

## Minutes

## Goshen Township Zoning Commission

## Meeting

7:00PM

Township Hall

Jan.4, 2005

The public hearing was called to order by Chairperson Nancy Middleton. Members present were: Nancy Middleton, Jim Poe, Scott Chasteen and Andy Pyott.

Case 207: A request for a zoning district change and map change filed by Joseph T. Farrugia, Classic Properties, 11841 Mason-Montgomery Road Suite A, Mason, Ohio 45249 for property presently zoned agricultural and R-3 medium-low density residential to PUD multi-family. The property is 13 acres adjacent to the O'Bannon Creek Golf Club at the end of Greenstone Trace off State Route 48.

A petition with 190 signatures in opposition to the change was presented to the board. Three letters of objection were also received from adjacent property owners.

Richard Young, Pete Mallow and Joe Farrugia were in attendance to represent Classic Properties.

Richard Y.-The property would be used as one half golf course and one half residential. This would take advantage of as well as retain the natural character of the property. One half to one acre lots will allow for more trees.

We would cluster the units. We are honest about the units per acre, because zoning allows for the entire use of the 51 acres. We are aware of the surrounding area. What we are proposing would be similar to what is already in the area.

We have also met and exceeded the PUD requirements. As far as buffers are concerned, we have twice as many as we need.

Joe F.-We went to Dayton and were very impressed with the exterior and interior of the homes. Some of the basements could be finished and this would add an extra 2,000 square feet. Everything will adhere to the county sewer and water requirements and we will do whatever else is needed to make things work.

Jim P.-What materials would be used on the outside of the homes?

Joe F.-Wood, brick and expensive (not vinyl) siding.

Andy Pyott-What about the open cul de sac?

Joe F.-It would be left open because of the grade. Otherwise, we might lose a three unit building.

Nancy M.-Is there any way that you could add to this development in the future?

Joe F.-No, because of the golf course and the surrounding trees.

Chuck Gilman-Wedgewood, which would be comparable to the Enclave at O'Bannon Creek has 140 homes on 90. It is ten years old. People of all ages live there and feel it is a very safe community. There are currently no sidewalks which would make it less safe with the increased traffic. Also, the traffic on Greenstone would result from having through streets would cause property values to decline.

Jerry Viox-Greenstone Trace is a high density subdivision that is contained on only 11 acres. It is wrong to consider the golf course as part of the development. They said that they would only sell 12 acres for developments. The golf course would be on 37.6 acres of open space. That would be two separate properties zoned. The largest is already R-3.

We have the following reasons to present to the planning commission as to why we are against this plan:

1. How could they decide when they haven't seen the plan?
2. The property already has a single family district on 1/2 acres lots.
3. In regards to public health and welfare, there are no turn lanes and the traffic volume would greatly increase on Greenstone. Greenstone is very narrow with the parking allowed on the one side of the street.
4. Development preserves 70% and 13.5 acres of multi-family PUD.

Mike F. of Wedgewood Drive-I am concerned about the children's safety. There is no safety for the current residents.

Ann Fich of Putter's Lane-The golf course doesn't go through our neighborhood. We want to see Goshen like the surrounding areas. If the PUD is approved the golf course may want to expand.

Jennifer Mann of Greenstone-Three houses from proposed nothing! You are going to say that 160 cars passing my two year old son on the road--I recommend that the board look at the roadway. The private driveway to the golf course would be a good place.

Joe F.-In our Home Owners Association documents no more than 10% of the units could be rented out. When 75% of the development is completed we turn things over to the HOA (to maintain entry/grass cutting etc). These are not rental types of units. They are high end (expensive).

Kathy Carle of Greenstone-There is 51 acres and they will build on only 13 acres. What keeps the golf course from building on the other acreage?

Nancy M.-The whole approval process would have to start over again. The underlying zoning would remain the same.

Jim P.-70% is green space and it would have to be rezoned to make it into anything else.

Joe F. They will have to maintain the golf course. We are buying 13 acres.

Richard Y.-The golf course is zoned now for two family units.

Mike Keeley-Isn't part of the PUD that you have to provide 35% green space. Can you show me the percentage of green space?

Nancy M.-There is no green space for the community.

Joe F. -We have a contract. We are spending money on plans and soil testing. The golf course owns 51 acres.

Neil Armstrong-Who are the occupants? Refer to the PUD. The open space is intended for the occupants of the PUD. The average selling price is \$240,000. What keeps you from selling them

for less?

Joe F.-We are a reputable company.

Ray Curle-Open space? It says "No Trespassing".

Richard Perry-How will this affect the storm sewers which are already inadequate? Where is the water going?

Richard Y.-Toward the golf course.

Denise Murray-What school district?

Nancy M.-Goshen Public Schools.

David H.-What about water damage from storm drain backups? It swells up into my yard and it will continue to back up. With no green space where are the kids going to play?

Brian-Developers come into Goshen to change the zoning for what they want. They need to be held to a higher development standard. It's just a cheap way to get in the golf course.

Paul Barren of Sandlewood- What is the cost of the driving range? Ten years it was \$100,000-\$120,000. Five years ago it was \$200,000 and now five years later \$500,000. We are trying to hold onto what we have bought into. We have enough alternative housing. We need to move Goshen forward.

Chris Carboni of Sandlewood and Wedgewood-Lots of cars already come down there. You can put in a road to Gibson or to the private drive.

Jim P.-We have worked at upgrading the township. We feel it's one of the better deals. We are trying to get the best deal what we possibly can.

\*\*\*Nancy Middleton made a motion that the board table the issue until more information can be gathered from the developer. Andy Pyott second-motion carried.

Meeting will continue on the Tuesday February 1, 2005.

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Zoning Commission Member

Respectfully Submitted,

Sandra Graham, Secretary