

MINUTES
Goshen Planning Commission
January 7, 2025 at 5:45PM
Goshen Community Building, 244 Clark Street

A meeting of the Goshen Board of Zoning and the Goshen Planning Commission was held on January 7, 2025 at 5:30pm at the Goshen Community Center.

Planning Commission

Call to Order: Liz Mashie, Chair Person @ 5:41pm

Roll Call: PRESENT - Liz Mashie, Loren Shackelford, Lisa Skiles, Michael Thomsson, Matt Dickhut, James Gardner.
ABSENT - Scott Stokenbury. City Attorney and Recorder/Treasurer Gina Swanson were present.

Approval of Agenda: Liz Mashie re-ordered the agenda at the request of Mayor Stroud to:

- 1-Call to Order;
- 2-Roll Call;
- 3-Approval of Agenda;
- 4-Approval of Minutes;
- 5-New City Business (A-D);
- 6-Old Business;
- Public Input;
- Adjournment

James Gardner made a motion to approve agenda and Michael Thompson seconded. All in favor? Yay (6).
Opposed? (0). Motion carried.

Approval of Minutes from October, 2024 - Loren Schackelford made a motion to approve minutes and Lisa Skiles seconded. All in favor? Yay (6). Opposed? (0)

Expired Commission Positions:

Mayor Stroud discussed expired commission positions and upcoming position expirations - Mayor Stroud suggested the need to change the process as he indicates that there can be several expirations that happen at one time and then he feels faced with a blanket re-appointment; however, he has concerns that he does not know some the people very well that he is re-appointment (via a blanket appointment). Mayor Stroud suggests coming up with ByLaws to cover attendance of commissioners, like City Council does and how they conduct their meetings. An example was used that Michael Thompson had missed several meetings last year and Mr. Thompson rebutted (for the record) absence were due to meeting reschedules.

Mayor Stroud's expectations are that all commissioners will attend at least 60% of the meetings. Expirations that happened in March of 2024 were Liz Mashie, Lisa Skiles, and James Gardner. It is Mayor Stroud's intent to reach out to those three and have the chance to talk about re-appointment with them and expectations and availability to ensure attendance of meetings. Mayor will also reach out to those positions that are expiring this

March and have the same conversations with them in an effort to stay ahead of positions expiring and re- or new- appointments as necessary. Some of the items that Mayor Stroud wants to discuss with (potential) returning commissioners are:

Are you willing?

Are you able? If not, can you/do you have any recommendations for a replacement appointment?

Where do you see the future of Goshen?

Mayor Stroud doesn't feel that he knows commissioners well enough and would like to get to know them better - including, not just Planning Commission, but all Commissions. Mayor Stroud thanked the commissioners for all they've done and continue to do.

Sign/Lighting/Regulations: Lacie Lawson presented the potential of making design standard changes. Example used was John Cogger and the new food truck area at the corner of Hwy 45 and Blue Springs. Mr. Cogger would like to put up a pole sign (in place of monument signage) and would like to discuss the possibility to increase the signage height and illumination. A couple of our local churches have also requested illuminated signage for consideration. Current lighting is 1100 Lumens which is sufficient for residential but not commercial properties; concerns of safety at night;

Mayor Stroud provided example of City Hall being over the current approved lumens as it currently stands. Lacie Lawson encouraged revisiting the commercial lighting ordinanc(es) to make it easier for business to come to Goshen and City Hall is also seeking feedback from Planning on the lighting ordinance so that Lacie Lawson can compile comments and review at the next meeting.

Commercial Design - Loren Shackelford suggested a variance option for commercial design as it is hard to write an ordinance that is applicable to every opportunity and a variance would work better. Mayor Stroud indicates that our commercial design standards are too restrictive so much so that businesses that inquire about opening a business in Goshen often do not due to those restrictions. Mayor Stroud also pointed out that the Post Office is the only commercial building in compliance in Goshen. Dollar General, Ponchos, Scott's (Andersons) and Phillips 66 would not be here if they had to follow the regulations of today. Liz Mashie agrees that commercial lighting should change (when was the last time that was updated?) but other standards should not and she further revisited when Dollar General (she served on Commercial Design Standards Commission) and that (lighting) was a direct response to Dollar General coming in.

Lacie Lawson provided information about a new business inquiry and as they began their due diligence the surveyor and landscape architect visited with City Hall and, ultimately, the it is too restrictive - our city requires 80' of landscaping; Johnson is 25'; Fayetteville is 15';

Goshen wants to be more welcoming and tone it down on the restrictions; we still want to have a green buffer adjoining the highway so that we are not a concrete jungle and potentially have parking on the backside of commercial buildings (as stated by Lisa Skiles). Brian Hogue (attorney) re-iterated that the commercial design standards read as providing 'some flexibility' - thus, a variance might be a good option.

Lacie Lawson asked for responses/feedback within 3 weeks from meeting date and she would further like to suggest taking signage out of lighting ordinances so that they stand on their own (their own entity). Johnson Square is the 'look' that Goshen is trying to emulate. Existing signage is grand-fathered in.

Old City Business

Zoning Regulations and Driveway Regulations - Lacie Lawson indicates the redline is complete/updated. She encourages lighting and signage be taken out of it and wants driveway and zoning as it's own entity. She's looking for thumbs up from Planning to take it to Council. Lisa Skiles questioned if measurements have been vetted with engineers - Lacie confirmed radius was an engineer's recommendation. Lacie needs sign off or edit by 1/28 for driveway and zoning regulations. Timing is important because the vet clinic will start construction in July and it is Lacie's/City Hall's hope that all of this information can be in place prior to their build.

Mayor Stroud gave kudos to Lacie Lawson and her extensive work and research on these topics/regulations.

John Coger expanded on the growth of the food truck park that he's building and creating an aesthetically appealing corner within Goshen. John has one trailer restaurant at the moment in place operating and has 3 others that are interested. He's glad to see that Planning is discussing signage changes/modifications. Mayor Stroud added that he wants to see Goshen generate more revenue by bringing in more businesses in a very appealing way (no strip malls).


Lisa Skiles asked if public input will be asked for to create a master plan and usage map - Lacie Lawson, YES.

Goshen City Hall wants to work more towards multi-zone and utilize space (requires multi-level) with restaurants and commercial on first level and residences above; Mayor Stroud wants walkability; Liz Mashie suggested finding a balance.

Public Input? No

Liz Mashie motioned to adjourn - All in favor

Adjournment: 6:35pm


Gina Swanson
Recorder/Treasurer




Russell Stroud
Mayor

