

Minutes - Goshen Plan Commission
Tuesday, September 21, 2021 - 4:00 pm
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

I. The meeting was called to order with the following members present: Josh Corwin, Hesston Lauver, Rolando Ortiz, Richard Worsham, Tom Holtzinger, Caleb Morris, James Wellington, and Doug Nisley. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: Aracelia Manriquez

II. Council Appointment to replace Jim McKee, concurrent with Council term

- Doug Nisley, appointed by Council 9/7/21

Ms. Yoder welcomed Doug Nisley to the Plan Commission as the Council replacement for Jim McKee.

III. Election of 2021 President to replace Jim McKee

Mr. Holtzinger nominated Doug Nisley, seconded by Mr. Wellington. Mr. Worsham nominated Rolando Ortiz, seconded by Mr. Lauver. As there were no further nominations, nominations were closed. After roll call vote, Rolando Ortiz was elected President 4-3, with 1 abstention. (Wellington- Ortiz; Morris- Ortiz; Worsham- Ortiz; Holtzinger- Nisley; Ortiz- Nisley; Nisley- Nisley; Corwin- Abstention; Lauver- Ortiz)

A motion was made and seconded, Wellington/Holtzinger, to appoint Doug Nisley as vice president, replacing Rolando Ortiz. The motion passed unanimously by a vote of 8-0.

IV. Approval of minutes of 8/17/21 – Holtzinger/Wellington 8-0

V. The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into record: Holtzinger/Wellington 8-0

VI. Postponements/Withdrawals

None

VII. Audience Items

None

VIII. Staff/Board Items

Goshen Plan Commission Written Order Approving the Declaratory Resolution to Amend the Boundaries of the Lippert/Dierdorff Economic Development Area and Establish the Boundaries and Economic Development Plan for the College Avenue Economic Development Area

Ms. Yoder provided some background and explained the Lippert/Dierdorff Economic Development Area is a TIF area and was amended a few years ago to annex land into the City of Goshen. There has since been additional land adjacent annexed into the City as industrial land, zoned M-1. She noted the zoning map is included in the packet. The Redevelopment Commission has approved a resolution establishing a new economic development area, College Avenue Economic Development Area, including land east of the railroad on both sides of CR 36/College Avenue. She explained the Plan Commission's role is to confirm that the Economic Development Plan conforms to the City's plan for development. She noted the land is all under one ownership currently. Ms. Yoder outlined the examples from the City's Comprehensive Plan that demonstrate consistency with the proposed amendment to the Lippert/Dierdorff Economic Area and establishment of the College Avenue Economic Development Area, including the following:

Land Use

- L-2 Goal: Promote commercial and industrial development that complements existing land uses.

Ms. Yoder notes the amount of industrial development in this area of the City. Though there are “pockets” of residential properties, she notes provisions are in place to protect residential land use adjacent to industrial development.

Economic Development

- E-4 Goal: Provide essential infrastructure to facilitate economic growth.

Ms. Yoder explains the proposed development includes stormwater, traffic improvements and water/sewer extensions.

Community Services & Facilities

- C-9.1 Objective: Maintain and upgrade existing utility infrastructure.
- C-13 Goal: Match land uses with existing or potentially available utility services.

Ms. Yoder opened it up for questions and discussion.

Mr. Morris asked whether there has been an environmental impact study done, specifically whether there are natural resources that would require removal.

Becky Hutsell, City of Goshen Redevelopment Director, was present to speak to the item and answer questions as needed. She stated the site is currently farmland, and, at the northern part of the site, there is a tree line. Ms. Hutsell noted a wetland delineation has been completed and mitigation may be required for a small area. Discharge points into Rock Run Creek have been identified and will seek the required approvals.

Mr. Wellington inquired about the residential properties on the site and whether any steps have been taken to purchase those properties.

Ms. Hutsell replied there are two residential properties on the north side of CR 36, and the developer is currently in the process of purchasing both. The residential property to the west, adjacent to the Elkhart County Fairgrounds, is not looking to be purchased. There is no development planned to occur, aside from retention ponds, swales et cetera, on the south side of CR 36. Discussions with the residential properties to the south, adjacent to the railroad, have not resulted in strong objections to planned actions. She explained the subdivision will likely be amended to include the parcels being purchased at a later date.

Mr. Worsham asked how the proposal addresses L-5.5 Objective: Identify strategies for the protection of agricultural land. Ms. Hutsell stated the intended use of the site and its zoning is industrial. Until development, the developer is farming the land.

Mr. Morris inquired whether the majority of the development will be occupied by Lippert. Ms. Hutsell replied that the site will occupy industrial development, though not owned by Lippert. Details for the future tenants are not available at this time.

The Commission was invited to have further discussion as needed.

Clarification was requested of the purpose and requested action of the Commission. Ms. Yoder referred to the Written Order within the packet and explained the action of the Commission is to affirm the findings of fact in that the Economic Development Plan for the College Avenue Economic Development Area conforms to the City’s plan for development and is reasonable and appropriate when considered in relation to the purposes set for in Indiana Code § 36-7-14. The action would be voting to adopt the Plan Commission’s Written Order in support of the Declaratory Resolution, which is scheduled to be presented to the Common Council on September 21, 2021.

Additional discussion amongst Plan Commission members included voicing support for the proposed plan and project, concern for infrastructure development and environmental impact, location suitability of project site and need to further development to accommodate economic growth.

Action:

A motion was made and seconded, Wellington/Nisley, to approve the *Goshen Plan Commission Written Order Approving the Declaratory Resolution to Amend the Boundaries of the Lippert/Dierdorff Economic Development Area and Establish the Boundaries and Economic Development Plan for the College Avenue Economic Development Area*. The motion passed by a vote of 7-1. (Holtzinger, yes; Corwin, yes; Lauver, yes; Wellington, yes; Ortiz, yes; Worsham, no; Nisley, yes; Morris, yes.)

VIII. Adjournment – 4:24pm

Respectfully Submitted:

/s/ Meaghan Bylsma

Meaghan Bylsma, Recording Secretary

Approved By:

/s/ Rolando Ortiz

Rolando Ortiz, President

/s/ Tom Holtzinger

Tom Holtzinger, Secretary