

**GOSHEN TOWNSHIP  
ZONING COMMISSION MEETING  
OCTOBER 2, 2007  
(Recorded)**

- **Meeting was called to order by Tom Risk.**
- **Pledge**
  
- **Roll Call:** Tom Risk, Bob Hausermann, Bob Seyfried, Elben Miller, Michael Swift and Lou Ethridge
  
- **Approval of Minutes:** Tom Risk asked for motion to approve minutes from September 4<sup>th</sup> and September 18<sup>th</sup> meetings. Bob Hausermann made the motion and Bob Seyfried second the motion.

Tom Risk YES, Bob Hausermann YES, Bob Seyfried YES, and Elben Miller YES

- **Zoning Map Changes:**

Lou Ethridge explained and recommended the modification to the zoning map changes made during the meeting of April 3, 2007.

**Recommended Motion October 2, 2007  
(Renewal of April 3, 2007 action by Zoning Commission)**

**MOTION: The Goshen Township Zoning Commission calls for changes to be made to the Goshen Township Zoning Map that will improve and enhance economic development potential of all land parcels and eliminate spot zoning throughout the township with particular attention to changes along the SR 28 Business Corridor and within the historic town center of Goshen Township.**

The discussion in reference to the above ended with Tom Risk asking for the motion to accept the recommendation as worded above. Bob Seyfried made the motion to accept and Elben Miller second the motion.

Tom Risk YES, Bob Hausermann YES, Bob Seyfried YES, and Elben Miller Yes.

- **Elimination of Specific Spot Zoned Parcels:**

This issue is to fix zoning issues of the past. Spot zoning was discussed in reference to just east of the township line thru Goshen Road. Question was asked as to what is the statute of limitations a parcel has, after the business has closed to when it can be rezoned as something other than a business.

Lou Ethridge volunteered to find out what the statute of limitations are. Lou Ethridge stated he will have the answers by the first meeting in November.

Lou Ethridge agreed to notify property owners before hand, in reference to a zone change that would effect them. Elben Miller suggested that the board work on the areas just east of the township line up to Goshen Road for the first phase of spot zoning corrections. At the next workshop it will be decided on which parcels will be worked on.

- **Baseball Complex Site:**

Brian Conley now has an attorney and marketing person which are looking at options available to them.

Thursday Oct 4<sup>th</sup>, the Home Owners Association and Mr. Conley will meet to see if there is a viable deal to be had.

- **Community Improvement Corp.:**

Lou Ethridge announced that the Board of Trustees approved two resolutions. One was the formation of the Community Improvement Corporation. Second was the authorization of the group to act as the agent for Economic and Development for the township. What is not in the resolution is the 14 names of the Board of Directors. Lou stated he was asked by the trustees to get together some names which, 6 will be elected or appointed officials from the township government and 8 will be from the business community and Board of Education.

- **Zoning Commission Membership:**

We are still looking for one more alternate and was asked by the trustees to continue to look for candidates for replacement on the board.

- **Broadway Street Nature Trail:**

Lou Ethridge reported that this subject is still moving at a slow pace but we will still get to where we want to be.

We have one case pending in court other than the Huffaker case and that is scheduled for Oct. 9<sup>th</sup> in court, which is a resident on Woodville Pike across from Woodville Gardens MHP. This property is in such a need for clean up it has become un-healthy for not just the resident but the residents around it.

- **Allor Planning & Zoning Workshop:**

Lou Ethridge suggested everyone attend this workshop. This is a one day workshop for both the experienced and first time board members. The

Township will pay for it. This workshop is scheduled for Friday, October 19, 2007.

- **Review & Revisions of Zoning Resolution Minimum Lot Size:**

Lou Ethridge asked for input on what everyone was looking at. This was discussed with Elben Miller suggesting that not only lot size but other issues needing to be addressed in new projects. Discussion on having something in place, that would give the board some type of approval on the projects that builders complete or throughout the phases of the project. This would make sure the builders do exactly what they proposed to do. Always before no one was held accountable for the finished project if something wasn't right. With other issues needing to be addressed Elben Miller suggested that the board pair up in groups of two and attack other areas in need of improvement not only lot size. With groups of two, several areas can be worked on outside the meetings and ideas brought back to the board.

- **6600 Patricia Blvd:**

The idea now is to dig up the concrete floor of the barn and build luxury homes with horses. Nothing has been proposed in writing.

- **Project at Patricia Blvd & SR 28:**

BZA will be looking at this project on October 10<sup>th</sup> for a variance. It is zoned B1 which requires 100 feet set back on the front yard and they need a variance on the set back of 50 feet.

- **Family Dollar/Dollar General:**

ODOT is still working on the access point. The one year is almost up.

- **SR 28 & Snider:**

An architect and sign contractor for CVS called and asked for specs and also asked about going to BZA for a larger sign than what we would normally allow.

- **Signage:**

Lou Ethridge urged that the signage resolution be worked on due to the subject being wide open for signs we wouldn't want.

- **Community Issues:**

Bob Seyfried brought up the issue of the School Board not doing what they say they would. Elben Miller went to the board meeting not as a representative for the Zoning Board but as a resident and was looking out for the interest of the township, and no one seems to recognize that. The School board said they knew nothing about the ball field proposal and agreed to table their decision on selling the property on SR 28 until Oct 24<sup>th</sup> when Lou Ethridge would return, but did not wait until then before selling. The point was made that when one steps out for the township we all need to step together to make people accountable for what they say and promise.

- **Future Business:**

The next meeting is scheduled for October 16, 2007 at 7pm immediately following the SR 28 Corridor session.

- **Adjournment:**

Tom Risk asked for motion for adjournment.

Elben Miller made the motion for adjournment. Bob Hausermann second the motion.

Tom Risk YES, Bob Hausermann YES, Bob Seyfried YES, and Elben Miller YES.