

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that public hearings will be held before the Goshen Plan Commission for the City of Goshen, Indiana, at 4:00 pm on the 19th day of July, 2016 in the Council Chambers, Police and Courts Building, 111 East Jefferson Street, Goshen, Indiana. The public hearings will begin at 4:00 pm.

REZONING

Petitioner: MA Investments, Waterford Development Corp, and Brads-Ko Engineering & Surveying
Petition: 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.
Location: 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). Tract 2 of Waterford Commons Business Park PUD is generally located on the west side of Dierdorff Road, south of Kercher Road.

PUD MAJOR CHANGE

Petitioner: MA Investments, Waterford Development Corp, and Brads-Ko Engineering & Surveying
Petition: 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)
Location: 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)

MAJOR INDUSTRIAL SUBDIVISION, PRIMARY APPROVAL

Petitioner: MA Investments, Waterford Development Corp, and Brads-Ko Engineering & Surveying
Petition: Primary approval of a ten-lot major industrial subdivision
Location: 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)

Copies of the proposals are on file for examination before the hearing during normal working hours of the Goshen City Planning Department, at 204 E. Jefferson Street, Suite 4, Goshen. The Plan Commission will consider all written objections to the proposal that are filed with the Plan Commission Secretary at the Goshen City Planning Department before the hearing, and all interested parties will be given the opportunity to comment on the proposals at the public hearing. The hearing may be continued from time to time as may be found necessary by the Plan Commission.

Lori Lipscomb, Recording Secretary
Goshen Plan Commission
204 E. Jefferson Street, Suite 4
Goshen, IN 46528

NOT FOR PUBLICATION

Please publish on 7-9-16 and send proof of publication and the bill for publication to:

Goshen City Plan Commission
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574-534-3600