

Minutes - Goshen Plan Commission
Tuesday, January 15, 2019 - 4:00 pm
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

I. The meeting was called to order with the following members present: Connie Garber, Rolando Ortiz, Jim McKee, Leslie Biek, John King and Tom Holtzinger. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: Joe McCorkel, Aracelia Manriquez

II. 2019 Plan Commission Appointments

- *Connie Garber – Annual appointment by the Board of Public Works & Safety*
- *Rolando Ortiz – Citizen appointment by Mayor, reappointed 01/01/19-12/31/22*
- *Park Board appointment – In process*

Ms. Manriquez joined the meeting at 4:02 pm

III. Election of 2019 Officers

- *President*
- *Vice President*
- *Secretary*

Action:

A motion was made and seconded, Holtzinger/King, to reappoint Connie Garber as President, Jim McKee as Vice-President, and Tom Holtzinger as Secretary. The motion passed unanimously by a vote of 7-0.

IV. Approval of 2019 Plan Commission & BZA Schedule – Holtzinger/McKee 7-0

V. Approval of minutes of 11/20/18 – Holtzinger/Manriquez 7-0

VI. The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into record: Holtzinger/Manriquez 7-0

VII. Postponements/Withdrawals
None

VIII. Rezoning, PUD Major Change, & PUD Preliminary Site Plan (public hearings)

19-01R & 19-01MA – Goshen Hospital Association, Inc., DJ Construction Company, and Abonmarche Consultants, Inc., request a rezoning for 2104, 2110 & 2112 S Main Street from Residential R-1 to Commercial B-3PUD (Planned Unit Development), a PUD major change to incorporate 2104, 2110 & 2112 S Main Street into the Goshen Professional Park PUD, with residential/office use permitted for 2110 and 2112 S Main Street, and PUD preliminary site plan approval for the construction of an approximate 19,300 square foot office building and associated parking. The subject property is generally located at 2006, 2012, 2014, 2016, 2018, 2034 & 2100 S Main Street, zoned Commercial B-3PUD, and at 2104, 2110, & 2112 S Main Street, zoned Residential R-1.

Staff Report

Ms. Yoder explained the rezoning, PUD major change, and PUD preliminary site plan approval are all recommendations to Council. She provided background information on the establishment of the PUD, noting that several major changes to the PUD have been approved since the PUD was established in 1991. Included in those changes was the addition of land. The current request would rezone three parcels from R-1 to B-3PUD. The three existing structures, one of which is currently being used as an office, would remain. A new office building and associated parking is proposed. She explained the property at 2104 S Main is not currently part of the PUD, but was granted a use variance in 2005, allowing a professional office, and has been used as such since that time. Employee parking was to be provided from within the PUD or within the attached garage. This site has retained the

driveway from State Road 15 and Staff recommends that driveway be removed as part of the current request. She noted there is also a driveway between 2018 and 2100 S Main Street and recommends removal of the driveway be evaluated. One of the goals is to eliminate unnecessary access, which will increase safety along this corridor. She explained there is a parking lot between the two buildings which could probably be connected to the internal parking lot, but would be subject to review by Goshen Fire Department. She pointed out that offices are generally a non-intensive use and this PUD allows primarily professional offices. She noted the northern section of the PUD which is currently a medical office, allows some additional commercial uses. She explained that offices are permitted in all commercial zoning districts, including as a conditional use in the B-1 neighborhood commercial district. She explained that many PUDs include commercial and office uses, mixed with residential uses. She used Greencroft, Waterford Commons, and Dellameade (West Lincoln Avenue) as examples.

She explained the B-3 District adjacent to residential zoning requires a 20' side building/parking/driving aisle setback and partial landscaping adjacent to residential land use. She went on to say the Goshen Professional Park PUD already requires a 35' minimum building setback adjacent to all property lines, along with a 20' minimum parking/driving aisle setback for all property lines. Landscaping screening is also required. In this case the B-3 district requirements are met or exceeded by the PUD.

The PUD major change will add the three rezoned parcels to the PUD and the existing structures at 2104, 2110 and 2112 S Main will remain, with 2104 S Main continuing as an office and 2110 and 2112 S Main are proposed for residential and/or office use. She stated as long as the two properties are used for residential, the SR 15 access can remain, but when those structures are converted to office use, Staff recommends the driveway access to SR 15 be removed. Access and parking should be provided from within the PUD.

Preliminary PUD site plan approval is requested for a proposed 19,300 square foot office building and associated parking. All developmental and PUD requirements have been met. The final landscaping and lighting plans will be submitted with the PUD final site plan and will be approved administratively by Staff on behalf of the Plan Commission.

Staff recommends the Plan Commission forward a favorable recommendation to the City Council for the rezoning, PUD major change, and PUD preliminary site plan approval.

Ms. Yoder noted for the record that Commission members were provided written comments and photos, received from James and Patricia Yoder, 2214 S Main Street, regarding this petition. She also noted that Mr. and Mrs. Yoder were unable to attend today's meeting.

Petitioner Presentation

Mark Podgorski, 200 High Park Avenue, Goshen, spoke on behalf of the petitioner. He stated this office building will house many of their back office hospital functions that don't need to be on the hospital campus. He stated he's here to answer any questions.

Mr. King asked if Mr. Podgorski had received a copy of the handout and if he had any comments.

Mr. Podgorski stated he had a copy of the handout and with the landscaping shown on the site plan, he feels it will be difficult to see the parking lot from the trail. He stated he doesn't feel this will impact the area very much.

Audience Comments

Ann Hughes, 2105 S Main, spoke to the petition. She asked for clarification on the location of the proposed building.

Ms. Yoder responded that the office building is directly behind 2110 and 2112 S Main.

Ms. Hughes asked if everyone would eventually enter the property at the north access. If so, she asked if a traffic signal would be installed at that location.

Attorney Kolbus explained that is a State road and a traffic study would have to be conducted to see if a traffic signal was necessary.

Ms. Biek stated with office use here, she doesn't feel it would meet the State's requirements for a traffic signal, but

a traffic study would determine that.

Ms. Hughes asked if the existing houses will be demolished.

Ms. Yoder responded that there are currently three houses, and 2104 S Main is already being used as an office. The houses at 2110 and 2112 will remain and will be used either for residential or office use.

Ms. Hughes asked the timeframe for this.

Ms. Yoder replied the petitioner will need to address this.

Rebuttal:

Mr. Podgorski addressed Ms. Hughes' concerns. He stated that pending approvals, they hope to begin construction in April of this year. He went on to say that while they anticipate the houses at 2110 and 2112 S Main will remain residential, it's possible that will change to office use sometime in the future. At this point there is no intention of demolishing the houses.

Close Public Hearing

Action:

A motion was made and seconded, Holtzinger/Biek, to forward a favorable recommendation to the Goshen Common Council for 19-01R, 19-01MA, and for the PUD preliminary site plan approval, based upon the Staff Analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 7-0.

IX. Audience Items
None

X. Staff/Board Items
Ms. Yoder noted for the record that a signed residency form (Exhibit S/B #1) has been received from Rolando Ortiz.

XI. *Adjournment* – 4:20 pm

Respectfully Submitted:

/s/ Lori Lipscomb
Lori Lipscomb, Recording Secretary

Approved By:
/s/ Connie Garber
Connie Garber, President

/s/ Tom Holtzinger
Tom Holtzinger, Secretary