

Minutes - Goshen Plan Commission
Tuesday, August 15, 2023 - 4:00 pm
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

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

II. Approval of minutes of 7/18/23 – Holtzinger/Morris 6-0

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

IV. Postponements/Withdrawals - None

V. Rezoning (public hearing)

23-02R – PRIMECO, Inc., Aby Mohamed of Aby Groups, and Woolpert request a rezoning from Residential R-2 District to Commercial B-3 District for property to be redeveloped with 1102, 1106 and 1110 W Pike Street. The subject property is ±0.19 acres, generally located on the west side of High Street, immediately south and adjacent to the parcel on the southwest corner of High Street and Pike Street, with no common address, described as Lot Numbered Ten (10) in West View Addition to the City of Goshen, including the south half of the vacated alley adjacent to and north of the described lot.

Staff Report:

Ms. Yoder explained where this parcel is located and stated if the rezoning is approved, the developer intends to include this parcel with 1102, 1106, and 1110 W Pike Street for the development of a restaurant on one zoning lot. The W Pike Street parcels are not included in this request because they are already zoned Commercial B-3. She noted the primary use of the High Street parcel will likely be for drainage. She explained the B-3 district regulations require increased side and rear setbacks adjacent to residential land use, and the B-3 zoning district requires landscaping screening. She went on to say this rezoning is not subject to site plan review, but a preliminary site plan has been provided for informational purposes only. She noted that if this rezoning is approved, developmental variances will be required from the BZA for the overall zoning lot. She pointed out that the parcel being discussed today should be able to meet the increased residential setback and requirements of the landscaping screening and noted that a zoning change for the High Street parcel is consistent with development along this corridor.

Ms. Yoder stated for the record that the Planning Office received three inquiries about the use of the overall property, but no other questions. Staff recommends a favorable recommendation to Council.

Petitioner Presentation:

Ryan Walter, 6010 Oakwood Drive, Lisle, IL spoke on behalf of the petitioner. He stated Woolpert is the design engineer and architect for the project. He explained that this is the area where they plan the dry bottom detention, which should provide a natural buffer between the residential use and the restaurant. He went on to say they also anticipate heavy landscaping between the two uses.

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, Nisley/Holtzinger, to forward a favorable recommendation to the Goshen Common Council for 23-02R based upon the Staff Analysis. The motion passed unanimously by a vote of 6-0.

VI. Audience Items
None

VII. Staff/Board Items
None

VIII. Adjournment – 4:08 pm Nisley/Morris

Respectfully Submitted:

/s/ Lori Lipscomb
Lori Lipscomb, Recording Secretary

Approved By:

/s/ Richard Worsham
Richard Worsham, President

/s/ Tom Holtzinger
Tom Holtzinger, Secretary