

**Minutes      Goshen Township Zoning Commission      Meeting**

**7:00 PM**

**Township Hall**

**April 3, 2007**

**Call to Order:** The regular meeting of the Goshen Township Zoning Commission was called to order by Tom Risk. Everyone stood for the pledge to the flag. Members present were: Elben Miller, Andy Pyott, Tom Risk, Bob Seyfried, and Bob Hausermann. Absent was Wendy Moeller. Also present was Lou Ethridge.

**Old Business:**

- **-State Route 28 Corridor Development Plan.....**next meeting is on the 17<sup>th</sup> at 6pm.
- **-Zoning Enforcement Activity Report.....**discussion on penalties for signs in the right of way...Tom Risk brought up penalty section for signage.

Per Lou Ethridge, temporary signs are not to be in the right of way at all. We let them go on the weekends for garage sales and such. Then come Monday we are cleaning them up. Tom Risk would like to save someone the time of clean up. Lou Ethridge stated we have a lot of work to educate the public and rezone before penalties are put into place. When we rezone M1 and M2 into B1 and B2 it gives us a stronger hold on the kind of signs that can be used.

- **-Case #231 Property Maintenance Code.....**"Purpose to keep the Township clean." Revisions and Adjustments...Language needs to be better defined...as in how many vehicles you can have on your lot...etc.  
Elben Miller brought up discussion on section 302.4 Weeds and height of ...What size lot should be under this section and what size is exempt..this should be explained in the code. The understanding is that even someone with 50 acres needs to make sure all is cut and maintained. As is this code does not specify farm land, residential, hill sides, etc. Lou Ethridge states that the Property Maintenance Code is actually meant to cover weeds and grasses that are a nuisance. This Property Maintenance Code is actually made for urban rural areas. Lou Ethridge will talk with David Fry reference this and get back to the board.  
Elben Miller also brought up discussion on 302.8 Painting Vehicles in residential areas. This should not stand in the way of someone painting/restoring a vehicle. This should specify working this type of business out of your home.

It is agreed upon the intent but needs to be clarified a little better.

Tom Risk proposes to eliminate the 302.4 until the language is cleaned up. On 302.8 this pertains to commercial use not personal use. This will be moved to Public Hearing on April 19<sup>th</sup>.

**Review of Zoning District and Map Change Inventory.....**This started out to be a couple dozen pieces of properties but turned out to be 112 pieces properties. First to be tackled will be the property across from Eagles Nest Golf Course. Right now they are zoned M1 and several M2 and we want them to be rezoned to B2. The property at the end of Patricia Blvd will be rezoned to AJ due to it can not be used for anything else due to there not being a fire suppression in the building

**MOTION:** Elben Miller made the motion to have Case #231 (Property Maintenance Code) moved to Public Hearing on April 19<sup>th</sup>. Andy Pyott second the motion. Andy Pyott YES, Tom Risk YES, Bob Seyfried YES, Bob Hausermann YES, Elben Miller Yes.

**MOTION:** Andy Pyott made the motion to have Case #232 (The Zoning District and Map Changes) moved to Public Hearing on April 19<sup>th</sup>. Bob Seyfried second the motion. Andy Pyott YES, Tom Risk YES, Bob Seyfried YES, Bob Hausermann YES, Elben Miller YES.

**New Business:**

**Public Portion:**

**Future Business:**

- **Work Shop on April 17<sup>th</sup>, Consultant will be present ref SR 28 Corridor**
- **Public Hearing on Cases 231 & 231 set for April 19<sup>th</sup> at 7:00 P.M.**

**Adjournment:**

Tom Risk asked for a motion to adjourn the meeting. Andy Pyott so moved and Bob Seyfried seconded the motion Andy Pyott YES, Tom Risk YES, Bob Seyfried YES, and Bob Hausermann YES. . Elben Miller YES,

April 3, 2007  
DB Recorded