

MINUTES
Goshen Planning Commission
June 6, 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, Lisa Skiles, Liz Mashie, James Gardner were present. Michael Thompson and Scott Stokenbury were absent.

Approval of Agenda: Motion made by Loren Shakelford to approve the agenda as written and 2nd by Liz Mashie. The motion carried.

Approval of Minutes: Motion made by Loren Shakelford to approve the May 2, 2023, minutes and 2nd by James Garner. The Motion carried.

Planning Commission Business:

A. Lot Line Adjustment: John & Jesscia DaFashy

1099 Beav-O-Rama Rd. ESI-Rodney presented.

It's the same plat that was approved by the Commission in February. He's changed a couple of interior lots lines. Mr. Hawkins per his comments had no issue. Tom: I do not see anything out of the ordinary. Liz: I like better than before. Liza Skiles made a motion to approve as presented. Seconded by Liz Mashie. All in favor yay (5). Opposed (0). The motion carried.

B. Minor Subdivision: Caleb & Vanessa LeBow

1717 & 1735 E. Bowen Blvd.

Parcel's 770-17384-102 & 770-17384-106 Nathan, Blew & Associates presented.

Nathan: Several weeks back we were requesting a variance for a 1-acre tract. After discussion with my client, we moved the property lines and created a 2-acre track, so now we have 3 tracks going into 4. Kaseana from City Hall called, Bates came through with something similar to this last month and the Planning Commission was not on board. Liz: We, want to make sure we separate lot line adjustments from minor subdivisions. We are not creating as many tracts here as we are for Mr. Dickhut? No, we are not. Loren: Are they anymore plans to split the remaining 11.38 acres? Caleb: No. Liz: I would like to see it come back with the 2 applications, property line adjustment and minor subdivision. Applications need to be clear and things need to be consistent. Loren: The only thing I would add is the lot line adjustment, could be technically done as administratively. Forever we didn't bring lot line adjustments through Goshen planning it was an administrative item that was approved by either the mayor or the chairman of Planning Commission so I get what you're saying and I do understand that but it is probably worth pointing out that one item would be administrative and not require the full Planning Commission. Motion was made by Loren Shackelford to approve with Lot Split and Minor Subdivision application. Seconded by James Gardner. All in favor. Yay (5). Opposed (0). The motion carried.

C. Lot Line Adjustment: Matt Dickhut presented.

15287 & 15301 Ball Rd. Parcels #001-09993-001 & 001-09993-000

Matt: Lot line adjustment for the 2.06 acres was to incorporate the existing septic field of the existing house. To be contained into the parcel. Tom: Is the is the septic on this. Matt: no. Tom: How did you determine where it is? Matt: You can see the lateral lines sunken in the field and was mowed by the previous owners. Theres a permit on file with Washington County Tax records. Tom: I would like a hard copy of the septic permit, so everyone is comfortable. Motion Made by James Gardner to approve the lot line adjustment. Seconded by Liza Skiles. All in favor yay. (5) Opposed (0). The motion carried.

D. Minor Subdivision: Matt Dickhut presented.

15301 Ball Rd. Parcel #001-09993-000

Tom: Minor subdivision on the same parcel, Matt do you have anything to add to this? Matt: No, nothing other than we spoke about last time. On the application you can see the request for the variance for the 30-foot road frontage, that Jose was asked to put on the application. James: I can't support the variance or the deviation because part of the requirements for us looking at a deviation is something that is not created by the applicant and the only way this deviation exists is the way the lots are laid out. We kind of talked last week how you could rework some of theses lots and give 100-feet not require a deviation. So, in my mind were going against how our ordinances are laid out, with regards to deviation by forgiveness. After more discussion on the road and easement access. Tom made a motion to approve the Minor Subdivision subject to deed restricted for access to lot 2 and 3 off of Ball Road. Seconded by Liza Skiles. All in favor yay (5) Opposed (0) The motion carried.

E. Review Planning Commission Financial Report:

May there were two items, collected \$400.00. Bringing our total year to date to \$1,400.00.

F. Public Input: Brenda and Michael, I've seen in the recent past lots advertised less than 2-

acres. Tom: We do have caveats for conservation subdivision which would allow similar to what Waterford did in that they created lots that were less than two acres but the overall density of the project was one resident per two acres even though the lot size wasn't too big. They've got the green space and other things. Michael what is the percentage of green space to be able to do that. Loren: Still a requirement you can't have more than one house on two acres. So, if it's a 200-acre subdivision there will only be 100 homes in the subdivision. Lisa: In that particular one I believe had the potential for 44 it was around 88 acres and so they cannot have more homes but we've shifted to more green space. The same green space would apply to the new Asher Subdivision. There are restrictions.

G. Adjournment: A motion was made by Lisa Skiles at 6:47 pm, Seconded by James Gardner. The motion carried. Meeting adjourned at 6:47 pm.



Tom Hennelly Chairman