

- **Future Business:**

Next Zoning Commission Meeting is scheduled for January 2, 2008 at 7 p.m.

Next Workshop is scheduled for January 15, 2008 at 7 p.m.

- **Meeting Adjourned:**

Tom Risk asked for motion to adjourn the meeting. Elben Miller made the motion and Bob Seyfried second the motion.

Tom Risk YES, Bob Seyfried YES, Bob Hausermann YES, and Elben Miller YES, Michael Swift YES.

dbritt
Dec 07

Elben Miller

Bob Risk

A large, stylized handwritten signature, likely of Tom Risk, consisting of a large loop and a long horizontal stroke.

**GOSHEN TOWNSHIP
ZONING COMMISSION MEETING**

**December 4, 2007
(Recorded)**

- Meeting was called to order by Tom Risk.
- Pledge

• **Roll Call:** Tom Risk, Bob Hausermann, Bob Seyfried, Elben Miller, Michael Swift

- **Approval of Minutes:** Tom Risk asked for motion to approve minutes from November 15th meeting. Bob Hausermann made the motion and Bob Seyfried second the motion.

Tom Risk YES, Bob Seyfried YES, Bob Hausermann YES, and Elben Miller YES, Michael Swift YES

- **PBDD Overlay (Eagles Nest Golf Course):**

CED asked for approval of a one year extension of the PBDD overlay designation for 91plus acres of commercial property.

After discussion Tom Risk asked for motion to approve the one year extension as: A motion to grant a one year extension of the original two year PBDD Planned Business Development District designated approved by the Goshen Board of Trustees on December 21, 2005 to accommodate the proposed commercial development of 91.15 acres of land as described in Goshen Township Zoning Case #221 until December 21, 2008.

Bob Hausermann made the motion and Bob Seyfried second the motion.

Tom Risk YES, Bob Hausermann YES, Bob Seyfried YES, and Elben Miller Yes, Michael Swift

- **PUD Overlay (Westbrook Farms):**

This is somewhat similar to the Eagles Nest PBDD overlay contract approved by the Township Trustees. The Westbrook Farms included a two year time limit which has expired. Paul Gallenstein has requested an extension on the 89.92 acres. He was told what he needed to provide to the Zoning Dept to request the extension. In addition to a written request he would be asked to submit a copy of the final development plan for this project and a list of all changes from the original project as outlined in the letter dated June 28, 2005. This is to be submitted to the Goshen Township Zoning commission no later than 4:00 PM on Friday December 7, 2007.

- **O'Bannon Meadows-construction update:**

Mr. Gallenstein is also involved in this project. He has made some changes from the original plans which he has yet provided to the Zoning Dept. Mr. Gallenstein was reminded by CED that PD is a negotiated contract which must be followed to the tee. The CED will follow this project closely.

- **New Residential Lot & Building Size:**

It was discussed that this project will be looked at in detail after the first of the year, maybe in an 8 hour day session of workshop. Lou Ethridge will get with several planners that can help with this.

- **Update on Article 12-Signs:**

Lou Ethridge got some information together from other townships for review. This will also be looked at in January with this being a very big part of the State Rout2 28 Corridor.

- **Home Based Occupations:**

Elben Miller looked over the information that he was provided with and came to the conclusion that there was some useful information but not much that relate to our township needs. Wendy Moler will be getting some information from northern townships that might help us.

- **Membership Applications:**

Robert Hanavan and Daniel Garrett has shown interest in applying for the spot on the Zoning Commission Board. They were both asked to fill out forms for this. Daniel Garrett has turned in his forms and Mr. Hanavan is currently out of town.

We are still looking for more applications that we can choose from.

- **Property Maintenance Code:**

State vs Kenneth Huffacker is scheduled for a hearing in the Clermont County Municipal Court to be heard by Judge Herman on Thursday December 27, 2007 at 1:00 p.m.