



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JANUARY 27, 2026

GOSHEN TOWNSHIP – ZONING TEXT AMENDMENT

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

REQUEST: Text Amendment to the Goshen Township Zoning Resolution – R-031-2025 (ZC-2026-001)

PROPOSED TEXT AMENDMENTS: Amendments to 6.02(C)(3) to modify lot standards for residential only uses in Planned Development Districts.

CONTENT OF REPORT:
Exhibit A: Proposed text amendments – R-031-2025

STAFF ANALYSIS:

Goshen Township has proposed modifications to section 6.02(C)(3) of the Township Zoning Resolution to modify lot standards for residential only uses in Planned Development (PD) Districts. The modifications would increase minimum lot sizes and side yard setbacks within PD districts.

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.

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

APPLICATION NUMBER

ZC-2026-001

DO NOT WRITE IN THIS SPACE

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

1. PROJECT ADDRESS: 6757 Goshen Rd 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 _____ TO ZONE _____
 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:

Increase PUD single family minimum lot size from 5,000 to 10,800 sq ft and increase side setbacks to 15ft or 30ft between facades.

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] 1/6/26
 APPLICANT'S SIGNATURE DATE

[Signature] 1/6/26
 PROPERTY OWNER'S SIGNATURE DATE

TOWNSHIP
ADMINISTRATOR

RESOLUTION NO. R-031-2025

The Board of Township Trustees of Goshen Township, Clermont County, Ohio, met in regular session on the 9th day of December 2025, with the following members present:

Dan Hodges, Chairperson

Lisa Allen, Vice Chair

Bob Hausermann, Member

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

A RESOLUTION TO INITIATE TEXT AMENDMENTS TO SECTION 6.02 (C) (3) OF THE GOSHEN TOWNSHIP ZONING RESOLUTION

WHEREAS, pursuant to Ohio Revised Code (ORC) 519.02, the Board of Township Trustees of Goshen Township in the interest of the public health, safety and welfare, may regulate by resolution, in accordance with a comprehensive plan, the location, height, bulk, number of stories, and size of buildings and other structures, including tents, cabins, and trailer coaches, percentages of lot areas that may be occupied, set back building lines, sizes of yards, courts, and other open spaces, the density of population, the uses of buildings and other structures, including tents, cabins, and trailer coaches, 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 519.12 the Board of Township Trustees of Goshen Township, Clermont County, Ohio desire to initiate text amendments to Section 6.02 (C) of the Goshen Township Zoning Resolution; and

NOW THEREFORE BE IT RESOLVED, by a majority of the members of the Board of Township Trustees of Goshen Township, Clermont County .

SECTION 1. That the Board of Township Trustees of Goshen Township, Clermont County, Ohio shall certify the proposed text amendments to Section 6.02 (C) (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) Lot Standards for Residential Only uses and Developments

(a) The minimum lot area for any residential use shall be ~~5,000~~ 10,800 square feet.

(b) The minimum lot width for any residential use shall be 50 feet.

~~(e) Lots of less than 8,000 square feet shall have garages that are either:~~

~~(i) Rear loaded; or~~

~~(ii) Set back a minimum of five feet from the front façade of the remainder of the house.~~

~~(d)~~(c) There shall be a minimum distance of 60 feet between the rear facades of any two homes and ~~40~~ 30 feet between the side facades of any two homes. If lots are established, these distance requirements do not have to be equally applied to each lot, however a minimum 10 ft setback must be maintained on each property (i.e., there does not have to be a five-15-foot side yard setback on each lot to meet the ~~40~~ 30 foot side façade separation however, each lot must maintain a minimum of 10 feet setback from façade to property line).

~~(e)~~ (d) The minimum front yard setback shall be 25 feet from any local residential street right-of-way, however, the facade of any front-loading garage (the garage portion of the front façade) shall be setback 30 feet from the street right-of-way. For homes that have frontage along a county designated road, the minimum front yard setback shall be 40 feet.

~~(f)~~ (e) If no right-of-way exists, the minimum front yard setback shall be 25 feet from the edge of pavement or the back of any easement the county may require along the street for the purposes of utilities, whichever is greater. The facade of any frontloading garage (the garage portion of the front façade) shall be setback 30 feet from the edge of pavement or the back of any easement the county may require along the street for the purposes of utilities, whichever is greater

SECTION 2. 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. Hausermann seconded the motion and on roll the vote resulted as follows:

Dan Hodges

yes 

Lisa Allen

yes 

Bob Hausermann

yes 

THIS RESOLUTION WAS DULY PASSED ON THIS ____ DAY OF DECEMBER 2025.

ATTEST:

By: ,
Goshen Township Fiscal Officer

Date: 12/9/2025

APPROVED AS TO FORM:
Prosecuting Attorney
Clermont County

By: _____,
Assistant Prosecutor

Date: _____