

MINUTES
GOSHEN PLANNING COMMISSION
February 5, 2019

1. CALL TO ORDER: The regular meeting of the Goshen Planning Commission was called to order by Loren Shackelford, Chairman, at 5:30 p.m. on February 5, 2019 at Goshen City Hall.

2. ROLL CALL AND DECLARATION OF QUORUM: James Gardner, Tom Hennelly, Levon Ogden, Loren Shackelford and Lisa Skiles were present, and a quorum was declared. Mike Hill was absent. Charles Harwell, City Attorney, and Sharon Baggett, Recorder/Treasurer, were also present at the meeting.

3. APPROVAL OF AGENDA: A motion was made by Lisa Skiles, with a second by James Gardner, to approve the agenda as presented. All voted in favor and the motion carried.

4. APPROVAL OF MINUTES OF DECEMBER 4, 2018: Levon Ogden made a motion, with a second by Tom Hennelly, to approve the minutes as transcribed of the December 4, 2018 meeting. All voted in favor and the motion carried.

5. PLANNING COMMISSION BUSINESS:

A. REQUEST FOR LOT COMBINATION/REPLAT – LOTS 171 & 172 – WATERFORD ESTATES: Dr. David and Betty Nichols presented a survey and explained their request to combine two lots owned by them in Waterford Estates. They presented documentation providing evidence that the lot combination had received the approval of the Waterford POA Board. Levon Ogden stated for the record that he was a resident and property owner in Waterford, but Charles Harwell stated that it would not be a conflict of interest for him to vote on this request. There was no public comment on the request. A motion was made by Tom Hennelly, with a second by Levon Ogden, to approve the combination/replat of Lots 171 and 172 in Waterford Estates. All voted in favor and the motion carried.

B. DEVIATION REQUEST FOR LOT SPLIT – PARCEL #770-17625-000 – OXFORD BEND ROAD: Lee and Linda Ferguson presented a drawing and documentation regarding their request for a deviation to split their property into 3 tracts of 3 acres mol each. It was explained that the property had been split since 2000; therefore, would require a deviation to split again. There was discussion regarding the requirement of meeting the 100' of road frontage on all three lots, and also, the most feasible manner to split the property. After discussion and agreement that this request met the five requirements for a deviation, a motion was made by Levon Ogden, with a second by Tom Hennelly, to recommend approval of the deviation to the City Council as long as access to each lot met the 100' of existing road frontage and no lot was less than 2 acres. There was no public input. All voted in favor and the motion carried.

C. REQUEST FOR LOT SPLIT FOR MARCUS NALL – PARCEL #770-17374-030 – 921 TUTTLE ROAD: Andy Hooper, with Bates & Associates, presented a survey and explained the request to split approximately 13 acres into 3 tracts. Marcus Nall, owner of the property, was also present and answered questions regarding the split. It was pointed out that there was a 60' access easement from the center line of Tuttle Road which served the existing residence of Marcus Nall, and due to the topography and terrain, ingress and egress to these 3 tracts would be from this access easement. It was also pointed out that there was an additional 25' utility easement. There was discussion regarding whether the existing easement provided sufficient base and width for access by emergency vehicles, such as by the Fire

Department. Andy Hooper answered questions regarding utilities, and in particular, the availability of water. There was also discussion regarding the inconsistency with the setbacks noted on the survey, but it was agreed that this would be addressed prior to the issuance of building permits. There was public input regarding the access easement, fire protection and the setbacks. A motion was made by Tom Hennelly, with a second by Lisa Skiles, to approve the lot split subject to approval by the Fire Department. All voted in favor and the motion carried.

D. RECOMMENDATION TO FILL VACANT POSITION ON THE PLANNING COMMISSION: There was discussion regarding candidates for the vacant position on the Planning Commission, and it was noted that this individual could reside within the City or in the planning area. Loren Shackelford suggested that candidates willing to serve be invited to attend the next meeting, and a recommendation could then be made to the City Council.

6. REVIEW OF WRITTEN BUILDING OFFICIAL'S REPORT: Written Building Official's reports were presented and reviewed.

7. REPORT ON ADMINISTRATIVELY APPROVED LOT SPLITS / PROPERTY LINE ADJUSTMENTS: Loren Shackelford reported that the following property line adjustment had been administratively approved: Riggins Family Trust – Parcels #770-17453-000 & 770-17453-004 – Bowen Boulevard – Property Line Adjustment Approved January 31, 2019.

8. COMMENTS BY PLANNING COMMISSIONERS: There were no additional comments.

9. PUBLIC INPUT: There was no additional public input.

10. ADJOURNMENT: There being no further business, a motion was made by Lisa Skiles, with a second by Tom Hennelly, to adjourn the meeting. All voted in favor and the meeting adjourned at 6:10 p.m.



Levon Ogden, Secretary