

Goshen Township Zoning Commission

Meeting Minutes from March 18, 2014

Special Meeting to discuss PUD case 215

The meeting was called to order by Chairman Miller at 6:00 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 Mr. Seyfried; all voted yes.

The only order of business was to discuss possible revisions to PUD case 215 – Woodlands of Goshen.

Mr. William Brisben discussed desired changes to the PUD requirements being a reduction in the minimum house size from 1800 SF to 1400 SF and to reduce the requirement of 50% brick or stone wrap on each house to only be on the front elevation.

Mr. Miller indicated that he would like to see elevations of prospective houses to approve. Mr. Brisben could not accept that condition because he does not yet have a builder under contract and because it was not a part of the previous approved PUD.

After much discussion Mr. Miller made a motion to recommend approval the following changes to Woodlands of Goshen Subdivision PUD case 215;

- 1) The front 6 lots being lot numbers 1, 2, 3, 25, 26, and 27 will have a minimum of 1800 SF house.
- 2) There will be no contiguous lots with a minimum of 1500 SF house in all phases of the development.
- 3) There will only be 4 lots in the first phase with a minimum of 1500 SF house.
- 4) There will only be 4 lots of the total remaining 47 lots that will have a minimum 1500 SF house.

- 5) 75% of the front elevation of every house in all phases will consist of brick or stone construction with a minimum 2 ft. wrap around the sides.

Mr. Risk seconded the motion; All voted yes.

Public Portion

- 1) Mr. Jim Constable questioned why a 1400 SF house was not allowed in the subdivision because that is the minimum house size per the Zoning Code. Mr. Miller indicated that through the PUD process the house size was negotiated.

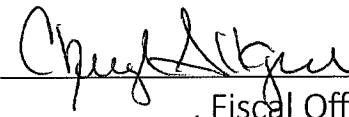
A motion to adjourn was made by Mr. Risk at 7:15 P.M., second by Mrs. Perkins. All voted yes.

These meeting minutes were authored by Eric Lutz, Zoning Commission Secretary, on March 25, 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