

Minutes - Goshen Plan Commission
Tuesday, August 21, 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, Tom Holtzinger, Rolando Ortiz, and James Wellington. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: John King, Aracelia Manriquez

II. Approval of minutes of 7/17/18 – Holtzinger/Wellington 7-0

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

IV. Postponements/Withdrawals
None

V. PUD Major Change (public hearing)

18-03MA - Spring Run Partners, LLC, and Progressive Engineering Inc., request approval of a PUD major change to allow a 5' side yard building setback, where 6' is required, for Lots 2-5 in the Replat of Pickwick Village 4th PUD, a six-lot residential subdivision to be developed as single family attached units, with an existing 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 has been before the Plan Commission recently for rezoning and primary subdivision approval. The primary subdivision was granted approval with a number of conditions, including the PUD major change to review the proposed 5' side yard setback. She explained the site plan and subdivision layout changed since the application for rezoning, noting 6' is required and a 5' setback is proposed, and because this is a PUD, the encroachment into the setback is a major change. She gave an example of a previous variance within the PUD, noting in Pickwick Village Third, a zero foot side yard setback was approved for one side, with a 5' adjacent easement for maintenance.

She noted that as proposed, the lots meet the minimum frontage and area and explained the only other developmental variance required was for the driveway setback between the attached single-family homes. That variance was granted as part of the PUD major change and rezoning application.

Staff recommends a favorable recommendation be forwarded to the City Council.

Petitioner Presentation:

Tanya Miller, 58640 State Road 15, spoke on behalf of the petitioner. She stated they are familiar with staff's recommendation and has nothing to add.

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/McKee, to forward a favorable recommendation for 18-03MA with the conditions listed in the Staff Analysis. The motion passed unanimously by a vote of 7-0.

VI. Audience Items

None

VII. Staff/Board Items:

Ms. Yoder introduced Rossa Deegan as the new Assistant Planner. Commission members introduced themselves and welcomed Mr. Deegan.

VIII. Adjournment – 4:07 pm

Respectfully Submitted:

/s/ Lori Lipscomb

Lori Lipscomb, Recording Secretary

Approved By:

/s/ Connie Garber

Connie Garber, President

/s/ Tom Holtzinger

Tom Holtzinger, Secretary