

7:00 PM

Township Hall

December 21, 2005

The Public Hearing for Case 221 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 the Public Hearing due to being an adjacent property owner.

Case 221: Application from Trenton Properties, LLC, for a zone change request from “R-1” to “B-2” for the property located at along the northern side of State Route 28, approximately 300’ southwest of the State Route 28, State Route 48 intersection in central Goshen Township.

Tracy Roblero read the application. The Clermont County Planning Commission recommended denial based on the conflict with the recommendations of the *Goshen Township Land Use Plan (2000)*. The Planning Commission recommended that the PBDD zoning district designation would more appropriately serve and benefit the community of Goshen Township. The Goshen Township Staff concurred with the recommendations of the County Planning Commission. The Goshen Township Zoning Commission recommended approval with modifications.

Developer

Tom Tepe, representative for Trenton Properties, LLC., described the project and explained the history of the request. He also discussed that putting 50% of the parking in the back of the development would not be appropriate, as recommended by the Zoning Commission, because the property backs up to residential development. He stated that the 50,000 square foot maximum, as recommended by the Zoning Commission, would lead to piece meal development, which is what everyone has stated that they do not want to see on the property. Mr. Tepe requested that the Trustees approve the project without the modifications recommended by the Zoning Commission.

Public Portion

Jeff Corcoran, 6177 State Route 132, stated that at the December Zoning Commission meeting, the Board made a motion to deny the project, which resulted in a tie vote. The Zoning Commission only approved the project when the additional modifications were added.

Ed Soergel-Why would the 50% of the parking in the front not work for the project?

Tom Tepe-The parking is almost always up front in commercial developments. We do not want this to be a requirement, because it might hinder development on the property. This is also a problem, because the parking would be in people’s back yards and the lights would be shining in their windows.

***Tim Hodges made the motion upon the recommendation of Tracy Roblero that the Board approve Case 221 with the recommendations of Goshen Township staff. Ed Soergel second-motion carried.

Adjournment

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

Trustee

Respectfully Submitted,

Sandra Graham, Clerk