

RECORD OF RESOLUTIONS

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Form 6301

Resolution No. 5018 Passed May 8, 2017

CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO

RESOLUTION TO ~~(APPROVE/MODIFY/DENY)~~ THE APPLICATION OF RICK DART OF CHATEAU RLD GROUP LTD TO AMEND THE ZONING RESOLUTION AND MAP FOR A TOTAL OF 1.724 ACRES. THE PROPERTY IS IDENTIFIED AS 1664 E. ROUTE 73. THE PARCEL IS IDENTIFIED BY PARCEL NUMBER 05-25-251-021 AND ACCOUNT NUMBER 0142377. THE REQUEST IS LOCATED IN SECTION 25, TOWN 3, AND RANGE 5 IN CLEARCREEK TOWNSHIP. THE REQUEST IS FROM NEIGHBORHOOD BUSINESS "B-1" ZONE TO MIXED USE PLANNED UNIT DEVELOPMENT "MU-PUD" ZONE.

WHEREAS, all public hearings, public notices, and the recommendation of the Warren County Regional Planning Commission for the Zoning Resolution amendment have been conducted and made pursuant to the Clearcreek Township Zoning Resolution and Section 519.12 of the Ohio Revised Code; and

WHEREAS on April 3, 2017 the Zoning Commission recommended to APPROVE the request from Neighborhood Business "B-1" Zone to Mixed Use Planned Unit Development "MU-PUD" Zone. The Zoning Commission agreed with the Warren County Regional Planning Commission Recommendation and five conditions and stated request was suitable and appropriate use in the Township. The proposed use doesn't conflict with the Master Land Use Plan; and

NOW THEREFORE BE IT RESOLVED by the Board of Clearcreek Township Trustees that the said application for Mixed Use Planned Unit Development "MU-PUD" Zone for a total of 1.724 acres be ~~APPROVED/MODIFIED/DENIED~~ subject to the following conditions:

1. The residential component of the PUD shall be limited to a single family occupancy, in compliance with the R-1 standards.
2. That residential uses are limited to the lower floor of the existing structure and are limited to a single dwelling unit.
3. Compliance with all other Township, County, State, and other agency requirements.
4. Compliance with the Warren County Combined Health District standards and recommendations.
5. The applicant retains the existing landscaped buffers along the western and eastern property lines.

Mr. ~~Muterspaw~~ moved to adopt the foregoing Resolution. Mr. ~~Gabbard~~ seconded the motion and upon the call of the roll the following vote resulted:

Mr. Wade - yea
Mr. Gabbard - yea
Mr. Muterspaw - yea

Resolution adopted at a regular public meeting conducted May 8, 2017.

THE BOARD OF
CLEARCREEK TOWNSHIP TRUSTEES

Law Director Bryan Pacheco
Approved as to form

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