

CLEARCREEK TOWNSHIP BOARD OF ZONING APPEALS
Clearcreek Township Government Center, 7593 Bunnell Hill Rd Springboro, OH 45066

AGENDA

November 14, 2017 --7:00 PM

Attendance:

Roll call of full members and alternate members

Minutes:

Draft minutes from October 10, 2017

1. Ask for discussion
2. Modifications
3. Ask for motion _____
and second _____

Voice Vote (All In Favor)/(All Opposed)

Testimony Oath and Sequence of Events:

“Do you swear or affirm that the testimony you are about to give will be the truth, the whole truth and nothing but the truth?”

Continued Hearing(s):

1. Close Public Meeting
2. Reconvene Public Hearing: 17-BZA-008, an application submitted by PAP Oil Company LLC. The request is for a Conditional Use Permit pursuant to Sections 9.025 (A), 16.07 and Section 21.01(F) of the Clearcreek Township Zoning Resolution for the purpose of establishing a drive through facility within a gas station/convenience store. The address of the property is 3494 State Route 741. The property is .709 acres in size. The property is identified by parcel id 08-15-401-017 and account number 0603799. The parcel is located in Section 15, Town 3 and Range 4 in Clearcreek Township. This request was tabled on October 10, 2017, to give the applicant time to produce the requested information.
3. Ask if the BZA Members have visited site or are familiar with site?
4. Ask if the BZA Members that were not present at the last hearing have reviewed the audio recording?
5. Applicant’s Presentation of new information
6. Proponents’ Statements
7. Opponents’ Statements
8. Applicant’s Rebuttal
9. Close Public Hearing
- 10.Reopen Public Meeting
- 11.BZA Discussion
- 12.Motion Based Conditional Use Permit Standards
13. Ask for staff to call roll for the vote
 - a. **IF APPROVED:** This is an oral approval of your application. A written notification will be sent to you by certified mail, after the minutes of this meeting have been approved at our next scheduled meeting. You may proceed with the permit process and at your own risk initiate construction while waiting for the written approval. The applicant needs to meet with staff to submit for a zoning permit and pay all applicable fees.

- b. **IF DENIED:** This is an oral denial of your application. A written notification will be sent to you by certified mail, after the minutes of this meeting have been approved at our next scheduled meeting. From that filing date, you have 30 days to appeal this decision to the Warren County Common Pleas Court.

New Hearing(s):

14. Close Public Meeting

15. Open Public Hearing: The first request is 17-BZA-011 an application submitted by Randall Plikerd agent for Clover Hill Farm for a Non Conforming Use Hearing per Sections 5.02, 5.754(A), 15.03 and 21.01 (D) of the Clearcreek Township Zoning Resolution. The address of the property is 2390 Old Route 122. The property is 4.537 acres in size. The property is identified by parcel id 09-22-376-010 and account number 0101001. The parcel is located in Section 22, Town 4 and Range 4 in Clearcreek Township. The property is zoned Residence Zone "R-1". The request is add an addition to the rear of a legal non-conforming structure. The structure is classified as legal non-conforming structure since it fails to meet the minimum 50' front yard setback required by Section 5.754 (A) of the Clearcreek Township Zoning Resolution.

16. Ask if the BZA Members have visited site or are familiar with site?

17. Did applicant submit a complete application?

18. Applicant's Presentation

19. Staff's Presentation

20. Proponents' Statements

21. Opponents' Statements

22. Applicant's Rebuttal

23. Close Public Hearing

24. Reopen Public Meeting

25. BZA Discussion

26. Motion Based Non-Conformance Use Standards

27. Ask for staff to call roll for the vote

- a. **IF APPROVED:** This is an oral approval of your application. A written notification will be sent to you by certified mail, after the minutes of this meeting have been approved at our next scheduled meeting. You may proceed with the permit process and at your own risk initiate construction while waiting for the written approval. The applicant needs to meet with staff to submit for a zoning permit and pay all applicable fees.

- b. **IF DENIED:** This is an oral denial of your application. A written notification will be sent to you by certified mail, after the minutes of this meeting have been approved at our next scheduled meeting. From that filing date, you have 30 days to appeal this decision to the Warren County Common Pleas Court.

28. Close Public Meeting

29. Open Public Hearing: The second request is 17-BZA-012 an application submitted by Donnie Hensley for variances from Sections 5.10, 5.55 and 5.57(B) of the Clearcreek Township Zoning Resolution. The address of the property is 3575 Crestview Dr. The property is 9.573 acres in size. The property is identified by parcel id 09-33-176-011 and

account number 0210919. The parcel is located in Section 33, Town 4 and Range 4 in Clearcreek Township. The property is zoned Open Space Rural Residence Zone “OSR-1”. The request is to allow the access easement to the property to function as road frontage so a single family dwelling can be constructed.

30. Ask if the BZA Members have visited site or are familiar with site?

31. Did applicant submit a complete application?

32. Applicant’s Presentation

33. Staff’s Presentation

34. Proponents’ Statements

35. Opponents’ Statements

36. Applicant’s Rebuttal

37. Close Public Hearing

38. Reopen Public Meeting

39. BZA Discussion

40. Motion Based on Variance Standards

41. Ask for staff to call roll for the vote

a. **IF APPROVED:** This is an oral approval of your application. A written notification will be sent to you by certified mail, after the minutes of this meeting have been approved at our next scheduled meeting. You may proceed with the permit process and at your own risk initiate construction while waiting for the written approval. The applicant needs to meet with staff to submit for a zoning permit and pay all applicable fees.

b. **IF DENIED:** This is an oral denial of your application. A written notification will be sent to you by certified mail, after the minutes of this meeting have been approved at our next scheduled meeting. From that filing date, you have 30 days to appeal this decision to the Warren County Common Pleas Court.

New Business:

None

Old Business:

None

Adjournment: