

Trustees & Clerk
(513) 722-3400

Zoning
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(513) 722-3473
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**Special Meeting – Goshen Township
Board of Trustees
Public Hearing Zoning case #243
Tuesday, March 25, 2014
6:00 PM**

Meeting Minutes

Opening

Invocation
Pledge of Allegiance
Roll Call

Honorable Lisa Allen
Board of Trustees
Honorable Cheryl Allgeyer

Trustee Claire Corcoran called the meeting to order at 6:10 PM. Trustee Lisa Allen led in prayer. The Pledge was recited and roll was taken.

Trustee Lisa Allen – Present
Trustee Claire Corcoran - Present
Trustee Lois Swift - Present

In Attendance: Fiscal Officer Cheryl Allgeyer and Administrator Ray Snyder

Adoption of Agenda

108-2014 Trustee Allen motioned to adopt the Agenda. Trustee Swift seconds the motion; motion carries.

Trustee Allen – Yes

Trustee Corcoran – Yes

Trustee Swift - Yes

New Business

Public Hearing for zoning case #243

Mr. David Zimmerman presented to the Board of Trustees his wish to build a retirement center in Goshen Township. Mr. Zimmerman stated that he wanted to build this facility fifteen years ago but the property has been zoned as "B2". Mr. Zimmerman stated that the retirement center would be made up of three buildings with 7,000 sq. ft. each; the buildings would have a similar look as a family home. Mr. Zimmerman presented a specification sheet for phase one home at 1353 St. Rt. 28 - The Knolls of Loveland. A copy of this specification sheet is attached for reference. Mr. Zimmerman stated that one of the three buildings would have a basement, so residents would have a safe location to go to in case of severe weather. Mr. Zimmerman stated

that the buildings are designed for individuals who are transitioning from retirement to senior living. Mr. Zimmerman stated that each building would have seven units to rent and one unit for a Managing Couple to occupy. Mr. Zimmerman stated that the Managing Couple would be a Pastoral / Missions family. Mr. Zimmerman stated that the residents would become a community and look after each other as a traditional community with hopes that the residents can stay in the senior living facility longer before going to assisted living facilities. Mr. Zimmerman stated that each building would have eight units and each building would have its own Managing Couple. Mr. Zimmerman stated that each building will have a cost estimate of one million dollars and his plan is to build one building at a time. Mr. Zimmerman stated that the residents would have planned activities and that a trainer would come in for strength training. Mr. Zimmerman stated that each unit would have its own kitchen, living room, bed room and bath room. In addition, Mr. Zimmerman stated that each building would have a commercial kitchen in which a chef would arrive each day to prepare dinner each night and to prepare the lunch for the following day; a light breakfast would be provided by the Managing Couple. Mr. Zimmerman stated that it would be the responsibility of the Managing Couple to make the necessary food purchases for all meals.

Administrator Snyder asked Mr. Zimmerman if there was a plan for deceleration to enter the property. Mr. Zimmerman replied that he has been working with Ron Roberts and ODOT for enter and exit driveways. Mr. Zimmerman stated the plan is to have an entrance / exit on Deerfield and an entrance on St. Rt. 28. Mr. Zimmerman stated in his opinion most traffic leaving the facility would be turning left onto St. Rt. 28 for shopping and meals.

Administrator Snyder asked Mr. Zimmerman what the approximate trips in and out of the property would be during the day. Mr. Zimmerman stated he has an independent study of Pine Brook and that in his opinion that 4 – 5 cars a day per building in addition to service contractors. Mr. Zimmerman stated this falls below the minimum for daily traffic.

Administrator Snyder requested Fiscal Officer Allgeyer to read into record an internal staff report document. Fiscal Officer Allgeyer proceeded with reading the document presented by Administrator Snyder. The internal staff report depicts the details involving zoning case #243 and concluded with, "The Goshen Township Zoning Department recommends approval of case #243." A copy of the internal staff report is attached for reference.

Trustee Allen requested clarification as to why Clermont County rejected the case. Administrator Snyder stated that the Clermont County Planning Commission rejected the case due to the proposed use does not appear to be included in the currently listed "Uses Permitted" documentation of the PBDD. Administrator Snyder stated the verbiage of the PBDD should be reviewed and revised to include these types of developments.

Trustee Corcoran stated the ORC does not bind the Township from proceeding as the County Planning Commission provides an opinion / recommendation to the Board. Trustee Corcoran entertained for a motion to accept or deny.

109-2014 Trustee Swift made a motion to approve zoning case #243. Trustee Allen seconds the motion; motion carries.

Trustee Allen – Yes

Trustee Corcoran – Yes

Trustee Swift – Yes

Adjournment

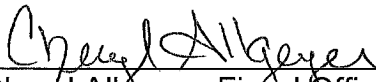
110-2014 Trustee Allen motioned to adjourn the Special Meeting of the Board of Trustees at 6:29 PM. Trustee Swift seconds the motion; motion carries.

Trustee Allen - Yes

Trustee Corcoran – Yes

Trustee Swift - Yes

Respectfully Submitted by:


Cheryl Allgeyer, Fiscal Officer


Goshen Township Trustee

CRA