

MINUTES
GOSHEN PLANNING COMMISSION
SPECIAL MEETING
April 4, 2019

1. CALL TO ORDER: Loren Shackelford called the special meeting of the Goshen Planning Commission to order on April 4, 2019 at 5:33 p.m. at Goshen City Hall. He explained that this meeting was in lieu of the regular meeting, normally held on the first Tuesday of the month.

2. ROLL CALL AND DECLARATION OF QUORUM: James Gardner, Tom Hennelly, Mike Hill, Levon Ogden, Loren Shackelford and Lisa Skiles were present, and a quorum was declared. Brian Hogue, Interim City Attorney, and Sharon Baggett, Recorder/Treasurer, were also present at the meeting.

3. APPROVAL OF AGENDA: A motion was made by Lisa Skiles, with a second by Tom Hennelly, to approve the agenda as presented. All voted in favor and the motion carried.

4. APPROVAL OF MINUTES OF THE FEBRUARY 5, 2019 MEETING: Tom Hennelly made a motion, with a second by Levon Ogden, to approve the minutes as transcribed of the February 5, 2019 meeting. All voted in favor and the motion carried.

5. PLANNING COMMISSION BUSINESS:

A. DESIGNATION OF OFFICERS: After minimal discussion, a motion was made by Lisa Skiles for Loren Shackelford to continue as Chairman, Tom Hennelly to fill the position of Vice-Chairman and Mike Hill to serve as Secretary. James Gardner seconded the motion. All voted in favor and the motion carried.

B. PUBLIC HEARING – REZONING REQUEST FROM R-1 TO COMMERCIAL BY GREG & SARAH HIATT (DESIGNSCAPE) ON BEHALF OF OWNER, DAVID T. BAILEY TRUST – 679 TUTTLE ROAD – PARCEL #770-17540-001: Sharon Baggett reported that the required notice of this hearing had been published in the newspaper, and that the applicant had provided evidence that the adjoining property owners had been notified of this hearing. She also stated that she had received written authorization from the property owner for the applicants to seek the rezoning on his behalf. Greg and Sarah Hiatt, owners of Designscape, a landscaping business, then presented the request for rezoning from R-1 Residential to either Neighborhood Commercial or General Commercial. Loren Shackelford and Brian Hogue explained the difference in the commercial zones, and also, the permitted uses and conditional uses in each zone. Conditional uses in RR Rural Residential zoning were also discussed as an option. There was discussion regarding the previous owner utilizing the location as an operational base for a painting company even though property was zoned R-1. Loren Shackelford then opened the hearing for public comment, and several neighbors gave input, with the majority expressing opposition to the rezoning to allow a landscaping business. There were also 22 written oppositions presented. Loren Shackelford then closed the public hearing. There was considerable discussion regarding the rezoning request, alternative options available, the City's Zoning Regulations and the appeal process. Tom Hennelly then made a motion to deny recommending the commercial rezoning request. He explained that it was his opinion that a lesser zoning of RR Rural Residential would be more compatible with the neighborhood, and with subsequent conditional use approval, the applicants would be able to achieve what they were wanting

to accomplish. James Gardner seconded the motion. James Gardner, Tom Hennelly and Mike Hill voted in favor. Levon Ogden, Loren Shackelford and Lisa Skiles voted against the motion; therefore, the vote was 3-3. Loren Shackelford then made a motion to table the request until the next meeting to provide time to obtain clarification on what zoning would best fit this request, and also, to allow the applicants ample time to submit a modified rezoning request and a conditional use request if they so desired. Lisa Skiles seconded the motion. All voted in favor and the motion carried. Loren Shackelford then summarized the three options available to the applicants. The applicants indicated that they understood that their request was tabled and that they would consider their options.

C. DEVIATION REQUEST FOR LOT SPLIT – JOSH DURHAM WITH HAWKINS-WEIR ENGINEERS ON BEHALF OF DUSTIN DAVIS, OWNER, & CITY OF FAYETTEVILLE – TOWER ROAD (CR 4343) – PARCEL 001-14105-000: Josh Durham explained that the deviation request was to split .72 acres mol from a parent tract of approximately 8.76 acres. He reported that the the City of Fayetteville planned to purchase the smaller tract to replace an existing water storage tank to provide additional storage capacity. He further stated that the existing .06-acre tank site, currently owned by the City of Fayetteville, would be exchanged with the property owner as part of the purchase agreement. He explained that the location of the proposed tank site was opposite the existing standpipe site. Loren Shackelford opened the meeting for public input, but there were no comments. Loren Shackelford then went over the five conditions for approval of a deviation. Based on the fact that this request met all five requirements, a motion was made by Levon Ogden, with a second by Tom Hennelly, to recommend approval of this deviation request to the City Council. All voted in favor and the motion carried.

D. RECOMMENDATION TO FILL VACANT POSITION ON THE PLANNING COMMISSION: Names of three candidates to fill the position were brought forward. After minimal discussion, it was agreed to table this item until the next meeting, at which time any and all candidates could attend, be considered and one candidate be recommended to the City Council to fill the position.

6. REVIEW OF WRITTEN BUILDING OFFICIAL’S REPORT: Written Building Official’s reports were presented and reviewed.

7. REPORT ON ADMINISTRATIVELY APPROVED LOT SPLITS / LOT LINE ADJUSTMENTS: Loren Shackelford reported that the following lot splits and property line adjustments had been administratively approved since the last meeting:

A. Chris Callahan – E Bowen Blvd – Parcels #770-17491-000, #770-17491-002, #770-17491-003- PLA Approved February 15, 2019.

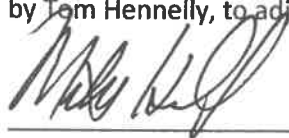
B. Brad Watson – 1233 Fire Tower Road – Parcels #770-17555-000 & #770-17561-001 – PLA Approved March 12, 2019.

C. Tenderloin Properties – Wyman Road – Parcel #001-10402-000 – Revised Survey for Lot Split Resubmitted to Include County Fire Marshal’s Signature per Requirement of Washington County Planning – Approved March 14, 2019.

8. COMMENTS BY PLANNING COMMISSIONERS: There were no additional comments.

9. PUBLIC INPUT: There were public comments and questions, including the process for applying for a lot split in order to build a home, and also, how building permits would be addressed when an applicant sought to construct a home which would exceed the maximum number of five homes allowed to use the same access easement. The last comments were made for the record and pertained to the property for which the rezoning request had been addressed earlier in the meeting. She asked how the former owner was able to operate a painting business without receiving proper approval, even after receiving a construction stop-work order. She also asked, if a conditional use request was approved to allow a business to operate on the premises, who would monitor and enforce any approval contingencies.

10. ADJOURNMENT: There being no further business, a motion was made by Lisa Skiles, with a second by Tom Hennelly, to adjourn the meeting. All voted in favor and the meeting adjourned at 7:15 p.m.



Mike Hill, Secretary