



Goshen Township Zoning Commission

AGENDA

Regular Meeting

Tuesday, December 6, 2011

7:00 PM.

- **Call to Order**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of October 4, 2011 minutes**
- **Approval of October 18, 2011 minutes**
- **Approval of October 25, 2011 minutes**
- **Approval of November 15, 2011 minutes**
- **Old Business**

Administrator Snyder was given the zoning board approved version of the Goshen Township Architectural Design Standards for Planned Business Development District to forward for approval by Dave Frey the County Prosecutor. **NO RESPONSE AS OF THIS MEETING.**

- **New Business**
 1. Donnie Combs would like to put 3 trailers in the back of his property at 1503 State Route 28 for his workers to live in.
 2. Donnie Combs wants to know if his building at 1503 State Route 28 can be used as a single family residence.

- **Community Forum**

- **Future Business**

Next meeting will be on January 17, 2012 due to the township offices being closed on January 3, 2012

- **Adjournment**

Goshen Township Zoning Commission

AGENDA

Regular Meeting

Tuesday, December 6, 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, Bob Seyfried, Gale Perkins.

Absent was Steve Holland, Tom Risk and Lee Lewis

- **Approval of October 4, 2011 minutes**

Bob Seyfried made a motion to approve the minutes of October 4, 2011. Gale Perkins second the motion; motion carries.

Bob Seyfried YES, Gale Perkins YES, Elben Miller YES

- **Approval of October 18, 2011 minutes**

Gale Perkins made a motion to approve the minutes of October 4, 2011. Bob Seyfried second the motion; motion carries.

Gale Perkins YES, Bob Seyfried YES, Elben Miller YES

- **Approval of October 25, 2011 minutes**

Bob Seyfried made a motion to approve the minutes of October 4, 2011. Gale Perkins second the motion; motion carries.

Bob Seyfried YES, Gale Perkins YES, Elben Miller YES

- **Approval of November 15, 2011 minutes**

Elben Miller made a motion to approve the minutes of October 4, 2011. Gale Perkins second the motion; motion carries.

Elben Miller YES, Gale Perkins YES, Bob Seyfried YES

- **Old Business**

Administrator Snyder was given the zoning board approved version of the Goshen Township Architectural Design Standards for Planned Business Development District to forward for approval by Dave Frey the County Prosecutor. **NO RESPONSE AS OF THIS MEETING.**

- **New Business**

1. **State Route 28**

- Donnie Combs would like to put 3 trailers in the back of his property at 1503 State Route 28 for his workers to live in.
- Donnie Combs wants to know if his building at 1503 State Route 28 can be used as a single family residence.

This question was brought to the Clermont County Prosecutor Dave Frey who responded with:

Residential uses are not permitted in the B-2, M-1 and M-2 zones in Goshen Township. This is not unusual for a zoning resolution because the permitted uses in industrial and general business zones are incompatible with residential uses and missing those uses leads to problems.

With this response Donnie Combs cannot put 3 trailers in the back of his property for residential use and Donnie Combs cannot use the building at 1503 State Route 28 for a single family residence.

2. **Attendance**

- Elben Miller stated that the board has attendance issues with several board members and wanted to address these issues. Chairperson asks Teri to send out letters to the board members in reference to attendance. This is just a friendly notice to state your attendance is needed and if there is any suggestions as to a better day for meetings.

- **Community Forum**
- **Future Business**

Next meeting will be on January 17, 2012 due to the township offices being closed on January 3, 2012

Teri Donahoe asked if the board would like to address the Fitzgerald issue. Chairperson Elben Miller stated no, the matter was not presented to the board and the board had no authority, and we would just listen to her. Teri stated she was hoping to she would get it out tonight and not bring it to the trustees meeting. Elben Miller stated that the issue be brought before the prosecutor's office for their interpretation of home occupation. Bob Seyfried stated that home occupation is not the issue, the complainant is the multiple vehicles he has on his property. Teri stated it was also the private garage being used as a business. Bob Seyfried said it spells it out what can and cannot be done and it's a civil thing that she wants to use zoning to get even with him. Elben stated that next year when they clean up the zoning resolution it will help a lot with these types of issues.

Chairperson Elben Miller stated that next year after the Planned Business Development District he would like the board to work on cleaning up the townships zoning resolution and then work on cleaning up the downtown business district to have it cleaned up and coincide with the new Planned Business Development District.

Chairperson Elben Miller asked Teri Donahoe which Zoning Commission Minutes she was missing and Teri stated the ones she was missing were the ones approved at this meeting. Secretary Deborah Britt stated that the process is the minutes are drawn up, approved by the board, signed off on by the board and then put on the townships web site. When all this is completed then the Zoning Department will receive the official minutes. At this time Deborah Britt resigns as the Goshen Township Zoning Commission Secretary.

- **Adjournment**

Bob Seyfried made the motion to adjourn with Gale Perkins making the second motion; motion carries.

Bob Seyfried YES, Gale Perkins YES, Elben Miller YES

DEC '11
Dbritt