

Minutes Goshen Township Zoning Commission Meeting

7:30PM Township Hall September 20, 2005

The Public Hearing for the continuance of Case 220 of the Goshen Township Zoning Commission was called to order by Chairperson Nancy Middleton. Members present were as follows: Nancy Middleton, Jim Poe, Andy Pyott, Matt Powers and Scott Chasteen. Members absent were: Wendy Moeller.

Case 220: The applicant, Rosebud Development Company, LLC. is requesting a zone change from "A" Agricultural District to "PD" Planned Development District with R-6 as the underlying Zone District. The property in question is located on the northern and southern side of Huntley Road, approximately 1000 feet west of the present point of vacation and just north of O'Bannon Creek in north-central Goshen Township. The proposed land use is 34 detached single-family dwellings.

Sandy Graham read the staff report from the Clermont County Planning Commission, which recommended approval with modifications and the Goshen Township staff findings, which also recommended approval of the requested change from Agricultural to PD.

Eric Lutz, representative Rosebud, LLC.- The Public has already had their turn to speak and I am here to answer any questions from the September 6, 2005 Public Hearing. I have two builders for the houses. One is a notional builder and one is a local builder. Here is the house proposal. The homes may not all be brick. There may be some log homes and other types. They will not be vinyl. We are restricting the setback and eliminating the panhandle to Huntley Road to accomplish the 80 ft. at building width on Rosebud Lane.

Nancy Middleton read the staff's recommendation to eliminate four houses for a safety zone.

Nancy Middleton-How wide does the FAA want it to be? We are concerned with people's lives.

Jim Poe-If I was concerned about the airport, I wouldn't buy the lot.

Eric Lutz-I am trying to make it safe and still be able to use the property. Bare ground shoots off more runoff than grassy ground. I cannot allow more runoff than what is now running off.

Andy Pyott-Where does the runway terminate in relation to Huntley Road?

Eric Lutz-A little past Mr. Devanney's hanger to the southwest.

Nancy Middleton-Huntley Road is a narrow road and needs to have sidewalks.

Eric Lutz-I will add a sidewalk on one side of Huntley Road.

Joe Seabolt, 6794 Gaynor Road-What about across from the bridge? I am concerned with the safety. This is too many houses for a small piece of land. We moved in here for the rural area. The road is only 15 to 18 ft. wide. The green space is not along the road.

Kevin McMullen, 6820 Gaynor Road-The road is too narrow. I have measured the road and it is 17 ft. wide. It is 16 ft. wide in front of Cyndi Moore's property. I thought that the Township would have to upgrade the road. A lot of people ride bikes along this road. Thirty houses could bring in 70 more cars.

Bill Hopple, Director of the Cincinnati Nature Center- Our primary concern is the minimum of a 200 ft. setback from a stream. The development project needs to protect the stream.

Vicki Seabolt, 6790 Gaynor Road- I am concerned with the width of the road. My mother, Ruby Gudgeon, owns 70 acres. I will have difficulty with my siblings. My mother's will states no subdivisions will be allowed to be built on her property.

Sandy Meyer, 6868 Gaynor Road-Some lots are smaller in the area. The beautiful creek and natural areas need to be preserved.

Jim Tarter, 6936 Gaynor Road-On Fay 75 ft.? Where are ¼ acres lots on Fay Road?

Eric Lutz-There are lots on Fay Road that are four tenths of an acre, 75 ft. wide.

Gary Collins, biologist and pilot-Instead of 80 ft., it may be up to 200 ft. by the time we get to the creek.

Kevin McMullen-If you have engine failure, you will fall into the homes.

Joe Seabolt-Twenty four-foot road? We have 15 to 17 ft. Our road must not be big enough.

Andy Pyott-Have you discussed widening the road with the County?

Eric Lutz-The County has not made their decision on the road.

Cyndi-I am concerned with the lots that need to be eliminated. Houses sitting in the flight path creates a danger zone.

Matt Powers-I walked the road and the field. Have you discussed larger lots? What about five acre lots?

Eric Lutz-The builder says that 80 ft. is sufficient. You can't make the five acre lots work.

Nancy Middleton-I have issues with the roads, but Eric has done mostly what we asked.

Case #220 continued

***Jim Poe made the motion to recommend approval of the zone change from Agricultural to “PD” Planned Development. Scott Chasteen second-motion denied by a vote of three to two. Nancy Middleton-No, Jim Poe-Yes, Scott Chasteen-Yes, Matt Powers-No, Andy Pyott-No.

***Jim Poe made the motion to adjourn. Matt Powers second-motion carried.

Zoning Commission Member

Respectfully Submitted,

Sandra Graham, Secretary