



Goshen Township Growth Management Plan

Goshen Township, Ohio

December 20, 2000



Goshen Township Growth Management Plan Table of Contents

Acknowledgements	1
Section 1	
Introduction and Procees	2
Section 2	
Land Resources	4
Section 3	
Land Demand & Capacity	13
Section 4	
Goshen Township Growth Management Plan	18
Land Use Plan	18
Transportation Plan	26
Parks Plan	33
Section 5	
Implementation Strategies	36

Acknowledgments

This Growth Management Plan was created under the direction of the Goshen Township Growth Management Committee. Members of the committee put in numerous hours discussing planning issues and developing the policies outlined in this plan. The following committee members should be applauded for all of their efforts in making a better future for Goshen Township.

This plan is dedicated to Bill Dunning, community activist, historian and friend.

Dan Billow	Richard Blomer
Neil Bruynis	Scott Chasteen
Terry Coughlin	T.J. Corcoran, II
Albert Crawford	John Downey
Heather Edwards	Dale Garrett
George Gyurina	Harold Hall
Brad Hayslip	Steve Hoerr
Eric Lutz	Nancy Middleton
Douglas Owens	Jim Poe
Lynn Raitz	Tom Risk
Jody Vineyard	

Sue Ventura-Golden, Township Trustee
Jim Allen, Township Trustee
Tim Hodges, Township Trustee
Sandra Graham, Township Clerk
Bill Dunning, Zoning Commission
Carla Stewart, Zoning Commission
Ed Seigla, Board of Zoning Appeals
Doug Wilson, Board of Zoning Appeals
Dennis Riddle, Zoning Administrator
Bill Smith, Service Director

Growth Management Plan prepared with assistance from:

McBride Dale Clarion
5725 Dragon Way, Suite 220
Cincinnati, Ohio 45227
(513) 561-6232

Section 1: Introduction and Process

The Goshen Township Growth Management Plan is a document that provides community decision makers with a guide for making future decisions regarding new development, zoning, and public improvements within Goshen Township. This guide is based on months of research, analysis, public comment and the development of public policies concerning growth.

The reason for creating a growth management plan is simple, Goshen Township is growing. No one debates this point and everyone has a perspective on new growth. The creation of this plan, however, is not as simple. It must combine the wants and needs of all residents into one vision for the future of the Township. This vision must protect the qualities of Goshen Township that attracted us to the area but provide property owners with a reasonable ability to sell or develop their land.

Currently, the only existing plan for future development in Goshen Township is the 1978 Clermont County Land Use Plan. This plan designates most of the Township for agricultural use with some limited residential uses along roadways and some commercial uses toward the center of the Township. 22 years later it is clear that this plan can no longer be reasonably applied to the Township because the growth that was once prevalent only in Hamilton County has now crept east along major highway corridors and is now “knocking” at Goshen Township’s door. With no update to the County plan in site, the Township Trustees decided that it was time to address the issue of growth before any more development occurs rather than creating a plan that is reactionary to the growth that has already happened.

The planning process began in late 1999 with the organization of the Growth Management Plan Committee. The Township put ads in the local paper and made announcements at public meetings to ask interested citizens to submit their names to the Township for consideration. From this list, the Township selected 21 citizens supplemented by representatives from the Trustees, Zoning Commission, Board of Zoning Appeals, and Township staff. This committee represents a cross-section of the community including long-time and short-time residents, farmers, business owners, school representatives, retired citizens, and other community activists who could provide a broad range of insight on behalf of all the Township. The Committee met on a monthly basis to review existing conditions and analyses, to discuss public input, and to serve as a sounding board for suggestions and draft plans.

In March of 2000, the first of two public meetings was held to brief the community on the progress of the plan and to allow residents to take part in an exercise to discuss their vision of the Township for the future. For this exercise, the Township was divided into 10 concept areas that were based on areas with similar characteristics (East State Route 28, Township Center, O’Bannonville Road,...)

Two very overwhelming comments that were produced from that meeting were:

1. There is a need for commercial and industrial uses to locate within the Township to supplement the tax base; and
2. The maximum density of residential uses should be 2 units per acre with some small areas along State Route 28 with slightly higher densities.

Using this information and all of the previous committee meetings, the Committee began to discuss development policies for future growth. These policies ranged from discouraging garages from being a dominant feature on a home to encouraging developers to dedicate open space and parks to the Township. At the same time, the Committee began to review and comment on a draft land use plan that outlines proposed uses and densities for the entire Township.

In July of 2000, the draft land use plan discussed by the Committee was posted in 4 different areas of the Township to allow for public comment. In addition, a second public meeting was held to introduce the plan to the community and gather input on the draft land use plan. Concerns regarding the possibility of State Route 28 expanding, the location of industrial uses, and the extension of sewer lines were discussed thoroughly. These comments were used to make modifications to the land use plan and were incorporated into the Goshen Township Growth Management Plan. Additional information regarding the background analyses along with the Land Use, Transportation and Parks Plans are addressed in the following sections.

Section 2: Land Resources

Before you can look at the future, you must first examine the here and now. For a growth management plan, this means looking at the current state of development and any potential constraints to growth. This type of evaluation provides for a more educated decision and guidance in the creation of a realistic plan.

Existing Land Use

The first step in evaluating the land resources of Goshen Township is to examine the existing usage of land. Comprehending the current land use composition provides a basis on which future trends may be projected and development policies may be created.

Clermont County provided current parcel data and mapping at the beginning of this process that included parcel lines, water and sewer lines, zoning districts, soils, and roadways. This mapping and tax information were used to supplement a field survey of existing development within Goshen Township. From all of this data, a land use database was created and mapped to illustrate the type and location of development within the Township based on the following land use categories.

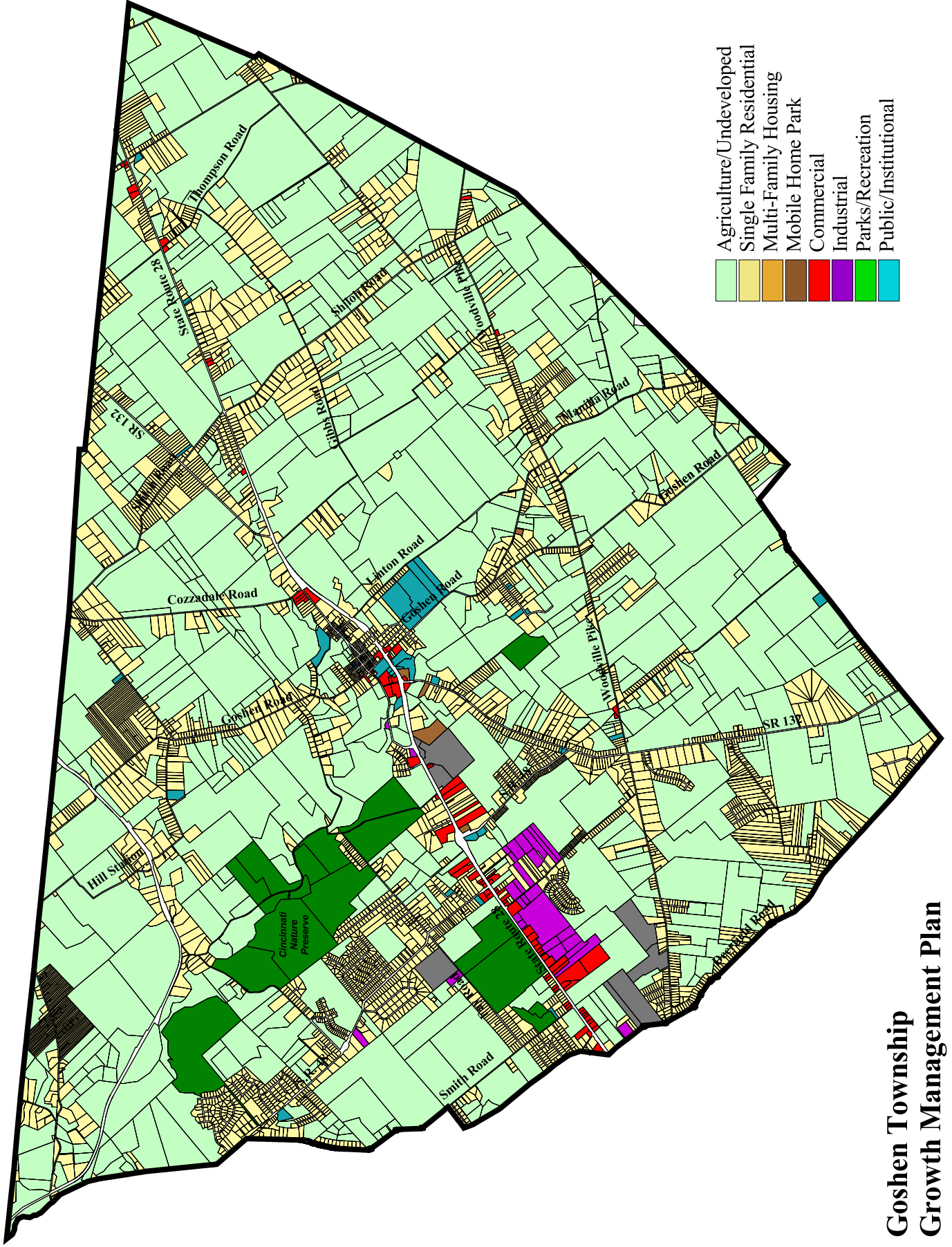
Agriculture/Undeveloped – Land that is used for the raising of crops or livestock. This category also includes properties that may have a single home located on a lot larger than 5 acres that is not part of an existing subdivision. This category also includes land that is vacant or has strong potential for subdivision.

Single Family Residential – One housing unit located on a single parcel of land. This not only includes the traditional “stick built” homes but mobile homes and modular homes that are not part of a large manufactured housing development. In addition, we recognize that there are several two to four family homes located throughout the Township but their numbers are minimal and as such have been classified as Single Family Residential.

Mobile Home Park – Large developments where properties are leased or sold as a site where mobile homes may be set-up.

Multi-Family Housing – Four or more housing units located within one structure (apartment buildings).

Commercial – Primarily retail commercial uses intermixed with some office and personal service uses.



**Goshen Township
Growth Management Plan
*Existing Land Use***



Industrial – Manufacturing, assembly, warehousing, processing plants, distribution centers, etc.

Parks/Recreation – Land used for public or private recreation including neighborhood and regional parks, golf courses, indoor sports arenas, etc.

Public/Institutional – Land utilized by the public, generally for non-profit uses including government offices, safety-service stations, schools, churches, cemeteries, etc.

Figure 2-1 provides a summary of existing land uses including the total number of acres by category and the percentage of land within the Township. This data does not include the acreage of land utilized by roads and road right-of-ways. The distribution of these land uses can be seen in the Existing Land Use Map.

**Figure 2-1
Existing Land Use**

Land Use	Acreage	Percentage of Goshen Township
Agriculture/Undeveloped	14,337 Acres	67.8%
Single Family Residential	5,230 Acres	24.7%
Mobile Home Park	190 Acres	0.9%
Multi-Family Housing	22 Acres	0.1%
Commercial	161 Acres	0.8%
Industrial	166 Acres	0.8%
Parks/Recreation	884 Acres	4.2%
Public/Institutional	148 Acres	0.7%
TOTAL	21,138 Acres	100%

This table clearly shows that almost all of the developed land within Goshen Township is used for single family residential uses but nearly 70% of the Township retains some potential for development in the future. The Existing Land Use Map illustrates where development pressures are being seen along State Routes 28 and 48 from Miami Township and the City of Loveland respectively.

Development Constraints

While some residents may feel that development can occur unhindered anywhere in Goshen Township or Clermont County, the reality is that there are several constraints to future growth. For Goshen Township, the three biggest constraints are water service, sewer service and soils. Each of these three constraints is summarized in the following sections.

Water

Everyone one and every business needs an adequate source of potable water and water for fire protection. For most of Goshen Township, this necessity is met by either Clermont County Water or the Western Water Company. However, there are still several pockets of land that are not served by either water source. Areas not served by a public water source are:

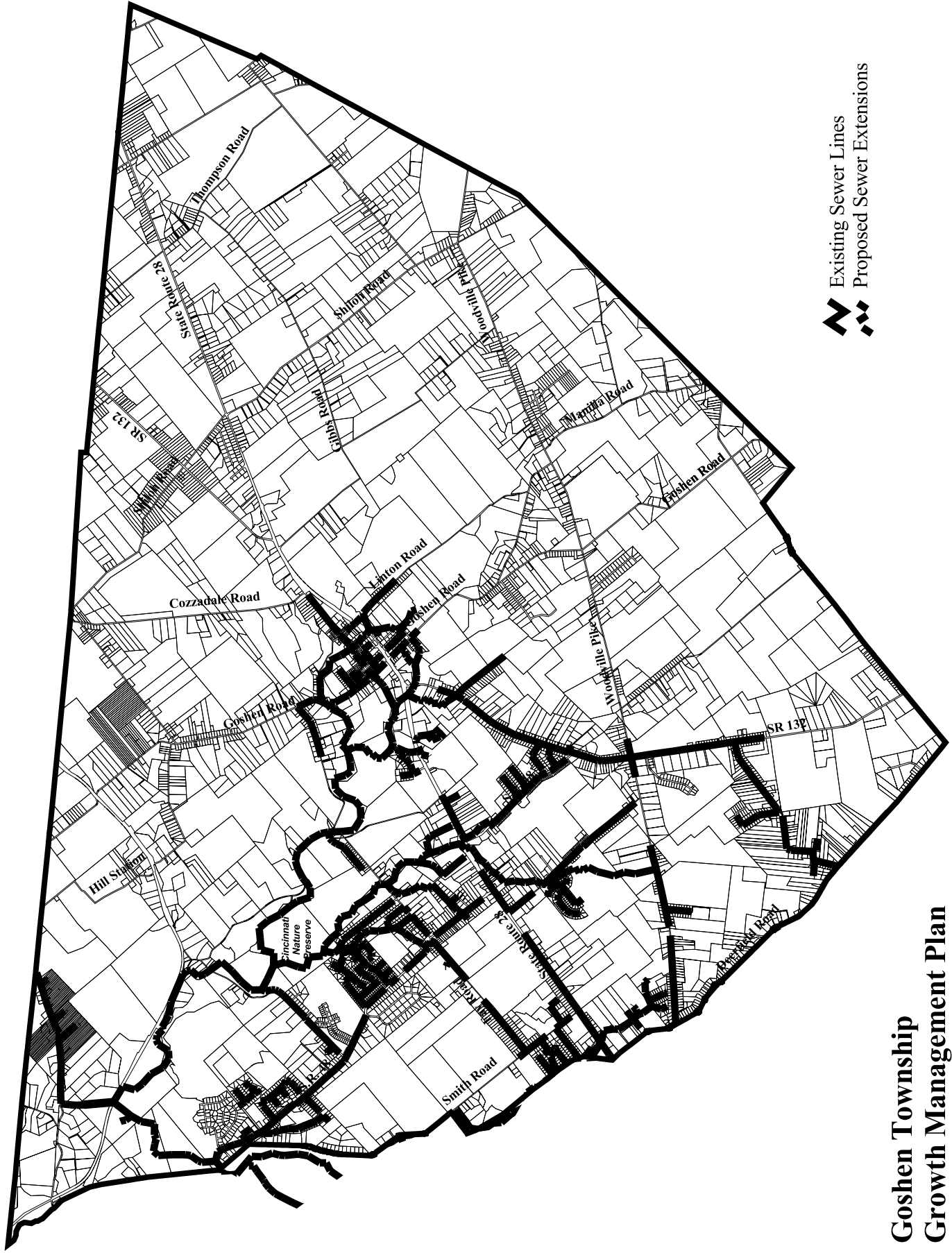
Gaynor Road
Goshen Road, south of Woodville
Belfast Road
Moler Road
Stouder Road
Western Gibbs Road
Northern Bray Road

This lack of water service may minimize the amount of development that can occur in these particular areas until an adequate amount of water can be provided to the development.

Sewer

Sewer service is a vital piece of infrastructure when considering higher density developments, both residential and non-residential. As detailed in the section regarding soils, much of Goshen Township is not suited for some types of on-site septic systems. Other alternatives such as centralized sewer or on-site systems like the mound system and sand filtration system must be considered prior to development.

Approximately half of Goshen Township is served by a centralized sewer system controlled by Clermont County. As can be seen in the Sewer Service Map, the existing system covers most of the western side of the Township where much of the high density development currently exists. Clermont County has completed a Wastewater Master Plan that outlines proposed improvements and timeframes for such improvements. The proposed improvements are described below and illustrated in the Sewer Service Map.



**Goshen Township
Growth Management Plan**

Sewer Service

 Existing Sewer Lines
 Proposed Sewer Extensions



Stumpy Lane Sewer Extension and SR 38 Sewer Extension

This will include sewer extensions along Goshen Road, Stumpy Lane, Cozzadale Road, Shiloh Road, SR 132 and SR 28. This is a major series of improvements that will be done in several phases. The County is receiving state funds to complete this project due to the large number of failing on-site systems in the area. (Was to be completed by 2000. This project is currently in the engineering phase)

Woodville Pike Sewer Extension I

Extension of sewer lines along Woodville Pike to Goshen Road to correct on-site problem areas. (Was to be completed by 2000)

Smith Road Extension

This extension will provide public sewer lines along most of Smith Road and will correct on-site problem areas. (Was to be completed by 2000)

Cedarville Road Cluster

This improvement will include local sewers and a cluster treatment system that will temporarily correct on-site sewer problems until the area receives centralized sewers planned in the year 2020. (Cluster system was to be completed by 2000)

Woodville Pike Sewer Extension II

This improvement will extend sewers south of Woodville Pike to the Township line and will include providing centralized sewer to Cedarville Road, replacing the cluster system. (To be completed by 2020)

Soils

Soils are a concern in Goshen Township largely due to drainage problems. As described above, a little less than half of the Township is served by centralized sewer. Any development outside of this sewer system must be served by some type of on-site wastewater treatment system. In soils with poor drainage, septic leach fields have problems allowing wastewater to be absorbed through the ground. This can lead to unsanitary conditions in the yard around the leach field and can lead to the eventual failure and abandonment of the system. Alternative on-site systems, such as mound systems and sand filters must be used to counteract these problems. With regards to stormwater runoff, any new development must control runoff within the confines of the site. This means that while you can create drainage to keep water away from a structure, it must be detained or retained on-site and not drained or directed onto another property.

While in many communities, these two issues are not always important, two categories of soils within Goshen Township create problems for on-site septic systems and stormwater runoff. These two soil categories are described below:

Hydric Soils

Hydric soils are soils that have an unusually high seasonal water table. When hydric soils are being farmed or are covered by large amounts of vegetation (forests, etc.), they are generally not a problem because the water is being properly drained or absorbed. When the drainage patterns are destroyed or the land is allowed to go idle, the hydric soils can pool water or revert to their natural state as wetlands.

Goshen Township Hydric Soils

Bc – Blanchester Soils
 Ct – Clermont County Soils
 Mb - Mahalasville Soils

Farming and rural residential uses do not generally encounter problems with hydric soils because there is room to absorb runoff. There is also adequate room to provide an alternative on-site wastewater system that is less likely to cause problems as compared to septic leach fields. However, as larger developments are considered, soils can become an issue even if sewer service is provided. This is due to the fact that with larger developments there tends to be a larger amount of impervious surfaces (parking, sidewalks, buildings), or surfaces that do not allow water to be absorbed. Massive amounts of impervious surfaces can cause runoff to increase on a small area of open space that are meant for the absorption of water. This inundation of water can cause flooding or drainage systems to overflow. Proper planning can minimize such impacts of hydric soils.

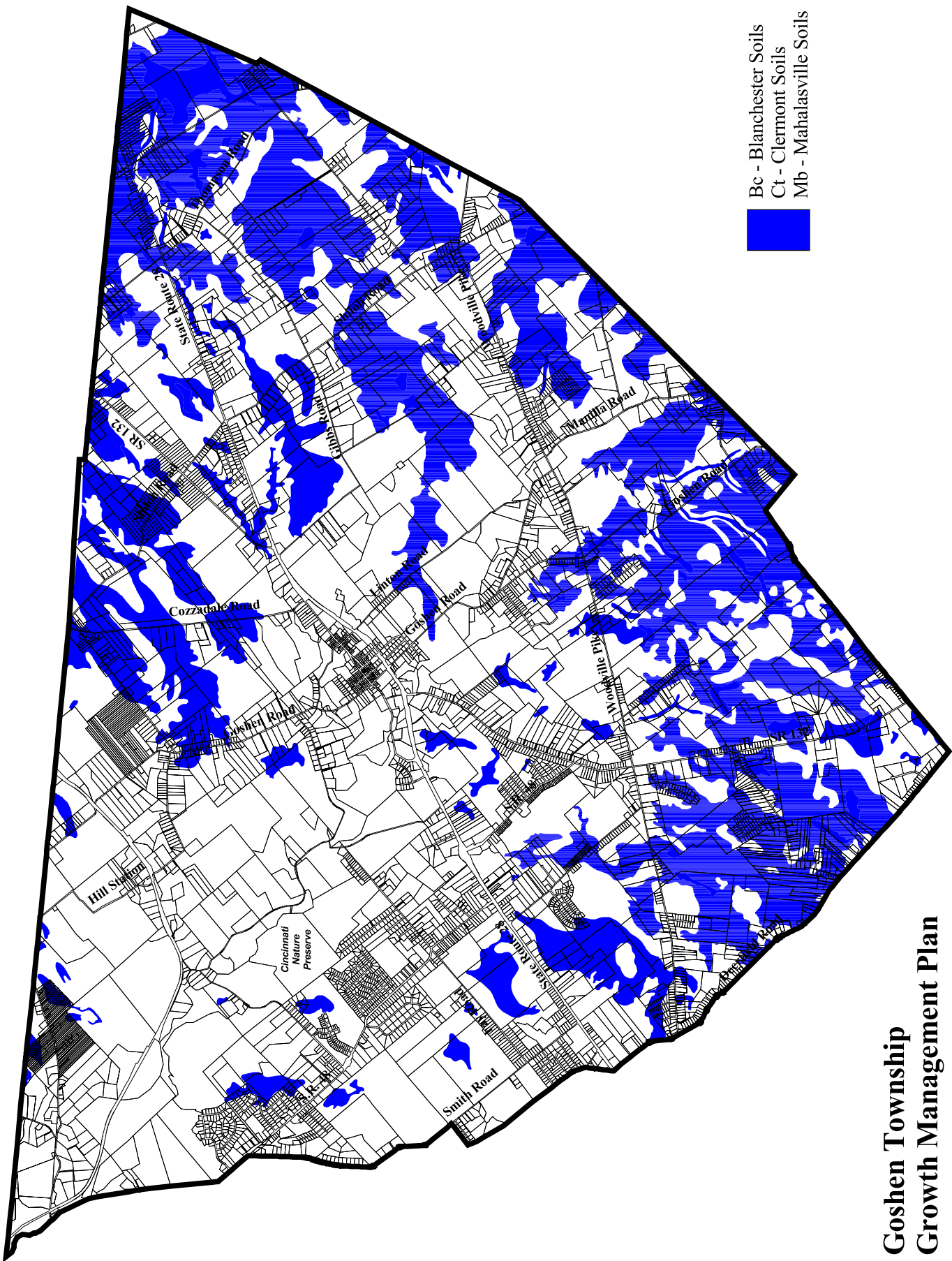
ABC Soils

The ABC soils are very much like the hydric soils described above. They are soils with a high clay content, poor drainage, and high water table that pose serious problems with drainage.

Goshen Township ABC Soils

Av – Avonburg Soils;
 Bc – Blanchester Soils; and
 Ct – Clermont County Soils.

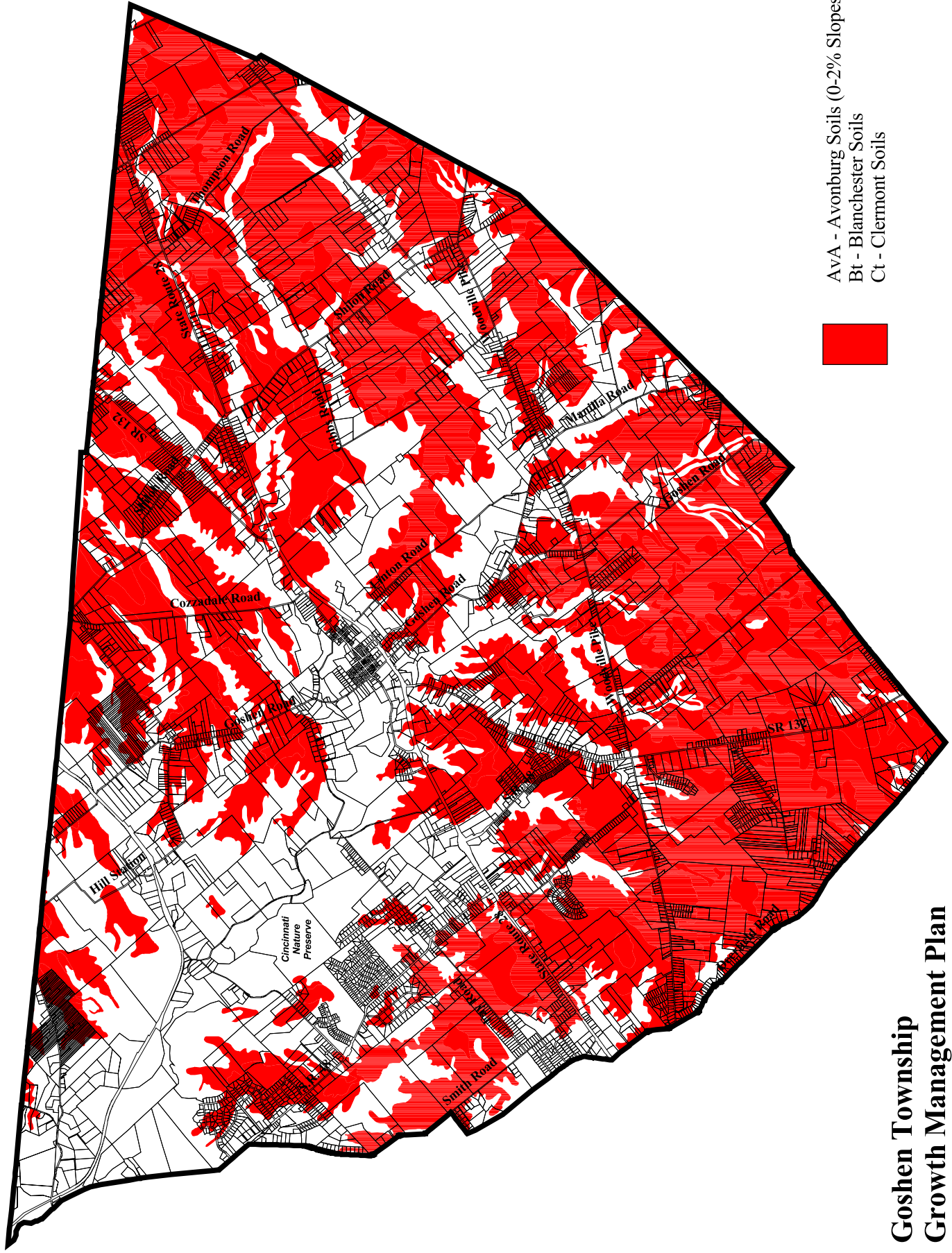
The reason these soils are specifically identified in this area is that according to the State Code, no septic leach lines may be built in these areas. This would require a property owner or developer to use an alternative method of on-site wastewater treatments including the mound system, sand filters, or alternative technologies. In some cases these alternative methods require larger lots while in other cases, the systems are far more expensive than a leach field and may be a limiting factor in new development.



- Bc - Blanchester Soils
- Ct - Clermont Soils
- Mb - Mahalasville Soils



**Goshen Township
Growth Management Plan
Hydric Soils**



AVA - Avonburg Soils (0-2% Slopes)
 Bt - Blanchester Soils
 Ct - Clermont Soils



Goshen Township
Growth Management Plan
ABC Soils



Section 3: Land Demand & Capacity

The foundation for any community planning effort is a solid understanding of how the community has grown over the past decades and the amount of growth that can be anticipated in the future. This understanding must be balanced against an awareness of how much growth the community can reasonably accommodate based on the existing regulations. The anticipated future growth can be viewed as the “land demand” while the “land capacity” offers an analysis of how the demand may be accommodated. The comparison of these two analyses provides a basis for which to create policies about future growth. These policies will address each of the three components of this growth management plan individually as well as comprehensively.

Residential Land Demand and Capacity

As part of the planning process, estimates were made of potential residential growth based on several factors. These factors include historic permitting trends, population projections, and household sizes tempered by an understanding about how those trends may change in the future.

Over the last 40 years, both Goshen Township and Clermont County have been rapidly growing, albeit, at fluctuating rates of growth that can most likely be attributed to an ever-changing housing market. In 1980, the U.S. Census reported that there were 12,442 people living in the Township. This population count grew to an estimated 15,477 residents in 2000 and is expected to continue to grow to a projected 22,376 by 2020. That increase implies that almost 7,000 new residents will move into Goshen Township over the next 20 years; twice the growth the Township experienced over the last 20 years.

Figure 3-1 illustrates historical and projected growth for Goshen Township.

**Figure 3-1
Historic and Projected Population**

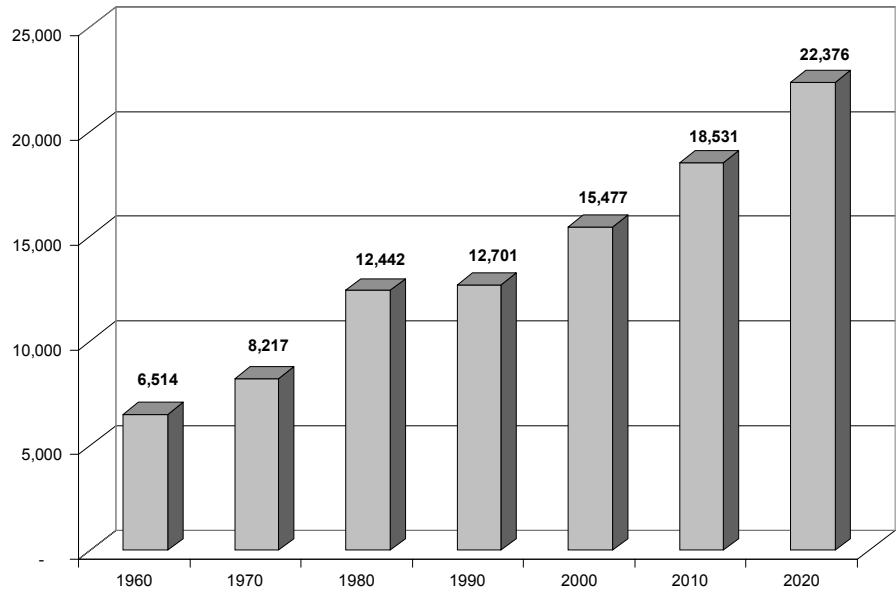


Figure 3-1 illustrates a population projection that is based on information from the Census and existing population projections that has been adjusted based on Goshen Township’s “capture rate” of Clermont County’s growth as well as zoning permit activity within the Township. This projection takes into account the potential for market fluctuations and reflects a reasonable estimate of the future population of the Township.

While national trends show a reduction in the size of households as do many of the projections used in this analysis, an assumption was made that household sizes in Goshen Township will remain relatively stable at 2.99 persons per household (U.S. Census). This assumption is made based on the largely single-family nature of development that currently exists and that is desired for the future. Single-family homes tend to have a larger household size, on average, than townhomes and multi-family developments. Applying the assumed household size to the projected population growth results in an estimated “demand” for approximately 2,300 new housing units.

Applying current ratios of single-family to multi-family housing and current development densities, it is possible to estimate the potential amount of land that the Township will need to make available to accommodate the projected new growth. This “land demand” is illustrated in Figure 3-2.

**Figure 3-2
Residential Land Demand**

	<i>New Housing Units</i>	<i>Land Demand</i>
Single Family	2,192	2,083 Acres
Multi-Family	116	14 Acres
Total	2,308	2,097 Acres

While the residential demand is fueled by population forecasts, the capacity analysis is a function of land availability and existing zoning regulations. The capacity of residentially and agriculturally zoned land was evaluated at its full potential, that is the number of units that could be developed regardless of the existence of sewer and water or the presence of development constraints.

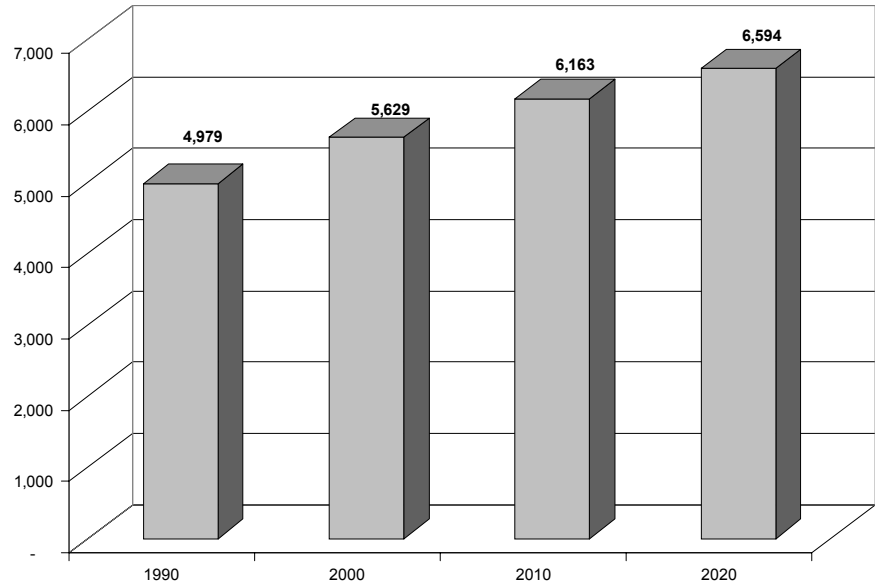
As discussed earlier, there are approximately 14,337 acres of land that have a future potential for subdivision and development. Of this, approximately 10,700 acres are zoned for agricultural uses while another 3,250 acres are zoned for residential or planned unit development (PUD) districts. Based on the permitted densities within each of these agricultural and residential districts, there is enough undeveloped land to accommodate another 14,393 housing units. This is more than six times the anticipated demand of 2,308 housing units. If the Township was to be fully built out according to existing zoning, the total population of Goshen Township could exceed 58,000 people.

Non-Residential Land Demand and Capacity

Estimating future non-residential land demand for Goshen Township is much more difficult than estimating population projections. First, non-residential land demand is largely based on employment projections that are available from several sources regarding employment for all of Clermont County. These numbers, however, vary widely making it difficult to pin down reliable numbers. Second, the only source of employment numbers for Goshen Township is from the U.S. Census which upon review by community leaders were determined to be extremely high for some industries such as manufacturing and wholesaling. Finally, assumptions must be made regarding the percentage of new employees within Clermont County that will work in businesses located within Goshen Township. To rectify these problems, employment projections developed by Woods and Poole Economics, Inc. were used as the base county projections due to their reliance on hundreds of economic factors and national trends. Employment numbers for Goshen Township were derived from the Census data but were modified based on discussions with the community and the Clermont County Chamber of Commerce. Using these two sources, plus reasonable assumptions on the percentage of employees that the Township will capture, the following employment projections were created for Goshen Township.

Figure 3-3 illustrates employment projections for Goshen Township.

**Figure 3-3
Historic and Projected Employees**



Using assumptions about the economic sectors within which the projected new jobs are likely to occur, the land use categories where these jobs will be located, and the density of employment, forecasts can be made regarding the acres of land needed to support the forecasted new employment.

Figure 3-4 illustrates the estimated employment within each land use category and the resulting acreage of land needed to accommodate new job growth.

**Figure 3-4
New Employees and Non-Residential Demand**

Land Use	New Employees by 2020	Land Demand Acreage	Potential Building Square Footage
Retail	678	31.1 Acres	338,679
Office	709	19.6 Acres	213,444
Industrial	1,163	95 Acres	1,448,370

The non-residential demand becomes particularly relevant when the demand is compared with the capacity. Currently there is more than enough commercially zoned land to accommodate 5 times the estimated demand. There is, however, only 66 acres of land available for industrial uses when the estimated demand is for 95 acres. If you assume that the office demand will be met in both commercial and industrial areas, there is an obvious lack of industrial land.

Implications of Land Demand and Capacity

There are obvious reasons for a land demand and capacity study. First, it provides an understanding of how fast the community is growing both in population and employment. Second, it gives the community a chance to plan for areas that are most suited for each type of growth. These studies also provides a better understanding about the need to provide adequate amount of land to accommodate the estimated demand.

The obvious question raised regarding land demand and capacity is the lack of industrially zoned land. This is further complicated by the fact that many residents would like to see more non-residential uses. If the Township decided to actively seek businesses to move to the Township, there could be increased demand that will widen the gap between industrial demand and capacity.

A second issue raised by the demand and capacity analysis is where and what densities of land uses should be located within the Township. The solution to this question is best addressed by the Land Use Plan outlined in the following section.

Section 4: Goshen Township Growth Management Plan

The primary purpose of a growth management plan is to provide guidance for future decision making for the physical development of a community. While many community members concentrate on the land use aspect of a plan, it is important to address how other components of physical development will affect and will be effected by growth. For this reason, this plan will address three primary components of community growth including land use, transportation, and parks.

This growth management plan is the result of an intensive public participation process including a steering committee, public meetings, and community leader interviews. The recommendations in these components were formulated based on the public input and an in-depth examination of existing conditions, proposed improvements, and constraints to future development.

Land Use Plan

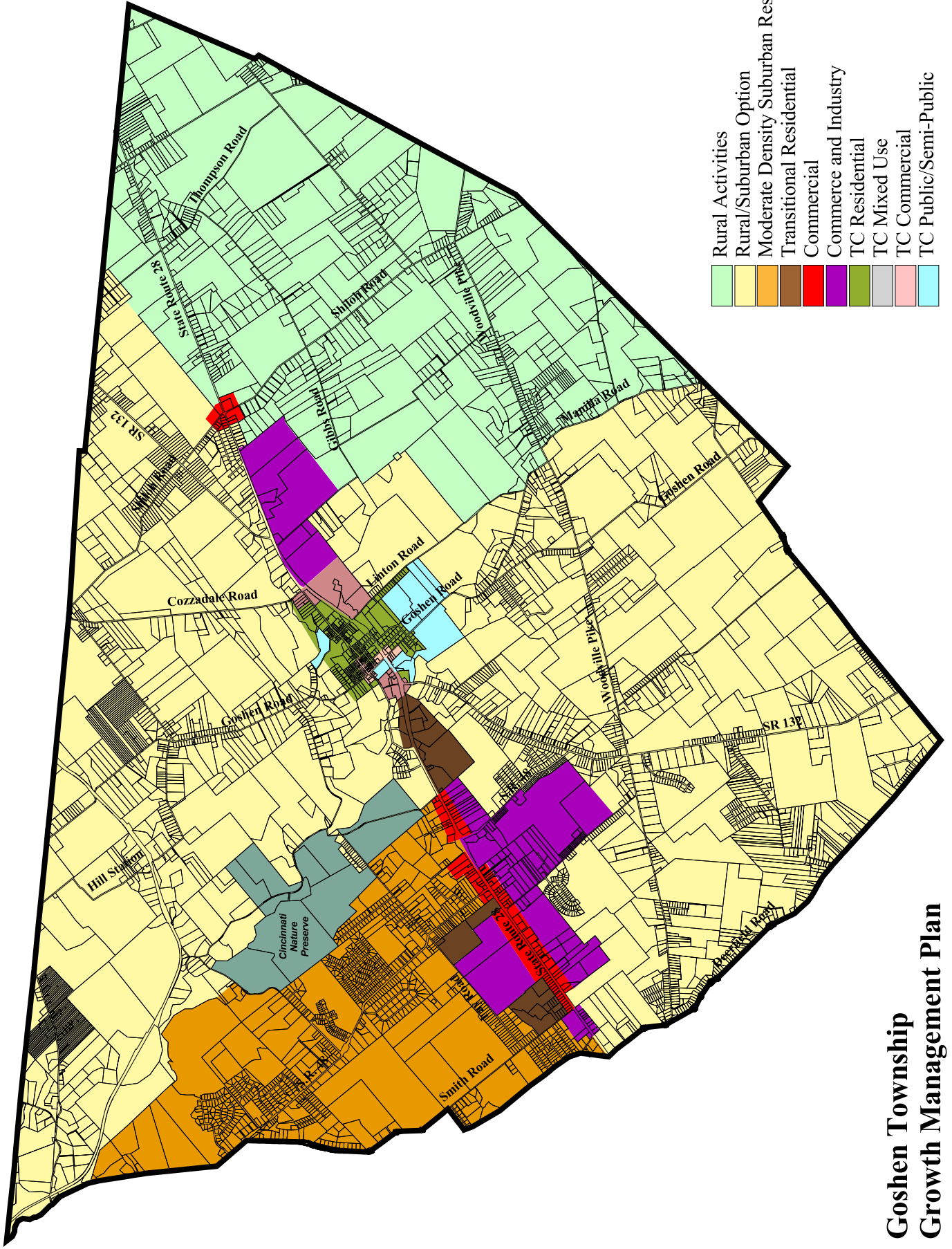
The Land Use Plan, in the simplest terms, provides a guide for the location and density of future land uses. In the 1978 Clermont County Land Use Plan, most of Goshen Township was designated for agricultural and rural residential uses. This updated plan provides for a range of housing densities based on the availability of utilities, development constraints, and public input.

This plan does not replace zoning but instead looks at the Township in a broader spectrum than zoning. Zoning provides detailed regulations on lot size, width, landscaping, parking, and other design features on a site-by-site basis. This plan looks at the entire Township and provides guidance on future land uses and densities that may shape zoning in future decisions but is not meant to address the needs or desires of each site individually. This plan was created to allow for each property owner to have the ability to develop but in a way that will minimize detrimental impacts on the rest of the community.

Future Land Uses

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



- Rural Activities
- Rural/Suburban Option
- Moderate Density Suburban Residential
- Transitional Residential
- Commercial
- Commerce and Industry
- TC Residential
- TC Mixed Use
- TC Commercial
- TC Public/Semi-Public



**Goshen Township
Growth Management Plan
Land Use Plan**

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.

Rural/Suburban Option

A majority of Goshen Township is outside of the current sewer service area but future sewer extension plans are in place to accommodate growth in these areas over the long-range horizon of this plan. These improvements are planned for anywhere from 2 to 20+ years in the future and create an ever-changing situation for the Township. To counteract this evolving state of improvements, the areas subject to potential future sewer extensions have been designated as a Rural/Suburban Option. Simply put, where sewers are **not** available, permitted land uses and densities are the same as those permitted in the Rural Activities Area. If centralized sewer and water are available and the systems are capable of accommodating new growth, single family residential uses may be developed at densities as high as 1.5 units per acre. This density equates to approximately one unit for every 30,000 square feet of land. This density reflects the current density of development in areas where centralized sewer is available but poorly draining soils pose serious problems with proper drainage.

Moderate Density Suburban Residential Area

Goshen Township has only in recent years really begun to see large-scale residential housing developments locating within their jurisdiction. A majority of the new residential development have located in areas around S.R. 48, most likely due to access, adequate public improvements, and unique natural features that are not readily available in other areas of the Township. This area, designated for Moderate Density Suburban Residential, should continue to be developed for single-family uses with a maximum density of 2 units per acre. Emphasis should also be placed on creating planned neighborhoods with parks and open spaces that may also contribute to adjacent neighborhoods and the Township as a whole.

Transitional Residential

Residential uses such as townhomes, condominiums and low density apartment buildings provide the Township with alternative housing options as well as a way of transitioning from high intensity uses such as commercial and industry to single family residential uses that may be located nearby. These uses are best suited when situated on a primary arterial such as S.R. 28 where access and traffic are better accommodated versus a local Township road. Densities for Transitional Residential developments should not exceed 8 units per acre with a maximum number of 8 dwelling units in a single structure. Emphasis should also be placed on creating planned developments where amenities such as recreational areas and parking can be placed in such a manner to best serve the residents.

Commercial

With growth, there is an increased demand by residents and businesses for nearby goods and services. Commercial uses such as grocery stores, convenience stores, printers, beauty salons and general sales provide these needed services. Commercial uses should be concentrated along S.R. 28 in the areas designated for Commercial uses in the plan with additional requirements on access management to minimize traffic conflicts along this primary arterial.

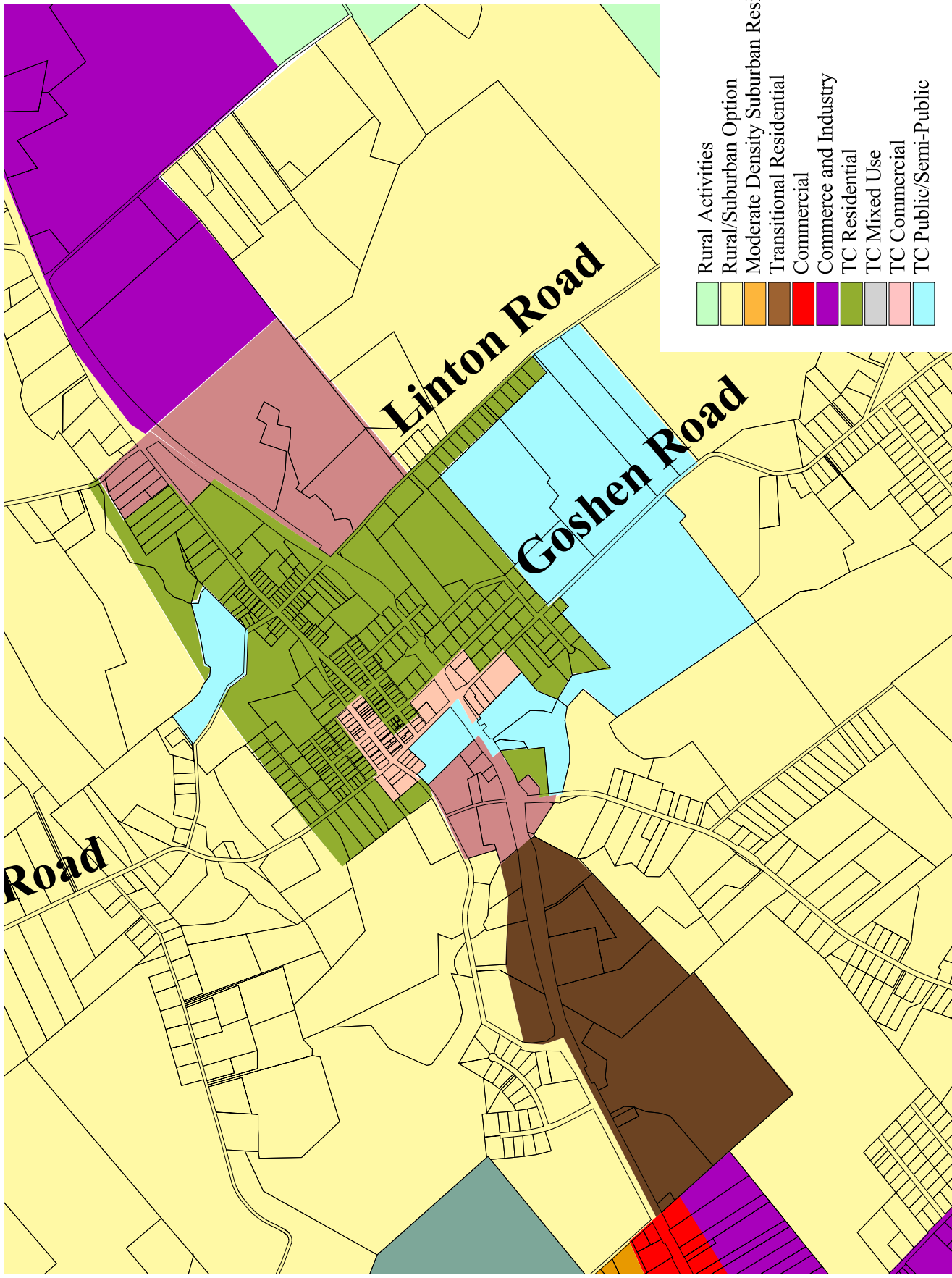
Commerce and Industry

As many residents and community members have noted, without economic development, there is an increased pressure on residents to pay higher taxes to expand schools, purchase land for parks and recreation, and provide the government services residents desire. Goshen Township has been fortunate in that there are an increasing number of businesses being developed throughout the Township, however, it is not enough to balance the demands on residents and businesses. In an effort to preserve an adequate amount of land for future economic development, several areas in the Township have been designated for future commerce and industrial sites. These areas should be used for the development of non-retail oriented businesses with an emphasis on employment "heavy" businesses that create numerous jobs. Development should be designed in an attractive manner with larger lots, landscaping and businesses that are completely within an enclosed building. Performance standards regarding noise, water and air pollution, vibration, smoke and other industrial effects can help minimize land use conflicts. The ideal businesses for these areas are clean industries such as light assembly and manufacturing plants, research and development uses, and office space that could be both stand alone office buildings or office uses associated with an industry.

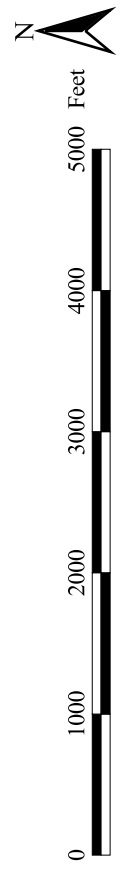
Township Center

Old State Route 28 has historically served as the center of the community long before Goshen Township was considered a suburb of the Greater Cincinnati area. Its location near Township offices, Goshen Local Schools and commercial uses creates an ideal situation for a better-defined Township Center. The Center would maintain the compact style development with an emphasis on walkways and connections from residential uses to commercial and public/semi-public uses. New development should maintain the characteristics of the historical urban fabric through the use of minimal building setbacks, gabled roofs, natural building materials, street lighting and landscaping that will help tie the entire area together into one coordinated center.

The map on the following page shows a detail land use plan for the area designated as the Township Center.



**Goshen Township
Growth Management Plan
Township Center Land Use Plan Map**



The following land uses should be the predominant land uses within the Township Center:

TC Residential

Residential uses in the Township Center should be single family dwellings with a maximum density of 6 units per acre. Two to four unit dwellings may be considered when the structure resembles the character of surrounding single family homes and when off-street parking can be accommodated.

TC Commercial

Commercial uses are the core of any community and as such should be located in the Township Center. Emphasis should be on retail and service commercial uses as well as personal services with less of an emphasis on office uses. This concentration of commercial uses will provide a central shopping area for the Township instead of residents and businesses traveling to adjacent communities for goods and services.

TC Mixed Use

There are several areas within the Township Center that are ideally suited for both commercial, office and residential uses. These areas within the Township Center should be planned uses where commercial and office uses are the predominant use with the potential for residential uses on the second floor or where the dwelling units are part of a creative planned development.

TC Public/Semi-Public

There is a high concentration of public/semi-public areas in the Township Center including churches, schools, the cemetery and government services. This central location allows for the provision of such uses in an orderly manner and can create additional amenities to the Township such as cooperation between the schools and government to create recreational opportunities. This concentration of public and semi-public uses should be maintained as a core of the Township Center.

Land Development Policies

The following are goals and policies that relate to future land development and should be used as guidelines for land use and zoning decisions.

- ❖ Assure that an adequate amount of land is provided for the projected future population and employment demand.
- ❖ Provide a mixture of housing types and densities in accordance with this plan and in areas where the unique amenities of each housing type can be accommodated.

- ❖ Use specific density bonuses and other incentives to encourage developers to build out in the in-fill properties first prior to spreading into the rural or undeveloped areas of the Township.
- ❖ Consider rezoning agriculturally zoned properties only when the proposed rezoning is adjacent to an existing or approved zone or development of a similar density or intensity.
- ❖ Require water and sewer service for any subdivision or non-residential development.
- ❖ Work toward the creation and development of a thriving Township Center that can serve as a “center” of town for the community. This provides a place for residents to congregate and hold community activities as well as provide a central location for commercial uses and services.
- ❖ Encourage the revitalization of Goshen’s historic structures, especially in the Township Center.
- ❖ Discourage garages from being the prominent feature of housing.
- ❖ Promote the use of lot clustering as a way of preserving Goshen’s rural heritage while providing all property owners with the ability to develop their land with a reasonable economic use that does not detract or damage the community or environment.
- ❖ If Goshen Township becomes a designated “urban township,” develop a property maintenance code that addresses litter, weeds, junk cars, garbage, old tires, and other nuisances that can create a negative image of Goshen Township.
- ❖ Look for ways to develop a community facility that will provide residents with various educational and recreational activities.
- ❖ Develop and/or improve standards for site design, including landscaping, access management, signage, and other design issues. These standards can minimize land use conflicts while creating an attractive identity for the Township.
- ❖ Encourage businesses, both commercial and industrial, that will act as an anchor business to attract additional businesses that provide support services.

- ❖ Allow for new commercial businesses that serve both residents and other businesses without creating a larger supply of commercial properties versus the demand. This excess supply can lead to large numbers of vacant businesses.
- ❖ Strive towards creating employment based industries that not only creates a tax base but also employment for local residents.
- ❖ Evaluate the feasibility of attracting a large department store that can serve the broader needs of the community over and above the daily convenience needs of residents.
- ❖ Allow for flexibility in the development of a site when natural features, major drainage ways, and mature trees can be preserved.
- ❖ Encourage the extension of sewer lines in areas where existing zoning and development densities require centralized sewer. Extensions should also be a primary concern in problematic areas where soils create difficult drainage problems and unsanitary conditions.
- ❖ Complete and expand, where necessary, the water system to ensure that every resident has an adequate supply of potable water and fire protection.

Transportation Plan

When you ask members of a community what they feel are the top issues facing growth in their community, transportation is usually one of the top three responses. First, problems with the transportation system are quite often the most visible and second, in the age of the automobile, everyone wants a transportation network that puts us near to all of our daily needs with little to no delay. As growth progresses towards areas such as Goshen Township, problems begin to arise when the once rural roads are now expected to handle large volumes of vehicular traffic when they were designed to accommodate only a few cars and farm equipment.

While the Township controls hundreds of miles of roadway, financing for major improvements is quite often limited or prioritized based on safety needs versus traffic demands. The same can be said for many of the roads controlled by the County. The purpose of this transportation plan is to provide guidance for minimizing congestion from development and to create a more efficient roadway network for the future.

Functional Classification

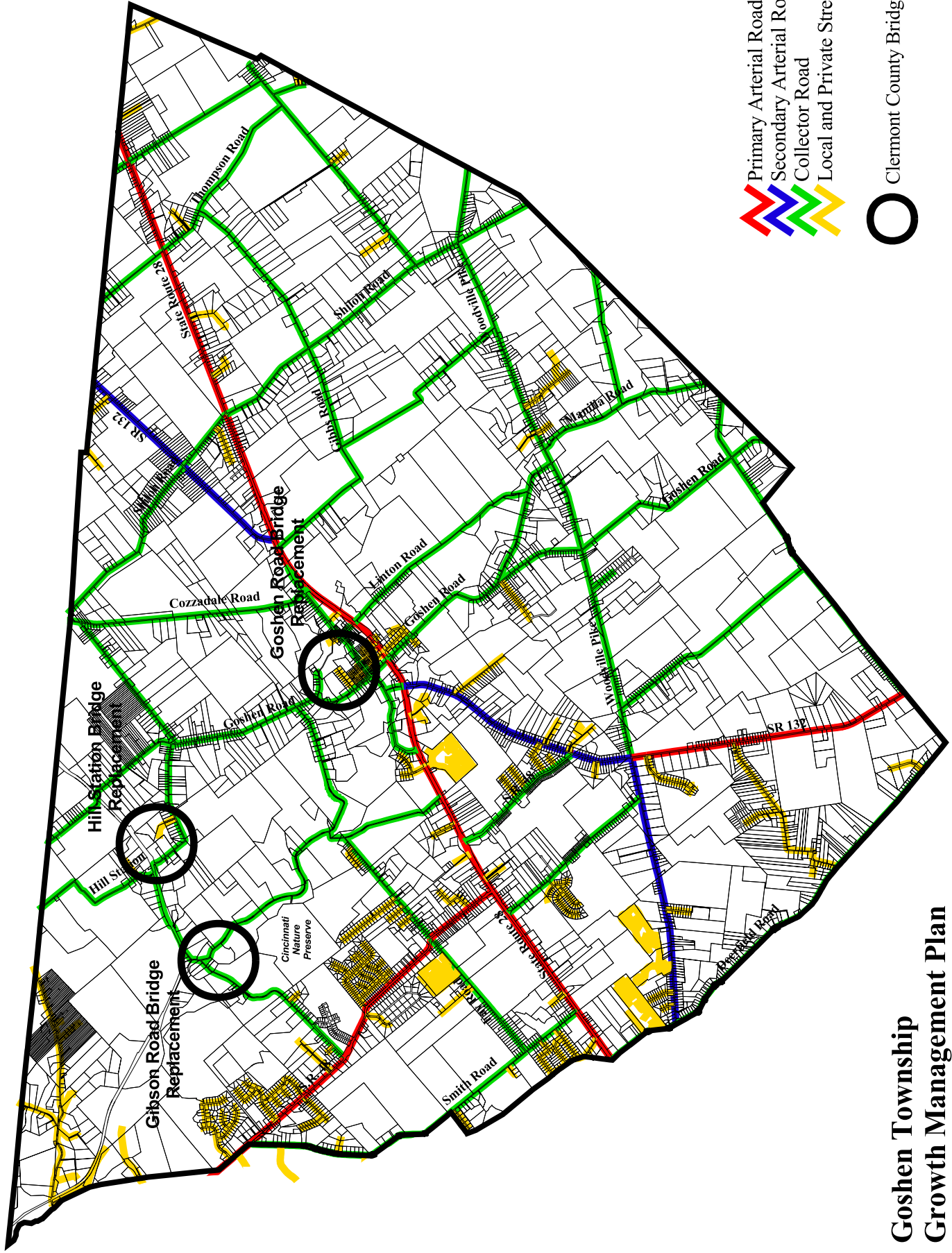
Within the entire roadway network is a natural hierarchy of roads. Each level of the hierarchy serves its own purpose with regard to the volume of traffic it handles and its relation to roads both within and outside the community. The following are the classifications of roadways within Clermont County as based on the Clermont County Thoroughfare Plan. The functional classification of roads within Goshen Township are illustrated in the Transportation Plan Map.

Primary Arterial Roads

Primary arterial roads are nationally or state designated roads designed to carry large volumes of traffic from secondary arterials and collectors to regional destinations and interstate expressways. Primary arterials provide local businesses and industries with access to regional markets. The amount of access to private property should be controlled with emphasis on providing individual access points on secondary arterials or collectors.

Secondary Arterial Roads

Secondary arterial roads serve the same general purpose as primary arterial roads but carry far less volumes of traffic. Secondary arterials link rural areas with nearby urban areas and provide more access to private property than primary arterial roads.



**Goshen Township
Growth Management Plan
Transportation Plan**

- Primary Arterial Road
- Secondary Arterial Road
- Collector Road
- Local and Private Streets



Clermont County Bridge Repair



0 3000 6000 9000 12000 Feet



Collector Roads

Collector roads are designed to perform the intermediate function of connecting local uses with arterial roads. Collector roads function primarily to provide circulation within the Township and to access properties.

Local Streets

Local streets provide access to the majority of parcels within the Township. Primarily, local streets provide access to residential, commercial and industrial properties for vehicles, pedestrians, and bicycles. To a lesser extent, local streets provide traffic movement between other local streets and collector roads.

Private Roads

There are several roads within the Township that are privately built and maintained by the property owners who use it for access. These roads generally serve less than 10 properties and are often built of gravel versus asphalt. If the property owners want the Township to take control of the road, the road must be brought up to County standards otherwise it must continue to be maintained by the property owners.

Clermont County Engineering has set standards for each type of classification. Of particular concern to the Township are their standards for collectors and local streets, many of which are under the control of the Township. These standards set forth criteria for pavement and right-of-way widths for new construction and should be consulted for all new development.

The County's width standards do not, however, always apply to existing roadways. Driving along many of the Township local and collector roads will demonstrate that pavement widths are often less than 24 feet for two lanes and in many cases are 16 to 18 feet wide. These narrow roads become apparent when you compare them to the County's standards that requires local roads have a minimum pavement width of 32 feet to provide room for two lanes and roadway shoulders. Several of Goshen Township roads are barely wide enough to allow two vehicles to pass one another. As new development occurs in the Township, both the Township and the County must be made aware of the impacts of high intensity development on a rural transportation system. In some cases, the developer may be required to do a Traffic Impact Study (TIS) to determine what improvements they will be required to provide while in other cases, alternative access may be needed to allow for the safe and efficient movement of vehicles.

Planned Improvements

With a minimum of three agencies having jurisdiction over roads in the Township, there is a multitude of planning projects in the works, however, funding for desired improvements is not easily acquired.

Per the County's transportation plan, the state is evaluating nearly 6 million dollars worth of projects along State Route 28 and State Route 48. These projects include the repaving of these two primary arterials and the possible signalization at the Smith Road/State Route 28 intersection. There is also a proposal to study the realignment of State Route 48 that would parallel Snider Road. This realignment would take State Route 48 from its intersection at State Route 28 to a new 5-road intersection at State Route 132 and Woodville Pike. The downfall of this plan would be the fact that the alignment shown in the County Plan runs right through an established industrial area along Snider Road.

According to the Clermont County Engineers, there are no major roadway improvements or expansions in the works for any county roads in the Township. Funding is limited to the repair of three bridges in the Township over the next five years and any improvements required for safety reasons. The three proposed bridge repairs and the expected timeframes are as follows:

Hill Station Bridge Replacement: 2000
Gibson Road Bridge Replacement: 2000/2001
Goshen Road Bridge Replacement: 2001

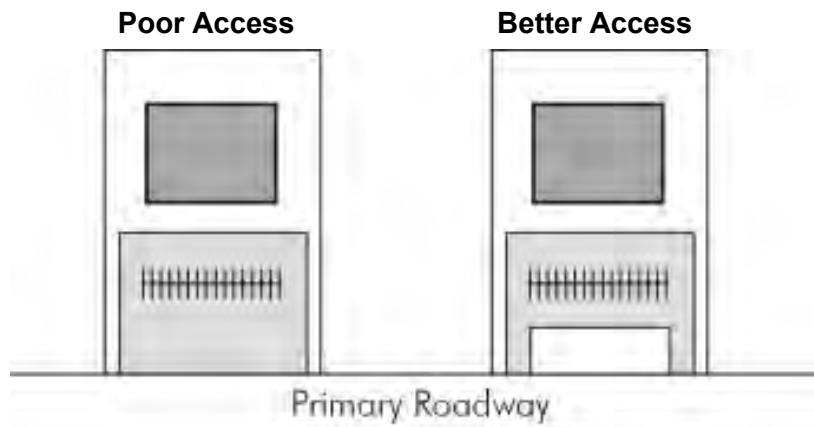
The location of these proposed bridge replacements are illustrated on the Transportation Plan Map.

As with the County, Goshen Township's funds for major roadway repairs and improvements are limited due to funding limits. Priority goes to fixing safety hazards, culvert, ditch repairing, and road repaving.

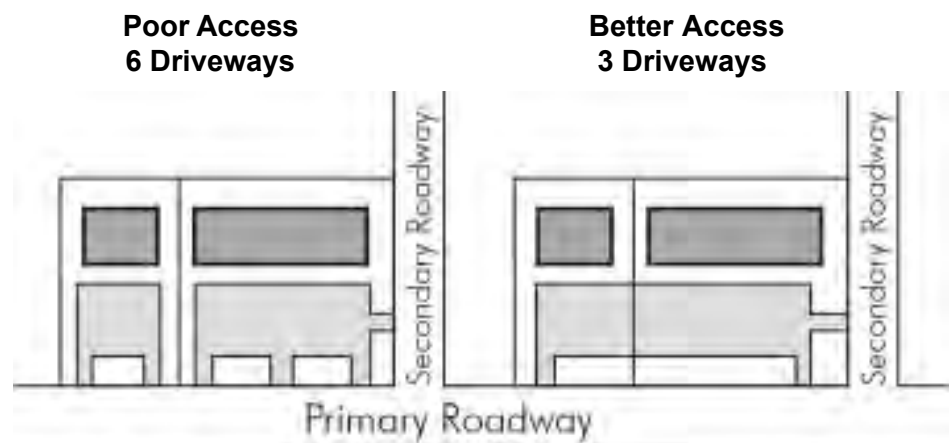
Access Management

One component of transportation that can be controlled and can work toward reducing traffic congestion, especially along State Route 28, is the management of access to private properties. By minimizing curb cuts, restructuring entrances, and directing traffic to signalized intersections or collector roads, traffic flow can be maintained more efficiently thus reducing traffic congestion.

There are several methods of access management with the easiest method being the prohibition of driveways that span the entire frontage of a lot. These types of entrances create a disorganized access to a property creating conflicts for those exiting the site and an unclear point of entrance from the road to the site. Ingress and egress points should be provided through driveways. These driveways should be located as far as feasible possible from roadway intersections to minimize confusion and conflict between roadway turning movements and the access to the private property.



Combining driveways and parking is another form of access management that can also minimize the amount of paved areas. This method is most often seen in conjunction with access roads that parallel a primary or secondary arterial. Minimizing the number of driveway curb cuts concentrates turning movements, and especially left turn movements, at a smaller number of locations allowing for a more efficient flow of traffic.



A third method of access management is the control of right turn movements into a site and exits movements from the site onto the adjacent roadway. The three alternatives, illustrated below are the right in/right out movements only; the right in/right or left out movement; and the right or left movement in/right out only. Right in/right out only methods are generally only utilized when there is a signalized intersection near the site or alternative access points are available on other roads.



Transportation Policies

The following are goals and policies that relate to the future transportation network and should be used as guidelines for land use and zoning decisions.

- ❖ As the Township, County, and State evaluate new roadway construction and improvements, evaluate the potential for integrated pedestrian and bicycle paths.
- ❖ Create and utilize a community transportation committee to evaluate transportation improvements desired by the Township. This committee can actively pursue transportation opportunities including lobbying the Ohio Department of Transportation (ODOT) to, at a minimum, examine the feasibility and potential costs (improvement and property costs) for the future expansion of State Route 28 through Goshen Township. This committee can also be used to cooperate with County and State agencies on all other aspects of transportation planning that effect the Township and/or are created by traffic from the Township.
- ❖ Discourage the use of private roads. If these roads are not maintained, many of the property owners expect the Township or County to take over maintenance, even when the are not brought up to standards. In some cases, it may be difficult to enforce any kind of maintenance or upkeep provision in the covenants and this may lead to further deterioration of the road.

- ❖ Require sidewalks on both sides of a residential street where homes are separated by less than 100 feet and/or where the average lot size is one-half of an acre or less. Where developers propose wide streets that can accommodate both on-street parking and adequate room for pedestrian movement, the Township may reconsider this sidewalk requirement.
- ❖ Require driveways to be long enough to accommodate off-street parking without encroaching on sidewalks and to minimize on-street parking in neighborhoods.
- ❖ Support the development of well defined ingress/egress routes into industrial areas with particular emphasis on signage and surrounding land uses to help minimize the impact of truck traffic on all roads within the Township.
- ❖ Where feasible, require the creation of multiple access points in a development to minimize traffic congestion at one access point. This can work toward minimizing traffic congestion in Goshen Township by providing an interconnected network of roads that provides multiple entry and exit points into the Township.
- ❖ Minimize development on roads that are not wide enough or up to an adequate standard to accommodate new growth. Large-scale developments should be strongly discouraged on roads where the average pavement width is less than 18 feet.
- ❖ As new uses are built along State Route 28, require developers to provide adequate room for an access road that will parallel State Route 28 on both sides of the road.
- ❖ Encourage residential developers to utilize access roads or alternative access routes where they propose numerous curb cuts on primary or secondary arterial roads.
- ❖ Work with developers to link developments with nearby conveniences including, where feasible, commercial centers, schools, churches, parks, and other similar developments.

Parks Plan

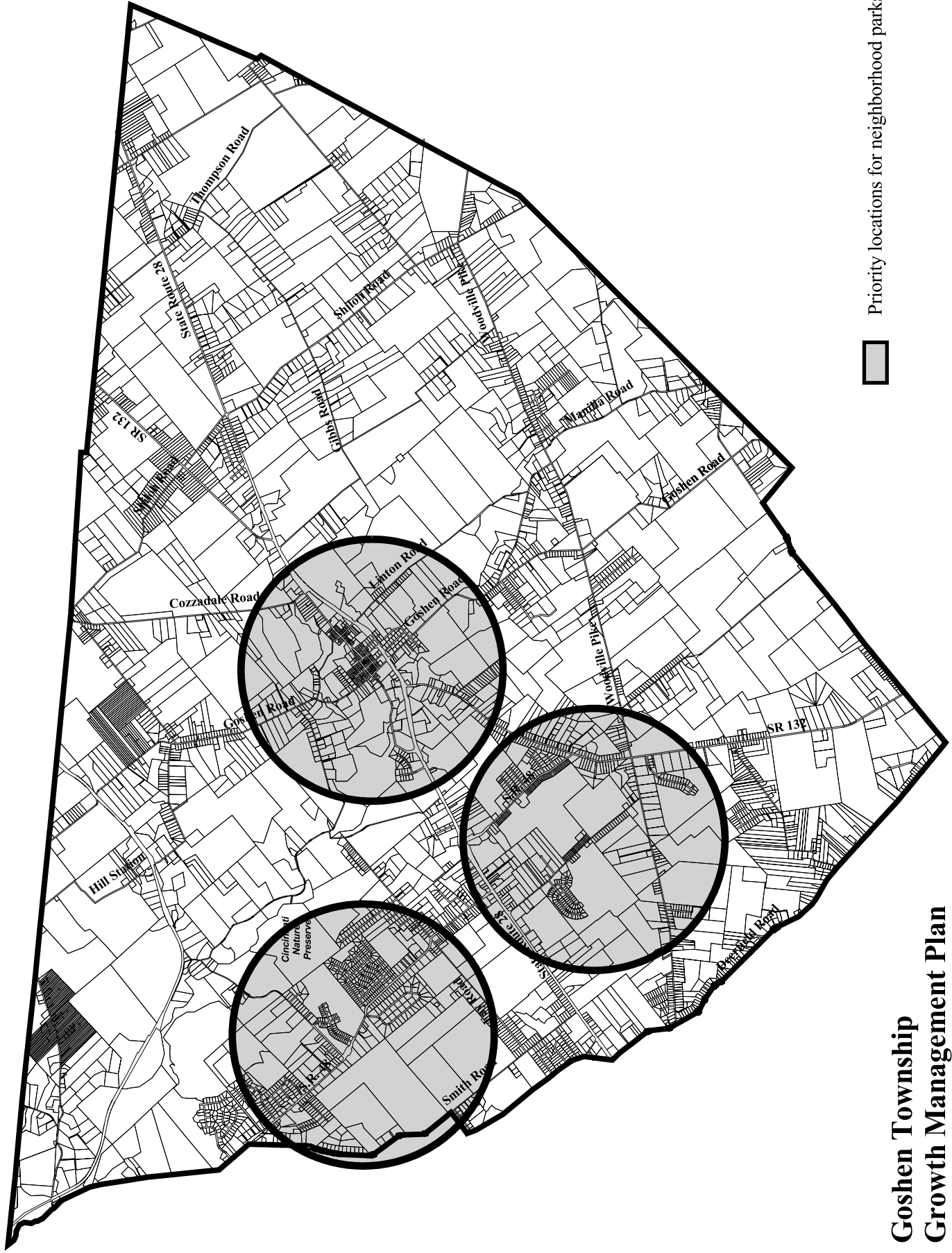
Goshen Township recently created a Parks Commission to oversee the development and maintenance of a township park system. Currently there are no township parks and the only recreational facilities available are two golf courses, the Long Hill Branch Farm/Cincinnati Nature Preserve (membership) and a privately owned baseball field at State Route 28/Goshen Road that is available to the public.

In general, communities the size of Goshen Township should strive toward a minimum of 10 acres of park per 1,000 residents. This means that to meet current needs, the Township would require approximately 150 acres of parks. By 2020, the Township would need approximately 220 acres of parks. This may seem like an inordinate amount of land for a Township that currently has no acreage dedicated to parks but it is a goal that the Parks Commission is diligently working toward by soliciting donations and evaluating various grant opportunities.

As Goshen Township begins to assemble a parks system, a secondary goal should be to create diversity in the activities available at each park as well as who the target users are for each park (i.e. is it a neighborhood, community, or regional park?). Neighborhood parks are generally from 5 to 10 acres in size and have a service area of one-half of a mile. Community parks are a minimum of 20 acres in size with a service area of two miles while regional parks are large parks that serve residents of Goshen Township and beyond. There are also various levels of activities for parks ranging from passive recreational areas (nature preserves, picnic shelters and walking trails) to active recreational areas such as skate parks and playgrounds.

While the passive recreational areas and neighborhood parks may be easier to create through planned development, the creation of a community park will most likely have to be done through the purchase of land by the Township or by donation. While a community park would be a welcome addition anywhere in the Township, efforts should be made to create a community park in an area where large number of Goshen Township congregate. The ideal area for this use would be within the area designated as the Township Center. The Township may be able to coordinate the use of the Goshen Local School District's athletic fields to serve this purpose or they can work toward creating a new park located in or near the Township Center.

The following Parks Plan Map illustrates several service areas for the smaller neighborhoods parks that would service the largest concentrations of residents within Goshen at this time. This should not preclude the Township from trying to establish one or more community parks that will provide activities for all the residents of the Township. In addition, the following policies should be observed by the Township decision-makers and developers.



**Goshen Township
Growth Management Plan**

Parks Plan

Parks and Recreational Policies

The following are goals and policies that relate to the future transportation network and should be used as guidelines for land use and zoning decisions.

- ❖ The Township, its decision makers, and the Parks Commission should continue to work toward the creation of a park system that will provide past-time activities for its residents and serve as a valuable asset to the community at large.
- ❖ Emphasize pedestrian paths within all new developments that include sidewalks and pathways and that provides interconnectivity within the development. These paths can also provide access to nearby developments and commercial centers.
- ❖ Evaluate potential park lands on their ability for multi-purpose activities and the amount of land that can be utilized without creating impacts such as noise and traffic on surrounding developments.
- ❖ Provide encouragement and incentives to developers to create parks or recreational areas within a development.
- ❖ Encourage developers to locate parks, recreational areas, and open space adjacent to existing areas with similar facilities to create larger facilities.
- ❖ Require developers to dedicate parks and recreational areas to the Township so they may be utilized by all Township residents versus being restricted to residents of a particular development. This should only be done when the Township has the financial ability to maintain the dedicated areas.
- ❖ Coordinate efforts with the Clermont County Park Board. This may provide an opportunity to create a County park within the Township and it may also provide the Park Commission with more opportunities and background on available grants and funding for parks and recreation.
- ❖ Work with developers to protect existing natural resources such as trees, streams and other unique land features within a site.

Section 5: Implementation Strategies

The long term success of this Growth Management Plan is dependent on the Township implementing the plan through a variety of tools. While the utilization of the policies outlined in this plan is a good start, it only gets the Township a portion of the way towards the end goal of making a better community for everyone. This plan must be used in conjunction with other planning tools to meet this ultimate goal. Under State law, the Township has the power to plan and zone for its own community, however, it lacks the powers to utilize other tools such as review of subdivisions, impact fees, and taxes that many cities and villages have the power to utilize. This merely means that the Township must fully understand and use all other tools available to them as well as work closely with the County on issues such as economic development, tax abatements, regional growth management techniques, and subdivision review.

This chapter provides a summary of implementation strategies, both general and specific. How and when the Township uses these strategies will have to be prioritized based on available funding and staff resources. Each of these strategies and programs should be evaluated by the Township as a possible approach to implementing this Growth Management Plan.

The Plan

The most important implementation strategy is the use of this plan to make decisions regarding land use and growth. Many of the thought processes behind this plan are used on a daily basis to evaluate specific sites. In this case, the processes are used to evaluate the Township as a whole and the impacts new development will have on the Township.

This plan should be updated every 20 years with a review and revision of the policies every 5 years to ensure that they remain in line with the community vision.

Regulatory Techniques

The most commonly used regulatory tool available to the Township as it relates to land use planning is zoning. The purpose of zoning is the regulation of the use and development of land in such a way that the overall public health, safety and welfare is maximized, negative impacts of development on surrounding areas are mitigated, and standards are established for the quality of the built environment.

One of the first steps in the implementation of this Plan should be to conduct a basic update to the Township's zoning resolution. Many of the regulations are outdated and inadequate to manage the growth pressures facing the

community. Piecemeal adjustments over the past years have solved some initial problems but have negatively effected the overall integrity of the regulations. A basic review of the structure and purposes of the zoning districts, the definitions and pattern of permitted uses for each district, and the intensity and density standards should be reviewed and updated. Similarly, the regulations designed to mitigate negative land use impacts, such as landscaping, parking, and access standards need to be modernized. Lastly, the development review process – zone changes, variances, site plan reviews, planned unit development, special use permits, and others should be reviewed to insure that the community is getting the quality it deserves while being fair and efficient for the development community.

Improved Commercial Development Standards

It is imperative that Goshen Township improve the quality of development standards for commercial development. This is particularly important given that the Township is acting proactively with this plan prior to any major pushes in non-residential development. Furthermore, much of the new non-residential development will be focused on the State Route 28 corridor which serves as the “front door” into this community. The community should develop and improve site planning standards that deal with items such as:

Site Configuration and Layout
 Landscaping
 Signage
 Access Management Techniques
 Building Materials
 Pedestrian Connections
 Lighting

It is particularly important that the community develop improved standards for large retail structures and centers that tend to dominate the visual appearance of commercial corridors.

Improving upon site plan standards and review procedures will go a long way towards implementing the policies related to community quality and character in this plan.

Cluster Zoning

Also known as “open space subdivisions”, the principles behind cluster development design guidelines are intended to create development in rural area that preserves rural character. As an alternative to the traditional subdivision, this program would involve site planning guidelines and incentives designed to encourage the preservation of open spaces, particularly as they relate to environmentally sensitive areas.

Through the use of lot clustering, an overall gross density can be maintained or possibly increased while preserving open space. The use of open space subdivisions, or cluster zoning, allows for the preservation of rural character while accommodating reasonable development.

The Township currently has a planned unit development district that requires a minimum percentage of land be maintained as open space. However, the Township may wish to consider including very specific standards for cluster developments that required more open space but in return, the developer can receive higher densities.

Binding Elements

Another way the community can improve upon the quality of its new development or redevelopment is through the establishment of binding elements. The most common form of a binding element is a developers agreement that is tailored to each individual project and then is signed by both the Township and the developer. These agreements clearly establishes specific standards by which the community is assured that the development will be constructed per the plans approved by the County and Township.

Binding elements can be very general and only include basic information on land uses and open space. Other agreements are very specific and place standards on buidling appearances, percentage of open space and impervious surfaces, enclosures of storage areas and financial guarentees for improvements.

Overlay Zoning

The City and County should explore the development of simple and flexible overlay zoning techniques to deal with particular planning problems. An overlay zone is a mapped zone that imposes a set of requirements and a review process over existing zoning districts. When an overlay zone is put into place it acts as a second layer of zoning to accomplish a specific purpose while maintaining the existing underlying zoning regulations. In most cases the underlying zoning requirements remain the same, however there is an additional set of development guidelines or requirements that must be followed if the subject property falls within an overlay zone. In some instances, overlay zones may modify the existing zoning district requirements. Overlay zones can be a vehicle to accomplish many goals in the plan.

Overlay zoning may be used as a technique to incorporate the improved commercial standards discussed above, as well as the open space zoning concept. Overlay zoning may also be used to address a variety of other types of planning issues including the Township Center.

Interagency Cooperation

In many cases, the Township can not act alone in implementing parts of this plan. It is necessary for the Township to work with the County, State and regional agencies to make the best use of this Growth Management Plan.

- ❖ Maintain a high level of interaction with the County on issues regarding transportation and land use planning issues. This includes making the County Planning Commission aware of the community's vision for the future.
- ❖ Discuss options with the County departments on how they can form a pact to create and improve infrastructure prior to development versus as a reaction to existing development.
- ❖ Work closely with the Clermont County Chamber of Commerce to provide a useful database of available commercial and industrial lands to potential businesses. It is also important for the Chamber to understand that Goshen Township is planning for its future and that businesses can benefit from this forethought.
- ❖ Provide the Chamber of Commerce with site specific information on available commerce and industrial sites including site location, access, land area, available amenities and land costs. This is the first and easiest step to attracting new businesses into the area.

Strategic Planning

The first priority of the plan is to address what types of growth the Township would like to see along with where this new growth should be located. However, when addressing the issues of growth, other issues can become interrelated but can not be addressed as thoroughly. Some examples of issues that have been raised in this plan that should be addressed in a more strategic plan that focuses in on one issue are the Township Center and Parks and Recreation.

- ❖ Create a detailed plan addressing the Township Center that looks at specific details including design concepts and more specific development guidelines.
- ❖ Form a community committee to work with O.D.O.T on planning for the future expansion of S.R. 28 to a minimum of four lanes through Goshen.
- ❖ Prepare a detailed parks and recreation strategy plan that evaluates the various ways the Township can create parks and details the specific types of parks the Township should be focusing on developing.