Agenda

GOSHEN PLAN COMMISSION

Tuesday, January 20, 2026, 4:00 pm

Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

****Please turn off all cell phones****

I. Roll Call

II. 2026 Plan Commission Appointments
- *Brad Minnick – City Civil Engineer (ongoing appointment)*
- *Tom Holtzinger - Citizen Appointment by Mayor, four-year term, Reappointed 1/1/26-12/31/29*
- *Hesston Lauver - Citizen Appointment by Mayor, four-year term, Reappointed 1/1/26-12/31/29*
- *Plan Commission Citizen Member Appointment to the BZA, four-year term, 1/20/26-12/31/29*
  - *Hesston Lauver is willing to be reappointed*

III. Election of 2026 Officers
- *President*
- *Vice President*
- *Secretary*

IV. Approval of Minutes from 12/16/25

V. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record

VI. Postponements/Withdrawals

VII. Audience Items

VIII. Staff/Board Items

IX. Adjournment

Plan Commission Members
- Doug Nisley, Appointed by Council, Term is coextensive with Council term, 1/1/24 – 12/31/27
- Brad Minnick, City Civil Engineer Statutory Appointment, ongoing term
- James Wellington, Appointed by Park Board, Term is coextensive with Park Board term, 1/1/23 – 12/31/26
- Aracelia Manriquez, Appointed by Mayor, Term 2/20/24 – 12/31/27
- Richard Worsham, Appointed by Mayor, Term 1/1/25 – 12/31/28
- Tom Holtzinger, Appointed by Mayor, Term 1/1/26 – 12/31/29
- Hesston Lauver, Appointed by Mayor, Term 1/1/26 – 12/31/29
- Rolando Ortiz, Appointed by Mayor, Term 1/1/23 – 12/31/26

Minutes - Goshen Plan Commission
Tuesday, December 16, 2025 - 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

I. The meeting was called to order with the following members present: Richard Worsham, Tom Holtzinger, Hesston Lauver, Doug Nisley, Dustin Sailor, Rolando Ortiz, and James Wellington. Also present were City Planner Rhonda Yoder and Assistant City Attorney Don Shuler. Absent: Aracelia Manriquez

II. Approval of Minutes from 10/21/25 – Holtzinger/Wellington 7-0

III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record: Nisley/Holtzinger 7-0

IV. Postponements/Withdrawals – None

V. Primary Subdivision (public hearing)
25-03SUB – City of Goshen, Indiana Department of Redevelopment, Abonmarche Consultants and TROTM, LLC, request primary subdivision approval for an 18-lot major residential subdivision, The Row on the Millrace, a replat of Mill Race Townhomes Primary Subdivision. The request includes adding ±0.04 acres of right of way to the platted area, and a 48' minimum right of way width on a portion of South 2nd Street. The subject property is generally located south of Monroe Street, north of Purl Street, west of River Race Drive, and east of South 2nd Street, and is zoned Commercial B-2PUD (Planned Unit Development), part of the Millrace Townhomes PUD.

Staff Report
Ms. Yoder explained a replat follows the applicable requirements of an original subdivision, which in this case is a major subdivision. This proposed development will create 18 residential lots to be developed as single-family attached units in three phases: one townhome building per phase, with six units in each townhome building. She explained this is a replat of the Millrace Townhomes primary subdivision which received primary approval in 2015 to create 24 residential lots for single-family attached units. Because that project did not proceed, this is a new layout based on the current proposed development. She noted the PUD allows single family attached use with no minimum lot width or lot area.

The subdivision also proposes to add 0.04 acres of right-of-way along S 2nd Street to the platted lot area and proposes a 48 ft minimum right-of-way width on a portion of S 2nd Street, with the existing sidewalk to be relocated along the curb line along S 2nd Street. This will be adjacent to this development on the east side of South 2nd Street. She went on to say the Subdivision Ordinance requires a local street to have a minimum right-of-way of 50 feet, and that is an exclusive Subdivision Ordinance standard, subject to review by the Plan Commission. She also pointed out that the majority of the South 2nd Street right-of-way will meet or exceed the 50' minimum, with only a short distance requiring the 48' width.

Ms. Yoder commented that on the southern edge of the submitted plan, it shows part of the public sidewalk located on private property. If that is the case, an easement will need to be established with the secondary subdivision, or the sidewalk needs to be located totally in the public right-of-way, to be added as a condition of approval.

With these exceptions, the proposed lots meet the Millrace Townhomes PUD and Zoning and Subdivision Ordinance requirements. Staff recommends granting primary approval of the 18-lot residential subdivision.

She noted for the record that one phone call requesting additional information was received by the Planning Office regarding this request.

Petitioner Presentation:
Brad Mosness, Abonmarche Consultants, 303 River Race Drive, spoke on behalf of the petitioner. He stated he's joined by developers Shane Dyer and Casey Yerger. He confirmed Ms. Yoders' comments that the previous request was for 24 lots and today's request is for 18 residential lots. As described by Ms. Yoder, this will be 3 phases, noting the first phase, the south building, will be 2-story and phases 2 & 3 will be 2 or 3 story. The height will meet the B-2 requirements. Regarding the sidewalk on the south end, he explained the developer is fine if it is in an easement or if the property line is moved to include it in the right-of-way. Whatever is decided by the City will be reflected on the secondary plat.

Audience Comments:
None

Close Public Hearing

Staff Discussion:
None

Action:
A motion was made and seconded, Wellington/Holtzinger, to grant primary approval for 25-03SUB, based upon the Staff analysis and with the noted conditions. The motion passed unanimously by a vote of 7-0.

VI. PUD Minor Change and PUD Updated Site Plan (not public hearings)
25-01MI - City of Goshen, Indiana Department of Redevelopment, Abonmarche Consultants, and TROTM, LLC, request a PUD minor change and approval for a PUD updated site plan for Millrace Townhomes PUD that includes up to nine required street trees to be planted off site, two non-illuminated wall signs, each 12 square feet in area, three-story building height for all buildings, and to allow Staff to review PUD final site plans on behalf of the Plan Commission. The Millrace Townhomes PUD is generally located south of Madison Street, north of Purl Street, west of River Race Drive, and east of the Millrace Canal, and is zoned Commercial B-2PUD (Planned Unit Development).

Staff Report
Ms. Yoder explained this is the same property that was discussed in the previous case and is being reviewed by the Plan Commission because the original PUD required Plan Commission review. As mentioned, the previous project did not proceed, and the property was transferred back to the City of Goshen Redevelopment Department.

The updated PUD site plan is requested as part of the minor change. She advised that approximately 14 large species trees will be required and nine are proposed to be planted on City property, or in the adjacent public right-of-way. She went on to say the off-site planting is supported by the Redevelopment Department and is consistent with Zoning Ordinance provisions allowing administratively approved alternative landscape plan for streetside trees, provided the total number of trees is not diminished. She also recommended that a percentage of trees (up to 65%) be planted off site; not a specific number of trees, noting that the number of required trees can be influenced by tree size.

The requested small, non-illuminated signs will not adversely impact the residential neighborhood and are appropriate for the scale of the project.

The request for building height was described as 3-story building for each phase, but Phase 1 on the south end of the building is proposed as a 2-story building. She pointed out this is comparable with the previous PUD approval and the remaining two buildings will be 2 or 3-story.

She asked that Staff be allowed to review items that are allowed to be reviewed by Staff, such as PUD minor changes and the secondary subdivision.

Staff recommends the Plan Commission approve the PUD minor change and PUD updated site plan for Millrace Townhomes PUD for offsite tree planting, wall signs, building height, and Staff review.

Petitioner Presentation:
None

Staff Discussion:
Mr. Sailor asked how binding the general notes are on the plans, specifically #14 which reads: “There will be (2) small outdoor seating areas for the residents with maintenance by the homeowner’s association (HOA). The location of seating areas will be determined with the construction plans”. He noted it mentions outdoor seating but doesn’t define where the seating will be located.

Ms. Yoder remarked that would be submitted as part of the PUD final site plan.

Mr. Sailor asked if it will be located within the property.
Ms. Yoder responded yes, unless there's approval for it elsewhere.
Mr. Sailor also questioned the landscape notes and feels it would be more appropriate in a separate agreement with the City, as opposed to how trees will be maintained.
Ms. Yoder replied there needs to be a final landscape plan and there needs to be input from the Department of Environmental Resilience and they have been invited to join the Tech Review meeting to discuss landscaping.

Action:
A motion was made and seconded, Wellington/Holtzinger, to approve 25-01MI, based upon the Staff analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 7-0.

VII. Audience Items
None

VIII. Staff/Board Items
- *UDO Update*

Assistant City Planner, Rossa Deegan, provided a brief overview of the UDO consultant selection, explaining that approximately six months ago the Plan Commission authorized Staff to begin a process making changes to the zoning and subdivision ordinances. A task force was convened to modernize the zoning and subdivision ordinances and combine them into a unified development ordinance. A consultant was hired to help with this project, and they have put together a schedule to do this within the next 12 months. There will be opportunities for public feedback which will include surveys and a website providing background information on the process. Most of the work drafting the zoning ordinance and subdivision sections will occur in the next six months, beginning in January. The goal is to present to the Plan Commission for review within 12 months, then forwarding to the City council for approval.

- *Staff Review Report*

Ms. Yoder provided her annual staff review report, reminding commission members that there are items staff is authorized to review on behalf of the Plan Commission. In 2025, staff reviewed nine non-public hearing items on behalf of the Plan Commission, explaining that most reviews require one or more revisions and reviews are typically done in conjunction with the Technical Review process.

IX. Adjournment – 4:25 pm Nisley/Holtzinger

Respectfully Submitted:

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Lori Lipscomb, Recording Secretary

Approved By:

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Richard Worsham, President

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Tom Holtzinger, Secretary