

Goshen Township Zoning Commission

Meeting Minutes from February 04, 2014

The meeting was called to order by Chairman Miller at 7:04 P.M.

Roll Call: Mr. Lewis, Mr. Seyfried, Mrs. Perkins and Mr. Miller, Mr. Risk and Mr. Plavsic were all present. (Mr. Plavsic will not vote unless specifically noted otherwise)

Mrs. Perkins read the Mission Statement.

Mr. Risk made a motion to adopt the agenda, second by Mrs. Perkins; all voted yes.

Mr. Lewis made a motion to approve the minutes from meeting held on January 07, 2014, second by Mr. Seyfried; all voted yes.

New Business

None

Old Business

- 1) Dave Zimmerman project on State Route 28 at Deerfield Road
Goshen Township Administrator Snyder reported that Mr. Zimmerman submitted the remaining information for his Development Plan. The board discussed the information. Mr. Miller made a motion to accept the application with exhibits as presented (see attachments); second by Mrs. Perkins. There was discussion that the application needed to be accepted as a Planned Business Development instead of the regular PUD as submitted. The motion was amended to reflect that revision. All voted yes. A motion was made to set a public hearing for March 04, 2014 at 6:30 pm by Mr. Lewis, second by Mr. Seyfried; all voted yes.

- 2) Total Platform Tennis Project on Patricia Blvd.

Mr. Miller recused himself from the zoning change discussion because of a conflict of interest and turned the meeting over to Mrs. Perkins. Mark Kebe presented information for the application to Planned Business Development District as a Power Point

presentation (see attachments). He indicated that only 3.8 acres of the 17.7 acre parcel would be rezoned. The remainder is to remain zoned Agricultural. There were concerns as to what the use of the remainder of the property would be used for. Mr. Risk asked if there would be any guarantees that it would not be developed commercially. It was discussed and determined that any commercial use would have to come before the board as a separate zoning change application. Other development issues were discussed. It was determined that the application could not be accepted until the owner's consent portion of the application was signed. It was decided to add Mr. Kebe to the agenda for the special meeting to be held February 13, 2014 in the hopes that he will obtain the signature by that time.

- 3) Discuss status of Architectural Design Standards for Planned Business Development Overlay District. Administrator Snyder indicated that this project was waiting on funding appropriation from the 2014 budget hearings and that there was a possibility of expanding the services to include a review of the current zoning regulations.

- 4) Review Goshen Township Zoning Regulations regarding its organization, text conflicts, and overall simplification of chapters and codes.

A special meeting was scheduled for Thursday February 13, 2014 at 6:00 pm to discuss.

Public Portion

- 1) Mr. Jim Constable spoke regarding a previous public records request (see attachment) and Mr. Zimmerman's project.

A motion to adjourn was made by Mr. Lewis at 8:18 P.M., second by Mrs. Perkins. All voted yes.

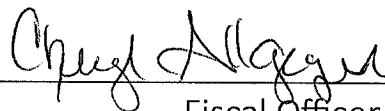
Next meeting of the GTZC will occur at 7:00 P.M. on March 04, 2014.

These meeting minutes were authored by Eric Lutz, Zoning Commission Secretary, on February 10, 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.



Mr. Elben Miller, Chairman, GTZC



, Fiscal Officer