



Goshen Township Zoning Commission April Work Session

Tuesday, April 21, 2009
7:00 PM.

- **Call to Order**

Meeting called to order by Co-Chairperson Michael Swift

- **Pledge**

- **Roll Call**

Present was Michael Swift, Bob Hausermann, Bob Seyfried, Elben Miller, Rob Haeufle. Absent was Tom Risk

- **“PD” Zoning District performance bond – legal opinion**

Lou Ethridge gave a brief summary of the bond issue. Elben Miller gave an opinion of adopting a due diligence to cover this area internally. This would cover items beyond the scope of county regulations and have a way for builders to be accountable for what they have agreed upon.

- **Let the record show Tom Risk present at 1908 hours.**

- **Expansion of industrial buildings at 1367 Deerfield Road**

Prudential Commercial Real Estate submitted a preliminary draft master plan for this ground area. The property is 5 acres and it currently has a 16,200 SF building on it.

- **M/I Homes question concerning brick/hardy materials requirement**

Lou Ethridge stated he received an e-mail from M/I Homes inquiring that Ryan Homes is planning to build an all vinyl home and they would like to know why they couldn't. Lou gave them the explanation that they had already been before

the board and made the agreement to go with their current plan to not use all vinyl.

- **Discussion of second public hearing date for Article 14 amendments**

This amendment has been sent to the Clermont County Planning Commission and will be looked at on their next scheduled meeting in May. The board will need to plan for a public hearing on June 2nd at 7:00 P.M. This will be at the beginning of the regular board meeting.

- **Discussion concerning group home proposal on SR 28 property**

To update the board Lou Ethridge informed the board that since the plan Lee Lewis first presented has changed to a plan to subdividing this home into about 15 divisions even to the extent of using the garage area. This home will have these rooms with a community kitchen and bath room area. In addition to having an apartment complex for seniors to surround the home.

- **Future Business**

Starting in June the board will go to summer scheduling of one meeting per month

In reference to alternates....Chairperson Tom Risk stated it is not regulation that we need two and it will be the final decision of the Township Trustees. The ORC states they **MAY** have two.

Update on Huffaker property was given by Bob Seyfried.

- **Adjournment**

Co-Chairperson asked for adjournment. Tom Risk made the motion and Bob Hausermann second the motion

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