

7:00PM

Township Hall

November 9, 2005

The Public Hearing for Case 213 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-absent.

Lee Lewis will recuse himself from taking part in the case due to the fact that he is an adjacent property owner.

Case 213: M/I Homes of Cincinnati, LLC. is requesting a zone change from R-1 Suburban Estate Residential to PD Planned Development for the property located west of the intersection of State Route 28 and State Route 48 and southeast and adjacent to Fay Road. The proposed land use is Single Family Detached Residential, Town Homes, Ranch Condos and Park Land; PD with R-6 underlying zone district.

Tracy Roblero read the application as well as the Clermont County Planning Commission's recommendation of approval. The Goshen Township Zoning Commission recommended denial.

Ben Hale, attorney representing M/I Homes-I will be discussing the residential portion of the plan only. The commercial portion will be dealt with by the Zoning Commission on December 6, 2005. The proposed development would have 70 ft. lots. There would be no 50 ft. lots. No more than 35% of the single-family units shall have a minimum square footage between 1500 and 1800 square feet. The rest shall be greater than 1800 square feet. There will be condos in the back and town homes in the front. There will be a road connecting State Route 28 to Fay Road. We will also work with Clermont County to go further to move the future connection road further to the north. (If the County and the Township feel that it is warranted.)

We have a commitment to brick on the front of all units and on a portion of all facades of the town homes that can be seen along State Route 28 and State Route 48. The open space will be used wisely. The town homes have been moved back. There will be a wooded area between the town homes and State Route 28. The large 18-acre park will be donated to the Township. The other parks will be owned by an HOA. (Mr. Hale discussed the TIF that will be used for public improvements.) Changes are being made to the TIF laws, effective January 1, 2006.

The TIF must be in place before building a subdivision and before the changes in the law. A total of 60 million dollars will be collected for Goshen Township by all of the various TIF districts. Improvements will include: the widening of State Route 28, improvements at the Snider Road and State Route 28 intersection, improvements to Fay and Smith Road and improvement to the I-275 and State Route 28 interchange. This is a way to make Goshen a better place to live. This project can raise 28 million dollars and the residential portion will generate more money than the commercial portion. The developer shall be obligated to construct and pay for park improvements in Sub Area D, not to exceed the value of \$281,250. The developer shall donate the sum of \$250.00 per residential unit to Goshen Township for park maintenance. The Board of Trustees asked for a plan that will include parks. This is a good site plan. We are not loading the project up. It will be a nice environment with trees and sidewalks. The County Planning Commission called it a great project. It would be a loss to the community. The Growth Management Plan calls for higher density in this area.

Craig Stephenson, engineer with Clermont County-ODOT will not address the widening of State Route 28 for at least 20 to 30 years because of other more pressing projects and a lot of competition for state money. ODOT has come up with 90 million dollars to fix the Eastgate interchange. This TIF will provide a revenue stream for 30 years to make infrastructure improvements and allow the County to rebuild the State Route 28 corridor. We will provide central access as we go with service roads, etc. There are many ways to control congestion but not to stop it. This TIF will allow us to improve safety on State Route 28 and make other road improvements such as improvements to Charles Snider, Goshen Road and Deerfield Road. Union Township and Miami Township are utilizing TIF districts. The County is also pursuing TIF districts in Batavia Township. Revenues from the TIF district have to be used for projects

that impact the Township. We have shown preliminary improvements on the plan, but they are subject to change. ODOT will be making improvements from the bypass to Branch Hill Guinea Pike that will put more pressure on the I-275/State Route 28 interchange. The County can't get any money from ODOT until there is a major problem.

Sandra Graham read a letter against the rezoning of the property from Bob and Karen Harrington.

Public Portion

Jeff Goldfarb, 6589 Oakland Road-The southeast corner of this development plan is blank, but those are homes. There will be 90 town homes and my back yard will become a parking lot. I am against irresponsible development, not against all development. I don't like town homes.

Mike Miller, 1538 East Meadowbrook-I am not against the project. I am upset about the park, because the park district has not been notified and will not get the 18 acres.

Charlene Goble, 1383 Fay Road-It already takes 30 minutes to get down State Route 28. They are already doing repairs at State Route 48. When all this happens, it will take an hour to get down State Route 28. Water pressure is not good, and we need to get the problems that we have now fixed.

Jack Varney, 1379 Oakland Road-There's only a three-inch main water line down Fay Road. The water mains need to be enlarged.

Monica Jones, 6444 Smith Road-I have been a resident of Goshen for 40 years. Please, no more over stuffed communities. I think that Eagle's Nest is beautiful. Get on track for a better community.

John Menke, 1416 Fay Road-I am not against this development. But why all of the sudden are you telling us about this TIF?

Craig Stephenson-Clermont County Commissioners passed the TIF districts in September of 2005. We did not know about the changes in the law.

Jim Tarter, 6936 Gaynor Road-Will all of the money stay in Goshen?

Craig Stephenson-About 10.5 million will be for the I-275/State Route 28 interchange.

Pat Van Voorhis, 6639 Smith Road-Has anyone done a traffic impact study? If this passes, people will lose significant portions of their front yards.

Craig Stephenson-There will be two 12-foot wide lanes on Smith Road and Fay Road. There will be traffic signals and left lanes at Smith Road. There will also be a traffic light and intersection improvements at Charles Snider Road. We will have to do a major detailed study on State Route 28. We envision a plan similar to Tylersville Road for State Route 28 with medium landscaping to make it appealing and sidewalks where needed.

Rick Van Lieu, 6367 State Route 132-You are where Miami Township is 20 years ago. I got the light at Buckwheat and State Route 28. The opportunity is now. With 60 million dollars, you have the opportunity to make significant improvements.

Craig Stephenson-TIF money will accumulate based on the time it takes to build the development. We will be able to fix the curve at State Route 48 and Fay Road and this will be paid back with TIF money.

Don Staley, 1402 Fay Road-I can't see where this will solve our problems.

Robert Seyfried, 6957 Shiloh-We have a small park that we can't maintain now. They should complete the M/I project across the street first to see what it will look like.

Bob Nunn-I am not pleased with the traffic congestion. Will I be allowed to rezone my property

as well?

Ben Hale-The public says to fix the current problems first. However, you have to have money first. In Columbus, we are doing a lot of TIFs. If nothing else happens in Goshen, the problems will continue to get worse. You have to have money to fix problems. This is a way to fix the problems. This Board says that Goshen has enough 50-foot lots, your development needs to be better. Court cases lead to settlements with less than the original settlements. If you want to live in a beautiful community, you need to have money for infrastructure. Somebody is going to develop the property. We are spending \$850,000 in Goshen to improve it. We are trying to be a good corporate neighbor. Nobody likes change. We are giving, not just taking from the community.

Ed Soergel-Craig, could you please discuss the County meetings with ODOT concerning the Countywide thoroughfare plan?

Craig Stephenson-State Route 28 is the big problem in Goshen. One of the major problems with State Route 28 is what is happening in Miami Township, which will be correct within the next 18 months. The problem with Goshen is how the State will handle the congestion. The State will add turn lanes and patchwork fixes. They will not come in and widen State Route 28. We have the rare opportunity to do it now. The County will work with the Board of Trustees.

Tracy Roblero-As a condition for approval, a maximum of 30 units shall be between 1500 and 1800 square feet. All other homes will be a minimum of 1800 square feet.

Ben Hale-We will accept all conditions as recommended by staff.

Tim Hodges-Three Trustees have met continuously to discuss this project and the TIF district. If we do not capture the money, the State will get it and the widening of State Route 28 will be 30 years down the road. All of Goshen Township will benefit from this project and the widening of State Route 28. We would not be responsible if we turned down this project with the TIF. I have lived here for 64 years and there used to be six farm houses from here to Milford. If I was against development, most of you would not be here.

***Tim Hodges made a motion to approve Case 213 with the Goshen Township staff findings. Ed Soergel second-motion carried.

***Tim Hodges made the motion to adjourn. Ed Soergel second-motion carried.

Trustee

Respectfully Submitted,

Sandra Graham, Clerk