

# RECORD OF PROCEEDINGS

Minutes of	Goshen Township Trustees	Meeting
7:00PM	Township Hall	March 8, 2006

Chairman T.J. Corcoran called the public hearing for Zoning Case #225 of the Goshen Township Trustees to order. T.J. Corcoran-present, Tim Hodges-present, and Mike Keeley-present.

Case #225: The applicant, Centres Inc., is requesting a zone change for two parcels of property totaling 1.30 +/- acres from R-3, medium low density residential to B-2, General Business District. The property is located along the northern side of State Route 28, approximately 900 feet east of the Smith Road/State Route 20 intersection in western Goshen Township.

Tracy Roblero read the application. The Clermont County Planning Commission recommended approval with the following conditions:

1. The applicant shall address all concerns and comments submitted by the Clermont County Engineer's Office, the Clermont County Water & Sewer District, and the Ohio Department of Transportation in a satisfactory manner.
2. The access point along State Route 28 is subject to ODOT's approval. Future common access shall be provided along the rear for future coordinated service drive.
3. If Cedar Lake Lane is evaluated as an appropriate alternative to direct access onto State Route 28, serious consideration should be give to upgrading Cedar Lake Lane to public specifications, especially along the western property line of the proposed Dollar General site.
4. Relocate dumpster to facilitate extension of internal drive for connection to future service drive.

The Zoning Commission recommended approval. Goshen Township staff also recommended approval with the following conditions:

1. The applicant shall address all concerns and comments submitted by the Clermont County Engineer's Office, the Clermont County Water & Sewer Department, and the Ohio Department of Transportation in a satisfactory manner.
2. If Cedar Lake Lane is evaluated as an appropriate alternative to direct access onto State Route 28, Cedar Lake Lane should be improved to public specifications along the western property line of the proposed Dollar General site.
3. Future common access shall be provided along the rear future coordinated service drive and the dumpster shall be relocated to facilitate this internal drive connection.
4. A sign permit must also be obtained from the Goshen Township Zoning Department prior to installation of the proposed sign.

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Applicant

Roger Doolin, representative for Centres, Inc., went over the project. He explained that the developer has made the decision to upgrade State Route 28 with turn lanes and also to upgrade the intersection. The developer talked to the owner of Cedar Lake Lane and he is receptive to whatever needs to be done. Roger stated that it would not be a problem to relocate the dumpster.

Organized Support

None.

Organized Opposition

None.

Public Comments

Questions were heard from the community. Please refer to the recorded minutes for further detail.

\*\*\*Mike Keeley made a motion that the Board of Trustees table Case #225 until the schematics get done until a date to be determined. Tim Hodges second-motion carried. T.J.-Yes, Tim-Yes, Mike-Yes.

Adjournment

\*\*\*Tim Hodges made the motion to adjourn. Mike Keeley second-motion carried.

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Trustee

Respectfully Submitted,

Sandra Graham, Fiscal Officer