

Minutes

Goshen Township Zoning Commission

Meeting

7:00PM

Township Hall

July 5, 2005

The Public Hearing for Case 213 of the Goshen Township Zoning Commission was called to order by Chairperson Nancy Middleton. Members present were as follows: Jim Poe, Andy Pyott, and Scott Chasteen. Members absent were: Matt Powers and Wendy Moeller.

Case 213: M/I Homes of Cincinnati, LLC. 6279 Tri/Ridge Boulevard Suite 100, Loveland, OH 45140 is requesting that a portion of the Eagle's Nest site (totaling 120.55 acres of real estate) be rezoned from R-1 Suburban Estate Residential District to PD Planned Development District for the purposes of establishing 386 Single Family Residential units to vary in size, style, and type within specific sub-areas of the proposed development. Specifically, the development shall incorporate 260 Single Family Detached Structure units and 126 Single Family Attached Structure Residential units. The applicant has designated the R-6 Density Single Family Residential District as the underlying zoning district for this PD application. A binding site plan is a required element of this zoning map amendment application.

Sandy Graham read the application.

Ben Hale, attorney representing M/I Homes-We have discussed the PD with the Board. I have been a zoning attorney for many years. A PD means what you see is what you get. I see that the promises are kept. We have met several times with the zoning and Trustees and tried to do what they want.

We do have a pretty picture. We have a great site plan. Commercial zoning in the front will be filed in the next couple of months. There will be good access. There will be at least two curb cuts on State Route 28 and State Route 48. I have also discussed a non-school TIF for road improvements. This TIF would raise 8 million dollars. There are over 30 acres of green space. The development will be on the right side of the street only. The left side will be open space where the town houses are planned.

Also, there will be a non-loaded street that stretches into the back of the property. Property on the north side of Fay Road would be tree lined. Town houses would be on the left.

The front of all the units will have a portion of brick. The structures will have a good appearance. The Planning Commission and staff approved the plan.

Stewart Cottrell-What about the infrastructure, sewer, and water run-off?

Nancy Middleton-The County would be the one to address the water run-off.

Rick Holland-The product is okay if it is done right. Are the installers certified to put the product on?

Ben Hale-M/I uses manufactured studs.

Dennis, President of M/I-There will be a framing contractor. Everything will be done under manufacturers specifications.

John Menke, Fay Road-Is the green space part of the HOA?

Ben Hale-The Township can have any part they want; otherwise, it will be the HOA's.

John Daunt, Fay Road-What about traffic problems on State Route 28? The construction equipment will cause problems. It's already like a race way on Fay Road. I can see more school bus, fire department and police department activity. Who will pay?

Ken Rucker, State Route 48-The right side is the most wooded area on the property. Where will the swamp water go? My property backs up to the woods.

Ben Hale-A lot of the site has woods. This is a community plan. Town houses can be up to 8 units to the acre. The goal for the Township is a community park, open space, fields and picnic areas.

We are required to submit a storm water management plan and build detention ponds. This could improve your situation with the swampy area.

Don Staley, Fay Road-The houses are going to be 10 feet apart on 50 foot lots.

Randy D.-I swim in my driveway. I'm concerned about the commercial adding more traffic.

Catherine Menke, Fay Road-I am concerned about having two exits on Fay Road. You will need speed bumps.

David G.-There needs to be an ability to handle more traffic. What plans are there for the existing commercial property across the street?

Ben Hale-We don't own that property. Beazer will be approved for another 50 to 150 homes. We have a non-school TIF in mind.

Sue Bowman, President of the Goshen Chamber of Commerce-About the TIF, that 8 million is only available with the project. What will face the main road?

Ben Hale-There will be 3 acres of open space in the front of the property to the left.

Joy Naylor, East Meadowbrook-How many homes from M/I are going to be built? How many homes from Vancouver will be built? What about improvement to State Route 48?

Ben Hale-There will be more homes built by M/I than by Vancouver.

Jim Poe-Clark County Nevada is the only county in the United States that deals with infrastructure before the development.

Tracy Minger-The county and state would have to approve it before building could begin.

Gene VanLandingham-The county approved the Thoroughfare Plan. It will be 15 to 20 years before improvements are made to State Route 28. I believe this is the highest and best use of the property. We need to look into impact fees.

Jean Swartz, Fay Road-Traffic is a problem on Fay Road.

Robert Nunn, Oakland Road-Traffic is a problem.

Kevin McFadden-Where do you park for the park?

Ben Hale-Current plans do not show parking for a park.

Jeff Goldberg-What kind of buffer will there be between those homes and our homes? Also, PD codes have been changed. Do you comply? Traffic is a problem on State Route 28.

Ben Hale-The TIF would supply 8 million for improvements to State Route 28.

Steve Holland-What about the maintaining of the park property. There is no money for parks.

Ben Hale-That would be handled by the HOA.

Kendra Schroer, President of Residents Against Irresponsible Development (RAID)-We have concerns about the square footage, the green space is too small for the density, there are wetlands and this could be storm water central.

Eric Lutz-Is the TIF proposed for that project only or for the whole Township?

Ben Hale-It is just for the new as-yet-to-be-built structures.

Dennis Rogers, Fay Road-How about a tax base for the property owners around it?

Ben Hale-The property tax may go up or down.

Linda Ray, Fay Road-The water line dead ends by my house. We are looking to get water soon. Maybe M/I should foot the bill for the water instead of the homeowners.

Candace Davis, Fay Road-What about 50 foot lots? We have a minimum of 100-foot lots across Fay Road.

Phil Burgess, State Route 28-I know where the water goes. You will need a 10-acre detention

pond. I have managed that golf course. This is a great idea for the Township, but it needs to be done right.

Jim Poe-I agree. Something will be done. I want it done right. My son lives in a \$500,000 home built by M/I. Why can't you build that here?

Ben Hale-If you make enough money, you can live anywhere you want. It will be behind a shopping center. We believe this is a great plan. It's a great design. We are building something nice. What are people going to buy?

Jim Poe-People want the next level of home, not the Beazer home. The Town Homes are two or three floors. This is not something for an empty nester. Try to work with us and don't try to change the rules.

Ben Hale-The cost of the homes will be \$130,000 to \$190,000. This is the next level.

Andy Pyott-Five feet between houses is too close. It's too dense. The square footage of the houses is too small.

Nancy Middleton-In the land use plan this area is zoned for commerce and industry. This proposed development does not fit in for the future of Goshen. It's too dense, there is not enough spacing, and it needs better units.

\*\*\*Andy Pyott made the motion not to recommend approval of the Sunnymeade PD to the Board of Trustees due to the high density, house size, quality of development, and not conforming to the Goshen Township Growth Management Plan. Jim Poe second-motion carried to deny by all.

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Zoning Commission Member

Respectfully Submitted,

Sandra Graham, Secretary