

Goshen Township Zoning Commission

Meeting Minutes from April 15, 2014

Special Meeting with Wendy Moeller of Compass Point Planning

The meeting was called to order by Chairman Miller at 6:01 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)

It was decided to not read the Mission Statement.

Mr. Risk made a motion to adopt the agenda, second by Mr. Seyfried; all voted yes with a note that for special meetings in the future it will not be necessary to adopt the agenda when there is only one purpose for the meeting.

The only order of business was to have a preliminary consultation with Wendy Moeller from Compass Point Planning regarding Planned Business Development District amendment to Goshen Zoning Code and discuss scope of work and identify priorities with the Zoning Commission for updating the Zoning Code in general.

Mr. Miller requested of Lois Pappas Swift who was in the audience that zoning staff be present at zoning meetings to ensure everyone is up to date with decisions.

There was a brief introduction of the members to Wendy Moeller and she gave a brief summary of her qualifications and recent projects.

Jim Constable was present and was asked to assist in this process updating the zoning code.

Wendy discussed PBDD priorities. She indicated that there are certain aspects that cannot be forced into use but that they can be made to be appealing for the developer. She indicated that there are basically 2 options or opportunities concerning zoning. 1) create an overlay district and rezone property prior to the developer request. 2) the developer rezones as a part of the approval process.

She asked what the commissioners are trying to accomplish with the PBDD?

Mr. Risk – orderly development along St. Rt. 28 and asked about the use of sub-districts.

Mr. Lewis – orderly development and asked about the use of an overlay district.

Mr. Seyfried – clearly define the uses for each zoning classification.

Mr. Plavsic – clearly define the uses for each zoning classification.

Mrs. Perkins – eliminate conflicts with what is being desired and what is being allowed per zoning.

Mr. Miller – encourage proper development of businesses that will thrive in the community.

Wendy indicated that much of the PBDD is overkill and unnecessary because it can be dealt with in regular zoning codes. She knows of no other zoning codes that are as extensive.

She indicated that she will analyze the commissioners priorities and current zoning issues and provide a summary of her suggestions to move forward.

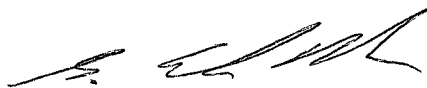
Public Portion

None

A motion to adjourn was made by Mr. Seyfried at 7:06 P.M., second by Mr. Risk. All voted yes.

These meeting minutes were authored by Eric Lutz, Zoning Commission Secretary, on April 19, 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



Cheryl Allgeyer, Fiscal Officer