

Agenda
GOSHEN PLAN COMMISSION
Tuesday, February 20, 2018, 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 1/16/18
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals
- V. **Major Commercial Subdivision, Primary Approval** (public hearing)
18-01SUB – Tractor Supply Company and Danch, Harner & Associates request primary approval of a two lot major commercial subdivision, generally located at 2323 Lincolnway East and zoned Commercial B-3 District.
- VI. **Rezoning, PUD Major Change & PUD Preliminary Site Plan Approval** (public hearing items)
18-02R & 18-01MA – Spring Run Partners, LLC, and Progressive Engineering Inc., request a rezoning from Commercial B-1 PUD (Planned Unit Development) to Residential R-3PUD for Lots 1 & 2 in Pickwick Village Fourth, along with a PUD major change and PUD preliminary site plan approval to permit the change of use from commercial to residential within the PUD. The subject property is Lots 1 and 2 of Pickwick Village Fourth subdivision, with a common address of 2017 Wakefield Road, generally located on the west side of Wakefield Road and the north side of Wilden Avenue.
- VII. **Rezoning** (public hearing)
18-01R – A proposed annexation area with property owned by Lippert Components Manufacturing, Inc., D-ACT-Z, LLC, Elkhart County & 4-H Agricultural Exposition, Inc., and Norfolk Southern Railway Company includes a rezoning upon annexation to Industrial M-1, from existing Elkhart County zoning of Industrial M-2 and Agricultural A-1. The property is approximately 333 acres, located east of and adjacent to the existing Goshen corporate boundary on the north and south sides of County Road 36 (College Avenue).
- VIII. **PUD Minor Change** (not a public hearing)
18-01MI - The Goshen Planning office requests a PUD minor change for Goshen Professional Park PUD (Planned Unit Development), Ordinance 3474, to allow Staff to review PUD final site plans, as allowed per the 2016 text amendments to the Zoning and Subdivision Ordinances.
- IX. Audience Items
- X. Staff/Board Items
- XI. Adjournment