

Agenda
GOSHEN PLAN COMMISSION
Tuesday, February 16, 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. 2016 Plan Commission Appointments
 - *Jim McKee - Annual appointment by the City Council*
 - *Connie Garber - Annual appointment by the Board of Public Works & Safety*
 - *Aracelia Manriquez – Citizen member appointed by the Mayor for a term of four years, 1/1/16-12/31/19*
- III. Election of Officers for 2016
 - *President*
 - *Vice President*
 - *Secretary*
- IV. Approval of Minutes from 11/17/15
- V. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- VI. Postponements/Withdrawals
- VII. **Major Residential Subdivision, Secondary Approval** (not a public hearing)
15-11SUB – William J. Long and Brads-Ko Engineering & Surveying, Inc., request secondary approval of a 7-lot major residential subdivision, Park West 8 PUD. The subject property is generally located on the north side of Park West Drive, east of N. Greene Road, containing ±2.064 acres, and zoned Residential R-1 PUD (Planned Unit Development).
- VIII. **Major Residential Subdivision, Secondary Approval (Revised)** (not a public hearing)
15-03SUB - Millrace Neighborhood, LLC, City of Goshen Department of Redevelopment, and Brads-Ko Engineering & Surveying, Inc., request secondary approval (revised) of a 15-lot major residential subdivision, Co-Housing on the Goshen Millrace R-2 PUD. The subject property is Lot 2 of River Race Subdivision, generally located north of Douglas Street, south of Purl Street, between River Race Drive and the Millrace Canal, and zoned Residential R-2 PUD (Planned Unit Development).
- IX. **PUD Major Change and PUD Preliminary Site Plan Approval** (public hearings)
16-01MA - HK New Plan ERP Property Holdings, LLC, requests a PUD major change to amend the Market Centre PUD to create four outlots for retail development, with a total of approximately 3.79 acres, and PUD preliminary site plan approval for Outlot B, for the construction of an approximate 10,400 square foot building. The subject property is generally located at 4024 Elkhart Road and is zoned Commercial B-3 PUD (Planned Unit Development).
- X. **Rezoning** (public hearing)
16-01R - Verizon Wireless, Insite, Inc., and Richard & Patricia Hochstetler request a rezoning from Industrial M-1 to Industrial M-1 WCF (Wireless Communication Facility), to expand an existing WCF Overlay District to allow for the addition of a new carrier on the existing cell tower, with associated expansion of the equipment facility/compound. The subject property is generally located at 416 N Main Street and zoned Industrial M-1 District.
- XI. Audience Items
- XII. Staff/Board Items
 - *Residency form for Aracelia Manriquez, Citizen Member Appointment*
 - *Permission to Amend the Zoning Ordinance for Wireless Communication Facilities*
 - *BZA Request to Plan Commission for Zoning Ordinance Amendment Research*
- XIII. Adjournment