

Ed Seigla YES, Jesse Shaw YES, Wanda Downey YES, Shirley Bixler YES,
Mary Donna Elam YES

Case 293 and 294 is scheduled to be heard on May 19th at 7:00 pm

- **Adjournment:**

Meeting adjourned by Mary Donna Elam

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db/brit

Mary Donna Elam

GOSHEN TOWNSHIP

BZA Meeting

April 14, 2008

(Recorded)

- Meeting was called to order by Mary Donna Elam.
- PLEDGE
- Roll Call: Mary Donna Elam, Jesse Shaw, Shirley Bixler, Wanda Downey, Ed Seigla
- Case 295 -- 2430 Moler Road

The applicant is Robert Harbour of 2430 Moler Rd Goshen. He is looking for a conditional use. Under Article 4.03 of the Goshen Township Zoning Resolution a conditional use can be permitted in this A – Agricultural District as long as it is designed to be harmonious with the character of the general vicinity and is not hazardous to existing neighboring land uses and will not be detrimental to the economic welfare of the community and it will not damage natural or scenic features of the area. It will not produce excessive traffic or noise and it will be adequately served by essential public services.

Robert Harbour: What you have said is absolutely my intention, is to make it a desirable venue for the people of Goshen and Cincinnati. This will draw an audience that might not other wise come to Goshen. I have no intention what so ever to make it a loud and sloppy place. It really is suppose to be a meditative place. I do not want to jeopardize the serenity at all. The venue would be small to medium groups. I know parking came up and it is my idea to keep all noise like traffic and such at the front of the property.

The board asked if activities would be inside or outside. Mr. Harbour said things would take place both inside and outside.

How many people do you think you will have at one time? Mr. Harbour answered, I don't really want to surpass 50 to 100 people. I'm really shooting for the small to medium size groups.

Are you occupying the house right now? Mr. Harbour: Yes I am.

You are going to continue to occupy it? There's not going to be a separate residence? Mr. Harbour: No

The amount of parking doesn't like it will handle the amount of people you are expecting. Are you planning on making sure your parking is contained within in the property so there is no on the street parking? Mr. Harbour: Yes, The indication on the drawing where I put parking is a five acre plot. And also to the side of the road is another 2 to 3 acres and that all could be parking. I would disallow an overflow to be on the road way. I can give you my word it won't go on the street.

Bev Busam, 2420 Moler Rd: When he talks about parking, that is about 80 yards from my house. My concern is also we share the right of way where the drive way comes off the road. All, these vehicle will be traveling on this part and who will be maintaining this. And what kind of bathroom facilities will be use. We do not have sewer and I am concerned with run offs into the streams. I am also concerned about the noise that could come form the property. Another concern is the emergency vehicles and I do not think that they have the room to approach the property due to the driveway being so narrow. The biggest concern is the septic, toilets and emergency vehicles. **Mr. Harbour:** Only 5 percent is shared of the drive way. And we did have a fire truck out there when the first week we were there and they had no problem getting back there. As for the toilets go, the party and wedding planners will take care of that as in Porta Potties and I have 6 bathrooms inside. As for the noise control, I don't want to have a big booming party this is not the purpose for this.

Kate Carby, 2500 Moler Rd: My concern is alcohol consumption. Like Bev said the road is about one and a half car wide. And if you have people drinking, I am not sure how that would work out. It is bad enough as it is passing a sober driver.

Mr. Harbour: I'm not going to say that this will be a dry location. I think that the caterers will have their own liquor license. I believe this could be a concern. **Board:** Will you have anyone on staff to police the alcohol? **Mr. Harbour:** I would think that anyone serving alcohol will be policing this. I will have some built in controls. If I see there is a problem I am sure to do something.

Board: Any other questions, concerns or comments?

Sue Bowman was sworn in to speak. She spoke highly of Mr. Harbour and endorsed his venture as an asset to Goshen and on behave of the Goshen Chamber of Commerce she welcomed him to the community.

Another concern that was brought up was hunting next to the property. Mr. Harbour is aware of hunting next to his property and states that the walking trails are not close to the edge of the property at all and feels everyone will be safe. Mr. Harbour states that there is about 5 acres from the walking trails to the edge of the property.

Tom Risk: When do you expect to have this site completed and open to the public for gatherings?? **Mr. Harbour:** I am shooting for June 1st. **Tom Risk:** What about signage? **Mr. Harbour:**

- **Case 293 ----Darla Bowman, 1880 Main Street Goshen, OH 45122**

The applicant is seeking a Conditional Zoning Permit to replace a structurally unstable 2,204 square foot single family residence built in 1819. The new structure will be a 2,000 square foot stick-built, two story, single family residence. Historic architectural features will be used to duplicate the style of the 189 year old home the new structure will replace.

Darla Bowman is not present. The adjoining property owner is Rosemary Patton who is also not present but her brother Jerry Patterson is present to represent Rosemary. The concern of connecting the two structures back together, and the problems that might occur when the building is torn down. Jerry would like the board to take these concerns into consideration and make sure the contractors are aware of these concerns, and are willing to work with Rosemary if there is a problem with her structure. Mr. Patterson is requesting that a design professional be involved due to the building being so close and adjoined at the front side.

Chairperson Mary Donna Elam chose to have this case is to be tabled to the end of the meeting.

Case 294...1799 State Route 28 Goshen, OH

The applicant is seeking a Conditional Zoning Permit that will allow the establishment of a club swimming pool on this 6.32 acre site. Following all conditions and requirements included in Article 8.04 of the Goshen Township Zoning Resolution.

The person requesting this is not present.

Motion made by Wanda Downey to table this case until the requesting party is present and prepared to answer questions. Ed Seigla second the motion.

Wanda Downey YES, Ed Seigla YES, Shirley Bixler YES, Jesse Shaw YES,
Mary Donna Elam YES

Applicant is still not present from case 293.

Motion made by Ed Seigla to table this case until the requesting party is present and prepared to answer questions. Jesse Shaw second the motion.