

**MINUTES**  
**GOSHEN PLANNING COMMISSION**  
**May 7, 2019**  
**Goshen City Hall**  
**5:30 P.M.**

1. **Call to Order:** The regular meeting of the Goshen Planning Commission was called to order by Loren Shackelford, Chairman, at 5:50 pm on May 7, 2019 at Goshen City Hall.
2. **Roll Call and Declaration of Quorum:** James Gardner, Mike Hill, Levon Ogden, Loren Shackelford and Lisa Skiles were all present, and a quorum was declared. Tom Hennelly was absent. Brian Hogue, City Attorney and Lora Nanak, Office Manager were also present. Sharon Baggett, Recorder/Treasurer was absent.
3. **Approval of Agenda:** A motion was made by Loren Shackelford to remove Items B and C due to a wrong date in the notice sent to adjoining property owners. A special meeting will be held May 28, 2019 at 5:30 pm for the rezoning and conditional use permit at 679 Tuttle Road. Fast Electric of Riverside Estates will replace Item C and Item D will be a lot combination of a property owner in Riverside Estates. Mayor Oliver would like to discuss the Master Street Plan under Item 9. A second was made by Lisa Skiles and changes to the agenda were approved. All voted in favor and the motion carried.
4. **Approval of Minutes of April 4, 2019 Special Meeting:** Levon Ogden made a motion, with a second by James Gardner to approve the minutes of April 4, 2019 special meeting. All voted in favor and the motion carried.
5. **Planning Commission Business:**
  - A. **Deviation Request for a Lot Split – 271 W Sharp Drive – Parcel #770-17381-001:** Cody Joyner presented a survey and letter and explained their request for a deviation to split his 28 acre property into 4 tracts of land. The parent tract had been split in 2016 by the original land owner; therefore, would require a deviation to split again. After discussion an agreement that this request met the five requirements for a deviation, a motion was made by Loren Shackelford, with a second by Levon Ogden, to recommend approval of the deviation to the City Council subject to extending the defined easement at least 200 feet south down the property line of tract 2 and tract 3. There was no public input. All voted in favor and the motion carried.
  - B. **Public Hearing – Rezoning Request from R-1 Residential to RR Rural - 679 Tuttle Road – Parcel #770-17540-001 on behalf of Owner, David T. Bailey Trust: Greg Hiatt Designscape**  
**Tabled till May 28, 2019 Special Meeting.**  
  
**Public Hearing – Conditional Use Permit Request – 679 Tuttle Road –Parcel #770-17540-001-**  
On behalf of Owner, David T. Bailey Trust: Greg Hiatt Designscape.  
**Tabled till May 28, 2019 Special Meeting.**

**C. Lighting Request- Riverside Estates** – Wayne Fancher with Fast Electric presented a request to modify construction plans so street lights would all be on the same side, to prevent 12 core drillings under the street. No substitution on the type of light fixture. Lisa Skiles made a motion, with a second from Mike Hill to recommend approval to the City Council to modify construction plans for the subdivision to allow street lights be on the same side of the road. All voted in favor and the motion carried.

**Next Item. Request to Combine Lot 18 and Lot 19 Riverside Estates** – Nader Shorky was not present but sent a letter to the planning commission. As owner of Lot 19 in Riverside Estates. He would like to purchase Lot 18 and combine them into one because the lots are so narrow. Motion made by Levon Ogden, with a second by Lisa Skiles to approve the lot combination subject to the owner providing documentation of an approval letter from the POA or in this case the developer since no houses have been built yet. There was no public input. All voted in favor and the motion carried.

**D. Recommendation to Fill Vacant Position on the Planning Commission:** No candidates were present at the meeting. Position for a Member at Large was discussed. Loren Shackelford made a motion, with a second by Levon Ogden to table this till the June 4, 2019 meeting.

**6. Review of Written Building Official’s Report:** No discussion.

**7. Review of Written Planning Commission Report:** No discussion.

**8. Administratively Approved Lot Split: Ira & Donna Hawley** – Loren Shackelford reported that the following had been administratively approved: 15142 Ball Road - Parcel #001-09997-000 – Lot Split Approved April 16, 2019.

**9. Comments by Planning Commissioners or City Attorney:** Mayor Oliver deferred to Lisa Skiles to discuss the Goshen Master Street Plan. Goshen Primary Arterial Road is Hwy. 45. Minor Arterial Roads are: Tuttle Road connecting to Elkins and Blue Springs Road connecting to 412. Discussion followed questioning if Habberton Road should upgrade to a Minor Arterial Road.

**10. Public Input:** Citizen asked if the city has a Code Enforcement Officer that will follow-up with Conditional Use Permits.

**11. Adjournment:** A motion was made by Lisa Skiles with a second by Levon Ogden to adjourn the meeting. All voted in favor and the meeting adjourned at 6:43 p.m.

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Levon Ogden, Secretary