



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MARCH 24, 2026

GOSHEN TOWNSHIP – ZONING TEXT AMENDMENT

APPLICANT: Goshen Township Board of Trustees
6757 Goshen Rd.
Goshen, OH 45122

REQUEST: Text Amendment to the Goshen Township Zoning Resolution

PROPOSED TEXT AMENDMENTS: Amendment to Section 7.01(C)(2)(b) to remove the 2,000 square foot maximum for accessory structures.

CONTENT OF REPORT:
Exhibit A: Proposed text amendment

STAFF ANALYSIS:
Goshen Township has proposed a text amendment to Section 7.01(C)(2)(b) to remove the 2,000 square foot maximum for accessory structures Township Zoning Resolution conforms to the Ohio Revised Code.

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.

RECOMMENDATION:

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

12-008-2026

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-2026-003

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>46122</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:

Text Amendment to remove 2,000 square Foot Maximum from Section 7.01(C)(2)(b)

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] 03/04/2026
APPLICANT'S SIGNATURE DATE

[Signature] 03/04/2026
PROPERTY OWNER'S SIGNATURE DATE

[Signature]
Planning & Zoning
Director

RESOLUTION NO. R-008-2026

The Board of Trustees of Goshen Township, Clermont County, Ohio, met in regular session on the 24th day of February 2026 with the following members present:

Bob Hausermann, Chairperson

Dan Hodges, Vice Chairperson

Lisa Allen, Member

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

A RESOLUTION TO INITIATE TEXT AMENDMENTS TO THE GOSHEN TOWNSHIP ZONING RESOLUTION SECTION 7.01(C)(2)(b), TO REMOVE THE 2,000 SQUARE FOOT MAXIMUM

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 (ORC) 519.12 the Board of Township Trustees of Goshen Township, Clermont County, Ohio desire to initiate Text Amendments; and

NOW THEREFORE BE IT RESOLVED, by the Board of Township Trustees of Goshen Township, Clermont County, Ohio:

Section 1. That the Board of Trustees hereby certifies the proposed text amendments to Section 14.04 "Development Standards" of the Goshen Township Zoning Resolution to the Goshen Township Zoning Commission. Language to be deleted is shown as stricken and proposed language is underlined.

Section 7.01: Accessory Use Regulations

(C) Size Requirements and Location

(1) Setbacks

- (a) Detached accessory structures shall be set back a minimum of 10 feet from the principal building. This setback shall not apply to fences, walls, or hedges that are regulated by Section 8.02: Fencing, Walls, Hedges, and Similar Structures.
- (b) Detached accessory structures shall be set back a minimum of 50 feet from any street right-of-way.
- (c) Accessory buildings and structures with a floor area greater than 200 square feet shall be set back a minimum of 10 feet from the side and rear lot lines unless otherwise specified.
- (d) Accessory buildings and structures with a floor area less than or equal to 200 square feet shall be set back a minimum of five feet from the side and rear lot lines.

(2) Maximum Size

(a) For residential districts, the aggregate square footage of the following accessory buildings and structures shall not exceed more than seven percent of the total lot area on which they are located:

- (i) Detached garages and carports;
- (ii) Detached storage/utility sheds, gazebos, and other similar structures;
- (iii) Porches and decks (not attached to the principal dwelling);
- (iv) Freestanding solar panels;
- (v) Swimming pools, hot tubs, and spas; and
- (vi) Other accessory buildings similar in nature to the above mentioned structures, as determined by the Zoning Inspector

~~(b) In no case shall the aggregate square footage of the accessory structures listed above exceed 2,000 square feet.~~

~~(be) There is no maximum square footage of accessory buildings or structures in the business zoning districts.~~

(3) Maximum Height

The maximum height of accessory structures or buildings shall be 25 feet or the maximum height of the principal building, whichever is less. The height shall be measured as defined in Section 5.05(A)(4): Height Measurement and Exceptions.

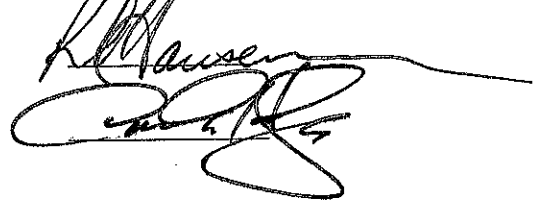
Section 2. That the Board of Township Trustees of Goshen Township does hereby find and determine that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and its Committees, if any, which resulted in formal 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:

Trustee Allen: _____

Absent

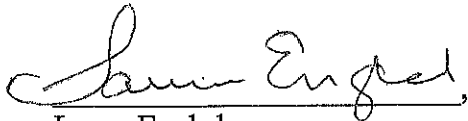
Trustee Hausermann: _____



Trustee Hodges: _____

This Resolution was duly passed on the 24th day of February 2026.

ATTEST:



Laura Engled
Fiscal Officer Goshen Township

APPROVED AS TO FORM:

Julia B. Carney
Assistant Prosecuting Attorney