

MINUTES
Goshen Planning Commission
July 10, 2023 at 5:00PM
Goshen Community Building, 244 Clark Street

Call to Order: Chairman Tom Hennelly called the meeting to order at 5:00PM.

Roll Call: Tom Hennelly, Lisa Skiles, James Gardner, Michael Thompson were present.

Liz Mashie arrived at 5:20PM. Loren Shackelford arrived 5:24PM. Scott Stokenbury was absent.

Approval of Agenda: Motion made by Tom Hennelly to modify the agenda to move items number 5 and 6. Seconded by James Gardner. All in favor. Yay (4). Opposed (0). The motion carried.

Approval of Minutes: Motion made by James Gardner to approve the June 6, 2023 minutes with the amended wording under D changing 30' easement to Minor Subdivision approval. Seconded by Michael Thompson. All in favor yay. (4) Opposed (0). The motion carried.

Planning Commission Business:

A. City Wide Use Ordinance:

Tom: The city has purchased property. The City Park property has a certain zone. The zoning that it has, does not include city parks. It's not a use by right in that zone. I think it's a conditional use which, causes the city to bring forward to us a conditional use permit for a rezoning anytime they need to do anything, whether it's this, whether it's a lift station, whether you know park anything. What I've seen in the past is a use unit that's I've only seen it referred to as city wide usage in writing and it is specifically designed for Zoning specific to city uses. I don't know that we can do it tonight. We just need to make a recommendation to council. A council would have to make that change to the zoning ordinance to add that use unit I'm proposing to add it to all zoning provisions. So, no matter what property they get, they purchase or get donated to them or whatever. That the city would be allowed without going through zoning change, without going through a conditional use to be able to build a park or build a trailer, a police station or whatever.

James: So, does that mean in the zoning regulations under each different zoning type it would be City Wide usage by right? Lisa: The course I'm taking on community planning, they refer to it as Community Facilities. Brian; You have to have a public hearing held and after that you can make a recommendation to city council to adopt a new ordinance to make these changes. Lisa made a motion that we pursue amending our by rights activities to include citywide use and whatever steps are involved to make that move forward, and add that to add that use to each zoning district currently. Established in our zoning right. Add that to each zoning district in our current regulation. Seconded by James Gardner. All those in favor? Yay (5). Opposed (0) The motion carried.

Public Input: Betty Nichols: Expressed concerns about guidelines for a structure the size of a house in Waterford on a 1 acer lot. Were neighbors notified, as she had to do when they built a shop on the 1 acre they had. This will be discussed at the City Council Meeting on July 11, 2023. Lisa, I just wanted to say thank you to the city for allowing us to participate in the planning meetings. They happen every month. You don't just have to take the first one you can plug in and out. So, if you haven't received that e-mail, I have a copy of it here and one of the things I flagged in terms of on our radar. The comprehensive plan which I talked about earlier, it's not a legal document but it helps us make decisions. So, I think us are being involved in that process that the mayor will lead is really important and community charettes. And also, the other thing I flagged is the Master Street plan should relate very directly to subdivision regulations because it requires a basis for our requiring upgrades and connectivity. So, in our overseeing that, so checking to make sure that our subdivision regulation and master street plan have a linkage.

Adjournment: A motion was made by James Gardner at 5:58 pm, Seconded by Lisa Skiles. All in favor Yay. The motion carried. Meeting adjourned at 5:58 pm.

A handwritten signature in blue ink, appearing to read "Tom Hennelly", is written over a horizontal line. The signature is stylized and cursive.

Tom Hennelly Chairman