Minutes - Goshen Plan Commission
Tuesday, May 19, 2026 - 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, Brad Minnick, Rolando Ortiz, and Aracelia Manriquez. Also present were Assistant Planner Rossa Deegan and Assistant City Attorney Don Shuler. Absent: James Wellington

II. Approval of Minutes from 1/20/26 – Holtzinger/Lauver 7-0

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

IV. Postponements/Withdrawals – None

V. **Minor Subdivision** (public hearing)
26-02SUB – City of Goshen Redevelopment and Abonmarche Consultants request approval of a two-lot minor subdivision, Replat of Lot 28 Barns' First South Addition, to separate the building from the parking lot. A Redevelopment agreement proposes to transfer the lot with the building to a new owner, and the parking lot would remain owned by City of Goshen. The subject property is Lot 28 Barns' First South Addition, with common addresses of 233 S Main Street and 113 W Jefferson Street, zoned Commercial B-2.

Staff Report
Mr. Deegan explained this request is to replat one lot into a two-lot subdivision, noting there will be no new streets or easements of access. He provided background information for the current building, along with information regarding a previous building that had been located on the now vacant, adjacent lot. The existing building was rezoned to Commercial B-2 after being acquired by the Redevelopment Department in 2021, and is now being sold on land contract to a business that plans to remodel the building for a dance studio. The remainder of the site will be used for a city parking lot which requires the creation of a subdivision. All developmental requirements of the district will be met. Staff recommends approval of the two-lot subdivision, noting that there is at least one correction that needs to be made on the site plan so it will need to be resubmitted for staff approval.

Petitioner Presentation
Crystal Welsh, 303 River Race Drive, spoke on behalf of the petitioner. She stated the next step is to obtain secondary approval and then get the plat recorded. She feels this is a great project and asked for Plan Commission approval.

Audience Comments:
There was no one to speak to the petition.

Close Public Hearing

Staff Discussion:
None

Action:
A motion was made and seconded, Holtzinger/Nisley, to grant primary subdivision approval for 26-02SUB, based upon the Staff Analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 7-0.

VI. Audience Items - None

VII. Staff/Board Items
- UDO Update – Rossa Deegan

Mr. Deegan updated Commission members on the progress being made updating the current zoning ordinance. He stated the process is underway and new drafts and chapters for the Unified Development Ordinance are now under review. He noted it's a completely new document and that much of the information from the original ordinance has been carried over and cleaned up to make it simpler and clearer. He estimated that they're approximately halfway through the drafting

process and hope to have that process completed by the end of July. He went on to say that through a community outreach process, the consultants have received approximately 250 surveys from the community to date. He explained that after the first draft is complete, the City Council, Plan Commission, and community members, can review the draft. There will be a public workshop as well. After that, it will come back to the Plan Commission later this year.

Mr. Holtzinger asked if there has been any consideration for "tiny homes".
Mr. Deegan stated that there is some consideration in this draft for allowing smaller lots and accessory dwelling units.

- Residency form for Tom Holtzinger
- Residency form for Hesston Lauver

Mr. Worsham noted for the record that residency forms were received from Tom Holtzinger and Hesston Lauver.

VIII. Adjournment – 4:10 pm Nisley/Holtzinger

Respectfully Submitted:

/s/ Lori Lipscomb
Lori Lipscomb, Recording Secretary

Approved By:

/s/ Richard Worsham
Richard Worsham, President

/s/ Tom Holtzinger
Tom Holtzinger, Secretary