

Minutes - Goshen Plan Commission  
Tuesday, June 20, 2023 - 4:00 pm  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

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

**II.** Approval of minutes of 4/18/23 – Holtzinger/Morris 9-0

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

**IV.** Postponements/Withdrawals - None

**V. Rezoning** (public hearing)

**23-01R** – A proposed annexation area with property owned by Last Dance, LLC, and Ryan Thwaites includes a rezoning upon annexation to Industrial M-1, from existing Elkhart County zoning of Agricultural A-1. The property is four tax parcels, approximately 34 acres, located adjacent to the existing Goshen corporate boundary on the north and south sides of County Road 36 (College Avenue) east of the railroad, including common addresses of 16379 and 16411 County Road 36.

*Staff Report:*

Ms. Yoder explained this proposed rezoning/annexation area is currently under the jurisdiction of Elkhart County and because the zoning will change as part of the annexation, a public hearing is being held at the Plan Commission prior to the final annexation vote at Council. She referred to aerials in the Staff Report and explained the proposed zoning upon annexation is Industrial M-1. She noted it's anticipated that the annexed area will be incorporated into the existing East College Avenue Industrial Park Subdivision, noting that the north side parcels are surrounded by existing M-1 land within the subdivision, and the south parcel has adequate area to meet the M-1 requirements. Staff recommends a favorable recommendation be forwarded to the Goshen Common Council.

*Petitioner Presentation:*

Andrea Milne, 303 River Race Drive, spoke on behalf of the petitioner. She stated the Staff Report was clear, explaining that zoning for the parcels would need to change when annexed into the City.

*Audience Comments:*

Matt Royer, 64363 County Road 31, spoke to the petition. He asked if there would be any buffer between this and the properties along County Road 31. He also questioned what this land will be used for.

Derek Yoder, Brinkley RV, spoke to Mr. Royer's question, stating that there will be a berm around the entire perimeter that meets City requirements. Regarding development, he explained the focus on development has been on the north side of County Road 36 and there are no specific plans at this time for how the land on the south side of CR 36 will be utilized.

Ms. Yoder remarked that when there is industrial M-1 use adjacent to residential land use, there are minimum setback requirements for buildings and outside storage, as well as parking and driving aisles. Full bufferyard landscaping is also required and would be installed when the land is developed.

Derek Yoder remarked that the area on the north side of the road will be predominately green space with drainage going to the site.

David Koronkiewicz, owner of 16225 County Road 36, stated he's had problems accessing his property and asked when will this will be completed.

Derek Yoder stated they're working with the City on these plans. He stated the eastbound portion of CR 36 from Brinkley to CR 31 was opened this morning, noting there are plans to patch prior to the start of the fair. Work on CR 31 is ongoing for the water main, with completion anticipated by the end of July. They are working with the City for a timeline for when CR 36 will be expanded, noting there will likely be some sort of construction zone for the next few years, but not as restrictive as it has been the past few months.

*Close Public Hearing*

*Staff Discussion:*

None

*Action:*

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

**VI.** Audience Items

None

**VII.** Staff/Board Items

- *Permission to Amend the Goshen Zoning Ordinance for General Updates*

Ms. Yoder explained we do periodic updates to the zoning ordinance and the Plan Commission must authorize staff to bring those updates to the Plan Commission. She asked that the Plan Commission make a motion authorizing Staff to bring amendments for the Goshen Zoning Ordinance to the Plan Commission.

*Action:*

A motion was made and seconded, Nisley/Holtzinger, to grant permission for Staff to bring amendments for the Goshen Zoning Ordinance to the Plan Commission. The motion passed unanimously by a vote of 9-0.

**VIII.** Adjournment – 4:12 pm

Respectfully Submitted:

/s/ Lori Lipscomb

Lori Lipscomb, Recording Secretary

Approved By:

/s/ Richard Worsham

Richard Worsham, President

/s/ Tom Holtzinger

Tom Holtzinger, Secretary