

**Zoning Commission Meeting**  
**May 7, 2008**  
**7:00 pm**  
**(Recorded)**

- **Meeting called to order by Tom Risk.**
- **Pledge**
- **Roll Call:** Present were, Tom Risk, Bob Seyfried, Bob Hausermann, Elben Miller, Michael Swift, Alt. Rob Haeufle, Alt. Rob Hannavan
- **Approval of Minutes:** Tom Risk asked for motion for approval of past minutes. Motion made by Bob Hausermann, Second by Bob Seyfried.

Bob Hausermann YES, Bob Seyfried YES, Elben Miller YES,  
Michael Swift YES, Tom Risk YES.

- **Article 12 Sign Code:** Case 234, After further discussion, it was noted that Lou Ethridge will get further legal opinions on this subject. On May 27, 2008 at 5:00 pm, the Clermont County Planning Commission will be hearing this case to vote and forward back to this committee to set the public hearing for the Township Trustees.
- **Amendments to Fences, Walls and Hedges Resolution:** After in depth discussion on the recommended amendments a motion was put forth to make the said changes. Motion made by Elben Miller to accept the recommended amendments with the following additional amendments: D5 On chain link fences the open end fence must be toward the ground.

Section A second paragraph has been deleted, Section B 3 has been deleted, C1 has been deleted. Under D 1 add materials used for fences shall be of a traditional fence material. Also Under D5 add that chain link fences shall have the open end installed facing down toward the ground. Section F the dollar amount will be eliminated. Second by Bob Hausermann.

Elben Miller YES, Bob Hausermann YES, Bob Seyfried YES, Michael Swfit YES, Tom Risk YES.

- A motion was made by Elben Miller to submit the approved Goshen Township Fence Resolution to the Clermont County Planning Commission for review and comment at their Tuesday May 27, 2008 meeting. Second by Bob Hausermann.

Elben Miller YES, Bob Hausermann YES, Bob Seyfried YES, Michael Swfit YES, Tom Risk YES.

- A motion to hold a public hearing on Tuesday June 17, 2008 at 6:30pm covering the proposed amendments to sign regulations and the presentation of the new fence regulations. Motion made by Bob Seyfried. Second by Bob Hausermann.

Bob Seyfried YES, Bob Hausermann YES, Elben Miller YES, Michael Swift YES, Tom Risk YES

- **B2 Parking Lots:**

Discussion on parking lots in the business district as to setting regulations on new businesses to have paved lots in adverse to gravel. Tom Risk said in our resolution businesses have 1 year to pave and would like for the zoning board to work on getting this changed. Speaking on the ERS Auto Sales.....which has moved from one side of the street to the other which was a residential home and now is a car lot. Lou Ethridge stated they have not been in with a site plan as of yet. The board asked that Lou get with the Clermont County Building Department and see what the regulations are for this type of business, to make sure we are not contradicting anything on this issue. This is a change of usage in the property from residential to business.

- **Recommended revisions of Fee Codes**

Lou Ethridge presented a recommendation to the fee schedule. The fee schedule is for review and to be discussed at the next work shop.

- **Property Maintenance Enforcement Updates:**

Plum Street – Kenneth Huffaker Multiple violations of the Property Maintenance Code. 40 counts will be heard on May 15, 2008 at 1:00 PM in front of Judge Herman in the Clermont County Municipal Court room E.

Woodville Pk – Albert Larson, Multiple violations of Property Maintenance Code. 30 counts will be heard on May 19, 2008 at 1:00 PM in front of Magistrate Chapman in the Clermont County Municipal Court room D.

Goshen Rd – Patrick Larkin, Multiple violations of Property Maintenance Code. 10 counts will be heard on May 19, 2008 at 1:00 PM in front of Judge Herman in the Clermont County Municipal Court room E. Mr. Larkin will be fined and sentenced on the 19<sup>th</sup>.

Richard Royce – Multiple violations of Property Maintenance Code will be set for mediation. Property at Barre and SR 28.

Donna Brock – Multiple violations of Property Maintenance Code will be set for mediation.

Bob Seyfried gave an update on the property on Parker Road also known as “Dons’ Auto Parts”. This property is in the process of being cleaned up.

**80% of violators have complied to the violations**

- **Future Work Sessions:**

Things to work on from here on will be the boards education, fee schedule and planned development. Elben Miller asked that the board not take anything additional on until the planned development is well underway.

Discussion was introduced of the canceled meeting earlier in the month.

Lou Ethridge will have in writing by Friday what is needed to get started with the planned development.

With a show of hands the work shops throughout the summer will not be canceled. Bob Seyfried asked if a secretary must be present.....response is yes every time 2 or more board members are present it is a public meeting and minutes must be taken.

- **Work Shop:**

May 28<sup>th</sup> at 7:00 PM

- **Adjournment:**

Motion to adjourn made by Michael Swift, second my Elben Miller,

Michael Swift YES, Elben Miller YES, Bob Seyfried YES, Bob Hausermann YES, Tom Risk YES

Dbritt  
5-20-08