

Minutes - Goshen Plan Commission
Tuesday, May 19, 2020 - 4:00 pm
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

I. The meeting was called to order with the following members present via electronic communication: Rolando Ortiz, Jim Wellington, Richard Worsham, Josh Corwin, and Tom Holtzinger. Member Jim McKee was physically present, along with City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: Joe McCorkel, Aracelia Manriquez, John King

II. Remote Meeting Statement

Ms. Yoder read the following emergency meeting notice: We begin this meeting during a declared public health emergency covering all of the State of Indiana.

Board members

- Richard Worsham
- Josh Corwin
- Rolando Ortiz
- Jim Wellington, and
- Tom Holtzinger

are participating in this meeting by electronic communication pursuant to Governor Holcomb's Executive Orders 20-04, 20-09 and 20-25, as well as guidance from Indiana Public Access Counsellor Luke Britt. Board member Jim McKee is physically present in City Council Chambers as we begin this meeting.

Ms. Yoder advised because some commission members are participating via electronic communication, all votes must be roll call votes, including those for approval of the minutes, and filing ordinances and reports into record.

III. Approval of minutes of 4/21/20 – A motion was made and seconded, Wellington/Worsham, to approve the minutes as presented with the following outcome: Wellington, yes; Worsham, yes; Holtzinger, yes; Ortiz, yes; McKee, yes; Corwin, yes. The motion passed unanimously by a vote of 6-0.

IV. The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into record: A motion was made and seconded, Wellington/Worsham, to accept the Filing of the Zoning and Subdivision Ordinances and Official Staff Reports into record with the following outcome: Wellington, yes; Worsham, yes; Holtzinger, yes; Ortiz, yes; McKee, yes; Corwin, yes. The motion passed unanimously by a vote of 6-0.

V. Postponements/Withdrawals
None.

VI. Rezoning (public hearing)

20-02R – Star Truck Rentals, Inc., and Abonmarche Consultants request a rezoning from Commercial B-1 and Residential R-2 to Commercial B-3 for ±2.551 acres generally located on the north side of E Lincoln Avenue near the intersection with Blackport Drive, part of a property with a common address of 2005 E Lincoln Avenue. The area to be rezoned will be incorporated into the existing Commercial B-3 area of 1715 E Lincoln Avenue to allow expanded truck parking.

Staff Report

Ms. Yoder provided background information, explaining the property at 2005 E Lincoln is currently three tax parcels and includes B-1 and R-2 zoning. She pointed out the west parcel has been part of the City since 1941 and the remaining two parcels were annexed into the City in December 2018. A single family house is located on the east side of the property and a detached storage building is located on the west parcel. She went on to explain the property at 2005 E Lincoln was acquired by Star Truck Rentals in 2019 and after the rezoning a portion of the property on the west side would become part of the existing B-3 property at 1715 E Lincoln, and would allow expanded truck parking and reconfigured stormwater retention. She noted a preliminary site plan has been submitted showing the approximate area of the proposed improvements and explained the site plan is not being reviewed by the Plan Commission or Council, but demonstrates the B-3 requirements can be met for the rezoned area and the R-2 requirements are met for the remainder.

Ms. Yoder reminded Commission members this is a recommendation to the City Council and outlined the basis for Staff’s favorable recommendation.

Petitioner Presentation

Crystal Welsh, Abonmarche Consultants, 1009 S 9th Street, spoke on behalf of the petitioner, Star Truck Rentals. She explained that her client obtained the land with the intention of expanding their B-3 use. She went on to say once they have expanded, the intention is to sell the remainder of the R-2 property and the house. She pointed out they have worked with the property owner and City Staff to make sure they can meet the buffering and drainage requirements for the commercial use and asked for a favorable recommendation to the City Council.

Audience Comments

Curtis Stoltzfus, 304 N 23rd Street, spoke to the petition. He stated he owns property immediately north of the existing Star Truck Rental property and while he’s not overly concerned about expansion to the east, he has concerns that the expansion might include expanding to the north, specifically truck and shop noise. He asked for clarification of the expansion.

Ms. Welsh stated that the plans they have been working with don’t show expanded truck parking to the north. She went on to say they are reorganizing parking to the east and for drainage in the future, noting that plan hasn’t been submitted to the City at this point. She pointed out that today’s request is only for the rezoning and to ensure the remaining property meets requirements for the residential property.

Close Public Hearing

Staff Discussion:

Mr. Worsham asked if the retention pond would be required.

Ms. Welsh stated the retention pond might be necessary if improvements move forward, but it’s not known at this time.

Action:

A motion was made and seconded, Wellington/Worsham, to forward a favorable recommendation to the Common Council for 20-02R, based upon the Staff Analysis. A roll call vote was requested with the following outcome: Wellington, yes; Worsham, yes; Holtzinger, yes; Ortiz, yes; McKee, yes; Corwin, yes. The motion passed unanimously by a vote of 6-0.

VII. Audience Items
None

VIII. Staff/Board Items

- Ms. Yoder advised Commission members that John King has resigned from the Plan Commission, as he is moving to Pennsylvania. Ms. Yoder thanked Mr. King for his service.
- Ms. Yoder advised that according to City’s current plans, the June 16 meeting will be held in the Council Chambers for all members. Staff will advise Commission members of any updates.

IX. Adjournment – 4:20 pm Wellington/Worsham

Respectfully Submitted:

/s/ Lori Lipscomb
Lori Lipscomb, Recording Secretary

Approved By:

/s/ Jim McKee
Jim McKee, President

/s/ Tom Holtzinger
Tom Holtzinger, Secretary