

7:00 PM

Township Hall

November 9, 2005

The Public Hearing for Case 220 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. Ed Soergel will recuse himself from the Public Hearing due to a conflict of interest.

Case 220: The applicant, Rosebud Development Company, LLC. is requesting a zone change from "A" Agricultural District to "PD" Planned Development District with R-6 as the underlying Zone District. The property in question is located on the northern and southern side of Huntley Road, approximately 1000 feet west of the present point of vacation and just north of O'Bannon Creek in north-central Goshen Township. The proposed land use is 34 detached single-family dwellings.

Tracy Roblero read the staff report from the Clermont County Planning Commission, which recommended approval with modifications and the Goshen Township staff findings, which also recommended approval of the requested change from Agricultural to PD. The Zoning Commission recommended denial.

Eric Lutz, developer and engineer-The homes will be built by Ken Stringer. The prices of the homes will be pushing \$300,000.00. House sizes will be 2,000 square feet and up. There will be an 80-foot wide no build zone and no homes will be built in the flood plain if the PD is approved. Seven of the homes will be on ½ acre lots and 4 homes will be on one-acre lots. Three lots will be near the aerodrome with a 100-foot setback from the runway.

Public Portion

Jim Tarter, 6936 Gaynor Road-The PD Article 17 C says that developments will not burden the adjacent roadway. This development will burden the adjacent roadway. Article 17.6 F states that developments will be near other land developments. This development is not near any other land developments. Article 17 G says that the open space will be accessible to the handicapped and senior citizens. This open space is not accessible for seniors, etc. What is the purpose of the zoning code if you are not going to enforce it?

Jeff Scheadler, 6811 Oakland Road-My concern is about having all these houses but not having enough police and fire/EMS service to cover the area.

Diane Seabolt, 6794 Gaynor Road-This is a high-density development. Issue 15 spoke to this. We will lose our rural character. Five-acre lots would be in character for this area. The traffic flow will increase by 100 or more cars.

Bill Hopple, Director of Long Branch Farm-Our concerns are about the impact of the 580 acres of the O'Bannon Creek Water Shed. We have asked for a 200 foot set back minimum to protect the creek, trees etc. Trees help to provide shade for the stream. We need to deal with the conservation easement. We prefer it to stay as green space.

Michael Bartoszek, 6842 Gaynor Road-I sold 20 acres with the stipulation that only one house could be built on it.

Ray Seabolt, Gaynor Road-I have lived here for 43 years. Long Branch Farm has been a great neighbor. We have the responsibility to work with the will of the people. Mr. Devanney is going to give access for a road.

Marilyn Schneller, Gaynor Road-What about the archeological site on this property? You need to take this into consideration.

Kevin McMullin, 6820 Gaynor Road-We need to protect a special area of Long Branch Farm. A

12,800 square foot lot is considered high density.

Response from Developer

Eric Lutz-Ryan Homes has a development that is two miles away from the proposed development. It has the same size lots. If the road is a problem, Clermont County will address it. Some of the area will be accessible to seniors, handicapped etc., which is all the PD requires. The creek will be protected from 250 feet from its center. I will keep as many houses as I can if it doesn't interfere with the house size.

Tracy Roblero-Who will enforce the conservation easement?

Eric Lutz-I am not sure.

Tracy Roblero-Without the PD, you can build one-acre lots with up to 25 homes and no conservation easement. Straight zoning is less restrictive than a PD. The Trustees are considering if the development will be better for the Township as a PD versus straight zoning. Lou Clemons brought up the radius of the cul-de-sac. He would like to see the radius of the cul-de-sac at least 50 feet.

Bill Hopple-How do we set the condition of the 200-foot set back?

Jim Tarter-I don't think you can put 25 houses in that area.

Lee Lewis-He could just go to Clermont County without going through us at all if he went straight zoning.

Bill Hopple-Draw in the line of the 200-foot conservation easement on the plat.

Cyndi Moore, 6955 Gaynor Road-O'Bannon Creek will move 50 to 100 feet and wash the houses away.

Dave Hunt, Cincinnati Nature Center- There will be a handicap accessible trail. You should set the archeological dig conservation easement control technique. Draw the line for 200 feet. There are no binding restrictions concerning building on an archeological dig.

Lee Lewis-Can we compromise on the easement? Could we make it somewhere 175 to 200 feet?

Bill Hopple-I am standing firm on the 200 feet.

***Lee Lewis made the motion to approve Case 220 for the zone change from agricultural to PD-Planned Development with the requirement of a 175-foot conservation easement regarding any impervious surface and accessory structures. Turn around access will be available on the driveway to the three lots near the aerodrome. The cul-de-sac will have a minimum 50-foot radius. Tim Hodges second-motion carried.

Adjournment

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

Trustee

Respectfully Submitted,

Sandra Graham, Clerk