

MINUTES
Goshen Planning Commission
March 4, 2025 at 5:30PM
Goshen Community Building, 244 Clark Street

A meeting of the Goshen Board of Zoning and the Goshen Planning Commission was held on March 4, 2025 at 5:30pm at the Goshen Community Center.

Planning Commission

Call to Order: Liz Mashie, Chair Person @ 5:30pm

Roll Call: PRESENT - Liz Mashie, James Gardner, Matt Dickhut, Loren Shackelford, Greg Langham

ABSENT: Marcie McClamroch, Scott Stokenbury

Brian Hogue, Attorney in attendance

Approval of Agenda: Liz Mashie asked for any changes; none provided; Liz Mashie made motion to approve the minutes as presented. Loren Shackelford made a motion to approve as presented and Matt Dickhut seconded. All approved; None opposed. All in favor; None opposed

Approval of Minutes from February 4, 2025 - Adjustment made to adjournment of February Meeting. Liz made a motion to approve the minutes subject to the adjustment made. Loren Shackelford made motion to approve (w/edit) and Matt Dickhut seconded.

All in favor; None opposed

New Business

Vet Clinic Commercial Building Design Approval

Zach Hixson Site-Wide Civil Engineering firm - 2 acre property, 2 buildings, Small Animal Hospital (4600sf), Large Animal Hospital (3000sf), 20 parking spaces

Jason Bose - Core Architects - Design of the two buildings Intent is to get Drs. Finney and Kim a nice place to have their practice.

Mayor Stroud reached out to adjacent neighbors of the clinic (Bordeaux Village) regarding the commercial fence requirement/ordinance of a 6' wood fence; neighbors would rather not have the wood fence and would prefer vegetation as the barrier and so vegetation will be added between the trees in the rendering. Mayor further confirmed that Bordeaux also does not utilize wood fencing. Mayor Stroud further added that the proposed build fits everything administratively with the exception of the lighting and that is only to say that it doesn't fit our 'current' lighting ordinance. He recommends that the committee approves the plan as it is presented today and if an issue comes up with the lighting before our ordinance is changed then it will be addressed with the builder at that time. Mayor added that the lighting, in regard to the light pollution, meets our ordinance. Mayor further acknowledged that the lighting/lumens at City Hall is outside of the ordinance(s) but we know that we are going to be changing that and bringing that forward to the Council.

Loren Shackelford asked Brian Hogue how we process with the lighting issue (and landscaping piece); Brian recommends same as Mayor recommendation and the fence issue - suggests to approve it (but reserve approval of the lighting for a later date) and hopefully the new ordinances will be in place. If not, ordinance issues can be addressed at a later time (same thing with the landscaping/fence). Loren Shackelford agrees that a 3' berm with vegetation is much better vs. a wood fence and added that the gravel apron is fantastic; it is semi-permeable, it helps with the rainwater runoff, it's safer for the big animals and traffic, It's a great look and great functionality.

James Gardner asked about the small animal building renderings of the buildings showing a brick wainscoting and hardiplank and asked for confirmation of what will actually be built. Zach Hixson confirmed that what you see in the renderings is what will be done (design-wise). The brick on the small hospital is on the bump-outs only and at the entrance and there is brick wainscoting on the large animal building. James Gardner asked for confirmation on the small animal it is hardiplank all around (confirmed) and on the large animal it is brick with metal (confirmed that it is R-Loc).

Matt Dickhut commends on the design aesthetics and how well it fits with the community.

Greg Langham asked about large animals and how would that be handled; Mayor Stroud and the architect confirmed that the facility will not be boarding animals and intent is not to provide boarding services. The animals will only be there as long as needed. Nothing to prevent boarding in our ordinances and Mayor says that it is commercial so there is nothing that could prevent that. The property is zoned Neighborhood Commercial; it doesn't specifically say veterinary but meets all the standards (under clinics).

James Gardner re-read Commercial Design Standards that "Minimum 50% glass and materials, etc and also says that Planning Commission can provide flexibility based on the project" - Mr. Gardner agrees that it fits well into this community and supports the structure.

Mayor asked Brian how to present this as a motion; Brian stated "to reserve final approval of landscape and lighting". The architect stated that the lighting, which is 3500K, can be reduced to 3000K but Mayor Stroud indicated we are getting ready to change it anyway to 4000K (still needs to finish with Planning and then to Council). If Council does not approve the lighting ordinance change, then we will need to get back with the engineer to take it back down to 3000K. Mayor Stroud anticipates the ordinance change will be final in the next couple of months - probably around June which should be when the construction will get started (anticipated timeline). Project completion is not determined as of yet; they are still in pre-con (still working on budget).

Loren Shackelford asked Brian to clarify if we are approving the commercial design standard tonight or making a recommendation to Council; Brian indicates approving. He further asked for clarification that there is no large scale development or anything that would take this to City Council; Brian confirmed, yes.

James Gardner asked about distance from road to the gate; if the gate is closed, is there enough space for any trailers (for large animals) to fit without hampering traffic. Architect stated that it is Dr. Finney's intent that the gate will be opened anytime the clinic is open and/or anyone is there working. The fencing on either side of the gate is necessary to keep animals 'in' and would allow employees to be able to shut the gate only to keep the animals in if they got loose and provide security afterwards. Liz Mashie shares James concern about people coming after-hours, waiting on the Drs and the potential to be able to get them inside and off the main road - can the fencing run the length of the driveway a little further down (farther South) to allow for more room off the main road? Architect notated this change request.

James Gardner asked if there are any plans for additional signage. Architect unsure of what their signage will look like so he just added their official name on the building. There has been discussion of a monument sign but it was early on and it wasn't really directed or talked about any more. He will bring that back up with the Drs. They will make sure it's low - Drs have indicated that they did not want a sign on a pole.

Liz Mashie asked if it is two separate businesses (Large and Small Animal Hospital). Architect offered that they are both listed under the Heritage Animal Hospital of NWA, LLC but one is Heritage Animal Hospital and one is Ozark. Washington County did assign 2 different addresses for 911 and they are on two separate meters coming into one transformer.

Loren Shackelford asked Brian if he sees anything that we are missing as far as current ordinances vs. where we are going that we need to reserve the right for? Brian says no. Loren asked about parking per square footage that might be somewhat skewed by the barn structure; Brian did not look into that. James Gardner that he did look at it a little and stated that our ordinance states 'there shall be no minimum'; maximum is 3 spaces per 1000sf (something along those lines).

Liz Mashie asked if anyone knows the percentage of the lot that the buildings cover? Architect says the heated sf is 7500sf on an 87,121sf lot so it is 8% of the lot size. Color schemes are black on the barn (all); all mechanicals on back side of building.

Public Comment: None

Loren Shackelford made a motion to approve as presented subject to reserving the right for final approval on landscaping and lighting to a later date, including shifting the gate to South to add additional stacking for truck and trailer. James Gardner seconded
All in favor; None opposed

Loren Shackelford asked the question (of Brian) if they (veterinarians) do decide they want a monument sign, he thinks it would look great on this property and that would be another application that would come here for our signage ordinance; Brian says they would get a permit and that would get approved administratively. Mayor Stroud is hopeful for a variance process for signs in place by that time.

Mayor Stroud discussed the no-pole signs and in reviewing it with Lacie in office, there is concern that if we limit it to only monument signs and everything else has to come before a variance that we might prohibit some other types of signs outside of pole signs. Is that how you want to keep it? Do you want to allow for any type of pole sign? No pole signs at all, just monument signs? Everything else is a variance? Loren Shackelford stated that he is a big fan of monument signs - used Cracker Barrel in Fayetteville as an example of not being allowed the type of signage they wanted so they went to Springdale. It is his opinion that there are plenty of options to require monument signs and try to get what we want as long as there is a variance process (in his opinion). Greg Langham asked for clarity on height limit for a monument sign, which is 8'-10'. Greg further offered that his business did signage for his businesses that were 2-drivet square columns that were hooked together and perhaps it was designed in a way to get around ordinances at the time. Mayor Stroud offered that there are other signs in the city that are on two different poles and is questioning whether or not this is something that the committee wants to stick with or make adjustments, or stick with monument signs and everything else has to be approved by variance? Loren Shackelford states that the variance is his preference; he doesn't feel that a group won't come to Goshen because they can't get a pole sign and, if that's the case, then we can hear it as a variance.

Liz asked about what the concern is and Mayor Stroud offered that smaller businesses (mom and pops) they might not be able to spend the money for a more expensive monument sign and that a pole sign might be more financially feasible. Concern about having so many variances in the pipeline going forward but Mayor doesn't necessarily have a preference. Liz Mashie offered that maybe in a year we can re-assess and the variance process should not be that bad.

Public Comment: None

Greg Langham made a motion to adjourn and Matt Dickhut seconded
All in favor; None opposed

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Adjournment: 6:05 pm



Gina Swanson
Recorder/Treasurer



Russell Stroud
Mayor