

*Agenda*  
GOSHEN PLAN COMMISSION  
Tuesday, July 19, 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. Approval of Minutes from 5/17/16
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals
- V. **Rezoning** (public hearing)  
**16-02R** – MA Investments, Waterford Development Corp, and Brads-Ko Engineering & Surveying, request the rezoning of an approximate 1.011-acre tract of land from Commercial B-4PUD and Residential R-3PUD to Industrial M-1PUD. The area to be rezoned will be added to Tract 2 of Waterford Commons Business Park PUD, to be used for on-site stormwater retention. The subject property is an approximate 80' x 550' area, part of two undeveloped parcels that are part of Waterford Commons PUD, generally located along the southern portion of the western edge of Tract 2 in Waterford Commons Business Park PUD (Planned Unit Development).
- VI. **PUD Major Change** (public hearing)  
**16-02MA** - MA Investments, Waterford Development Corp, and Brads-Ko Engineering & Surveying, request approval of a PUD major change for Waterford Commons Business Park PUD Tract 2 as follows:
  1. Add the 80' x 550' rezoned area to Tract 2;
  2. Permit outside display of merchandise;
  3. Permit 4' sidewalks where 6' are required;
  4. Permit maneuvering within the right of way within the cul-de-sac and blister;
  5. Eliminate the exterior building wall façade requirement for stone, brick, glass, glass block, architectural finish tilt-up or precast concrete panels, or architectural composite metal panels without exposed fasteners up to a height of not less than 8 feet;
  6. Permit loading docks facing a front yard with street access;
  7. Permit the following uses:
    - a. Construction equipment, heavy duty, sales and service
    - b. Farm implement sales and service (including outside storage)

Waterford Commons Business Park PUD Tract 2 is generally located on the west side of Dierdorff Road, south of Kercher Road, and is zoned Industrial M-1PUD (Planned Unit Development).
- VII. **Major Industrial Subdivision, Primary Approval** (public hearing)  
**16-01SUB** - MA Investments, Waterford Development Corp, and Brads-Ko Engineering & Surveying, request primary approval of a ten-lot major industrial subdivision for Tract 2 of Waterford Commons Business Park PUD, generally located on the west side of Dierdorff Road, south of Kercher Road, and zoned Industrial M-1PUD (Planned Unit Development).
- VIII. **PUD Minor Change** (not a public hearing)  
**16-03MI** - The Goshen Planning office requests a PUD minor change for Waterford Commons Business Park PUD (Planned Unit Development), Ordinance 4768, to allow Staff to review PUD final site plans and secondary subdivisions, as allowed per the recent text amendments to the Zoning and Subdivision Ordinances.
- IX. Audience Items
- X. Staff/Board Items
- XI. Adjournment