

Minutes - Goshen Plan Commission  
Tuesday, May 15, 2007, 4:00 p.m.  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

- I. The meeting was called to order with the following members present: Connie Garber, Bill Bloss, Bob McCoige, Lovina Rutt, and Kelly Huffman. Also present were City Planner Joe Hauflaire and City Attorney James Kolbus.
- II. The minutes of 4/17/2007 were amended to change the motion on page six in the middle of the page to "A motion was made and seconded, McCoige/Rounds, to allow the street name to remain "Lighthouse Lane" from Plymouth Avenue/SR 119 throughout the development all the way to Greene Road/CR 19. The motion passed, **5-0, with one abstention.**" The minutes were amended/approved, McCoige/Bloss, 5-0.
- III. The Zoning/Subdivision Ordinances were unanimously filed into Record, Rutt/Garber, 5-0.
- IV. **Postponements/Withdrawals – none.**

Dennis Koehn joined the Plan Commission at 4:05 pm.

Mr. Kolbus suggested doing all three Keystone plat items together.

- V. **Secondary Plat Approval** (not a public hearing item)  
*Keystone Square 9*
- VI. **Secondary Plat Approval** (not a public hearing item)  
*Keystone Square 10*
- VII. **Secondary Plat Approval and Final PUD Site Plan Approval** (not public hearing items)  
*Keystone Square 11*

*Petitioner Presentation*

Barry Pharis, Brads-Ko Engineering & Surveying, 1009 S. 9th Street, said Section 8 was previously approved, which is where Dr. Patel's office is located. He said Engineering asked that the balance of the road be platted and this became Keystone Square 10. He said Keystone Square 9 is a continuation of Keystone Drive out to US 33, and includes the traffic signal. He said Keystone Square 11 is the Walgreens site. He said all are plats.

*Staff Reports & Discussion*

Ms. Rutt asked if they got approval for the right in off of US 33, and Mr. Hauflaire said yes.

Mr. Hauflaire said Keystone Square 9, 10 and 11 are all plats and the subdivision approval stays with the Plan Commission. He said this completes Berkshire Drive and Keystone Drive and includes dedication on US 33. He said Sections 8, 9 and 10 were at Board of Works yesterday and were approved. Mr. Hauflaire recommended that the Plan Commission sign the plats.

Mr. McCoige asked about the notes on the site plan for Keystone Square 11, and Mr. Hauflaire said he wants two separate motions, one for secondary plat approvals and one for PUD site plan approval.

*Action*

A motion was made and seconded, McCoige/Bloss, to grant secondary plat approval for Keystone Square 9, 10 and 11, with the conditions recommended in the Staff Report. The motion passed unanimously, 6-0.

**Final PUD Site Plan Approval** (not a public hearing item)

*Keystone Square 11**Staff Report*

Mr. Hauflaire said this meets the PUD ordinance and reflects the setbacks that were allowed. He said the landscaping meets the ordinance requirements and there is ample parking. Mr. Hauflaire recommended that the Plan Commission approve the final PUD site plan.

*Petitioner Presentation*

Adlai Schrock, 2523 Messick Drive, showed the building elevations from the main front and on all four sides.

Ms. Rutt asked if he had a picture of the monument sign, and Mr. Schrock said he doesn't have it, but it will be a replica of the main Keystone Square sign.

Ms. Huffman asked if he wanted to say anything about the INDOT meeting. Mr. Schrock said INDOT understood the dilemma and put six to eight requirements on the approval. He said the conditions are very clear. He said they have also had a pre-construction meeting about the signal with INDOT and Mary Cripe was there.

Mr. Koehn asked Mr. Hauflaire if he is satisfied that the landscaping meets the ordinance, and Mr. Hauflaire said yes. Mr. Schrock said he would walk the Plan Commission through the landscaping and he went over the landscaping plan in detail.

*Action*

A motion was made and seconded, Koehn/Garber, to grant final PUD site plan approval for Keystone Square 11, with the conditions recommended in the Staff Report. The motion passed unanimously, 6-0.

**VIII. Final PUD Site Plan Approval** (not a public hearing item)*Gateway South PUD – Lot 1, Building 1**Petitioner Presentation*

Rick Pharis, Brads-Ko Engineering & Surveying, 1009 S. 9th Street, said he reviewed staff notes. He said we are here to approve the first building, which will be a Wings restaurant. He said there is a favorable recommendation subject to Engineering requirements. He asked about #1, recording the plat, and Mr. Hauflaire said he didn't want to lose track of the plat.

Regarding #2, INDOT access, Mr. Pharis said they are still 30-60 days out and they have submitted an alternate plan, Plan B, to prove access in case INDOT says no. Mr. Hauflaire asked how they have access off Eisenhower, and Mr. Pharis said they have a recorded access agreement. Mr. Hauflaire said we will need a copy. Mr. Bloss asked if alternate B would be better, and Mr. Pharis said having the access on US 33 splits traffic instead of having all the traffic at the light. Mr. Bloss asked how far from the existing light to the entrance, and Mr. Pharis said 400 feet. He said these are things INDOT will look at. Mr. Koehn asked if the Plan Commission is looking at access on 33, and Mr. Pharis said they are asking for approval of the alternate plan as well so they can get a building permit now. He said his client is still pursuing access on US 33.

Mr. Koehn asked if the Plan Commission has control over the access on 33, and Mr. Hauflaire said the Plan Commission approved the plat showing access on 33. Mr. Bloss asked if the old use had access on 33, and Mr. Pharis said it was at the far (south) side and because it's a change in use they have to go back to INDOT.

Ms. Huffman asked Mr. McCoige what he thinks, and Mr. McCoige said it is Mr. Hauflaire's issue, it's a private drive. Mr. Hauflaire said he would like to see the access agreement and make sure it works.

Mr. Koehn asked what kind of businesses are expected, and Mr. Pharis said probably several more restaurants and at the back professional offices.

Mr. Pharis said the other item is the utility easement and they are in the process of getting this. Regarding #4, he said they have the permits in hand, and regarding #5, the drainage has been approved. He said the post-construction plan is done while they're in construction. He said they are asking for approval for building 1, Lot 1.

Mr. Bloss asked if the building will still be built if INDOT doesn't approve the access on US 33, and Mr. Pharis said yes.

Mr. McCoige asked where the signs will be, and Mr. Hauflaire said the PUD regulates the signs. Mr. Pharis said his client does not want to move signs to Eisenhower if access is not approved on US 33. Ms. Huffman said anything we can do to let the building get started is good.

#### *Action*

A motion was made and seconded, Koehn/McCoige, to grant final PUD site plan approval for Gateway South PUD, Lot 1, Building 1, approving plans A & B, with the conditions recommended in the Staff Report, with condition #2 amended to read, "INDOT shall approve access to US 33 in order to implement Plan A, or, if INDOT does not approve access to US 33, access shall follow Plan B," and with an additional condition #6, "The access easement to Eisenhower Drive shall be approved before a zoning clearance is signed." The motion passed unanimously, 6-0.

**IX. Audience Items - none**

**X. Staff/Board Items** – Mr. Koehn said this is his last meeting after 12 years of service. The Plan Commission members expressed their appreciation to Mr. Koehn for his 12 years of service. Mr. Hauflaire said there will be formal recognition for Mr. Koehn at an upcoming Council meeting.

**XI. Adjournment** – 4:38 pm.