

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:

/s/ Lori Lipscomb

Lori Lipscomb, Recording Secretary

Approved By:

/s/ Richard Worsham

Richard Worsham, President

/s/ Tom Holtzinger

Tom Holtzinger, Secretary