

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

II. Approval of Minutes from 10/15/24 – Holtzinger/Lauver 7-0

III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record – Holtzinger/Wellington 7-0

IV. Postponements/Withdrawals - None

V. Minor Subdivision (public hearing)

24-06SUB – River Art, LLC, City of Goshen Redevelopment, and Abonmarche Consultants request approval of a two-lot minor subdivision, Replat of Lot A in Hawks Building Minor Subdivision, to separate the building from the undeveloped land, with the undeveloped land to be transferred to the City of Goshen for public green space and possible underground stormwater management area. The subject property is Lot A of Hawks Building Minor Subdivision, generally located at 303 River Race Drive, zoned Commercial B-2PUD.

Staff Report:

Ms. Yoder explained this is Lot A of Hawks Building Minor Subdivision. The subdivision had two lots, A & B, which split the existing building on the property. Lot A has the north portion of the Hawks building which is mixed use residential and commercial. It has pedestrian access to the Millrace Canal and an undeveloped area north of the pedestrian access. The purpose of the subdivision is to separate the building from the undeveloped land, with the undeveloped land to be transferred to the City of Goshen for public green space and possibly an underground stormwater management area. She advised that the B-2 and Hawks Building PUD requirements are met, but referred to a list of technical corrections for the plat which have been listed in the Staff Report. She explained that because conditions and corrections are required, the minor subdivision can't be approved in one phase. Corrections will need to be submitted for review by staff, then the plat will be accepted by the Board of Works, followed by approval and signing by staff on behalf of the Plan Commission.

Staff recommends the Plan Commission grant conditional approval with the listed conditions.

Petitioner Presentation:

Brad Mosness, Abonmarche, 303 River Race Drive, spoke on behalf of the petitioner. He stated they will address the City's comments and resubmit for review.

Mr. Lauver questioned how the underground water containment would work.

Mr. Mosness stated it is his understanding the green area being split off will be used for a future drainage system for the property directly east of it.

Ms. Yoder added there is a vacant lot on the east side of River Race Drive. At one time, it was proposed for River Art Apartments and part of their stormwater detention was underground storage on this lot. The design isn't done, but it's preparing for that possibility. There would be no surface storage; it would all be underground with greenspace above.

Mr. Wellington asked who will manage the greenspace.

Ms. Yoder responded it will belong to the City of Goshen. She stated she doesn't know if anything has been decided, but it could become a park.

Mr. Wellington asked how water is stored underground.

Dustin Sailor, Director of Public Works, responded the intent is for the runoff from the roof and hard surface area across the street to drain through pipes under the road, go through an infiltration chamber, and eventually discharge into the Millrace.

Audience Comments:

J.C. Schrock, 1516 S Indiana Avenue, spoke to the petition. He stated he and his wife own 315 S 3rd Street and asked if the City owns this property, including the Hawks Building.

Ms. Yoder replied the property is owned by River Art, LLC.

Mr. Schrock asked if River Art also owns the property across the street.

Ms. Yoder responded she did not know who owns that property.

Mr. Schrock stated he has no concerns with subdividing the parcel and asked if River Art will still own both parcels.

Ms. Yoder replied that River Art would own Lot 2 which is the north end of the Hawks Building and Lot 1 would be transferred to the City of Goshen. Ms. Yoder went on to say the north section (Lot 1) was always intended for greenspace and underground storage; it is just happening now so the City can own the property.

*Close Public Hearing**Staff Discussion:*

There was no discussion amongst Staff members.

Action:

A motion was made and seconded, Wellington/Holtzinger, to grant conditional approval for 24-06SUB, 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

- *2025 Plan Commission & Board of Zoning Appeals Schedule – Approval*

Ms. Yoder noted for the record that the 2025 Plan Commission and BZA calendar with meeting dates and filing deadlines is included in the packets and a motion and vote is required by the Plan Commission.

Action:

A motion was made and seconded, Lauver/Wellington, to approve the 2025 Plan Commission and Board of Zoning Appeals schedule. The motion passed unanimously by a vote of 7-0.

- *Report of the Goshen Economic Development Commission Concerning the Proposed Project to Serve an Economic Development Facility for Cherry Creek, LLC*

Ms. Yoder explained this report is required to be presented to the Plan Commission and noted in the minutes that it was presented. The action occurs at the time it is received, with the chair of the Plan Commission signing to acknowledge the report has been received, and Richard has already done that. It is on the agenda now because there was no meeting in November. No further action is required and it will be noted in the minutes that the report was presented to the Plan Commission.

VIII: Adjournment – 4:14 pm Nisley/Holtzinger

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Richard Worsham, President

Tom Holtzinger, Secretary