

Minutes - Goshen Plan Commission  
Tuesday, October 15, 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, Hesston Lauver, Tom Holtzinger, Doug Nisley, and Aracelia Manriquez. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: Caleb Morris, James Wellington, Rolando Ortiz

**II.** Approval of Minutes from 9/17/24 – Holtzinger/Nisley 5-0

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

**IV.** Postponements/Withdrawals - None

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

**24-02MA** - Cherry Creek, LLC, Waterford Commons Business Park, LLC, City of Goshen, and Abonmarche Consultants request a PUD major change and PUD preliminary site plan approval for changes to Cherry Creek PUD, a mixed use residential/commercial development, zoned Residential R-3PUD. The Cherry Creek PUD is ±235 acres, including adjacent right of way and parcels intended for right of way, generally located west of Dierdorff Road, north of Waterford Mills Parkway, east of Regent Street, and south of Waterford Mills Parkway on both sides of Regent Street. The Cherry Creek PUD major change/PUD preliminary site plan proposes:

- New mixed use townhome style buildings in place of some mixed use condo style buildings, with shared access across multiple lots;
- Conditional Uses of pickleball/tennis courts, community centers, child care centers, parks/playgrounds, and swimming pools located on the same lot as a residential use without screening and with no minimum setback for buildings/structures adjacent to residential use/zoning;
- Non-permanent food vendors (food trucks) allowed in mixed use areas with no Conditional Use permit, only during Cherry Creek approved events, with electrical hookups provided and no generators;
- Bollard style light fixtures added along walkways, trails and in common spaces;
- Entrance signs updated and a new interior freestanding sign added;
- Typical landscaping exhibits added to PUD (no change to standards); and
- Active transportation network updated.

*Staff Report:*

Ms. Yoder reminded Commission members this is a recommendation to the Council. She noted the existing PUD was established in 2023 and the current request is to amend the original PUD and to adopt a new PUD site plan. She gave a brief description of the following items which are part of the request:

- *Townhome Lots Shared Access* – Proposed amendment is for a new 3-story townhome building. Some would be residential only and some are proposed with commercial on the first floor and residential on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Each townhome unit would be a single story and this proposal would replace 6 condo buildings in the southwest section of the main development. The use is permitted, but shared access across multiple lots is proposed, which requires approval.
- *Conditional Uses & Food Trucks* – In addition to the uses permitted and prohibited by the original Cherry Creek PUD, the amendment proposes conditional uses of pickleball/tennis courts, community centers, child care centers, parks/playgrounds, and swimming pools permitted on lots with residential uses without screening and without setback requirements for buildings and structures adjacent to residential use/zoning. Staff feels this is a reasonable request because of the mixed commercial and residential uses. The amendment would also permit licensed food trucks in mixed use areas, but only at Cherry Creek approved events, not for general vending. Electrical hookups would be provided; no generators permitted.
- *Lighting* – Bollard style light fixtures would be added along walkways, trails, and in common spaces.

- *Signs* – Updated entrance signs and a new interior freestanding sign on the plaza near the two condo buildings in the main development. Proposed signs are consistent with the existing Cherry Creek PUD.
- *Landscaping* – Detailed plans are required as part of the PUD final site plan and partial landscaping options previously approved will remain in place.
- *Sidewalks & Trails* – An updated Active Transportation Network layout has been provided and will replace the original exhibit.
- *PUD Preliminary Site Plan (Exhibit K)* – Except as modified by the major change, the updated PUD preliminary site plan is consistent with the approved Cherry Creek PUD.

Staff recommends the Plan Commission pass a favorable recommendation to the Council.

*Petitioner Presentation:*

Crystal Welsh, Abonmarche, 303 River Race Drive, spoke on behalf of the petitioner. She stated they have been working closely with Staff to develop a new site plan and explained the biggest change is the addition of townhome style buildings and fewer condominiums. They feel that offering a different type of housing is a good change. Some townhomes will be three story residential and others will be two story residential, with retail on the main level. She asked that the Commission pass a favorable recommendation to the Council.

*Audience Comments:*

None

*Close Public Hearing*

*Staff Discussion:*

There was no discussion amongst Staff members.

*Action:*

A motion was made and seconded, Holtzinger/Nisley, to forward a favorable recommendation to Council for 24-02MA, based upon the Staff Analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

**VI. Primary Subdivision (public hearing)**

**24-05SUB** – Cherry Creek, LLC, Waterford Commons Business Park, LLC, and Abonmarche Consultants request primary subdivision approval for a 522-lot major mixed use (residential & commercial) subdivision, Cherry Creek. The subject property is generally located west of Dierdorff Road, north of Waterford Mills Parkway, east of Regent Street, and south of Waterford Mills Parkway on the west side of Regent Street, containing ±180 acres, zoned Residential R-3PUD.

*Staff Report:*

Ms. Yoder explained this request will replace the existing primary subdivision which was approved by the Plan Commission in January, 2024. She explained if it doesn't meet the requirements, it must be approved with conditions and after evaluating the subdivision plan, conditions need to be part of the approval.

She noted that a lot of the comments are for technical issues, such as setbacks, street names, labels, lot number sequence, etc. She explained that the subdivision follows the proposed new layout and staff recommends the Plan Commission grant primary approval with conditions. She went on to say that except as noted, the Zoning Ordinance and Subdivision Ordinance requirements are met, and approval is contingent on conformance with the final Cherry Creek PUD.

*Petitioner Presentation:*

Crystal Welsh, Abonmarche, 303 River Race Drive, spoke on behalf of the petitioner. She stated the change from condominium to townhome style, required them to redesign the entire subdivision. She explained the roads are different and the six condos were on six lots; now that the new townhomes have been added, each is on an

individual lot. The central green space has also been enlarged. She went on to say Phase 2 on the east side of the property has not been changed. Most of the changes are on the west side where the condominiums were replaced with townhomes. She advised they are still waiting on Tech Review and any required changes will be made at that time.

*Audience Comments:*

None

*Close Public Hearing*

*Staff Discussion:*

There was no discussion amongst Staff members.

*Action:*

A motion was made and seconded, Nisley/Holtzinger, to grant primary approval for 24-05SUB, based upon the Staff Analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

**VII.** Audience Items

None

**VIII.** Staff/Board Items

None

**IX:** Adjournment – 4:17 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