

GOSHEN TOWNSHIP ZONING COMMISSION

SPECIAL MEETING – 6:00pm

MEETING MINUTES FROM FEBRUARY 13, 2014

The meeting was called to order by Co-Chairman Ms. Gale Perkins at 6:05pm.

Attendees – Lee Lewis, Tom Risk, Gale Perkins, Irvin Plavsic. Bob Seyfried and Elben Miller were absent.

Let the record show that Bob Seyfried arrived at the Zoning Commission Meeting at 6:45pm.

Ms. Perkins recited the Mission Statement.

Mr. Risk made a motion to adopt the agenda, second by Mr. Lewis.

Roll Call - Mr. Risk- yes, Ms. Perkins – yes, Mr. Lewis – yes, Mr. Plavsic

New Business:

None

Old Business:

1) Total Platform Tennis Project on 6600 Patricia Blvd.

Total Platform Tennis has paid their zoning change application fee and has provided documentation for a zone change from Agriculture to Planned Business Development. At the Feb. 4, 2014 Zoning Commission meeting, Mr. Mark Kebe, a partner for Total Platform Tennis, presented to the Zoning Board a Powerpoint presentation which included:

- Site Improvement Plan – Paving/Landscape/Lighting Drawing. No. 1 – Jan. 28, 2014 – Rev. 2
- Building Use Plan – Drawing No. 2 – Jan. 28, 2014 – Rev. 2
- Build Elevations Proposed Improvements Drawing No. 3 – Jan. 28, 2014 - Rev. 2
- Development Plan For Total Platform Tennis LLC – Project 513-550 – Jan. 3, 2014

One missing documentation from Total Platform Tennis was a signed owner's consent document, which Mr. Kebe said he could provide at the Feb. 13, 2014, Zoning Commission Board meeting. At the Feb. 13, 2014 meeting, Mr. David Dodge, a partner for Total Platform Tennis, informed the Zoning Board that Total Platform Tennis has provided to the Zoning Dept. the signed owner's consent portion of the application that they did not have at the Feb. 4, 2014 meeting.

A motion was made by Tom Risk to accept Total Platform Tennis's application for rezoning from Agriculture to Planned Business Development. Mr. Lee Lewis seconded the motion.

Roll Call - Mr. Lewis – yes, Mr. Risk – yes, Mr. Plavsic – yes, Ms. Perkins – yes

Tom Risk withdraw his original motion to accept Total Platform Tennis's application as his motion was not complete as presented.

A different motion was made by Tom Risk to accept Total Platform Tennis application for rezoning as delineate per the Plans (Project No. 513-550, dated Jan. 3, 2014, McCarty Associates, LLC) presented at the Feb. 4, 2014, Zoning Commission meeting which shows 3.8 acres to be rezoned Planned Business

Development with the remaining acres to remain Agriculture at 6600 Patricia Blvd. Mr. Risk's motion included that there will be a Public Hearing scheduled for April 1, 2014 at 6:00pm. Lee Lewis second the motion.

Roll Call - Mr. Risk – yes, Mr. Lewis – yes, Mr. Plasvic – yes, Ms. Perkins – yes, Mr. Seyfried

The Total Platform Tennis Project needs to be submitted to the Clermont County Planning Commission within 5 days from 2/13/14. Gale Perkins will get this information to Ray Snyder by 2/14/14, so he can expedite the project.

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

The Board recommended this work will begin once the Trustees vote to fund the project by approving the proposed outside resource, Compass Point Planning, Wendy Moeller, Principal/Owner. Ms. Moeller will assist the Board by reviewing the draft PBDD, revising the text, and taking the revised district through the adoption process. The Board can provide Ms. Moeller an outline of the proposed work that is required for the above.

Public Portion: Jim Constable presented information for the Zoning Board to review about prior rezoning at 6600 Patricia Blvd. Bob Seyfried has the copies of the information and he will give it to Ray Snyder, the Zoning Administrator.

Adjournment: A motion was made by Tom Risk to adjourn at 7:30pm and seconded by Irvin Plasvic.


Roll call - Mr. Risk – yes, Mr. Lewis – yes, Mr. Plasvic – yes, Ms. Perkins – yes, Mr. Seyfried

These meeting minutes were authored by Gale Perkins, Vice Chairman, on February 14, 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 Gale Perkins of any possible errors or omissions to the minutes at galeperkins53@gmail.com for correction.

M. Gale Perkins 3/4/14

Ms. Gale Perkins, Vice-Chairman,

 Cynthia [Signature], Fiscal Officer