

Minutes - Goshen Plan Commission  
Tuesday, April 17, 2018 - 4:00 pm  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

**I.** The meeting was called to order with the following members present: Connie Garber, Jim McKee, Joe McCorkel, Leslie Biek, Rolando Ortiz, James Wellington, Tom Holtzinger, and Aracelia Manriquez. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: John King

**II.** Approval of minutes of 3/20/18 – Holtzinger/Wellington 8-0

**III.** The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into record: Holtzinger/Wellington 8-0.

**IV.** Postponements/Withdrawals  
None

**V. Major Subdivision, Primary Approval (public hearing)**

**18-02SUB** – City of Goshen Department of Redevelopment, Arturo Marin, Aracelia Manriquez, and Abonmarche Consultants, Inc., request primary approval of a three-lot major subdivision, Lincoln Avenue Subdivision, generally located on the south side of Lincoln Avenue across from the intersection with Steury Avenue, with common addresses of 714, 716, 718, 800, 828, 922 ½ and 922 E Lincoln Avenue, and zoned Residential R-1, Industrial M-2 and Industrial M-1.

*Ms. Yoder noted for the record that Ms. Manriquez is one of the petitioners for this case and has moved to the audience. She will not vote on this petition.*

*Staff Report:*

Ms. Yoder explained that today's request is for primary approval for a major subdivision. She pointed out the packet includes the proposed subdivision, in addition to a support drawing with shows the layout of the three lots. Lot 1 includes an existing grocery store, parking, and access for Lot 2. Lot 2 includes a City retention basin, and Lot 3 is a future building site. She explained these three lots currently consist of three different zoning districts, but expects that prior to the development of Lot 3, it will come back before the Plan Commission and Council for rezoning. It is anticipated that all three lots will then have the same zoning. She pointed out the current lots meet the minimum zoning requirements for the current zoning districts and for several commercial districts.

She noted the grocery store on Lot 1 is permitted by use and developmental variances, and as part of the City's project land was added to it. Because of this, the existing access and parking in front of the grocery store will eventually be removed and access and parking will be solely from the new access and parking area installed to the west side of the grocery store. Green space will replace the existing parking area in front of the store.

She noted a portion of the subdivision is located within the Special Flood Hazard Area (SFHA), so it was forwarded to the Indiana Department of Natural Resources (DNR) as required.

She explained the conditions for the primary subdivision approval and outlined requirements before secondary approval may be granted. She recommended the Plan Commission grant primary approval, based upon the analysis and with the listed conditions.

*Petitioner Presentation:*

Becky Hershberger, Goshen Redevelopment, spoke on behalf of the petitioner. She stated she feels this area looks much better than it did and looks forward to development on Lot 3. She is available to answer any questions.

Mr. Holtzinger asked if Lot 2 had environmental issues and if they had been resolved.

Ms. Hershberger stated they excavated all of the material from the former salvage yard and found lead contamination in the upper aquifer. She stated it was completely encased in clay, with the bottom of the detention basin also lined with clay to prevent the material from coming into the pond and discharging into Rock Run Creek.

*Audience Comments:*

There was no one to speak to the petition.

*Close public hearing*

*Staff Discussion:*

There was no discussion amongst Commission members.

*Action:*

A motion was made and seconded, Wellington/Holtzinger, to grant primary approval for 18-02SUB, based upon the Staff Analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 7-0.

*Ms. Manriquez rejoined the Plan Commission at 4:12 pm.*

**VI. Rezoning, PUD Major Change & PUD Preliminary Site Plan Approval** (public hearing items)

**18-03R & 18-02MA** – A proposed annexation area with property owned by Keystone RV Company includes a rezoning upon annexation to Industrial M-1PUD (Planned Unit Development), from existing Elkhart County zoning of Agricultural A-1. A PUD major change and PUD preliminary site plan approval are also requested. The property is approximately 3.03 acres, located on the north side of County Road 40 (Woodfield Road), east of Corrie Drive, with a common address of 16869 CR 40.

*Staff Report:*

Ms. Yoder explained this is a rezoning which is part of a proposed annexation. In these cases a public hearing is held at the Plan Commission meeting and a recommendation made to the Council. The rezoning is then made part of the annexation ordinance. This annexation request was documented at the February 6, 2018, Council meeting, but the annexation ordinance has not yet been introduced at Council. She explained this will become part of the existing Lippert-Penrod PUD, noting conditions of approval are listed in the Staff Analysis.

The requested PUD major change will add the subject property to the PUD and the PUD preliminary site plan approval is to approve the current site plan which will update the 2014 site plan. A fourth building is planned over a portion of the parcel to be annexed. She noted the PUD final site plan will be reviewed as part of the City's administrative site plan review process and may be reviewed by Staff on behalf of the Plan Commission.

Staff recommends the Plan Commission forward a favorable recommendation to the City Council for the annexation area rezoning.

*Petitioner Presentation:*

Matt Schuster, Jones Petrie Rafinski, 200 Nibco Parkway, Elkhart, spoke on behalf of the petitioner. He stated he is present with Bob Pettit of Keystone RV. He noted the Staff Report shows the overall site plan, with the proposed annexation area. He indicated on a site plan where the landscaping will be installed.

Attorney Kolbus asked if access will be provided along County Road 40.

Mr. Schuster stated the only access will be from Corrie Drive.

Ms. Yoder also noted Corrie Drive access only is a condition of the PUD.

*Audience Comments:*

There was no one to speak to the petition.

*Close public hearing*

*Staff Discussion:*

There was no discussion amongst Commission members.

*Action:*

A motion was made and seconded, Wellington/Holtzinger, to forward a favorable recommendation to the Goshen Common Council for 18-03R, 18-02MA and PUD Preliminary Site Plan Approval, based upon the Staff Analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 8-0.

**VII. Audience Items**

None

**VIII. Staff/Board Items**

- *Written Order Approving the Declaratory Resolution and Economic Development Plan for the Lippert/Dierdorff Economic Development Area*

Ms. Yoder explained the Plan Commission is asked to review the written order and its concurrence with the City’s Comprehensive Plan. She explained the packet contains the resolution showing the new Lippert/Dierdorff Economic Development Area, a portion which was removed from the Southeast Economic Development Area. She gave examples of how this is consistent with the Comprehensive Plan.

Attorney Kolbus stated the Plan Commission’s only role is to determine if this is consistent with the Comprehensive Plan.

*Action:*

A motion was made and seconded, Wellington/Holtzinger, to accept the *Written Order Approving the Declaratory Resolution and Economic Development Plan for the Lippert/Dierdorff Economic Development Area*, as being consistent with the City’s Comprehensive Plan. The motion passed unanimously by a vote of 8-0.

**IX. Adjournment – 4:23 pm Wellington/Holtzinger**

Respectfully Submitted:

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Lori Lipscomb, Recording Secretary

Approved By:

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Connie Garber, President

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Tom Holtzinger, Secretary