PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON SEPTEMBER 22, 2026

CASE NO. ZC-2026-008 **REPORT DATE:** 2026-09-17

APPLICANT + PROPERTY OWNER:
M&Z Oxford, LLC
P.O. Box 568
Goshen, OH 45122

PARCEL ID:
PIN 112203A016

ADDRESS OF REQUEST:
1642 State Route 28, Loveland, OH 45140

REQUEST:
Requesting to rezone one parcel (PIN 112203A016) consisting of +/- 4.40 acres from the "B-1" Local Business District to "M-1" Light Manufacturing District for the purpose of expanding the existing self-storage operations with six one-story storage buildings totaling approximately 38,000 square feet with drive-up units, interior drive aisles, and parking/loading areas.

ZONING:
The existing zoning for the subject property is "B-1" Local Business District. The surrounding properties consist of "R-3" Moderate Density Residential District and "B-2" General Business District. *See attached zoning map.*

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

LAND USE:
The subject property is currently 481 – Commercial Warehousing, and is adjacent to the following land uses: 350 – Industrial Warehouses, 510 – Single Family Dwelling, 685 – Churches, 101 – General Farm.

HISTORY:
No relevant history regarding previous zoning requests for the subject parcel.

CONTENTS OF REPORT:
Attachment A: Township Application
Attachment B: Parcel Map
Attachment C: Zoning Map

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:
The proposed use is not permitted within the "B-1" or "B-2" business districts within the Goshen Township Zoning Resolution, but it is permitted within the "M-1" Light Manufacturing and "M-2" Heavy Manufacturing districts. Standards are described in Section 5.04, which outlines use-specific standards related to self-storage facilities.

(3) Self-Storage Facilities

The following standards shall apply to any self-storage facility:

a. There shall be a minimum setback of 150 feet between all residential lot lines and all buildings related to the self-service storage use.
b. The Goshen Township Fire Department shall be provided with 24-hour access to the grounds. A lockbox shall be provided for its use.
c. The only commercial uses permitted on-site shall be the rental of storage space and the pick-up and/or deposit of goods on the property in storage. Storage spaces, including outdoor storage areas, shall not be used to manufacture, fabricate, or process goods; service or repair vehicles, small engines, or electrical equipment; or to conduct similar activities; conduct garage sales or retail sales of any kind; or conduct any other commercial or industrial activity on-site.
d. Temporary auction sales of storage unit contents may be permitted up to four times per calendar year.

a. Fencing and Screening

i. A solid fence or wall shall be required around the perimeter of the storage area. Ornamental gates may be used for ingress and egress.
ii. Outdoor storage is permitted with the exception of junk vehicles, as defined in the ORC.
iii. All buffering required by Article 10: Landscaping Standards shall be located outside of any fencing area.

Goshen Township Zoning Resolution Section 5.05, table 5-3 outlines Area, Setback, and Other Site Development Standards.

Minimum Lot Area:	20,000 sq. ft.	Minimum Lot Width:	80 feet
Max. Imp. Surface:	75%	FY Set Back:	50 feet
SY+RY Setback:	20 feet	SY + RY Setback:	50 feet
(Adjacent to nonresidential district)		(Adjacent to residential district)	

Section 10.05 of the Goshen Township Zoning Resolution outlines landscaping standards related to buffering between uses. Section 10.05 (B)(1)(c) states:

> When a development in M-1 or M-2 District abuts a residential district, a buffer area with a minimum width of 30 feet shall be provided adjacent to the residential zoning district.

The Goshen Township Land Use Plan (2026) identifies this area as "Commercial" which is defined as:

> Non-residential areas for shops, offices, and services oriented to motor vehicles, often along highways and busy corridors. May include general retail centers and standalone businesses… Typical uses include: Retail (grocery, discount stores, shops, restaurants), offices, personal services (salons, clinics), banks, hotels/motels, fitness centers. Some "light service" industrial (dry cleaning, small repair) that is compatible with customers. Auto‑oriented uses (gas stations, car washes, drive-thrus) included.

The State Route 28 Corridor Plan (2021) identified the parcels as part of the Phase II Commercial Development, which states these areas will likely experience intermittent commercial development but will not experience new development activity on a significant scale until the Phase I commercial areas approach build out. Targeted land uses should include: highway commercial, neighborhood retail and office establishments.

SITE ACCESS:
Access is currently located via the main entrance off of State Route 28. Any expansion of the business operations should be closely coordinated with ODOT to confirm any need for roadway improvements.

DEVELOPMENT CHARACTER:
The proximity to residential districts could lead to problematic development in the future if this were rezoned as "M-1" Light Manufacturing District. However, Self-Storage facilities are widely considered a less-intense use than even many commercial uses. While State Route 28 is generally an appropriate corridor to concentrate commercial development, self-storage facilities are also generally regarded as weak economic drivers due to the following:

a. Facilities typically run automated or unmanned operations, hiring very few workers relative to their large footprints
b. Rental income from storage units often escapes local sales tax, and low improvement values yield minimal property taxes compared to mixed-use or residential spaces.
c. Large parcels occupied by storage units prevent cohesive development that can be achieved through active commercial or mixed-use developments

STAFF ANALYSIS:
Following a comprehensive analysis, staff has evaluated Goshen Township Zoning Map Amendment Case ZC-2026-008 and its request to rezone one parcel (PIN 112203A016) consisting of +/- 4.40 acres from the "B-1" Local Business District to "M-1" Light Manufacturing District for the purpose of expanding the existing self-storage operations with six one-story storage buildings totaling approximately 38,000 square feet with drive-up units, interior drive aisles, and parking/loading areas.

While self-storage facilities are generally regarded as weak economic drivers, the land use of the subject property has been consistent since at least 2003 based on aerials. Any expansion of the business would be towards the rear of the property and would likely have minimal impacts to State Route 28 and neighboring properties. However, any future development of the site would still need to conform to the Township's Zoning Resolution.

STAFF RECOMMENDATION:
Based on the staff analysis in the following report, the following motion is recommended, **RECOMMEND APPROVAL WITH CONDITIONS** of Goshen Township Zoning Map Amendment Case ZC-2026-008 and its request to rezone one parcel (PIN 112203A016) consisting of +/- 4.40 acres from the "B-1" Local Business District to "M-1" Light Manufacturing District for the purpose of expanding the existing self-storage operations with six one-story storage buildings totaling approximately 38,000 square feet with drive-up units, interior drive aisles, and parking/loading areas.

1. 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 Planning and Zoning Department
Zoning Commission Application

FEE SCHEDULE	
TYPE:	
Minor Adjustment (PD, PUD, PDO)	$1,200
Major Adjustment (PD, PUD, PDO)	$1,400
Text Amendment	$2,000
Zone Change	$2,000
Architectural Review Board (Appeals)	$1,200
Site Plan Review	$500

APPLICATION NUMBER
DO NOT WRITE IN THIS SPACE

Project Address: _____

NAME	STREET ADDRESS	CITY	ZIP	PHONE	EMAIL
Owner M&Z OXFORD LLC	1642 OH-28 LOVELAND, OHIO 45140	LOVELAND	45140	513-968-8888	MZPROPERTIES3888@GMAIL.COM
Contractor					
Applicant BILLY KONG	P.O. BOX 568 GOSHEN, OHIO 45122			SAME	SAME
Designer					

State in detail all existing and proposed uses of this building or premises:

_____

_____

_____

Zoning Commission Action Requested (Check all that apply):

Zone Change ✓ From Zone B1 to Zone M1, PD ✓, PDO ✓, PUD ✓,
Minor Adjustment to a PD/PDO/PUD ✓, Major Adjustment to a PD/PDO/PUD X
Text Amendment
Square Footage: 38,000 **USE:** 38,000 **Height:** 8' **of Signs:** X
EST. Start Date: JAN/2027 **EST Finish Date:** DEC/2028

The owner of this project and undersigned do hereby certify that all of 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 Zoning Commission Application.

Note: FILING THIS APPLICATION DOES NOT CONSITUTE PERMISSION TO BEGIN WORK.

_____ 9-1-26
Property Owner Signature Date

_____ 9-1-26
Applicant Signature Date

M&Z Oxford, LLC
P.O. Box 568
Goshen, Ohio 45122
(513) 968-8888 | Mzproperties3888@gmail.com

September 1, 2026

John Langenheim
Planning and Zoning Director
Goshen Township Planning and Zoning Department
6757 Goshen Road
Goshen, Ohio 45122

Re: Letter of Intent — Zoning Commission Application for Self-Storage Expansion

Property: 1642 State Route 28, Loveland, Ohio 45140 (Goshen Storage)

Applicant / Owner: Billy Kong, President, M&Z Oxford, LLC

Dear Mr. Langenheim:

This letter of intent is submitted in support of a Zoning Commission application for the property identified above. The existing use is a mini-warehouse / self-storage facility operating as Goshen Storage. The request is to expand that same use on the existing site in the configuration shown on the attached site plan and typical floor plan.

1. Description of the proposed zoning application

The applicant requests approval to construct additional self-storage buildings and related site improvements as depicted on the attached plans. The drawings show six parallel one-story storage buildings totaling approximately 38,000 square feet, with drive-up units, interior drive aisles, parking and loading areas, and access to the public road. The use will remain mini-warehouse / self-storage. No change to a more intensive use is proposed.

2. Size of the area involved

The application covers the existing Goshen Storage parcel at 1642 State Route 28. The expansion requires approximately two acres of the subject site. The exact acreage and metes-and-bounds description will be provided by a registered surveyor as required by the completeness checklist. All work is confined to the subject site as shown on the attached plans.

3. Proposed use and requested zoning action

The proposed use is continued and expanded self-storage (mini-warehouse), including drive-up units of varying sizes as laid out on the attached typical floor plan. The zoning action requested is a zone change from the current B-1 or B-2 district to a district that permits self-storage (M-1 or a planned development that lists self-storage), together with any site plan review the Zoning Inspector requires. The applicant will follow the Inspector's direction on the exact box to check on the application form.

4. Character of the proposed development

The attached site plan is the proposed features plan. The attached typical floor plan shows the interior unit layout of the storage buildings. The site is organized as a conventional self-storage layout: six long, one-story buildings in parallel rows totaling approximately 38,000 square feet, customer drive aisles between buildings, and a clear access point from the public right-of-way. Density and intensity are typical of an existing storage facility — one-story buildings, low traffic after construction, and no retail, restaurant, or manufacturing component.

5. Surrounding land uses and zoning

The site sits on the State Route 28 corridor in Goshen Township. Surrounding uses are a mix of highway-oriented commercial, other business uses, and nearby residential properties typical of this stretch of the corridor. The expansion stays on the existing storage site and does not introduce a new use type into the area.

6. Changes in the area that support the request

The property has operated as self-storage for more than twenty years. Demand for secure, local self-

storage has grown with residential and commercial development in the Loveland / Goshen area. Expanding on the existing site reuses an already-developed storage property rather than converting a vacant or residential parcel. The attached plans keep the same use, the same general building type, and the same access pattern. The requested map change would bring the zoning district into alignment with the long-standing use.

7. Effect on township objectives, neighbors, and public facilities

Self-storage is a low-traffic, low-utility-demand use after construction is complete. The expansion is not expected to create a material increase in police, fire, or school demand. Stormwater, setbacks, landscaping, lighting, and buffering will be designed to township standards, including the 150-foot setback from residential lot lines required for self-storage, a solid perimeter fence, fire-department lockbox access, and landscaping outside the fence. The applicant will work with the Zoning Inspector on any items the Inspector determines are required (grading plan, architectural graphics, etc.).

8. Other information

This letter is intended to satisfy Item 1 of the Zoning Commission Application Completeness Checklist. The attached drawings are submitted as the current proposed features plan and typical floor plan. A surveyor's metes-and-bounds description, zoning plat, and digital files will accompany the formal submittal. The owner grants Goshen Township access to the property for review and inspection related to this application.

I respectfully request that the Zoning Commission and Board of Township Trustees approve the application so the expansion shown on the attached plans may proceed.

Respectfully submitted,

_____

Billy Kong
President, M&Z Oxford, LLC
Owner — Goshen Storage
P.O. Box 568, Goshen, Ohio 45122
(513) 968-8888 | Mzproperties3888@gmail.com

Attachments: (1) Site plan / proposed features plan. (2) Typical floor plan description.

□

ATTACHMENT 2 — TYPICAL FLOOR PLAN

Goshen Storage Expansion | 1642 State Route 28, Loveland, Ohio 45140

This page describes the typical floor plan of the six storage buildings shown on the attached site plan. It is submitted to address the typical floor plans item in the township architectural-graphics checklist.

Building type

Six one-story, rectangular self-storage buildings arranged in parallel rows, totaling approximately 38,000 square feet. Each building is a single floor at grade. There is no second story, basement, or occupied office mezzanine shown as part of the storage rows.

Unit layout

Units are laid out in a row inside each building, opening directly to the drive aisle. Typical unit sizes on the plan are the standard self-storage mix (approximately 5 by 10, 10 by 10, 10 by 15, 10 by 20, 10 by 25, and 10 by 30 class units). Each unit is a lockable storage room with a door on the drive-aisle face. Interior partitions divide the building into individual units. There are no dwelling units, assembly rooms, or public corridors.

Circulation

Customers drive between the buildings, park in front of their unit, and load at grade. The site plan shows the drive aisles, building footprints, and access from the public road. No interior public hallway is required for the drive-up buildings.

Doors and access

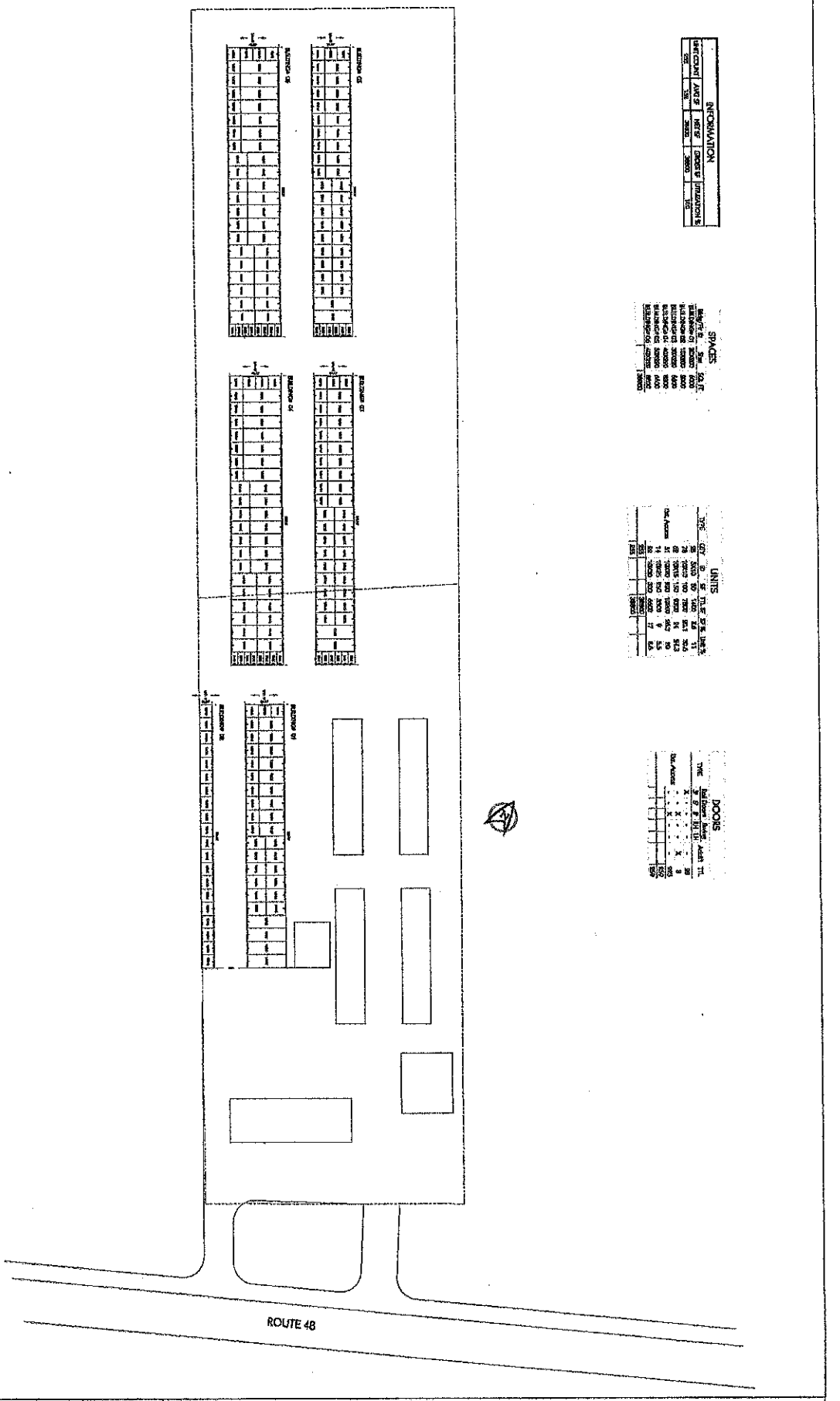
Each storage unit has its own exterior door facing the aisle, as counted on the doors table on the site plan. Building access is from the paved drive aisles shown on that plan.

Use of each floor

The entire floor of each storage building is mini-warehouse / self-storage. No residential, retail, restaurant, or manufacturing use is proposed inside the buildings.

Note

Exact unit counts, square footages, and door totals will be taken from the final survey and construction drawings. The printed site plan submitted with this letter is the current graphic of the proposed layout. If the Zoning Inspector requires stamped architectural floor plans, elevations, or cross sections, those will be provided as a supplement.



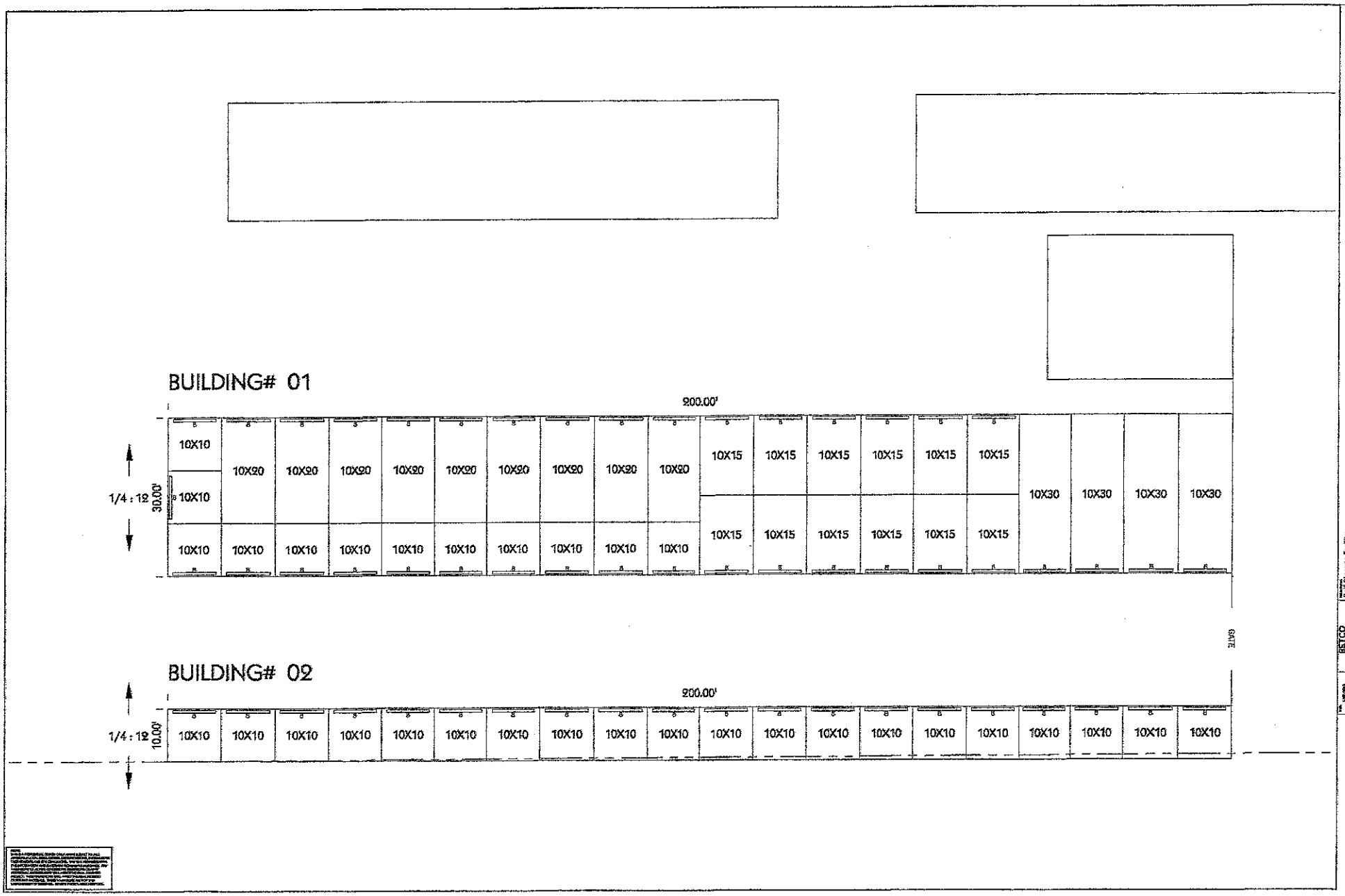
STORAGE³
139 North Center Street
Adrian, MI 49221

BETCO

Self Storage Facility
7542 Route 48 Sprigvale OH

Site Plan

(1)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30.00'
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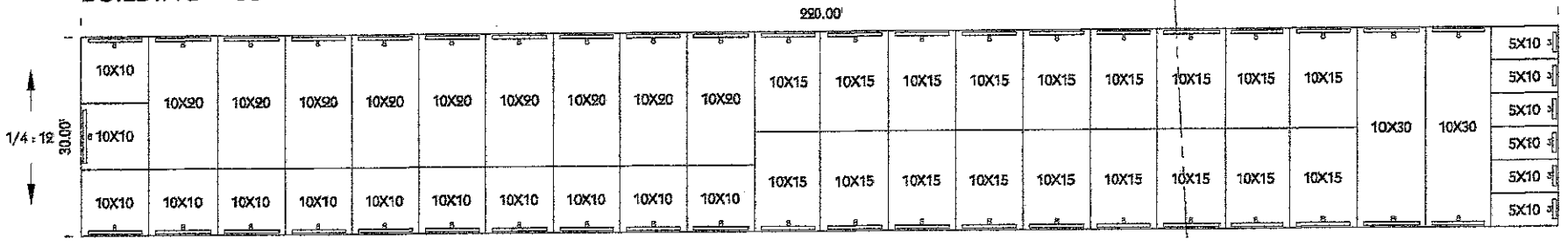
10X10
10X20
10X15
10X30
BUILDING# 02
200.00'
10.00'
1/4 : 1'
10X10
STORAGE3

BUILDING# 03



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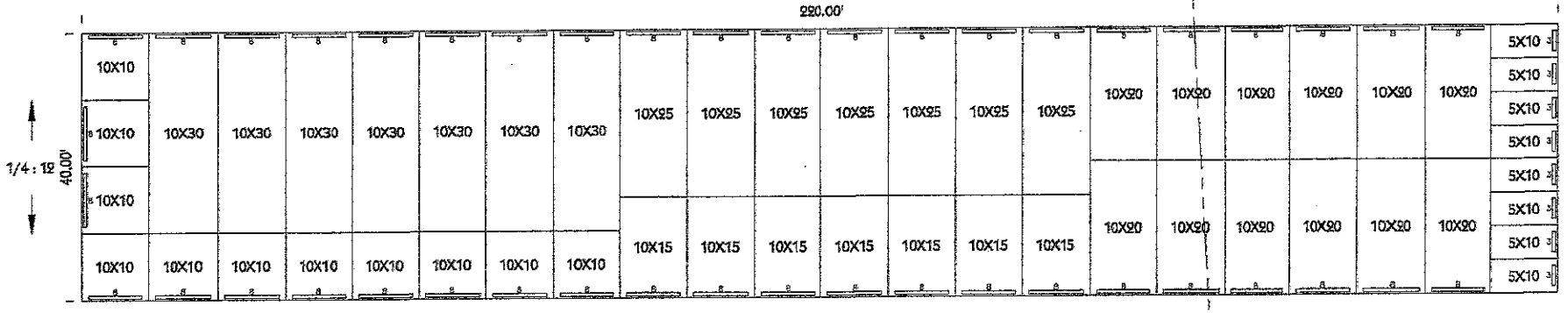


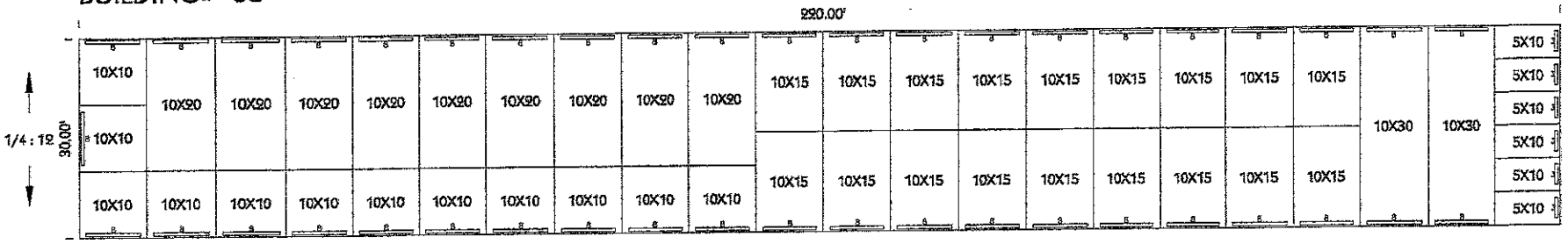
BETCO

Self Storage Facility
1243 Route 49 Scottsville, OH

Building Plan

STORAGE^3
192 North Clinton Street
Ashley, IN 47901

BUILDING# 05



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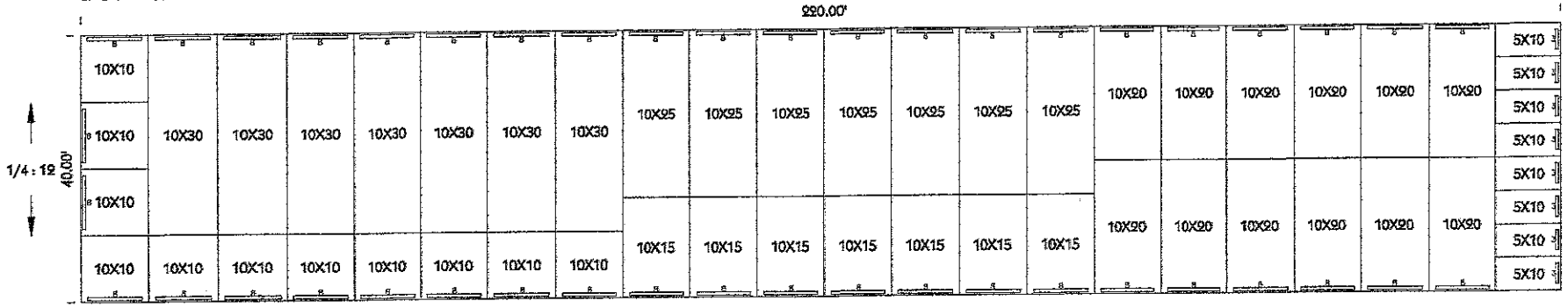

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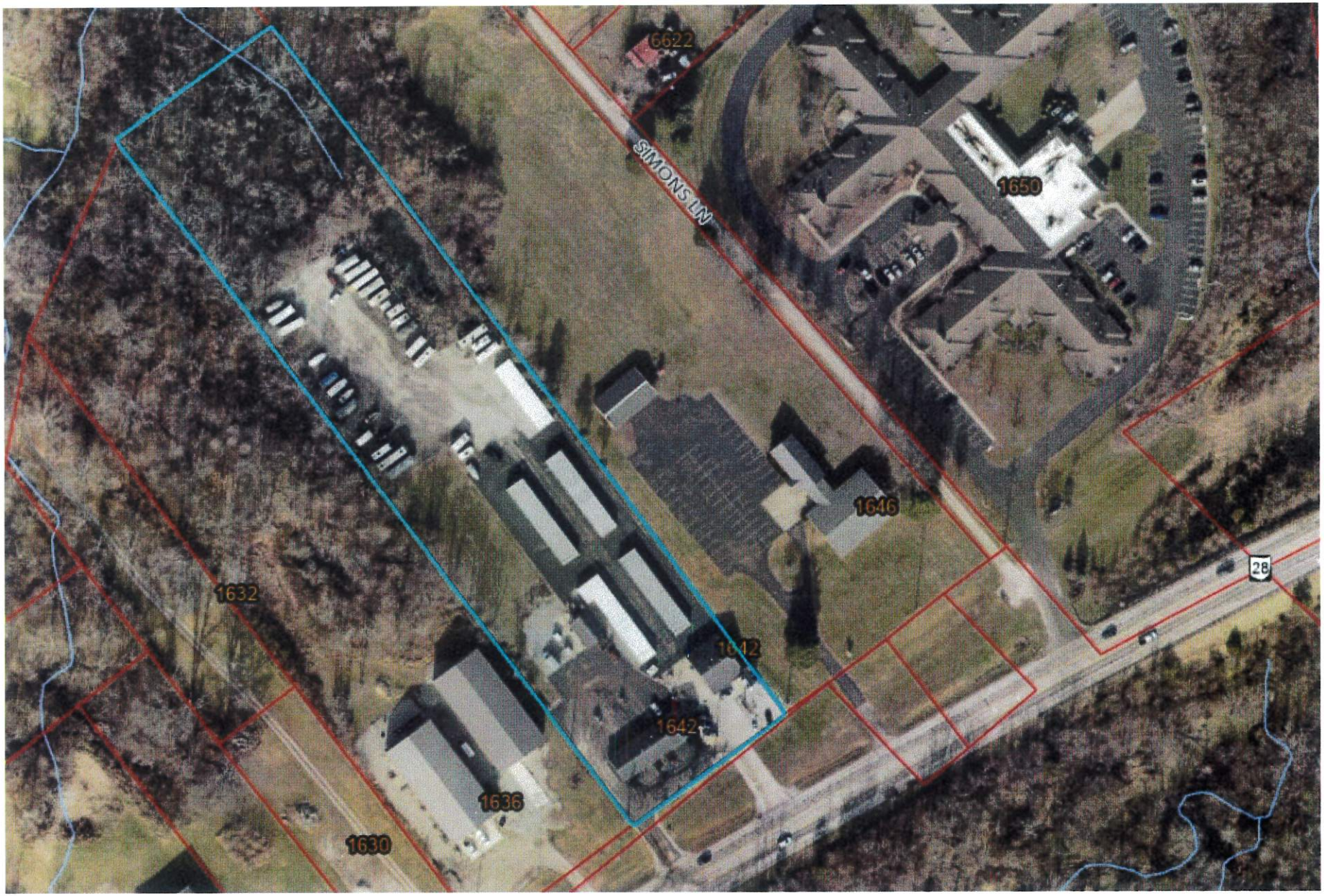
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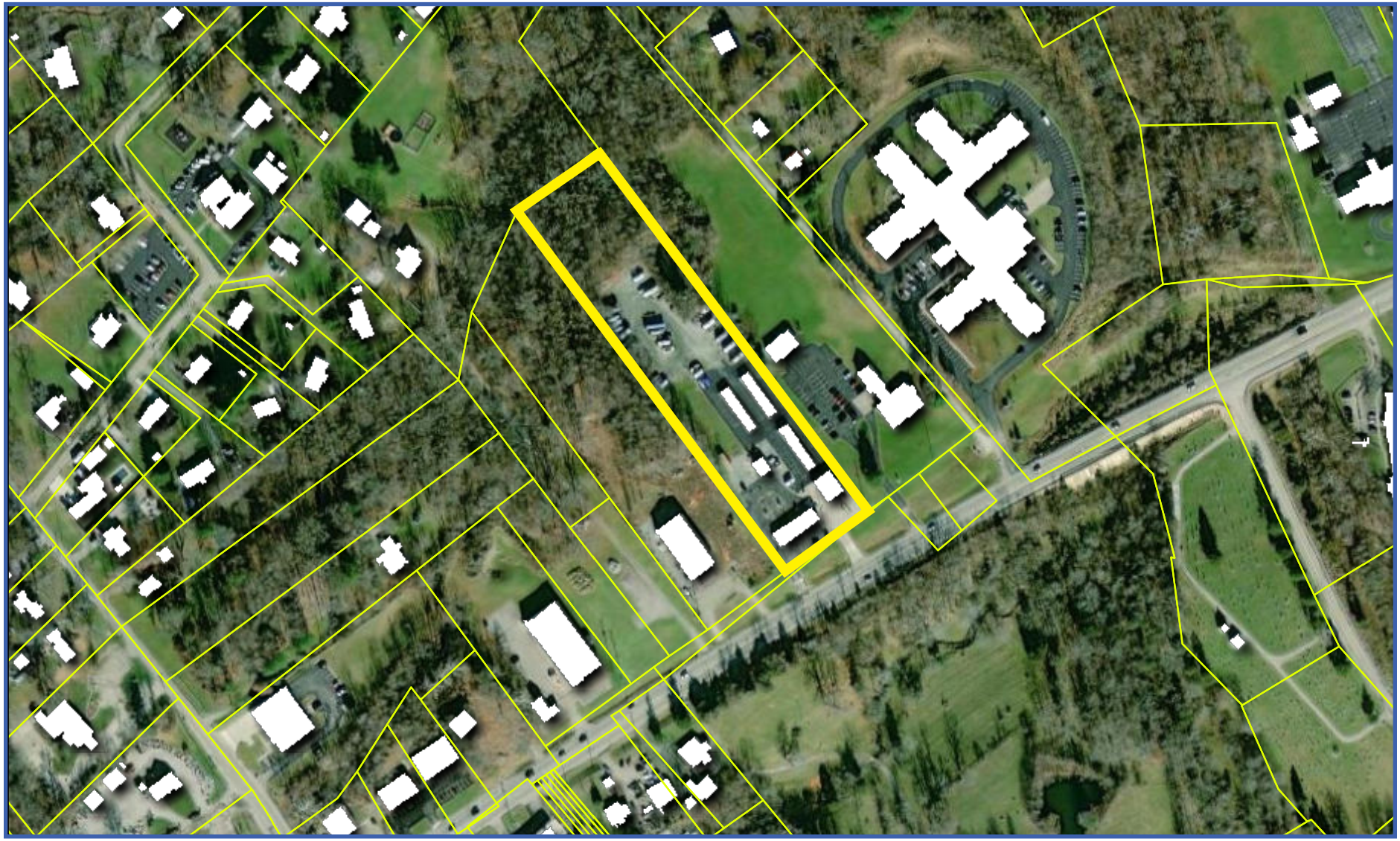
PARCEL MAP **ZC-2026-008**



PROPERTY INFORMATION

Parcel Numbers: 112203A016

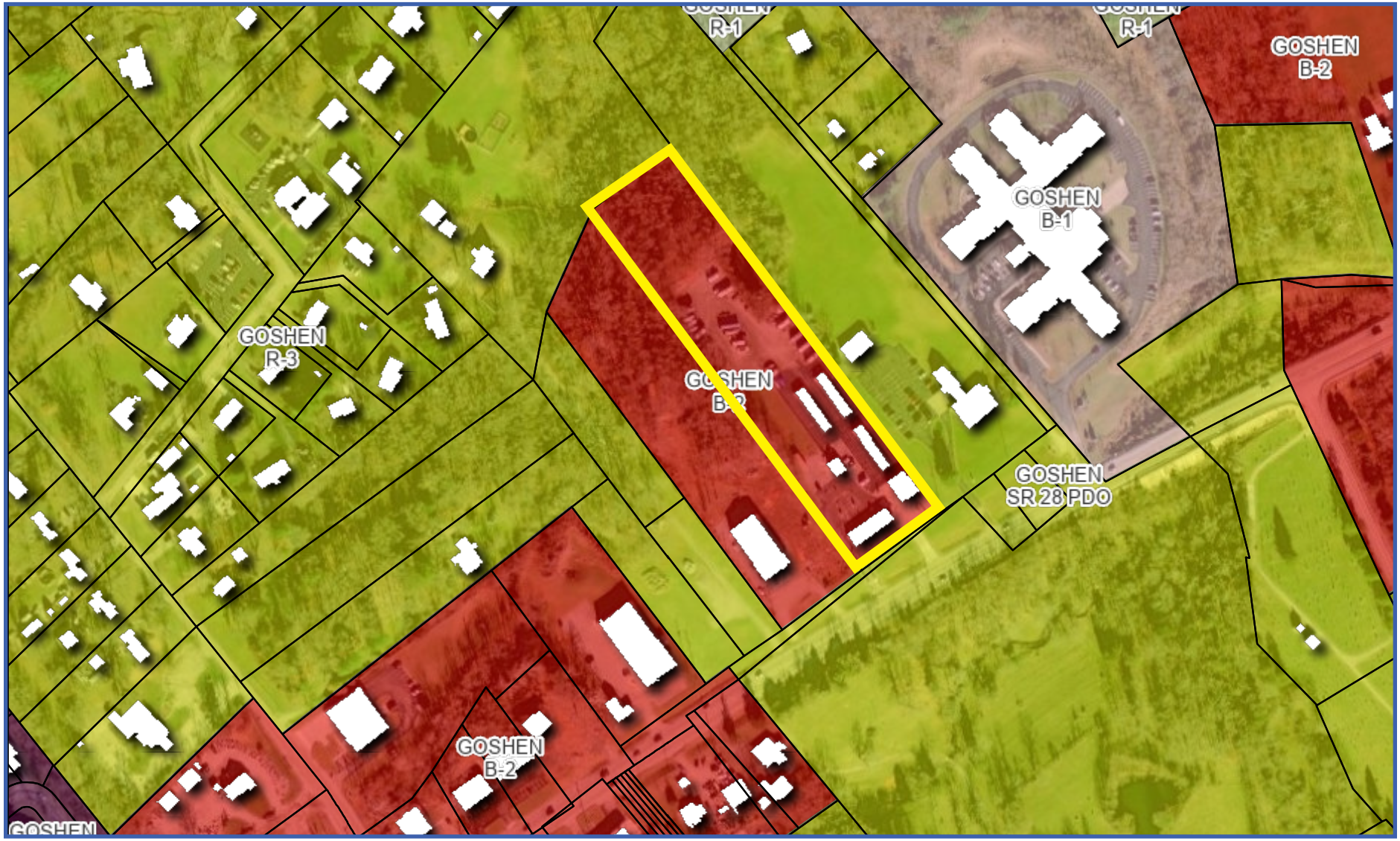
Total SIte Area: +/- 4.40 Acres

CLERMONT COUNTY OHIO

Grow here

ZONING MAP

ZC-2026-008



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CLERMONT COUNTY OHIO
Grow here