



# Clearcreek Zoning Department

## Monthly Report

October 2022

### Hearings

#### Zoning Commission

The Zoning Commission had no business for the month.

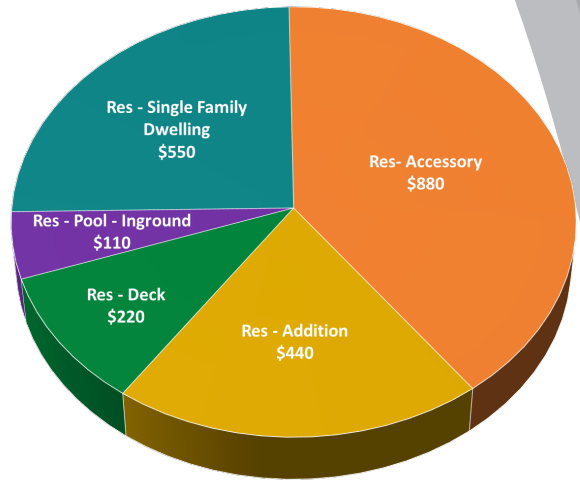
#### Board of Zoning Appeals

The Board of Zoning Appeals held a public meeting on October 11, 2022, for the purpose of approving minutes.

### Permits Issued

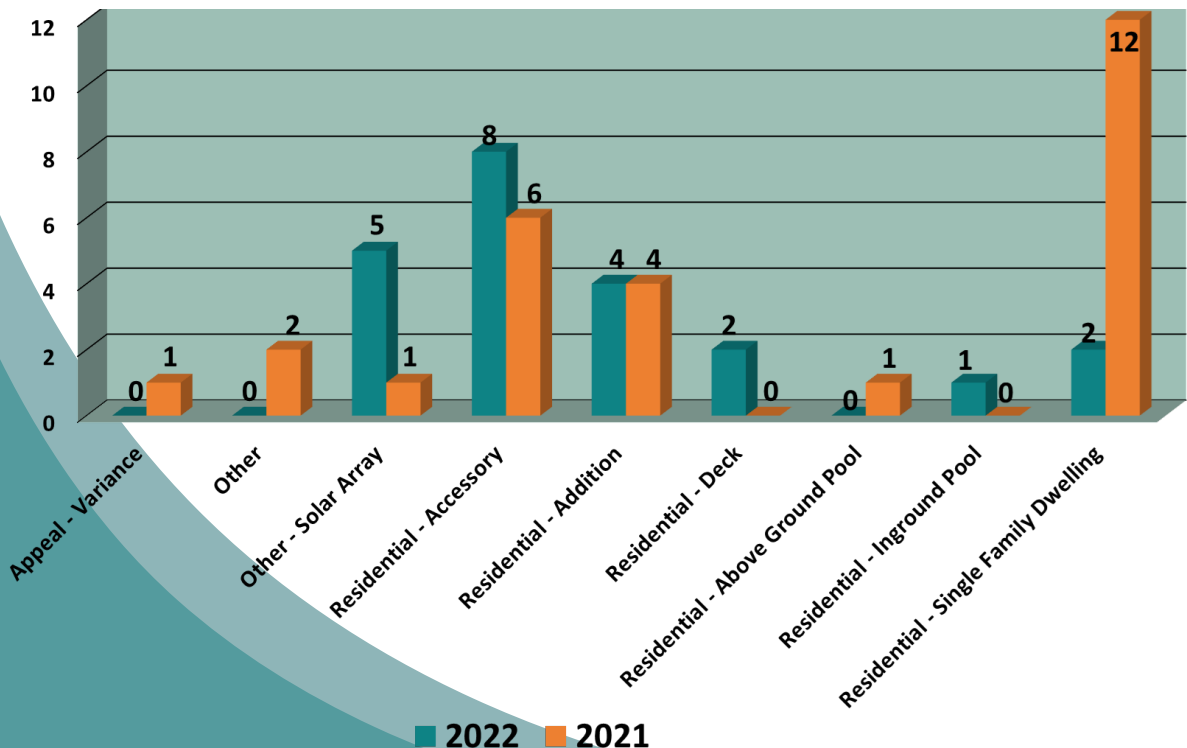
October 2022

**Total Monthly Fees Collected: \$2,200.00**

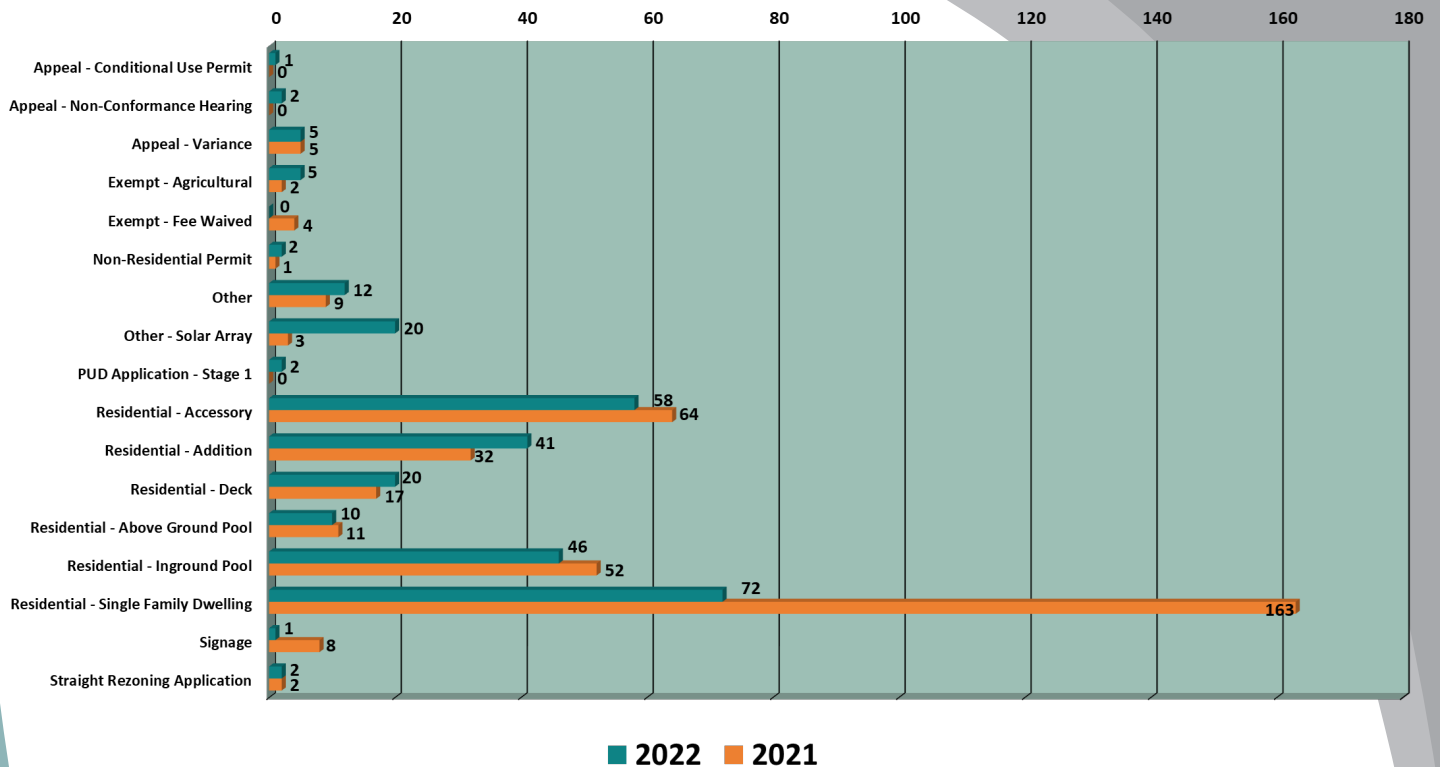


### Permit Summary

#### Monthly Comparison October 2022 vs 2021



## Year to Date Comparison 2022 vs 2021



# Subdivisions

## Peacock Ridge Preliminary Plan

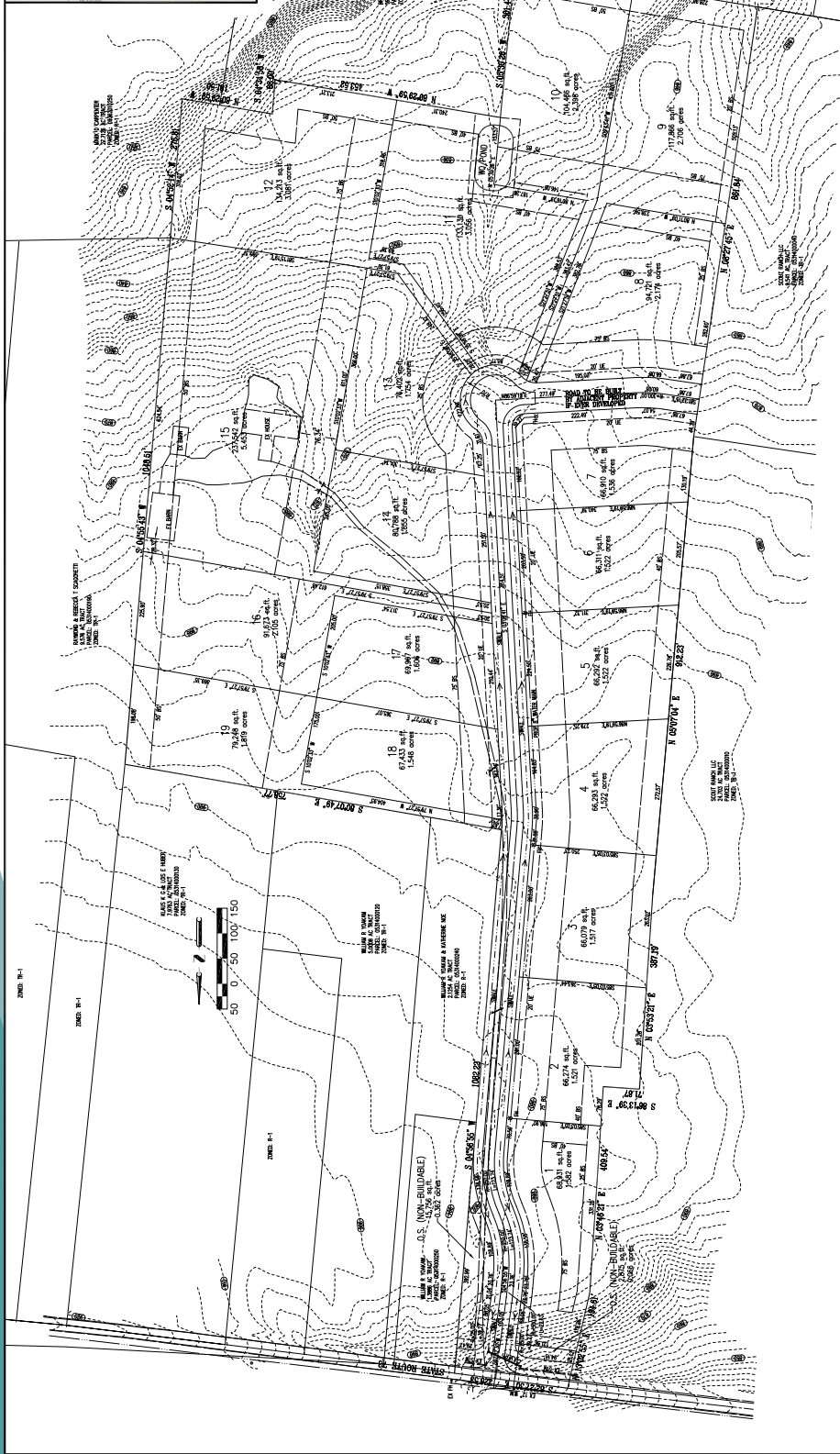
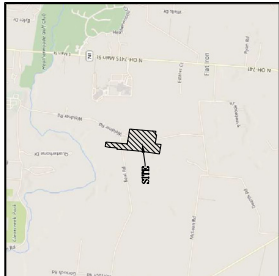
Zoning Director, Jeff Palmer reviewed the Peacock Ridge Preliminary Plan. It is the understanding of Mr. Palmer that the developer has been in discussion with the Warren County Regional Planning Staff regarding options for the required western street connection. As it is currently depicted, the northern boundary of Lot 8 would be adjacent to road right-of-way but not an improved ditch and pavement section.

The Clearcreek Township Zoning Resolution Section 5.10 states: "In every zone, any structure erected, or structure altered, or any permitted use, shall be located on a lot or tract having the frontage required by this Code on a dedicated, improved street or road." The Clearcreek Township Zoning Resolution Section 3.48 Lot, Frontage states: "The frontage of a lot is the length of the boundary of a lot that is coincident and in common with that of the road right-of-way of a public street, road or highway that it abuts."

Based on the former, zoning will require that the ditch and pavement shall be extended at least a distance of 120' to meet the minimum frontage requirement per Section 6.05 of the Clearcreek Township Zoning Resolution. This extension of ditch and pavement will provide the required lot frontage so that Lot 8 can be classified as a buildable lot. This extension of ditch and pavement will also serve as a second lot frontage boundary for Lot 7.

The existing northern barn (approximately 90'x55' in size) on Lot 15 if used residentially will be classified as a legal non-conforming use, since it is unable to meet the required rear yard setback (eastern setback).

All remaining lot layouts and lot sizes conform to the expectations of the Township Residence Zone "TR-1".



**OWNER/DEVELOPER/APPLICANT**  
 BANHENDRIN & NEELMA SANKARA  
 SPANGLER E. 5675 45066  
 (937) 829-6077

**BASE DENSITY CALCULATION**  
 1. TOTAL ACRES 15.31 AC.  
 2. ALLOWABLE DENSITY 15.0 PER ACRE LOT SIZE

**NARRATIVE**  
 1. AREA PARKS SERVING THE PROPERTY  
 AREA PARKS SERVING THE PROPERTY  
 PARDON ALVIN PARK - 1.0 MILE  
 NORTH PARK - 3.3 MILES  
 2. ALL SANITARY SEWER TO BE ON-LOT SEPTIC  
 3. ALL SANITARY SEWER TO BE ON-LOT SEPTIC  
 4. DRINKING WATER TO BE SUPPLIED BY TAPPING EX 12" WATER MAIN

**TRAFFIC TRIP GENERATION (PEAK HOUR)**  
 0.59 PER UNIT  
 18 TRIPS PER HOUR



**PRELIMINARY PLAN**  
 PEACOCK RIDGE  
 CLEARCREEK TOWNSHIP  
 WARREN COUNTY, OHIO



SCALE: 1"=100'  
 DRAWN: JAC  
 DESIGNED: JAC  
 CHECKED: ALL

The location of the under ground utilities shown on these plans have been obtained by diligent field checks and are essentially correct. But Apex Engineering & Surveying, Inc. does not guarantee their accuracy or completeness.

REVISIONS:  
 1. 11/15/21  
 2. 11/15/21  
 3. 11/15/21  
 4. 11/15/21