

Minutes - Goshen Plan Commission
Tuesday, September 17, 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, Caleb Morris, Tom Holtzinger, Doug Nisley, James Wellington, Aracelia Manriquez, and Rolando Ortiz. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: Hesston Lauver
- II. Approval of Minutes from 6/18/24 – Holtzinger/Wellington 7-0
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record – Holtzinger/Nisley 7-0
- IV. Postponements/Withdrawals - None

V. Primary Subdivision (public hearing)

24-04SUB – Last Dance LLC and Abonmarche Consultants request primary approval of a major industrial subdivision, Replat of Lot 1A of the Replat of East College Avenue Industrial Park, to divide Lot 1A into eight (8) individual lots. The subject property contains ±113.62 acres, and is generally located on the north side of College Avenue, between Brinkley Way East and Brinkley Way West, zoned Industrial M-1.

Staff Report:

Ms. Yoder reminded Commission members that the Plan Commission has exclusive control over primary and secondary subdivision approval. She explained that a subdivision replat follows the applicable major or minor subdivision process, which in this case is a major subdivision, and approval can only be granted if the conditions of the Goshen Subdivision Ordinance are met. Following primary approval, any Zoning Ordinance deficiencies require BZA approval and that approval must be in place prior to secondary approval.

The proposed replat of Lot 1A will divide Lot 1A into 8 individual lots. Each lot must meet the requirements of the M-1 zoning district and she noted the interior side parking setback and the rear parking aisle setback are not met, requiring BZA approval.

She summarized that the entire lot began development as a single zoning lot which means there is currently cross access and zero foot setbacks internally. In order to divide into 8 lots, they must be able to meet the requirements. She commented that shared driveways are located between the lots, requiring cross access easements, including fire access, and the fire access easement also needs to include fire hydrant location. She went on to explain the buildings are so large, that one fire hydrant may not be sufficient if there is a fire, making access between the lots important in case more than one hydrant needs to be utilized. For this reason, there should be no internal fencing within the subdivision, and staff recommends a plat restriction prohibiting internal fencing between the lots.

A storm sewer is another shared easement and there were some new public storm sewer easements created with the recent replat, but this replat also requires private sewer easements. A distinction needs to be made between the private and public storm sewer easements.

A perimeter fencing plan is also included in the staff report and because it crosses lot lines, BZA approval will be required. The plan also shows the fence crossing over the private storm sewer and access easements, so Staff recommends a plat note allowing the perimeter fencing to cross easements. She went on to say that typically the plat prohibits encroachments in easements, but in this case it's a private easement and if this is what the owner wants it should be shown as allowed on the subdivision plat. She noted this would be at the shared entrances only.

Shared parking is proposed on the west side for Lots 9-12, and an easement is required crossing all four lots. The Zoning Ordinance generally requires parking on the same lot as the structure, so the shared parking requires approval from the BZA.

Staff recommends approval of the primary subdivision with the conditions listed in the Staff Report.

Petitioner Presentation:

Crystal Welsh, Abonmarche, 303 River Race Drive, spoke on behalf of the petitioner, noting they are doing the site engineering for the project. As mentioned, the site was initially intended to operate as one large facility, but as they have been up and operating, they've found it makes sense for each building to be on its own lot. There is a lot of work going on to establish legal rights-of-way so people can get to where they need to be via easements as opposed to publicly dedicated roads. A main concern is fire safety and making sure the internal driveways are large enough to accommodate fire trucks. This is all in progress and they have discussed Staff's comments with the property owner, who has no concerns with the recommended conditions.

Mr. Worsham asked if the intention is for these lots to have separate owners.

Ms. Welsh responded it's her understanding this is not their short-term goal, but it will give them the opportunity to do so in the future.

Audience Comments:

None

Close Public Hearing

Staff Discussion:

There was no discussion amongst Staff members.

Action:

A motion was made and seconded, Wellington/Morris, to grant primary approval for 24-04SUB, based upon the Staff Analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 7-0.

VI. Audience Items

None

VII. Staff/Board Items

None

VIII: Adjournment – 4:11 pm Morris/Holtzinger

Respectfully Submitted:

/s/ Lori Lipscomb

Lori Lipscomb, Recording Secretary

Approved By:

/s/ Richard Worsham

Richard Worsham, President

s/s Tom Holtzinger

Tom Holtzinger, Secretary