

Agenda
GOSHEN PLAN COMMISSION
Tuesday, November 17, 2020, 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

****Please turn off all cell phones.****

- I. Roll Call
- II. Remote Meeting Statement
- III. Approval of Minutes from 10/20/20
- IV. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- V. Postponements/Withdrawals
- VI. **Rezoning** (public hearing)
20-06R – Len & Marcia Morris and Bud Walterhouse request a rezoning from Commercial B-1 District to Residential R-1 District for a portion of the property generally located at 2604-2606-2608 S Main Street to match the existing R-1 zoning of the subject property and the adjacent property at 2614 S Main Street, all under the same ownership. Following the rezoning, all parcels will be combined into one property, with single unit residential as the primary use.
- VII. **Partial Plat Vacation** (public hearing)
20-02V – Jackie (“Jack”) & Jane Knies and HomeWorks Construction request a partial plat vacation to reduce a 6’ side (west) platted building setback to 0’ to allow for construction of an accessible ramp and deck expansion. The subject property is generally located at 1338 Clover Creek Lane, Lot 30 of The Villas of Clover Trails, and is zoned Residential R-3 District.
- VIII. **Rezoning** (public hearing)
20-07R – Trager Realty, LLC, and CRHH, LLC, request a rezoning from Residential R-3 District to Commercial B-2 District for subject property generally located at 401 S 3rd Street, to allow for use of the property as a professional office.
- IX. **Rezoning** (public hearing)
20-08R - Caspers Coin & Jewelry Goshen Inc requests a rezoning from Commercial B-3 District to Residential R-2 District for subject property generally located at 311 Oakland Avenue, to resolve split zoning for a single unit residential property.
- X. **Rezoning** (public hearing)
20-09R - Ridgestone Development Group, LLC, and Abonmarche Consultants request a rezoning from Residential R-2 District to Residential R-3 District for a portion of the subject property generally located at 2609 W Wilden Avenue, to allow for multi-unit residential development. The subject property is zoned Residential R-2 and Residential R-3 Districts.
- XI. **PUD Major Change** (public hearing)
20-04MA – Ardmore Court Enterprises No. 2, LLC, ViewRail Realty, LLC, and Abonmarche Consultants request a PUD major change for Lots 6 and 7 of Waterford Commons Business Park North, PUD Tract 2, to allow a 0’ side parking/aisle setback for internal shared access and to allow combined parking to serve both lots. The subject property is generally located at 1725 (Lot 7) and 1755 (Lot 6) Ardmore Court, and is zoned Industrial M-1PUD (Planned Unit Development).
- XII. Audience Items
- XIII. Staff/Board Items
 - *2021 Plan Commission & BZA Schedule - Approval*
- XIV. Adjournment