



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 14.04 to establish minimum non-residential floor area requirement and establish phasing requirement within the “PD-M” Planned Development – Mixed Use district.

CONTENT OF REPORT:
Exhibit A: Proposed text amendment

STAFF ANALYSIS:
Goshen Township has proposed a text amendment to Section 14.04 of the Township Zoning Resolution to establish a minimum non-residential floor area requirement and establish phasing requirement within the “PD-M” Planned Development – Mixed Use 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. 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.

12-009-2026

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

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-2026-004

DO NOT WRITE IN THIS SPACE

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

Table with 6 columns: 2. NAME, STREET ADDRESS, CITY, ST, ZIP, PHONE NUMBER. Rows include OWNER, CONTRACTOR, DESIGNER, APPLICANT (Goshen Township), and 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 [x]

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

Text Amendment To Article 14 PD-m district Section 14.04
to establish minimum Non-Residential Floor area requirement, and establish phasing requirement

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.

APPLICANT'S SIGNATURE [Signature] DATE 03/04/2026

PROPERTY OWNER'S SIGNATURE DATE 03/04/2026

GOSHEN TOWNSHIP
CLERMONT COUNTY, OHIO
RESOLUTION NO. R-009-2026

The Board of Township 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. Hodges moved for the adoption of the following Resolution:

A RESOLUTION ADOPTING AMENDMENTS TO SECTION 6.02 (C)(3), LOT STANDARDS FOR RESIDENTIAL ONLY USES AND DEVELOPMENTS, OF THE GOSHEN TOWNSHIP ZONING RESOLUTION

WHEREAS, pursuant to Section 519.02 of the Ohio Revised Code, 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, size of buildings and other structures, percentage of lot areas which may be occupied, set back building lines, yard sizes, density of population, and the uses of land; and

WHEREAS, the Board of Township Trustees previously initiated amendments to the Goshen Township Zoning Resolution affecting Section 6.02, Planned Development Districts (PD); and

WHEREAS, the proposed amendments were transmitted to the Clermont County Planning Commission, which issued a recommendation of approval on January 28, 2026; and

WHEREAS, the Goshen Township Zoning Commission conducted the required public hearing and recommended approval of the proposed text amendments on February 3, 2026; and

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

SECTION 1. That the Board of Township Trustees of Goshen Township, Clermont County, Ohio approves the proposed text amendments to Section 6.02 (C) (3) of the Goshen Township Zoning. Language to be deleted is shown as stricken and proposed language is underlined.

6.02 Planned Development Districts (PD)
(C) Development Standards

(3) Lot Standards for Residential Only Uses and Developments

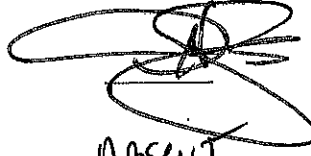
- (a) The minimum lot area for any residential use shall be ~~5,000~~ 10,800 square feet.
- (b) The minimum lot width for any residential use shall be 50 feet.
- (c) ~~Lots of less than 8,000 square feet shall have garages that are either:~~
 - ~~(i) Rear loaded; or~~
 - ~~(ii) Set back a minimum of five feet from the front façade of the remainder of the house.~~
- (d) There shall be a minimum distance of 60 feet between the rear facades of any two homes and ~~40~~ 0 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 feet 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) 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) 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 front-loading 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 this Resolution shall take effect and be in force 30 days after its passage.

SECTION 3. That the Board of Township Trustees hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of this Board, and that all deliberations which resulted in formal action were taken in meetings open to the public in full compliance with Section 121.22 of the Ohio Revised Code.

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

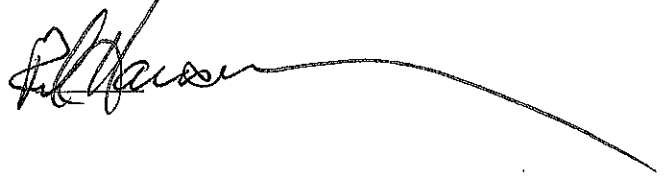
Dan Hodges



~~Lisa Allen~~

ABSENT

Bob Hausermann



THIS RESOLUTION WAS DULY PASSED ON THE 24th DAY OF FEBRUARY 2026.

ATTEST:

By: 
Fiscal Officer Goshen Township

Date: 2.24.26

APPROVED AS TO FORM:

Prosecuting Attorney
Clermont County

By: _____
Assistant Prosecutor

Date: _____