



Clearcreek Zoning Department

Monthly Report

March 2022

Hearings

Zoning Commission

The Zoning Commission held a public meeting on March 7, 2022. The purpose of the meeting was to approve minutes and conduct a training.

Board of Zoning Appeals

The Board of Zoning Appeals held a public hearing on March 8, 2022 to consider several cases.

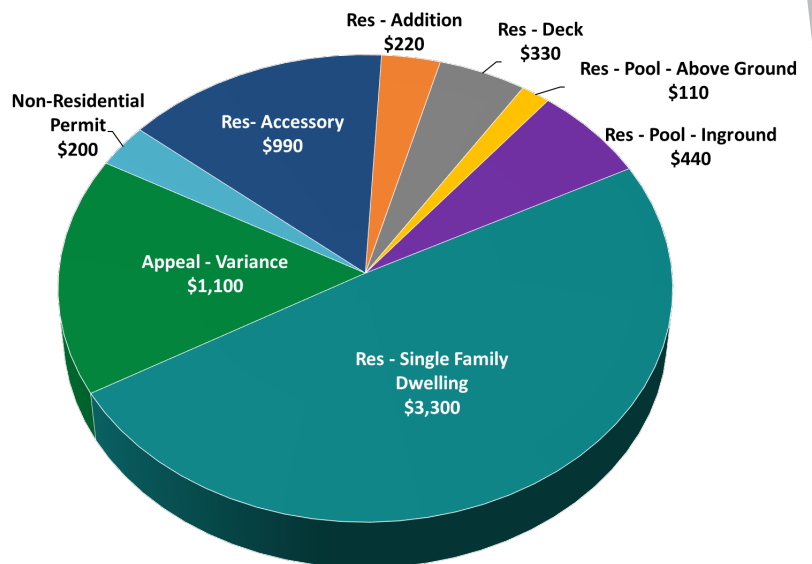
The first order of business was to consider Case 22-BZA-002. Applicant Justin Fueston was requesting a variance from Section 5.7545 (B) of the Clearcreek Township Zoning Resolution to allow an accessory structure to encroach into the required side yard setback. The accessory structure was in the process of being constructed when the side yard setback error was found during a zoning verification inspection. The setback was found to be 5' instead of the required 10'. The property is identified as 2625 Factory Road. The property is identified by parcel id 04-13-151-0210 and account number 0607506. The property is .931 acres in size. The property is zoned Residence Zone "R-1". The Board of Zoning Appeals APPROVED the request.

The second order of business was to discuss progress for Case 16-BZA-007. The address of the property is 4007 Utica Rd. The property is 1.47 acres in size. The property is identified by parcel id 09-28-400-008. The parcel is located in Section 28, Town 4 and Range 4 in Clearcreek Township. The property is zoned Residence Zone "R-1". The Board of Zoning Appeals APPROVED a motion that Mr. Massey come back for a progress update on June 14, 2022. This should give Mr. Massey time to work towards the required installation tasks for an occupancy permit. Staff is directed to make a site visit to the property prior to the June 14, 2022, meeting and provide photos to the Board of Zoning Appeals.

Permits Issued

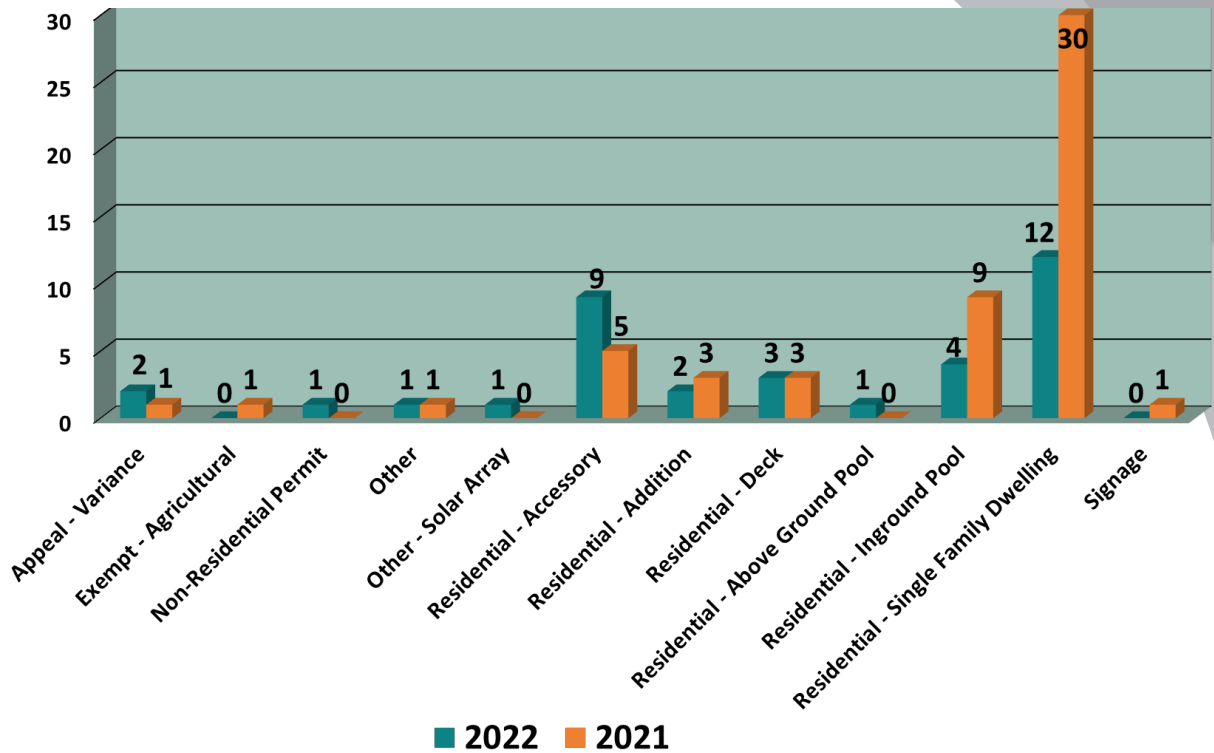
March 2022

Total Monthly Fees Collected:
\$6,690

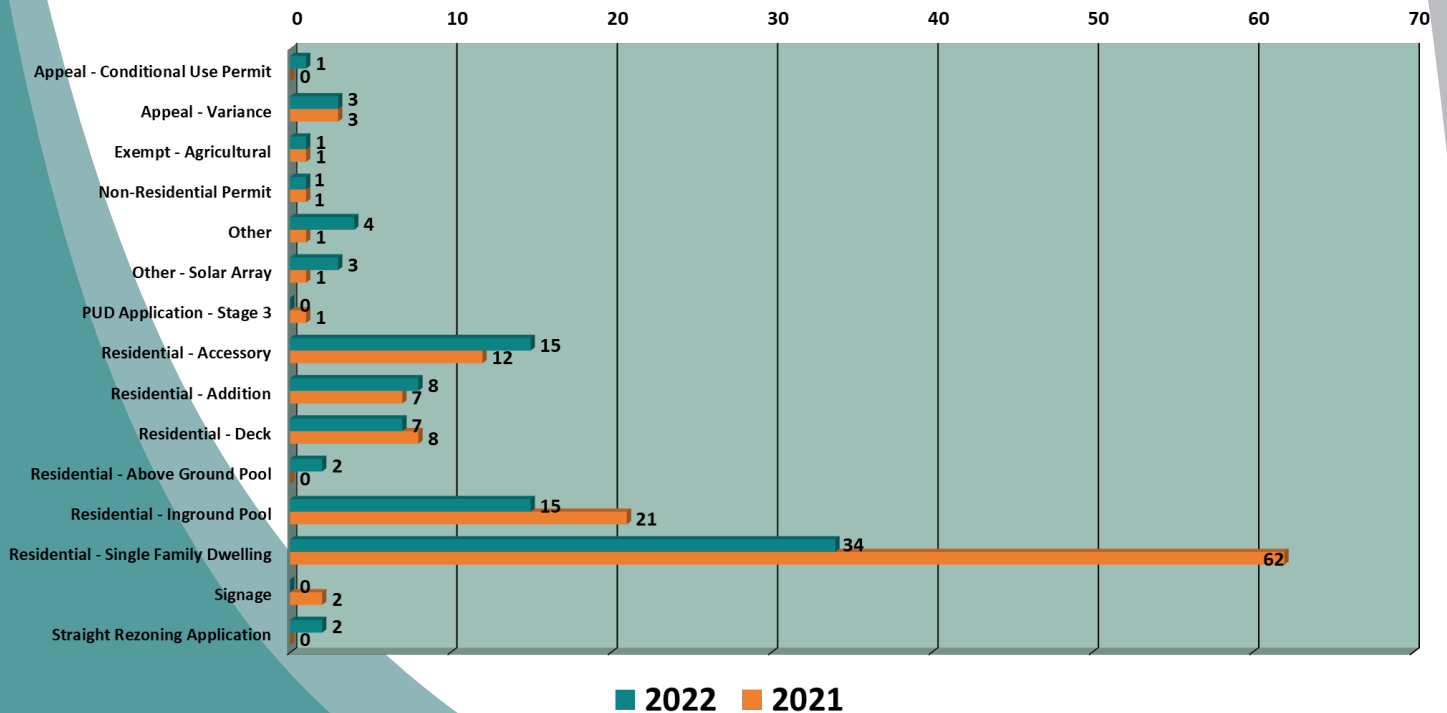


Permit Summary

Monthly Comparison March 2022 & 2021



Year to Date Comparison 2022 & 2021



Subdivisions

Villages of Winding Creek, The Boulevards at Winding Creek Section Ten Record Plat

The lot layout and lot size conform to the expectations of the Clearcreek Township Trustee Resolutions. The Villages of Winding Creek subdivision has a Residence Zone Planned Unit Development Zoning Classification "R-1APUD". The street name Pebble Creek Court will need to be changed, since the street name Pebble Court already exists in the Township. On April 6, 2020 the Zoning Commission reviewed the Stage 3 request for this section. The Zoning Commission APPROVED the Section as submitted and specified that Section 10 Final Plat shall not be signed by staff unless all required amenities: open space, trails and signage have been installed or the applicant has posted a 125% of the cash value of the uninstalled amenities with the Township Trustees.

THE VILLAGES OF WINDING CREEK THE BOULEVARDS AT WINDING CREEK SECTION TEN

SEC. 21, TOWN 3E, RANGE 5N M.Rs.
CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO
CONTAINING 33.1979 TOTAL ACRES
FEBRUARY 28, 2020

SUPERIMPOSED AREA
ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON

