

Minutes                      Goshen Township Zoning Board of Appeals                      Meeting

6:30PM                                      Township Hall                                      March 13, 2006

Ed Seigla called the Public Hearing for Case 283 of the Goshen Township Zoning Board of Appeals to order. Members present were as follows: Lorna Rose, Ed Seigla and Shirley Bixler. Members absent were: Mary Donna Elam.

Tracy Roblero read the application and staff report.

Case 283: The applicant, Loren Dee Harper, is requesting a variance to allow for a temporary residence in an accessory building in the A, agricultural district.

Ed Seigla swore in the Public.

Appeal Statement

Loren Harper: Outstanding permits have been requested to be closed by Clermont County for electric and plumbing. During the time of inspection, it was brought to my attention a full zoning permit is required to fulfill the electrical permit. My property is used as a temporary residence until a main building is built. Until that time, part time is spent/split between 1031 Blue Sky Drive and my parent's home. Permits were initiated during a time when I was married. I have since become legally divorced and now am aware of outstanding issues I wish to resolve legally.

Loren explained her case and her desire to make things right.

Lorna Rose-Can you site the people that have previously done that? (Referring to those that had lived in accessory use buildings while a permanent home was built).

Loren Harper-I don't want to say, but I know it has gone on. I feel like I am being made an example of.

Shirley Bixler-How long until you plan on building a home?

Loren Harper-I was planning on three years, but I just found out my septic system needs to be replaced with a mound system. I do have a good job and I do plan on building.

Lorna Rose-Do you have septic? When was it put in?

Loren Harper-Probably 1 ½ years ago.

Ed Seigla-You're also living with your parents?

Loren Harper-I spend some weekends at my parents. I spend the weekdays here in Goshen. My son is in school here.

Ed Seigla-How long have been there now?

Loren Harper-Since October. (Loren gave a verbal list of all the people she had talked to, to try to

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fix issues.)

### Opponents of Project

Andy Schecter, 1040 Blue Sky Drive-We have obviously a conflict of interest here. I have empathy towards Loren; however, we have to think about the overall community. It is obviously a big financial burden to live in this community. I personally do not believe that she has the financial means to build the house. Everyone has two years to build or they are in violation of the covenants. She just talked about needing four years. She is in this situation, because she wouldn't listen to us. She refused our help. The HOA is against this. She should sell the property.

Brad Maxwell, 1051 Blue Sky Drive-Loren is correct, some things were going on against the covenants. The covenants do sometimes allow for temporary residence. This has happened before. I informed her last year that this was in violation. I was accused of being discriminatory, but I was not trying to be discriminatory. A member of the association did not turn her in.

### Board's "Finding of facts"

1. Yes
2. Yes
3. Yes
4. No
5. No
6. Yes
7. No

Loren Harper-I don't think that the rest of the HOA feels like Brad and Andy. When I was married, they knew what our plans were and everything was fine. It was literally the day that they found out that my husband had left that they called me and said no. There are many things that that are untrue.

Andy Schecter-I love flying and having access to an airport. I didn't need 2,500 square feet. I went to the bank and built it to be in compliance with the covenants. Both Elben Miller and Loren Harper both have hangers, no houses. Why are they building a hanger first? They should build the house first.

Lorna Rose-I can speak from experience that things don't go as planned; however, I don't think that, for the purpose of the township, that it is in the best interest of the township to go beyond what the building is set for as an agricultural building.

Loren Harper-Can I talk to some banks to see if I can get something done soon?

Lorna Rose-Continue to secure and finalize your proposed plan and get it approved with the community.

\*\*\*Ed Seigla made the motion that the Board table Case #283 until May 8, 2006. Shirley Bixler second-motion carried. Ed Seigla-Yes, Shirley Bixler-Yes, Lorna Rose-Yes.

### Adjournment

\*\*\*Ed Seigla made the motion to adjourn. Lorna Rose second-motion carried.

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Zoning Board of Appeals Member

Respectfully Submitted,

Sandra Graham, Secretary