

Minutes                      Goshen Township Zoning Commission                      Meeting

7:00PM                                      Township Hall                                      July 7, 2005

The Public Hearing for Case 215 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 215: Chanticleer Properties Limited, Mr. Roger Wright, is requesting a zone change from R-2 low-density residential district and AG Agricultural to PD Planned Development with R-6 underlying zone district.

Sandy Graham read the application.

The application was originally submitted as Case 209 for a zone change to R-6, but the applicant was told that the Board would like to see a PD.

Eric Lutz of McCarty & Associates-There will be 69 units (mostly two story) on 70 to 80 foot lots, 12.7 acres of green space, trails, a tree buffer and a conservation easement on the tree lines side of the property. House size will be 1800 to 2500 square feet. Prices will range from \$195,000 to \$250,000.

Nancy Middleton-What materials will be used on the units?

Eric Lutz-The front will be brick with half brick on the sides. The front yard set back will be 25 feet and the side yard setback will be 20 feet.

Andy Pyott-Do you do the building?

Roger Wright, Chanticleer Properties Limited-No, but we only use one builder.

Rose Ruffner-Are the lots smaller than the ones proposed in Case 209?

Eric Lutz-No, they are the same as before.

Robert Ruffner-There is a beauty mound with a white vinyl privacy fence, which the developer has agreed to connect with my fence.

Robert Jennings, Woodville Pike-There is only one access. I am against a development going in on Woodville Pike.

Eric Lutz-The county will only allow one access.

Mae Jennings-Traffic is a problem.

Andrea Miller, Miller's Lane-Why are the lots not more than ¼ of an acre?.

Nancy Middleton-With the Land Use Plan it's a little dense in that area. I don't like the cul-de-sac. I'm concerned we don't have pictures of the houses. (Eric found the pictures.)

Eric Lutz-You can't loop the subdivision.

Andy Pyott-I'm pleased to see that you worked with the Board and the neighbors

\*\*\*Andy Pyott made the motion that the Board recommend approval of Case 215 (Chanticleer Properties Limited zone change from R-2 low density and AG to PD with R-6 underlying zone district) to the Trustees. Nancy Middleton second-motion carried.

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Zoning Commission Member

Respectfully Submitted,

Sandra Graham, Secretary