



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON June 24, 2025

GOSHEN TOWNSHIP – ZONING TEXT AMENDMENTS

APPLICANT: Tate Township Trustees
149 N East St.
Bethel, Ohio 45106

REQUEST: Text Amendments to the Tate Township Zoning Resolution – 1876SB

PROPOSED TEXT AMENDMENTS: Amendment to Article VI, Zoning District
Regulations, Section 5 Commercial “C-1” District

CONTENT OF REPORT:

Exhibit A: Proposed text amendment – 1876SB

STAFF ANALYSIS:

Tate Township has proposed modifications to Article IV, section 5 of the Township Zoning Resolution to add the definition of Office Use within the C-1 district.

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 Tate Township Zoning Text Amendments as submitted.

RESOLUTION NO. 2025- 527

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

John Wilson

Christen Steimle

Rusty Durbin

Trustee Wilson moved for the adoption of the following Resolution:

RESOLUTION INITIATING AN AMENDMENT TO ARTICLE VI, ZONING DISTRICT REGULATIONS, SECTION 5, COMMERCIAL “C-1” DISTRICT, OF THE TATE TOWNSHIP ZONING RESOLUTION

WHEREAS, Ohio Revised Code Section 519.12 provides that an amendment to a township zoning resolution may be initiated by the township board of trustees by resolution; and

WHEREAS, the Board of Trustees of Tate Township (the “Board”) desires to initiate the process to amend the text of the Zoning Resolution.

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

- Section 1.** Pursuant to Ohio Revised Code Section 519.12(A)(1), the Board hereby authorizes the initiation of text amendments to the Tate Township Zoning Resolution to add a definition of “Office Use – A nonresidential use classification comprised of a room or group of rooms used for conducting the affairs of a business, profession, service industry, or government. An office use excludes the retail sale of merchandise or personal services.” to Article III, Definitions and to add “Office Use” as a permitted use in Article VI, Section 5, “C-1” District.
- Section 2.** Upon adoption, this Resolution shall be certified to the Tate Township Zoning Commission for processing in accordance with Ohio Revised Code Section 519.12 *et seq.*
- Section 3.** That the Board of Trustees of Tate Township, Clermont County, Ohio hereby finds and determines 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 any of 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, but not limited to, Section 121.22 of the Ohio Revised Code.

Trustee Steimle seconded the motion and on roll call, the vote resulted as follows:

Trustee John Wilson 4/20

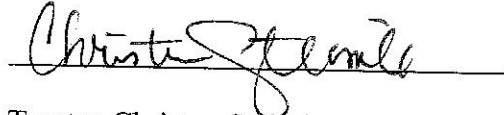
Trustee Christen Steimle 4/20

Trustee Rusty Durbin 4/20

This resolution was duly passed on May 27, 2025.



Trustee John Wilson



Trustee Christen Steimle



Trustee Rusty Durbin

ATTEST:



Kathy Brannock, Fiscal Officer
Tate Township

This Resolution was prepared and approved as to form by the Office of Prosecuting Attorney of
Clermont County, Ohio



Assistant Prosecuting Attorney