

Minutes - Goshen Plan Commission  
Tuesday, July 19, 2022 - 4:00 pm  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

**I.** The meeting was called to order with the following members present: Josh Corwin, Tom Holtzinger, Doug Nisley, Hesston Lauver, Rolando Ortiz, and Caleb Morris. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: Richard Worsham, Aracelia Manriquez, James Wellington

**II.** Approval of Minutes of 5/17/22 – Holtzinger/Morris 6-0

**III.** The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into the record: Holtzinger/Morris 6-0

**IV.** Postponements/Withdrawals - None

**V.** Audience Items - None

**VI.** Staff/Board Items

*Order of the Goshen Plan Commission Determining that an Amending Declaratory Resolution and Economic Development Plan Approved and Adopted by the Goshen Redevelopment Commission Conform to the Comprehensive Plan and Approving Said Resolution and Economic Development Plan*

Ms. Yoder explained these requests come to the Plan Commission periodically for the Tax Increment Financing (TIF) Districts, which all have a development plan and need to conform to the Comprehensive Plan. Today's request is to create a new allocation area within an existing TIF for apartment development at 1006 S Indiana Avenue. She referred to a map in Commission members meeting packet which shows the current area, and noted a smaller map shows the two parcels being removed to create the new allocation area. She noted the project activities are included on the last page (Exhibit B) of the packet. She provided examples showing the proposed amendment is consistent with Land Use, Neighborhoods & Housing, Community Services & Facilities, and Transportation goals and objectives of the Comprehensive Plan.

She asked that the Commission take action to approve the written order.

Mr. Holtzinger asked if the TIF areas must be contiguous.

Ms. Yoder replied evidently not, and no one is present from Redevelopment to answer that question.

*Action:*

A motion was made and seconded, Holtzinger/Morris, to approve the *Order of the Goshen Plan Commission Determining that an Amending Declaratory Resolution and Economic Development Plan Approved and Adopted by the Goshen Redevelopment Commission Conform to the Comprehensive Plan and Approving Said Resolution and Economic Development Plan*. The motion passed unanimously by a vote of 6-0.

**VII.** Adjournment – 4:05 pm Nisley/Holtzinger

Respectfully Submitted:

/s/ Lori Lipscomb

Lori Lipscomb, Recording Secretary

Approved By:

/s/ Richard Worsham

Richard Worsham, President

/s/ Tom Holtzinger

Tom Holtzinger, Secretary