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Goshen Planning Commission  
February 07, 2023 at 5:30PM  
Goshen Community Building, 244 Clark Street

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

**Roll Call:** Tom Hennelly, Loren Shackelford, Liz Mashie, James Garner, Michael Thompson and Scott Stokenbury were present.

**Approval of Agenda:** Motion made by xxxxxxxx to approve the agenda as written by xxxxxxxx and 2<sup>nd</sup> by xxxxxxxx. The motion carried.

**Approval of Minutes:** Motion made by Loren to approve the December 6, 2022, minutes 2<sup>nd</sup> by James.

The Motion carried.

**Planning Commission Business:**

A. We have a property line adjustment for DaFashy submitted by Rick Reeves with the SI. Rodney you're going to present this thing. OK perfect do you want to give us a rundown. We can talk about that is there anything about this plat that you guys see that you'd like amended, anything any notes that need to be added that's kind of our purview on this tonight. Not approval or disapproval as much as it is whether there's any corrections to the plat that you see need to be made. I haven't found any swimming commentary from tip off I didn't see it in the e-mail It appears to be just a standard property line what we call a property line adjustment. Does anybody have any comment, anything they see on it. OK I think we're good Rodney you'll need to make sure that everybody signed it before you before you bring up. OK you can leave them here. I'll sign them either after the meeting or I'll sign them this week and somebody can pick them up however you want to do it. I'll sign those as well and if you know somebody needs a wet stamp wet sign on you know OK yeah.

B. A minor subdivision for the rye revocable trust submitted by Swope engineering, are you presenting. OK this is similar to the last one I've looked at it. I didn't see anything on it that gave me any heartburn it all looked like it was compliant Mr. chair the only question I had was it shows a building under construction is that correct has there been any septic work done on that building that's under construction now, that I have the residential building. OK water we like to see designated that the septic system and the field on the drawing. I think there's plenty of room there any direction. But I think you must supply that anyway with your building permit. I think that's kind of some of the gray area that we get into about how we proceed from this step to getting a home built is what's required and that's some of the stuff that we'd like to kind of clean up you know where we can keep that a little bit tighter and then where we're at because, I'm not sure that we all have a good handle on. I don't see anything with this plat that gives me any heartburn Does anybody else the question was since it showed it's different because it shows the house under construction. I do agree if there's an

existing house typically the septic system and leach field should be shown if there's no structure then that would be part of the building permit. My confusion here was because it showed the house under construction, we did have several comments I think it's in the packet. There's an e-mail from Jeff Hawkins about 2 pages was found on that James. I mean on anything and you don't need to read 2 pages off your phone but you know big picture these are the thing in the ocean subdivision regulations are not applicable, which I think we probably all agree there's a lot size but there are several things on the drawing should be addressed should be styled as a minor subdivision plat instead of a track split the survey does not technically split the property. It looks like they're calling out and they're square footage and acreage, have you seen a copy of these comments not forward them to you. Phil yeah, I think it's basically what he's referencing or Deficiencies in the plat that need to be corrected not planning issues so what we can do is we'll forward you the comments that he's made and then if you'll modify the plant to reflect those comments when you submit them back to me. I'll review them make sure that they comply with it and then you know we'll handle it from there. I thought those had been provided to you but we'll make sure they do. Phil are you the one that applied, is your e-mail the one. OK yeah if you'll just forward her my contact info and Jeff's comments then we can work through those the comments from Jeff Hawkins, Washington last year says again it's just the branding comments from the yeah Jeff needs to be shared and that if they got send the e-mail to me and I think everybody else got them in e-mail format. OK so we'll get that information to you guys revise your plats and then when you bring them back, they'll need to be signed by everybody other than me. We're just discussing it and I've I had these on the agenda just no we'll need you to modify that plan and resubmit it and then we got to act on both items. I believe you're right the first one you could approve. I think the first ones approved administratively. But, you're right this one does need to have action taken on it so it is yeah. So, we'll open it up to the public for comment anybody. OK I'll bring it back to the Commission Mr. chair will back a motion for approval subject to the update to address Mr. Hawkins recommendations got a motion and a second or a motion on the floor second and a second made, all those in favor, yeah, opposed.

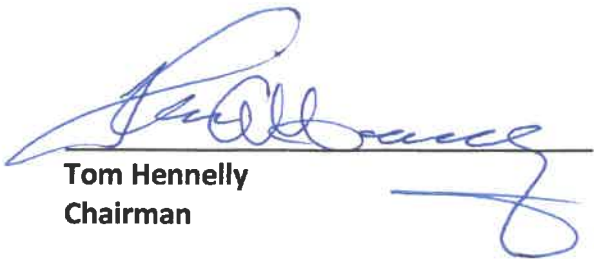
C. The lot split for Caleb LeBeau is anybody here to yeah OK Caleb just tell us what you're doing wife sister and her husband they live in Hindsville. They're just wanted closer to town and so yeah, it's kind of thing they're not in rush we're just kind of trying to get this sort of on the ball and move it forward hopefully next year. So, in reviewing the plat this is not one that we need to act on because it does fall under the family rule so it's exempt. But we'll need a stamp survey certified by surveyor. We're going to need to make sure that you're obviously familiar with what gets submitted for them to be able to see the right OK and making sure that we have the fire turn around which I'm thinking probably hammerhead just at the end yeah that's fine hammerhead's fine you're going to have to in some way get him comfortable with that 75,000 pound bearing weight on the road for one of their units that rough design criteria prior to really getting going on anything OK in that use and I don't know how they quantify that whether they want colorings or anything I doubt they want anything like that I think

they're probably looking for probably a proof roll more than anything else they'll go drive the vehicle you know drive that engine up and down the road to make sure there's no deflection in the in the road bed and that's probably how he'll do that but I don't know that for sure but before we can approve this we'll need there's a checklist in the subdivision regulations that has all the signature blocks all the items that need to be shown on the plant that sort of thing even though you're exempt from you know Planning Commission approval.

D. Adjacent owner notifications that's something I want to put on the agenda. I think this list is going to get expanded couple of things that I think we need to talk about as a group and then make a recommendation or not to City Council to amend the subdivision regulations one of them is adjacent owner notifications. In every town I deal with on a daily basis if you're bringing through a planning item that is some towns have within a 300-foot radius of the property that's being petitioned some of them have just if you're adjacent to that property you need to notify those people that there's an action being requested on their property whether to rezone it's going to have a significant impact or potential to have a significant impact on their property and in my opinion it only seems right to make that mandatory so that they have the opportunity if they want to show up at the meeting and speak either in favor or opposition to whatever their neighbor is proposing they have that opportunity I think we just owe them it's an obligation to inform them that there's something on the table so I'd like to hear you all input on it or if you don't have any input on it yeah roster of particular items that would require notification obviously rezoning probably what else is generally on that well and I think that kind of goes hand in hand. With what the next item on the agenda is what we can approve administratively and I'm not even sure that administration. I mean the idea of notifying members of the public who are adjacent property owners is so that they can come to a public meeting and make their voices heard they have an opportunity to do that. If it doesn't go before a public meeting. Brian may have a different position on this but my understanding is I guess somebody could to City Hall and object to an application that had been filed. but unless it's being considered for approval by a public body as opposed to being an administrative approval. where it's just kind of a rubber stamp then they wouldn't have the opportunity. We understand that if there's administrative approval isn't require or any deliberation side board. People that live nearby don't have to be notified even if it creates an adverse action. City Council or somebody wanted to know that and I think there's going to be a change to property that could affect us in a manner, you have the opportunity to state your opinion

- E. Administrative Approval Discussion: Tabled
- F. Review of Planning Commission Financial Report: Tabled
- G. No Public input

**H. Adjournment:** A motion to adjourn was made by Tom Hennelly, Seconded by Liz Mashie. The Motion carried. Meeting adjourned at 6:40 PM.



Tom Hennelly  
Chairman