

7:15PM**Township Hall****March 13, 2007**

***T.J. Corcoran made a motion to Recess to hear Zoning Case #230. Tim Hodges second – motion carried. Mike Keeley – yes; T.J. Corcoran – yes; Tim Hodges – yes.

Case #230

Ron Roberts – Roberts Engineering

Mr. Blake from Rainbow Child Development stated that they want to split the property and leave part of the property at R3 and other B1 for general business.

They presented this to Zoning Board in October prior to putting in the application to make sure it is something Goshen would want to do. Goshen does not want to see anymore strip center malls.

They have developed the property with two buildings.

Clermont County has approved. They presented to Goshen Township Zoning Board last month.

ODOT sent a letter asking for a traffic impact study. All access will be from Patricia Blvd.

They want the zone change prior to doing the study because there is no need for the study if they cannot have the zone change.

The plan is for 2 buildings – dry cleaner, dr office, dentist office, coffee shop, ice cream shop, and sandwich shop. Sidewalks, lighting, landscaping has been agreed to from the property owner. They will also maintain the entrance to the subdivision. There is a commitment to the design standards of Goshen Township. The buildings will be residential style buildings. Tom Risk stated the board has recommended approval of the zone change with the understanding that the traffic study will be done prior to development per ODOT.

ODOT has stated that when the northwest property, zoned b2, is sold and developed, there will be a traffic light at Patricia Blvd and St Rt 28. There will not be a light until then. There could be turn lanes.

Lou Ethridge recommends changing to B1. It is the most neighborhood friendly zoning classification. Property is surrounded by businesses.

Residents discussed their concerns with the traffic and type of businesses. How will this effect property values.

*** T.J. Corcoran made a motion to accept the zone change from R3 to B1 for Case #230. Tim Hodges second – motion carried. Mike Keeley – yes; T.J. Corcoran – yes; Tim Hodges – yes.

Respectfully Submitted,

Lisa M. Allen

Trustee