

Minutes - Goshen Plan Commission
Tuesday, November 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: Aracelia Manriquez, 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: Josh Corwin, Hesston Lauver
- II.** Approval of minutes of 9/21/21 – Holtzinger/Wellington 7-0
- III.** The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into record: Holtzinger/Wellington 7-0
- IV.** Postponements/Withdrawals
None

V. Major Industrial Subdivision – Primary Approval (public hearing)

21-02SUB - Ryan Thwaites, Douglas W. Thwaites, Nancy L. Thwaites, Larry Schrock and Abonmarche request primary subdivision approval for a six-lot major industrial subdivision, East College Avenue Industrial Park, containing ±315.58 acres, generally located east of Lincolnway East and east of the railroad, on both sides of College Avenue (CR 36), zoned Industrial M-1.

Mr. Corwin joined the meeting at 4:05 pm.

Staff Report

Ms. Yoder provided the definition of a major subdivision, explaining that approval occurs in two phases; primary and secondary. For non-residential subdivisions, primary approval will show a total development plan and the total number of lots; exact lot lines and sizes will be shown on the secondary subdivision drawings. She also noted that secondary approval includes only the part of the subdivision to be built and recorded at that time. She reminded Commission members that subdivisions are not discretionary and must be approved if the conditions of the Subdivision/Zoning Ordinances are met.

Ms. Yoder described the proposed subdivision, noting there are 6 lots and several common areas. She explained that associated infrastructure is being coordinated through a development agreement with the City of Goshen. She also noted that the two residential properties which are surrounded by this subdivision have now been purchased by the developer, but have not been annexed.

Ms. Yoder noted there is a 35' setback along College Avenue, but it's identified as 30' on the drawing. She went on to say that public streets internal to the subdivision are proposed with 80' of right-of-way which is an arterial street standard, but these streets don't function as arterial streets so they should be classified as collector streets. She noted this is important because setbacks are determined by street type. She also explained that after the application was submitted she had a conversation with the developer regarding addressing. She stated the developer would like a single street name rather than the three names shown on the drawing. She pointed out that it's unlikely the street would be extended, which would allow for a single street name. She went on to say that because there are two access points on College Avenue, her recommendation is to use the preferred street name, Brinkley Way, with one access point named Brinkley Way East and the other known as Brinkley Way West.

A 10' sidewalk will be installed along the north side of College Avenue, with a 6' sidewalk along at least one side of the internal street.

Because the M-1 District requirements will be met, Staff recommends primary approval be granted for the 6-lot major industrial subdivision, with the conditions listed in the Staff Report.

Petitioner Presentation

Crystal Welsh, 303 River Race Drive, spoke on behalf of the petitioner. She confirmed that there are a few items that will be addressed during the secondary approval process. She stated that Abonmarche has no concerns regarding the conditions listed in the Staff Report and asked that primary approval be granted.

In response to a question from Mr. Holtzinger, Ms. Welsh confirmed that the sidewalk will be located along the north side of College Avenue.

Audience Comments

There was no one to speak to the petition.

Close Public Hearing

Staff Discussion:

Mr. Wellington asked for clarification on the street names and Ms. Yoder responded that the new street is internal to the development and that College Avenue will not be renamed.

Mr. Wellington also asked for clarification on the required setback along College Avenue.

Ms. Yoder replied that the required setback for College Avenue (an arterial street) is 35' and it's shown on the primary subdivision plat at 30 feet. She pointed out that will need to be changed prior to final approval.

Action:

A motion was made and seconded, Nisley/Holtzinger, to grant primary subdivision approval for 21-02SUB, based upon the Staff Analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 8-0.

VI. Audience Items
None

VII. Staff/Board Items
• 2022 Plan Commission & BZA Schedule – Approval

Ms. Yoder advised that the 2022 Plan Commission/BZA Calendar is included in the packets and a motion is required to approve the calendar.

Action:

A motion was made and seconded, Holtzinger/Nisley, to approve the 2022 Plan Commission/BZA Calendar. The motion passed unanimously by a vote of 8-0.

VIII. Adjournment – 4:15 pm Nisley/Wellington

Respectfully Submitted:

/s/ Lori Lipscomb
Lori Lipscomb, Recording Secretary

Approved By:
/s/ Rolando Ortiz
Rolando Ortiz, President

/s/ Tom Holtzinger
Tom Holtzinger, Secretary