



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MARCH 26, 2024

Goshen Township – Zoning Text Amendments

APPLICANT: Goshen Township Zoning Commission
6757 Goshen Road
Goshen Township, OH 45122

REQUEST: Modifications to the Goshen Township Zoning Resolution

PROPOSED TEXT AMENDMENTS: The addition of Temporary Dwelling Regulations. See attached Exhibit A for specific text amendments

CONTENT OF REPORT:

Exhibit A: Text Amendments

Exhibit B: Township Application and Resolution

STAFF ANALYSIS:

Goshen Township has proposed modifications to Article 7: Accessory and Temporary Use Regulations to add regulations for Temporary Dwellings.

Section 7.02 Modifications to Temporary Uses and Structures

Section 7.02, Addition of Temporary Dwelling Units During New-Home
Table 7-2 Construction and Temporary Dwelling Units During Major
Renovations or Repairs.

Section 7.02(D)(7) Addition of regulations for Temporary Dwelling Units During New-Home Construction.

Section 7.02(D)(8) Addition of regulations for Temporary Dwelling Units During Major Home Renovations or Repairs.

Article 16

Definitions Addition of definitions for Major Renovation or Repair.

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 and are consistent with actions meant to protect and preserve public health and safety. 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** as to form of the Goshen Township Text Amendments as submitted.

Exhibit A

Exhibit A

Temporary Dwellings

7.02 TEMPORARY USES AND STRUCTURES

(A) Purpose

This section allows for the establishment of certain temporary uses and structures for a limited duration, provided that such uses and structures do not negatively affect adjacent properties, and provided that such uses or events are discontinued upon the expiration of a set time period. Temporary uses and structures shall not involve the construction or alteration of any permanent building or structure.

(B) Permitted Temporary Uses and Structures

- (1) Table 7-2 summarizes permitted temporary uses and structures and any general or specific standards that apply. Temporary uses or structures not listed in the table are prohibited in the township.

| TEMPORARY USES AND STRUCTURES | PERMIT REQUIRED | ADDITIONAL REQUIREMENTS |
|---|-----------------|-------------------------|
| Temporary Structures for Public or Institutional Uses | Yes | 7.02(D)(6) |
| <u>Temporary Dwelling Units During New-Home Construction</u> | <u>Yes</u> | <u>7.02(D)(7)</u> |
| <u>Temporary Dwelling Units During Major Renovations or Repairs</u> | <u>Yes</u> | <u>7.02(D)(8)</u> |

7.02(D)

(7) Temporary Dwelling Units During New-Home Construction

- a) A maximum of two recreational vehicles, campers, or similar vehicles shall be permitted on a parcel that allows a single-family residence under this Resolution, whether it be a permitted use (i.e., Residential District) or whether a conditional use has been approved (i.e., Business or Town Center Business District), during the construction of a new single-family residence as a temporary dwelling unit, provided that the use complies with the following:

- 1) Shall be located on the same site as the related construction;

- 2) Shall be located in a position that complies with all other necessary zoning regulations for the zoning district, including but not limited to setbacks;
 - 3) Shall be utilized by the owner of the parcel that is constructing the single-family residence, the property is not to be sold or leased to another person; and
 - 4) Shall comply with all applicable federal, state and local laws and regulations.
- b) The property owner shall apply for a temporary-use permit within thirty (30) days of utilizing a temporary dwelling unit.
 - c) No temporary-use permit shall be issued until a zoning permit is issued for the construction of the new single-family residence.
 - d) The temporary-use permit shall be valid for one (1) year. If the construction of the single-family residence exceeds one (1) year, the property owner may apply for another temporary-use permit to continue the use of the temporary dwelling unit.

(8) Temporary Dwelling Units During Major Renovations or Repairs

- a) A maximum of two recreational vehicles, campers, or similar vehicles shall be permitted on a parcel that allows a single-family residence under this Resolution, whether it be a permitted use (i.e., Residential District) or whether a conditional use has been approved (i.e., Business or Town Center Business District), during a major renovation or repair of an existing single-family residence as a temporary dwelling unit provided that the use complies with the following:
 - 1) Shall be located on the same site as the related construction;
 - 2) Shall be located in a position that complies with all other necessary zoning regulations for the zoning district, including but not limited to setbacks;
 - 3) Shall be utilized by the owner of the parcel that is renovating or repairing the single-family residence; and,
 - 4) Shall comply with all applicable federal, state and local laws and regulations.
- b) The property owner shall apply for a temporary-use permit within fourteen (14) days of utilizing a temporary dwelling unit.
- c) The temporary-use permit shall be valid for six (6) months. If the major renovation or repairs of the single-family residence exceeds six (6) months, the property owner may apply for another temporary-use permit to continue the use of the temporary dwelling unit.

Article 16: Definitions

MAJOR RENOVATION OR REPAIR

Any project that meets one of the following conditions:

- a) The construction of one or more buildings or improvements on a site where all or part of a building or improvement has been previously demolished;
- b) The renovation, rehabilitation, addition to, or repurpose of existing buildings or improvements on a site where the cost of work performed exceeds 50 percent of the pre-renovation market value of the building or improvements as determined by the county auditor;
- c) The demolition and reconstruction of a building or structure; or
- d) Any addition that exceeds 50 percent of the square footage of an existing principal building or structure.

Major redevelopment does not include activities associated with routine maintenance and/or remodeling of occupied properties.

Exhibit B

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

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

ZC-2024-003

DO NOT WRITE IN THIS SPACE

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 <u>Goshen Twp. Trustee</u> | <u>6757 Goshen Rd</u> | <u>Goshen</u> | <u>Oh</u> | <u>45122</u> | |
| CONTRACTOR | | | | | |
| DESIGNER | | | | | |
| APPLICANT | | | | | |
| 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:

Proposed Text Amendment. Temp. Dwelling.

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.

Bob Rusk 2/28/24
 APPLICANT'S SIGNATURE DATE

Bob Rusk 2/28/24
 PROPERTY OWNER'S SIGNATURE DATE

TOWNSHIP ADMINISTRATOR

GOSHEN TOWNSHIP BOARD OF TRUSTEES

RESOLUTION NO. R-~~003~~-2024

The Board of Trustees of Goshen Township, Clermont County, Ohio met in regular session on February 27, 2024 with the following members present:

Bob Hausermann, Chairman
Lisa Allen, Trustee
Dan Hodges, Trustee

Mr. (Mrs) Lisa Allen moved for the adoption of the following Resolution:

**A RESOLUTION TO PROPOSE TEXT AMENDMENTS TO THE GOSHEN
TOWNSHIP ZONING RESOLUTION**

WHEREAS, pursuant to Ohio Revised Code (ORC) 519.02, the Board of Trustees 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, 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, 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 Trustees, desires to initiate text amendments to the Goshen Township Zoning Resolution; and

WHEREAS, the Board hereby finds that the proposed text amendments as set forth in Exhibit A to this Resolution are in keeping with good land planning and are not in conflict with the best interest of the township and the public; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Goshen Township, Clermont County, Ohio with at least two-thirds of its members thereto concurring as follows:

SECTION I

That the Board of Township Trustees of Goshen Township, Clermont County, Ohio shall certify the proposed text amendments, indicated by underlined text, to §7.02, Temporary Uses and Structures, Table 7-2: Temporary Uses and Structures, and Article 16: Definitions, of the

Goshen Township Zoning Resolution, as set forth on the attached "Exhibit A," to the Goshen Township Zoning Commission.

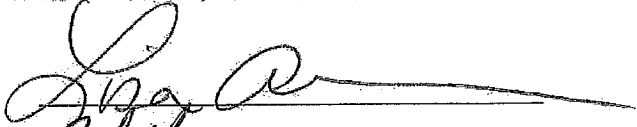
SECTION II

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. Mrs. Bob Hausermann seconded the motion and on roll call, the vote resulted as follows:

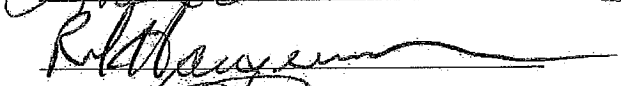
Trustee Allen:

Yes / No / Abstain



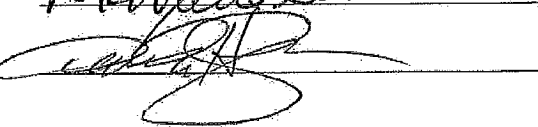
Trustee Hausermann:

Yes / No / Abstain



Trustee Hodges:

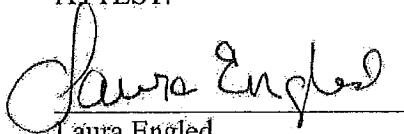
Yes / No / Abstain



Trustee Action: Approved / Approved w/Modification / Denied / Tabled until _____

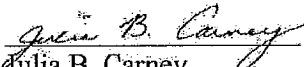
This Resolution was duly passed on the 27th day of February 2024.

ATTEST:



Laura Engled
Fiscal Officer Goshen Township
Clermont County, Ohio

Approved as to form:


Julia B. Carney
Assistant Prosecuting Attorney
Clermont County Prosecutor's Office