



Goshen Township Zoning Commission

AGENDA

Regular Meeting

Tuesday, October 4, 2011

7:00 PM.

- **Call to Order**
 - **Pledge of Allegiance**
 - **Roll Call**
 - **Approval of September 6, 2011 minutes and September 20, 2011**
 - **Old Business**
 - **Request in the August 16, 2011 meeting.....**
 1. Question to the Prosecutor "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 divide those two duties?"
 2. Steve Holland was to research ORC 519.02
 3. Regulations on page 21....This issue was to be researched by the board to make sure we have continuity without regulations.
 - **New Business**
 - **Future Business**
- Next meeting will be a work shop scheduled for October 18, 2011
- **Community Forum**
 - **Adjournment**

Goshen Township Zoning Commission

Regular Meeting

Tuesday, October 4, 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, Tom Risk, and Gale Perkins. Absent was Steve Holland and Lee Lewis

- Elben Miller asked for a motion to move Community Forum up to let the people wishing to speak so they will not be held over longer than necessary

Bob Seyfried made the motion to amend the agenda moving Community Forum to the first issue at hand. Tom Risk seconds the motion; motion carries.

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

- **Community Forum**

Ron Hinks came before the board to inform them that he wanted to put a lathe in his barn and operate a 1 employee business from said barn. The board stated they allow and encourage this but only if it keeps a residential appeal and doesn't disturb anyone. If after the business is underway and turns out to be more fruitful in growth it will be looked at again and see if it has grown to a regular business and then other steps might be taken to ensure everything is within regulation. **No action required on this issue.**

Janet and Jerry Koszycki came before the board because they are very interested in buying the property at 6822 North Clarawill Road. They request that this property be changed from Residential to Business. They want this property to rent out for public gatherings such as conferences, weddings, ect.. Mr. and Mrs. Koszycki will be living in the existing house and rent their property for tent festivities. **The board stated at this time it doesn't seem feasible to have a business in the residential area that sits at the end of a residential subdivision which would put more car and food**

catering traffic in the neighborhood. Additional traffic would be a safety deterrent for the existing residential community. Mr. & Mrs. Koszycki was advised if they were still interested in that property, to check the possibility of getting an easement that is accessible off of St. Rt. 48, which would avoid accessing the property from North Clarawill Road. The board expressed they are very glad to have new businesses developed in Goshen Township, but perhaps this is not the best location for their future business interest as it's in a residential area. Mr. and Mrs. Koszycki appreciated the board's comments and advised the board that they will do more research for the above stated property and also look at a different piece of property for their future business endeavor.

- **Approval of September 6, 2011 minutes and September 20, 2011 minutes**

Tom Risk made a motion to approve the September 6, 2011 minutes; Bob Seyfried seconds the motion; motion carries

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

Bob Seyfried made a motion to approve the September 20, 2011 minutes; Elben Miller seconds the motion; motion carries

Bob Seyfried YES, Elben Miller YES, Gale Perkins Abstain, Tom Risk Abstain

- **Old Business**

- **Request in the August 16, 2011 meeting.....**

1. *Question to the Prosecutor "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 divide those two duties?"*

Administrator Ray Snyder is still in the research area of this issue and will have an answer by the November 1, 2011.

2. *Steve Holland was to research ORC 519.02* This was e-mailed to the board.

Tom Risk brought a print out of ORC 519.02 with highlighted are stating **"and may establish reasonable landscaping standards and architectural standards excluding exterior building materials in the unincorporated territory of the township. Except as otherwise provided in this section, in the interest of the public convenience, comfort, prosperity, or general welfare, the board may regulate by resolution, in accordance with a comprehensive plan for nonresidential property only"**....the board will be replacing the wording from

regulation of exterior building materials to “recommendation of exterior building materials

3. Regulations on page 21....This issue was to be researched by the board to make sure we have continuity without regulations.

This issue will be worked on at the next workshop and resolved.

- **New Business**

No new business.

- **Future Business**

The next meeting will be a workshop on October 18, 2011 at 7PM.

The signage issue will be worked on and resolved.

- **Adjournment**

Gale Perkins moved to adjourn. Bob Seyfried seconds the motion; motion carries.

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

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Oct‘11