

7:00PM

Township Hall

August 9, 2005

The Public Hearing for Case 215 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 215: Roger Wright of Chanticleer Properties Limited Partnership is requesting that the property totaling 36.43 acres located along the northern side of Woodville Pike , approximately ¼ mile west of the Charles Snider Road/Woodville Pike intersection in Central Goshen Township, be rezoned from R-2 Low Density Residential District to PD Planned Development, in order to accommodate 69 Single Family Detached Structure Residential Units.

Sarah Graham read the application.

Eric Lutz, representing Chanticleer Properties Limited-We have updated the site plan to show the cul-de-sac. We came back with the PD submission as requested by the county. We have fulfilled the 20% density bonus number with 35% open space. There will be buffering on the eastern side of the property. We have a 10ft. conservation easement (lots 1-10) where there is already natural buffering. There was some confusion about the minimum lot size on the previous plan. We would like to have the 20ft. total side yard required in the PD reduced to allow for a minimum of 14-foot total side yard. All of the houses will be at least 1800 square feet.

Board Questions

Tim Hodges-Can you clarify about the minimum 7ft. side yard? The houses would each have a 7ft. side yard making the total distance between the houses 14ft.

Eric Lutz-That is correct. There would be a minimum of 14ft. of space between homes.

Lee Lewis-There needs to be at least 50 ft. of right of way from the homes dedicated to the county for road expansion. The main entrance as well as the emergency exit/entrance will need to have street lighting.

Eric Lutz-We can do that.

Public Portion

Tom Cook, Woodville Pike-I just put a new home up on the first property here.

(Points to illustration.)

What about the poor souls stuck in the middle of the subdivision? Who is being valued here?

They are going to take part of my yard when the road is widened. How is this going to bring up my property value? No one has talked to me about this. Only 10 ft. of woods for a buffer? There is only brush there now. I am going to have traffic, noise, and headlights.

Andrea Miller, Millers Lane-I don't know how many houses have a 20 ft. side yard required. I think this should be considered if there is going to be a change to only 15 ft.

Eric Lutz-Most development, if done with forethought, is usually beneficial to the community. The residences will increase the value of the homes around the development.

(Showed pictures of proposed homes.)

The homes will all be 50% brick or greater. Many homes built are only 50ft. wide and the developers here want to make these homes 56 ft. wide. This should upgrade the value of the community.

Ed Soergel-Can you address the expressed buffering concern?

Eric Lutz-The developer is willing to work with the surrounding residences on the buffering. If there is only brush, then we would plant trees.

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Lee Lewis-If the trees are not of sufficient size, would you then put in mounding?

Eric Lutz-I think so.

Lee Lewis-What is this parcel in the back of the northern cul-de-sac?

Eric Lutz-That will be part of open space.

Lee Lewis-Could we have a 50 ft. easement through this open space, a 50 ft. right of way? It would still count as open space.

Eric Lutz-I don't see why not.

***Tim Hodges made the motion that the Board approve Case #215 of a request to rezone approximately 36 acres of property from R-2 Low Density Residential District zoning to PD Planned Development District based on the following conditions:

1. There will be a ten (10) foot conservation easement on lots 1-10.
2. Developer will include mounding in the ten (10) foot conservation easement on lots 1-10 if the existing trees are not of sufficient size to serve as an adequate buffer
3. Side yards will be a minimum of seven (7) feet for a total of fourteen (14) feet of separation between dwelling units.
4. House size will be a minimum of 1800 square feet.
5. There will be fifty (50) feet of right of way at the entrance on Woodville Pike.
6. Emergency access will be required at the cul-de-sac between Lots 15 & 16.
7. Architectural Standards: There will be brick, where architecturally feasible, with all units having 50% or more brick
8. There will be decorative street lighting as well as street lights at the entrance on Woodville Pike.
9. There will be a fifty (50) ft. right-of-way easement through the open space on the north-eastern side of the property, which may be utilized in the future to provide connectivity to State Route 28. This easement will still be counted as open space for the development.
10. That the applicant address all comments and/or concerns by the Clermont County Planning Commission, Clermont County Engineer and the Clermont County Water and Sewer District in a satisfactory manner.

Lee Lewis second-motion carried.

Tim Hodges-Yes, Lee Lewis-Yes, Ed Soergel-No.

Adjournment

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

Trustee

Respectfully Submitted,

Sandra Graham, Clerk