

Minutes - Goshen Plan Commission  
Tuesday, February 21, 2023 - 4:00 pm  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

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

**II.** 2023 Plan Commission Appointments

- *Richard Worsham - Annual Appointment by the Board of Public Works & Safety*
- *Rolando Ortiz - Citizen Appointment by Mayor, Reappointed 1/1/23-12/31/26*
- *James Wellington - Park Board Appointment, Term Coextensive with Park Board Appointment, 1/1/23-12/31/26*

**III.** Election of 2023 Officers

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

*Action:*

A motion was made and seconded, Wellington/Morris, to appoint Richard Worsham as Plan Commission president. The motion passed unanimously by a vote of 9-0.

*Action:*

A motion was made and seconded, Holtzinger/Nisley, to appoint Rolando Ortiz as Plan Commission vice-president. The motion passed unanimously by a vote of 9-0.

*Action:*

A motion was made and seconded, Nisley/Morris, to appoint Tom Holtzinger as Plan Commission secretary. The motion passed unanimously by a vote of 9-0.

**IV.** Approval of minutes of 12/20/22 – Holtzinger/Morris 9-0

**V.** The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into the record: Holtzinger/Nisley 9-0

**VI.** Postponements/Withdrawals - None

**VII. PUD Major Change (public hearing)**

**23-01MA** - Crossing Development, LLC, and Abonmarche Consultants, Inc., request a PUD major change for The Crossing PUD to remove the requirement for a sidewalk along a section of the east side of Lighthouse Lane in the area where retention is being constructed. The subject property is the proposed The Crossing Second subdivision, zoned Residential R-3PUD (Planned Unit Development), part of The Crossing PUD, generally located east of Greene Road and south of Plymouth Avenue.

*Staff Report:*

Ms. Yoder began by explaining this is a recommendation to council who will make a final decision. She stated this request is related to a recent approval in the Plymouth Avenue Professional Park PUD which is adjacent to the north. That approval removed the sidewalk requirement on the east side of Lighthouse Lane to Plymouth Avenue and, as part of that approval, a sidewalk crossing was required to be provided within The Crossing subdivision. Referring to a drawing in the Plan Commission member's packets, she explained that Lighthouse Lane will be extended and will eventually connect both of these subdivisions.

Ms. Yoder noted that initially lots were proposed along the east side of Lighthouse Lane in The Crossing subdivision, but because of the subdivision drainage project, that area will now be used for retention. She went on to explain that sidewalks were required along both sides of all dedicated streets in both PUDs and that is the reason for the PUD major change. This proposal is for sidewalks along both sides of Lighthouse Lane in The Crossing, up to the point where the sidewalk crossing occurs, and then the sidewalk will only be along the west side, connecting with the existing sidewalk in Plymouth Avenue Professional Park to the north.

She explained the design of the sidewalk in The Crossing is not being reviewed today, but will be reviewed with an engineered site plan, as part of the City's site plan review process. Today's request is only to remove the short stretch of sidewalk along the east side of Lighthouse Lane.

Staff recommends the Plan Commission forward a favorable recommendation to the Council based upon Staff's analysis and with the conditions listed in the Staff Report.

*Petitioner Presentation:*

Crystal Welsh, Abonmarche Consultants, spoke on behalf of the petitioner. She reminded Commission members that during the discussion last year when the Plan Commission approved removing the sidewalk from the east side of Lighthouse Lane in the Plymouth Avenue Professional Park, the street design was given as the reason. During that conversation this mid-block crossing design in The Crossing subdivision was discussed and makes a lot of sense. She explained the reason for not extending the sidewalk farther along the east side of Lighthouse Lane is to make it clear that this is the designated, safer crossing. She also noted that no houses in the subdivision will be without a sidewalk.

*Audience Comments:*

There was no one to speak to the petition.

*Close Public Hearing*

*Staff Discussion:*

Mr. Corwin asked how the crossing location was chosen.

Ms. Yoder replied that a condition of this approval is that Engineering must approve the final sidewalk crossing location, and pointed out this is an approximate location.

Mr. Corwin questioned when the sidewalk will be installed.

Ms. Yoder responded that's something that will need to be discussed.

Mr. Morris asked if there are other crosswalks in this subdivision.

Ms. Welsh commented there will be crosswalks at intersections meeting City standards, but this one is identified on the plans because it is a mid-block crosswalk.

*Action:*

A motion was made and seconded, Wellington/Holtzinger, to forward a favorable recommendation to the Common Council for 23-01MA, based upon the Staff Analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 9-0.

**VIII. PUD Minor Change** (not a public hearing)

**23-03MI** – Goshen College, Amity Corp and Abonmarche request a PUD minor change to adopt a campus master plan for freestanding signs. The subject property is generally located east of Main Street, south of College Avenue, west of 12th and 15th Streets, approximately 32 tax parcels, including right of way of 9th Street, and excluding the railroad and a small City-owned parcel, with main addresses of 1700 and 1900 S Main Street, zoned Residential R-1S PUD.

*Staff Report*

Ms. Yoder explained that PUD minor changes can be reviewed by Staff or the Plan Commission, and she felt that this was a significant minor change and that input from the Plan Commission was appropriate. She explained the R-1S zoning for Goshen College PUD permits few signs, and the original PUD contained no information regarding signs, so in discussions with Goshen College a suggestion was made to adopt a campus master plan for freestanding signs. She noted that over the years some signs have been approved by variances, but, if adopted, this master plan would give guidance for future reviews.

She explained that the proposed freestanding sign standards include descriptions, location layout, and sign renderings. She went on to say this submittal includes all campus signs, but one of the proposals is that only the monument signs adjacent to the public right-of-way be designated for individual review prior to installation. The freestanding signs on campus could be installed as proposed without Planning review, but the major monument signs adjacent to the public right-of-way on Main Street, College Avenue, 15<sup>th</sup> Street, would need administrative review by the Planning Office prior to installation. She went on to say there are general guidelines for review that include setbacks, visibility, and landscaped area. She also noted that sign content cannot be used in the review process, or in the definition of signs.

Ms. Yoder recommended the Plan Commission approve the minor change to adopt a campus master plan for freestanding signs and highlighted a few of the review guidelines listed in the Staff Report recommendations.

#### *Petitioner Presentation*

Andrea Milne, Abonmarche Consultants, 303 River Race Drive, spoke on behalf of the petitioner. She stated she has nothing to add, but is happy to answer any questions. She also noted that Brian Mast from Goshen College and Tom Runkle from Abonmarche are here and available to answer any questions.

Mr. Holtzinger stated the church came before the Board of Zoning Appeals recently wanting an address on their sign. He asked if Goshen College is taking that into consideration.

Ms. Yoder responded that there is a proposed sign in the master plan for College Mennonite Church. She explained the previous sign proposed to the BZA was extremely large and extremely tall. The current proposed sign is much smaller and includes an electronic message center, but there is no specific address on the structure. She went on to say that Planning's administrative procedure is that anything minor, such as an address, on the structure is not counted as part of the sign area. If the address is needed, it could be added to the structure and would not count as additional area.

Mr. Lauver asked if the kiosk signs are lighted.

Tom Runkle, Abonmarche, stated that the kiosk signs are all located within the campus and are not part of the review process. He stated if they end up being lighted, it would likely be internal.

Mr. Nisley asked about signs in front of homes along College Avenue that are owned by Goshen College.

Ms. Yoder responded that those are considered ground signs which are permitted, and this approval doesn't impact them.

#### *Staff Discussion:*

There was no discussion amongst Commission members.

#### *Action:*

A motion was made and seconded, Wellington/Morris, to approve 23-03MI, based upon the Staff Analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 9-0.

#### **IX.** Audience Items None

#### **X.** Staff/Board Items

- *Order of the Goshen Plan Commission Determining that an Amending Declaratory Resolution and Economic Development Plan Approved and Adopted by the Goshen Redevelopment Commission Conform to the Comprehensive Plan and Approving Said Resolution and Economic Development Plan*

Ms. Yoder explained this is a residential TIF area along the 9<sup>th</sup> Street corridor and Exhibit B included in the Staff Report lists projects which may be part of that. She also read from her Staff Report citing examples from the City's Comprehensive Plan demonstrating consistency with the proposed amendment.

#### *Staff Discussion:*

There was no discussion amongst Commission members.

*Action:*

A motion was made and seconded, Wellington/Morris, to approve the *Order of the Goshen Plan Commission Determining that an Amending Declaratory Resolution and Economic Development Plan Approved and Adopted by the Goshen Redevelopment Commission Conform to the Comprehensive Plan and Approving Said Resolution and Economic Development Plan*. The motion passed unanimously by a vote of 9-0.

- Residency Form for Rolando Ortiz

Ms. Yoder noted for the record that a signed residency form was received from Rolando Ortiz.

**XI.** Adjournment – 4:30 pm Wellington/Holtzinger

Respectfully Submitted:

/s/ Lori Lipscomb

Lori Lipscomb, Recording Secretary

Approved By:

/s/ Richard Worsham

Richard Worsham, President

/s/ Tom Holtzinger

Tom Holtzinger, Secretary