



# Clearcreek Zoning Department

## Monthly Report

February 2022

### Hearings

#### Zoning Commission

The Zoning Commission held two public hearings on February 7, 2022.

The first order of business was to consider the application of Don Birdsall of Birdsall Consulting LLC agent for Scot Dorrough to amend the zoning resolution and map for a total of 8.39 acres. The parcel is identified as Clearcreek Franklin Rd (Wood Road), parcel number 04-15-101-008, and account 0622866. The request is located in Section 15, 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 General Business Zone "B-2". The Zoning Commission DENIED the zone change request from Suburban Residence Zone "SR-1" to General Business Zone "B-2" 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. The surrounding area is not ready to change out of residential use, thus the request for commercial use would be classified as a spot zoning.

The second order of business was to consider the application of Erin Kristbaum and Ronald Sparks of Backstop 48 Properties LLC to amend the zoning resolution and map for a total of .50 acres. The parcel is located at 8142 State Route 48, parcel number 05-26-452-009, and account 0112224. The request is located in Section 26, Town 3, and Range 5 in Clearcreek Township. The zoning classification is Residence Zone "R-1". The zone change request is from Residence Zone "R-1" to Neighborhood Business Zone "B-1". The Zoning Commission APPROVED the zone change request from Residence Zone "R-1" to Neighborhood Business Zone "B-1" with the following rationale: The owner is trying to consolidate the lot with the adjoining existing "B-1" 1.25 acre parcel. This request is not an anomaly, this .50 acre parcel will be added to the existing 1.25 acre parcel. Since the use will change from Residence Zone "R-1" to Neighborhood Business "B-1", the owner will be responsible for meeting and establishing the required buffers and lighting requirements of the zoning resolution.

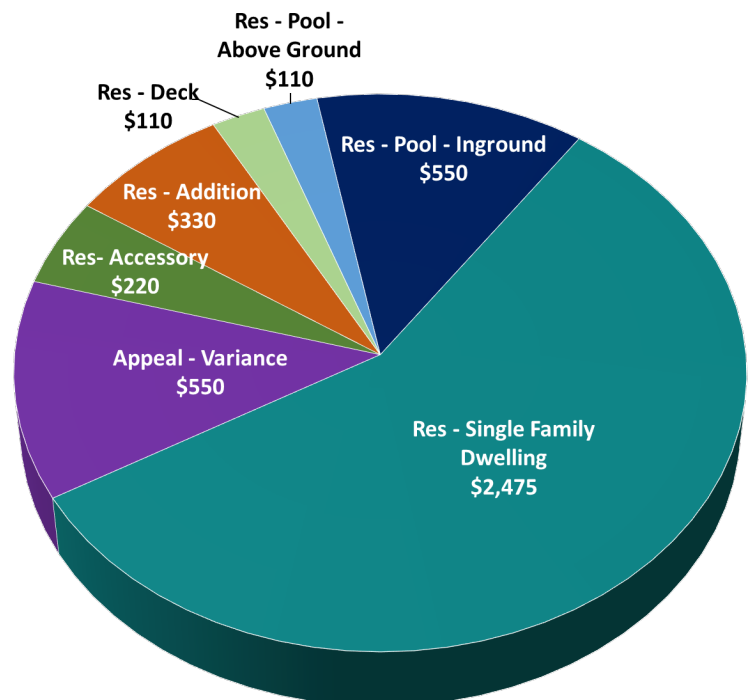
#### Board of Zoning Appeals

The Board of Zoning Appeals held a public meeting on February 8, 2022. The purpose of the meeting was to approve minutes and re-elect officers.

### Permits Issued

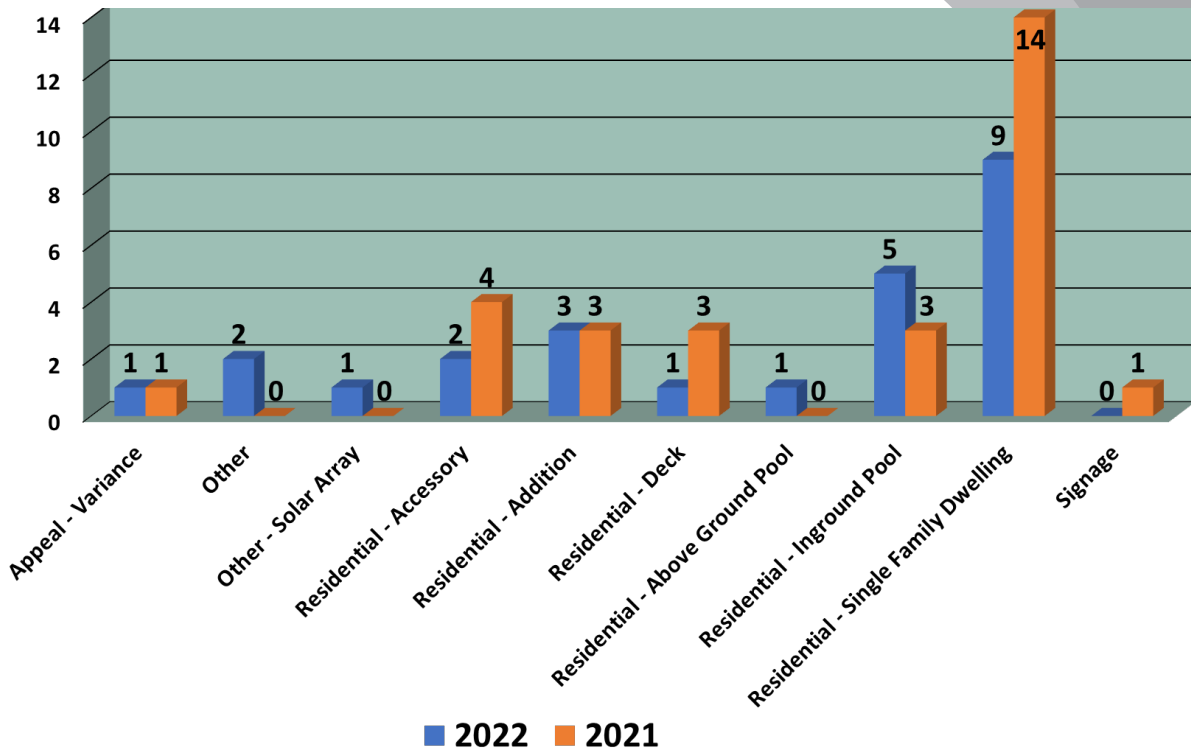
February 2022

**Total Monthly Fees Collected: \$4,345**

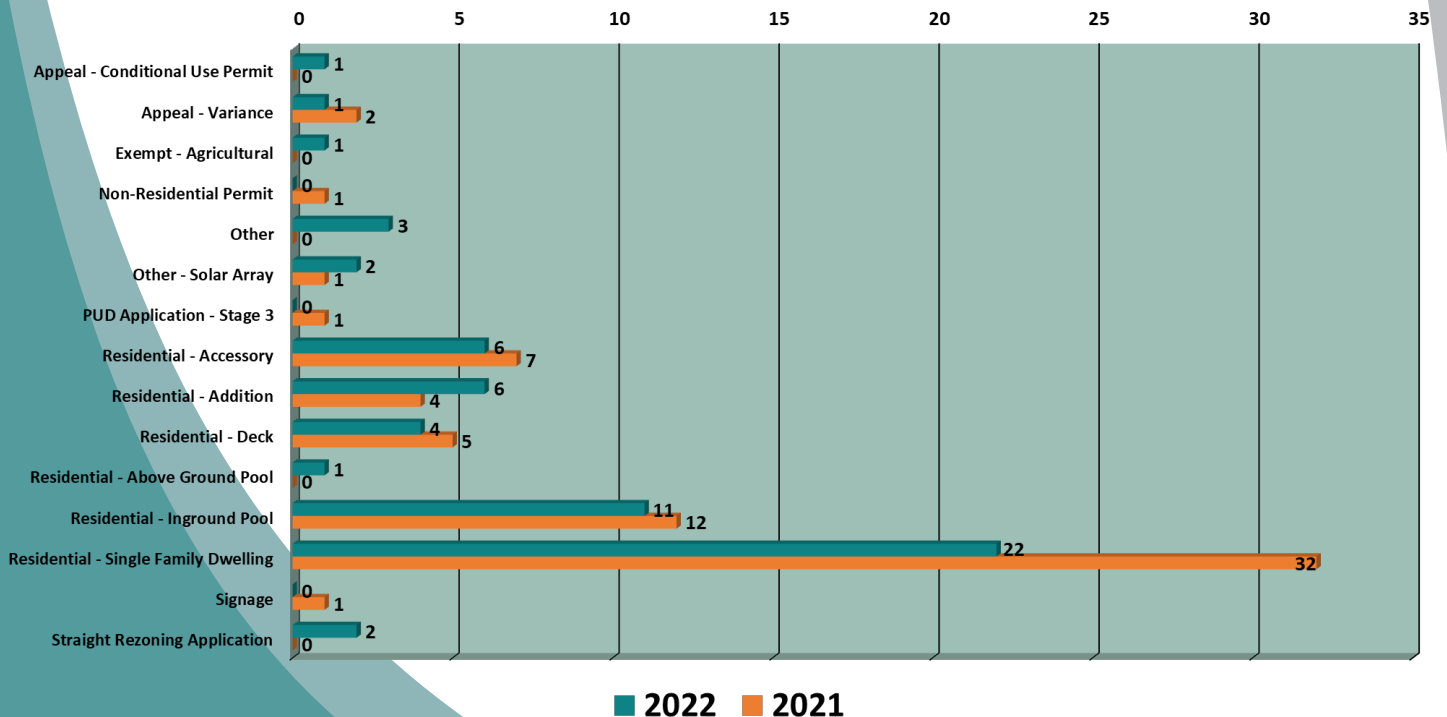


# Permit Summary

## Monthly Comparison February 2022 & 2021



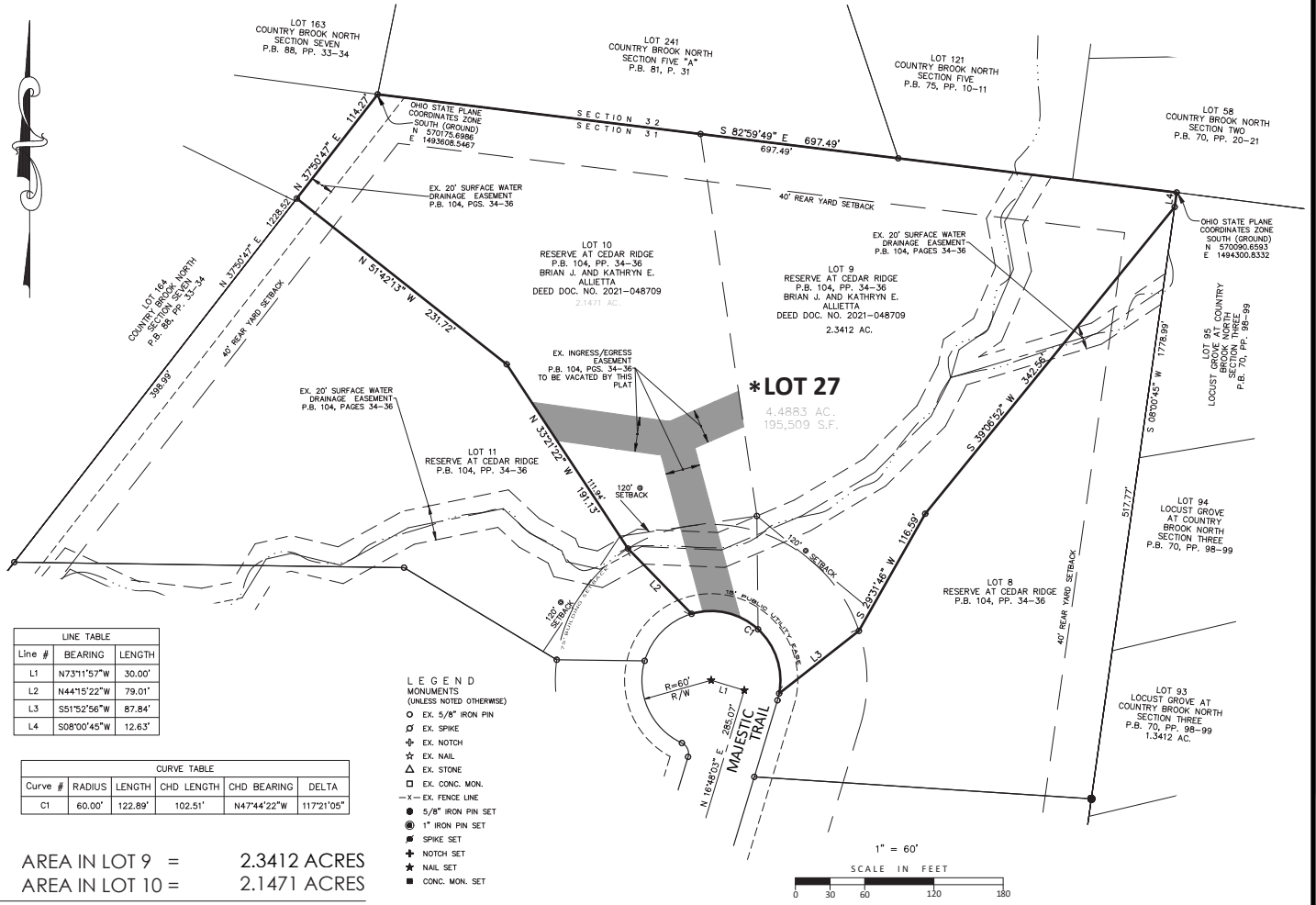
## Year to Date Comparison 2022 & 2021



# Subdivisions

Zoning Director, Jeff Palmer reviewed the Replat of Lots 9 and 10, The Reserve at Cedar Ridge Subdivision. The lot layout and lot size conform to the expectations of the Township Residence Zone "TR-1".

## THE RESERVE AT CEDAR RIDGE PHASE 1



AREA IN LOT 9 = 2.3412 ACRES  
 AREA IN LOT 10 = 2.1471 ACRES  
 TOTAL = 4.4883 ACRES

### DRAINAGE STATEMENT

UNLESS OTHERWISE DESIGNATED ON THIS PLAT, A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON REAR LOT LINES AND A TEN (10) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON SIDE LOT LINES, WITH THE COMMON LINE BEING THE CENTERLINE OF SAID EASEMENT.

THE EASEMENT AREAS SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER(S). WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE. EASEMENTS SHOWN ON THIS PLAT AND DESIGNATED AS "DRAINAGE EASEMENTS" ARE DEDICATED TO THE RESERVE AT CEDAR RIDGE HILL, LLC.

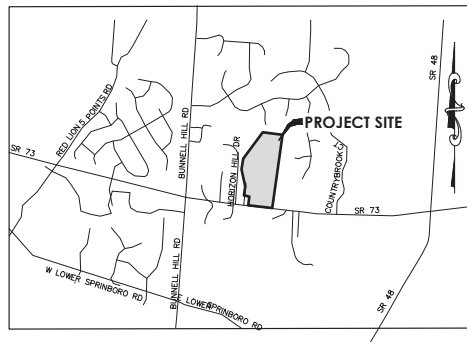
THE WARREN COUNTY COMMISSIONERS AND THE BOARD OF TRUSTEES ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR WATERCOURSE WITHIN THE EASEMENT AREA UNLESS NOTED OTHERWISE ON THIS PLAT. HOWEVER, WHEN THE PLATTED RIGHT-OF-WAY AREA HAS BEEN PREVIOUSLY ACCEPTED FOR PUBLIC MAINTENANCE BY RESOLUTION OF THE BOARD OF TOWNSHIP TRUSTEES, THE BOARD OF TRUSTEES OR THEIR REPRESENTATIVES MAY ENTER UPON AND INSPECT THE EASEMENT AREAS AND, IN ACCORDANCE WITH SECTION 5589.06 OF THE OHIO REVISED CODE MAY REMOVE OR CAUSE THE REMOVAL OF AN OBSTRUCTION ADVERSELY IMPACTING AN AREA WITHIN THE PUBLIC RIGHT-OF-WAY.

UNTIL THE EXPIRATION OF THE DEVELOPER'S PUBLIC IMPROVEMENT MAINTENANCE BONDING PERIOD, THE DEVELOPER (OR THEIR AGENTS) RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN ALL DRAINAGE EASEMENTS, FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES OR DRAINAGE CHANNELS.

THE PUBLICLY-MAINTAINED PORTION OF THE STORM SEWER SYSTEM WILL INCLUDE STORM DRAINS, CULVERTS, AND/OR DITCHES LOCATED WITHIN EITHER THE PUBLIC RIGHT-OF-WAY OR THE PUBLIC UTILITY EASEMENT AREA ADJACENT TO THE ROAD RIGHT-OF-WAY WITH THE EXCEPTION OF SUMP MANS AND CULVERTS FOR PRIVATE DRIVEWAYS. WHERE, IN LIEU OF AN OPEN DITCH, A DEVELOPER, BUILDER OR LOT OWNER INSTALLS A STORM DRAIN ON PRIVATE PROPERTY, THE STORM DRAIN SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER TO ENSURE THAT NEITHER THIS PROPERTY OR ADJACENT PROPERTIES ARE NEGATIVELY IMPACTED, AND THE LOT OWNER(S) MUST NOTE THAT THEY ARE RESPONSIBLE FOR MAINTAINING THE STORM DRAIN UNLESS NOTED OTHERWISE ON THE PLAT.

RESERVE AT CEDAR RIDGE HILL, LLC IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP MANS.

THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL STORM SEWER/PIPING LOCATED BETWEEN THE CATCH BASINS (WITHIN THE R/W) AND THE R/W LINE, SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS PART OF THE DETENTION BASIN MAINTENANCE.



**VICINITY MAP**  
NOT TO SCALE

### NOTES

- BEARINGS BASED ON US STATE PLANE NAD 83 (OHIO SOUTH ZONE 3402).
- OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.
- MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.
- SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON.
- EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF RESEARCH OF PUBLIC RECORDS AND MAY NOT COMPRISE ALL OF THE EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

\* INTERMITTENT STREAMS HAVE BEEN IDENTIFIED AND DETERMINED TO BE REGULATED WATERS. ANY CROSSING OF THE STREAMS ARE TO BE WITH A STRUCTURE HAVING THREE SIDES THAT SPANS BEYOND THE ORDINARY HIGH WATER MARK OF THE STREAM.

### DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ALL RESIDENTIAL LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RESERVE AT CEDAR RIDGE, RECORDED IN DOC. NO. 2021-048709, WARREN COUNTY, OHIO RECORDER'S OFFICE (INCLUDING ANY AMENDMENTS AND SUPPLEMENTS THERETO WHICH MAY BE RECORDED FROM TIME TO TIME).

### DEED REFERENCE:

SITUATED IN SECTION 31, TOWN 3, RANGE 5, CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, CONTAINING 4.4883 ACRES AND BEING ALL OF LOT 9 AND 10 OF THE RESERVE AT CEDAR RIDGE AS RECORDED IN PLAT BOOK 104, PAGE 34-36 WARREN COUNTY RECORDER'S OFFICE, AS CONVEYED TO BRIAN J. AND KATHRYN E. ALLETTA IN DEED DOC. NO. 2021-048709, WARREN COUNTY, OHIO RECORDER'S OFFICE.

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS MAP OR PLAT IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.

LOUIS J. HANSER, P.S. DATE  
OHIO REGISTRATION NO. 7843