

**GOSHEN TOWNSHIP  
ZONING COMMISSION MEETING  
AUGUST 7, 2007  
(Recorded)**

- **Roll Call:** Tom Risk, Bob Seyfried, Andy Pyott, Bob Hausermann, Elben Miller & Lou Ethridge
- **Approval of Minutes:** Tom Risk asked for motion to approve July 17<sup>th</sup> minutes. Bob Hausermann made the motion Andy Pyott second the motion.

Tom Risk YES, Bob Seyfried YES, Andy Pyott YES, Bob Hausermann YES, Elben Miller YES.

- **Property Maintenance:** Lou Ethridge presented a summary of the upcoming court cases. Last month 7 violations were sent out which were 7 of our biggest violators. An additional 7 will be served in the next week, (all listed in the handout).
- **Baseball Complex:** Homeowners Association is showing interest and we are working with Brian Conley and is hoping to secure a ten acre site for a multi-field baseball park and training complex for kids 7-10 years of age. It is needed to explore details of providing direct SR 28 access to the ten acre site. In the next couple of weeks we will know the direction this project will go.
- **Civic and Cultural Center:** Lou Ethridge presented an update on the prospects of building an amphitheater on the North-west corner of Goshen Road and State Route 28. It was stated that school board members voiced an interest in this alternative approach and suggested further discussion once the Neyer development contract expires. Limitations on the area chosen for the amphitheater were discussed.

- **Broadway St Nature Trail:** This area is zoned B-1. In conjunction with Property Maintenance Code enforcement efforts, CED is working to reclaim an abandoned street right-of-way and make full use of its wooded and streambed lot as a nature trail for walkers, (see attached slide presentation file). The CED will be responsible for the upkeep. Making sure the township organizations are doing their part such as the Garden Club.
- **Rt 28 Re-zoning Effort:** With the deadline being extended to September 4, 2007, Lee Lewis and Bob Sillers have turned in their paperwork. Packets were delivered in person which contained materials to assist them in creating a Planned Business Development District (PBDD), an alternative to the B-2 designation called for by the Zoning Commission and supported by the Board of Trustees. If there is no response by Sept 4 deadline we will proceed with the B-2 plan. This will effect only the original businesses. Tom Risk asked for motion to set the Sept 4, 2007 date as the finale date for property owners to respond to the PBDD. Bob Seyfried made the motion and Andy Pyott second the motion.

Tom Risk YES, Bob Seyfried YES, Andy Pyott YES, Bob Hausermann YES, Elben Miller YES.

- **6600 Patricia Blvd:** Steve Winters the owner of this property met with CED, Fire Dept., and Zoning Commission to discuss potential land use and densities that will best match site and zoning criteria. A development such as an independent living and nursing home complex was discussed but subsequent conversations however reveal development ideas that consistently go beyond the boundaries of Township development limitations. CED and the Zoning Commission will continue to work with Mr. Winters to create a viable development strategy.
- **Sign Code Amendment:** This will be discussed in a future work session after everyone has time to read thru the material.
- **Home Base Occupation:** This also will be discussed in a future work session due to this being an in-depth subject.

- **Community Development Improvement Corp.:** This is on hold for right now due to David Fry being on Vacation. CED will have a resolution in Sept for the township trustees to assign a CIC agent. The proposal of R-5 can be taken care of, by going thru and amending the zoning resolution.
- **Zoning Commission Alternates:** No resumes have been received back on the applicants. There are five applicants. All were reviewed. Tom Risk ask for a motion for the Township Trustees to interview all candidates. Andy Pyott made the motion and Bob Hausermann second the motion.

Tom Risk YES, Bob Seyfried YES, Andy Pyott YES, Bob Hausermann YES, Elben Miller YES.

- **Park District:** With the help from County Prosecutor, David Fry, we will assess the organizational status to the Goshen Park Board. This assessment will let us know whether the Board of Trustees needs to pass a resolution to continue its current existence or if the Park District needs to be reconstituted.
- **Zoning Appeals:** The BZA will be meeting more often for work sessions.
- **Future Business:** State Route 28 Business Corridor Development Planning Session is scheduled for August 20, 2007 at 6 pm.

Next Zoning meeting is scheduled for September 4, 2007 at 7pm.

- Tom Risk asked for motion to adjourn. Andy Pyott made the motion and Bob Seyfried second the motion.

Tom Risk YES, Bob Seyfried YES, Andy Pyott YES, Bob Hausermann YES, Elben Miller YES.

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