

RESOLUTION 5380
CLEARCREEK TOWNSHIP TRUSTEES
Warren County, Ohio
August 8, 2022

A RESOLUTION TO APPROVE ~~MODIFY~~/DENY THE ZONE CHANGE REQUEST OF JON STAFFORD OF STAFFCO CONSTRUCTION AGENT FOR DONT W8 LLC TO AMEND THE ZONING RESOLUTION AND MAP FOR A TOTAL OF 9.64 ACRES. THE PARCEL IS IDENTIFIED AS 9850 CLEARCREEK FRANKLIN (WOOD ROAD), PARCEL NUMBER 04-15-101-009, AND ACCOUNT 0615037. THE REQUEST IS LOCATED IN SECTIONS 15 & 16, TOWN 2, AND RANGE 5 IN CLEARCREEK TOWNSHIP. THE ZONING CLASSIFICATION IS SUBURBAN RESIDENCE ZONE "SR-1". THE ZONE CHANGE REQUEST IS FROM SUBURBAN RESIDENCE ZONE "SR-1" TO NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT "NR-PUD", AND TO DISPENSE WITH THE SECOND READING

WHEREAS, all public hearings, public notices to adjoining property owners, and the recommendation of the Warren County Regional Planning Commission for the Zoning Map 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 July 11, 2022, the Zoning Commission moved to DENY the zone change request from Suburban Residence Zone "SR-1" to Non-Residential Planned Unit Development "NR-PUD" with the following rationale: The surrounding areas (both Clearcreek Township and Franklin Township) are residential. The Clearcreek Township Master Land Use Plan anticipates the area to remain residential; and

NOW THEREFORE BE IT RESOLVED, by the Board of Clearcreek Township Trustees that the application from Suburban Residence Zone "SR-1" to Non-Residential Planned Unit Development "NR-PUD" totaling 9.64 acres be **APPROVED ~~MODIFIED~~ DENIED**; ~~and~~ TO REFLECT THE ADDED CONDITIONS AS SET BY EXHIBIT A

BE IT FURTHER RESOLVED, by the Board of Clearcreek Township Trustees upon majority vote hereby dispenses with the requirement that this resolution be read on two separate days, and hereby authorizes the adoption of this Resolution upon its first reading at the earliest date allowable by law.

Mr. GABBARD moved to adopt the foregoing Resolution. Mr. MUTERSPAW seconded the motion and upon the call of the roll the following vote resulted:

Mr. Wade	- YEA
Mr. Gabbard	- YEA
Mr. Muterspaw	- YEA

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Resolution adopted at a regular public meeting conducted August 8, 2022.

THE BOARD OF
CLEARCREEK TOWNSHIP TRUSTEES

Law Director Bryan Pacheco
Approved as to form







9850 Clearcreek Franklin (Wood) RD 04-15-101-009 SR-1 to NR-PUD Rezoning Request

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one or the following conditions.
2. The site is limited to indoor Recreational Vehicles and Boat/Watercraft storage.
3. The maximum number of new buildings shall be 24. The maximum number of individual storage units shall be 168.
4. The existing building shall be used for maintenance storage only, not for rental.
5. Compliance with the Clearcreek Township Zoning Resolution and the PUD Stage 1 approval conditions SEC 13.05(A) (3).
6. Compliance with the Warren County Subdivision Regulations.
7. The applicant shall submit all required documents outlined in SEC 13.05 (B)(1)(A)(4) at the time of the PUD Stage 2 application.
8. The building design and materials submitted on June 1, 2022 shall serve as the guiding review documents for the PUD Stage 2 construction drawings.
9. The applicant shall submit a stormwater management plan approved by the Warren County Engineer's Office and the Montgomery County Engineer's Office prior to the PUD Stage 3 application.
10. The Clearcreek Township Zoning Resolution Chapter 10: General Business "B-2" Regulations shall serve as the minimum standards for setbacks.
11. The hours of business operation shall be limited to 9 AM to 8 PM.
12. Chain link fences shall be screened from view from Clearcreek Franklin (Wood) Road with berm and buffer landscaping. Razor wire and similar materials are not permitted.
13. The applicant shall submit a roadway access and improvement plan approved by the Warren County Engineer prior to the PUD Stage 3 application. Prior to the submittal of the PUD Stage 2 application, a notification letter from the Warren County Engineer determining if a traffic impact analysis is necessary is required. If a traffic impact analysis is required, it shall be done prior to PUD Stage 3 application. Any additional road right-of-way required shall be dedicated at the time of a Final Plat.
14. The applicant shall submit the septic system plan, approved by the Warren County Health Department and/or the Ohio Environmental Protection Agency prior to the PUD Stage 2 application.

