

8:00PM

Township Hall

August 9, 2005

The Public Hearing for Case 214 of the Goshen Township Trustees was called to order by Chairperson Ed Soergel. Roll was called: Ed Soergel-absent, Tim Hodges-present, and Lee Lewis-present.

Ed Soergel will excuse himself from taking part in Case 214 due to the fact that he is an adjacent property owner. Tim Hodges will be acting as Chairman for the duration of the hearing.

Case 214: Gallenstein Companies, LLC is requesting that several properties (totaling 94.87 acres) be rezoned from A-Agricultural District to PD-Planned Development in order to subdivide the project site into 235 residential lots of varying sizes. The properties are located along the west side of Cozaddale Road, approximately ¼ miles north of State Route 28, extending to the eastern side of Goshen Road, just north of the Goshen Road/Davin Drive intersection.

Tracy Minger read the application and the staff report.

Jim Huitger, SWA Designs-The PD originally called for 248 homes, 2.45 units per acre. It has since been reduced to 235 homes, 2.41 units per acre.

The water service has been upgraded to include fire hydrants. Clermont County Sewer & Water and Western Water both want to maintain their part of the development.

The southwestern cul-de-sac has been moved back 25ft. We have expanded the (western side) back 3 acres to open space. There are a lot of woods and near Cozaddale the buffer would be as wide as 50ft.

The pond will be retained. The walking trails would be maintained by the HOA. A bike/walking trail on one side of the main street will be included if it is approved by Clermont County.

There will be storm water retention ponds. The lot widths will be 50 to 70 feet wide. Most of the homes will be over 2,000 square feet with prices ranging from the mid \$100,000's to \$200,000. The front of the homes will be brick veneer and if it is marketable the brick veneer will also be on the sides and back. There will be a tot lot area as well as a gazebo.

Tim Hodges-Do you plan to access Davin Drive? What about Goshen Road?

Paul Gallenstein-No, we are not planning to access Davin. We are working on Goshen Road. It depends on the outcome of this meeting.

Tim Hodges-Could you stop at the Miller project, which would eliminate 10 lots. You are above the density recommended in the land management plan. The open space needs to be usable.

Paul Gallenstein-We need Miller's property to connect to the sewer system.

#### Public Portion

Letters of objection from JoAnn Bonham and Rick Oakes were read to the public.

Reg Wallace, Cozaddale Road-When do you propose to start construction? You will comply with dust control? You allude to the fact that you will help drain our property and connect us to sewers.

Paul Gallenstein-We will do that for you. Tracy will add it to the proposal. We want to be a good neighbor.

Kim Rickett-(Pointing to the map) This pond is bigger than it shows on the map. It either will be a subdivision or a hunting ground. I am against it.

Andrea Miller, Millers Lane-The number of students in the school would increase. There are currently 157 teachers for the 2,575 students. Why not have 150 homes instead? This subdivision will affect our schools.

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Joe Miller, Millers Lane-Goshen Road is too busy the way it is. It would not be safe. The plan is too dense. I do like that the cul-de-sac was moved back a little farther. I am opposed to this project.

Mike Fink, 6836 Cozaddale Road-I am not opposed. You have made cosmetic changes, not density changes.

Mike Fair-It is inevitable; we are going to see growth. Development can be really good. Density is still a problem with this project. I question whether there will be \$200,000 to \$250,000 houses. Maybe with that density they might be \$150,000. What will it look like in the future? There needs to be more spacing, but you are doing some good things.

Vicki Fair, 6838 Cozaddale Road-I am concerned with the density. The lot sizes are similar to O'Bannon Meadows. I am against the density. You are ignoring the regulations.

Barb Oakes-I am against the high density. We need good quality homes with more brick. Let's go up and not down.

Elben Miller, Davin Drive-Gallenstein will do a good job for us. Marketing study's show that people want smaller yards with larger homes.

Jerry Nause, Cozaddale Road-Fischer Homes wanted to purchase my property a year ago. I tried to pick one of the good developers. It's our right to do something with our acreage. The way it is zoned they can put one house on one acre with no buffer. He's trying to please the people. This guy is working with you, the neighbors.

Carl Nause, Cozaddale Road-My property was logged, but the growth is still there. The pond is still there and acts as a retention pond.

Paul Gallenstein-The schools are adequate. People will benefit from the schools. We are trying to do a project with density that is done well. This development is close to the town center. Straight zoning would allow you to be right up on other people's property lines. We are trying to prevent urban sprawl and bring in smart growth for the township. I would like to thank the Board for working with us.

Tim Hodges-Five foot side yards would be a fire hazard. There is no exit on Davin Drive. The cul-de-sac has been moved up 25 feet, but still may be moved up further.

Paul Gallenstein-I think that we can move up the cul-de-sac, but still keep the 235 density. The side yards would be 5 to 7 feet.

Lee Lewis stated that he would be abstaining from the vote due to the fact that he was involved in a property transaction with Phoenix Industries, Inc. a couple years ago concerning the same property.

Tim Hodges-Eliminate the 10 to 12 houses at the end of the cul-de-sac.

Paul Gallenstein-We have time limits on the contract. The Trustees all have sovereign immunity. Lee Lewis can vote if he wants.

Tim Hodges-I want to make sure that everything done here is legal.

Elben Miller-What about moving the cul-de-sac back?

Tim Hodges-I am asking him to reduce the density. Davin Drive residents are concerned with the run off.

Tracy Minger-There has been some concern about the length of the cul-de-sacs by Fire Chief Virgil Murphy.

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Lee Lewis made a motion that the Board table Case 214 until August 17, 2005 to look into the legality of taking a vote with two Trustees abstaining. Tim Hodges second-motion carried.

Adjournment

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

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Trustee

Respectfully Submitted,

Sandra Graham, Clerk