

Minutes Goshen Township Zoning Commission Meeting

7:00PM Township Hall January 3, 2005

The Public Hearing of the Goshen Township Zoning Commission was called to order by Nancy Middleton. Everyone stood for the pledge to the flag. Members present were: Nancy Middleton, Wendy Moeller and Andy Pyott.

Case #226: Donald and Connie Bunch for a zone change from "R-1" to "R-6", High Density Residential Single Family District.

Tracy Roblero read the application. The Clermont County Planning Commission recommended denial. The Goshen Township Staff concurred with the Planning Commission and also recommended denial.

Applicant presents project

Mr. Bunch stated that he had been working on the proposed change for a couple of years. He stated that Lou Ethridge of the Clermont Planning Department thought that it was a reasonable request. Mr. Bunch pointed out that almost all the lots in the area are small.

Tracy Roblero-The subdivision was recorded in 1954. The lots are nonconforming, because the subdivision was recorded before zoning was in effect.

Public Portion

Debbie Vance-Our lot is right across the street from where he is speaking of. We have one and a half acres.

Phil Jansen, 1250 Clarawill,-The surrounding lots are in $\frac{3}{4}$ of an acre and up size range. As the Planning Commission reflected, I think it is significantly different than the surrounding lots.

Wendy Moeller- I am concerned of spot zoning.

Mr. Bunch-There are only two lots in this subdivision that could request this.

***Wendy Moeller made the motion that the Zoning Commission recommend denial on the basis of spot zoning and that it goes against the Goshen Township Growth Management Plan. Andy Pyott second-motion carried.

Zoning Commission Member

Respectfully Submitted,

Sandra Graham, Secretary