**Pinecraft Board Meeting Minutes**

**Zoning Sub Committee**

**January 16, 2014, 8 am**

**Location: Yoder’s Conference Room**

**Next Meeting: Thursday January 23, 2014 7:30 am**

**Report from Meeting with Steve Kirk**

The Goshen Team reported on what they learned in their meeting with Steve Kirk regarding the sub committee’s previous meeting. Steve had provided maps to show different zones that are identified throughout Pinecraft and the zoning sub committee was encouraged to review the zones and consider setback proposals for each area. They were also encouraged to think of possible design statements for different areas.

**New Setback Proposals**

The zoning sub committee went through different sections of Pinecraft and developed proposals for newly adjusted setbacks that the Goshen Team would eventually include in the Master Plan. A list of changed setbacks and design statement ideas follows (see map to identify the different areas/lot sizes):

For 40x40 lots (RSF-4) until Kauffman

* 1 parking space
* 10 in front, 5 in back
* Storage shed would be permissible to 0 lot line (not included in % coverage)
* 1.5 stories (approx. 24 ft)

Kauffman going east (50x120 lots)

* Present setbacks (20 in front, 5 in back, 5 sides)
* 1 car

Commercial (CN & CG)

* Yoder’s office & conference room—grandfather building in to remain in a residential zone
* Keep CN & CG as commercial
* New additions added as mixed use (committee will then determine which businesses would be allowed)
	+ This will allow for flexibility of use of the land & control by committee

\*\*Variances available for corner lots (10 in front, 20 on sides)

\*\*For exceptions (lots that have creek running through making space unbuildable), no more than X sq. feet OR 2 lots—usable square footage up to 12000 sq ft

**Bridge**

The Pinecraft Board has expressed desire to construct a bridge to link land north of Pinecraft, across the creek. Different areas are being considered at this time, which include the property behind the dance studio that is for sale.

**Moving Forward**

The Goshen Team will meet again with Steve Kirk to propose the current ideas for setbacks and to learn more about creating a design statement. At the next meeting the sub committee will discuss newly found information on design options, impact fees, and new zoning changes.