

Minutes

Goshen Township Trustees

Meeting

7:30PM

Township Hall

June 1, 2005

The Public Hearing for Case 212 of the Goshen Township Trustees was called to order by Chairperson Ed Soergel. Roll was called: Ed Soergel-present, Tim Hodges-present, and Lee Lewis-present.

Case 212: Classic Properties, 11841 Mason-Montgomery Road Suite A Cincinnati, OH 45249, is requesting that the 112.51 acres located along the northeastern side of Deerfield Road and along the western side of State Route 132 be rezoned from Agricultural to Planned Development (PD) in order to accommodate 273 units, to consist of 223 Single Family Residential units and 50 condominiums.

Joe Farruggia-There will be a buffer on the north side and the south side around the property. There will be 40 acres of open space, a baseball field, a soccer field, a playground, off street parking, streetlights and two entrances from Deerfield Road. An architectural committee will be determining the percentage of brick to be used on the units. Cul-de-sacs will be kept at a minimum. Road improvements will be made at the entrances at Deerfield Road/State Route 131. We gave an easement to the county to upgrade the sewers on Deerfield Road. We will do whatever is required.

Thomas Cook, Woodville Pike-I don't want to see this development. Our quiet community will turn into a city.

Cathy Wilkinson, Parker Road-I do not like to see farmland turned into subdivisions. The Corcorans are concerned. They want to put in high-end homes on their property. Are the play fields open to everyone?
We need development, but not on the farmland. We need to keep the farmland.

Albert Ball, 1900 Parker Road-How will all these people get out of there? State Route 28 is already bumper-to-bumper. The sewer is too small.

Joe Farruggia-We have approval from both ends of the project. We will do traffic improvements on Deerfield and State Route 131. In some cases we might have to put up traffic lights.

Linda McNelly, 6291 State Route 132-Traffic flies down there. We will have another State Route 28. I have concerns about the crime. I don't want Goshen to get that way.

Marie Kroeger, 2021 Woodville Pike-I am concerned with the vision of Goshen. Developers come in to make money. I have 40 acres, with a house on 5 acres. We need to develop responsibly. The Trustees need to look at a vision. Indian Hill is now all subdivisions. How about land space in Goshen?
Joe Farruggia-I like Goshen.

Cindy Mason, 6312 Belfast Road-I grew up across from the PUD on State Route 132. I hate to see homes all over the place. Goshen is a farming community.

Jeff Corcoran, 6177 State Route 132-Thanks Mr. Hodges for voting against the first application, because it was not in the best interest of Goshen. My impression when you ran for Trustee was that you were against this. What about putting 223 homes and 50 condos?
We will suppress or stall the development if you don't. They don't want this project. You are the representatives. If you vote this down we will applaud you. If it goes to referendum-which it will- If it goes down. Please vote against it. If it goes to consent decree, how will you vote? I ask you to vote against a decree.

Roger Sullivan, 6285 State Route 132-It takes 5 to 6 minutes to get out of your driveway. There will be traffic problems. The density is too small.

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Willis Bunn, 1919 Parker Road-The roads are the same as they were 42 years ago. Developers should have one house per acre. Greed. Opposed.

Russell Smith, 5782 Deerfield Road-This is ruining the land-four houses on one acre. The 28 bypass is the only thing that has been added to alleviate traffic problem.

Judith Allen, 6156 State Route 132-Why don't you go someplace else. We don't want you here.

Mary Gray, 6316 State Route 132 -Our schools are not overcrowded. We need development. We need to have 1 or 2 acre lots. Trying to get out on 132 will be a problem. We want quality.

Betty Cave, 6349 State Route 132 -The water pressure is so low. Why don't they finish Heritage Woods? We don't need these smaller homes. Where will the water drain? If we keep building we will need more schools. If the taxes keep going up we will have to move out. Consider senior citizens. We vote for you, you need to step up.

T. J. Corcoran, 6175 State Route 132-I have a log home on 8 acres. I have two children. If this goes in we are moving. I hope you vote it down.

Lonnie Colwell, 1906 Parker Road-I moved here 16 years ago. Now it is coming in my back yard. I have safety issues, water issues and sewage issues. I am opposed to this project.

Ron Luthy, 1938 Parker Road-I am opposed to this project.

Ada Watkins, 1944 Parker Road-I agree with the others. The traffic will be an issue.

Jack Jones, 1535 Buckboard Lane-We voted you (Trustees) in to toe the line and keep the developers out. If it takes taxes to fight developers, come to my house. I'll help you.

Bobby Lally, 6590 State Route 132-I have lived here since 1987. When I listen to what everyone is saying, I disagree. There are other people beside me that want this in Goshen. One of them is my sister. We both need something smaller. There are not a lot of subdivisions in Goshen Township. We must not be overcrowded since the school is not full. I want a nice house with a little bit of land. If I look at the ratio of farmland verses residential, farmland wins out. I want the Trustees to be mindful of the development. Not everybody wants a lot of land. I want my voice heard. I want to stay in Goshen.

Fred Mason, 6312 Belfast Road-I like living in the country. The school will be overcrowded if this is approved. Thanks for passing out the fliers to let us know what is going on. I am opposed to this.

John Schlomer, 6182 State Route 132-I have lived here since 1988. I live on 2.5 acres. I am opposed to this development. Traffic will be a problem. I hope you will think carefully about voting against it.

William Goins, 6374 Belfast Road-We came here in 1975. I am concerned about the traffic. Five o'clock traffic is a real problem on State Route 28. My wife and I are against it.

Janet Young, 1976 Woodville Pike-I want big lots with big homes and not ¼ acre lots.

Jane Cardell, 2321 Cedarville Road-I am concerned with pollution that would affect my child. I am against this.

Joe Farruggia-The property is 112 acres. There will be 2.3 units per acre. Forty acres will be maintained by the HOA. There will be lakes and grassy areas. I am a responsible developer. We are not trying to build cheap homes. There will be a pavilion, swimming pool, and street trees as well as quality fencing. This is an upscale development. The traffic is controlled by the Clermont County Engineer. If there's not enough capacity for the sewer and water the Engineer would not approve the project and we would build a lift station.

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Ed Soergel-What is the size of the homes?

Joe Farruggia-The ranch homes are single-family dwellings. They will be a minimum of 1800 square feet and will be 50% to 75% brick. The siding will not be vinyl. The prices will range from \$180,000 to \$200,000 and up.

Ed Soergel-Will there be sidewalks? What about cul-de-sacs?

Joe Farruggia-Yes, there will be sidewalks. We have eliminated some of the cul-de-sacs. Property taxes to Goshen when built out will be \$806,000 per year. At five years 1,137,000 will go to the schools and 2,405,000 will go to the Township. Road improvements will be made to Deerfield Road, State Route 131 and State Route 132. The development will be built in four to five phases. We will start on 132 and then move on to the Deerfield Road side. After that we will tie those in together. The road in the PD will not be a short cut road from end to end.

Steve Land-What good is a turn lane if you still only have 2 lanes of traffic?

Joe Farruggia-It will be done by a professional. We can't just go in and do what we want. It has to be done by a professional.

***Tim Hodges made the motion per the recommendation from the Goshen Township Zoning Commission that the Board accept and approve case 212 with the conditions from Clermont County Planning Commission. Lee Lewis second-motion carried. Approved by all three Trustees.

Adjournment

***Lee Lewis made the motion to adjourn. Tim Hodges second-motion carried.

Trustee

Respectfully Submitted,

Sandra Graham, Clerk