

Minutes - Goshen Plan Commission  
Tuesday, May 20, 2025 - 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, Hesston Lauver, Doug Nisley, Aracelia Manriquez, and Dustin Sailor. Also present were Assistant City Planner Rossa Deegan and Assistant City Attorney James Kolbus. Absent: Rolando Ortiz and James Wellington

**II.** 2025 Plan Commission Appointments

- *Richard Worsham - Citizen Appointment by Mayor, Appointed 2/26/25 for 4-year term 1/1/25-12/31/28*
- *Dustin Sailor – City Civil Engineer, ongoing appointment*
- *Vacant - Annual Appointment by the Board of Public Works & Safety*

Mr. Deegan explained that Richard Worsham's appointment is to replace Caleb Morris and that we're still waiting on the Board of Works appointment. Dustin Sailor, City Civil Engineer, is an ongoing appointment.

Mr. Worsham noted that the vacant Board of Public Works & Safety appointment was his previous position.

**III.** Approval of Minutes from 1/21/25 – Nisley/Holtzinger 6-0

**IV.** Postponements/Withdrawals – None

**V.** Audience Items - None

**VI.** Staff/Board Items

- Order of the Goshen Plan Commission Determining that Resolutions Amending Certain Declaratory Resolutions Approved and Adopted by the Goshen Redevelopment Commission Conform to the Comprehensive Plan of the City of Goshen and Approving Said Amending Declaratory Resolutions

Mr. Deegan stated the Redevelopment Commission recently adopted four resolutions that make changes to three different TIF districts. The three districts are the Southeast Consolidated Area, the River Race/US 33 Consolidated Area, and the Lippert/Dierdorff Area. These are adding revenue expenditures, changing expiration dates, and a couple of the TIF areas are expanding slightly. He explained the Comprehensive Plan, enacted by the Plan Commission, is a document that the TIF areas should support and approval today will confirm that the three TIF districts still support the comprehensive plan. He went on to explain that these are still TIF areas that are developing public infrastructure. They're installing water mains, sewer mains, sidewalks, etc. He also pointed out that in the Economic Development section of the comprehensive plan, they are providing essential infrastructure to facilitate economic growth. Under the Community Services & Facilities section, he noted they are maintaining and upgrading existing utility infrastructure. He went on to say these TIF districts are still supporting multiple areas. He noted that Staff from Redevelopment is not present.

Mr. Nisley stated that if it weren't for Redevelopment, the City wouldn't be where we are with some of

the projects and growth. Goshen has operated their redevelopment well and has been very beneficial to the City.

Action:

A motion was made and seconded, Nisley/Holtzinger, to approve the *Order of the Goshen Plan Commission Determining that Resolutions Amending Certain Declaratory Resolutions Approved and Adopted by the Goshen Redevelopment Commission Conform to the Comprehensive Plan of the City of Goshen and Approving Said Amending Declaratory Resolutions*. The motion passed unanimously by a vote of 6-0.

- Mr. Deegan noted for the record that a signed residency form has been received from Richard Worsham.
- Mayor Leichty asked if the electronic meeting policy would be discussed at today's meeting. Mr. Deegan stated that it is not on the agenda.

**XI.** Adjournment – 4:09 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