



## **Goshen Township Zoning Commission**

Tuesday, April 6, 2010  
7:00 PM.

- **Call to Order**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of March 2, 2010 minutes**
- **Welcome New Commission Members**
- **Old Business:** Scheduling request by Lou Ethridge for a Zoning Commission work session focusing on the creation of Planned Industrial Park zoning district language as part of the Goshen Township Zoning Resolution
- **New Business**

An update on SR 28 roadway improvements that will directly benefit Goshen Township and perspectives on development strategies for Goshen to consider presented by Steve Wharton with the Clermont County Transportation Improvement District (CCTID) and Deputy Clermont County Engineer Craig Stephenson

Presentation/discussion of rezoning request for "A" Agricultural zoned property at 6600 Patricia Boulevard by Tom Hudepohl with the Hudepohl Company

Request for re-platting of lots 31 and 75 in the Villages of Belmont – M/I Homes presented by Richard Young

- **Community Forum**
- **Adjournment**



## **Goshen Township Zoning Commission**

Tuesday, April 6, 2010  
7:00 PM.

- **Call to Order**

Meeting called to order by Chairperson Tom Risk

- **Pledge of Allegiance**

- **Roll Call**

Present was Tom Risk, Michael Swift, Bob Seyfried, Elben Miller, Lee Lewis and Atl. Steve Holland

- **Approval of March 2, 2010 minutes**

Motion to approve the March 2, 2010 minutes made by Lee Lewis, second made by Bob Seyfried

Lee Lewis Yes, Bob Seyfried YES, Michael Swift YES, Elben Miller YES, Tom Risk YES

- **Old Business:** Scheduling request by Lou Ethridge for a Zoning Commission work session focusing on the creation of Planned Industrial Park zoning district language as part of the Goshen Township Zoning Resolution

Work Session is scheduled for April 20, 2010 at 7:00 PM

Wording of project will be Planned Commerce Park Zoning District

- **New Business**

An update on SR 28 roadway improvements that will directly benefit Goshen Township and perspectives on development strategies for Goshen to consider presented by Steve Wharton with the Clermont County Transportation

Improvement District (CCTID) and Deputy Clermont County Engineer Craig Stephenson

- Presentation made by Craig Stephenson and Steve Wharton on the State Route 28 Land Use and planning for access management of the future. Followed by questions and discussions.

Presentation/discussion of rezoning request for “A” Agricultural zoned property at 6600 Patricia Boulevard by Tom Hudepohl with the Hudepohl Company

- Tom Hudepohl made a presentation to the board of the intent to use the existing building for storage of large valuable motor homes. The storage would house about 65 homes in addition to outside storage which would house about 600 units. He would also have a small office. Followed by questions and discussions.

Request for re-platting of lots 31 and 75 in the Villages of Belmont – M/I Homes presented by Matt Walker

- Asking for the remaining 6 lots to have an additional reduction in the setbacks. These lots were to accommodate the three story townhome units and once the market turned, M/I was forced to alter their plans and prints in order to sell. Changing these lots from the three story townhomes to the new “ranch style” townhomes. In making these changes the setbacks needs reduced to accommodate the change. ....after discussion among the board, finding that changing the plans in any other form such as rear yard setback would be compromised by gas lines.

Lee Lewis made a motion to approve the request of variance with the condition that brick facing wraps around from front to side on street sides. Bob Seyfried second the motion

Lee Lewis YES, Bob Seyfried YES, Elben Miller YES, Michael Swift YES, Tom Risk YES

Lot 39: 15’ front setback  
16’ right yard setback (30’ between buildings 39 & 40)

Lot 40: 16’ front setback  
12’ left setback (30’ between buildings 39/40)

Lot 42: 16’ front setback  
11’ right yard setback

Lot 43: 16’ front setback

Lot 45: 12' front setback  
7.5' rear setback

Lot 46: 12' front setback  
7.5' rear setback

- **Community Forum**

- **Future Business**

Work shop on April 20<sup>th</sup> at 7pm  
Next regular meeting is May 4<sup>th</sup> at 7pm

- **Adjournment**

Michael Swift made the motion to adjourn with Elben Miller making the second motion.

Michael Swift YES, Elben Miller Yes, Lee Lewis YES, Bob Seyfried YES,  
Tom Risk YES

Dbritt  
April 6, 2010