

Minutes Goshen Township Zoning Commission Meeting

7:00PM Township Hall December 6, 2005

The Public Hearing for Case 221 of the Goshen Township Zoning Commission was called to order by Chairperson Nancy Middleton. Members present were as follows: Nancy Middleton, Jim Poe, Scott Chasteen and Wendy Moeller. Members absent were: Matt Powers and Andy Pyott.

Case 221: Application from Trenton Properties, LLC, for a zone change request from “R-1” to “B-2” for the property located at along the northern side of State Route 28, approximately 300’ southwest of the State Route 28, State Route 48 intersection in central Goshen Township.

Tracy Roblero read the application. The Clermont County Planning Commission recommended denial based on the conflict with the recommendations of the *Goshen Township Land Use Plan (2000)*. The Planning Commission recommended that the PBDD zoning district designation would more appropriately serve and benefit the community of Goshen Township. The Goshen Township Staff concurred with the recommendations of the County Planning Commission.

Tom Tepe, representative for Trenton Properties, LLC.-We asked for straight zoning, B-2, because we have no purchaser for the property, and we didn’t see a need to have a greatly detailed concept plan. We need the rezone to market the property. Rezoning to PBDD meets the land use plan. We have a conceptual plan that includes mixed use on part of the property. We know that we have to work on the details later. The plan has been modified to PBDD.

Public Portion

Wendy Moeller-I would like to see where the street connections are. I would like to see some plans.

Tom Tepe-Joe has no plan. It depends on who purchases the property.

Nancy Middleton-I am reluctant to rezone without a plan.

Tracy Roblero explained how a rezone to PBDD works. There would be two local stages and other county stages.

Jeff Corcoran-What about the TIF? Supposedly \$60 million will be generated for this Eagle’s Nest project.

Tom Tepe-This portion is not involved in TIF at this time.

Tracy Roblero- There will be five TIF districts within Goshen, \$25 million will be generated

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from the residential portion of the Eagle's Nest property. This application for the commercial section of Eagle's Nest property is not included in a TIF at this time. The \$60 Million is for all five districts.

Jim Poe-No one wants to purchase or is interested in the land if it is not rezoned?

Jeff Corcoran-What about the size of the building? Can you control how much is office space, etc.?

Wendy Moeller-The developer can come back for a major modification if the building would exceed the minimum square footage condition.

Jim Poe-Residential development is more specific. I am seeing three large pieces of land. I would like to see a little more there.

Scott Chasteen-We need more specific plans.

Nancy Middleton-Do we need to table this until we can come up with specific conditions to place upon the rezoning?

Tracy Roblero-I am comfortable with the rezoning. If it makes you more comfortable, add the conditions that Wendy suggested.

Wendy Moeller-I suggest that no more than 50% of the parking can be up front, that no building can be greater than 50,000 square feet, that the developer provides at least two street connections to the residential development to the north and that any changes to the preliminary plan approval will need to come before the Zoning Commission.

Jim Poe-We don't want to end up with three pole barns. We want this to be a nice development.

Tracy Roblero-We know that won't happen, because we have criteria for architectural standards within the PBDD regulations.

Jeff Corcoran-You must control what goes in on the Eagle's Nest site. It's a critical piece of property and it is critical that someone controls the development there.

Nancy Middleton-Do we need to table this and discuss the conditions for approval?

Tom Tepe-No. The applicant would not like to see this tabled. We request that you make a decision.

***Jim Poe made a motion that the Zoning Commission recommend denial of Case 221 to the Board of Trustees because of the lack of aesthetic information. Scott Chasteen second-motion not carried. Nancy Middleton-No., Jim Poe-Yes., Scott Chasteen-Yes., Wendy Moeller-No.

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Nancy Middleton-What do we do when there is a tie?

Sandra Graham-Maybe we should consult Dave Frey.

Nancy Middleton-Mr. Lewis, do you know what we do in this situation?

Lee Lewis-You have to take a revote. You have to make a recommendation to the Board of Trustees.

***Wendy Moeller made a motion to recommend approval of Case 221 to the Board of Trustees with the following conditions: that no more than 50% of the parking can be up front, that no building can be greater than 50,000 square feet, that the developer provides at least two street connections to the residential development to the north, that any changes to the preliminary plan approval will need to come before the Zoning Commission and that all recommendations of the Goshen Township staff are satisfied. Scott Chasteen second-motion carried.

Jeff Corcoran-Doesn't it take a majority of the Board to recommend approval or denial? Did the developer agree to the conditions that were placed upon the zone change?

Wendy Moeller-The developer doesn't have to agree to the conditions. This is just our recommendation to the Trustees.

***Jim Poe made the motion to adjourn. Wendy Moeller second-motion carried.

Zoning Commission Member

Respectfully Submitted,

Sandra Graham, Secretary