

Minutes - Goshen Plan Commission
Tuesday, March 16, 2021 - 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: Josh Corwin, Tom Holtzinger, Hesston Lauver, Caleb Morris, Rolando Ortiz, James Wellington, and Richard Worsham. Member Jim McKee was physically present, along with City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: Aracelia Manriquez

II. Remote Meeting Statement

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 Josh Corwin, Tom Holtzinger, Hesston Lauver, Caleb Morris, Rolando Ortiz, James Wellington, and Richard Worsham are participating in this meeting by electronic communication pursuant to Governor Holcomb's Executive Orders 20-04, 20-09, and 21-05, as well as guidance from Indiana Public Access Counsellor Luke Britt. Board member Jim McKee is physically present in City Council Chambers as we begin this meeting. Per Mayor Jeremy Stutsman's Executive Order 2021-01, public attendance at City of Goshen meetings is currently allowed in person and virtual, following *City of Goshen Rules for Virtual Public Meetings - Updated February 8th, 2021*. Public comments for the Plan Commission will be limited to no more than three minutes per person, and members of the public exceeding the three-minute limit will be notified and/or muted. Because some members are participating remotely, all votes will be roll call.

III. 2021 Plan Commission Appointments

- *Richard Worsham - Annual Appointment by the Board of Public Works & Safety, Appointed 1/4/21*
- *Caleb Morris – Citizen Appointment by Mayor, Appointed 1/1/21 – 12/31/24*

IV. Election of 2021 Officers

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

Mr. McKee stated that current officers are as follows: Jim McKee, President; Rolando Ortiz, Vice-President; Tom Holtzinger, Secretary. He asked if someone would like to nominate for these positions or if they would like to reappoint the current members to these positions.

Action:

A motion was made and seconded, Wellington/Holtzinger, to reappoint current officers in their current positions. No additional nominations were made. A roll call vote was requested with the following outcome: Tom Holtzinger, yes; Hesston Lauver, yes; Caleb Morris, yes; Rolando Ortiz, yes; Josh Corwin, yes; James Wellington, yes; Richard Worsham, yes; Jim McKee, yes. The motion passed unanimously by a vote of 8-0.

V. Approval of minutes of 11/17/20 – A motion was made and seconded, Holtzinger/Wellington, to approve the minutes as presented with the following outcome: Tom Holtzinger, yes; Hesston Lauver, yes; Rolando Ortiz, yes; Josh Corwin, yes; James Wellington, yes; Richard Worsham, yes; Jim McKee, yes. The motion passed unanimously by a vote of 7-0. Ms. Yoder noted for the record that Mr. Morris did not vote because he was not a member of the Plan Commission in November, 2020.

VI. The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into record: A motion was made and seconded, Holtzinger/Wellington, to accept the Filing of the Zoning and Subdivision Ordinances and Official Staff Reports into record with the following outcome: Tom Holtzinger, yes; Hesston Lauver, yes; Rolando Ortiz, yes; Josh Corwin, yes; James Wellington, yes; Richard Worsham, yes; Caleb Morris, yes; Jim McKee, yes. The motion passed unanimously by a vote of 8-0.

VII. Postponements/Withdrawals

None

VIII. Rezoning (public hearing)

21-01R – Elkhart County Board of Commissioners and Jones Petrie Rafinski request approval of a rezoning from Residential R-1 to Commercial B-3, for development of the Elkhart County court consolidation project. The subject property is ±23.69 acres, generally located on the west side of Reliance Road, south of Elkhart Road, with a common address of 1905 Reliance Road.

Staff Report

Ms. Yoder explained this rezoning request is a recommendation to the City Council. She described the size of the property, noting there is frontage along both Reliance Road and County Road 17. She also explained the property was R-1 when annexed into the City of Goshen on December 1, 2018, and described area zoning which includes B-3 to the east and north, and City and County R-1 zoning to the south. She pointed out all streets surrounding the property are classified as arterial streets.

Developmental requirements were discussed, noting building/parking/driving aisle setbacks must be a minimum of 35' adjacent to all street frontages and a minimum of 20' adjacent to residential zoning.

Landscaping was discussed and includes street side trees adjacent to all streets and right-of-ways, partial landscaping adjacent to residential land use, and parking lot trees. It was noted that a detailed landscape plan is required as part of the site plan review process.

A traffic impact analysis will help determine site access and any required improvements. Dedication of right-of-way 40' from the centerline west is required along Reliance Road to meet arterial street requirements. It was noted that additional right-of-way may be required, depending on the study and required improvements.

Based upon her Staff Report, Ms. Yoder recommended the Plan Commission forward a favorable recommendation to the Council.

Petitioner Presentation

Ken Jones, Jones Petrie Rafinski, 300 Nibco Parkway, Elkhart, spoke on behalf of the petitioner. He stated he's familiar with the Staff Report and has nothing to add. He's available to answer any questions.

Mr. Holtzinger asked if there is room for future improvements and parking.

Mr. Jones stated they believe there will be adequate room for additional uses, appropriate for the B-3 zoning, adding that more than likely future improvements would be related to county services.

Mr. Worsham asked Mr. Jones what criteria was used in the selection of this site.

Mr. Jones stated he believes multiple sites were considered, but thinks this site was considered by County Commissioners as being the best suited.

Close Public Hearing

Staff Discussion:

There was no discussion amongst Commission members.

Action:

A motion was made and seconded, Wellington/Holtzinger, to forward a favorable recommendation to the Goshen Common Council for 21-01R. A roll call vote was requested with the following outcome: Corwin, yes; Holtzinger, yes; Lauver, yes; Morris, yes; Ortiz, yes; Wellington, yes; Worsham, yes; McKee, yes. The

motion passed unanimously by a vote of 8-0.

IX. Audience Items
None

X. Staff/Board Items

- Residency Form for Caleb Morris

Ms. Yoder noted for the record that a signed residency form has been received from Caleb Morris.

Ms. Yoder welcomed Mr. Morris as the newest Plan Commission member, replacing Betsy Poling.

XI. Adjournment – 4:16 pm Wellington/Holtzinger

Respectfully Submitted:

/s/ Lori Lipscomb

Lori Lipscomb, Recording Secretary

Approved By:

/s/ Jim McKee

Jim McKee, President

/s/ Tom Holtzinger

Tom Holtzinger, Secretary