

Minutes Goshen Township Zoning Commission Meeting

7:00PM Township Hall July 7, 2005

The Public Hearing for Case 214 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 214: The applicant, Gallenstein Companies, LLC. is requesting a zone change from "AG" Agriculture to "PD" Planned development with R-6 underlying zone district. The property is located along the west side of Cozaddale Road, approximately ¼ mile north of State Route 28, extending to the eastern side of Goshen Road, just north of the Goshen Road/Davin Drive intersection

Sandy Graham read the application and the recommendations from the Clermont County Planning Commission and the Zoning Administrator.

Jim Huitger-There will be a twenty-foot buffer in the wooded area and fifty to one hundred feet in the other areas. We would keep the existing pond. A sidewalk would be put in on one side of the road with a walking trail on the other side. We have tried to minimize the road to the wooded area.

The Board received a letter of objection from Jo-Ann Bonham, 6852 Goshen Road. Sandy Graham read the letter.

Rick Oakes, Hickory Woods Drive-I own property on Cozaddale Road. Why would you change the zoning? Is it beneficial to the community or just to two people? What about school capacity? What are you going to put into it?

Deb McHenry-Is that the entire school system?

Andrea Miller, Miller's Lane-It's not just this subdivision that will affect the school. What about the student-to-teacher ratio?

Steven Clark, Blue Sky Drive-What is the average selling price of the houses?

Joe Spaulding, State Route 48-How many houses?

Joe Miller, Miller's Lane-What about the water shed problem and Davin Drive? I agree with Jo-Ann Bonham. The houses are too dense.

Kim, Cozaddale Road-I have horses and I don't want...?

Reg Wallace, Cozaddale Road-How will it affect the people that live in the area? Two houses were built several years ago and now I am in a swamp. I am opposed.

Mike Fink, Cozaddale Road-I am not against growth, but it needs to be smart growth. What about this will enhance our property?

Deb Gross-What type of buffer will you be installing? The last time someone put in a ten-foot high security fence.

Jim Breuer, Cozaddale Road-I am concerned about the sewer system. We have problems with water. Also, there needs to be two entrances off Cozaddale and maybe one on Goshen Road.

Vicki Pharris-Does that sewer.....?

Rick Oakes-What is the square footage of the homes?

Tracy Minger- Ninety percent of the homes will be 1800 square feet. Ten percent will be 1500 square feet.

Jim Huitger-Concerning the water shed, several detention basins will be installed. The sewer capacity has been approved. The drainage system is designed to take the drainage away.

Paul Gallenstein-Thank you for being cordial. We want to be a good neighbor. I will give out my phone number to anyone that would like to call.

Storm water sewer management will be addressed. We will put a pipe and/or french drain on Reg Wallace's property.

As far as the school is concerned, our development is a mixed development. One-third of the lots are larger, but two-thirds are smaller and will appeal to empty nesters.

This development will stop urban sprawl.

We will take a look at your concerns and try to do something about them.

Mike Fink-Do you have other subdivisions with less density? We want to see a prize-winning development. We want to see something that will increase our property values.

Paul Gallenstein-We want to be a good neighbor. Maybe we could see about getting the public sewer system extended to current resident's homes.

Ninety percent of the homes will be in excess of 1800 square feet with some in excess of 2000 square feet (some with basements). The price of the homes will be \$150,000 to \$300,000.

Joe Miller-I am concerned with the storm run off. Will my property be a mosquito pit?

Paul Gallenstein-Maybe we could exceed the storm water regulations. Fountains will be installed in the ponds.

Debbie Groves, Cozaddale Road-Will they take twenty feet of our property?

Rick Oakes-Will there be a traffic study?

Paul Gallenstein-If we are required to put in a turn lane it will be on the side of the property that we own.

Walt Moeller, Blue Sky Drive-You can define Goshen from the air. I'd like to see plan B. It's hard to keep kids off the area around the subdivision which gets to be the green space.

Nancy Middleton-What about the front and side yard set backs? The Land Use Plan designates 1.5 units per acre. The county asked you to reduce by thirty-five houses and you did not comply. You also did not elevate the cul-de-sacs.

Paul Gallenstein-Large lots create urban sprawl.

Tracy Minger-There is a twenty-five foot front set back.

Jim Poe-We worked with Paul Gallenstein before and he put in a great development on Gibson Road. He is a good developer. The lay out of the development is good, but we need less density. Retention ponds will work.

Andy Pyott-Why are there some homes that are 1500 square feet when the minimum is 1800 square feet?

***Jim Poe made the motion that the Board recommend that the Trustees deny the zone change from Agricultural to Planned Development for the property located along the west side of Cozaddale Road. Scott Chasteen second-motion carried. Denied by all.

Zoning Commission Member

Respectfully Submitted,

Sandra Graham, Secretary