

Agenda
GOSHEN PLAN COMMISSION
Tuesday, August 15, 2023, 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

****Please turn off all cell phones****

- I. Roll Call
- II. Approval of Minutes from 7/18/23
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals
- V. **Rezoning** (public hearing)
23-02R – PRIMECO, Inc., Aby Mohamed of Aby Groups, and Woolpert request a rezoning from Residential R-2 District to Commercial B-3 District for property to be redeveloped with 1102, 1106 and 1110 W Pike Street. The subject property is ±0.19 acres, generally located on the west side of High Street, immediately south and adjacent to the parcel on the southwest corner of High Street and Pike Street, with no common address, described as Lot Numbered Ten (10) in West View Addition to the City of Goshen, including the south half of the vacated alley adjacent to and north of the described lot.
- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment

Minutes - Goshen Plan Commission
Tuesday, July 18, 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, Tom Holtzinger, Hesston Lauver, Doug Nisley, Caleb Morris, and Aracelia Manriquez. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: Rolando Ortiz and James Wellington

Ms. Yoder announced the City Engineering position on the Plan Commission is currently vacant due to Josh Corwin's resignation from the City. She noted because the Engineering Department is short-staffed, the position will remain vacant for the present time. During this time, she will coordinate with the City Engineer who can provide comments on specific cases if necessary.

II. Approval of minutes of 6/20/23 – Holtzinger/Morris 6-0

III. The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into the record: Nisley/Holtzinger 6-0

IV. Postponements/Withdrawals - None

V. Text Amendment to the Goshen Zoning Ordinance (public hearing)

23-010A – A text amendment to the Goshen Zoning Ordinance, Ordinance 3011, to make routine corrections and edits, including to delete swallowtail streamers as a sign type, to update tourist home definition and allow as a permitted use rather than a conditional use, to delete minimum building size in the R-4 District per recent State law change, to update B-4 District to allow outside display as in B-3 District, to add allowance for awning valance lettering, to allow up to 75% of sign area for an electronic message center (EMC) sign, to allow administrative review for bufferyard landscaping changes when utilities or utility easements are present, to update the conditional use section to delete all PUD District references and to generally exclude fences as a structure that requires an increased setback, to remove drive-in establishment as a conditional use in B-2 District, to add fee for a request to modify commitment, to delete PUD and Historic District columns from Table of Permitted Uses, to add two uses to the Table of Permitted Uses that are currently in Table of Parking Requirements only, to allow business offices in M-1 and M-2 Districts, and to add corporate offices as a new use, conditional in the B-1 District and permitted in B-2, B-3, B-4, M-1 and M-2 Districts.

Staff Report:

Ms. Yoder explained that updates are made to the Zoning Ordinance from time to time. Included in the updates are correction of typos, routine corrections and edits, as well as items identified during day-to-day use that require changes. She gave a brief overview of the recommended changes and updates and explained that today's decision (favorable, unfavorable, or no recommendation) will be forwarded to the City Council for a final decision. She highlighted some of the proposed updates/changes which include the following:

- Delete swallowtail streamers as a sign type because it's basically the same as fringe streamers.
- Tourist homes (bed and breakfast) updated to be an occupied dwelling and excluding short-term rentals which are regulated by Indiana code, and to change from a conditional use to a permitted use in a couple of additional zoning districts.
- Updates to the R-4 District to remove the minimum building size to be in compliance with State law.
- B-4 District update to remove the BZA approval requirement for outside sale and display of merchandise and permit similar to the B-3 District.
- Signs in the historic commercial district are proposed to add an allowance for lettering on an awning valance and to allow EMC sign area of up to 75% total sign area in this district and the rest of the City.
- Add an administrative review option where there are utilities or utility easements in areas where bufferyard landscaping is required.
- In the Conditional Use section, delete all references to PUD District, as the PUD District regulations define how to establish permitted uses.

- In the Conditional Use section, exclude fences as a structure requiring an increased setback (updated in multiple conditional uses), but does not apply to all conditional uses (outside storage being one example).
- In the Conditional Use section, remove B-2 District from drive-in establishment to address a discrepancy where drive-through restaurant is not permitted in the B-2 District. Banks are a specific exception, permitted with drive-through in the B-2 District.
- An outdated court reference will be updated.
- A \$125 fee will be added for a request to modify a commitment. This is a public hearing item for PC and BZA and currently there is no established fee.
- Delete PUD and Historic District columns in the Table of Permitted Uses, and add Automobile Parts and Supplies Sales along with Mobile Home, Manufactured Home, and RV Sales and Service. Both uses are currently included in the Table of Parking Requirements, but not in the Table of Permitted Uses.
- Allow business offices in the M-1 and M-2 Districts in addition to existing permitted districts, and allow corporate offices as a new use in M-1 and M-2 Districts, along with districts where other office uses are permitted.

Audience Comments:

None

Close Public Hearing

Staff Discussion:

There was no discussion amongst Commission members.

Action:

A motion was made and seconded, Holtzinger/Lauver, to forward a favorable recommendation to the Goshen Common Council for 23-01OA based upon the Staff Analysis. The motion passed unanimously by a vote of 6-0.

VI. Audience Items

None

VII. Staff/Board Items

None

VIII. Adjournment – 4:14 pm Nisley/Holtzinger

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Richard Worsham, President

Tom Holtzinger, Secretary

To: Goshen City Plan Commission/Goshen Common Council
From: Rhonda L. Yoder, Planning & Zoning Administrator
Subject: 23-02R – Rezoning
High Street Parcel, Residential R-2 to Commercial B-3
Date: August 15, 2023

ANALYSIS

PRIMECO, Inc., Aby Mohamed of Aby Groups, and Woolpert request a rezoning from Residential R-2 District to Commercial B-3 District for property to be redeveloped with 1102, 1106 and 1110 W Pike Street. The subject property is ±0.19 acres, generally located on the west side of High Street, immediately south and adjacent to the parcel on the southwest corner of High Street and Pike Street, with no common address, described as Lot Numbered Ten (10) in West View Addition to the City of Goshen, including the south half of the vacated alley adjacent to and north of the described lot.

The subject property is a single tax parcel on the west side of High Street, immediately south of 1102 W Pike Street. The property appears to have no common address, and is vacant except for a small garage structure.

If the rezoning to Commercial B-3 is approved, the developer intends to include the High Street parcel with 1102, 1106 and 1110 W Pike Street to be developed as one zoning lot with a restaurant. The properties at 1102, 1106 and 1110 W Pike Street are already zoned B-3, so they are not part of the rezoning petition. The High Street parcel will likely be used primarily for stormwater drainage.

The B-3 District requires increased side and rear setbacks abutting residential zoning, and the B-3 District adjacent to residential land use requires landscaping screening per the Zoning Ordinance partial landscaping formula.

The rezoning petition is not subject to site plan review, but a preliminary site plan has been provided and is included for informational purposes only. Site plan review will occur through the City's Technical Review process. Based on the preliminary site plan, developmental variances will be required for the overall site, but the High Street parcel appears able to meet the increased residential setbacks and landscaping screening.

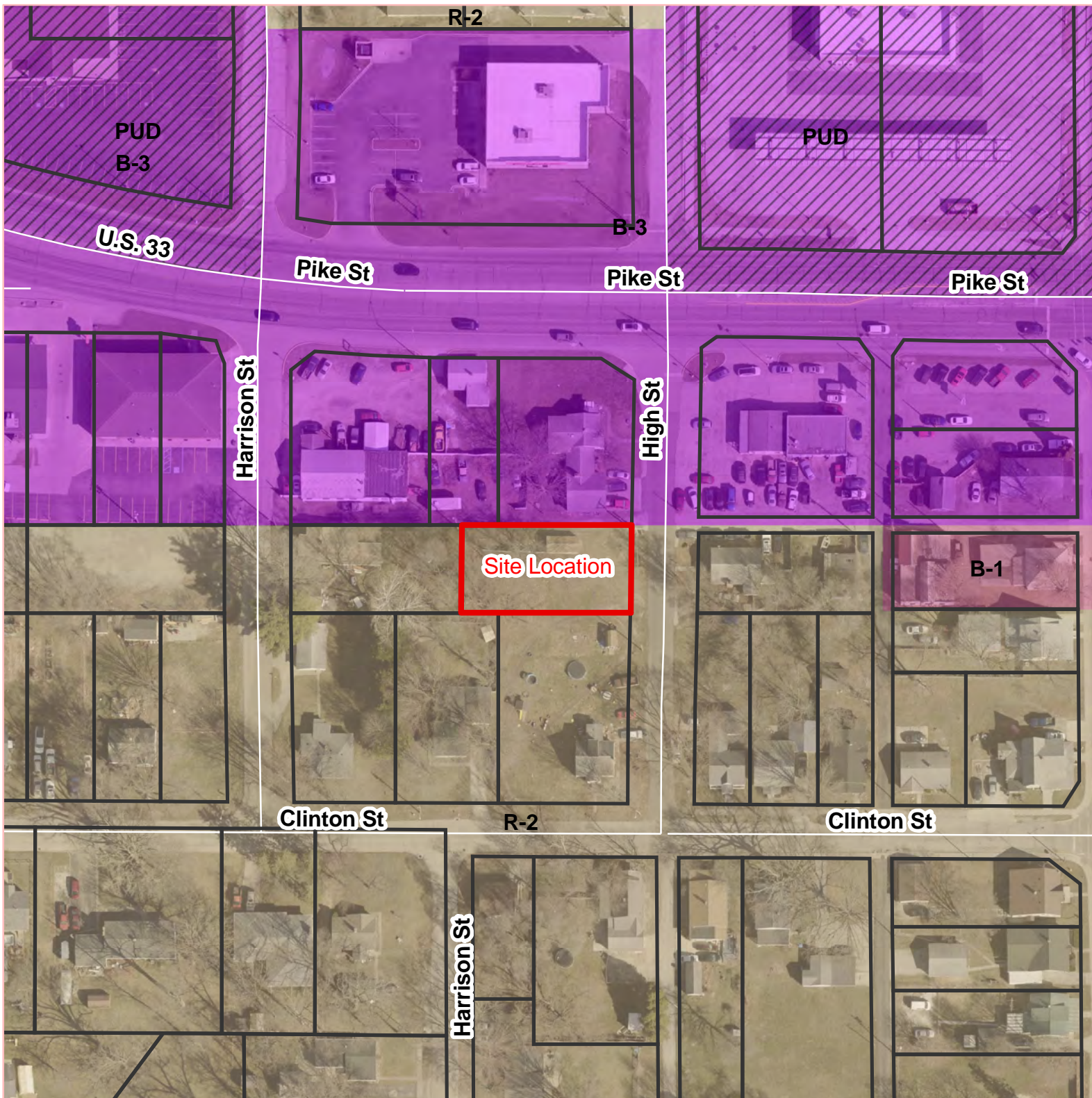
The B-3 District corridor along Pike Street, from Chicago Avenue west to the north/south alley east of Riverside Blvd, was first established in July 1992, and is shown on the enclosed Zoning Map. Prior to 1992, the corridor had been mostly B-1 District (neighborhood commercial).

Inclusion of the High Street parcel in the B-3 District corridor is consistent with the existing zoning and land use in the corridor, and the requirements of the B-3 District are able to be met if the parcel is included with existing B-3 parcels to the north.

RECOMMENDATION

Staff recommends the Plan Commission forward a favorable recommendation to Goshen Common Council for the rezoning from Residential R-2 District to Commercial B-3 District for property generally located on the west side of High Street, immediately south and adjacent to the parcel on the southwest corner of High Street and Pike Street, based upon the following:

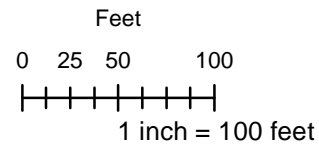
1. The rezoning is consistent with the existing zoning and land use in the Pike Street B-3 District corridor.
2. The requirements of the B-3 District are able to be met if the parcel is included with existing B-3 parcels to the north.



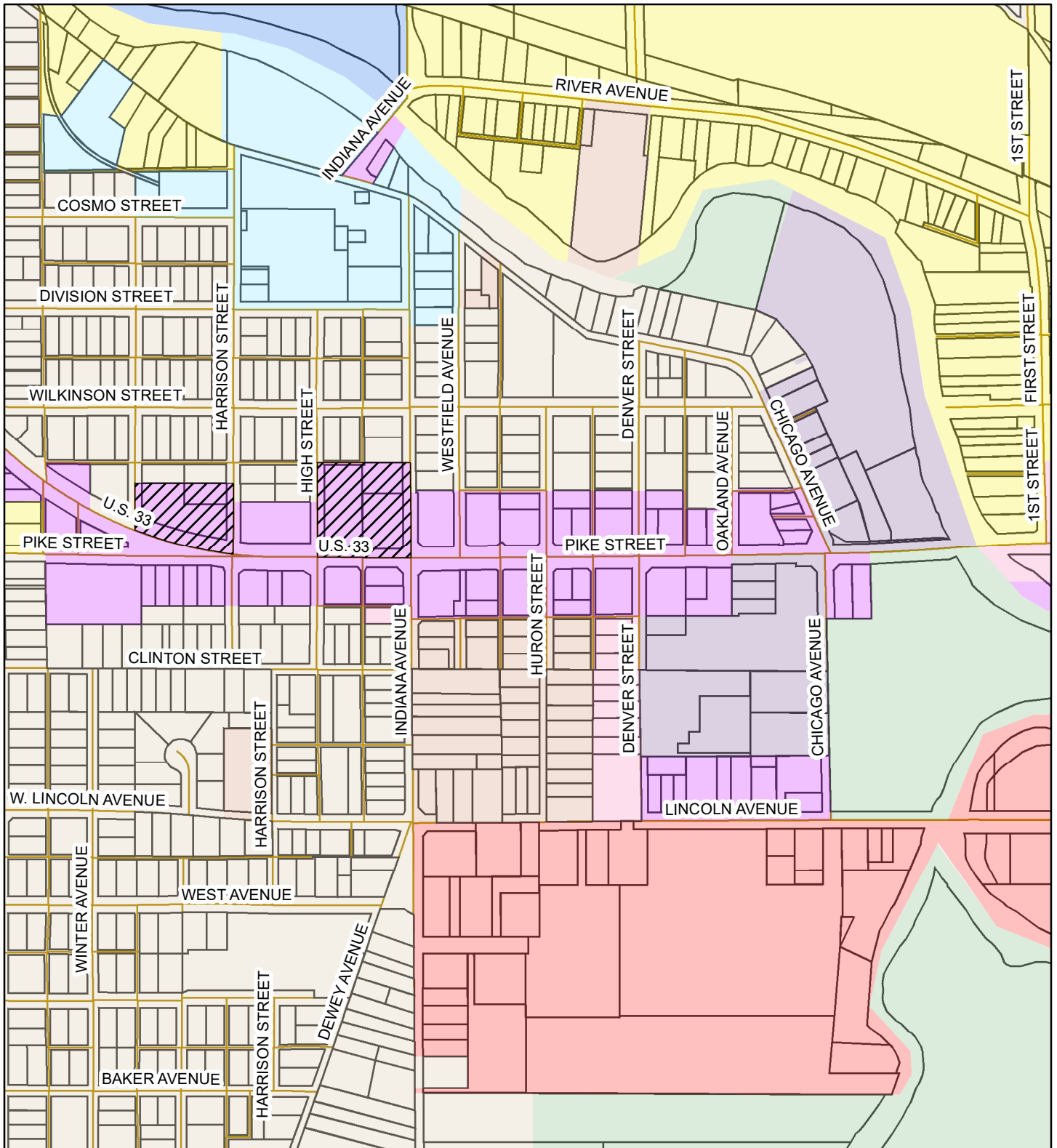
The City of Goshen's Digital Data is the property of the City of Goshen and Elkhart County, Indiana. All graphic data supplied by the city and county has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. The city and county do not guarantee the positional or thematic accuracy of the data. The cartographic digital files are not a legal representation of any of the features depicted, and the city and county disclaim any assumption of the legal status they represent. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded. The data represents an actual reproduction of data contained in the city's or county's computer files. This data may be incomplete or inaccurate, and is subject to modifications and changes. City of Goshen and Elkhart County cannot be held liable for errors or omissions in the data. The recipient's use and reliance upon such data is at the recipient's risk. By using this data, the recipient agrees to protect, hold harmless and indemnify the City of Goshen and Elkhart County and its employees and officers. This indemnity covers reasonable attorney fees and all court costs associated with the defense of the city and county arising out of this disclaimer.

High Street Parcel

2021 Aerial
 Printed July 28, 2023



The City of Goshen
 Department of
 Planning & Zoning
 204 East Jefferson Street, Goshen, Indiana 46528
 Phone: 574-534-3600 Fax: 574-533-8626



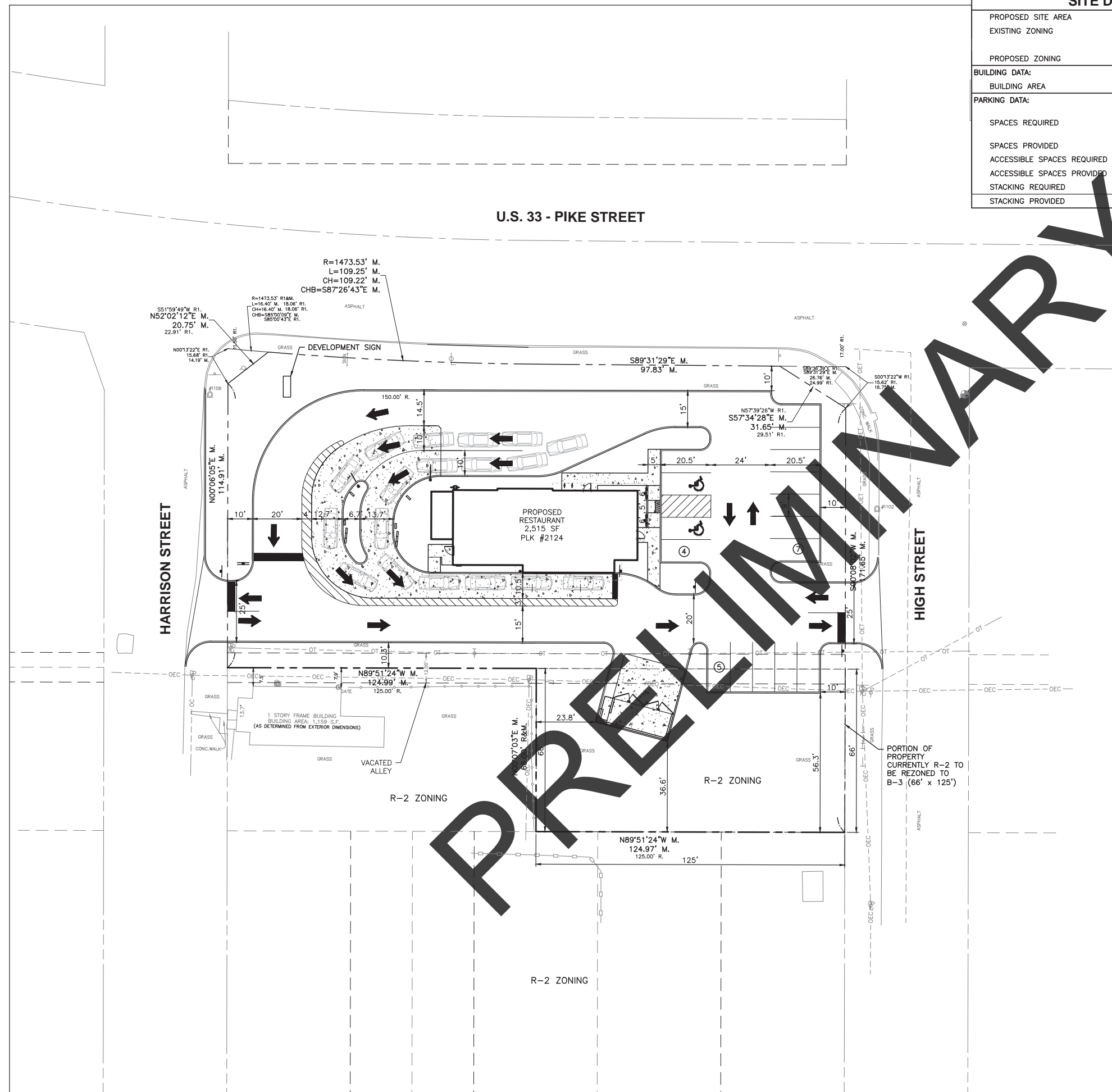
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Pike Street - B-3 Zoning

Zoning Map
 Printed August 4, 2023

The City of Goshen
 Department of
 Planning & Zoning
 204 East Jefferson Street, Goshen, Indiana 46528
 Phone: 574-534-3600 Fax: 574-533-8626



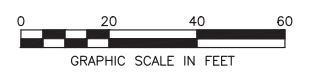
SITE DATA		
PROPOSED SITE AREA	0.9	ACRES
EXISTING ZONING	B-3	B-3 COMMERCIAL
	R-2	R-2 RESIDENTIAL
PROPOSED ZONING	B-3	B-3 COMMERCIAL
BUILDING DATA:		
BUILDING AREA	2,515	SQ. FT.
PARKING DATA:		
SPACES REQUIRED	8 (1 SPACE/ 2 EMPLOYEES + 1 SPACE/ 5 PERSONS AT MAX SEATING CAPACITY)	
SPACES PROVIDED	16	
ACCESSIBLE SPACES REQUIRED	1	
ACCESSIBLE SPACES PROVIDED	2	
STACKING REQUIRED	10	
STACKING PROVIDED	12	

SITE LEGEND	
	INDICATES LIGHT DUTY PAVEMENT—SEE DETAILS FOR PAVEMENT COMPOSITION
	INDICATES HEAVY DUTY PAVEMENT—SEE DETAILS FOR PAVEMENT COMPOSITION
	INDICATES NEW CONCRETE PAVEMENT/SIDEWALK—SEE DETAILS FOR PAVEMENT COMPOSITION
	LIGHT POLES
	EXISTING CURB AND GUTTER
	POSITIVE SLOPED CURB
	NEGATIVE SLOPED CURB
	INDICATES ROW PARKING COUNT
	INDICATES PARKING TOTAL FOR SURROUNDING AREA
	PROPERTY BOUNDARY

- ### SITE KEY NOTES
1. "STOP" SIGN, R1-1
 2. 24" WIDE STOP BAR, TRAFFIC WHITE PAINT
 3. ACCESSIBLE PARKING SIGN
 4. ACCESSIBLE PARKING SYMBOL
 5. ACCESSIBLE RAMP WITH DETECTABLE WARNING
 6. ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
 7. PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
 8. CURB AND GUTTER
 9. BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
 10. CONCRETE TRANSFORMER PAD
 11. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
 12. LIGHT POLE LOCATION
 13. DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
 14. CROSSWALK, PAINT 2' WIDE STRIPES AT 4' O.C. CENTERED ON ENTRY, TRAFFIC WHITE PAINT
 15. PAINTED TRAFFIC YELLOW, "LOADING ZONE" AT 100' O.C.
 16. PAINTED TRAFFIC WHITE, 2' SKIP DASH
 17. "DO NOT ENTER" SIGN
 18. "NO PARKING" SIGN
 19. CONCRETE BOLLARDS
 20. CONCRETE 5' WALK

- ### SITE NOTES
1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADII SHALL BE 4" UNLESS INDICATED OTHERWISE.
 2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
 3. ALL CURB & GUTTER SHALL BE B6.12, "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
 4. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
 5. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 6. WHERE NEW PAVEMENT IS TO BE PLACED OVER CURBED ISLANDS THAT HAVE BEEN REMOVED, CONTRACTOR TO PROVIDE AGGREGATE BASE & BINDER COURSE MATCHING THE EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.
 7. CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL BUILDING FOOTINGS AND UTILITY INSTALLATIONS. CONTRACTOR TO PROVIDE 8" AGGREGATE BASE, 3" BINDER COURSE, AND 1.5" SURFACE COURSE OR MATCH THE EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER.
 8. AREAS OF PAVEMENT RESTORATION SHALL BE PROOF ROLLED TO DETERMINE IF FULL DEPTH RESTORATION IS REQUIRED OR IF ONLY THE BITUMINOUS MATERIAL IS TO BE REPLACED.

BENCHMARK:
THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
CROSS CUT - SEE DRAWING FOR LOCATION.
ELEVATION = 784.61'



REVISION	
No.	DATE

PROJECT No: 10017737
DATE 07/26/23
DES. JC
DR. MG
CKD. JC

3333 Warrenville Road
Suite 200
Lisle, IL 60532
800.414.1045

W
WOOLPERT
ARCHITECTURAL ENGINEERING & CONSTRUCTION

SITE IMPROVEMENT PLAN
POPEYES-GOSHEN, INDIANA
WEST PIKE STREET
GOSHEN, ELKHART COUNTY, INDIANA 46526

SITE PLAN