



## **Goshen Township Zoning Commission**

### **AGENDA**

Tuesday, June 21, 2011

7:00 PM.

- **Call to Order**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of May 10, 2011 minutes**
- **Approval of May 17, 2011 minutes**
- **Old Business**
- **New Business**
- **Future Business**
- **Community Forum**
- **Adjournment**



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### **AGENDA**

Tuesday, June 21, 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, Tom Risk and Gale Perkins

Absent was Lee Lewis

- **Approval of May 10, 2011 minutes**

Bob Seyfried moved to approve the May 10, 2011 minutes. Steve Holland seconds; motion carries.

Bob Seyfried YES, Steve Holland YES, Elben Miller YES

Tom Risk and Gale Perkins abstain due to not being present during said meeting.

- **Approval of May 17, 2011 minutes**

Steve Holland moved to approve the May 17, 2011 minutes. Gale Perkins seconds; motion carries.

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

Tom Risk abstains due to not being present during said meeting.

- **Old Business**

Board started fine tuning the final draft of the Architectural Design Standards For Planned Business Development District.

- **New Business**

No new business

- **Future Business**

Next Zoning Commission meeting will be held on July 5, 2011 which will include a public hearing for Case 298.

- **Community Forum**

Jim Constable, 1785 SR 28 #209....several concerns:

1. Case 298...Mr. Constable asked if it is required to have a site plan. Board responded: At the time of zone changes you do not but when it comes time to develop the site you need a site plan. Mr. Constable states Goshen Twp's Zoning Resolution states at the time of zone change you need a site plan and the lot must be 10 acres. After discussion, Chairperson Elben Miller will look into the Zoning Resolution and what our practice is in reference to page 18 #1408 and page 141 Article 15. Chairperson stated that on page 144 Article 1505 states there is no, restrictions on lot size.
2. Also to do a zone change for B2 it costs 1,200.00 and a zone change for PUD is 1,500.00 and asked if the Bauer's will be charged an additional \$300.00. Mr. Constable was told it is not the Zoning Boards decision to make, but Chairperson Elben Miller will look into this.
3. Mr. Constable stated that the Zoning Inspector only notified the adjoining property owners and the Zoning Resolution states adjacent property owners...But one of the reasons this was rejected by the County Commission was due to the fact the adjacent property owners needs to be notified and they were not...only the adjoining was. This needs to be corrected in the Zoning Resolution. Elben stated that notification is given by the Zoning Department not the Zoning Commission.

Teresa Caudill, 2175 SR 28....She was concerned with the bright white strobe light at night on Shiloh Road.

Clerk Britt explained that Administrator Ray Snyder has made contact with the owner of the tower and it was explained that the normal red light malfunctioned and parts are on order and as soon as the parts are in repairs will be made and the red light will be back on extinguishing the bright white light.

- **Adjournment**

Steve Holland moved to adjourn. Tom Risk seconds; motion carries.

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

June 2011

Dbritt