



HIGH WATER  
M A R K

# Aquaponics FAQ Sheet

For neighbors of 1628 S. 8th St.

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## What is High Water Mark?

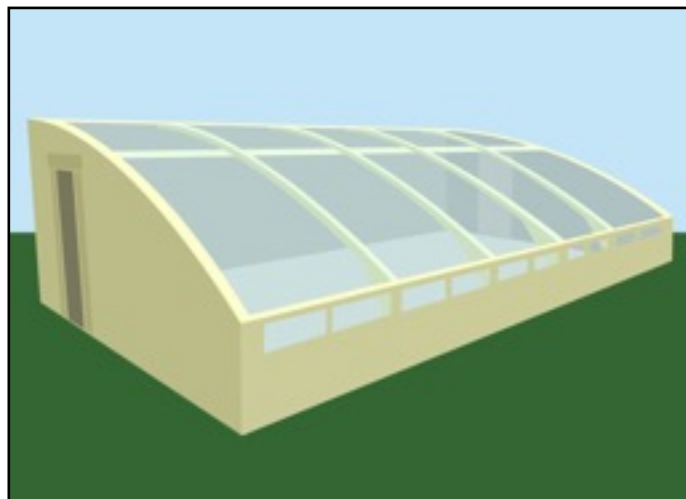
- This is the name of the aquaponics business we are starting.
- We are planning to start small with one greenhouse in our back yard.

## What will be the size of the greenhouse?

- Approximately 600 sq. ft. inside with a total footprint of approximately 700 sq. ft.
- It will be twice the length of the current garage, and only a few feet wider.
- The full structure will be smaller than the minimum size of a three car garage.
- The height will be less than the current garage. It will be just about 10 ft. high.

## What will the greenhouse look like?

- The north, east and west walls will be normal, like the wall of a garage.
- The roof will be a high performance clear film sloping down from north to south.
- The south wall will be very short.



This is our digital rendering of what the greenhouse plans look like.

## Will the greenhouse be a high quality structure?

- The greenhouse will be built to proper building codes, and will be a thirty-year structure.

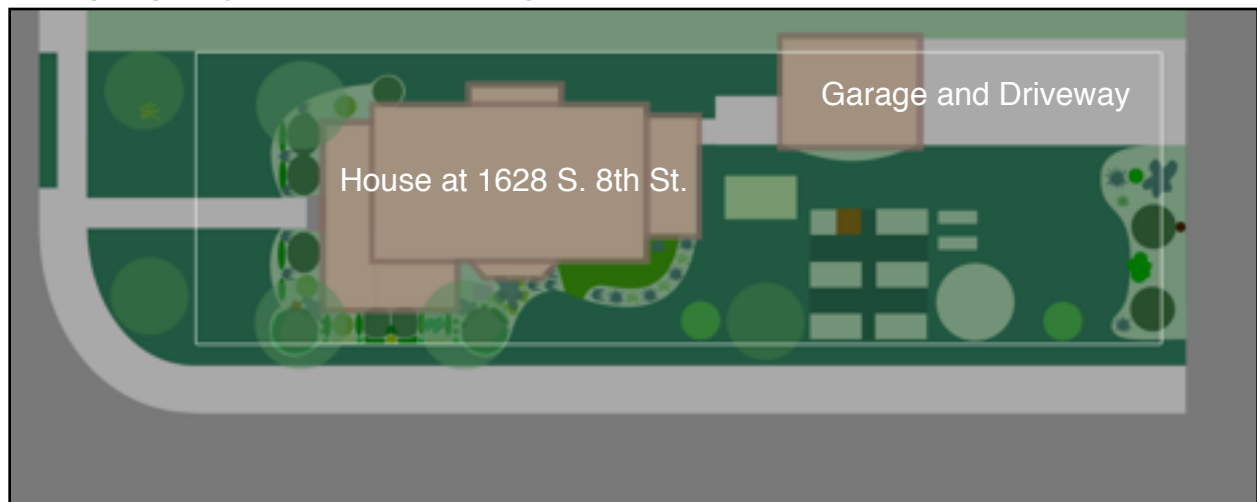
## What will you do for storage without a garage?

- We plan to reorganize our basement. Our current garage is used for projects.

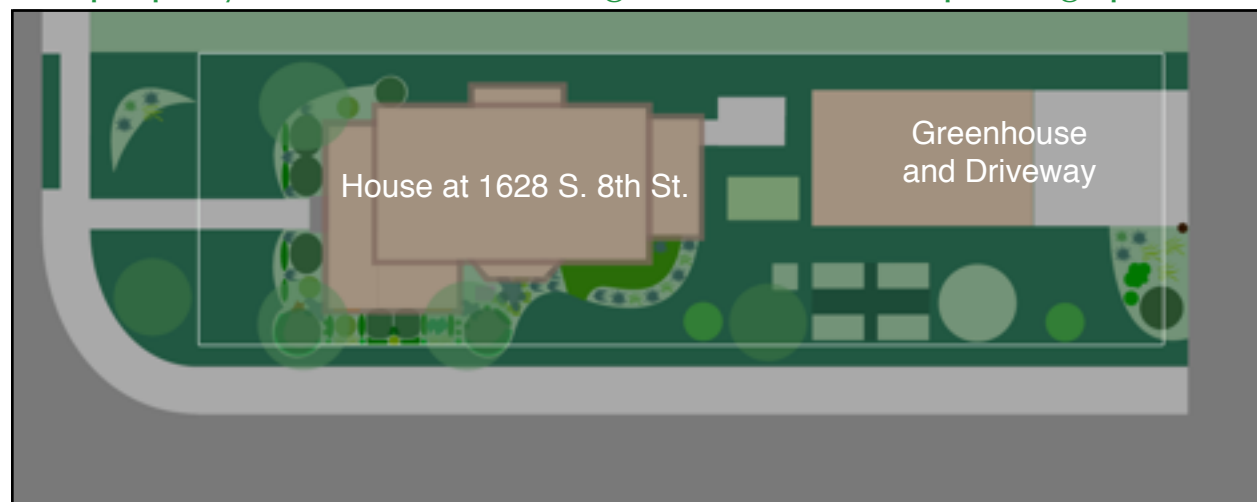
## How will the greenhouse fit onto your property?

- The current garage will be removed.
- The greenhouse will be placed within property lines, close to where the garage is.
- The new driveway will be moved within property lines and will be shorter than it is currently.

## The property as it is currently:



## The property as it will be with a greenhouse and 2 parking spaces



## How will the greenhouse fit into our neighborhood?

- There are many gardens already on S. 8th St., including our own square foot garden.
- Goshen College has a community garden on S. 9th St. behind homes on S. 8th St.
- There is a garden/farm project happening at the corner of S. 8th St. and Waverly.
- Essentially the greenhouse will be an indoor garden.
- The structure will be high quality and will visually integrate into our property.

## How will this impact the zoning of your property?

- The property is zoned as Residential, R-1.
- In the past it has been a legal non-conforming duplex, this will no longer continue.
- Variances for operating a commercial greenhouse in a residential area will be obtained.
- Strict rules will be put in place for the continued use of the greenhouse.

## Will there be large signs?

- There will be no external commercial signs in the yard, or on the house or greenhouse.

## Will there be a retail outlet on site?

- There will be no retail outlet on site.

## Will persons be coming to your house to pick up produce?

- Generally, no. We will be taking produce to distributors.

## Will there be trucks or vans continually coming and going?

- This is a small greenhouse, there will be no need for large vehicles for hauling produce.
- At this time we are planning to keep our PT Cruiser and to use that to deliver produce.
- We may purchase a second vehicle, but it will most likely be a crossover vehicle or SUV.

## Will there be a lot of waste from the aquaponics?

- There will be no waste to sewer.

## Will there be noxious smells from the aquaponics?

- No, this system is designed after nature, and balanced.
- The plant to fish ratio is much different than most aquaponics systems.
- The number of fish to plants is low, keeping the system balanced.
- Air quality will be monitored and amended for freshness in the greenhouse.

## What about when the business grows?

- Further greenhouses would be installed off-site.

## What if you sell your property?

- The greenhouse can be built to code using modular construction.
- The greenhouse could be removed if/when the property is ever sold.
- The foundation and drive/parking would be left if the greenhouse was removed.
- A garage could potentially be erected in its place depending on code requirements.
- Variances could include restrictions to prevent misuse of the greenhouse if it were left.
- Variances could include restrictions nullifying certain variances upon certain conditions.

## Why start this business on your property?

- We want to be able to keep a very close eye on system.
- We want to start small.
- We are developing a relationship with Goshen College and would like to have interns.
- It falls in line with our vision and mission for the “Smucker Homestead.”
- We are working to bring art/design and aquaponics “under one roof.”
- We plan to have the home be the nucleus for work and family.
- Feel free to find out more at [smuckerhomestead.com](http://smuckerhomestead.com).