



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON SEPTEMBER 28, 2021

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## GOSHEN TOWNSHIP CASE ZC-2021-004

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**APPLICANT:** Eric White  
8686 State Route 41  
West Union, OH 45693

**OWNERS:** Eric White  
8686 State Route 41  
West Union, OH 45693

**REQUEST:** Requesting to rezone parcel 112206A006 consisting of 4.75 acres (+/-) from R-1 Agricultural & Rural Residential District & B-2 General Business District to M-1 – Light Manufacturing District.

**LOCATION:** The subject property parcel 112206A006 is located at the northeastern corner of SR 28 and Edenton Pleasant Plain Road. The property is on the northern border of Goshen Township, Clermont County and Harlan Township, Warren County.

**ZONING:** Current Zoning: R-1 – Agricultural and Rural Residential District & B-2 General Business District.

North: RU – Rural Residential (*Harlan Twp.*)  
East: R-1 – Agricultural and Rural Residential District & B-2 General Business District  
South: R-1 – Agricultural and Rural Residential District & B-2 General Business District  
West: R-1 – Agricultural and Rural Residential District & B-2 General Business District

**LAND USE:** The property's existing land use is for agricultural purposes.

The property is surrounded primarily by agricultural fields with rural residential to the south. There are a few businesses along SR 28 with a local bar and grill (*The Bronze Bell*) located at the intersection of SR 28 and Edenton Pleasant Plain Road. To the north is Harlan Township and the Warren County border. The properties to the north are mostly Rural Residential and Agricultural land uses.

**HISTORY:** No history could be found regarding previous zoning requests for the subject parcel.

**RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:**

It appears this request for a Map Amendment is compatible as proposed for Light Manufacturing District (M-1) in the Township's Zoning Resolution (Article 5).

The proposed development may require substantial landscaping requirements found under the Township's Zoning Resolution (Article 10).

If approved, the proposed development may require additional use-specific standards regarding the development under (Article 5, 5.04) i.e. (D)(3)

***Article 5: Base Zoning Districts and Principal Use Regulations:  
5.02: Specific District Purpose Statements***

***Light Manufacturing District (M-1)***

*The Light Manufacturing District (M-1) is established to allow for the development of industrial uses that have a minimum impact upon the surrounding environment. This district is primarily designed to accommodate the retention and expansion of existing industrial type uses which can be operated in a clean and quiet manner, subject only to those regulations and performance stands necessary to prohibit congestion and for the protection of adjacent residential and business activities.*

***5.04: Use -Specific Standards***

***(D) Industrial Use Classification***

***(1) Industrial Service Uses and Light Industrial Uses***

*All work shall be performed entirely within an enclosed building; and all storage of supplies, parts, and the merchandise shall be within an enclosed building except as provided elsewhere in this resolution.*

**(3) Self-Storage Facilities**

*The following standards shall apply to any self-storage facility;*

- a) There shall be a minimum setback of 150 ft. 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 action sales of storage unit contents may be permitted up to four times per calendar year.*

**Goshen Township Growth Management Plan:**

**Rural Activities**

*The lack of planned public improvements and the existence of poorly draining soils creates conditions within the southeastern portion of the Township that creates a situation for Rural Activities land uses. These activities may include rural residential uses and general farming. The overall density of this area should not exceed 0.5 dwelling units per acre, or approximately one unit for every two acres. Where adequate drainage and wastewater facilities can be provided and where lots will be clustered to preserve more than 30% of the site, the overall density could be higher with a maximum density of 1 unit per acre. These types of activities will allow property owners the ability to develop their land while protecting the environment and maintaining some of the rural character and heritage of Goshen Township.*

**DEVELOPMENT PROPOSAL:**

Per the application, the proposed property is to be rezoned from R-1 Agricultural-Rural Residential District and B-2 General Business District to M-1 Light Manufacturing District for the proposed development of a self-storage facility. This indoor self-storage facility proposes 18 buildings that vary from 24-60 units/per building. The proposed zoning request is only for the 4.753 acres within Goshen Township. The proposed development does extend into Harlan Township, Warren County.

**SITE ACCESS:**

Per the application, the proposed ingress/egress onto SR 28 has been shown along the northeastern corner of the property. The proposed access is located in Harlan Township, Warren County.

**STAFF ANALYSIS:**

Per the review of the application, the applicant has stated that the proposed development is for indoor storage only. The request is for 4.753 acres within Goshen Township. However, a large portion of the proposed project area overlaps into Harlan Township, Warren County. The Warren County Rural Zoning Commission will need to be contacted regarding this development request.

**Clermont County Community & Economic Development Comments:**

- Contact the Warren County Rural Zoning Commission regarding the proposed project site within Harlan Township, Warren County.

**The Clermont County Engineer’s Office Comment:**

- No objections or comments at this time.

**The Ohio Department of Transportation (ODOT) Comment:**

- No objections or comments at this time.

**The Clermont County Water Resources Department Comments:**

- The proposed development is outside of the Clermont County Water Resources Department’s service area. Water is served by Western Water.
- Sewage if needed, must be provided by an on-site system.

**STAFF RECOMMENDATION:**

Based on the Staff Analysis, move to **RECOMMEND APPROVAL** of Goshen Township Zoning Case ZC-2021-004 to rezone parcel 112206A006 consisting of 4.75 acres (+/-) from R-1 Agricultural & Rural Residential District & B-2 General Business District to M-1 – Light Manufacturing District with the following conditions:

1. Contact the Warren County Rural Zoning Commission regarding the proposed project site within Harlan Township, Warren County.