

Agenda
GOSHEN PLAN COMMISSION
Tuesday, January 17, 2017, 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

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

- I. Roll Call
- II. 2017 Plan Commission Appointments
 - *Connie Garber - Annual appointment by the Board of Public Works & Safety*
 - *John King – Citizen member re-appointed by the Mayor for a term of four years, 1/1/17-12/31/20*
- III. Election of Officers for 2017
 - *President*
 - *Vice President*
 - *Secretary*
- IV. Approval of Minutes from 12/20/16
- V. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- VI. Postponements/Withdrawals
- VII. **PUD Major Change** (public hearing)
17-01MA - HSR, Inc. d/b/a Buffalo Wild Wings Grill & Bar, Goshen Parkway 1, LLC, Goshen Parkway 2, LLC, and Warrick & Boyn, LLP, request a PUD major change to amend the Elkhart Road PUD, Ordinance 3574, to allow a multi-tenant freestanding sign, 100 square foot in area and 22' in height, to be located on Lot 18, and serving all current and future tenants located on Lot 18 and Lot 1. The subject property is generally located at 1829 and 1830 Rieth Blvd and zoned Commercial B-3PUD (Planned Unit Development) District.
- VIII. **Rezoning and PUD Preliminary Site Plan Approval** (public hearings)
17-01R - Julia Ann Ramer, Elmer & Diane Stealy, MA Investments, Goshen 119 Partners, LLC, and AR Engineering, LLC, request a rezoning from Agricultural A-1 to Commercial B-3PUD (Planned Unit Development) and PUD preliminary site plan approval, for an approximate 4.617-acre tract of land (two tax parcels) to allow for commercial development. The subject property is generally located on the northeast corner of Plymouth Avenue and Indiana Avenue.
- IX. **Major Commercial Subdivision, Primary Approval** (public hearing)
17-01SUB - Julia Ann Ramer, Elmer & Diane Stealy, MA Investments, Goshen 119 Partners, LLC, and AR Engineering, LLC, request primary approval of a three-lot major commercial subdivision. The subject property is two tax parcels, generally located on the northeast corner of Plymouth Avenue and Indiana Avenue, containing ± 4.617 acres, currently zoned Agricultural A-1, with a pending rezoning application for Commercial B-3PUD (Planned Unit Development).
- X. Audience Items
- XI. Staff/Board Items
 - *Residency form for John King, Citizen Member Re-Appointment*
 - *Permission to Amend the Zoning Ordinance for General Updates*
- XII. Adjournment