

Minutes - Goshen Plan Commission  
Tuesday, August 18, 2009, 4:00 pm  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

- I.** The meeting was called to order with the following members present: Kelly Huffman, Tom Holtzinger, Angela McKenna, Darryl Riegsecker, Connie Garber, John King, Mary Cripe and Jim McKee. Also present were City Planner Joe Hauflaire and Assistant City Attorney Jim Kolbus.
- II.** The minutes of 6/16/2009 were approved – Holtzinger/King, 8-0
- III.** The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into Record – McKenna/Holtzinger, 8-0
- IV.** Postponements/Withdrawals – None
- V. Vacation** (public hearing item)  
**09-02V** – Goshen Community Schools requests a vacation of the portion of Summer Street extending south from West Avenue to Hickory Street and of the adjacent east/west alley running west from Summer Street to the first north/south alley.

Mr. Hauflaire advised that the two properties on the west end of the subject area are not owned by the school but that the property owners have been notified. He stated that there are several utilities in the area and noted that he is recommending a general utility easement over the entire vacation area.

*Petitioner Presentation*

Bruce Stahley, 714 Bainbridge Place, spoke on behalf of the petition as the Superintendent of Goshen Community Schools. He advised that the busses enter the school property from the north end of Summer Street and stated that they plan to make the south portion grass to expand the existing playground area. He noted for the record that both of the privately owned residential properties have garages that face the north/south alley and not the area to be vacated.

Mr. Hauflaire asked if they plan to remove the asphalt. Mr. Stahly advised that they will be getting rid of all of the pavement up to the north/south alley.

*Audience Comments*

Michelle Cress, 1206 West Avenue, stated that they are very much in favor of the vacation and advised that they would like for them to remove the asphalt. She expressed concern about several of the red maple trees in the adjacent yards and noted that they would like to see as many as possible remain or be reused once the existing houses are torn down.

Dr. Stahly agreed that there are very nice trees and assured the neighbors that they will try to transplant as many as possible. He stated that their plan is to keep most of the trees on the south lot as they will still have room to have a soccer field without having to move them.

*The public hearing was closed.*

*Staff Report & Discussion*

There was no further discussion amongst the Commission members.

*Action*

A motion was made and seconded, Garber/King, to pass along a favorable recommendation on to City Council for 09-02V with the condition listed in the Staff Report. The motion passed, 8-0.

**VI. Minor Subdivision** (public hearing item)

**09-03SUB** – Advanced Land Surveying & Robert Wilson, Jr. request approval of a two-lot, minor residential subdivision. The subject property is generally located at 3005 S. Main Street and zoned Residential R-1.

Mr. Hauflaire advised that the intent of the petition is to create two (2) lots where only one (1) currently exists. He advised that one (1) home already exists and that they would be creating a second building lot. He noted that the plat was approved by the BOW at the August 17, 2009 meeting.

*Petitioner Presentation*

Ronnie Justice, 17120 CR 46, New Paris, spoke on half of Robert Wilson. He advised that there are no plans for the second lot at this time other than to sell it off. He stated that they have made sure that all the subdivision requirements are met with the provided plat.

*Audience Comments*

There was no one to speak to the petition.

*The public hearing was closed.*

*Staff Report & Discussion*

There was no further discussion amongst the Commission members.

*Action*

A motion was made and seconded, King/Holtzinger, to approve 09-03SUB with the conditions listed in the Staff Report. The motion passed, 8-0.

**IX.** Audience Items: None

**X.** Staff/Board Items: None

**XII.** Adjournment – 4:13 PM

Respectfully Submitted:

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Becky Hershberger, Recording Secretary

Approved By:

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Kelly Huffman, President

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Tom Holtzinger, Secretary