

**MINUTES**  
**Goshen Planning Commission**  
**May 2, 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, Michael Thompson and James Garner were present. Scott Stokenbury was absent.

**Approval of Agenda:** Motion made by Liza Skiles to approve the agenda as written  
Seconded by James Garner. The motion carried.

**Approval of Minutes:** March 7, 2023 minutes. Motion made by Lisa Skiles to approve minutes as written. Seconded by Loren Shackelford. All in favor yea. Opposed (0) Motion carried.  
April 4, 2023 minutes. Motion made by Loren Shackelford to approve minutes as written. Seconded by Michael Thompson. All in favor yea. Opposed (0). Motion carried.

**Planning Commission Business:**

**A. Lot Line Adjustment: Matt Dickhut**

**16301 Ball Road, Parcel #770-17515-000. Jose Rios presented**

Matt has 2 parcels he wants to split into 4 parcels. James: Are all the utilities that are serving that house under construction in that 30-foot easement? Jose: no. Matt: you can see the overhead power line on the survey on the northeast corner, that serves the existing shop. So, Ozarks electric has to set another meter. Because of 911 addresses they won't set a new meter for my new house. I had to get another 911 address. The current House I've already moved the existing water line onto that adjusted parcel, about a year ago and so the only other public utility would be another water tap that would run down that utility easement. That would be the only utility with service to the house. James: Ok So, Tom this would be a Minor Subdivision, correct? Tom: yes. Tom so you'll need to change the plat to a Minor Subdivision. Jose: I can change the title. Liz: so, were going from 2 to 4 parcels? Tom: 2 to 5 parcels. After much discussion. Results were, Tom: You'll need to correct the Parcel numbers, we need a separate plat for the property line adjustment. A plat for the minor subdivision for the remaining parcel and a deviation request for lot frontage. Brian: it needs to be two separate applications one you're applying for the lot line adjustment submitting a plat for that and then the second would be a minor subdivision. As far as order of business you all need to take up and approve the lot line adjustment first before you can consider the minor subdivision. James: We do that in the same meeting, it's just to be in that order? Brian: Yes. Tom: Bring it back next month with the owner's signature and the surveyor's signature I'll sign off on it at the next meeting.

**B. Buell Storage Units: Dr. Brian and donna Buell.**

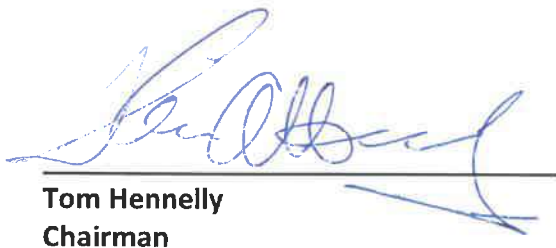
**180 Church Street** Crafton-Tull. Caroline Gardner presenter,

We are doing storage units and also commercial buildings off of 180 church St. same thing as we've brought to you last time, there was concern about the photometric plan which has been updated the landscape as well other than that change. There's an updated photometric plan. Tom: If you'll just remind everybody because not everybody was here for the last meeting kind of what the overall development is. Caroline: So, we plan on storage units, some are on the east side where the existing house is and at the northwest corner there's going to be two commercial pieces just south, and a parking lot to the north. In the future where there's an existing pad on the South West side, we're looking at doing maybe some kind of coffee shop in the future. For now, it's going to be commercial pieces just West of the storage. Michael: Can you show us where that is on there? Caroline: Yes, that's one commercial retail building and another commercial. For drainage we are going to have a storm drain come across Church Street and everything is going to drain to the West shoot across Church Street and then to an existing culvert head north. Tom: Dr. Buell do you have anything to add? Dr. Duell: No basically it was the lighting and the tree landscape settings the main thing I wanted to talk about yeah, the commercial buildings were what I agreed to do right from the beginning and then the other little coffee shop thing we'll just wait and see if we get one then I'm going to try to send it so that part of that is used and then it will actually face towards Church Street have a little patio out there so they can actually have an outdoor area. Lisa: Thank you for the touch ups you did to the plans I took some time and looked through those and pretty much addressed my concerns. I have one thing I'll bring up I think it'll be easily accommodated but just to recap a couple of things the ordinance for commercial design standards you're meeting the quality materials of masonry brick that are required there there's a suggestion in there that there's aspiration of don't know it's aspiration or hard minimum 50% glass the garage doors do that there is a note in there that says not tinted or reflected so they wouldn't be reflective glass with stone or brick that it's not a flat roof a shed roof is mentioned you have a shed roof so I think that not taking aside the storage units but the front is the front piece and screening service areas with fencing or landscape one of the things that didn't seem addressed that might be worth presenting later when you know the tenants is the signage request for the monument sign I don't recall that there were a lot of specifics with that that could come later with the signage. Dr. Buell: Not sure what's all going to be in the commercial stuff, so got a sign permit yet. I will have to draw something up. Lisa: It was clear that the landscape ordinance had been reviewed and that there had been calculations added I really appreciated that and then the one thing I wanted to bring up was just the light fixture itself is the cut sheet shows that it's a full cut off which I really appreciate that my only request is that you look and see if you can get that in a 3000 K so 3000 color temperature and so I just that matches our ordinance just to be clear you're talking about something more yellow than white yeah some elaborate on that for our audience and not just to take our ordinance at face value I did take the time to go back and research and do some additional reading to see if that threshold what our basis was and it came from other model ordinances but the American Medical Association recommends 3000 Kelvin for city street lighting and I consider this kind of in the same category and I have a couple of articles that I'll give to Doctor Buell that talk about that I think even today we heard a radio report that talked about how there

are times when cities are upgrading now to LED lighting and they aren't paying attention to the color temperature and so if it's a blue light versus a more yellow light it can the American Medical Association and biologists recognize that the bluer light messes with circadian rhythms of humans and animals so if we have extended lights on getting that closer to 2700 or 3000 is more friendly for the neighbors that might see it because even though we're minimizing light trespass up neighbors looking towards that can see it so a yellow or light 2700 to 3000 would be my request and again if that's in the ordinance so I elaborate for just the council and for the audience because it is something that I do follow in terms of the research and guidelines in the industry and so I'd like to share that knowledge with others so that the comment doesn't seem arbitrary that's all. Michael: I have a question Dr. Buell, thank you for submitting all of this so in the retail space are the main entrance is the front the frontage on that are those overhead garage doors or are those window? Dr. Buell: There overhead garage doors that will open for the retail, they'll have a single door. Michael: Was there a discussion that those were all supposed to be windows at some point or does anybody remember that? Liz: I don't recall. Lisa: That's a good question because those panels could easily set be substituted for a solid and so the guidelines are saying 50% glass, and their acknowledging that. James Garner and Tom Hennelly recused from any voting tonight. So, if anybody would like to make a motion. Loren: So, for clarification we're recommending approval to City Council or we approving large scale development? Brian: You all are. Loren: We're approving the large-scale development. Lisa: I would make a recommendation to approve with the modification of the light fixture being resubmitted. Got a motion on the floor is there a second? Seconded by Liz. All those in favor Yeah (4) Opposed (0) The motion carried.

**C. No Public Input:** None

**D. Adjournment:** A motion was made by Tom Hennelly at 6:18 pm. Seconded by Liz Mashie All in favor yeah. Opposed none. The motion carried. Meeting adjourned at 6:18 pm.



**Tom Hennelly**  
**Chairman**