

Minutes Goshen Township Zoning Commission Meeting

7:00PM Township Hall May 10, 2005

The Public Hearing for Case 212 of the Goshen Township Zoning Commission was called to order by Chairperson Nancy Middleton. Members present were as follows: Jim Poe, Andy Pyott, and Wendy Moeller. Members absent were: Matt Powers and Scott Chasteen.

Case 212: Classic Properties, 11841 Mason-Montgomery Road Suite A Cincinnati, Ohio is requesting that the property located along the northeastern side of Deerfield Road and along the western side of State Route 132 totaling 112.51 acres be rezoned from Agricultural (A) to Planned Development (PD), in order to accommodate 273 units, to consist of 223 Single Family Residential units and 50 condominiums.

Sandy Graham read the application.

Joe F. of Classic Properties-We are in agreement with the planned type of development. The units will be 50% to 75% brick. They will have two car garages, sidewalks, street trees, underground utilities. We will be responsible for road improvements on State Route 132 and have already designed off site improvements for State Route 131 and Deerfield Road. There will be 35% open space, a 50 foot buffer north and south around the property, a baseball and soccer field, off street parking. The condos will be behind the pool pavilion. The property will also have two lakes with fountains. The minimum size of the units will be 1800 square feet to 2500 square feet.

Jim Poe-Who will be allowed to use the baseball/soccer fields?

Joe F.-The HOA will be in charge of the fields. They will be for private use unless the HOA decides to allow public use.

The architectural style of the units will differ. The Single Family Units will be \$180,000 to \$225,000. The condos will be \$90,000 and above.

Wendy Moeller- I would like to see stub streets.

Joe F.-The plan has been presented to the Planning Commission for review.

Jim Poe-Is this going to be built all at one time?

Joe F.-There will be six phases to the project. It depends on the volume we see. We would be building 50 plus units at one time. As the phases go up in number the houses get better. The houses will begin at \$180,000 and by the end phase they will reach \$225,000.

Wendy Moeller-We would like to see the connection between lots for community activity.

Joe F.- We would connect that.

Wendy Moeller- Lot 217 may be eliminated.

Joe F.-There would be 50 feet at the building line width.

Jeff Corcoran-I am puzzled by the former plan. We own adjoining property. We have 23 lots for log homes costing \$400,000 to \$600,000. This project is not compatible with our plans for our property. This project is not compatible with the area and would be a bad project. We just finished 3 years of litigation with a prior case on this property. We will fight this and do whatever we have to do. Do not just approve this project for approval's sake. I encourage you to vote against it. You'll have to live with it if you do.

Clara Corcoran-I want to see the exact footage of the properties and houses. I moved to the country to be in the country.

Ellen Pasay-Traffic is going to be a problem. If there are 500 to 600 more cars there will need to be more than just a turn lane. What else can be done?

***Jim Poe made a motion that the Zoning Commission recommend approval of the PD to the Board of Trustees. Andy Pyott second-motion carried. All approved the motion.

Adjournment

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

Zoning Commission Member

Respectfully Submitted,

Sandra Graham, Secretary