

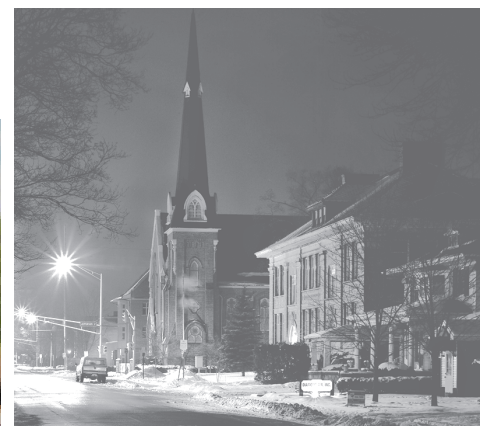


City of Goshen, Indiana  
**COMPREHENSIVE PLAN  
and Community Vision**  
2004 - 2013



*"I know of no safe depository of the ultimate powers of the society but the people themselves; and if we think them not enlightened enough to exercise their control with a wholesome discretion, the remedy is not to take it from them, but to inform their discretion."*

Thomas Jefferson



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2004-13 Goshen Comprehensive Plan, Visions and Goals

compiled by Community Sustainability Project, Inc.,  
under the leadership of Beth Neff.



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## CITY OF GOSHEN



*"The Maple City"*

**Allan Kauffman, Mayor**  
**City of Goshen**  
 202 S. Fifth Street, Suite 1  
 Goshen, Indiana 46528-3714

www.goshenindiana.org  
 E-mail: mayor@goshencity.com

July 1, 2004

Dear Goshen Residents:

What is this thing called a "Comprehensive Plan?" And why should you care about whatever is in it? I'm not reciting clichés here; these are important questions. I hope you'll find that the Goshen 2004-2013 Comprehensive Plan will give you, chapter by chapter, the realization that Goshen is poised for great things. But they won't happen by themselves. The City of Goshen's elected, appointed, and hired individuals will be asked, at regular intervals, to measure their progress with this plan, for the next ten years. And as much as it calls for accountability in its implementation, it allows flexibility along the way to a better community.

If I could, I would count – and adequately thank – the committed, engaged and insightful residents who have contributed to this plan over a course of more than two years. It is, without any doubt, the most exhaustive, ambitious, researched, debated, mulled, edited, and hopeful plan in the City's history. Some people say committees taking far too long, create the most unworkable ideas. That may be true in some cases. However, some creations, like the United States Constitution, and similar huge endeavors, crafted by committees and task forces, endure as successful, monumental, and guiding documents in our lives. In that spirit, and with your participation, we move into our City's future together. If you want to roll up your sleeves with us, please feel welcome to help.

I believe Goshen's Comprehensive Plan has gone further than the minimum standards established by state statutes, using the statutes adopted by the Indiana legislature to construct a Comprehensive Plan with goals, programs, and implementation strategies, as well as background and supporting information. Each chapter contains a considerable amount of research into what others have done, what the professions and sciences say, and what the community wants.

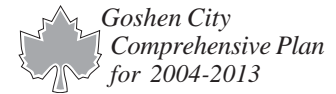
In terms of the plan presentation, we are grateful for the contribution of supporting graphics from our historical postcard collectors, as well as photographs from the Goshen News and other volunteer artists. Community Sustainability, Inc., under the able leadership of Beth Neff, labored hundreds of hours gathering community input, research and interviews in this plan.

Goshen is a wealthy community, with a range of assets, and potential. Thank you for everything you have done, are doing, or will do in the future to make Goshen the best place it can be to live, raise families, work, play and retire. Or, in other words...the best place to call "home."

Always for a Better Goshen,

Allan Kauffman, Mayor

# CORE COMPREHENSIVE PLAN



*“Make no little plans; they have no magic to stir men’s blood”  
—Daniel H. Burnham (1921)*

■ This chapter fulfills the requirements of Indiana State Statute for the completion of comprehensive plans. A community’s land use objectives and policies must be given due consideration in the course of decision making by its governing bodies. Contrasted with previous formats for such plans, this core comprehensive plan chapter follows a more recent policy-driven trend, where over-arching concepts guide the unforeseen circumstances that arise in the life of a community.

This comprehensive plan is not an addition to the business of governing, but rather brings efficiency and direction, decision by decision, to charting Goshen’s future. These objectives and policies are the abiding forces that guide any action to adopt, amend or repeal zoning maps and ordinances, as well as ordinances that address PUD districts, subdivision control, historic preservation and other land use designations.

In addition, this core comprehensive plan chapter will be given consideration when these governmental entities authorize, construct, alter or abandon public ways, public lands, public structures, and public utilities, including water and sewer mains and facilities.

## *Residents who have served on the GOSHEN PLAN COMMISSION during 2001-2004*

*William J. Bloss  
Randy Clouse, Secretary (1 year)  
Laura Coyne, Vice President  
Michael Dragoo, Secretary (2 years)  
Robert Gehlke, Secretary (1 year)  
Kelly Huffman  
Dennis Koehn, President  
Robert McCoige  
Jay Rounds  
Lovina Rutt  
Dr. James L. Wellington*

*City Planner: Joseph E. Hauflaire  
Planning Assistant: Rhonda Yoder  
Attorney: James Kolbus*



*Photo by Dottie Kauffmann, an active member of the Photographers’ Guild at the Washington Street Gallery, Goshen Millrace Center.*

**This Comprehensive Plan for the City of Goshen, Indiana was adopted with Resolution 2004-36, in December, 2004, by the Common Council of the City of Goshen.**

## IN THIS CHAPTER

- The role of this chapter
- The State Statute, with Goshen’s core principles



## The State Statute

Indiana Code 36-7-4-502 requires:

- *A statement of objectives for future development of the jurisdiction.*

*Goshen's land use objectives are as follows:*

### Business and Economic Objectives

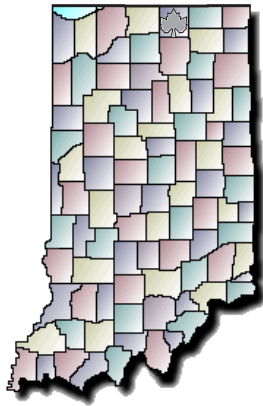
1. Encourage stable businesses whose workforce is given opportunities for ongoing training, advancement and job security, contributing to a more stable community.
2. Maintain a strong, diverse manufacturing sector.
3. Facilitate growth in other business sectors that fuel economic energy and momentum, such as knowledge based, high tech, health care, service and retail, encouraging unique niches, entrepreneurs, partnerships and creativity.
4. Maintain Goshen's vibrant and attractive downtown as a center of commerce and culture, and develop other such centers that take advantage of Goshen's waterfront and other natural and historic assets.
5. Put development priority on deteriorated, obsolete or under-utilized residential, commercial and industrial areas, while protecting the stability around them.
6. Foster the physical and social well being of neighborhoods, and the unique aspects of each.

### Transportation Objectives

1. Collaborate with railroads, trucking, industry, neighborhoods, schools, and property developers to avoid traffic conflicts, risks and tie-ups.
2. Divert commercial and industrial through-traffic around Goshen's urban core.
3. Promote and maintain infrastructure, sidewalks and bikepaths that accommodate safe and seamless passage for pedestrians, cyclists, public commuters and car poolers, through neighborhoods, parking lots, and along roadways and waterways.
4. Promote the use of public transportation.

### Natural Environment Objectives

1. Maintain high quality of ground and surface water, soils, and air.
2. Protect Goshen's air-filtering trees, groves and forests.
3. Promote clean and well maintained properties by owners and tenants
4. Protect residents from the effects of noise and light pollution
5. Give attention and access to Goshen's unique natural features
6. Establish and maintain or protect green spaces, landscaping buffers and waterfront vistas especially in areas of high traffic.
7. Reduce fossil fuel use and the use of toxins in industry, and encourage recycling and responsible disposal.



*Goshen Redevelopment Advisory Council members are identifying and compiling an inventory of sites like this—with above- or underground storage tanks no longer in use—as well as other “brownfield” areas of the city.*



■ ***A statement of policy for the land use development of the jurisdiction.***

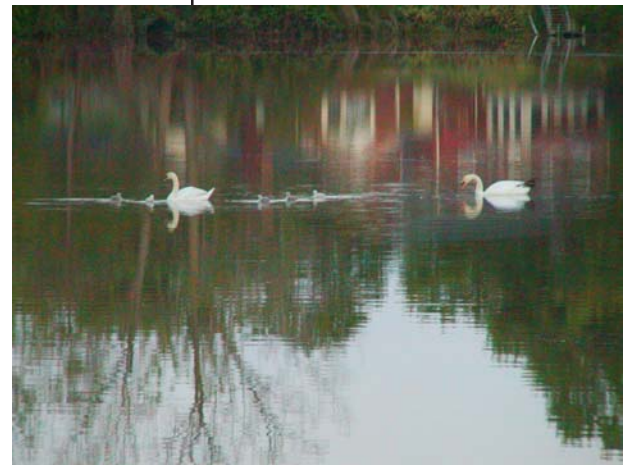
*Goshen's land use policies require that new development should:*

1. Have the knowledge and support of entities that may be serving it, whether schools, or nearby county or cities, or other impacted agencies.
2. Contribute, if commercial or industrial, to the city's economic life with products that residents will be proud to say are 'made in Goshen' or are welcome aspects of the service sector.
3. Add to the richness and diversity of quality places to live, work, explore and shop.
4. Be well designed, built and maintained in good condition over time, and continue to contribute to the stability of its surroundings.
5. Be a 'good neighbor' in a city of neighborhoods, with lighting, noise, storage, trash containment and other features maintaining the lowest possible profile and impact beyond its property lines.
6. Blend in well with adjacent properties in its use, style, design, signage, lighting, and scale, and set higher standards for landscaping.
7. Allow safe approach to the building entrance by pedestrians, and the development should not impede traffic coming in/out or passing by.
8. Protect the natural environment from harm by utility and disposal systems, drainage, parking, pest control, energy conservation, building materials, and other resources and practices.
9. Whenever possible, take advantage of opportunities to redevelop areas of blight or neglect, especially infilling the urban core.

■ ***A statement of policy for the development of public ways, public places, public lands, public structures and public utilities.***

*Development of Goshen's public assets should be directed to:*

1. Achieve a system of accessible, attractive, economically viable and environmentally sound transportation options that maximize the safe, convenient and efficient movement of people and goods by a variety of methods.
2. Provide the highest quality of desired community services and facilities coordinated and delivered in the most effective ways possible.
3. Enhance the quality of life for all residents through innovative and accessible park and recreation activities, library facilities and experiences, art and cultural opportunities, lifelong educational opportunities, and the timely and reliable exchange of information using the most advanced technological media affordable.
4. Provide utilities and utility programs that improve existing infrastructure as well as opportunities for expansion that neither exceed capacity nor extend service without compensation, and that generate or conserve energy, reduce waste, and otherwise promote responsible stewardship of resources.



*A swan family enjoys the protection and vistas of Goshen Dam Pond.  
 (Photo courtesy MACOG)*