

Agenda
GOSHEN PLAN COMMISSION
Tuesday, November 17, 2015, 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 10/20/15
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals
- V. **Rezoning, PUD Major Changes & PUD Preliminary Site Plan Approval** (*public hearings-tabled from the October 20, 2015 Plan Commission meeting*)
15-03R & 15-05MA – MBJM Properties, LLC, requests the rezoning of 2602 W. Wilden Avenue from Residential R-2 to Commercial B-3PUD, along with a PUD major change to add the property at 2602 W. Wilden Avenue to the Country Court Center PUD. A PUD major change is also requested to allow automobile service as a permitted use within the Country Court Center PUD on Lots 5A, 6A and 2602 W Wilden Avenue. PUD preliminary site plan approval is also requested. The subject property is generally located at 2602 W. Wilden Avenue, zoned Residential R-2, and at 2700 W. Wilden Avenue, zoned Commercial B-3 PUD (Planned Unit Development).
- VI. **Major Residential Subdivision, Primary Approval** (public hearing) **& PUD Final Site Plan Approval** (not a public hearing)
15-11SUB – William J. Long and Brads-Ko Engineering & Surveying, Inc., request primary 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). PUD final site approval is also requested.
- VII. **Major Residential Subdivision, Secondary Approval** (not a public hearing)
15-06SUB – MA Investments and Brads-Ko Engineering & Surveying, Inc., request secondary subdivision approval for the Villas at Waterford Commons Second, a 37-lot major residential subdivision. The subject property is generally located on the south side of Regent Street, west of Dierdorff Road and is zoned Residential R-1 PUD (Planned Unit Development).
- VIII. Audience Items
- IX. Staff/Board Items
15-04MI, PUD Minor Change & PUD Final Site Plan Approval
The PUD minor change and PUD final site plan approval granted for Thirty-Three Convenience Center PUD on September 15, 2015, to allow a 120 square foot building addition with a side yard setback of 0.5' where 7' is allowed by the PUD has not been able to obtain the required maintenance easement, a minimum of 5' in width, required to be established on the adjacent property to the north, so a revised site plan has been submitted with a 2.13' side yard setback. The subject property is generally located at 1828 Lincolnway East and is zoned Commercial B-3 PUD (Planned Unit Development).

2016 Plan Commission Schedule

- X. Adjournment