

MINUTES
GOSHEN PLANNING COMMISSION
and PUBLIC HEARING
October 5, 2021 5:30 PM
Virtual Zoom and the Community Bldg.

Call to Order: Chairman Tom Hennelly called the meeting to order at 5:30 PM

Roll Call and Declaration of Quorum: Tom Hennelly, Lisa Skiles, Mike Hill, Liz Mashie, and Scott Stokenbury were present. James Gardner and Levon Ogden were absent. A quorum was declared. Mayor Max Poye and City Attorney Brian Hogue were also in attendance.

Approval of Agenda: Lisa Skiles made a motion to approve the agenda, 2nd by Scott Stokenbury. All voted in favor and the motion carried.

Approval of Minutes: Lisa Skiles asked that the September 7, 2021 meeting minutes be amended with more detail given to public comment. Lisa Skiles made a motion to table the approval of the September 7, 2021 minutes until next month to allow for amendments, 2nd by Liz Mashie. All voted in favor and the motion carried.

Planning Commission Business:

Public Hearing - Rezoning for 180 N Church St. by Brian and Donna Buell: At 5:34 the public hearing was called to order. Only a portion of this property is currently zoned commercial; Dr. Buell is wanting to change the zoning so the entire parcel will be zoned commercial. Attorney Hogue reminded everyone that the purpose of this public hearing is regarding rezoning; conditional use should not be a factor in your decisions. Public Input was given: Helen Sharp wanted to know when it was originally zoned commercial – Mayor Poye stated that in Ordinance #28, in 2003, it was adopted to rezone a portion of this parcel. Paul Madden is concerned with what the rezoning will do to the property value of the homes that border this parcel. Allison Tritt, Danna McClellan, and John Cover are citizens in favor of rezoning this parcel. Jamie VanBecelaere and John Vaillancourt, acting as citizens, are not in favor of rezoning. Dr. Buell talked about his commercial design and landscaping. Commissioners made comments and voiced some concerns, including the limited exposure to this parcel, the fact that it is not optimally shaped, and drainage issues. Mike Hill made a motion to recommend the rezoning of this parcel to the Council, 2nd by Liz Mashie. Lisa Skiles was not in favor of this motion. All others voted favorably. The motion will go before Council for their approval. The Public Hearing was closed at 6:11 PM.

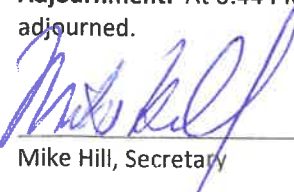
Public Hearing - Proposed Adoption of New and Updated Subdivision Regulations: The Public Hearing was called to order at 6:11 PM. After the approval of the subdivision regulations there was found to be deviations needed for minor subdivisions. Jeff Hawkins from NWA Regional Planning gave his input and corrections were made; Mayor Poye addressed these changes. No public input was given. Lisa Skiles made a motion to present this document, with changes, to the City Council for approval, 2nd by Scott Stokenbury. All voted in favor. The Public Hearing was closed at 6:29 PM

Review of Planning Commission Financial Report: Reports are in Commissioners packets. Tom Hennelly asked how this count compares to last year.

Comments by Planning Commissioners, Mayor, City Attorney: Lisa Skiles inquired about road impact fees being applied to development contractors due to the number of houses going in; Tom Hennelly asked that this topic be put on the agenda for next month's meeting.

Public Input: None given

Adjournment: At 6:44 PM Mike Hill made a motion to adjourn, 2nd by Scott Stokenbury. All voted in favor and the meeting adjourned.



Mike Hill, Secretary