

Minutes

Goshen Township Zoning Commission

Meeting

7:00PM

Township Hall

Feb 1, 2005

The public hearing concerning Case 207 of the Goshen Township Zoning Commission was reconvened by Vice-Chairperson Jim Poe. Members present were as follows: Jim Poe, Andy Pyott, Scott Chasteen, Matt Powers and Wendy Moeller. Members absent were: Nancy Middleton.

Richard Young, Engineer-Revisions were made due to the ideas that were presented at the previous meeting. Thirty-five percent of the open space is opened by the developer. The original plan is more cost effective and fewer trees would be taken out. The new plan would use 4.5 more acres than the original plan.

Robert R.-Would they have the same regulations that O'Bannon Creek has concerning signage, play equipment or recreational vehicles?

Joe F.-We have a HOA that would take action on the things that Robert has been talking about.

Janis Demaris-What about another entrance?

Lisa Phillips-Why not build another roadway?

Kim Barren-What if they don't sell for \$240,000? Will the price keep dropping?

Joe F.-All 60 units will be built in one phase. The minimum price is \$240,000. Ryan homes is the builder.

David McCann-What about safety factors? What kind of guarantees do we have?

Joe F.-Empty nesters don't drive as much and have no impact on the school system.

Linda K.-The units are being marketed towards empty nesters, but we have been looking for a one level dwelling for years. If families move there where will they go? Do empty nesters want a two level floor plan or a one level floor plan?

Jim P.-Would a patio home be available?

Joe F.-Yes.

Cindy Gilmore-What about the parking issue? It doesn't look like there is adequate parking available. Their guests would spill into our subdivision. What would happen to the green space then?

Joe F.-When we turn everything over to the HOA, the majority could overturn this. They could say that parking on the streets is only allowed when necessary.

Michelle Clemons-Duplexes are not feasible. This would be in violation of growth management. Density is to a maximum. A single family will increase our subdivision.

Dave Wilson-Has Ryan Homes looked into building this type of home in other parts of the Township? I have not seen one house sell for over \$200,000.

Joe Demaris-I am not convinced that the property values would go up. I would not be comfortable with the extra traffic.

Frank Melovich-Would additional traffic filter out onto Sandlewood Drive?

Sandy Ernest-Concerns: units are not two stories, HOA's are dysfunctional, and the traffic would triple.

Jennifer Mann of Greenstone-We built there because of the 1/2 acre lot. The reputation of Goshen was a concern. We will move if they proceed with what they want.

Eric Lutz of State Route 132-Do you have to be a member of the golf club since it is a private course? If so, it's open space, but not open space.

Joe F.-The open space is for the sole use of the owners. The golf course is not in the buffer.

Andy P.-Fifty feet off of the 7.25 acres is the common acreage. This does not include the golf course. The 7.25 acres will be owned by the HOA. Thirty-five percent open space meets the PUD regulations.

Richard Y.-We will not be utilizing the golf course area.

Joe F.-On top of that, it will benefit the complex. No buffering, no architectural and not restricted--this is better for the home owners/golf course, etc.

Dave Langer-The neighbors are not the only ones that will benefit. This subdivision is what we want (1/2 acre lots).

Jim P.-I have lived here since 1970. Now we have someone that wants to put in one quarter million properties. We moved here because we wanted to see the cows and hear the birds. The older folks around don't want to have to cut grass, etc. I feel this development is great! The developers do try to work with us.

\*\*\*Jim Poe made a motion that the board reject the zoning change for density and also do not like the one entrance into the PUD. Andy Pyott second-motion carried.

Roll Vote: Matt Powers-No, Wendy Moeller-No, Jim Poe-Yes, Scott Chasteen-yes, and Andy Pyott-yes.

Jim Poe made the motion to adjourn. Andy Pyott second-motion carried.

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Zoning Commission Member

Respectfully Submitted,

Sandra Graham, Secretary