

*Agenda*  
GOSHEN PLAN COMMISSION  
Tuesday, March 21, 2017, 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 1/17/17
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals
- V. **Major Commercial Subdivision, Primary Approval** (public hearing) *\*Tabled from 1/17/17\**  
**WITHDRAWN-Withdrawal accepted by Plan Commission Staff**  
**17-01SUB** - Julia Ann Ramer, Elmer & Diane Stealy, MA Investments, Goshen 119 Partners, LLC, and AR Engineering, LLC, request primary approval of a three-lot major commercial subdivision. The subject property is two tax parcels, generally located on the northeast corner of Plymouth Avenue and Indiana Avenue, containing  $\pm$  4.617 acres, currently zoned Agricultural A-1, with a pending rezoning application for Commercial B-3PUD (Planned Unit Development).
- VI. **Major Commercial Subdivision, Primary Approval** (public hearing)  
**17-02SUB** – The City of Goshen and Abonmarche request primary approval of a two lot major commercial subdivision. The subject property is currently one tax parcel, containing  $\pm$  1.381 acres, generally located at 315 W Washington Street, and zoned Commercial B-2 District.
- VII. **Text Amendment to the Goshen Zoning Ordinance** (public hearing)  
**17-01OA** – A text amendment to the Goshen Zoning Ordinance, Ordinance 3011, to make routine corrections and edits, and to make updates to clarify solar energy system review, to review maximum accessory height in relation to the height of the primary building in certain districts, to allow outside display in the B-2 District, to address a discrepancy for outside storage adjacent to residential use/zoning in the M-1 District, to remove Board of Zoning Appeals (BZA) review of routine development in the regulatory floodplain, to allow parking of recreational vehicles, boats and boat trailers behind the front line of a residential dwelling, to address a discrepancy for parking calculations, to review residential detached accessory building area in relation to the building footprint of the residential dwelling, to update the conditional use for child care centers to allow in all zoning districts, to address a discrepancy in required child care center parking, to update the conditional use for parks, playgrounds, tot lots and golf courses to allow in all zoning districts, to clarify repair shop requirements, and to update BZA variance procedures based on state statute language.
- VIII. Audience Items
- IX. Staff/Board Items  
**17-01R, Rezoning and PUD Preliminary Site Plan Approval, favorable recommendation to Council**  
Ordinance 4896 was rejected by Council, 0-7, on March 7, 2017, per IC 36-7-4-607(e)(4) the proposal must be returned to the Plan Commission for consideration of the rejection.
- X. Adjournment