



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON OCTOBER 27, 2026

GOSHEN TOWNSHIP – ZONING TEXT AMENDMENTS

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

REQUEST: Text Amendments to the Goshen Township Zoning Resolution

PROPOSED TEXT AMENDMENTS: Amendments establishing panhandle/flag-lot standards to align with County Subdivision Regs.

CONTENT OF REPORT:

Exhibit A: Proposed text amendment

STAFF ANALYSIS:

Goshen Township has proposed text amendments to section 5.05(A)(1)(g), 5.05(A)(3), and Article 16 in order to align with the County’s Subdivision Regulations’ standards on Panhandle lots.

The proposed 5.05(A)(3)(a) states, each newly created directly abut a public street right-of-way. The County Subdivision Regulations allow for lots to abut private streets when served by private street easements. According to section 509 of the Clermont County Subdivision Regulations, “private streets may be permitted by the Planning Commission in platted subdivisions provided they meet the ... requirements”. In order to align with current County policies, including private streets within the text amendments would permit panhandle lots with the same standards as the County.

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 WITH MODIFICATION** of the Goshen Township Zoning Text Amendments to include panhandle lots permitted on Private Streets as outlined by the Clermont County Subdivision Regulations.

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: 6757 Goshen Rd.

NAME	STREET ADDRESS	CITY	ZIP	PHONE	EMAIL
Owner <i>Goshen Township</i>	<i>6757 Goshen Rd.</i>	<i>Goshen</i>	<i>45122</i>	<i>513-722-3400</i>	<i>John.Langenheim@goshen-oh.gov</i>
Contractor					
Applicant <i>" "</i>	<i>" "</i>	<i>" "</i>	<i>" "</i>	<i>" "</i>	<i>" "</i>
Designer					

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

Text Amendment establishing minimum street frontage for new lots and permit Flag / Pan handle lots in R-2+R-3

Zoning Commission Action Requested (Check all that apply):

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 ☒
 Square Footage: _____ USE: _____ Height: _____ of Signs: _____
 EST. Start Date: _____ EST Finish Date: _____

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 CONSTITUTE PERMISSION TO BEGIN WORK.

[Signature] 09/30/2026
 Property Owner Signature Date

[Signature] 09/30/2026
 Applicant Signature Date

RESOLUTION NO. R-042-2026

The Board of Township Trustees of Goshen Township, Clermont County, Ohio, met in [regular/special] session on the 21nd day of September, 2026, with the following members present:

Lisa Allen, Chairperson

Dan Hodges, Vice Chairperson

Bob Hausermann, Member

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

A RESOLUTION TO INITIATE TEXT AMENDMENTS TO THE GOSHEN TOWNSHIP ZONING RESOLUTION TO ESTABLISH MINIMUM STREET-FRONTAGE REQUIREMENTS FOR NEWLY CREATED LOTS, PERMIT FLAG OR PANHANDLE LOTS IN THE R-2 AND R-3 DISTRICTS, AND PROHIBIT EASEMENT-ONLY OR LANDLOCKED LOTS

WHEREAS, pursuant to Ohio Revised Code Section 519.02, the Board of Township Trustees of Goshen Township, Clermont County, Ohio, may regulate by resolution, in accordance with a comprehensive plan and for the public health, safety, and welfare, the uses of land and structures, lot area, lot width, yards, open space, population density, and related development standards in the unincorporated territory of the Township; and

WHEREAS, pursuant to Ohio Revised Code Section 519.12, the Board of Township Trustees may initiate amendments to the Goshen Township Zoning Resolution; and

WHEREAS, the Board finds that newly created buildable lots should have direct street frontage, that an easement alone should not establish zoning eligibility for a principal use, and that flag or panhandle lots should remain a limited exception subject to clear standards; and

WHEREAS, the Board finds that the proposed amendment will promote orderly development, preserve the applicable minimum lot-size and lot-width standards, reduce the creation of landlocked lots, and maintain access from streets and roads.

NOW, THEREFORE, BE IT RESOLVED by a majority of the members of the Board of Township Trustees of Goshen Township, Clermont County, Ohio, as follows:

SECTION 1. The Board hereby initiates the proposed text amendments to the Goshen Township Zoning Resolution set forth in Exhibit A, attached to and incorporated in this Resolution. The proposed amendments revise Section 5.05(A)(1)(g), Flag or Panhandle Lots; add a minimum street-frontage requirement to Section 5.05(A)(3); add a street-frontage definition to Article 16; and make related conforming amendments as reasonably necessary to implement this Resolution.

SECTION 2.

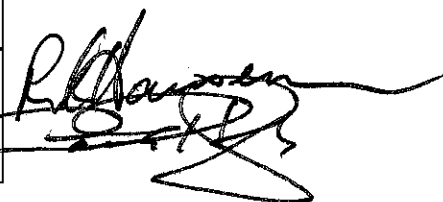
The Board directs the Fiscal Officer, Zoning Inspector, and/or other authorized Township representative to certify this Resolution including Exhibit A to the Goshen Township Zoning Commission to process the proposed amendments in accordance with Ohio Revised Code Section 519.12, including required referral, notice, public hearings, recommendation, and final action by the Board.

SECTION 3.

The Board finds and determines 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 Ohio Revised Code Section 121.22.

Mr./Ms. Hauserman seconded the motion, and upon roll call, the vote resulted as follows:

Trustee	Vote
Trustee Allen	Absent
Trustee Hausermann	Yes
Trustee Hodges	Yes



THIS RESOLUTION WAS DULY PASSED ON THE 22nd DAY OF September, 2026.

ATTEST:

By: _____ Date: _____

Goshen Township Fiscal Officer

APPROVED AS TO FORM:

Prosecuting Attorney

Clermont County

By: _____ Date: _____

Assistant Prosecutor

EXHIBIT A

Proposed Redline Text Amendments to the Goshen Township Zoning Resolution

Drafting convention: Language shown as ~~stricken~~ is proposed for deletion. Language shown as underlined is proposed for addition. Unmarked language remains unchanged.

1. Section 5.05(A)(1)(g) — Flag or Panhandle Lots

Amend Section 5.05(A)(1)(g) to read as follows:

(g) Flag or Panhandle Lots

(i) Flag or panhandle lots shall not be used to avoid the construction of a street that meets the requirements of the Clermont County Subdivision Regulations or to create or leave a landlocked buildable lot or residual tract.

(ii) Flag and panhandle lots are only permitted in the R-1, R-2, and R-3 zoning districts on lots that are not located within a platted subdivision.

(iii) Flag and panhandle lots shall have a minimum width of 25 feet at the street right-of-way and a maximum length of 500 feet for the panhandle when measured from the edge of the right-of-way The panhandle shall be owned as part of the flag or panhandle lot and shall directly abut a public street right-of-way.

(iv) Each flag or panhandle lot shall comply with the applicable minimum lot-area, lot-width, setback, and other zoning requirements. The area of a panhandle narrower than fifty (50) feet shall not count toward the minimum lot-area requirement.

~~{iv}~~ **(v)** The minimum front yard setback requirement shall be measured from the lot line that creates the rear lot line of the adjacent lot as illustrated in Figure 5 -H.

~~{v}~~ **(vi)** The panhandle portion of the lot shall not be used for storage nor shall any structures be permitted in such portion of the lot, except a driveway, utilities, drainage improvements, mailbox, address marker, and improvements necessary for lawful vehicular or emergency access.

~~{vi}~~ **(vii)** When more than one panhandle lot is proposed, a common driveway shall be provided to serve the multiple lots. A maximum of two panhandle lots (one interior lot plus two panhandle lots) are permitted in a stacking manner without providing a street that meets the requirements of the Clermont County Subdivision Regulations. See Figure 5-I.

(viii) A private access easement, common driveway, or shared driveway across land not included within the flag or panhandle lot shall not satisfy the street-frontage requirement. A shared driveway may be used only by lots that independently meet the street-frontage requirement of this section.

2. Section 5.05(A)(3) — Lot Width and Street Frontage Measurements

Amend Section 5.05(A)(3) to read as follows:

(3) Lot Width and Street Frontage Measurements

Lot width is the distance between the side lot lines measured along the front yard setback line. See Figure 5-K. Street frontage is the continuous distance of a lot line directly abutting a public street right-of-way, measured along the right-of-way line.

(a) Minimum Street Frontage. Except as otherwise expressly provided in this Zoning Resolution, each newly created lot shall directly abut a public street right-of-way. The

minimum required street frontage shall be equal to the minimum lot width required for the applicable zoning district and principal use under Table 5-2 or Table 5-3, as applicable.

A private access easement, driveway easement, common driveway, shared driveway, driveway tract, or other access arrangement across property not included within the lot is not street frontage and shall not satisfy this requirement.

3. Article 16 — Definition Addition

Add the following definition to Section 16.03 in alphabetical order:

STREET FRONTAGE. The continuous distance of a lot line directly abutting a public street right-of-way, measured along the right-of-way line. A private access easement, driveway easement, common driveway, shared driveway, driveway tract, or other access arrangement across property not included within the lot is not street frontage.
