

MINUTES
Goshen Planning Commission
October 3, 2023 at 5:30PM
Goshen Community Building, 244 Clark Street

Call to Order: Chairman Tom Hennelly called the meeting to order at 5:30 PM.

Roll Call: Tom Hennelly, Loren Shackelford, Lisa Skiles, Michael Thompson and Scott Stokenbury were present. Liz Mashie and James Gardner were absent.

Approval of Agenda: Motion made by Loren Shakelford to approve the agenda as written. Seconded by Scott Stokenbury. The motion carried.

Approval of Minutes: Motion made by Michael Thompson to approve the September 19, 2023; minutes as written. Seconded by Loren Shackelford. The Motion carried.

Planning Commission Business:

A. Minor Subdivision: David Nix

Parcel #770-17550-000 presented by Nikki, Blew and Associates.

Our client is splitting the parcel into three. He is retaining at least one of them. I believe his brother may be buying the other and the 3rd, I am not 100% sure. I know he had discussions with the HOA. I think he said the current president is resigning and there is another one coming up. He is going to talk to him. He sent out the e-mail that Nathan had sent over this morning, but he has not heard back from them yet. We just wanted to get a review on it. If we must wait to get this approved, it is fine. Just wanted you to get a look at it this month. Tom: Is there any member of the public here? Max Poye: I am familiar with this. We looked at this land for a park, we took a field trip out there and what I remember is there was a bridge or a culvert over there. Theres a creek? Is something going to be done about that? It is metal, unless it is changed lately. Tom: I have not been out there recently, but if I remember correctly, that is down on the lower section on the existing easement. Max: I was curious about the weight bearing capacity if they are going to build houses there. Tom: I thought it was right here by the property line. Max: Yes, it is up close to where it starts. Is it beyond the where the sewer treatment system is. Nikki: I am not sure if he would need to cross over the culvert that is out there. I can find out for sure. If it is going to have traffic over it, needs to support a fire truck. Tom: The whole road needs to be, that will be one of the conditions should this get approved. The private Drive that is created the private Street. Both within the existing easement and in this proposed easement will need to support 75,000-pound fire engine. After much discussion. Tom: What I have is that we are going to change that 30-foot access to an access and utility easement. The road supporting the 75,000-pound vehicle and then water line plans need to be submitted to the City of Goshen, the City of Fayetteville and written approval by Knoll's POA. Lacie: Due to all the variations, all the conditions of approval, I can reach out to who I need to and bring this back to the table next month. Tom: That is fine with me. It is easier that way. Loren Shackelford made a motion to table this item for those

improvements and corrections to be made. We will put it on next month's schedule. Seconded by Lisa Skiles. All those in favor. Yay (5). Opposed. (0) The motion carried.

B. Minor Subdivision: Scott Bradshaw

17215 E. Wyman Road, Parcel #001-10378-002 Scott Bradshaw presented

I live on a four-acre tract. I am the only house back there. My parents are on the six acres, they live in Texas, they do not plan to use it. I use it for hunting and driving a four-wheeler and what not. They have a storage shed on the 6 acres, which is an existing tract that you see. That is my parents' property. I live in the middle of tract two. Tom: The east side, your parents' property? Scott B.: Yes, I live right in the middle where it says tract two. That is where my house is, and I am wanting to split my 10 acres into a four-acre parcel and a six-acre parcel. My main reason for that is just future flexibility. If I wanted to do anything on the other parcel, or if I ended up selling mine or whatnot, I have an access utility easement and I also have an access easement. That new access easement is what I currently drive on. Tom: The East one? Scott B.: Yes, and that is for convenience of my neighbor to the north, that field in front of me, it is just, so I am not driving through his field. That's the summary. I just want future flexibility. Lisa: Where is the access? It is proposed to access utilities easement, we would extend the gravel drive. Tom: That access easement comes down, looks like it terminates at that 45.36 leg here on the northeast corner. Scott B.: Yes. Tom: And it does not look like there is anything dedicated through here to get to that one. Scott B.: This property tract two, f7f7 land right here. It is a 30-foot access utility easement. In terms of the road, I personally maintain it, I oversaw the road being built. We have B stone all the way through with red dirt and gravel on top of that. Tom: Technically, should ownership change on all this, and people come in, anybody that buys that tract would have to use this easement. And if you are good with that, that is fine. Tom: dedicate a utility easement across the two together. Scott B.: That is a good idea. Tom: I think long term it will keep any problems from cropping up. Any public input. Lisa Skiles made a motion to approve of the adjustment of extending the 30-foot access and utility easement to connect on the north side of the larger parcel. Seconded by Loren Shackelford. All those in favor? Yay (5). Opposed. (0). The motion carried.

Adjournment: A motion was made by Michael Thompson at 6:02 pm, Seconded by Scott Stokenbury. The motion carried. Adjourned at 6:02 pm.



Tom Hennelly Chairman