

CED

*Code Enforcement
Growth Management
Community Planning
Business Enhancement*

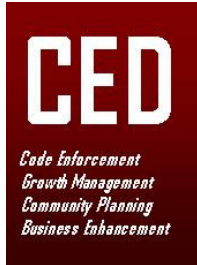


The CED 2008 Annual Report

Achievements and
Bold Ideas for a
Better Community



Department of Community & Economic Development
6757 Goshen Road Goshen, Ohio 45126



Goshen Township
Department of Community & Economic Development

Louis M. Ethridge, Director
6757 Goshen Road Goshen, Ohio 45122
Phone 513-722-3400
Fax 513-722-3100

Dear Reader,

Throughout 2008, the Board of Trustees of Goshen Township took the leadership road less traveled. Going far beyond the basic responsibilities of community gatekeepers, they aggressively supported bold new thinking, creativity, and project leadership. Because of this Board support, the CED staff had the good fortune throughout 2008 to play a major role in stirring the interest and imagination of many Goshen residents and business owners.

This **2008 CED Annual Report** is an overview of what the Township's Department of Community & Economic Development has achieved since January 3, 2008. These accomplishments, which are result of strong community partnerships, are the groundwork for a whole new set of program achievements in 2009.

Thanks to Goshen Trustees T.J. Corcoran, Mike Keeley and Jack Kuntz, township administrator Ray Snyder, and code enforcement officer Kathleen Alley for all their support and hard work. Most of all, a heartfelt thank you to the strong and proud people of Goshen Township for their participation in making our community a better place.

This past year has been a productive and memorable journey. I look forward to an even more productive 2009 filled with achievements and bold ideas for a better community.

Sincerely,

Louis M. Ethridge

Louis M. Ethridge, AICP
Director

GOSHEN PARK DISTRICT REORGANIZATION

In August 2008, the Goshen Township Trustees aggressively began the search for community spirited individuals interested in being considered as members of the Goshen Park District's Board of Commissioners. Park district board members are responsible for locating, establishing, improving, maintaining and operating public parks in Goshen Township that offer both active and passive recreational opportunities. Appointed by Goshen's board of trustees, this unpaid volunteer public service opportunity is a three year term with no term limits.

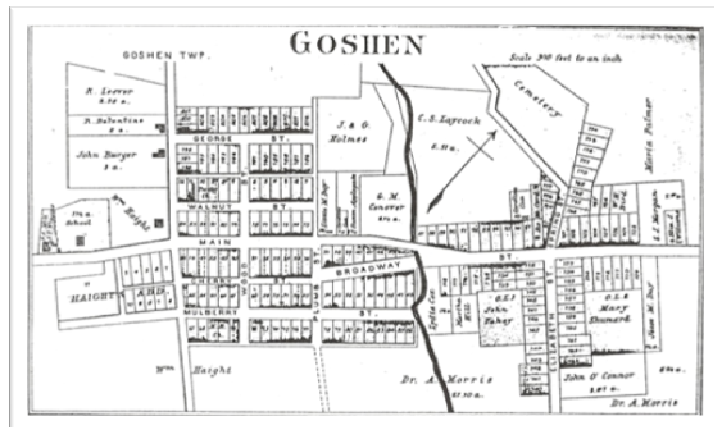
Goshen trustees T.J. Corcoran, Mike Keeley, and Jack Kuntz spent more than six hours over a two day period personally interviewing eleven candidates. After considerable deliberation, the Goshen trustees unanimously agreed upon five highly qualified candidates with a broad range of experience and skill sets to serve as commissioners of the Goshen Park District. They include: Robert Harbour - landscape architect and designer; Jennifer Mohler Geary- grant writing and project organization; Marcia Huff - accounting and regulatory compliance; Bill Schmidbauer - secondary education and athletic program administration; and Kendra Schroer - land planning and media relations.

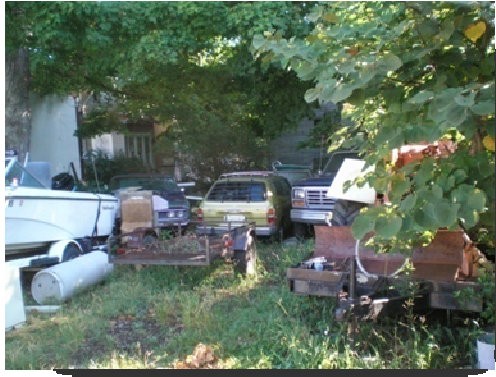
BROADWAY STREET INITIATIVE

Throughout 2008 the Goshen Township Trustees pursued legal and community efforts to turn an abandoned stretch of township roadway into a unique hiking and nature trail opportunity. This Broadway Street initiative is an integral part of Goshen Township's master plan to provide residents and visitors alike with outdoor recreational opportunities.

Platted in 1819 as part of the original Goshen settlement footprint, Broadway Street was a part of the Milford - Chillicothe

Turnpike serving horse and buggy, cargo wagon, and stage coach traffic for more than 100 years. Broadway Street, which crossed a tributary of O'Bannon Creek, was abandoned when a new roadway and bridge were constructed in 1925. This 70' wide, 690' long right-of-way was never vacated.



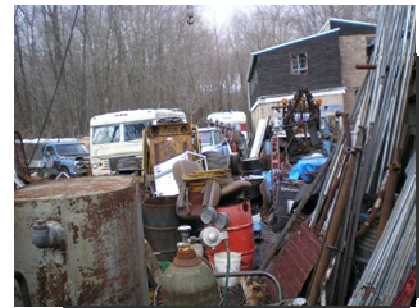


In the summer of 2008, the Goshen Board of Trustees petitioned the Clermont County Board of Commissioners to for a permanent easement declaring the Broadway Street right-of-way as a non-motorized trail to be maintained by Goshen Township in perpetuity. As a result of a coordinated effort between the County Prosecutor's office and Goshen's Department of Community & Economic Development, Clermont County gave the Goshen

Township Trustees the go-ahead do whatever site cleanup was needed to put this parcel of publically-owned land back into the hands of all Goshen residents and visitors to end.

PARKER ROAD AUTO SALVAGE YARD CLEANUP

Long-time residents of the Parker Road neighborhood will remember the auto parts and salvage yard that served Goshen and surrounding communities for more than fifty years. Over the past decade, business slowed and the once active 1.4 acre site became a health and safety problem that had an increasingly negative economic impact on property values.



Utilizing the Property Maintenance Code recently adopted by Goshen trustees T.J. Corcoran, Mike Keeley, and Jack Kuntz, the Department of Community & Economic Development (CED) coordinated this massive cleanup effort. Working closely with the property owner, family members, and a local salvage professional, Goshen Township officials effectively cleared more than 250 automobiles, 6,500 car and truck tires, 5 tons of rusted scrap, and 40 cubic yards of worthless debris from this 1.2 acre site in less than 60 days.



GOSHEN COMMUNITY IMPROVEMENT CORPORATION

The inaugural meeting of the Goshen Community Improvement Corporation Board of Directors has held on Thursday, January 24, 2008. A non-profit corporation separate from township government, the *Goshen Community Improvement Corporation* has assumed certain community-building activities that would be difficult, legally or politically, for the township itself to directly undertake.

What sets the *Goshen CIC* apart from other local government efforts is that it has been designated by the Goshen Township trustees as their "agent" for the promotion of industrial, economic, commercial, and civic development. Of the 14 member CIC Board of Directors, six are elected or appointed officials of township government. The other eight members are outside local government with expertise and extensive experience in finance, construction, education, banking, fundraising, land use law, and civil engineering.



Funded through a mix of private and corporate contributions and government grant opportunities, the work of the *Goshen CIC* will include property acquisition, disposal and development. The ability of the *Goshen CIC* to borrow money, make loans, to purchase real and personal property, acquire business assets, and acquire real estate will give Goshen Township more tools to attract and retain business.

SR 28 BUSINESS CORRIDOR DEVELOPMENT PLAN

In March 2008 after more than fourteen months of research and analysis by the consultant team, project steering committee members and the Goshen Board of Trustees, the *SR 28 Corridor Development Plan* was completed. The plan is an essential tool Goshen Township government, civic and business leaders will use in developing strategies, initiatives and plans to serve the needs of residents of the community and provide for business opportunities that meet market demand.



The zoning policies, the detailed analysis of consumer and business needs, architectural design guidelines and access management strategies found in the *SR 28 Business Corridor Development Plan* are already proving to be valuable

components in creating the Goshen Town Center - the focal point in the creation of a true "sense of place" for Goshen Township.

ZONING & PROPERTY MAINTENANCE CODE ENFORCEMENT

Throughout 2008, the Department of Community & Economic Development aggressively enforced the community standards embodied in Goshen's Zoning



Resolution and Property Maintenance Code. Code Enforcement Officer Kathleen Alley reviewed and authorized more than 100 zoning permits, provided customer service to more well over 5,000 people who called or visited the CED office seeking zoning information, and logged more than 300 hours of field work investigating resident concerns and complaints. In addition, Mrs. Alley processed and followed up on 294 violation notices, a 24% increase over the number of violations processed in 2007.

To address code violators that refused to recognize the value of community standards set out in Goshen's Township Zoning Resolution or its Property Maintenance Code, the CED staff aggressively called upon the Clermont County Municipal Court and its mediation process for assistance in three cases - two of which the property owners were found guilty and one very difficult and highly contested case which the CED staff is unwavering in accomplishing a winning outcome.

NEW & IMPROVED ZONING LANGUAGE

As Goshen Township grows and changes, so does the need to improve and expand its zoning code. In 2008, the Goshen Zoning Commission and CED worked together to create fence code regulations that addresses the out of control use of car parts and sheet metal, offer business owners revised sign code language that is easier to understand, improvements in parking lot paving requirements, and changes in residential planned development zoning district language that improves the quality of future subdivision products.