

Goshen Township Zoning Commission

Regular Meeting Minutes from November 04, 2014

The meeting was called to order by Chairman Miller at 7:02 P.M.

Roll Call: Mr. Lewis, Mr. Seyfried, Mrs. Perkins, Mr. Miller, Mr. Risk and Mr. Corcoran were all present. (Mr. Corcoran is the alternate and will not vote on any issues presented)

The Mission Statement was read by Mrs. Perkins.

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

Mrs. Perkins made a motion to approve the minutes from the regular meeting held on October 07, 2014; second by Mr. Lewis; all voted yes except Mr. Risk who abstained.

New Business

Mr. Lutz of McCarty Associates gave a presentation for Greg Pilot of AGP Properties detailing his desire to rezone approximately 3.0 acres of a 6.020 acres tract at 2109 State Route 28 from Agriculture to B-2. (see attachment)

Commissioner comments were as follows:

Mr. Risk – expressed access questions noting those would be resolved by ODOT's review of the lot split and noted that there needed to be corrections on the Zoning Map itself.

Mr. Seyfried – has no issues with the project, noting that this is a good local business in an area planned for business. He also noted that there are other properties nearby that are already zoned B-2.

Mrs. Perkins – expressed similar comments as Mr. Seyfried.

Mr. Lewis – has no issues with the project noting that ODOT will need to approve it as well. He also questioned whether zoning the property as a Business Planned Development would not be more appropriate.

Mr. Corcoran – expressed that he had no issues with the project.

Mr. Miller – expressed that while he has no issues with the zoning change as presented and the use by Mr. Pilot he also noted that rezoning it as a straight B-2 district would allow for other kinds of businesses that may not be as desirable. He agreed with Mr. Lewis in questioning whether the property would be more appropriately rezoned as a planned business that would allow for only the one specified use.

After further discussion it was decided to contact Mrs. Moeller of Compass Point Planning for any input she may have on the project. After which the commission would have a special meeting to further discuss the project.

Mr. Seyfried made a motion to have a special meeting on Wednesday November 12, 2014 at 6:00 pm to further discuss the zoning change; second by Mr. Risk; all voted yes.

Old Business

There was no update from Compass Point Planning regarding the zoning resolution project except to note that the Township Trustees voted to accept the revised proposal.

Public Portion

Lois Pappas Swift asked if there were any garage sale regulations in the township. Mr. Seyfried noted that there are zoning regulations that allow for 3 sales per year but they are problematic to enforce for the zoning department. Mr. Miller suggested a possible solution would be to have certain dates set aside in the township for all garage sales.

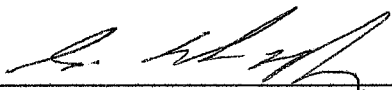
A motion to adjourn was made by Mr. Risk at 7:50 P.M., second by Mrs. Perkins; All voted yes.

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

These meeting minutes were authored by Eric Lutz, Zoning Commission Secretary, on November 05, 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.

A handwritten signature in black ink, appearing to read 'Elben Miller', written over a horizontal line.

Mr. Elben Miller, Chairman, GTZC

A handwritten signature in black ink, appearing to read 'Cheryl Allgeyer', written over a horizontal line.

Cheryl Allgeyer, Fiscal Officer