

Agenda
GOSHEN PLAN COMMISSION
Tuesday, December 21, 2021, 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

- I. Roll Call
- II. Approval of Minutes from 11/16/21
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals
- V. **PUD Major Change & PUD Preliminary Site Plan and Major Commercial Subdivision - Primary Approval** (public hearings)
21-01MA & 21-03SUB – Lowe’s Home Centers, Inc., and Weihe Engineers, Inc., request a PUD major change & PUD preliminary site plan approval and primary subdivision approval for Elkhart Road at Rieth Subdivision, A Replat of Elkhart Road P.U.D. – Phase I (Lot 1), to allow for outlot development for a restaurant. The PUD major change includes:
 - To allow an outlot, and outlot access via adjacent Lot 1;
 - 0’ internal parking/aisle setbacks between Lots 1 and 2;
 - Allow existing parking spaces to continue along portions of Rieth Blvd and Elkhart Road for Lots 1 and 2, with 0’ parking/aisle setbacks, a portion of parking spaces in the right of way (where additional right of way was dedicated), and varying parking stall dimensions;
 - No less than 10’ parking/aisle setback along Elkhart Road for Lot 2; and
 - 22’ aisle width west of Rieth Blvd parking spaces for Lot 2.The subject property is generally located at 2219 Rieth Blvd and is zoned Commercial B-3PUD (Planned Unit Development), part of Elkhart Road PUD.
- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment