



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JUNE 23, 2026

GOSHEN TOWNSHIP – ZONING MAP AMENDMENT

CASE NO. ZC-2026-007

APPLICANT + PROPERTY OWNER:

Joe Farrugia
7861 E. Kemper Rd.
Cincinnati, OH 45249

PARCEL ID:

All Parcels in Lakefield Place Sections 1-7

ADDRESS OF REQUEST:

SR 132

REQUEST:

Requesting to amend the zoning designation of the subject property parcel(s) (All Parcels in Lakefield Place Sections 1-7) consisting of +/- 152.32 acres for the purpose of consolidating the zoning designation to include the entirety of the development as one Planned Unit Development, remove a 2.16 acre tract to revert back to the prior R-1 zoning designation, and convert 2 residential lots (201 and 202) into open space for the construction of a new amenity.

ZONING:

The existing zoning for the subject property is “PUD” Planned Unit Development 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 an approved subdivision under construction.

HISTORY:

The Clermont County Planning Commission approved the Design Plan for Lakefield Place Sections 6 and 7 on July 29, 2025.

CONTENTS OF REPORT:

Exhibit A: Township Application and Project Narrative

Exhibit B: Parcel Map

Exhibit C: Zoning Map

Exhibit D: Proposal Map

DEVELOPMENT CHARACTER:

Due to the increase in open space, this proposal is in alignment with the Goshen Township Land Use Plan and Zoning Resolution.

REFERRAL AGENCIES' COMMENTS:**Community and Economic Development Comments:**

- Per Section 903 of the Clermont County Subdivision Regulations, minor revisions creating no increase in the number of approved lots may be administered by a representative approved by the Planning Commission.
- 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.

STAFF ANALYSIS:

The PD application meets the objectives for planned developments as stated in Article 6 of the Goshen Township Zoning Resolution. The application is aligned with the surrounding land uses and the Goshen Township Land Use Plan and 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-2026-007 and its request to amend the zoning designation of the subject property parcel(s) (All Parcels in Lakefield Place Sections 1-7) consisting of +/- 152.32 acres for the purpose of consolidating the zoning designation to include the entirety of the development as one Planned Unit Development, remove a 2.16 acre tract to revert back to the prior R-1 zoning designation, and convert 2 residential lots (201 and 202) into open space for the construction of a new amenity.

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, 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-2026-007

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: _____ ZIP CODE: _____

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER JOE FARRUGGIA	7861 E. KEMPER RD	CINCINNATI	OH	45249	513-702-9419
CONTRACTOR					
DESIGNER CHOICE ONE ENGINEERING	6279 TRI-RIDGE BLVD	LOVELAND	OH	45140	513-239-8554
APPLICANT JOE FARRUGGIA	SAME AS ABOVE				
APPLICANTS E-MAIL ADDRESS JOEFARRUGGIA3000@GMAIL.COM					

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:

**COMBINE LAKEFIELD PLACE SECTIONS 1-5 AND LAKEFIELD PLACE SECTIONS 6 & 7 INTO 1 PUD.
REMOVE A 2 ACRES OUTLOT ALONG SR 132 FROM THE EXISTING PUD OF LAKEFIELD SECTIONS 6 & 7.
RECLASSIFY 2 RESIDENTIAL LOTS IN SECTION 6 TO OPEN SPACE FOR THE PURPOSES OF ADDING AN AMENITY.**

5. SQUARE FEET: _____ 6. USE: **SINGLE-FAMILY HOMES** 7. HEIGHT: _____

8. EST. START DATE: **UNDER CONSTRUCTION** 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

5/28/26

DATE

PROPERTY OWNER'S SIGNATURE

5/28/26

DATE

**Date**

June 1, 2026

Address

John Langenheim
Goshen Township Planning & Zoning
6757 Goshen Road
Goshen, Ohio 45122

Subject

Lakefield Place – PUD Major Modification

Mr. Langenheim:

We are submitting today to request a Major Modification to the 2 approved Planned Unit Developments for the Lakefield Place Subdivision in Goshen Township located along Deerfield Road and at the end of Greenfield Drive. Enclosed you will find 10 copies in 11x17, 2 copies in 24x36 and the application.

- We are requesting a Major Modification to the approved Lakefield Place Sections 1-5 and Lakefield Place sections 6-7 PUDs. This modification is for the purpose of combining both into 1 PUD, allowing for the removal of a 2.16-acre tract located along S.R. 132 from the existing planned unit development. The removed portion will revert to the prior R-1 zoning designation. The PUD consolidation will contain a total 152.32 acres with 53.23 acres designated as open space.
- We also request with this modification that 2 residential lots, lots 201 and 202, be considered as open space to allow for the construction of a new amenity and associated parking. This new amenity will provide community residents with an additional area for leisure activities and gatherings similar to the existing ones located off Parkfield Way. Example Elevations of the proposed amenity facility are included with this submittal.

Sincerely,

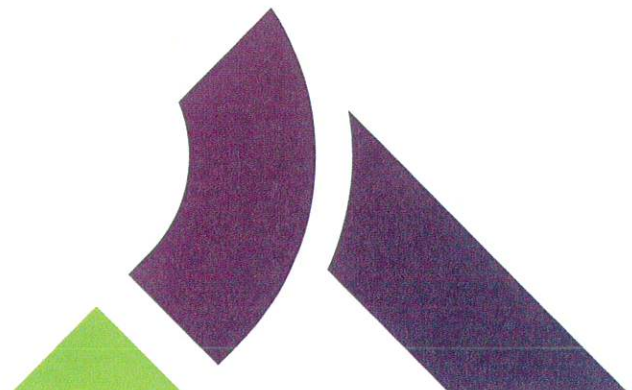
Steve Goessling

W. Central Ohio/E. Indiana

440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky

8956 Glendale Milford Rd., Suite 1
Loveland, OH 45140
513.239.8554 Phone

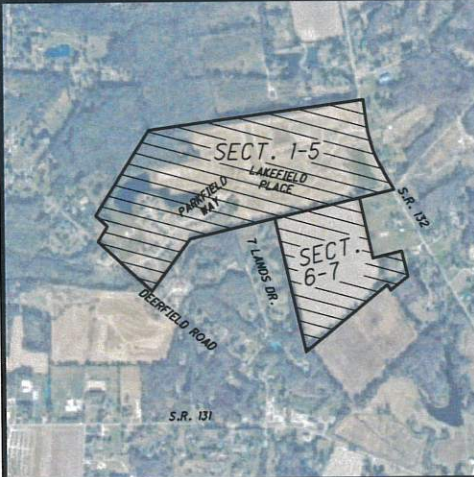


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LAKEFIELD PLACE PUD MAJOR MODIFICATION

LOCATED IN GRAHAM MILITARY SURVEY No. 2405
GOSHEN TOWNSHIP, CLERMONT COUNTY, OHIO



OWNER & APPLICANT:
BEAVERCREEK SITE MANAGEMENT LLC
7861 E. KEMPER ROAD
CINCINNATI, OH 45249
JOE FARRUGGIA
513-702-9419

ENGINEER:
CHOICE ONE ENGINEERING
8956 GLENDALE MILFORD ROAD
SUITE 1
LOVELAND, OH 45140
513-239-8554

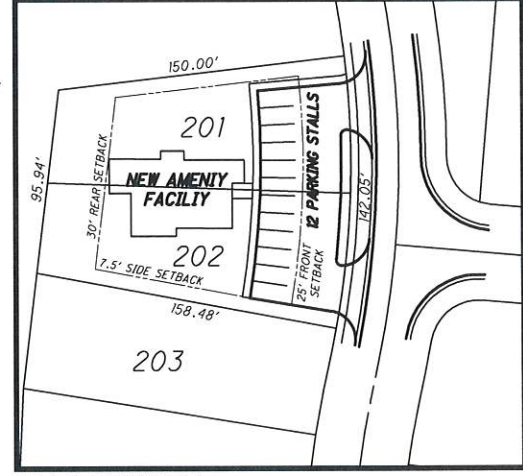
NEW OUTLOT

PROPERTY INFORMATION

CURRENT PUD AREAS	
LAKEFIELD PLACE SECTIONS 1-5:	111.47 ACRES
OPEN SPACE:	39.55 ACRES (35.5%)
LAKEFIELD PLACE SECTIONS 6-7:	43.01 ACRES
OPEN SPACE:	15.25 ACRES (35.4%)
CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT)	
CURRENT USE: SINGLE-FAMILY RESIDENCES	
MIN. FRONT SETBACK:	25 FEET
MIN. REAR SETBACK:	30 FEET
MIN. SIDE SETBACK:	7.5 FEET MIN. (15 FEET TOTAL)
LAKEFIELD PLACE (TOTAL): 154.48 ACRES	
NEW OUTLOT PARCEL: 2.16 ACRES	
NEW MODIFIED PUD AREA: 152.32 ACRES	
AREA IN LOTS & R/W: 99.68 ACRES	
TOTAL IN OPEN SPACE: 53.23 ACRES (34.9%)	
(INCLUDES NEW AMENITY 0.43 ACRES)	

INTENT FOR MODIFICATION REQUEST

- WE ARE REQUESTING A PUD MAJOR MODIFICATION TO LAKEFIELD PLACE SECTIONS 1-5 AND LAKEFIELD PLACE SECTIONS 6-7. THIS MODIFICATION IS FOR THE PURPOSES OF COMBINING BOTH INTO 1 PUD AND ALLOW FOR THE REMOVAL OF A 2.16 ACRES TRACT LOCATED ALONG S.R. 132 FROM THE EXISTING PLANNED UNIT DEVELOPMENT. THE REMOVED PORTION WILL REVERT BACK TO THE ORIGINAL R-1 ZONING DESIGNATION. WE ARE ALSO REQUESTING WITH THIS MODIFICATION THAT 2 RESIDENTIAL LOTS, LOTS 201 AND 202, BE CONSIDERED AS OPEN SPACE TO ALLOW FOR A NEW AMENITY AND ASSOCIATED PARKING TO BE CONSTRUCTED. BOTH OF THESE REQUESTS ARE LOCATED WITHIN THE PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT OF LAKEFIELD PLACE SECTIONS 6 & 7.



NEW AMENITY SCALE 1"=50'

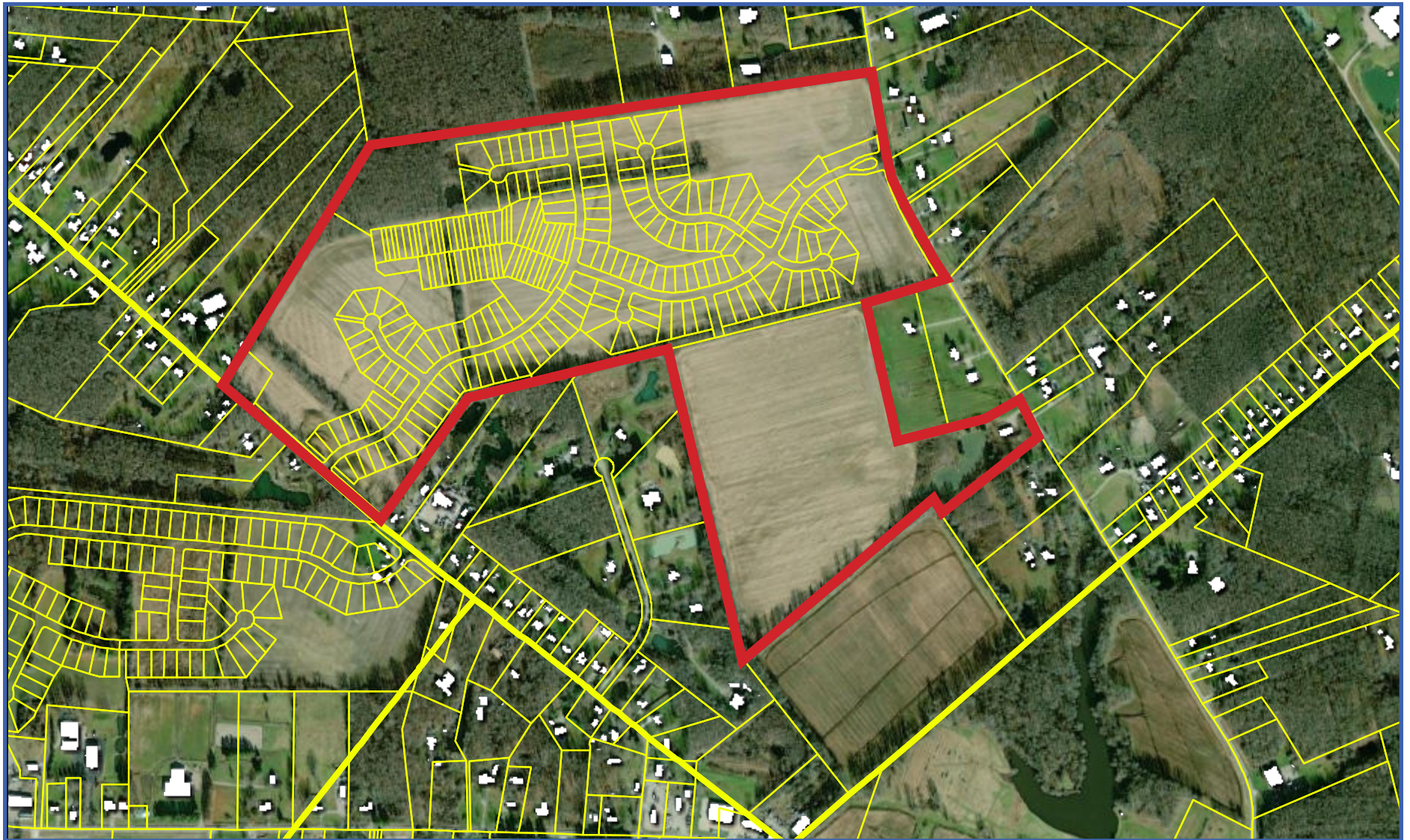
CHOICE ONE
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

LAKEFIELD PLACE SUBDIVISION
GOSHEN TOWNSHIP, CLERMONT COUNTY, OHIO
P.U.D. MAJOR MODIFICATION

REVISIONS:

FILE NAME	8.Pre
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT NO.	CLEGOS2408
DATE	06-01-2026
SHEET NUMBER	1 OF 1

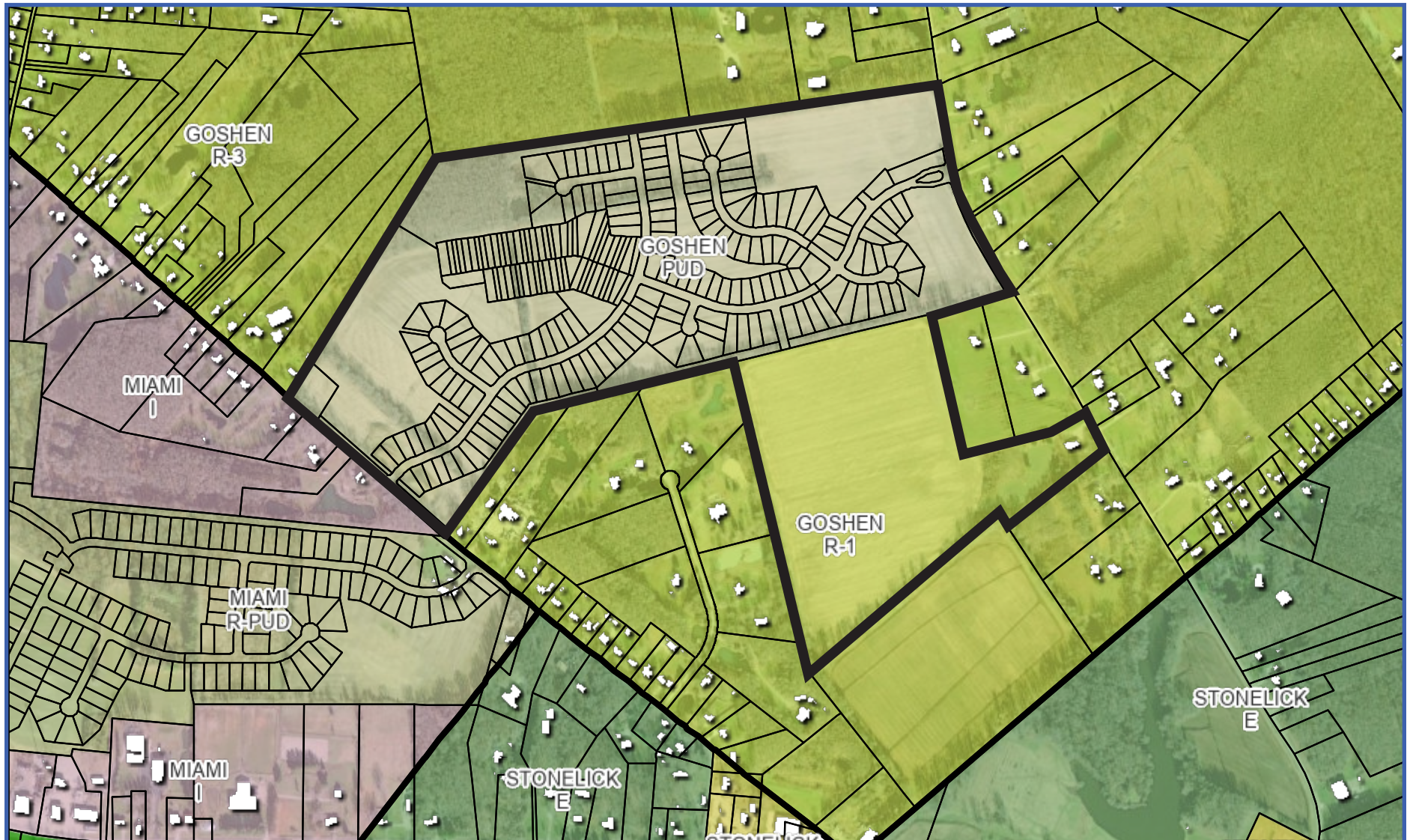


PROPERTY INFORMATION

Parcel Numbers: All Parcels in Lakefield Place Sections 1-7

Total Site Area: +/- 152.32 Acres





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