

Minutes

Goshen Township Zoning Commission

Meeting

7:00PM

Township Hall

February 7, 2006

The Public Hearing of the Goshen Township Zoning Commission was called to order Chairperson Wendy Moeller. Members present were: Nancy Middleton, Wendy Moeller, Bob Hausermann, Tom Risk, Elben Miller, Bob Seyfried and Andy Pyott.

Case #225: Centres, Inc. for a zone change from "R-3" to "B-2", General Business District for the property located at the corner of State Route 28 and Cedar Lake Lane.

Tracy Roblero read the application and the staff recommendations. Clermont County recommended approval of the zone change with the following conditions:

1. The applicant shall address all concerns and comments submitted by the Clermont County Engineer's Office, the Clermont County Water & Sewer District, and the Ohio Department of Transportation in a satisfactory manner.
2. The access point along State Route 28 is subject to ODOT's approval. Future common access shall be provided along the rear for future coordinated service drive.
3. If Cedar Lake Lane is evaluated as an appropriate alternative to direct access onto State Route 28, serious consideration should be give to upgrading Cedar Lake Lane to public specifications, especially along the western property line of the proposed Dollar General site.
4. Relocate dumpster to facilitate extension of internal drive for connection to future service drive.

Goshen Township staff also recommended approval with the following conditions:

1. The applicant shall address all concerns and comments submitted by the Clermont County Engineer's Office, the Clermont County Water & Sewer Department, and the Ohio Department of Transportation in a satisfactory manner.
2. If Cedar Lake Lane is evaluated as an appropriate alternative to direct access onto State Route 28, Cedar Lake Lane should be improved to public specifications along the western property line of the proposed Dollar General site.
3. Future common access shall be provided along the rear future coordinated service drive and the dumpster shall be relocated to facilitate this internal drive connection.
4. A sign permit must also be obtained from the Goshen Township Zoning Department prior to installation of the proposed sign.

Roger Doolin, representative for Centres, Inc. described the project to the Board. He explained that Centres, Inc. would develop the property and lease it back to the Dollar General Store.

Public Portion

Sherry Stemmer, 6963 Goshen Road-Why is this going to be so close to the Family Dollar? Is this a competition thing?

Roger Doolin-Yes, they are in direct competition.

Board Questions

Tom Risk-Is there any kind of landscaping proposed for the frontage?

Roger Doolin-Yes, there will be some trees and shrubs.

Tom Risk-Will the proposed change in the access be concrete or asphalt?

Roger Doolin-It will be asphalt.

Tom Risk-Would the developer be interested in, as a courtesy, just maybe running the asphalt back to the end of the property line without bringing the whole thing up to road specifications, as a courtesy to the Township and the residents that live there?

Roger Doolin-I am sure he would be willing to do that, but here again, currently we have no access to that road as it is a private drive.

Andy Pyott-What is the typical sign that Dollar General would use to go along State Route 28?

Roger Doolin-The size of the signs could vary. There would be a sign on the building and a ground sign.

Tracy Roblero stated the Goshen Township Zoning sign regulations.

Bob Hausermann-I don't know how to go about this, but I would kind of like to see them talk to the residents on Cedar Lake Lane and maybe work out some kind of deal with them where they might actually be able to get the lane brought up to standards.

Tracy Roblero-The residents only have an access easement. There is actually only one owner for the road and if they wanted to make it a public road they could apply for that at the County.

***Nancy Middleton made the motion that the Zoning Commission recommend approval of Case #225 for the zone change from R-3 to B-2 with the conditions set by the County and the Goshen Township Staff. Andy Pyott second-motion carried.

***Tom Risk made the motion to adjourn. Bob Seyfried second-motion carried.

Zoning Commission Member

Respectfully Submitted,

Sandra Graham, Secretary