

CLEARCREEK TOWNSHIP ZONING COMMISSION

Clearcreek Township Government Center, 7593 Bunnell Hill Rd Springboro, OH 45066

AGENDA

April 1, 2024 --- 7:00 PM

Attendance:

Roll call of full members and alternate members

Minutes:

From March 4, 2024

Public Hearing:

The first application was submitted by Richard Ross to amend the zoning resolution and map for a total of 7.410 acres. The parcel is identified as 536 E. Old Route 122, parcel number 09-33-225-012, and account 0210412. The request is located in Section 33, Town 4, and Range 4 in Clearcreek Township. The zone change request is from Open Space Rural Residence Zone “OSR-1” to Mixed-Use Planned Unit Development “MU-PUD”. The applicant is requesting approval to use the existing barn and the southwest corner of the property for an event center. The remaining acreage of the property will be used residentially. The applicant has a pending zoning violation involving an accessory structure that was established with a 20’ instead of a 25’ side yard setback (OSR-1 standard). Since the setbacks for the MU-PUD are established during the PUD Stage 1 process, the second request would be to establish setback requirements taking into consideration the existing structures on the site.

The second application was submitted by Brett Scott to amend the zoning resolution and map for a total of 1.9760 acres. The parcel is identified as 1555 E. State Route 73, parcel number 05-25-400-028, and account 0119458. The request is located in Section 25, Town 3, and Range 5 in Clearcreek Township. The zone change request is from Non-Residential Planned Unit Development “NR-PUD” to Neighborhood Business Zone “B-1”. In 2004 the property was rezoned from Neighborhood Business Zone “B-1 to Neighborhood Business Zone Planned Unit Development “B-1PUD”. The request stopped with Stage 1 PUD approval. In 2020 the property was rezoned from Neighborhood Business Zone Planned Unit Development “B-1PUD” to Non-Residential Planned Unit Development. The request stopped with Stage 1 PUD approval.

Public Meeting:

The third application is the Stage 3 “NR-PUD” Minor Modification Request by Jon Stafford of Staffco Construction, agent for DON’T W8 LLC. The property is identified as 9850 Clearcreek Franklin (Wood) Road. The parcel is identified by 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 request is to reconfigure the size and square footage of the proposed storage buildings, while still remaining under the maximum building count and maximum square footage approved for the PUD.

Old Business:

None

New Business:

On February 26, 2024, Mr. Pickett and Mr. Laquaglia were re-appointed the Zoning Commission.

Adjournment: