

Minutes

Goshen Township Zoning Commission

Meeting

7:00PM

Township Hall

February 7, 2006

The Public Hearing for Zoning Case #227 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. Nancy Middleton recused herself from participating.

Case #227: The applicant, Gallenstein Companies, is requesting a zone change for one parcel of property totaling 5.0 acres from A, Agricultural District to PD, Planned Development District. The property is located along the eastern side of Goshen Road, directly east of the Huntley Road/Goshen Road intersection and immediately west of the approved Westbrook Farms Planned Development in central Goshen Township.

Tracy Roblero read the application. The Clermont County Planning Commission recommended approval with conditions. The Zoning Commission recommended denial.

Applicant

Paul Gallenstein of Gallenstein Companies, LLC. discussed his reason for requesting the zone change. He requested that anyone that was a Board of Zoning Appeals member recuse himself or herself from voting on Case #227.

Tracy Roblero stated that she had spoken with legal counsel Dave Frey and he did not see a problem with Bob Hausermann taking part in the vote, because they were two separate cases.

Bob Hausermann-I will go with the recommendation of the Board members. If you think I shouldn't vote, I won't.

The Board went with Dave Frey's recommendation to allow Bob Hausermann to vote.

Jim Huitger, SWA Design Group, representing Gallenstein Companies, LLC. discussed the details project.

Public Portion

Mary Tom Maphet, 6853 Goshen Road-I have some huge concerns about these safety issues. (Mary handed out reports to the Board, which contained information on traffic accidents from the past five years.) This gentleman talks about safety improvement. I have to say, for whom? There is a lot of busy traffic. If this goes through it won't make me move, but it will give me a lot of concern about my family getting hit.

Dan Lee, 6883 Goshen Road-This is a dangerous road. I am concerned of the safety issue.

Jo Ann Bonham, 6852 Goshen Road-I live at the corner of Davin and Goshen Road. The way I look at it, the builder should be happy with what was approved. You plan to tap into sewer that they haven't even started working on. It's a real picnic on Goshen Road when it gets icy. The

cars go all over both sides of the hill. I just think people need to take into consideration the people that live here. When you guys leave, we have to deal with your mess and I don't like that part of it.

Terri Banks, 6852 Goshen Road-My dad lives in a house with a hidden drive. All you can go by is hearing to get yourself out of there. The traffic from this is going to cause too many accidents.

Gary Cooper, 6882 Goshen Road-You can't stop development. Eventually, there is going to be more and more traffic on the road. My main concern is what it's going to do to the value of our property. The two roads we have now are dangerous, but this would be less dangerous than what we have now.

Cheri Stemmer, 6963 Goshen Road-The road will be deadly. God help the garbage men. We live on five acres. I'm all for development. I would love to have development with houses such as mine, not that. I know what that turns into. I came from that.

Sharon Burns, 6891 Goshen Road-I too have concerns about safety. I can't tell you the nights we are woken because of traffic noise. There have been many accidents. Has anyone done a traffic study on Goshen Road?

Wendy and Tracy explained the procedures and how they would be required to do traffic studies on the County level.

Ray Doss, 6845 Goshen Road-I have some real concerns about the pedestrian traffic. What kind of population density is projected for this? Do you have any idea? It's medium priced housing. Am I correct in assuming that? It isn't a place to try to walk. My wife and I drive to go someplace where it is safe to walk. It's virtually impossible to put sidewalks in that area of Goshen Road.

Tracy Roblero-Just for reference, I believe the houses in O'Bannon Meadows start for about \$250,00.00.

Paul Gallenstein-The reason we are here tonight is, there was a lot of people that wanted to see us make this connection. I agree we don't want kids walking down the road, nor do we want people biking on this road. We have interior parks. We have open space. I've heard from people that when other developers come in the board tells them that they should go look at O'Bannon Meadows, because that's what Goshen wants. We feel it is a good spot for an intersection. It would improve safety. The area would be more easily accessible to the police and fire departments.

Mary Tom Maphet, 6853 Goshen Road -I appreciate what you are saying, but the point we are trying to make is that we are concerned with the safety of the residents.

Paul Gallenstein-We will comply with all the sight distances and regulations. I want people to slow down.

Pam Forman, 7140 Hill Station Road-Can the sewer and water be accessed without the road?

Tracy Roblero-Yes, it can.

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Jo Ann Bonham, 6852 Goshen Road-What about the rest of the people being let down?

Paul Gallenstein-This is smart growth.

Terri Banks, 6852 Goshen Road-What about response of the fire and police departments? Why are you concerned?

Wendy Moeller-Certifications must be met to the fire and police response time.

Brian Burns, 6891 Goshen Road-In reference to the traffic study, what would it tell? What would change if the traffic study were done?

Jim Huitger-ODOT and the Clermont County engineers can require turn lanes.

Brian Burns, 6891 Goshen Road-I object to this project because of the traffic.

Board Questions

Wendy Moeller-I live on Stumpy Road. I support connectivity, because as a planner I see and hear communities that wish they had more of it.

Tom Risk-The annex has not been purchased? Would it be possible to purchase the property and leave it as green space?

Paul Gallenstein-Connectivity is what is needed for safety. I would rather see several means of egress and ingress.

Tom Risk-Weatherton in West Chester had to lock the gate so cars didn't go through. It is a hazardous location. It must meet sub regulations to get it approved.

Tracy Roblero-The County approved all the engineering.

Bob Hausermann-In November the people stated at the election that we don't want things like this.

***Bob Hausermann made a motion that the Board deny Case #227. Tom Risk second-motion carried.

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

Zoning Commission Member

Respectfully Submitted,

Sandra Graham, Secretary