

Goshen Township Zoning Commission

Meeting Minutes from April 01, 2014

Public Hearing Zoning Case 244

The meeting was called to order by Vice-Chairman Perkins at 6:31 P.M.

Roll Call: Mr. Lewis, Mr. Seyfried, Mrs. Perkins and Mr. Miller, Mr. Risk and Mr. Plavsic were all present. (Mr. Miller recused himself for this case because of a conflict of interest. Mr. Plavsic will vote in his place)

Mr. Risk made a motion to dispense with reciting the mission statement as well as the adoption of the agenda since there is only one agenda item for this meeting; Mr. Seyfried seconded the motion; all voted yes.

A brief outline of the project at 6600 Patricia Boulevard was given by Mr. Miller as contractor for the owner. The Planning Commission comments were read by Mrs. Perkins and reviewed by the board. Mr. Seyfried asked about checking with Fire Chief Pegram. Mr. Lewis asked about the rerouting of the drive.

Board Comments:

Mr. Lewis – noted the history of the property was always M1 Zone.

Mr. Risk – noted that Mr. Kebe agreed that the remainder of the property would remain zoned agricultural.

Mr. Seyfried – noted that the old M1 use had heavy traffic while this use proposed by Mr. Kebe would be very light.

Mr. Plavsic – noted that he likes the rerouting of the drive.

Mrs. Perkins – noted that it was a good fit for the community, it would be a controlled environment.

Public Portion

Mr. James Constable, Fayetteville – opposed to the rezoning. Read a letter from Cincinnati Nature Center and listed history of the property from Zoning and Trustee meetings. Indicated that back

taxes were owed. He also listed personal reasons for opposing the rezoning.

Donny Combs, 1503 St. Rt. 28 – complained about trustees and zoning were keeping people from coming into Goshen because of how property is zoned. He thought people were being scared off.

Tracy Santana, Patricia Blvd – opposes the project because she thinks if business goes in it will ruin natural element of her property.

Stacy Siller, Patricia Blvd – indicated that she was still in negotiations with Mr. Kebe regarding land transactions and fence installation. There was still surveying for a sanitary easement that needs to be completed. She does not have any problem with the project as long as these issues are resolved.


Mr. Kebe arrived late – he indicated that Ms. Siller's issues will be resolved, that TPT will be paying for the fence.

A motion was made by Mr. Risk to recommend approval of case 244 to rezone approximately 3.5 acres based upon the submitted plans to the trustees and that all of Ms. Sillers concerns were resolved; second by Mr. Lewis. All voted yes.

A motion to adjourn was made by Mr. Risk at 7:17 P.M., second by Mr. Seyfried. All voted yes.

These meeting minutes were authored by Eric Lutz, Zoning Commission Secretary, on April, 2014, 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.

 5/6/14
Mrs. Gale Perkins, Vice-Chairman, GTZC


Cheryl Allgeyer, Fiscal Officer