

Minutes - Goshen Plan Commission  
Tuesday, June 18, 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, James Wellington, and Rolando Ortiz. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: Caleb Morris, Aracelia Manriquez, Hesston Lauver

**II.** Approval of Minutes from 5/21/24 – Holtzinger/Wellington 5-0

**III.** Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record - Holtzinger/Wellington 5-0

**IV.** Postponements/Withdrawals - None

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

**24-01MA** – Ryan’s Place, Inc., Surveying and Mapping, and Ancon Construction, Inc., request a PUD major change for an alternative landscape plan to replace required full bufferyard landscaping with modified partial landscaping (west side) and parking lot screening and street trees (north side), to review required parking spaces per offices standard, and to allow a 10’ west side driving aisle setback (where 25’ is required), and PUD preliminary site plan approval for site development of an office use (Ryan’s Place). The subject property is ± 9.6 acres, generally located on the south side of Regent Street, east of Weymouth Blvd, zoned Commercial B-4PUD, part of Waterford Commons PUD.

*Staff Report:*

Ms. Yoder provided background information on the Waterford Commons PUD, noting it was established in December 1989 and included a range of residential zoning and two Commercial B-4 areas. She explained that much of the residential land has been developed, but the two B-4 areas remain undeveloped. She went on to say the original PUD allowed uses permitted by the applicable zoning district, so the proposed use is permitted.

The proposal for this project is for a single story office building and parking for Ryan’s Place. Today’s discussion is for a PUD major change which includes approving an alternative landscape plan, review of required parking spaces for office standards, and to allow a 10’ west side driving aisle setback. She had the following comments regarding the request:

*Alternative Landscape Plan:*

- The Zoning Ordinance requires full bufferyard landscaping (a 6’ mound with landscaping) when the B-4 District is adjacent to residential land use. Residential land use is to the west, and north across Regent Street.
- The B-4 District is intended for retail and service uses and prohibits some of the more intense commercial uses such as auto related uses. Auto related uses are permitted in the B-3 District and the B-3 District does not require full bufferyard landscaping adjacent to residential land use.
- The full bufferyard landscaping may not be warranted, but screening similar to partial landscaping is recommended. The Zoning Ordinance includes a specific formula for partial landscaping and does not allow Staff to approve an alternative to bufferyard landscaping.
- The site plan shows easements in the area where the landscaping is required; the alternative landscape plan proposes landscaping at the edge of both easements and includes modified partial landscaping along the west side. The plan provides adequate screening and the final location will be based on final site plan review by all departments.
- Staff recommends all landscaping shown on the alternative landscape plan be planted as part of the first phase of development and the Zoning Ordinance requires that it be maintained permanently. Additionally, any added parking in the future would require additional screening.

*Parking:*

The B-4 District has a specific formula for parking spaces, but because this site is for an office use Staff recommends parking follow the formula for office uses, which will provide a more appropriate standard for this site. She went on to say this parking approval should apply when the primary use onsite is for an office. If the use changes in the future, the B-4 parking should likely apply.

*Reduced Setback for West Driving Aisle:*

There is an existing curb cut opposite Weymouth Blvd that will now become an entrance to the site. That curb cut results in a 10’ west side driving aisle setback at the north end of the driveway. It widens to 25’ approximately 160’ south of the Regent Street property line. She explained the entrance is existing and needs to remain aligned with Weymouth Blvd. The 10’ setback will provide adequate space between the drive and the property line.

PUD preliminary site plan approval is also requested to establish the preliminary site plan and the preliminary alternative landscape plan.

Staff recommends the Plan Commission forward a favorable recommendation to the Council based on the Staff analysis and the conditions listed in the Staff Report.

She noted for the record, three letters of support were received by the Planning Office and copies of those letters from Waterford Crossing, Cherry Creek, and Greg & Charlotte Hoogenboom were provided to Commission members at today's meeting. There was also one inquiry from Winchester Trails asking for additional details.

*Petitioner Presentation:*

Debra Hughes, 2810 Dexter Drive, Elkhart, spoke on behalf of the petitioner. She introduced representatives of Ancon Construction Company and Ashley Bowen, the owner's representative.

Ashley Bowen, 1530 Pine Ridge Court, Elkhart, spoke to the petition, and stated she is the board chair for Ryan's Place. She provided history of Ryan's Place, explaining it began as a grief support group for children and has evolved into a support group for families, and parents who have suffered the death of a child. She explained they have moved around to different facilities over the years and now it's time for Ryan's Place to have their own home.

Ms. Hughes explained this property will contain offices and open areas for programs and staff. It will also consolidate their staff and programs in one location. She went on to say this is surrounded by residential uses and will be a fairly low intensity use, much lower than a commercial shopping district that was originally planned for the site. She also discussed the site plan, giving more details on the planned building, parking, drainage, lighting, etc. Additionally, she discussed preliminary plans for future expansion.

*Audience Comments:* None

*Close Public Hearing*

*Staff Discussion:* None

*Action:*

A motion was made and seconded, Wellington/Holtzinger, to forward a favorable recommendation to the Goshen Common Council for the PUD major change and PUD preliminary site plan, based upon the Staff Analysis and with the noted conditions. The motion passed unanimously by a vote of 5-0.

**VI.** Audience Items - None

**VII.** Staff/Board Items - None

**VIII.** Adjournment – 4:18 pm Wellington/Nisley

Respectfully Submitted:

/s/ Lori Lipscomb  
Lori Lipscomb, Recording Secretary

Approved By:

/s/ Richard Worsham  
Richard Worsham, President

/s/ Tom Holtzinger  
Tom Holtzinger, Secretary