

MINUTES
GOSHEN PLANNING COMMISSION
December 3, 2019
Goshen City Hall
5:30pm

Call to Order: Loren Shackelford, Chairman, called the meeting of the Goshen Planning Commission to order at 5:30pm.

Roll Call and Declaration of a Quorum: James Gardner, Loren Shackelford, Lisa Skiles, and Scott Stokenbury were present and a quorum was declared. Josh Bailey from Hogue Law Firm was also present. Tom Hennelly, Mike Hill, and Levon Ogden were absent.

Approval of Agenda: A motion was made by James Gardner, with a 2nd by Lisa Skiles to accept the agenda as presented. All voted in favor and the motion carried.

Approval of Minutes: Lisa Skiles made a motion to accept the November 5, 2019 Minutes, 2nd by Loren Shackelford. All voted in favor and the motion carried.

Planning Commission Business:

Revision to Subdivision Regulations: The Mayors' Task Force was present. The Task Force has been working on issues that come up with lot splits and subdivision ordinances; they are proposing a moratorium to allow for more time to review these ordinances. The desire of the Task Force is to enhance long term property values while maintaining the integrity of the land and the green necklace. Information presented today is in the Commissioner's packets. The Task Force is wanting to preserve green space; including landscaping, buffer areas and conservation areas - they are calling this preservation "Neutral Density".

Josh Bailey will help clean up the ordinances and make them easier to follow. Attorney Bailey said that there are two district tasks: 1) To look at lot splits and codes as they are now and compare them to the subdivision and zoning regulations. 2) To take the Task Force' recommendations and see what can be applied, the lot splits being the more pressing issue.

Loren Shackelford addressed a concern with a moratorium because it could potentially penalize a property owner from giving land away to family. We have to differentiate lot splits vs. subdivisions and how we apply the ordinances. The vast majority of lot splits are not people trying to get around our subdivision ordinances. Loren Shackelford suggested a 60-day moratorium on all lot splits with the exception of any lots larger than 5 acres.

The City Council has to approve any moratorium and recommendation.

Review of Building Official's Report: Information is in Commissioner's packets.

Review of Planning commission Report: Information is in Commissioner's packets.

Administratively Approved Property Splits/Lot Line Adjustments:

Raphael Oro-Planning Line Adjustment-15322 Northview Rd. Parcel #504-02389-000 - Bernadette Boyle, the planning liaison, stated that Raphael Oro needed to be presented to the Planning Commission again because a line needed to be "bent" to accommodate the septic area. No approval or further discussion was needed.

Comments by Planning Commissioners and/or City Attorney: Mayor Oliver informed the Commissioners that Bernadette Boyle is the new Planning Commission Liaison.

Public Input: none

Adjournment: At 6:41pm a motion was made to adjourn the meeting; 1st by Lisa Skiles, 2nd by Loren Shackelford. Motion carried.



Mike Hill
Secretary