

Administration
(513) 722-3400

Zoning
(513) 722-3400

Service
(513) 722-3400



Police
(513) 722-3200

Fire & E.M.S.
(513) 722-3500

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Board of Trustees
Tuesday May 14, 2019
6PM
Special Meeting Agenda
Zoning Hearing Case # 309

Opening

Invocation
Pledge of Allegiance
Roll Call

Board of Trustees
Board of Trustees
Fiscal Officer Koepke

Adoption of Agenda

A. Motion to adopt agenda

Board of Trustees

New Business

B. Public Hearing for Zoning Case # 309

Director Seyfried

Adjournment

C. Motion to adjourn the Public Hearing/Special Meeting of the Board of Trustees

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Special Meeting
Zoning Case #309
Tuesday May 14, 2019
6pm

Opening

Invocation
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Roll Call

Fire/EMS Chief Steve Pegram

Fiscal Officer Koepke

Lisa Allen-Present
Bob Hausermann-Present
Dan Hodges-Present

In Attendance; Administrator/Fire/EMS Chief Steve Pegram, Director Bob Seyfried, Police Captain Don Hampton

Adoption of the Agenda

107-2019 Trustee Hodges motioned to adopt the agenda. Trustee Allen seconds; motion carries.

Trustee Allen-Yes Trustee Hausermann-Yes Trustee Hodges-Yes

New Business

Wendy Moeller

Ms. Moeller spoke on behalf of zoning, as she was a part of the planning level review for Case #309. She stated that based on previous approvals, the process states that this case will go through a township level review, and then submitted to the county for review, followed by another Zoning Commission Meeting. Ms. Moeller stated that the plan for this case will happen in 8 phases, and these lots will have proportional open space. The final plans will have the façade requirements. She stated that the county planning commission has approved the case, pending the traffic study and county water assessment.

Scott Huber

Mr. Huber is the Civil Engineer for the developer. He stated that they are seeking a zone change from agriculture to a PD. He stated that the minimum lot requirement is 5000 square feet, and

these lots are 7000 square feet, and there will be 2.3 units per acre, which is well below density requirements. This project will also include the addition of sidewalks on 131 and Deerfield Road.

Joe Farrugia

Mr. Farrugia is the developer, with Lakefield Place, LLC. He stated that the lots in this development are wider to accommodate larger homes. He stated that the grouping of home types will be approved in later meetings. He stated that they will also be presenting landscape plans that will include sod yards, tree plans, and mailbox plans, which will need to be approved by the post office.

He stated that the Goshen Requirement is 22 acres of open space, and this development has 36 acres of open space, which include a park, a baseball field, a soccer field, and a 50 foot buffer perimeter which is a nature preserved easement, preserved by the Home Owner's Association (HOA). The entrances will be landscaped, irrigated, and will have entrance monuments. The development will begin on both road entrances. He stated that the baseball field will look professional and be maintained by the HOA. There will also be a community pool with a cabana, restrooms, and parking. The pool will be centrally located, as well as a pond in the center of the community. He stated that the buffer around the community will be a green belt buffer, permanently owned by the HOA, and be mostly tree lined. If there is a need, they will add more trees. Most of this development is already backing up to tree lined properties as well. Some homes will be 1400 square foot ranches, as well as homes with 1800 square feet. The prices will range from \$250k to \$350k. The fire and safety services departments have reviewed the plans and have no issues with road frontage and safety easements.

Trustee Hausermann opened the floor to residents-3 minute time limit

Glenn Givens-6306 Deerfield Road

Mr. Givens stated he is not against development, but he feels that this is high density housing. He stated he believes that the draw of the community is that it has big lots and it is peaceful. He stated the access point is near his house, and asked the board to think of traffic improvements, because he thinks traffic will be worse. He asked for less homes in the subdivision.

Bobbie Lally

Ms. Lally has lived in Goshen since 1977. She says she is pro-Goshen growing, and feels Goshen has no sense of itself. She says she feels like we've not been interested in growing and likes the idea of a subdivision to promote more growth with more rooftops. She stated this will lead to more development. Goshen has great schools and a great community, and needs more homes for people to grow into.

Donna Centers

Ms. Centers asked the board what the benefit would be for Goshen?

Trustee Hausermann stated that more homes means more development and more businesses brought to Goshen.

Ms. Centers stated that she is concerned about traffic, and wonders how many more cars will be in Goshen.

Wendy Moeller

Ms. Moeller stated that this is the first round of public hearings, and if this is approved, a traffic impact study will be required and will need approval at a later date.

Carl Schweikert-State Route 132

Mr. Schweikert asked "Can Goshen Grow?" and he doesn't feel like this is the right way. He stated he feels the water pressure will suffer. He stated that he thinks that the pollution will increase, and we will need an increase of fire and police presence. He stated he believes that school classes will increase, and building houses won't bring businesses to Goshen and restaurants won't survive with this community. He stated that he doesn't want a suburb and asked the board to reconsider the number of houses.

Crystal Judge-6167 State Route 132

Ms. Judge stated she agrees with her neighbor. She stated that she moved here to start a small family homestead. She said she feels like she doesn't want a development here, because there will be too many developments, and traffic will be a problem. She asked the board to consider keeping Goshen Rural.

Dale Turner-6068 State Route 132

He stated that he has a current issue with water runoff from that property that is being developed. He is concerned that his property will have more water issues. He doesn't plan on converting to sewer. He feels the plan has too many homes. He says he doesn't think the schools can handle it.

Linda McNeely-6381 State Route 132

Ms. McNeely states she has issues with HOA's. She feels that it is not ok for public kids to not be allowed at HOA fields, but the kids from HOA community can go to the public park. She is concerned about water runoff, and she doesn't think anyone will buy those homes. She stated that she doesn't think the developers are going to hold true to their word. She feels that HOA's aren't fair to our kids, and single them out.

Ed Faulk-Parker Road

Mr. Faulk stated he has lived in Goshen since 1968 when Goshen was rural and he welcomes growth. He feels that infrastructure needs to be in place first so 28 doesn't turn into 28 prior to the bypass. He feels these homes will be adding to the problems and worries about the future

water pressure in the area. He stated he is for growth and people living where they choose as long as infrastructure supports it.

John Meyer-6383 State Route 132

Mr. Meyer states that he agrees with people prior to him, and wanted to add that he doesn't think traffic has been handled yet.

Dan Gordon-Deerfield Road

Mr. Gordon agrees with gentleman prior, as long as the water runoff is handled well and traffic is handled, then he is all for people doing what they want with their property.

Jeff Corcoran-6177 State Route 132

Mr. Corcoran stated he was born in Goshen in 1947 and it was a development like this that brought his family into politics. He stated that continued pressure from developers does not mean it is good for Goshen. He stated that he believes Trustee Allen and Trustee Hausermann ran on a campaign to keep Goshen Rural, and he will put this on the ballot in November if the board approves it tonight. He stated that he doesn't think this is the right part of the town for this project.

Bill Hembree-6051 State Route 132

Mr. Hembree stated that he is concerned about the watershed because the runoff runs into a pond at Rouster's. He stated his front yard floods in the rain, and he doesn't think retention ponds are enough to fix the problems.

Jon Schlomer-6182 State Route 132

Mr. Schlomer stated he is opposed to the project. He said he came from Woodville Gardens, and he doesn't want growth in the area and doesn't agree with it.

Ron Hodge-1719 Parker Road

Mr. Hodge bought his mother's house from the estate. He stated that he loves his community and is proud of Goshen. He asked when people buy into the community, will they love Goshen as we do?

Rick Van Lieu-6367 State Route 132

He stated he lives in Goshen and the community has not grown like Miami Township and Loveland. He says he feels we will need to grin and bear it, and we will grow with or without this developer. He states that he feels the board has done their homework to make this community successful with the county and water and the board should explain the positives of this project.

Russ Smith-5782 Deerfield Road

Mr. Smith states he has a problem with 2 houses per acre, and traffic is a problem. He hopes this project gets shut down.

Sherrie Koepke-6858 Shiloh Road

Ms. Koepke asks what happens when there is no one around anymore to stop petitions. She said that Goshen deserves nice homes, and thinks it is crazy and unrealistic to think stopping growth is possible. People want to work and shop here. Businesses will keep tax dollars in Goshen, and nicer homes and sidewalks and ponds are a nice thing for the community. This project will make sure growth is controlled.

Corey West-1439 Oakland Dr.

Mr. West is the president of his HOA and states that HOA's keep property values up. He stated that his involvement in an HOA doesn't mean he doesn't love Goshen.

Trustee Hausermann

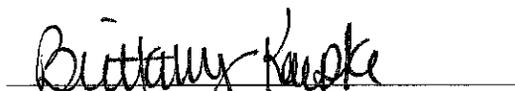
Trustee Hausermann stated that Goshen is no longer considered rural. We are considered an urban community with a lot of green space. We are the fourth largest community in Clermont County and larger than both Milford and Loveland. This project is .053% of the total land of Goshen.

Adjournment

108-2019 Trustee Allen motioned to adjourn the meeting at 7PM. Trustee Hodges seconds; motion carries.

Trustee Allen-Yes Trustee Hausermann-Yes Trustee Hodges-Yes


Trustee


Fiscal Officer