



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON June 24, 2025

GOSHEN TOWNSHIP – ZONING TEXT AMENDMENTS

APPLICANT: Goshen Township Trustees
6757 Goshen Road
Goshen, Ohio 45122

REQUEST: Text Amendments to the Goshen Township Zoning Resolution – R-011-2025 (ZC-2025-003)

PROPOSED TEXT AMENDMENTS: Amendments to 5.03(A)(3) to provide language related to prohibited activities.

CONTENT OF REPORT:
Exhibit A: Proposed text amendments – R-011-2025

STAFF ANALYSIS:

Goshen Township has proposed modifications to section 5.03(A)(3) of the Township Zoning Resolution to supplement prohibited activities.

The proposed text amendments are not in conflict with the provisions established in Section 519.12 of the Ohio Revised Code relative to the Township Zoning Authority and are consistent with actions meant to protect and preserve public health and safety. As the recommendation of the Planning Commission is nonbinding, staff acknowledges that the proposed text amendments are permissible, and the Township has the authority to process them according to their discretion.

RECOMMENDATION:

Staff recommends a motion to **RECOMMEND APPROVAL** of the Goshen Township Zoning Text Amendments as submitted.

RESOLUTION NO. R-011-2025

The Trustees of Goshen Township, Clermont County, Ohio, met in regular session on the 27th day of May, 2025 with the following members present:

Lisa Allen, Chairperson

Bob Hausermann , Vice Chair

Dan Hodges, Member

Mr./Ms. Dan Hodges moved for the adoption of the following Resolution:

A RESOLUTION TO PROPOSE TEXT AMENDMENTS TO THE GOSHEN TOWNSHIP ZONING RESOLUTION

WHEREAS, pursuant to Ohio Revised Code (ORC) 519.02 the Board of Trustees in the interest of the public health and safety, may regulate by resolution, in accordance with a comprehensive plan, the minimum lot size, location, height, bulk, numbers of stories, and size of buildings and other structures, percentages of lot areas that may be occupied, setback building lines, sizes of yards, courts, and other open spaces, the density of population, the uses of buildings and other structures, and the uses of land for trade, industry, residence, recreation, or other purposes in the unincorporated territory of the township; and

WHEREAS, pursuant to Ohio Revised Code (ORC) 519.12 the board of Trustees, desires to initiate text amendments to the Goshen Township Zoning Resolution; and

WHEREAS, the Board hereby finds that the proposed text amendments as set forth in Exhibit A to this Resolution are in the best interest of the public health and safety; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Goshen Township, Clermont County, Ohio at least two thirds of all members thereto concurring as follows:

SECTION 1

That the Board of Township Trustees of Goshen Township, Clermont County, Ohio shall certify the proposed text amendments to Section 5.03 (A) (3) of the Goshen Township Zoning Resolution the Goshen Township Zoning Commission. Language to be deleted is shown as stricken and proposed language is underlined.

(3) Prohibited Activities

(a) No yards shall contain any of the following: overgrown grasses, debris, junk, junk vehicles, or other materials that may cause a fire, health, or safety hazard, or general unsightliness.

(b) No owner or person in control of a parcel, dwelling, business, building or premises shall allow grass, weeds, noxious weeds, brush, or similar vegetation to remain on the premises at such a height and density as to constitute harborage, actual or potential, for rodents or vermin.

(i.) For the purpose of this section, a height of 12 inches constitutes a potential hazard.

(ii.) The foregoing shall not apply to premises or part thereof on which such growth may be reasonably demonstrated to be for agricultural, horticultural, or natural prairie or wooded areas.

(c) All plant materials, especially trees and shrubs, afflicted with decay, disease, insect infestation, or otherwise considered dangerous to other plants material are prohibited and shall be removed or appropriately treated. All sound plant materials, especially trees and shrubs, shall be properly maintained and not show evidence or signs of neglect.

(i.) Certain vegetative areas shall be exempt from this provision including, but not limited to properly maintained and active bioswales, detention basins, and rain gardens.

(d) Hazards and unsanitary conditions shall be eliminated. The storage of flammable or hazardous materials must conform to the Ohio Revised Code and the requirements of the Ohio Environmental Protection Agency.

(e) No junk, inoperable, unlicensed, or unregistered vehicle shall be located on any property, except when stored within a completely enclosed building or when such storage is permitted as a principal use in the applicable zoning district.

(f) Except as permitted elsewhere in this Resolution, no person shall use any property in any district for the purpose of parking, keeping, or storing any inoperable motor vehicle. As used in this section, parking, keeping, or storing of any inoperable motor vehicle means and includes storing, maintaining, collecting, depositing, reserving, allowing to stand, or permitting to remain, one or more inoperable motor vehicles at any place other than in a fully enclosed garage.

(g) No activities shall be permitted or authorized to be established which, when conducted in compliance with the provisions of this resolution, are or may become

hazardous, noxious, or offensive due to the emission of odor, light, dust, smoke, cinders, gas, fumes, noise, vibrations, electrical interference, refuse matters, or water-carried wastes.

(h) Any action to abate a nuisance shall be administered by the Board of Trustees or Zoning Inspector in accordance with applicable laws.

SECTION II

That the Board of Township Trustees of Goshen Township, Clermont County, Ohio shall certify the proposed text amendments adding a definitions of “junk” and “junk vehicles” to the Goshen Township Zoning Resolution to the Goshen Township Zoning Commission. Language to be deleted is shown as proposed language is underlined.

JUNK

Old, used, or scrap aluminum, copper, brass, iron, steel, other metal alloys and nonferrous materials, batteries, rope, lumber or building materials, paper, cloth, rubber, ceramics, plastics, or other products thereof, trash and rubbish.

JUNK VEHICLE




Junk vehicles, as defined by the ORC 505.173, regardless of value, which are not currently registered or are inoperable due to damage, dismantling, or mechanical failure, including recreational, collectible, or antique vehicles, trailers and watercraft.

SECTION III

That the Board of Township Trustees of Goshen Township does hereby find and determine that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with all applicable legal requirements including Section 121.22 of the Ohio Revised Code.

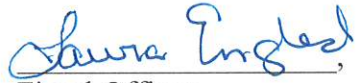
Mr./Ms. Bob Hausermann seconded the motion and on roll the vote resulted as

follows:

Lisa Allen	Yes	
Bob Hausermann	Yes	
Dan Hodges	Yes	

This Resolution was duly passed on the 27th day of May, 2025.

ATTEST:



Fiscal Officer
Goshen Township

Approved as to form:
Prosecuting Attorney
Clermont County, Ohio

By 

Assistant Prosecutor
Date June 6, 2025