

Minutes - Goshen Plan Commission
Tuesday, July 17, 2018 - 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, Jim McKee, Joe McCorkel, Leslie Biek, John King, Tom Holtzinger, James Wellington, and Aracelia Manriquez. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: Rolando Ortiz
- II. Approval of minutes of 6/19/18 – Holtzinger/Wellington 8-0
- III. The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into record: Holtzinger/Wellington 8-0
- IV. Postponements/Withdrawals
None
- V. **Major Residential Subdivision, Primary Approval (public hearing)**
18-03SUB - Spring Run Partners, LLC, and Progressive Engineering Inc., request primary approval of a six-lot major residential subdivision, Replat of Pickwick Village 4th PUD, Lots 1 and 2 of Pickwick Village Fourth subdivision, with a common address of 2017 Wakefield Road, generally located on the west side of Wakefield Road and the north side of Wilden Avenue, and zoned Residential R-3PUD (Planned Unit Development).

Staff Report:

Ms. Yoder explained this is a major subdivision, noting approval occurs in two phases, primary and secondary. Today's request is for primary approval. She explained the Plan Commission has exclusive control over primary and secondary approvals and can grant approval, approval with conditions or disapprove.

Pickwick Village 4th was originally zoned commercial, but rezoned to Residential R-3PUD earlier this year. A site plan was submitted at the time the property was rezoned for three single-family attached dwelling units, for a total of six single-family units; each unit on its own lot. There have been a few changes since this was originally submitted for the rezoning, with the current site plan showing a 5' side setback where 6' is required. Any encroachment into the required setback would be a major change to the PUD, requiring a public hearing at the Plan Commission with a final decision by Council. She explained that would also have to occur before secondary subdivision approval could be granted. Because of the 5' setback, the subdivision as submitted, does not meet the R-3 requirements and primary approval cannot be granted.

Ms. Yoder read through Subdivision Evaluation list section of the Staff Report, explaining the eleven corrections that must be made before primary approval can be granted, noting the only deviation would be if the 5' building setback is approved. She also stated Goshen Engineering has reviewed and commented that the utility easement through Common Area A does not reflect the revised utility plan, noting that it will need to be updated.

Ms. Biek stated it is actually located in Common Area 1 which is north of the area.

Ms. Yoder asked for clarification if there is an easement in Common Area A.

Ms. Biek stated that there is and it is already shown on the plan.

Ms. Yoder replied that based upon Ms. Biek's comments, condition number 10 of the recommendations necessary for primary approval can be removed from the list.

Ms. Yoder noted several corrections need to be made on Sheet 1 including the Deed of Dedication, Certificate of Ownership, Acceptance of Dedication names, and Plan Commission Staff Approval. She briefly discussed other requirements that are listed in the Staff Report that must be met before secondary approval is granted.

She stated staff recommends approval with the listed conditions.

Petitioner Presentation:

Stephanie Floyd, Progressive Engineering, 58640 State Road 15, spoke on behalf of the petitioner. She stated they have gone through the list of conditions provided by Ms. Yoder and all of the changes have been made. She stated Common Area 1 has been tied to the lot to the west and they are working with that landowner to obtain an easement through there.

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 grant primary approval of 18-03SUB with the conditions listed in the Staff Analysis, striking condition 10. The motion passed unanimously by a vote of 8-0.

VI. Comprehensive Plan Amendment (public hearing)

18-01CP – A comprehensive plan amendment is proposed to adopt the Elkhart and Goshen Bicycle & Pedestrian Master Plan as part of the Comprehensive Plan & Community Vision 2025, Appendix D. The Elkhart and Goshen Bicycle & Pedestrian Master Plan and Goshen Executive Summary are available at <http://goshenindiana.org/planning-zoning>

Staff Report:

Ms. Yoder explained this was discussed at Plan Commission as a Staff/Board item several months ago and it was explained that this would come back as an amendment to the Comprehensive Plan. The Elkhart and Goshen Bicycle & Pedestrian Master Plan was developed through an Indiana Department of Health Grant and was awarded to Elkhart and Goshen as a joint project. The grant process requires that it is adopted as part of the Comprehensive Plan. She explained that the proposed amendment supports many of the goals of the Comprehensive Plan and she gave examples to Commission members.

She explained amendments to the Comprehensive Plan are adopted in the same manner as the Comprehensive Plan. This requires a public hearing at the Plan Commission, Plan Commission certification of the amendment to Council, and a Council resolution to approve or reject. She noted that Leslie Biek and Tanya Heyde both worked on this and are here to answer any questions.

Ms. Biek noted one of the changes was that the consultant separated out Elkhart and Goshen.

Mr. McKee asked if the proposed bike paths will be plowed in the winter and if so will the Parks Department take care of this?

Ms. Biek stated the plowing will be reviewed on a case by case basis. She also pointed out this is more of a guidance document to help determine the next priorities, focus on the next project, and begin finding funding for them. This will not tie us to a particular project, but will help us with grant applications and future planning.

Audience Comments:

There was no one to speak to the petition.

Close public hearing

Action:

A motion was made and seconded, Wellington/Holtzinger, to approve and certify the amendment. The motion passed unanimously by a vote of 8-0.

VII. Audience Items

None

VII. Staff/Board Items:

Written Order for the Declaratory Resolution to Amend the Economic Development Plan for the Consolidated River Race/US 33 Economic Development Area and Allocation Area

Ms. Yoder explained the written order comes to the Plan Commission for a decision on whether the proposed amendment demonstrates consistency with the Comprehensive Plan. She explained the memorandum lists a few examples from the Comprehensive Plan that demonstrate consistency with the proposed amendment. She explained the resolution is what's amending the current economic development plan, and the current economic development plan is attached at the end of the packet. This amendment is adding additional land that might be purchased for several projects.

Mr. King asked if the Plan Commission needs to take action on the item.

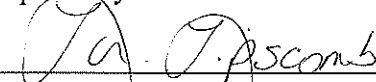
Ms. Yoder stated the Plan Commission needs to determine that the proposed amendment is consistent with the Comprehensive Plan.

Action:

A motion was made and seconded, Wellington/Holtzinger, to determine the Written Order for the Declaratory Resolution to Amend the Economic Development Plan for the Consolidated River Race/US 33 Economic Development Area and Allocation Area is consistent with the Comprehensive Plan. The motion passed unanimously by a vote of 8-0.

VIII. Adjournment – 4:22 pm

Respectfully Submitted:



Lori Lipscomb, Recording Secretary

Approved By:



Connie Garber, President



Tom Holtzinger, Secretary