

MINUTES
Goshen Planning Commission
December 5, 2023 at 6:25PM
Goshen Community Building,
244 Clark Street

Call to Order: Chairman Tom Hennelly called the meeting to order at 6:25 PM.

Roll Call: Tom Hennelly, Loren Shackelford, Lisa Skiles, Scott Stokenbury and James Gardner were present. Liz Mashie and Michael Thompson were absent.

Approval of Agenda: Motion made by Loren Shakelford to approve the agenda as written. Seconded by Lisa Skiles. All in favor. Yay (5) Opposed. (0). The motion carried.

Approval of Minutes: Motion made by Loren Shackelford to approve the November 7, 2023; minutes as written. Seconded by Scott Stokenbury. All in favor Yay (5). Opposed. (0) Motion carried.

Planning Commission Business:

A. Lot Line Adjustment: Bearing Fruit Farms

Parcel #001-14039-002 and 001-14039-003, Jose Rios, Bates & Associates presented.

It has two existing parcels on the survey and the southeast corner of the property and there was a parcel that the previous acreage was seven acres. Bearing Fruit Farms has worked out with that current property owner to purchase that was not more land than the seven acres that they currently have. They worked out an agreement to move the property line around to add almost four more acres to their property. James: We got access & utilities easement to existing parcel already. Tom: You are moving that line from there to there. Loren motioned to approve the lot line adjustment for Bearing Fruit Farm as presented. Seconded by Scott Stokenbury. All in favor. Yay (5). Opposed. (0). The motion carried.

B. Lot Line Adjustment: Jean-Claude & Carmen Rodriguez, 15810 Ball Road

Jason & Leslie Calk 15680 Ball Road. Jose Rios, Bates & Associates presented. This is a slight modification to adjust the property line where the propane tank and transformer is. Lisa Skiles motioned to approve the lot line adjustment as presented. Seconded by James Gardner. All in favor. Yay (5). Opposed (0). The motion carried.

C. Minor-Subdivision: Jean-Claude & Carmen Rodriguez

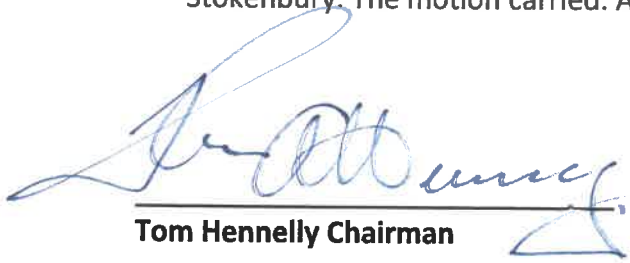
15810 Ball Road, Elkins, AR. Jose Rios, Bates & Associates presented. Tom: this is just a split of the four acres on the previous plat? Jose: Correct. Is there any public input? Lacie: Expressed concerns what will be built there. There is an event venue, it gets very loud for the citizens. It is in our planning area, and I know there is really nothing we can do. Bernadette: Was there any explanation offered as to what their intent is? Tom: Even if they offered it, we could not even consider it. Tom Hennelly motioned to approve the Minor

Subdivision for Rodriguez. Seconded by Lisa Skiles. All in favor. Yay (5). Opposed. (0). The motion carried.

- D. Planning Official Training Program: Lisa Skiles presented.** I have reported on taking the training sessions. Lacie and I both have been in them as staff and Planning Commission, which was the mix of the attendees and completed that. Thank you to the City of Goshen for paying for that. I will have my new binder in reference to chime in when it is useful and help have an eye for planning tools. I will go ahead and get my certification. I will not really talk about the details of it was advanced planning and I will just have two bullet points to share. We ended just by talking about the tools that this body has, and we are aware of them, but just to reinforce what came from this lecture, landscape regulations are strong tools of ours including Street trees and city things the city can do, overlay districts. Although our group talked about how we do not really care for overlay districts and those that have worked with the City of Fayetteville, some of us have on overlay districts that can be very laborious. Building standards, which is something that came forward with the latest round of commercial development ordinance update that occurred. So, the building standards are something we can at any time talk about, bring forward and elevate, development regulations which are in some of our new commercial standards as well parking in the rear as an example and conditional use permits. My second point is we just talked about good planning involves engaging the community. I brought this up last time and I put a question to the urban planner that was teaching one of the urban planners that was teaching this about how to a small community start. Going to the people, having drop ins, having charettes and I will come back to that having interactive button on a website if we are taking surveys, digital surveys, social media, outreach to special groups, students, or our elderly citizens, is a safe way to go. And then in terms of since we might not be a big enough city to hire an urban planner to come in and help with charettes, they gave a great photo side by side and they said charettes and one was somebody standing in a microphone talking to us and the other was a bunch of tables with maps and having one-on-one conversations in a decentralized working space. And that is what I think of when I think of Charette. But the thing was the tip was to develop a core group first, whether it is us with some community leaders that are truly clear, about what is the problem that needs to be addressed? Commercial notes, for example, and that there is some discussion ahead of time and with the outside facilitator. And then have breakout sessions with the core group and then take that to the community at large when the kinks are worked out. And I'll end by saying there were examples out of that process where even just photoshopping a street scene and adding trees and elevated building facades can help give a vision where you can show it to the community and say this picture versus this picture, what are you, you know, what looks good to you as opposed to just talking about an abstract notion, so having visuals, maps, this versus this. And so, it was an open dialogue with statutes. Tom: What kind of program is this? Lisa: They may run it every year. I recommend that others do it. The motivation for cities is that, just put a little bit more knowledge around. Arkansas Association of Planning along with one of the state organizations sponsors it. Tom: What was your time commitment to this? Lisa: I did six and each one was a three-hour zoom. So, evenings were 6 to 9. Tom: What is the protocol timewise for Chairperson, Secretary of

Planning Commission? Mayor Stroud: There is something on the website now, as to as far as everybody's terms, but as far as like chairman, I think that is forever. You all make that decision. Tom: I am not wanting to do that. It is a considerable time commitment. And I do not feel like I have really given it due time every month, but you know I think that everybody on this Commission is certainly qualified to Chair and so I just would like you folks to give that some thought. Mayor: you can send Lacie a recommendation as to how you want to structure the commission and we can take it to the Council.

Adjournment: A motion was made by Tom Hennelly at 6:59 pm, Seconded by Scott Stokenbury. The motion carried. Adjourned at 6:59 pm.



Tom Hennelly Chairman