



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MARCH 24, 2026

GOSHEN TOWNSHIP – ZONING MAP AMENDMENT

CASE NO. ZC-2026-002

REPORT DATE: 2026-03-24

APPLICANT:

Board of (Goshen) Township Trustees
6757 Goshen Rd.
Goshen, OH 45122

OWNER:

Clermont County Land Bank
101 E. Main St.
Batavia, OH 45103

PARCEL ID:

112208F103, 112208F114, 112208F107

ADDRESS OF REQUEST:

1503 State Route 28, Goshen, OH 45122

REQUEST:

Requesting to amend the zoning designation of the subject property parcel (PIN 112208F103, 112208F114, 112208F107) consisting of +/- 6.98 acres from the “M-1” Light Industrial District to “B-1”, Local Business District as a Trustee-initiated zoning map amendment.

ZONING:

The existing zoning for the subject property is “M-1” Light Industrial District. The surrounding properties consist of “PUD” Planned Unit Development District, and “M-2” Heavy Industrial District. *See attached zoning map.*

Note: The County zoning map may show inaccuracies to what the Goshen Township Official Zoning Map has the property listed as.

LAND USE:

The subject property is currently in the process of brownfield remediation. Formerly an illegal dumpsite, the Land Bank and Goshen Township have partnered to transform the property.

HISTORY:

The Land Bank owns these properties and is actively remediating them through the State of Ohio Brownfield Remediation Program administered by the Ohio Department of Development. Significant public investment has been committed to transform this long-standing environmental liability into a productive property.

CONTENTS OF REPORT:

- Exhibit A: Township Application/Resolution
- Exhibit B: Parcel Map
- Exhibit C: Zoning Map
- Exhibit D: Proposal Map
- Exhibit E: Portion of the Goshen Township Zoning Resolution

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

The State Route 28 Corridor Development Plan (2021) identifies the subject property as part of the Phase I of Commercial Development, which represents the likely first phase of new commercial development and redevelopment activity, where targeted land uses should include: highway commercial, neighborhood retail, and office. The Goshen Township Growth Management Plan (2000) identifies the subject property as “Commercial” and “Commerce and Industry” in the future land use map.

Goshen Township Zoning Resolution Article 5.02(H) “Local Business District (B-1)” details the purpose of the Local Business District (B-1) as being established to allow for small-scale retail commercial, office, and similar uses that are designed to meet the daily needs of local residents. Uses are typically located on small lots in close proximity to residential areas and may serve as a transition between more intense business and manufacturing districts and nearby residential districts.

Article 6.03 of the Zoning Resolution establishes the PDO State Route 28 Planned Development Overlay District and the applicability, review procedure, review criteria, permitted uses (B-2) and site development standards. Article 5.02(I) of the Zoning Resolution states that the General Business District (B-2) is established to provide for areas of the township that can be used for general business uses that cater to both local residents as well as the regional market. This district is designed to accommodate more intense business uses than the B-1 District provided there is sufficient site design to minimize traffic and other impacts of larger-scale commercial uses.

SITE ACCESS:

Access from State Route 28

DEVELOPMENT CHARACTER:

The subject property is a former junkyard in the process of being remediated. Directly across the street is the Eagle’s Nest PUD, which has been approved by local zoning for 177 Single-Family dwellings, 126 Townhouse units, 252 apartment units, a grocery store, gas station, and 8 retail/restaurant locations on +/- 163.38 acres. Directly adjacent to the

subject property is a Medical Clinic, a restaurant/bar, dedicated open space within a residential subdivision, a commercial warehouse, and vacant commercial land.

REFERRAL AGENCIES' COMMENTS:

Community and Economic Development:

- Any future development of the site must comply with any and all regulations from Clermont County, Goshen Township, the State of Ohio, or any other applicable agency.

Engineer's Office:

- A Traffic Impact Study may be required if it is expected that the trips generated by the proposed development during the peak hour exceed 100 trips and could have a detrimental impact to the functionality of adjacent roadways. ODOT should also be consulted regarding potential impacts to SR 28.

Water Resources Department:

- Reach out to Water Resources Department to confirm sewer and water capacity is available.

STAFF ANALYSIS:

Following a comprehensive analysis, staff has evaluated Goshen Township Zoning Map Amendment Case ZC-2026-002 and its request to amend the zoning designation of the subject property parcels (PIN 112208F103, 112208F114, 112208F107) consisting of +/- 6.98 acres from the "M-1" Light Industrial District to "B-1", Local Business District as a Trustee-initiated zoning map amendment.

The application is in alignment with the surrounding land uses and the Goshen Township Growth Management Plan, State Route 28 Corridor Development Plan, and Zoning Resolution. However, staff believes "B-2" General Business District is more appropriate given the land-owner's comments and existing uses around the site given that the B-2 district is designed to accommodate more intense business uses than the B-1 District provided there is sufficient site design to minimize traffic and other impacts of larger-scale commercial uses.

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. 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.

STAFF RECOMMENDATION:

Based on the staff analysis in the following report, the following motion is recommended, **RECOMMEND APPROVAL WITH MODIFICATION** of Goshen Township Zoning Map Amendment Case ZC-2026-002 and its request to amend the zoning designation of

the subject property parcel (PIN 112208F103, 112208F114, 112208F107) consisting of +/- 6.98 acres from the “M-1” Light Industrial District to “B-1”, Local Business District as a Trustee-initiated zoning map amendment.

1. The application be modified to represent a zoning map amendment to the zoning designation of “B-2” General Business District.
2. Any future development of the site must comply with any and all regulations from Clermont County, Goshen Township, the State of Ohio, or any other applicable agency.

GOSHEN TOWNSHIP, CLERMONT COUNTY

DEPARTMENT OF PLANNING & ZONING
6757 GOSHEN ROAD, GOSHEN OHIO, 45122
513-722-3400 PHONE 513-722-3100 FAX

ZONING COMMISSION APPLICATION	
FEES:	
MINOR ADJUSTMENT PD/PDO/PUD RESIDENTIAL \$1200 COMMERCIAL \$1200	
MAJOR ADJUSTMENT PD/PDO/PUD RESIDENTIAL \$1400 COMMERCIAL \$1400	
TEXT AMENDMENT / ZONE CHANGE \$2000	
PLANNED UNIT DEVELOPMENT (PD/PDO/PUD) \$1400	
ARCHITECTURAL REVIEW BOARD (Appeals) \$1200.00	
THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN	

APPLICATION NUMBER
ZC-2026-002
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 6757 Goshen Road ZIP CODE: 45122

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER					
CONTRACTOR					
DESIGNER					
APPLICANT <u>Goshen Township</u>	<u>6757 Goshen Rd</u>	<u>Goshen</u>	<u>OH</u>	<u>45122</u>	<u>513-722-3400</u>
APPLICANTS					
E-MAIL ADDRESS					

3. ZONING COMMISSION ACTION REQUESTED:
 ZONE CHANGE FROM ZONE M-1 TO ZONE B-1
 PD PDO PUD
 MINOR ADJUSTMENT TO A PD/PDO/PUD
 MAJOR ADJUSTMENT TO A PD/PDO/PUD
 TEXT AMENDMENT

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:
Rezone parcels 112208F103, 112208F114 and 112208F107
from M-1 (Light Industrial District) to B-1 (Local Business District)

5. SQUARE FEET: _____ 6. USE: _____ 7. HEIGHT: _____

8. EST. START DATE: _____ 9. EST. FINISH DATE: _____ 10. # OF SIGNS: _____

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF GOSHEN TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE GOSHEN TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Goshen Township access to the property for review and inspection related to this Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

[Signature] 2-12-26
 APPLICANT'S SIGNATURE DATE
[Signature] 2-12-26
 PROPERTY OWNER'S SIGNATURE DATE

TOWNSHIP ADMINISTRATOR

RESOLUTION NO. R-006-2026

The Board of Trustees of Goshen Township, Clermont County, Ohio, met in regular session on the 10th day of February 2026 with the following members present:

Bob Hausermann, Chairperson

Dan Hodges, Vice Chairperson

Lisa Allen, Member

Mr. Ms. Lisa Allen moved for the adoption of the following Resolution:

A RESOLUTION INITIATING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF GOSHEN TOWNSHIP TO REZONE PARCEL ID NOS. 112208F103, 112208F114, AND 112208F107 FROM M-1 LIGHT INDUSTRIAL DISTRICT TO B-1 LOCAL BUSINESS DISTRICT.

WHEREAS, Goshen Township has adopted a Zoning Resolution and Official Zoning Map pursuant to Chapter 519 of the Ohio Revised Code to promote the public health, safety, morals, comfort, and general welfare of the Township and its residents; and

WHEREAS, pursuant to Section 519.12 of the Ohio Revised Code, the Board of Township Trustees may initiate amendments to the Township Zoning Resolution and Official Zoning Map; and

WHEREAS, the Board of Township Trustees has determined that it is appropriate to consider a zoning map amendment affecting certain properties located within Goshen Township;

NOW THEREFORE, be it resolved by the Board of Township Trustees (the "Board") of Goshen Township, Clermont County, Ohio (the "Township"), as follows:

Section 1. The Board hereby initiates an amendment to the Official Zoning Map of Goshen Township to rezone Clermont County Auditor Parcel ID Nos. **112208F103, 112208F114, and 112208F107** from **M-1 Light Industrial District** to **B-1 Local Business District**.

Section 2. Pursuant to Ohio Revised Code Section 519.12, the Board hereby directs that the proposed zoning map amendment be submitted to the Goshen Township Zoning Commission for public hearing, review, and recommendation.

Section 3. The Board authorizes the Township Zoning Inspector, Township Administrator, and Township staff to prepare and transmit all necessary application materials, maps, legal descriptions, and supporting documentation required for review of the proposed zoning map amendment.

Section 4. Following receipt of the Zoning Commission's recommendation, the Board shall hold a public hearing and take further action in accordance with Ohio Revised Code Section 519.12.

Section 5. The Board finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in open meetings of this Board, and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with Ohio Revised Code Section 121.22.

Section 6. This Resolution shall be in full force and effect immediately upon adoption.

Mr./Ms. Don Hodges seconded the motion and on roll the vote resulted as follows:

Trustee Allen: Yes / No / Abstain

Trustee Hausermann: Yes / No / Abstain

Trustee Hodges: Yes / No / Abstain

This Resolution was duly passed on the 10th day of February 2026.

ATTEST:

Laura Engled

Laura Engled

Fiscal Officer, Goshen Township

APPROVED AS TO FORM:

Julia B. Carney

Assistant Prosecuting Attorney



PROPERTY INFORMATION

Parcel Numbers: 112208F103, 112208F114,
112208F107

Total Site Area: +/- 6.98 Acres



ZONING MAP

ZC-2026-002



PROPERTY INFORMATION

Parcel Numbers: 112208F103, 112208F114,
112208F107

Total Site Area: +/- 6.98 Acres





March 3, 2026

Clermont County Planning Commission
101 E. Main Street
Batavia, OH 45103

Re: Rezoning of Parcels 112208F103, 112208F114, and 112208F107 – Former Combs Illegal Dump Site

Dear Commission Members:

The Clermont County Land Reutilization Corporation (“Clermont Land Bank”) respectfully submits this letter regarding the proposed rezoning of parcels 112208F103, 112208F114, and 112208F107, collectively known as the former Combs Illegal Dump Site.

As you know, the Land Bank and Goshen Township have partnered for years on this former illegal dumpsite. The Land Bank owns these properties and is actively remediating them through the State of Ohio Brownfield Remediation Program administered by the Ohio Department of Development. Significant public investment has been committed to transform this long-standing environmental liability into productive, tax-generating property.

We appreciate the Township’s effort to proactively guide redevelopment and understand the intent behind the proposed rezoning from M-1 to B-1 (Local Business District). However, we respectfully request that the Board consider rezoning the parcels to B-2 (General Business District) instead of B-1 for the following reasons:

1. Parcel Size and Development Scale

One of the subject parcels is approximately five (5) acres in size. B-1 zoning is typically intended for small-lot, neighborhood-scale commercial development. The scale of the 5-acre parcel is more consistent with the broader development flexibility contemplated under B-2 zoning.

2. Brownfield Redevelopment Requires Flexibility

Redeveloping remediated brownfield properties requires sufficient market flexibility to attract investment. B-2 zoning provides a wider range of permitted commercial uses while still excluding heavy industrial activity. This flexibility increases the likelihood of successful redevelopment following significant public remediation investment.

3. Protection of Public Investment and Fiscal Stewardship

The Land Bank will ultimately have approximately \$600,000 in local taxpayer funds invested in this property, in addition to the \$50,000 in ARPA funds contributed by Goshen Township.

As stewards of public funds, we have a responsibility to recoup as much of this local investment as reasonably possible upon sale of the property. More restrictive zoning under B-1 may reduce the pool of potential purchasers and limit redevelopment options, thereby diminishing market value and the likelihood of recovering local funds.

4. Documented Interest in Indoor Recreational Use

The Land Bank has received at least one inquiry regarding the potential development of an indoor recreational facility on one of the parcels. Such a use would be permitted under B-2 zoning but is not permitted under B-1 and this use could provide a lacking benefit to the area.

5. Continued Township Oversight Through Land Bank Controls

The Land Bank is prepared to consult with the Township prior to disposition of the property and to execute a formal Developer Agreement with any purchaser to control the nature and quality of development. This mechanism provides enforceable protections beyond zoning alone and ensures continued Township input in redevelopment outcomes. The Land Bank will insure the end user provides a quality development the community can be proud of.

For these reasons, we respectfully request that the Board consider rezoning the parcels to B-2 rather than B-1.

We look forward to continuing to work in partnership with the Township to ensure a high-quality redevelopment outcome.

Respectfully submitted,

Sincerely,

A handwritten signature in black ink that reads 'Desmond J. Maaytah'.

Desmond J. Maaytah
Executive Director
Clermont County Land Reutilization Corporation

CC: Kris McClintick, Director- Clermont County CED
Drew DeMarsh, Senior Planner- Clermont County CED