

Minutes - Goshen Plan Commission
Tuesday, April 21, 2020 - 4:00 pm
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

I. The meeting was called to order with the following members present via electronic communication: Jim McKee, John King, Jim Wellington, Aracelia Manriquez, Richard Worsham, Josh Corwin, and Tom Holtzinger. Member Rolando Ortiz was physically present, along with City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: Joe McCorkel

Ms. Yoder read the following emergency meeting notice:

We begin this meeting during a declared public health emergency covering all of the State of Indiana. Board members Richard Worsham, Josh Corwin, Aracelia Manriquez, John King, Tom Holtzinger, Jim Wellington, and Jim McKee are participating in this meeting by electronic communication pursuant to Governor Holcomb's Executive Orders 20-04 and 20-09, and guidance from Indiana Public Access Counsellor Luke Britt. Board member Rolando Ortiz is physically present in the City Council Chambers as we begin this meeting.

Ms. Yoder advised because some commission members are participating via electronic communication, all votes must be roll call votes, including those for approval of the minutes, and filing ordinances and reports into record.

II. Plan Commission Appointment

Mr. Ortiz introduced and welcomed Josh Corwin, a new appointment by the City Engineer, replacing Leslie Biek.

III. Approval of minutes of 3/17/20 – A motion was made and seconded, McKee/Holtzinger, to approve the minutes as presented with the following outcome: Manriquez, yes; Wellington, yes; King, yes; Worsham, yes; Holtzinger, yes, Ortiz, yes; McKee, yes; Corwin, yes. The motion passed unanimously by a vote of 8-0.

IV. The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into record: A motion was made, McKee/Holtzinger, to accept the Filing of the Zoning and Subdivision Ordinances and Official Staff Reports into record with the following outcome: Manriquez, yes; Wellington, yes; King, yes; Worsham, yes; Holtzinger, yes, Ortiz, yes; McKee, yes; Corwin, yes. The motion passed unanimously by a vote of 8-0.

V. Postponements/Withdrawals
None.

VI. Minor Residential Subdivision (public hearing)

20-01SUB – Ray Lantz Trust, Steven & Ashley Hage, and Advanced Land Surveying of Northern Indiana, Inc., request approval of a two-lot minor residential subdivision. The subject property is generally located at the southeast corner of College Avenue and S 12th Street, with common addresses of 904 College Avenue and 1706 S 12th Street, and is zoned Residential R-1.

Staff Report

Ms. Yoder explained that the subject property is two parcels which were established with a deed transfer in 1993 without an approved subdivision. Because the transfer created an additional building lot, a subdivision should have occurred at the time the parcel was separated and because the transfer happened without a subdivision, no permits can be issued for either parcel until there is an approved and recorded subdivision. The subject property includes an existing single family house at 904 College Ave (Lot 1), and an undeveloped parcel (Lot 2) located to the south at 1706 S 12th Street. Lot 2 has a prospective buyer that has plans to build a single family house. She noted that all infrastructure is existing and connection to City water and sewer is

required. She explained that dedication of right-of-way is required along College Avenue (Lot 1) to reflect existing right-of-way. She explained there are technical corrections required for the plat, and because corrections are required the subdivision cannot be approved in one phase, meaning Plan Commission approval can only be granted with conditions.

Petitioner Presentation

Ron Justice, 17120 County Road 46, New Paris, spoke on behalf of the petitioner. He stated he represents the owners and prospective owners and they are in agreement with the Staff Report. He asked for approval of this request.

Audience Comments

There was no one to speak to the petition.

Close Public Hearing

Staff Discussion:

There was no discussion amongst Commission members.

Action:

A motion was made and seconded, Wellington/Holtzinger, to approve 20-01SUB, based upon the Staff Analysis and with the conditions listed in the Staff Report. A roll call vote was requested with the following outcome: Manriquez, yes; Wellington, yes; King, yes; Worsham, yes; Holtzinger, yes, Ortiz, yes; McKee, yes; Corwin, yes. The motion passed unanimously by a vote of 8-0.

VII. Audience Items

None

VIII. Staff/Board Items

None

IX. Adjournment – 4:12 pm

Respectfully Submitted:

/s/ Lori Lipscomb

Lori Lipscomb, Recording Secretary

Approved By:

/s/ Jim McKee

Jim McKee, President

/s/ Tom Holtzinger

Tom Holtzinger, Secretary