

Minutes - Goshen Plan Commission
Tuesday, February 20, 2024 - 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, Doug Nisley, Aracelia Manriquez, Caleb Morris, and Rolando Ortiz. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: Hesston Lauver, James Wellington

II. Approval of Minutes from 1/16/24 – Holtzinger/Morris 6-0

III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record – Holtzinger/Morris 6-0

IV. Postponements/Withdrawals - None

V. Zoning Ordinance Text Amendment (public hearing)

24-010A – The Goshen Plan Commission requests an amendment to the Goshen Zoning Ordinance, Ordinance 3011, Flood Control District (Overlay) Regulations and Definitions, based upon the State of Indiana Model Ordinance for Flood Hazard Areas. The amendment is proposed in order to make changes based on recent updates to the Indiana Model Ordinance, to continue compliance with the minimum participating criteria of the National Flood Insurance Program (NFIP). Changes include new, amended and deleted definitions, and regulation updates with expanded language, to add clarity and detail for existing regulations, including more detailed and specific Floodway regulations.

Staff Report:

Ms. Yoder explained the packet provided to Commission members contains a copy of the existing Zoning Ordinance, with the proposed changes in red and everything to be deleted redlined. For reference, she also included a few definitions which are not changing, but are related to flood regulations. The two sections of the Zoning Ordinance being updated are Section 2110, Definitions of Words and Phrases, and Section 4270, Flood Control District Overlay Regulations.

She explained the City of Goshen participates in the National Flood Insurance Program, which is required in order to make flood insurance available to Goshen property owners. She explained participation and ordinance requirements are established by FEMA and the State of Indiana, noting that FEMA sets regulations for the State and the State passes those regulations to us. She commented that the most recent update to the Flood Control District was in 2020, and since that time there have been changes to the State of Indiana Model Ordinance.

On November 21, 2023, the Plan Commission authorized Staff to prepare updates to bring Goshen's regulations in line with the model ordinance. The model is provided by the State of Indiana Division of Natural Resources, Division of Water, and they have reviewed and approved the draft amendment. Ms. Yoder remarked that this update is primarily expanded language with more detail and specific floodway regulations. She provided a couple examples of the expanded details, explaining they are not new regulations; they simply provide more step by step detail.

She noted this is a recommendation to the City Council.

Audience Comments:

None

Close Public Hearing

Staff Discussion:

None

Action:

A motion was made and seconded, Nisley/Holtzinger, to forward a favorable recommendation to the Goshen Common Council for 24-01OA, based upon the Staff Analysis and the State of Indiana’s Model Ordinance for Flood Hazard Areas. The motion passed unanimously by a vote of 6-0.

VI. Audience Items

None

VII. Staff/Board Items

Ms. Yoder noted for the record that Aracelia Manriquez has been reappointed by the Mayor to a four-year term. She is a citizen member and the Planning Office has received her signed residency form.

VIII. Adjournment – 4:11 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