

Minutes - Goshen Plan Commission
Tuesday, November 15, 2016 - 4:00 pm
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

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

Ms. Yoder introduced Leslie Biek who has been selected to replace Mary Cripe and welcomed her to the Plan Commission.

II. Approval of minutes of 10/18/16 – Holtzinger/Wellington 9-0

III. The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into record: Holtzinger/Wellington 9-0

IV. Postponements/Withdrawals: None

V. Rezoning (public hearing)

16-06R - Keystone RV Company, Lippert Components Manufacturing, Inc., Jones Petrie Rafinski, and City of Goshen request the rezoning of five parcels of land from Agricultural A-1 District (three parcels) and Industrial DPUD M-1 District (two parcels) to Industrial M-1 District, as part of Annexation Ordinance 4880, for incorporation into the City of Goshen and industrial development. The subject properties are generally located at 65781 Sourwood Drive, two parcels and the public right of way in between, containing \pm 21.474 acres and zoned Industrial DPUD M-1, and three parcels immediately adjacent to the south, containing \pm 16.023 acres and zoned Agricultural A-1 District.

Staff Report:

Ms. Yoder explained this is a recommendation to the City Council, but is part of an annexation ordinance which means there will not be a separate rezoning ordinance. Because the zoning is changing as part of the annexation, we still hold the public hearing at the Plan Commission meeting and notify adjacent property owners. She indicated the five parcels being annexed, explaining that the northern portion is owned by Lippert and the southern portion owned by Keystone RV. There is also a small parcel on the north side of Sourwood which is owned by the City of Goshen. She pointed out the 65781 Sourwood Drive portion of the annexation will not be effective until 2018. That parcel has already been developed and its county zoning is similar to the City's M-1PUD zoning. The area to be annexed is bordered on the east and west by Industrial M-1 and Industrial M-1PUD zoning and the intent is to use that property along with the existing industrial zoned land for industrial development. She noted there are four residential single-family homes along the south property line of the area to be rezoned and listed the M-1 standards that apply adjacent to residential land use. She recommended the Plan Commission forward a favorable recommendation to the Council.

Petitioner Presentation:

Kenneth Jones, Jr., JPR, 4703 Chester Dr, Elkhart, spoke on behalf of the petitioner. He stated he is familiar with the Staff Analysis and has nothing to add.

Bob Petit, Keystone RV, 2642 Hackberry, also spoke to the petition. He stated they have made provisions to begin cleanup of the areas to the south as they purchase the property.

Audience Comments:

There was no one to speak to the petition.

Close public hearing

Staff Discussion:

There was no discussion amongst Commission members.

Action:

A motion was made and seconded, Wellington/Holtzinger, to forward a favorable recommendation to the Goshen Common Council for 16-06R, based upon the Staff Analysis. The motion passed unanimously by a vote of 9-0.

VI. Audience Items

None

VII. Staff/Board Items

- *Resolution Approving the Southeast Economic Development Area Boundary Amendment*

Ms. Yoder explained the job of the Plan Commission is to review this proposal and confirm that it is consistent with the City’s Comprehensive Plan. She explained the only change is the addition of land to the TIF that was part of the previous rezoning petition. She explained the economic development plan is not changing; this is only a boundary amendment. She noted this is consistent with the Comprehensive Plan and asked that the Commission pass the resolution.

Action:

A motion was made and seconded, Wellington/Holtzinger, to approve the Resolution Approving the Southeast Economic Development Area Boundary Amendment as being consistent with the City’s Comprehensive Plan. The motion passed unanimously by a vote of 9-0.

- *Approval of 2017 Plan Commission Schedule*

Ms. Yoder explained the 2017 Plan Commission Schedule is included and asked for a motion.

Action:

A motion was made and seconded, Biek/Holtzinger, to approve the 2017 Plan Commission schedule as presented. The motion passed unanimously by a vote of 9-0.

VIII. Adjournment – 4:15 pm Wellington/Biek

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Connie Garber, President

Tom Holtzinger, Secretary