

- Proposed residential product and street layout changes in Villages of Belmont subdivision.

Tom Risk asked that this subject be tabled until a further date that the board has more specific information.

Bob Hausermann made the motion, Michael Swift second the motion.

Bob Hausermann YES, Michael Swift YES, Bob Seyfried YES,  
Elben Miller YES, Rob Haeufle YES, Tom Risk YES

- **Community Forum:**

- **Future Business:**

Next meeting is January 6th at 7:00 pm

- **Adjournment:**

Tom Risk made asked for motion to adjourn. Motion made by  
Michael Swift and Elben Miller second the motion.

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

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*Rob Risk*

*Elben Miller*

*Michael Swift*

**GOSHEN TOWNSHIP  
ZONING COMMISSION MEETING**

**December 3, 2008**

**(Recorded)**

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

**Roll Call:** Tom Risk, Bob Seyfried, Bob Hausermann, Elben Miller,  
Michael Swift, Rob Haeufle and Rob Hannavan

Rob Hannavan was absent.

- **Approval of Minutes:**

Tom Risk asked for a motion to approve the following minutes:

**October 7, 2008, October 21, 2008, November 5, 2008**

Bob Hausermann made the motion to approve the minutes and Bob Seyfried second the motion.

Bob Hausermann YES, Bob Seyfried YES, Elben Miller YES,  
Michael Swift YES, Rob Haeufle YES, Tom Risk YES

- **Review of parking, loading and outdoor display area paving requirements.**

Tom Risk brought it to the boards attention that the language was not changed to state businesses must have their parking lots paved before the business opens to the public. Lou Ethridge stated that legal counsel says you don't have to have the language that states the pavement must be done before open for business. The language has all the things necessary for any new business that may come to Goshen Township.

Tom Risk ask for motion to accept the language change in Article 9.04

Bob Hausermann made the motion, Bob Seyfried second the motion

Bob Hausermann YES, Bob Seyfried YES, Elben Miller YES,  
Michael Swift YES, Rob Haeufle YES, Tom Risk YES

- **Proposed residential product and density changes – Enclave at O'Bannon Creek**

The current lots are zoned for two duplexes and Mr. Vekasy would like to propose to keep with this approach and duplexes but obviously build small duplexes as opposed to what has been approved. Each 50' wide lot would have a shared driveway with the duplex next to it and a 4 car garage in the rear which would be attached to the garage next to it. This is a more urban design approach as all of the parking would be concealed in the rear of the buildings. We would also propose to work with the proposed 50' setback. Because of the minimal driveways it would allow for attractive street tree plantings and foundations plantings for the duplexes along the street which would make the project attractive.

After discussion, Bob Hausermann made a motion to deny this request with grounds it would require a zone change and would not benefit the township. Bob Seyfried second the motion.

Bob Hausermann YES, Bob Seyfried YES, Elben Miller YES,  
Michael Swift YES, Rob Haeufle YES, Tom Risk YES

- **Proposed reductions in side yard setbacks in Woodland Streams.**

Lou Ethridge received a letter from Ryan Homes in reference to their investigating the option of attached units and determined that it would be less desirable with current market conditions. Ryan Homes had further concerns with attached housing de-valuing the existing residents' homes. Ryan Homes believes that detached single family housing is the best fit for this property.

After discussion, Bob Seyfried made a motion to deny this request until Ryan Homes comes up with other options that are acceptable. Bob Hausermann second the motion.

Bob Seyfried YES, Bob Hausermann YES, Elben Miller YES,  
Michael Swift YES, Rob Haeufle YES, Tom Risk YES