

Minutes - Goshen Plan Commission
Tuesday, August 16, 2016 - 4:00 pm
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

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

II. Approval of minutes of 7/19/16 – Holtzinger/Cripe 6-0

Ms. Garber joined the meeting at 4:03 pm.

III. The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into record: Holtzinger/Manriquez 7-0

IV. Postponements/Withdrawals: None

V. Rezoning (public hearing)

16-04R – Goshen Hospitality, LLC, and Lang, Feeney & Associates, Inc., request the rezoning of two tracts of land from Industrial M-1 to Commercial B-3. The subject property is generally located at 1402 Lincolnway East, containing approximately 3.219 acres, and an adjacent tract of land to the north of 1402 Lincolnway East, containing approximately 1.626 acres.

Staff Report:

Ms. Yoder explained this rezoning is being made as part of a request for the development of a hotel. The property consists of two tax parcels which are currently vacant. The site plan submitted with the rezoning meets the B-3 requirements and as currently proposed the property would be developed as one zoning lot with no proposed subdivision. The frontage of the property permits the development of one primary building. If additional primary buildings are built, a variance and/or subdivision will be required. Staff recommends the Plan Commission send a favorable recommendation to the Goshen Common Council.

Petitioner Presentation:

Terry Lang, 715 S Michigan Street, South Bend, spoke on behalf of the petitioner. He stated the petitioners also own the Best Western Hotel, located north of this site and explained that Best Western is in the process of generating a new brand known as the Glo Hotel. There are currently three locations being considered across the United States, and Goshen is one of those three. He stated he understands the City is concerned about the aesthetics of this commercial use since it is located adjacent to the City park and noted they will comply with all of the zoning requirements. He stated there is concern from the City regarding a storm sewer easement that originally came from the old hotel across the street and currently dead ends in the middle of this parcel. He noted they are in the process of determining if anything is there and why it dead ends in the middle of this parcel. He explained the area in question is the northern parcel included on the site plan. He pointed out there will be no runoff and that they will retain all of their storm water onsite, noting that protecting the pond is a big concern. He explained this is the first step of the project and they plan to comply with all of the City's requirements. This will be an asset for the City of Goshen.

Audience Comments:

Jeremy Stutsman, Mayor, 202 S 5th Street, spoke in support of this petition. He stated this has been in discussion for quite some time and he feels this will be a great addition to the City of Goshen.

Close public hearing.

Staff Discussion:

Mr. McKee stated this is a good project and is happy with the request.

Mr. McCorkel questioned what is anticipated for Tract 2.

Ms. Yoder responded the zoning will be Commercial B-3, so unless they make changes in the future, it would be a B-3 use.

Mr. McCorkel asked how the ingress/egress would be designed for the second parcel.

Ms. Yoder replied that there would be one exit onto US33 and that because it's a state highway, it would require an INDOT permit.

Action:

A motion was made and seconded, Holtzinger/Cripe, to forward a favorable recommendation to the Goshen Common Council for 16-04R, based upon the Staff Analysis. The motion passed unanimously by a vote of 7-0.

IX. *Audience Items – None*

X. *Staff/Board Items*

Ms. Yoder explained that the Planning Office has been contacted about an amendment to the Implementation Section of the City's Comprehensive Plan. This section, Appendix C, is a three-year prioritization from items contained in the plan. The request is related to housing development and she asked Larry Gautsche of LaCasa to give a further explanation. She explained an amendment to the Comprehensive Plan would go through the same steps as adopting the Plan which means the Plan Commission will need to authorize the preparation of the amendment today and then it would come back to the Plan Commission as a public hearing. It would then be forwarded to the City Council and adopted by resolution.

Larry Gautsche, LaCasa, spoke to the request. He stated the Comprehensive Plan is very supportive of LaCasa's plan to develop the north apartments in the Hawks Building. He stated they are applying for a grant in November, with expected funding in February that will allow them to add 23 apartments to the current 35 apartments at the Hawks Building. He stated this project has been very successful and there has been a lot of demand for the apartments. He pointed out they also plan to purchase a number of infill lots in neighborhoods where there are vacant lots. He stated the grant process is a very competitive process and the last time they applied, they were not successful. He stated the Comprehensive Plan is a little weak on the implementation because this project is not mentioned as an item for implementation in the next couple years. As an example, he pointed to the former Johnson Controls Site that is discussed in the Comprehensive Plan, noting the Plan does not speak specifically to the Hawks site or to infill single-family development. He asked the Commission to authorize Ms. Yoder to prepare an amendment in the event it is necessary for the grant application.

Mr. McKee questioned what type of housing this would be.

Mr. Gautsche responded that Section 8 provides a voucher to the individual to use anywhere in the City and LaCasa always accepts Section 8 vouchers for all properties, so it's possible some of these could be occupied by individuals with Section 8 vouchers. He noted these new apartments would have the same selection review process as previously. He stated the single family infill housing will be homes that fit the neighborhoods. He pointed out these single family homes and Hawks North will be for-profit and will all be on the property tax rolls.

Ms. Garber voiced concerns that the infill housing might not match the neighborhood, even though LaCasa promises it will. She asked if any restrictions can be placed on the properties that ensure it looks similar.

Attorney Kolbus stated no, not at this point in the process.

Mr. Gautsche used the new LaCasa home at 902 N Main Street as an example of infill housing fitting into the existing neighborhood and also pointed to new homes in the 700 block of North 5th Street. The intent is to improve the overall appearance of the neighborhood.

Action:

A motion was made and seconded, King/Holtzinger, to authorize the Planning Administrator to prepare an amendment to the Comprehensive Plan for a public hearing at the Plan Commission meeting. The motion passed unanimously by a vote of 7-0.

XI. *Adjournment* – 4:23 pm King/Cripe

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Connie Garber, President

Tom Holtzinger, Secretary