

Goshen Township Zoning Commission  
May 1, 2007 Meeting Minutes

Attendees:

Tom Risk  
Andy Pyott  
Bob Hausermann  
Wendy Moeller  
Lou Ethridge

Absent:

Elban Miller  
Bob Seyfried

Patricia Boulevard/SR 28 Traffic Study

Roberts Engineering submitted a required traffic access analysis to ODOT for review as part of the rezoning of the northeast corner of the Patricia Boulevard and SR 28. Lou Ethridge commented that the recommendations submitted contained language that unfortunately minimized both traffic impacts and developer's responsibility in paying for additional turn lanes. Lou will be contact ODOT and Clermont County traffic engineers to determine what additional actions, if any, the Township will need to take to improve the safety of this intersection. Lou will report back to the Zoning Commission on this issue.

SR 28 Property Rezoning

Tom Risk advised the Commission members that Lee Lewis, Ben Puckett, Bob Sillers and other business owners are working on a Planned Business Development District strategy to rezone their properties on the south side of SR 28. Lou Ethridge stated that mapping and air photo materials have been provided to this group for their use in their answer to rezoning sought by the Zoning Commission. The M-1 to A- Agriculture zone change recommendation for 6600 Patricia Boulevard has been submitted to the Clermont County Planning Commission for their review on May 22 at 5:00 p.m. Tom Risk indicated he would attend this meeting since Lou Ethridge will be out of town on that date.

Site Plan Review Beazer Homes Subdivision

The possibility of requiring the developer of the single family subdivision on the south side of SR 28 at Charles Snider Road to resubmit a site plan to the Zoning Commission was discussed. Lou Ethridge advised Commission members that the progress requirements contained in Goshen's Zoning Resolution do not apply to this property because it is a court ordered PUD. Lou stated that he will seek the advice of attorney David Frey and report back to the Commission members.

### Community Branding Effort

Commission members discussed the Equestrian Activity Survey that was sent to 70 Goshen households. Discussion focused on concerns from both Commission members and several residents about decisions being made for the entire community being based on the responses of 70 households. Lou Ethridge explained that those sent surveys were being asked about their position on: 1) the level of interest among horse owners to physically connect equestrian properties; and 2) about authorizing the creation of property easements to form a combined network of riding and hiking trails. This information will be folded into the SR 28 Business Corridor Development Plan effort to create a sense of place and community identity.

### Goshen Sign Regulations

Commission members had a brief discussion about the adequacy of the sign regulations within the Zoning Resolution. Particular concern was voiced about the lack of control over the placement of large billboards (offsite advertising). It was concluded that current sign regulations needed to be re-evaluated.

### Fire Hydrants Locations

A previous meeting discussion raised concern about the lack of fire hydrants along the south side of SR 28 across from Eagle's Nest and its impact on insurance costs and development potential. Chief Murphy researched the issue and found that as long as the hydrants are located within 1,000 feet of a building it makes no difference what side of the street they are on.

### Future Business

- Public Hearing on May 7<sup>th</sup> at 6:00 p.m. to hear Case # 231-Patricia Boulevard rezoning case and Case # 232-Property Maintenance Code
- SR 28 Business Corridor Development Plan Steering Committee to meet on May 15<sup>th</sup> at 5:00 p.m.
- Lot sizes to be topic of discussion at next Zoning Commission work session on May 15<sup>th</sup> immediately following the SR 28 Business Corridor meeting

Tom Risk asked for a motion to adjourn. Andy Pyott so moved. Tom risk seconded the motion

May 1, 2007

db/le Not Recorded