

Goshen Township Zoning Commission

Meeting Minutes from February 03, 2015

The meeting was called to order by Chairman Perkins at 7:00 P.M.

Roll Call: Mr. Lewis, Mr. Seyfried, Mrs. Perkins and Mr. Miller, and Mr. Corcoran were all present. Mr. Miller left at 8:20 because of a prior appointment.

The Mission Statement was read by Mr. Miller

Mr. Corcoran made a motion to adopt the amended agenda (adding Mr. McCarty to New Business), second by Mr. Seyfried; all voted yes.

Mr. Corcoran made a motion to approve the minutes from the regular meeting held on January 06, 2015, second by Mr. Seyfried; all voted yes.

Mr. Corcoran made a motion to approve the minutes from the public hearing for zoning case 243 held on January 06, 2015, second by Mr. Lewis; all voted yes except Mr. Miller who abstained.

New Business

- 1) Mike McCarty – Managing member of Rosebud Development Co. and owner of O'Bannon Cove Sub'n came to the board to discuss the possibility of seeking an Amendment to the subdivision design standards as approved. He submitted a proposal to the board (see attachment) that requested changes that included 1) minimum house size on several lots; 2) reduction in the amount of total brick or stone on house designs still excluding vinyl siding; and more flexibility in fencing requirements.

Comments from members of the community in attendance were as follows:

Jeff Hammond - 6578 Rosewood Dr. commented that he would not want to be able to change the design standards.

John Webster - 5591 Rosewood Dr. commented that is only concern is the reduction in square footage of the houses.

Both felt that these changes would decrease property values.

Mrs. Perkins asked how many 1600 square foot homes would be built. Mr. McCarty replied that there were not "any" planned but that this would only "allow" a builder to do so if he chose to.

Mr. Miller commented that the board should review what was done for the prospective developer of the subdivision on Woodville road as a comparison.

Mr. Corcoran asked what the proper procedure and process needed to be for these changes. Administrator Ethridge replied that these changes would need to have a formal application submitted and that there would need to be a board recommendation and public hearings before a Township Trustee decision. He indicated that he would be in contact with Mr. McCarty to further discuss.

Old Business

- 1) Mrs. Moeller reviewed sections 4-5.03 of the updated Township Zoning Resolution as to what revisions were made and why they were made. This included Base Zone District information and Descriptions. (See Attachment)

It was decided to have a special meeting to further discuss these changes. Mr. Corcoran made a motion to have a special meeting on Tuesday February 17, 2015 at 5:00 pm for the purpose of reviewing the updated zoning resolution; second by Mrs. Perkins: all voted yes.

Public Portion

Jim Constable asked questions about Mr. McCarty's proposal and commented on the Zoning Case 243 and asked if Mrs. Moeller had a contract with the Township at this time. The board informed Mr. Constable that she did have a contract.

A motion to adjourn was made by Mr. Corcoran at 9:06 P.M., second by Mr. Seyfried. All voted yes.

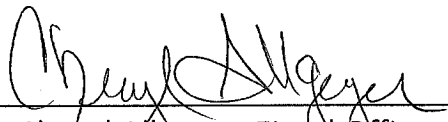
Next meeting of the GTZC will occur at 7:00 P.M. on February 02, 2014.

These meeting minutes were authored by Eric Lutz, Zoning Commission Secretary, on February 08, 2015, and were sent by e-mail to the GTZC for review, and to the Goshen Township Trustees for consideration and review the same date.

Please notify Eric Lutz of any possible errors or omissions to the minutes at elutz@cinci.rr.com for correction.

A handwritten signature in cursive script, reading "Mrs. Gale Perkins".

Mrs. Gale Perkins Chairman, GTZC

A handwritten signature in cursive script, reading "Cheryl Allgeyer".
Cheryl Allgeyer, Fiscal Officer