

MINUTES
Goshen Planning Commission
May 3, 2022 at 5:30PM
Goshen Community Building, 244 Clark Street, or by Zoom

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

Roll Call and Declaration of Quorum: James Gardner, Liz Mashie, and Lisa Skiles were present. Mike Hill, Levon Ogden and Scott Stokenbury were absent. City Attorney Hogue was not present.

Approval of Agenda: The agenda was reviewed. James Gardener motioned to approve the agenda, striking Item 5F, Review of Planning Commission Financial Report. Lisa Skiles seconded the motion. The motion carried.

Approval of Minutes: Lisa Skiles made a motion to approve the March 1, 2022 minutes. The motion was seconded by Liz Mashie. The motion carried.

James Gardner made a motion to approve the April 5, 2022 minutes. The motion was seconded by Lisa Skiles. The motion carried.

NEW BUSINESS

5A. Minor Subdivision: Dwain Newman, 1236 Blue Springs, Parcel # 770-17426-000: Tom Hennelly stated there are administrative items to be corrected: "Lot Split" should be changed to "Minor Subdivision"; Flood Plain should only delineate 100-year flood plain and identify in the flood statement; All minor subdivisions parcels need to be identified as "Lot 1, Lot 2, Lot 3", as opposed to "Tract A, Tract B, Tract C"; Soil conditions for septic. Daniel Lazenby asked if soil testing is required before the split. Hennelly stated that has not been his experience. Hennelly stated test pits need to be done on the lot, as they haven't yet. Gardner stated from the code, "the installation of on-site septic shall be the responsibility of the developer". Hennelly stated that quoting the code on the plat would suffice for the Planning Commission.

Skiles asked if it would be a good practice to note driveway ordinance, as well. Lazenby stated they should be able to easily meet the code.

Liz Mashie asked if the driveway or another ordinance dictates how far the driveway can be from the road or only from another driveway? Hennelly's experience stated is has been both, depending on urban, rural or suburban environments. Mashie stated Lot 2 may ask to put their driveway too close to River Hollow Road. Hennelly stated that needs to be noted or a condition of building permit approval. Mashie stated that Section 217, page 238 provides this authority to the Planning Commission.

Hennelly asked for public input. None was given.

Approval will be based on two adjustments: Redrawn as a minor subdivision, with "Lots" not "Tracts", and conditional approval based on driveways for lots/tracts should be in the northwest corner, in an effort to comply with, meet or exceed the 100-ft. separation.

Mashie motioned to approve this minor subdivision, based on resubmission of documents. Preliminary and final plat approval to be given concurrently with labels as "Lots" not "Tracts", and based on condition that driveways for Tracts A and B (maybe Lots 1 and 2) are placed in the northwest corner of each property in an effort to comply with or exceed the 100-ft. between driveways ordinance, considering River Hollow Road. Skiles seconded the motion. The motion carried.

5B. Minor Subdivision: Randy & Karen Gentz, 15475 & 15477 Goshen-Tuttle, Parcel # 001-09970-000: Alan Reid stated comments made were concurred with, changes could be made.

Tom Hennelly asked for public comment. None was given on this request.

Liz Mashie asked how this area is accessed. Hennelly asked about flood plain indications, and asked that it be checked. James Gardner stated he owns property along the border of this request, so he will participate in discussion, but will recuse himself from voting. Hennelly stated that he spoke with the City Attorney on this topic. If there is a perception of an impropriety or conflict of interest that would effect their vote, and it could be questioned, it is a personal decision for the Commissioner.

Lisa Skiles stated she is an adjacent landowner to the prior agenda topic. She doesn't know if she is effected positively or negatively by the prior topic.

Skiles asked if this met the criteria for Administrative Approval. Hennelly was not certain.

Hennelly asked for this to be tabled until he could hear back from City Attorney Hogue. Hogue called in, and was asked if this could be approved administratively. There is a possible deviation, Gardner reported. The ordinance calls for 100 feet of frontage on a public street; this lot has 60 feet. Hogue stated the Commission would have to recommend approval, and then it would go to the City Council, as it's a deviation from subdivision regulations.

Mashie asked how the Summers are getting to their property. Gardner stated through this same road. There are three families that will use this road. Mashie stated the number of families accessing this road is growing, from what was initially understood.

Alan Reid stated there is another point of entry, and an existing easement. Mashie would like to confirm this.

Gardner asked about the setbacks – they don't match up and need to be reviewed. Reid stated he will check.

The lot frontage, the number of parcels accessing off of this, an existing easement are all areas to be addressed. Skiles stated an existing condition may exist. Hennelly stated guidance is needed.

Gardner commented regarding individual lots that can be served. Minor subdivisions can have up to four lots, including up to three tandem lots. With this parcel already having access and not being part of the minor subdivision, he doesn't think it adds to the count.

Hennelly stated that the subdivision requirements created some of these existing conditions. A possible solution can be to put a restriction on this property, if it ever were to split again, that it must access off Goshen Cove.

Reid requested that this should be tabled until there is a quorum. This is one tract of land being divided into two tracts of land, not prior private easements, or other property.

Skiles motioned to table this request, and address questions discussed in the next meeting. Mashie seconded the motion. The motion carried.

5C. Lot Line Adjustment: Kelly / Ridenour, 477 & 475 White Road, Parcel # 770-17422-003 and Parcel # 770-17422-004: Alan Reid presented. Mr. Kelly has three parcels of land on White Road, and wishes to manipulate the boundary lines of these parcels, to end still with three parcels.

Liz Mashie stated for the record the intent to is trade 'woods' for where the house is currently sitting. This parcel will remain at two acres, Reid stated.

Reid continued with an explanation of the two remaining parcels: Five acres that surround the house, and the remainder of the farm, about 27 acres. Kelly wants to adjust the five-acre tract into a two-acre tract.

Discussion was held regarding the size of the lot (two acres) and whether the proper calculation reduces the size of this lot below two acres. Hennelly stated that when a subdivision gets developed, there are private streets. The right-of-way goes to the City of Goshen. The right-of-way in the county goes to the center of the road.

Hennelly asked for public comment. Carolyn Jordan stated she feels frustrated because she can't see what the Commissioners are talking about.

Lisa Skiles motioned this is approved contingent upon resubmitting the drawings with 100' road frontage and the acreage calculated from the right-of-way, not the center of the lot, for Tract C, which will be at or above two acres after adjustment. Liz Mashie seconded the motion. The motion carried.

5D. Reappointment of Planning Commissioner Scott Stokenbury: Hennelly asked for public comment. Lisa Skiles motioned that Commissioner Stokenbury be reappointed. Liz Mashie seconded the motion. The motion carried.

5E. Reappointment of Planning Commissioner Mike Hill: James Gardner motioned that Commissioner Hill be reappointed. Liz Mashie seconded the motion. The motion carried.

5F. Planning Commission Financial Report: None

6. Old Business: None

7. Public Input: Linda Moore stated a request existed from a citizen/City Council member to discuss reflective siding and roofing. Tom Hennelly asked to hear directly from the individual. Liz Mashie asked what the citizen is advocating for, and Linda Moore will request this information. Hennelly asked for this to be added to next month's agenda.

Mayor Poye asked if anything should be considered regarding solar panels or wind turbines, and placement. Hennelly stated neighborhood covenants and city buildings should be considered.

Skiles stated she is open to having a display screen to encourage everything moving toward digital. Hennelly stated the city may want to look an investment to support this.

Carolyn Jordan stated it would be an advantage for attendees to see. Skiles stated there could also be an extra table for copies for citizens attending.

8. Adjournment: A motion to adjourn was made by Lisa Skiles. Liz Mashie seconded the motion. The motion carried. The meeting adjourned at 6:58 PM.



Mike Hill
Secretary