property line and eight additional evergreen trees on the east property line.

With those additions to landscaping, the requested variances are reasonable because:

- The size and configuration of the property are creating the need to encroach in the minimum 100' setback. In addition to the athletic fields and amenities, the site is designed to retain stormwater, provide adequate parking, and provide an emergency access drive to meet Fire Department standards. Meeting the minimum setbacks would be impossible with these needs.
- The landscaping with the recommended additional evergreen trees will provide denser tree coverage than partial and open landscaping, and this will help alleviate issues that may arise as a result of the reduced setbacks.
- Despite the constraints on size, the property is still ample enough to accommodate an athletic complex. The net poles, light poles, and the number and size of the signs are characteristic of athletic complexes in general. Such complexes are often located in residential areas and will likely be a unifying characteristic of the neighborhood.
- The 12 proposed light poles at 80' in height are concerning, but the petitioner has explained that their height is needed in order to direct light onto the athletic fields at an angle of least interference with neighboring properties.
- The properties immediately adjacent to the proposed complex are zoned for residential development, but that development has largely not yet taken place. They will be developed simultaneous to or after the athletic complex is established.
- Goshen Utilities is unable to provide water access to the rear of the property due to the seasonal nature of the use and the distance it will be from public infrastructure. These factors limit an adequate stable volume of chlorine in the water, which may impact human health. Use of a well as an alternative to City water is thus warranted.
- The property is an existing school with a largely undeveloped 16-acre parcel on its south end, making it an ideal location to meet the athletic needs of the school corporation.

FINDINGS OF FACT

Staff recommends **an amended approval** of the request for a use variance for an athletic facility (baseball/softball complex) to allow:

- Setbacks of 15' along the east and south property lines and 51' along the west property line where 100' is required;
- Signs in addition to an existing monument sign that include one illuminated monument sign 6' in height and 26 Sf in area, two non-illuminated archway freestanding signs 14' in height and 36 Sf in area, two internally illuminated freestanding signs facing athletic fields 27' in height and 552 Sf in area, and one non-illuminated wall sign 40 Sf in area where one monument style freestanding sign not exceeding 36 Sf in area and 5' in height and one non-illuminated wall sign not exceeding 36 Sf in area are permitted; and

Developmental variances for an athletic facility (baseball/softball complex) to allow:

- Two batter's eye fences 16' in height where a maximum of 8' is allowed;
- Twelve light poles 80' in height and four net posts 40' in height where a maximum of 30' is permitted;
- Use of a well where connection to City water is required;
- An alternative landscape plan where partial landscaping is required along the east, south, and southwest property lines and open landscaping is required along portions of the west property line, adjacent to residential use; and
- For the variance to be valid for one year, based on the following:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. The athletic complex will provide onsite stormwater retention, a Fire access drive, and be constructed 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. Despite the constraints on size, the property is still ample enough to accommodate an athletic complex. The net poles, light poles, and the number and size of the signs are characteristic of athletic complexes in general. Such complexes are often located in residential areas and will likely be a unifying characteristic of the neighborhood. The properties immediately adjacent to the proposed complex are zoned for residential development, but that development has largely not yet taken place. They will be developed simultaneous to or after the athletic complex is established. The 12 proposed light poles are 80' in height in order to direct light onto the athletic fields at an angle of least interference with neighboring properties. *The standard is confirmed.*

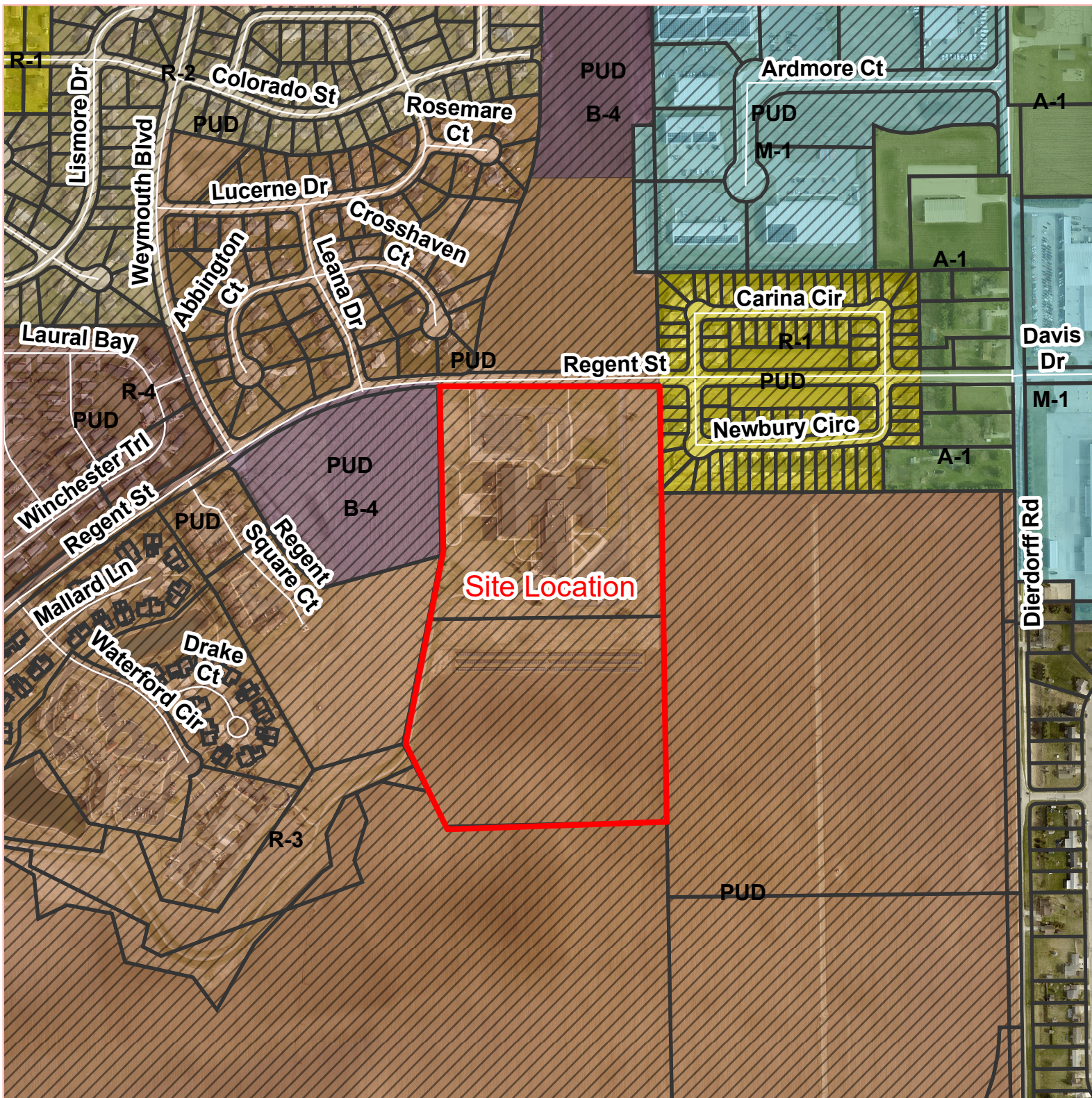
3. The need for the variance arises from a condition peculiar to the subject property. The size and configuration of the property are creating the need to encroach in the minimum 100' setback. In addition to the athletic fields and amenities, the site is designed to retain stormwater, provide adequate parking, and provide an emergency access drive to meet Fire Department standards. Meeting the minimum setbacks would be impossible with these needs. *The standard is confirmed.*

4. Strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the subject property. The property is a school with a largely undeveloped 16-acre parcel on its south end, making it an ideal location to meet the athletic needs of the school corporation. *The standard is confirmed.*

5. The approval does not interfere substantially with the Comprehensive Plan. Establishing the proposed school athletic complex simultaneous to new residential development will support the Comprehensive Plan's goal of enhancing neighborhood sense of place (Neighborhoods & Housing 3). It will also support the Comprehensive Plan's objective to "continue to use schools as community gathering places" (Community Services & Facilities 5.2).

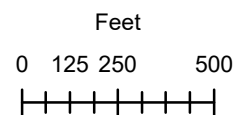
With approval, the following conditions shall apply:

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. Technical Review is required.
4. Board of Works approval for the proposed gravel drive is required.
5. An approved zoning clearance form is required.
6. Approval by the Engineering, Building, and Fire Departments is required.
7. Eight (8) large species evergreen trees shall be added to the landscaping along the east property line and four (4) along the south property line as shown on "Site landscape plan – baseball/softball," dated 1/18/24, by Barton Coe Vilamaa/Commonwealth Engineers, with an updated landscape plan provided to staff for review.



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.



1 inch = 500 feet

1730 Regent Street

2023 Aerial
Printed Mrch 12, 2024

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



March 5, 2024

To Whom It May Concern:

Last week we met with the Goshen Community Schools staff and their team to discuss the implementation of the Baseball and Softball complex on their land to the south of Prairie View Elementary School that borders the future Cherry Creek neighborhood development.

We are pleased with the Goshen Community School's proposed layout of the baseball and softball field and the supportive buildings for the complex. We are awaiting an updated landscaping plan for review in which the school has indicated its' intentions to berm on the west and east side and plant a row of pine trees to serve as a visual barrier between the homes and the sports complex. In addition, the school expressed a willingness to plant pine trees behind the concession stand proposed on the south side to serve as a barrier on that side as well.

We appreciate the corporations willingness to work together to provide meaningful activities on the south side of Goshen. We look forward to continuing a relationship with the schools and support their efforts to create a beautiful sports complex in this location.

Sincerely,

Tonya Detweiler

Developer & CEO

Cherry Creek, LLC and Blue Diamond Communities

NOT FOR
CONSTRUCTION
40% DD
REVIEW SET



1 TICKET/ENTRANCE
SCALE: A801



2 CONCESSION VIEW
SCALE: A801



3 CONCESSION SIDE
SCALE: A801



4 VIEW OF BUILDINGS
SCALE: A801



5 CONCESSION VIEW2
SCALE: A801



6 PRESSBOX
SCALE: A801



7 PRESSBOX VIEW
SCALE: A801



8 3D OVERALL
SCALE: A801

WEIGAND
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NEW BASEBALL SOFTBALL COMPLEX
GOSHEN COMMUNITY SCHOOLS
GOSHEN COMMUNITY SCHOOLS
GOSHEN, INDIANA

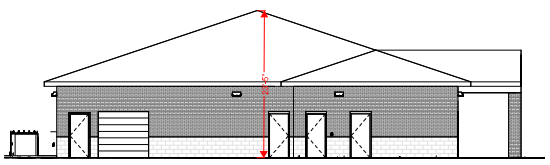
Author
FEBRUARY 15, 2024
RENDERINGS

A801
23066

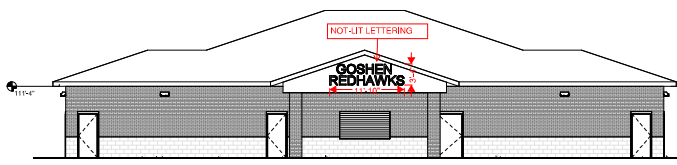
NOT FOR
CONSTRUCTION
40% DD
REVIEW SET



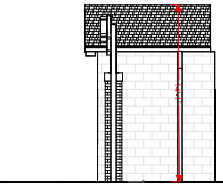
BCV
BARTON COE VILAMAA
ARCHITECTS & ENGINEERS



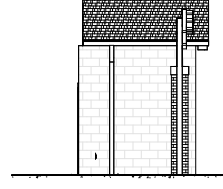
1 CONCESSION - EAST ELEVATION
SCALE: 1/8" = 1'-0"



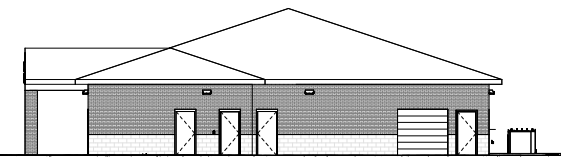
2 CONCESSION - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



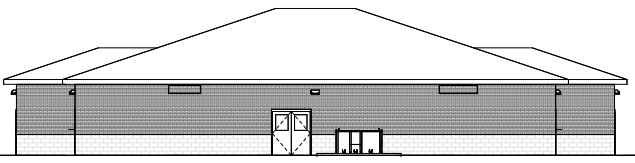
3 TICKET - WEST ELEVATION
SCALE: 1/4" = 1'-0"



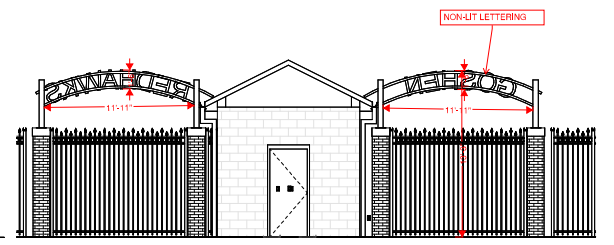
4 TICKET - EAST ELEVATION
SCALE: 1/4" = 1'-0"



5 CONCESSION - WEST ELEVATION
SCALE: 1/8" = 1'-0"



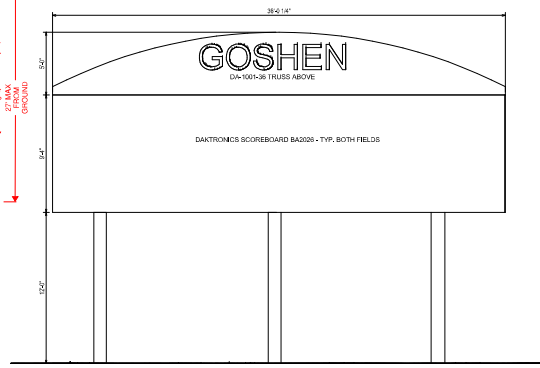
6 CONCESSION - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



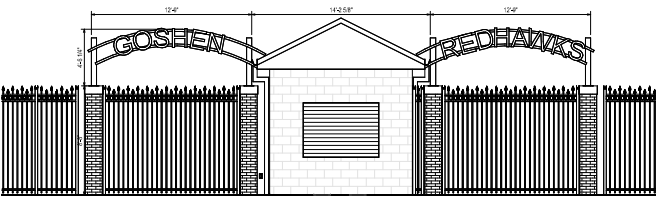
7 TICKET - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXAMPLE SCOREBOARD

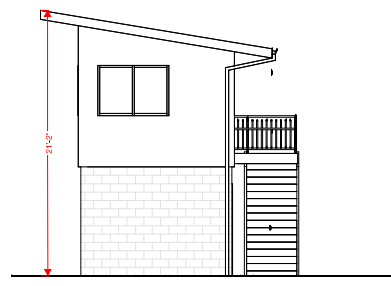
AT BAT	BALL	STRIKE	OUT	R/E
4	2	1	1	H
GUEST	1 2 3 4 5 6 7 8 9 10	RUNS	HITS	ERR
HOME	0 0 2 0 1 3 0 0	2	4	1
		6	12	0



8 TYP. SCOREBOARD ELEVATION
SCALE: 1/4" = 1'-0"



9 TICKET - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

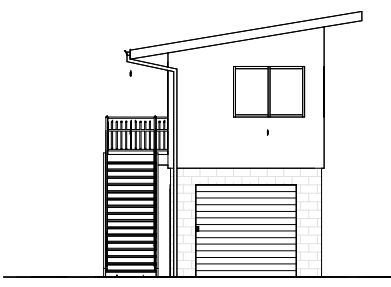


10 TYP. PRESSBOX - SIDE A
SCALE: 1/4" = 1'-0"

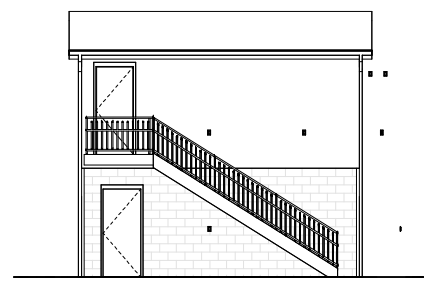
NEW BASEBALL SOFTBALL COMPLEX
GOSHEN COMMUNITY SCHOOLS
GOSHEN COMMUNITY SCHOOLS
GOSHEN, INDIANA

DATE: FEBRUARY 15, 2024
BY: Author
BUILDING ELEVATIONS

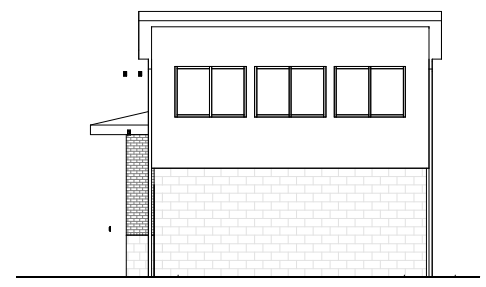
A501
23000



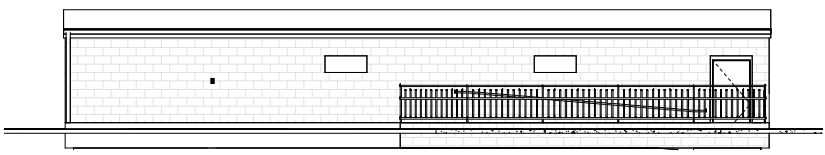
1 TYP. PRESSBOX - SIDE B
SCALE: 1/4" = 1'-0"



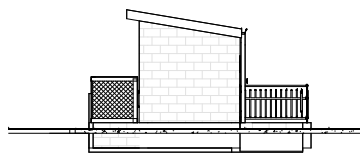
2 TYP. PRESSBOX - BACK
SCALE: 1/4" = 1'-0"



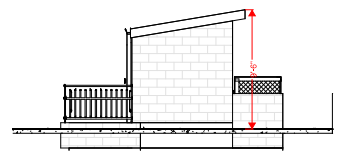
3 TYP. PRESSBOX - FRONT
SCALE: 1/4" = 1'-0"



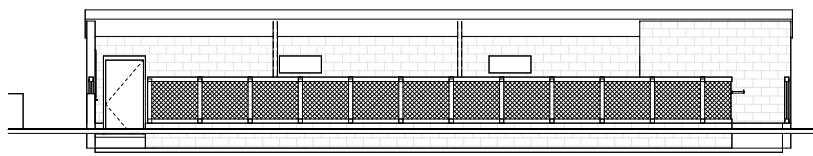
4 TYP. HOME DUGOUT - BACK
SCALE: 1/4" = 1'-0"



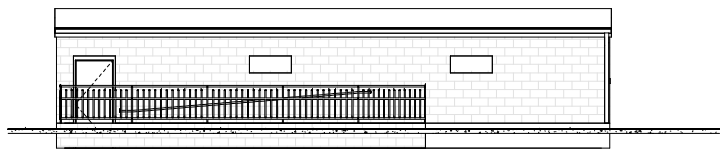
5 TYP. HOME DUGOUT - SIDE A
SCALE: 1/4" = 1'-0"



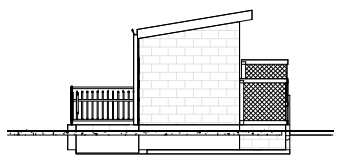
6 TYP. HOME DUGOUT - SIDE B
SCALE: 1/4" = 1'-0"



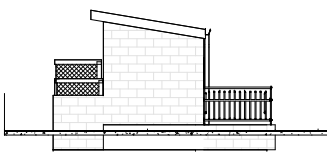
7 TYP. HOME DUGOUT - FRONT
SCALE: 1/4" = 1'-0"



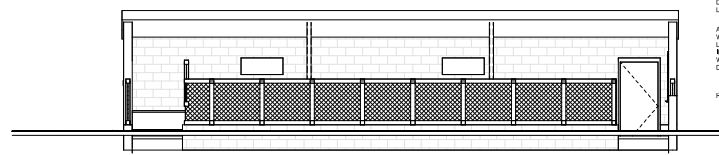
8 TYP. VISITOR DUGOUT - BACK
SCALE: 1/4" = 1'-0"



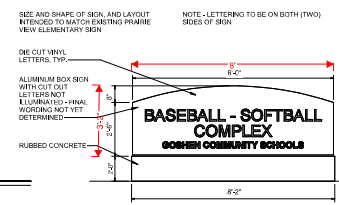
9 TYP. VISITOR DUGOUT - SIDE A
SCALE: 1/4" = 1'-0"



10 TYP. VISITOR DUGOUT - SIDE B
SCALE: 1/4" = 1'-0"





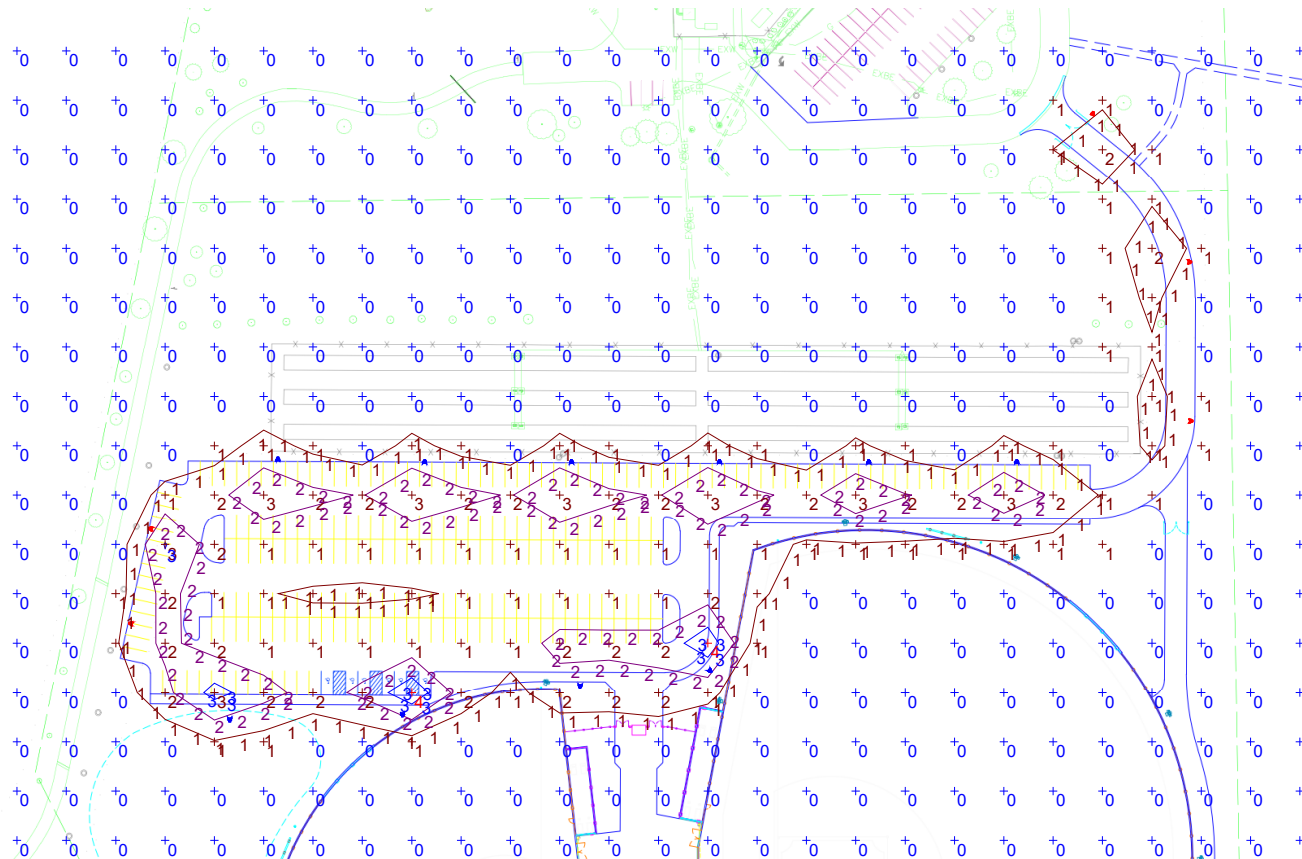
11 TYP. VISITOR DUGOUT - HOME
SCALE: 1/4" = 1'-0"



12 PYLON SIGN
SCALE: 1/4" = 1'-0"



Image	Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	Input Power
	A	10	Lithonia Lighting	DSX2 LED P5 40K 80CRI TFTM HS	D-Series Size 2 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Forward Throw Houseside Shield	1	31601	326.5841	
	B	5	Lithonia Lighting	DSX2 LED P2 40K 80CRI TFTM HS	D-Series Size 2 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Forward Throw Houseside Shield	1	19599	179.2228	



Plan View

**GOSHEN COMMUNITY SCHOOLS
BASEBALL & SOFTBALL COMPLEX**

Designer

A. LOPEZ

Date

02/28/2024

Scale

Not to Scale

Drawing No.

01

Summary

Goshen High School Baseball & Softball

Goshen, IN

Grid Summary	
Name	Vert/Horz Property Spill
Spacing	30.0' x 30.0'
Height	3.0' above grade

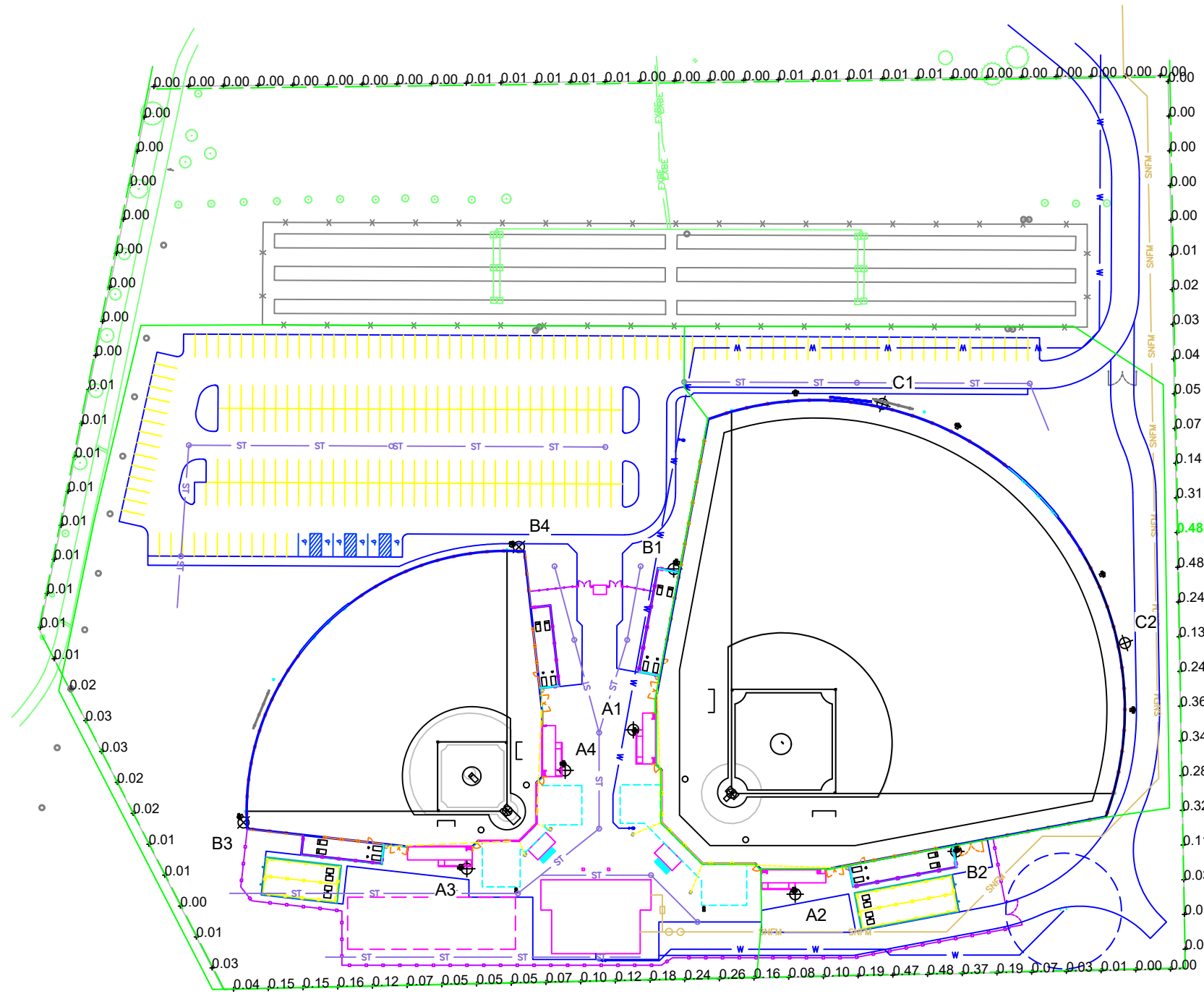
Illumination Summary	
	MAINTAINED HORIZONTAL FOOTCANDLES
Entire Grid	0.0723
Scan Average	0.48
Maximum	0.00
Minimum	0.00
CU	111
No. of Points	A,B,C,D
LUMINAIRE INFORMATION	74
Applied Circuits	75.46 kW
No. of Luminaires	
Total Load	

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1 : 120
 0' 120' 240'
 ENGINEERED DESIGN By: N.Bix • File #232316F • 04-Mar-24

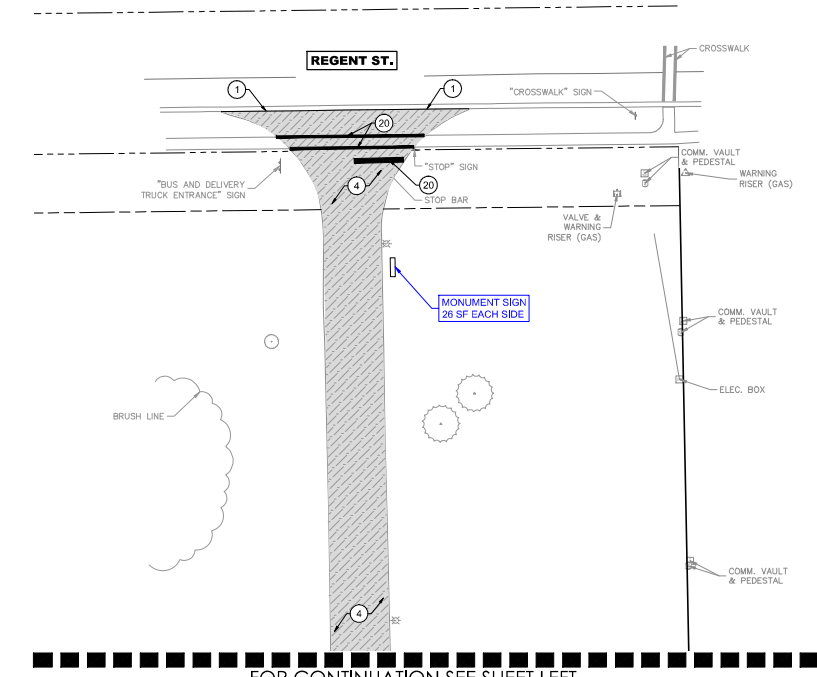
Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



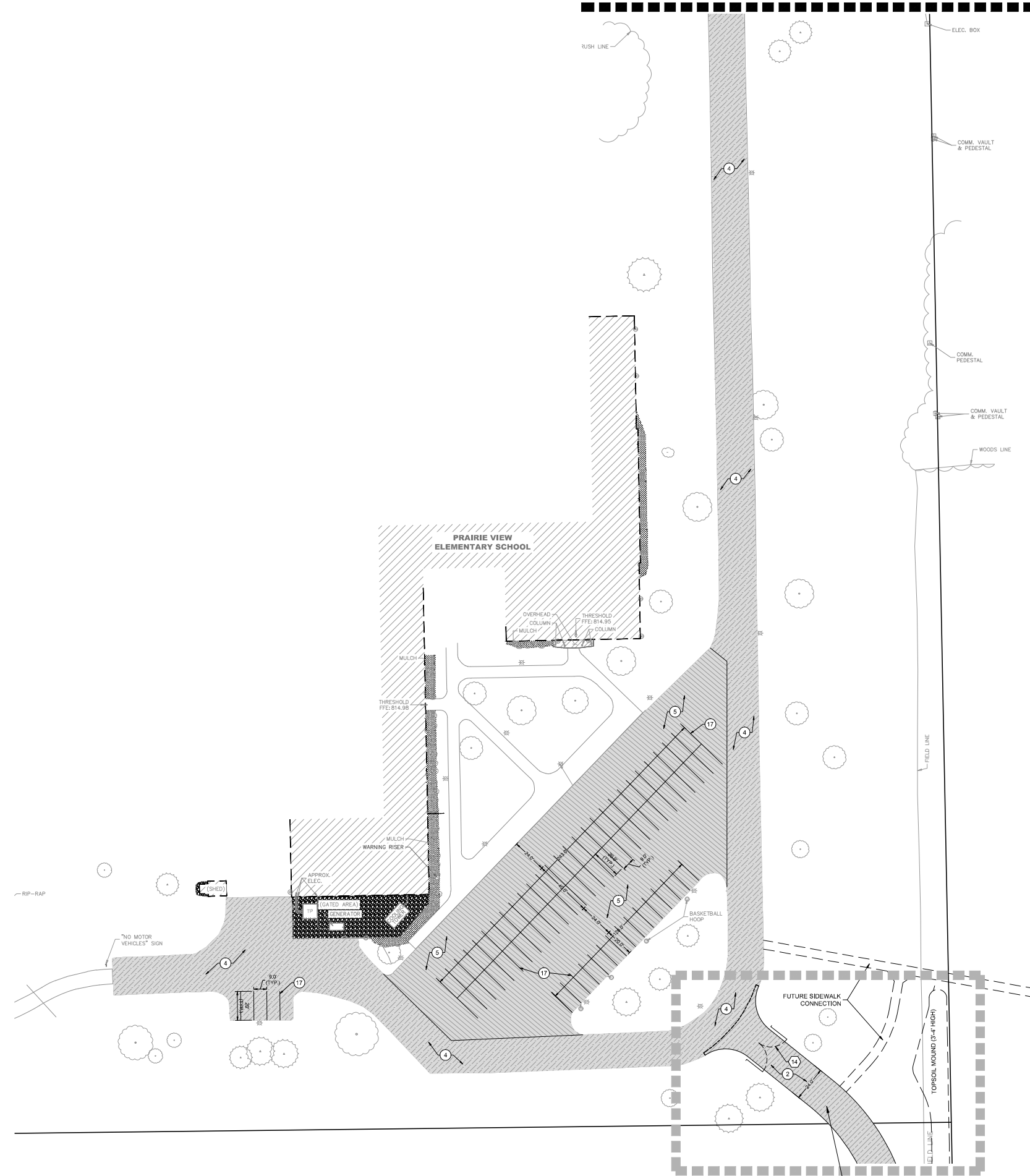
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ILLUMINATION SUMMARY

FOR CONTINUATION SEE SHEET RIGHT



FOR CONTINUATION SEE SHEET LEFT



- DEVELOPMENT PLAN NOTES**
- 1 MATCH EXISTING ELEVATIONS ALONG THIS LINE
 - 2 ASPHALT PAVEMENT - HEAVY DUTY SECTION
 - 3 ASPHALT PAVEMENT - STANDARD DUTY SECTION
 - 4 ASPHALT PAVEMENT - SURFACE RECONSTRUCTION
 - 5 ASPHALT PAVEMENT - 2" MILL AND OVERLAY SECTION
 - 6 CONCRETE PAVEMENT - TRAFFIC SECTION
 - 7 SYNTHETIC TURF
 - 8 CONCRETE WALK
 - 9 CONCRETE PAD - BLEACHER PAD SECTION - REFER TO BLEACHER PLANS
 - 10 EQUIPMENT PAD
 - 11 CONCRETE WALK WITH INTEGRAL CURB
 - 12 CONCRETE CURB
 - 13 MASONRY BACKSTOP WALL - (REFER TO STRUCTURAL PLANS) - SECTION D-D
 - 14 CONCRETE CURB - SYNTHETIC TURF ADJACENT TO CONCRETE - SECTION F-F
 - 15 CONCRETE CURB - SYNTHETIC TURF ADJACENT TO GRASS - SECTION F-F
 - 16 CONCRETE CURB - SYNTHETIC TURF ADJACENT TO SYNTHETIC TURF - SECTION E-E
 - 17 PAVEMENT MARKING - 4" WIDE WHITE (PAINT)
 - 18 PAVEMENT MARKING - 4" WIDE ADA BLUE (PAINT)
 - 19 PAVEMENT MARKING - 4" WIDE YELLOW (PAINT)
 - 20 PAVEMENT MARKING - 24" WIDE WHITE CROSSWALK / STOP BAR / YIELD TRIANGLES
 - 21 PAVEMENT MARKING - WHITE DIRECTIONAL ARROW
 - 22 STEEL BOLLARD WITH SLEEVE
 - 23 PRECAST CONCRETE WHEELSTOP
 - 24 FLAGPOLE AND FOUNDATION
 - 25 SOFTBALL SCOREBOARD
 - 26 SOFTBALL BULLPEN
 - 27 SOFTBALL BATTING CAGE LOCATION
 - 28 BASEBALL SCOREBOARD
 - 29 BASEBALL BULLPEN
 - 30 BASEBALL BATTING CAGE LOCATION
 - 31 LAWN RESTORATION
 - 32 AGGREGATE PAVEMENT

REFER TO PROJECT DETAILS WITHIN THESE PLANS FOR ALL DEVELOPMENT PLAN NOTE ITEMS. ALL DEVELOPMENT PLAN NOTE IMPROVEMENTS SHALL INCLUDE COMPLETE INSTALLATION OF NEW SYSTEMS PROVIDED BY THE CONTRACTOR PER PROJECT DETAILS

SITE DEVELOPMENT PLAN (NORTH) - PRAIRIE VIEW ELEMENTARY

BASEBALL / SOFTBALL COMPLEX PLANS APPEAR ON SHEET C301



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 1000 N. WASHINGTON ST., SUITE 200
 GOSHEN, IN 46526
 TEL: 765.633.1111 FAX: 765.633.1112
 WWW.COMMONWEALTHENR.COM

BARTON COE VILAMAA
 ARCHITECTS & ENGINEERS

2024

BASEBALL / SOFTBALL COMPLEX
 GOSHEN COMMUNITY SCHOOLS
 GOSHEN INDIANA

DATE:

SCHEMATIC DESIGN

DRAWN BY:

NJS, AJS, BC

DATE:

JANUARY 18, 2024

SHEET NAME:

SITE DEVELOPMENT PLAN (NORTH) - PRAIRIE VIEW ELEMENTARY

C302

CONTA. NO. XXXX

FOR CONTINUATION SEE LEFT

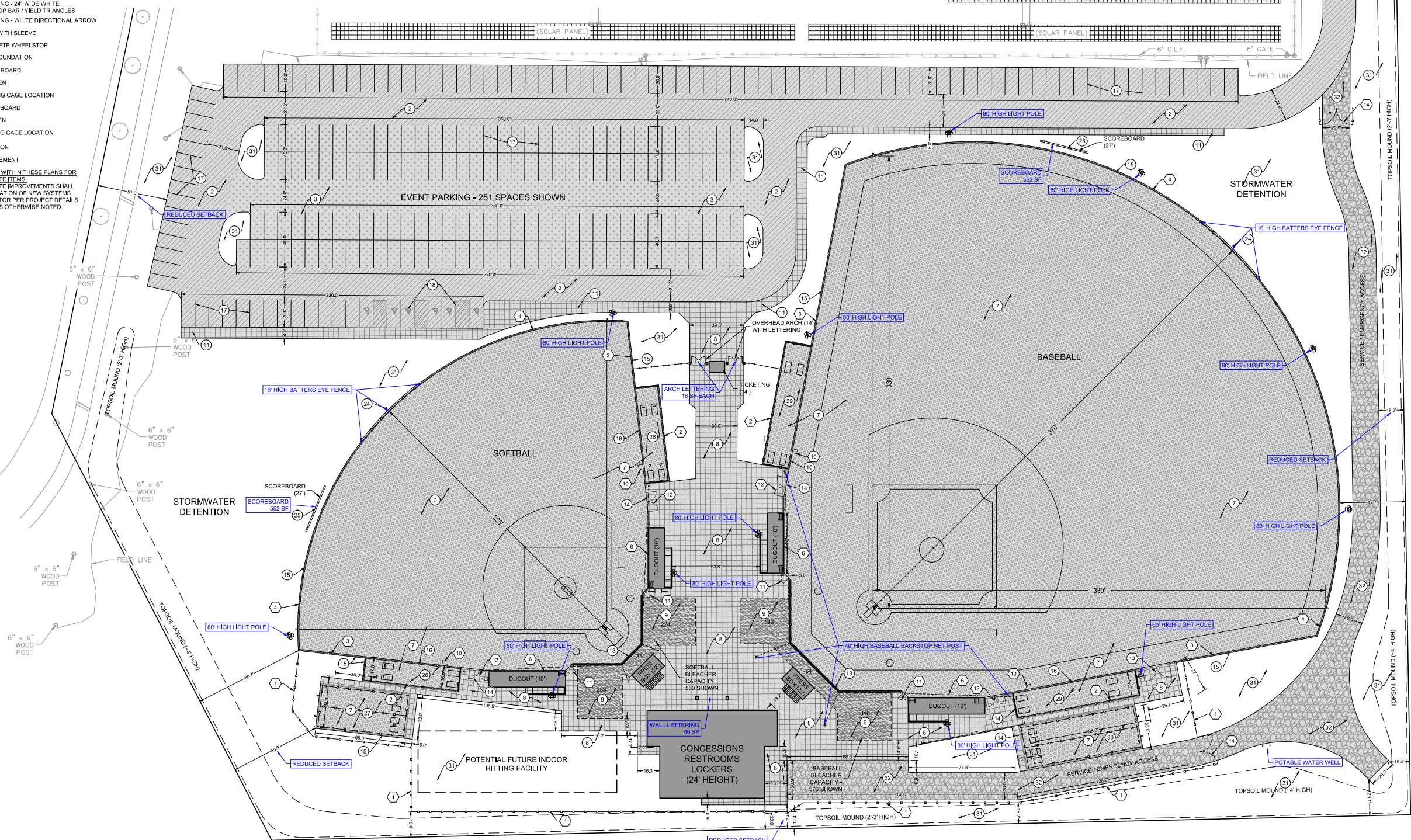
FOR CONTINUATION SEE RIGHT

DEVELOPMENT PLAN NOTES

- 1 MATCH EXISTING ELEVATIONS ALONG THIS LINE
- 2 ASPHALT PAVEMENT - HEAVY DUTY SECTION
- 3 ASPHALT PAVEMENT - STANDARD DUTY SECTION
- 4 ASPHALT PAVEMENT - SURFACE RECONSTRUCTION
- 5 ASPHALT PAVEMENT - 2" MILL AND OVERLAY SECTION
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- 7 SYNTHETIC TURF
- 8 CONCRETE WALK
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- 25 SOFTBALL SCOREBOARD
- 26 SOFTBALL BULLPEN
- 27 SOFTBALL BATTING CAGE LOCATION
- 28 BASEBALL SCOREBOARD
- 29 BASEBALL BULLPEN
- 30 BASEBALL BATTING CAGE LOCATION
- 31 LAWN RESTORATION
- 32 AGGREGATE PAVEMENT

- 1 FENCE - 6' HIGH BLACK COATED CHAIN LINK
- 2 FENCE - 8' HIGH BLACK COATED CHAIN LINK
- 3 FENCE - 8' HIGH BLACK COATED CHAIN LINK WITH SAFETY POLY ALONG TOP RAIL OF FENCE
- 4 FENCE - 8' HIGH BLACK COATED CHAIN LINK WITH WINDSCREEN AND POLY ALONG TOP RAIL OF FENCE
- 5 TENSION NETTING BATTING CAGE SYSTEM
- 6 TENSION NETTING BACKSTOP AND BASELINE EXTENSIONS SYSTEM
- 7 TENSION NETTING SYSTEM POLE PER MANUFACTURERS SPECIFICATIONS AND DETAILS
- 8 GATE - 8' HIGH X 5' WIDE BLACK COATED CHAIN LINK - SINGLE SWING
- 9 GATE - 8' HIGH X 8' WIDE BLACK COATED CHAIN LINK - DOUBLE SWING
- 10 GATE - 8' HIGH X 4' WIDE BLACK COATED CHAIN LINK - SINGLE SWING WITH SAFETY POLY ALONG TOP RAIL OF FENCE
- 11 GATE - 8' HIGH X 5' WIDE BLACK COATED CHAIN LINK - SINGLE SWING WITH SAFETY POLY ALONG TOP RAIL OF FENCE
- 12 GATE - 8' HIGH X 14' WIDE BLACK COATED CHAIN LINK - DOUBLE SWING WITH SAFETY POLY ALONG TOP RAIL OF FENCE
- 13 GATE - 8' HIGH X 20' WIDE BLACK COATED CHAIN LINK - DOUBLE SWING WITH SAFETY POLY ALONG TOP RAIL OF FENCE
- 14 GATE - MANUAL 20' VEHICLE GATE

PRAIRIE VIEW ELEMENTARY PAVING IMPROVEMENTS APPEAR ON SHEET C302



SITE DEVELOPMENT PLAN (SOUTH) - BASEBALL / SOFTBALL COMPLEX

COMMONWEALTH ENGINEERS, INC.
 1000 N. UNIVERSITY BLVD., SUITE 100
 GOSHEN, IN 46526
 PH: 317.434.1177
 FAX: 317.434.1178
 WWW.COMMONWEALTHENR.COM

BCV
 BARTON COE VILAMAA
 ARCHITECTS & ENGINEERS

2024
BASEBALL / SOFTBALL COMPLEX
 GOSHEN COMMUNITY SCHOOLS
 GOSHEN INDIANA

DATE: SCHEMATIC DESIGN
 DRAWN BY: NIS, AJB, BC
 DATE: JANUARY 18, 2024

SITE DEVELOPMENT PLAN (SOUTH) - BASEBALL / SOFTBALL

C301

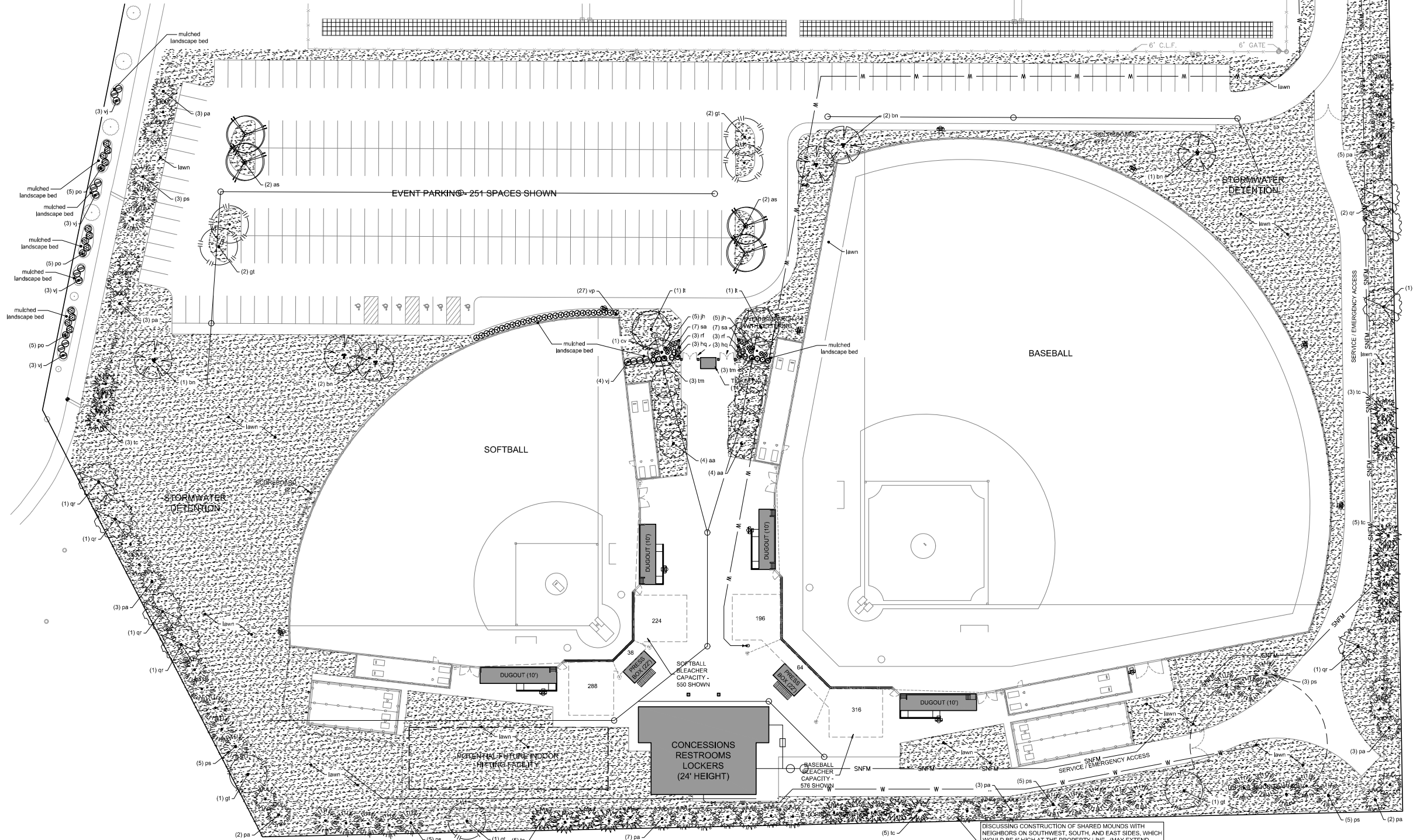
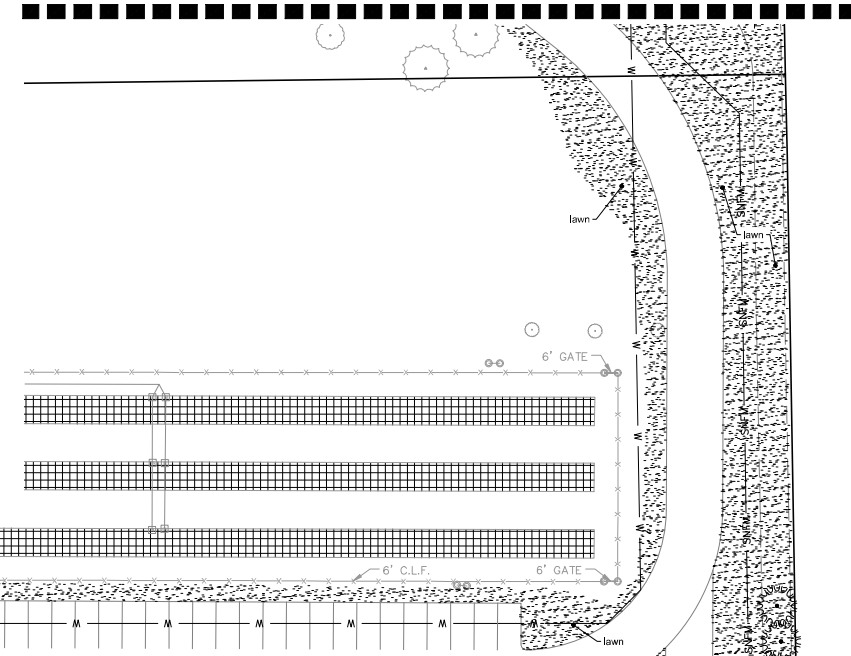
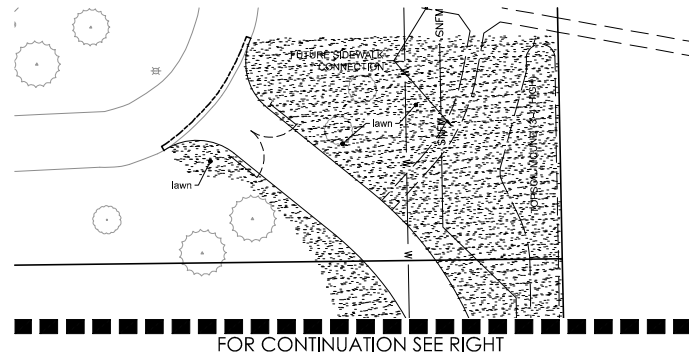
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PLANT LIST

LABEL	QTY.	SCIENTIFIC NAME	COMMON NAME	ROOT	INSTALLATION SIZE	REMARKS	MATURE HEIGHT
SHADE TREES							
as	4	ACER SACCHARUM	SUGAR MAPLE	B&B	2-1/2"		50-75'
qt	7	GLEDITSIA TRIACANTHOS VAR. INERMIS	SKYLINE HONEYLOCUST	B&B	2-1/2"		45'
tl	2	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B	2-1/2"		70'
qr	8	QUERCUS RUBRA	NORTHERN RED OAK	B&B	2-1/2"		60'
bn	8	BETULA NIGRA	RIVER BIRCH	B&B	10-1/2"	MULTI-STEM	40-50'
ORNAMENTAL TREES							
aa	8	AMELANCHIER AUTUMN BRILLIANCE	AUTUMN BRILLIANCE SERVICEBERRY	B&B	6-7"		20'
cy	2	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B&B	1-3/4"	SINGLE STEM	20'
EVERGREEN TREES							
pa	31	PICEA PLUNGENS	COLORADO BLUE SPRUCE	B&B	6-7"		35-45'
ps	26	PINUS STROBUS	EASTERN WHITE PINE	B&B	7-8"		50-80'
tc	21	TSUGA CANADENSIS	CANADIAN HEMLOCK	B&B	6-7"		75'
SHRUBS							
jh	10	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	CONT.	5 GALLON		18"
hq	6	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	CONT.	5 GALLON		5-6'
po	15	PHYSOCARPUS OPIULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	CONT.	7 GALLON		4-6'
tm	7	TAXUS X MEDIA	DENSIFORMIS YEW	CONT.	5 GALLON		3'
vj	18	VIBURNUM X JUDII	JUDO VIBURNUM	B&B	30-36"		6'
GRASSES							
pv	27	PANICUM VIRGATUM	SWITCH GRASS	CONT.	3 GALLON		3-6'
PERENNIALS							
rf	8	RUDBECKIA FULGIDA	BLACK EYED SUSAN	CONT.	2 GALLON		18"-24"
sa	14	SALVIA NEMEROSA 'ROSE MARVEL'	ROSE MARVEL SALVIA	CONT.	2 GALLON		12"

** ALL LANDSCAPE BEDS TO HAVE 3" FINE, DARK HARDWOOD MULCH**
 ** ALL TREES NOT LOCATED IN A LANDSCAPE BED SHALL RECEIVE A 3' DIAMETER MULCHED AREA WITH SPADED EDGE**

FOR CONTINUATION SEE LEFT



DISCUSSING CONSTRUCTION OF SHARED MOUNDS WITH NEIGHBORS ON SOUTHWEST, SOUTH, AND EAST SIDES, WHICH WOULD BE 3' HIGH AT THE PROPERTY LINE. (MAY EXTEND HIGHER ON ADJACENT PROPERTIES IN THE FUTURE IF THEY CHOOSE.) LANDSCAPING WILL REMAIN THE SAME.

SITE LANDSCAPE PLAN - BASEBALL / SOFTBALL COMPLEX

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 BARTON COE VILAMAA
 ARCHITECTS & ENGINEERS

2024
 BASEBALL / SOFTBALL COMPLEX
 GOSHEN COMMUNITY SCHOOLS
 GOSHEN INDIANA

DATE: 01/18/2024
 PROJECT: SCHEMATIC DESIGN
 DRAWN BY: NIS, AJB, BC
 CHECKED BY: NIS, AJB, BC
 DATE: 01/18/2024

SITE LANDSCAPE PLAN - BASEBALL / SOFTBALL

C701