

*Agenda*  
GOSHEN PLAN COMMISSION  
Tuesday, September 20, 2016, 4:00 pm  
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

**\*\*Please turn off all cell phones, beepers and pagers.\*\***

- I. Roll Call
- II. Approval of Minutes from 8/16/16
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals
- V. **Rezoning** (public hearing)  
**16-03R** – A neighborhood rezoning is requested for seven single family residential properties (containing ten subdivision lots) from Industrial M-1 to Residential R-1. The subject properties are generally located at 702, 704 and 706 E Jackson Street and 1006, 1008, 1009 and 1010 S 10th Street.
- VI. **PUD Major Change** (public hearing)  
**16-03MA** – Greencroft Goshen, Inc., and Brads-Ko Engineering and Surveying, Inc., request approval of a major change to the Greencroft PUD to combine two entrances on S. 15th Street between Mervin Street and Leroy Street, and reconstruct one entrance north of Leroy Street, along with associated configuration of the internal parking and traffic circulation. The subject property is a portion of the Greencroft PUD, generally located on the east side of S. 15th Street, in the 1800-2000 block, and zoned Residential R-3 PUD (Planned Unit Development).
- VII. **Comprehensive Plan Amendment** (public hearing)  
**16-01CP** – Amendment to Appendix C: Implementation, of the Comprehensive Plan & Community Vision 2025, to add specific priorities related to the completion of the redevelopment of the Hawks Building and infill development of single family homes in existing residential neighborhoods.
- VIII. **Zoning Ordinance Text Amendment** (public hearing)  
**16-02OA** – City of Goshen Plan Commission requests a text amendment to the Goshen Zoning Ordinance to make changes related to the regulation of signs, based on recent changes in the law, affecting the following Sections: 2110 Definitions of Words and Phrases; 4280 Historic Commercial District (Overlay District); 5100 Signs; 5200 Conditional Uses; 6210 Sign Permit; and Appendix E, Table of Permitted Uses.
- IX. Audience Items
- X. Staff/Board Items
- XI. Adjournment