

Minutes - Goshen Plan Commission  
Tuesday, March 17, 2020 - 4:00 pm  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

- I. The meeting was called to order with the following members present: Rolando Ortiz, Jim McKee, Aracelia Manriquez, Richard Worsham, and Tom Holtzinger. Also present were Assistant City Planner Rossa Deegan and Assistant City Attorney James Kolbus. Absent: Joe McCorkel, John King, Jim Wellington
- II. Approval of minutes of 2/18/20 – Holtzinger/Manriquez 5-0
- III. The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into record: Holtzinger/Manriquez 5-0
- IV. Postponements/Withdrawals  
None.
- V. **Rezoning** (2nd public hearing; 1st public hearing held 2/18/20)  
**20-01R** – City of Goshen, City of Goshen Department of Redevelopment, and Peterson Weaver, LLC, request a rezoning from Agricultural A-1 and Industrial M-1 to Commercial B-2 for 311 W Madison Street (six tax parcels, ±35.324 acres) and 212 and 324 W Washington Street, for development of a City park at 311 W Madison, including a multi-use pavilion and parking, and to align existing split zoning for all three properties.

*Staff Report*

Mr. Deegan explained that due to a delay in publishing the legal notification, this is a second public hearing for this item, also noting that this is a recommendation to the City Council. He reminded Commission members this request consists of nine tax parcels, three property owners, and a mix of B-2, M-1, and A-1 zoning. Part of the reason for the rezoning is for the development of a park at 311 W Madison, which would include a multi-use pavilion and parking. He pointed out that parks are a conditional use in all zoning districts, but the multiple zoning districts for these properties complicates the review. He noted that the subject properties are adjacent to the Central Business District and the B-2 zoning will standardize the zoning, matching adjacent zoning to the north and east. He also noted that the submitted site plan is not being reviewed by Plan Commission or City Council, but simply demonstrates that the park can meet the B-2 requirements. Staff recommends a favorable recommendation to the Common Council for this request.

Mr. McKee asked Attorney Kolbus if the Commission is voting on the multi-use pavilion or just the rezoning. Attorney Kolbus stated that Commission members are only voting on the rezoning.

Mr. McKee asked if the pavilion should have been included in the Staff Report. Attorney Kolbus stated, probably not.

Mr. McKee clarified for Commission members that they are not voting on the ice skating rink, they are simply voting on the request to rezone these parcels.

Mr. Holtzinger asked if that includes any discussion on the parking. Attorney Kolbus stated parking should not be discussed today.

*Petitioner Presentation*

Mark Brinson, City of Goshen Redevelopment, 204 E Jefferson Street, spoke on behalf of the petitioner. He stated he has nothing to add to the Staff Report and noted this area has a mix of zoning classifications which

complicates moving forward with some sort of park development on this site. He asked that the Commission support this request.

*Audience Comments*

Doug Nisley, Goshen, spoke to the petition. He asked if reference to the ice skating rink should be removed from the Staff Report.

Attorney Kolbus stated when the Commission makes their motion, they can remove that part of the sentence and just make a recommendation on the rezoning.

*Close Public Hearing*

*Staff Discussion:*

There was no discussion amongst Commission members.

*Action:*

A motion was made and seconded, Holtzinger/Worsham, to forward a favorable recommendation to the Common Council for 20-01R, based upon the Staff Analysis and with the conditions listed in the Staff Report, removing any comments regarding the multi-use pavilion and park. The motion passed unanimously by a vote of 5-0.

**VI. PUD Major Change & PUD Preliminary Site Plan Approval (public hearings)**

**20-02MA** – Millrace Townhomes, LLC, and City of Goshen Department of Redevelopment request a PUD major change and PUD preliminary site plan approval to amend the Millrace Townhomes PUD to permit development of duplexes. The subject property is generally located between River Race Drive and South Second Street, south of Monroe Street and north of Purl Street, and is zoned Commercial B-2PUD.

*Staff Report*

Mr. Deegan explained this request is also a recommendation to the City Council. He gave background information on the property, noting that the Millrace Townhomes PUD was established in May 2014. In 2015, PUD final site plan approval was granted, along with primary approval for a three-lot subdivision. The property was transferred back to the City of Goshen Redevelopment in July 2018 because the original developer did not proceed.

Millrace Townhomes, LLC, has now entered into an agreement with Goshen Redevelopment to purchase and develop the property. Their proposal is for 16 residential units with eight duplexes on eight lots. He noted that the Millrace Townhomes PUD was intended to provide residential density within walking distance of downtown and although the current proposal reduces the total number of units, the duplex use provides more density than would be provided by detached single unit development.

Mr. Deegan stated the PUD major change is needed because the original Millrace Townhomes PUD specified attached single-family residential uses on individual lots. He explained that although the duplex use is functionally similar to attached single family units, each unit of the duplex is not on an individual lot. Because the duplex use provides similar density, it's a reasonable change.

As part of the PUD major change, PUD preliminary site plan approval is also requested. He noted that PUD final site plan review, including detailed landscape and lighting plans will be submitted as part of the City's administrative site plan review process, Technical Review, and may be reviewed by Staff on behalf of the Plan Commission.

Mr. Deegan also noted that a new major residential subdivision application will be required to establish the proposed eight lots.

Staff recommends a favorable recommendation be forwarded to the Common Council with the conditions listed in the Staff Report.

*Petitioner Presentation*

Chaise Cope, 112 W Mishawaka Ave, Mishawaka, spoke on behalf of the petitioner. She stated the only condition that needs to be changed is because they are not developing 24 row houses, but will develop condos instead. The condos will be duplexes because they can no longer have one unit per lot.

Mr. Worsham asked why the plan is for duplexes instead of the original proposal.

Ms. Cope stated the original developer wanted 24 units, but that was never their intent. She stated they want three sides of the buildings open so they have windows and air moving through. She went on to say they're not trying to maximize the number of units, but to increase the quality of life. They have looked at the area and feel this is the best option.

Mr. Holtzinger questioned the parking arrangements.

Ms. Cope stated the duplexes have two car garages as well as a small pad outside the unit.

*Audience Comments*

None.

*Close Public Hearing*

*Staff Discussion:*

Mr. Ortiz stated that he likes this proposal. He also likes that there are units available without stairs for those that prefer this option

Mr. McKee agreed, stating this has been a long time coming.

*Action:*

A motion was made and seconded, Holtzinger/Manriquez, to forward a favorable recommendation to the Common Council for 20-02MA, based upon the Staff Analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

**VII.** Audience Items

None

**VIII.** Staff/Board Items

- *Permission to amend Zoning Ordinance, including Section 4270, Flood Control District Regulations, to review changes to the State of Indiana model ordinance*

Mr. Deegan referred to Ms. Yoder's memo advising that the Planning office has received information from Indiana Department of Natural Resources related to changes which have been made to the Indiana model flood control district ordinance. The memo went on to say the Planning office will review the model ordinance changes and the existing flood control district regulations in the Goshen Zoning Ordinance and requests permission to prepare an amendment to the Zoning Ordinance based upon the model ordinance changes. He explained that the Plan Commission must grant permission and authorize Staff to prepare the Zoning Ordinance amendment.

*Action:*

A motion was made and seconded, Holtzinger/Manriquez, to grant permission for Staff to prepare a Zoning Ordinance amendment for Section 4270, Flood Control District Regulations, to review changes to the State of Indiana model ordinance. The motion passed unanimously by a vote of 5-0.

Mr. McKee asked if a floodplain map would be provided to members so they know where the floodplain is. He mentioned that as a council member he oftentimes receives calls from individuals asking for this information. Mr. Deegan stated this would be a change to the ordinance language, but that he would pass this request on to the City Planner.

**IX.** Adjournment – 4:30 pm Holtzinger/Worsham

Respectfully Submitted:

/s/ Lori Lipscomb  
Lori Lipscomb, Recording Secretary

Approved By:

/s/ Jim McKee  
Jim McKee, President

/s/ Tom Holtzinger  
Tom Holtzinger, Secretary