

Agenda
GOSHEN PLAN COMMISSION
Tuesday, November 19, 2019, 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

****Please turn off all cell phones.****

- I.** Roll Call
- II.** Approval of Minutes from 10/15/19
- III.** Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV.** Postponements/Withdrawals
- V. Vacation** (public hearing)
19-01V – Tim Short and James & Elizabeth Morrical request the vacation of the 16.5' east/west alley right of way located between 611 & 617 S 6th Street, approximately 165' in length, extending west from the west edge of the 6th Street right of way to the east edge of the north/south alley right of way. If the vacation is approved, the existing alley surface would be removed, with each end reconstructed per Goshen Engineering requirements. The subject property is zoned Residential R-1.
- VI. Vacations, Rezoning & PUD Preliminary Site Plan Approval** (public hearings)
19-02V & 19-04R - LB Goshen Holdings, LLC (affiliate of Lassus Bros. Oil, Inc.), Pletcher Motor Co., Inc., Rodney Pletcher, Joerg & Jill Mueller, Michael B Prough, and Yoder, Ainlay, Ulmer, & Buckingham request:
- Vacation of a 15' wide north/south alley, extending approximately 295' from the north side of the Pike Street right of way to the north lot lines of Lots 1 and 64 in West View Addition;
 - Vacation of easements, if any, associated with two vacated east/west alleys in West View Addition, one located between Lots 2 and 3, and one located between Lots 35 & 36 and 63;
 - Rezoning of five parcels from Commercial B-3 to Commercial B-3PUD (Planned Unit Development);
 - Rezoning of three parcels from Residential R-2 to Commercial B-3PUD;
 - PUD preliminary site plan approval for a complete site redevelopment for a gas station/convenience store and restaurant, retaining one house for residential use, permitting the gas station/convenience store use less than 500' to an adjacent drive-through use, with 10' parking/driving aisle setbacks along Indiana and Pike where 35' is required, an 8' parking/driving aisle setback along High Street where 25' is required, parking spaces 18' in depth where 20' is required, access via a local street (High), freestanding sign area of 88 SF where 60 SF is permitted, reducing the total number of required streetside trees, and screening for adjacent residential land uses using a combination of fencing and landscaping.
- The subject property is approximately 1.76 acres, generally located as follows:
- 1001 W Pike Street, five tax parcels, zoned Commercial B-3 and Residential R-2;
 - 305 N Indiana Avenue, zoned Commercial B-3;
 - 311 N Indiana Avenue, zoned Residential R-2; and
 - 312 High Street, zoned Residential R-2.
- VII.** Audience Items
- VIII.** Staff/Board Items
- *2020 Plan Commission & BZA Schedule - Approval*
- IX.** Adjournment