



Goshen Township Zoning Commission

AGENDA

Regular Meeting

Tuesday, August 16, 2011

7:00 PM.

- **Call to Order**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of July 5, 2011 minutes**
- **Old Business**
- **New Business**
- **Future Business**
- **Community Forum**
- **Adjournment**

Goshen Township Zoning Commission

Regular Meeting

Tuesday, August 16, 2011

7:00 PM.

- **Call to Order**

Meeting was called to order by Chairperson Elben Miller

- **Pledge of Allegiance**

- **Roll Call**

Present were Elben Miller, Steve Holland, Bob Seyfried and Gale Perkins.

Absent were Lee Lewis and Tom Risk

- **Approval of July 5, 2011 minutes**

Bob Seyfried moved to approve the July 5, 2011 minutes. Steve Holland seconds the motion; motion carries.

Bob Seyfried YES, Steve Holland YES, Elben Miller YES, Gale Perkins YES

- **Old Business**

Going over the letter received from County Prosecutor Dave Frey.

1. *I am confused in Sections II and III as to the review process and enforcement of the architectural standards. The ORC allows the township to set up an architectural review board to enforce compliance with the zoning standards. The board of trustees does not have to set up an architectural review board. Instead, the trustees may delegate enforcement authority to the zoning inspector or the zoning commission. The proposed draft refers to a "Planning Commission" and to a "Development Committee of Goshen Township". Those entities are not part of the statutory zoning process. If the board of trustees does not want to set up an architectural review board pursuant to ORC §519.171, then enforcement powers should be delegated to the zoning inspector or the zoning commission pursuant to statute. All references to a planning commission should be deleted.*

After discussion it was decided that the standard review process will go before the Zoning Commission and the enforcement process will go before the Zoning Inspector.

The question to the prosecutor is "Can the Design Review Committee be one in the same as the Zoning Commission and the enforcement arm of those decisions be the Zoning Inspector; or how do we divided those two duties"?

2. *ORC §519.02 prohibits the regulation of exterior building materials. The proposed standards contain several references to types of building materials in Paragraph I(D),*

IV(A)(1) and several paragraphs under IV(B), V(B). Those references should be deleted. Under the paragraph on building materials add also the following section numbers V(B), also V(F)(2), also V(G)(4) and (5), also VI(B) and (C).
This issue will be researched further by Steve Holland.

3. *There are regulations on Page 21 concerning signage in the planned business development. You should make sure that these regulations are consistent with the other sign regulations and the Goshen Township Zoning Resolution. Otherwise there could be confusion as to which regulations apply to a given lot.*

This issue will be researched by the board to make sure we have continuity with our regulations.

- **New Business**

Bob Seyfried informed the board:

1. The Medical Center at 1507 State Route 28 was interested in putting a privacy fence between their property and the property at 1503 State Route 28 (Combs Trucking) It was discussed and decided that Kathie Alley will be given the task to find out through District 8 and Administrator Ray Snyder how we can get this done painlessly. Zoning will need to find out if this will have to go through BZA (due to them wanting to go as close to State Route 28 possible) or if, with the approval of the administrator can we bypass the process as a township and get this approved for them. The Medical Center will need to know just how close to State Route 28 can they run this fencing.
2. The board was made aware that a company came into the Zoning Dept. and wanted to know what they need to do to get the property at the corner of State Route 28 and Snider Road (Hornsby's place) approved for a Rehab Center. The bottom floor will be the treatment center and the top floor will be (cubicles) to provide some place for the homeless to stay. They want to rent the building for the first year and then buy it. The Zoning Dept. wanted to know if something like this is allowed in the township and is it something that has to be brought to the public's attention. Bob was going to get with Kathie and have her talk to the administrator about this.
3. Jimmy Patterson who owns property on Stumpy Ln. His question is since there are sewers in that area can we go by the regulation of having 1 acre to build. This area is zoned Agriculture and before the sewers, the county required 3 acres to build due to septic systems, but now it should be 1 acre in that area due to now having sewers. After discussion the board agreed it now should be 1 acre to build. Bob Seyfried is having Kathie check on this so the correct answer is given.

Steve Holland initiated a conversation in reference to the changes to the New Business Occupancy Permit Fees. The board feels like they should be consulted first before changes to fees are made. This topic was just a discussion issue.

- **Future Business**

After discussion the secretary withdrew her resignation, which was filed with the board at their previous meeting on July 2, 2011.

Next Zoning Commission Meeting will be September 6, 2011

- **Community Forum**

No one present

- **Adjournment**

Steve Holland moved to adjourn. Bob Seyfried seconds the motion; motion carries.

Steve Holland YES, Bob Seyfried YES, Elben Miller YES and Gale Perkins YES

Dbritt

Aug 2011