



Clearcreek Zoning Department

Monthly Report

August 2022

Hearings

Zoning Commission

The Zoning Commission had no business for the month.

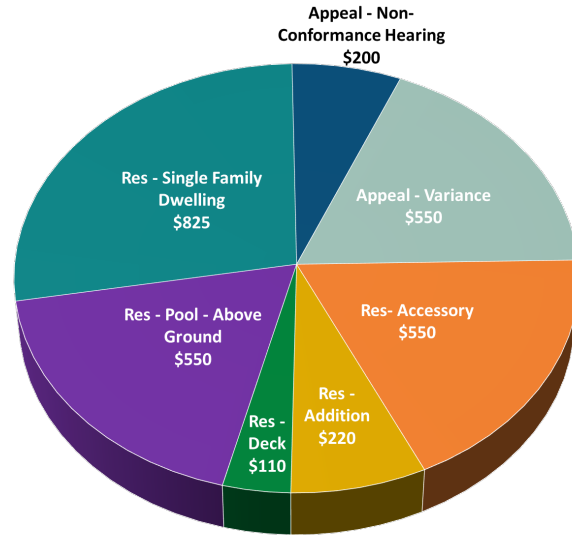
Board of Zoning Appeals

The Board of Zoning Appeals met on August 9, 2022 to approve minutes.

Permits Issued

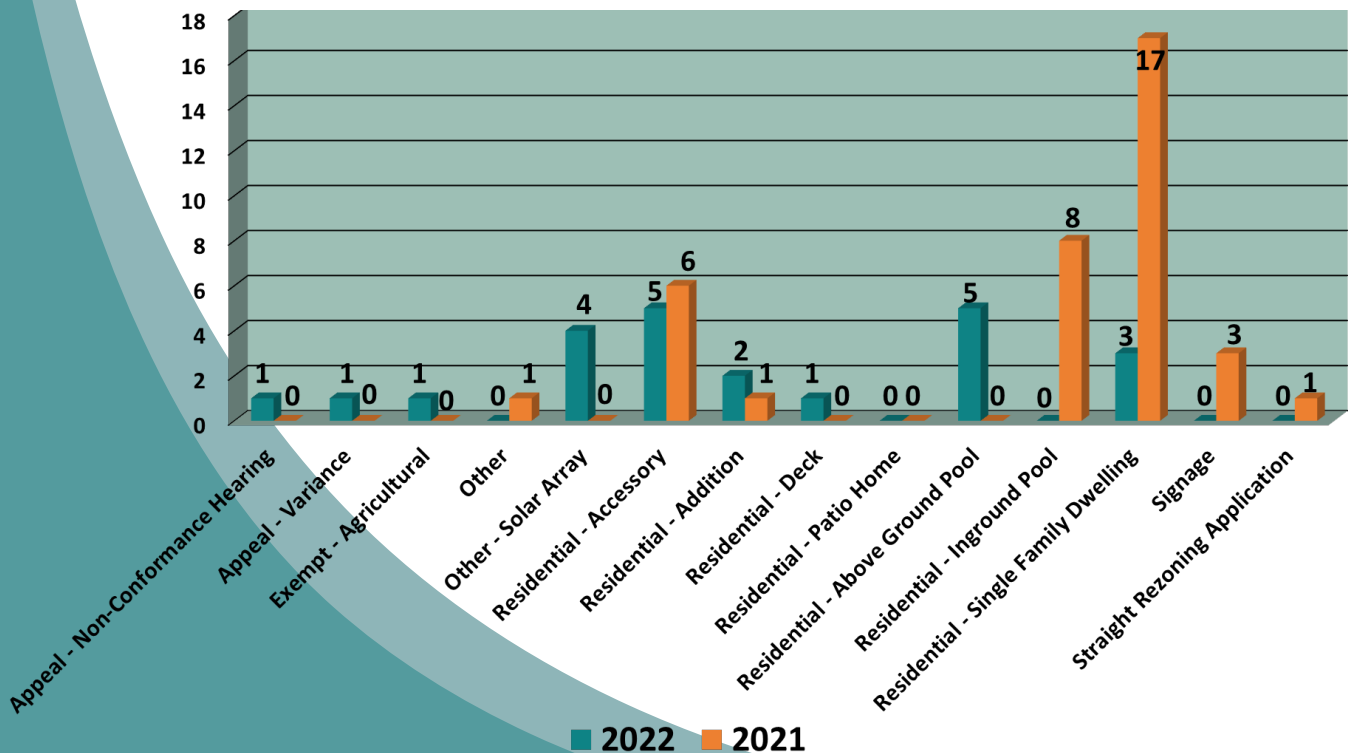
August 2022

**Total Monthly Fees
Collected: \$3,005.00**

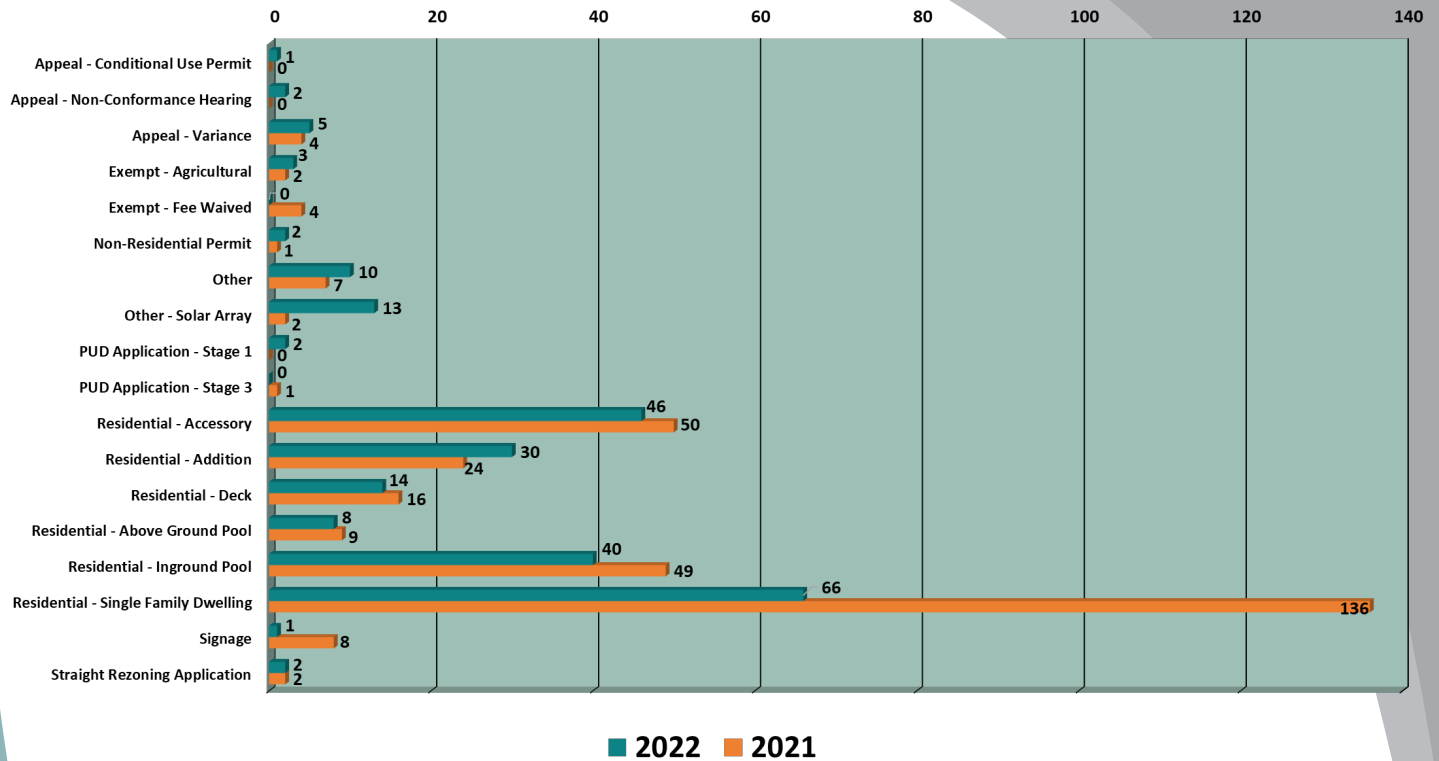


Permit Summary

Monthly Comparison August 2022 & 2021



Year to Date Comparison 2022 vs 2021



Subdivisions

Peacock Ridge Concept Plan

When discussing the proposed concept plan with Mr. Josh Liles, PE from Apex Engineering & Surveying the working name at that time was the “Neelinda Subdivision Concept Plan”. The concept plan depicted a total of 19 lots. A total of six (6) panhandle lots were proposed. One (1) panhandle lot was proposed to retain the existing home and barns. At the time of review, the lot layouts and lot sizes conformed to the expectations of the Township Residence Zone “TR-1”.

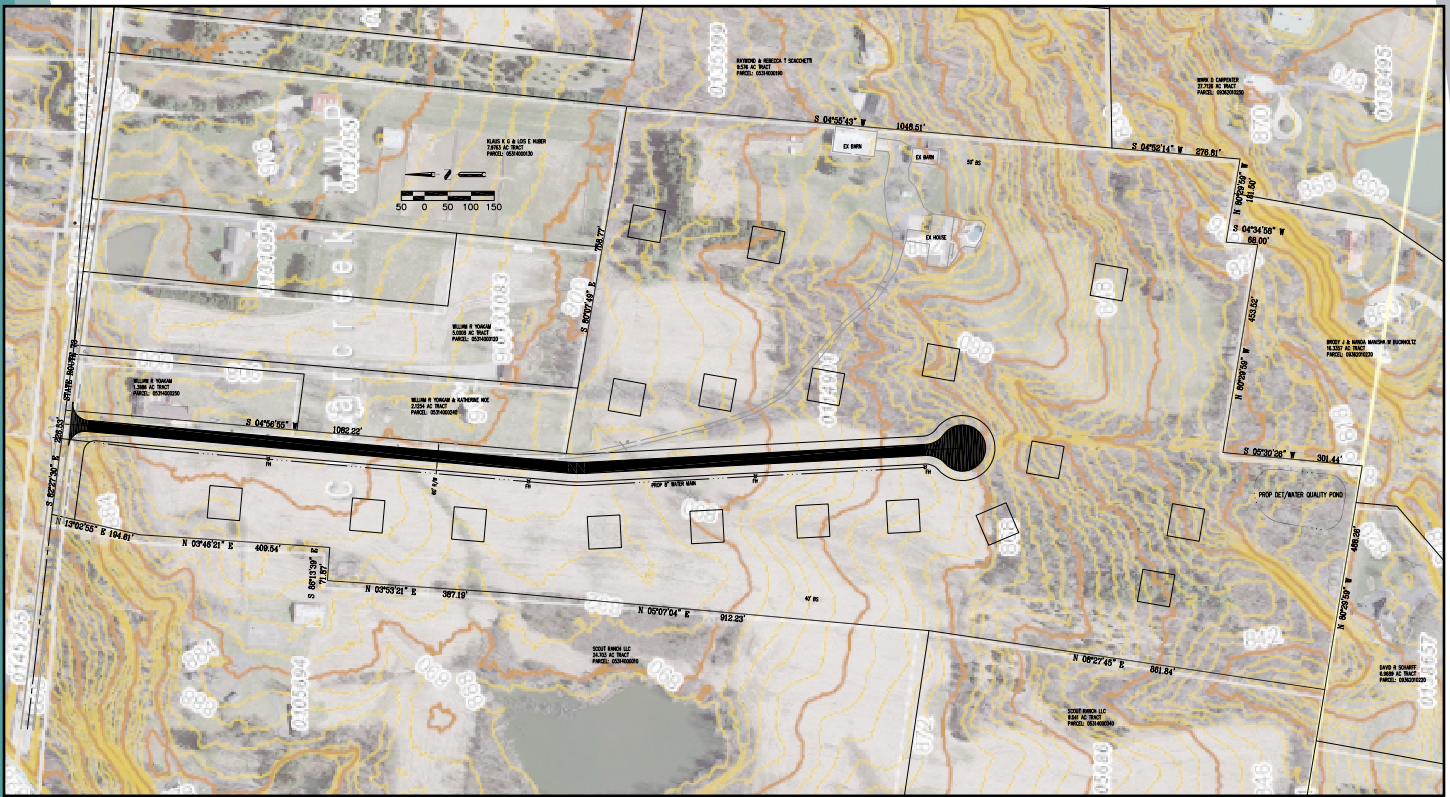
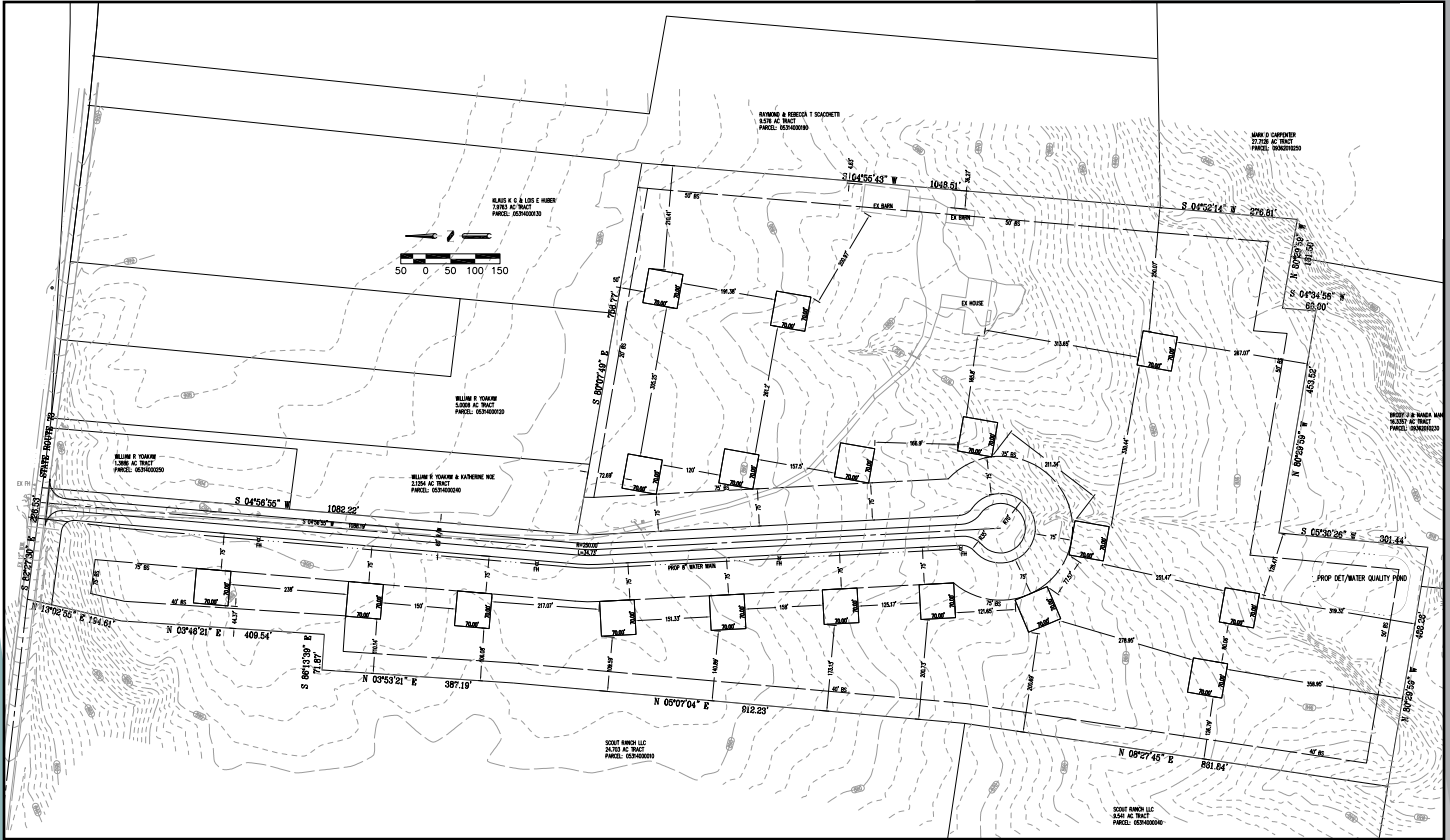
The Peacock Ridge Concept Plan depicts a proposed detention/water quality pond along the southeastern boundary of the property. Since this is new information, the Zoning Director wants to place the owner and engineer on notice that Per 6.05 (A) of the Clearcreek Township Zoning Resolution: waterways, wetlands and drainage easements other than the required side and rear lot line drainage easements required in the Warren County Subdivision Regulations for a plat will not count towards the minimum acreage requirement for a lot.

Peacock Ridge Vicinity Map

(not to Scale)



Peacock Ridge Concept Plan



Centerville Forest Replat

Zoning Director, Jeff Palmer reviewed the Centerville Forest Replat to combine 9581 Mintwood Road (Lot 41) with Lot 49 of the Centerville Forest Subdivision. 9581 Mintwood Road is identified by parcel id 05-27-176-014 and account number 0108154. This parcel is located in the Centerville Forest Section One Subdivision. The zoning classification is Residence Zone "R-1". The starting size of the parcel is .4948 acres. The frontage on Mintwood Road is 131.78'. The frontage on April Court is 156.78'. On November 21, 2007 the Clearcreek Township Trustees passed Resolution 3315, which declared 42.78' of April Court into a nonmaintained status. Lot 49 Centerville Forest Section Two Subdivision is identified by parcel id 05-27-176-024 and account number 0113131. The starting size of the parcel is .4887 acres. The zoning classification is Residence Zone "R-1". On November 21, 2007 the Clearcreek Township Trustees passed Resolution 3315, which declared 140' of April Court into a nonmaintained status. After the combination, the Township maintained frontage along Mintwood Road and April Court remains the same as before the combination. The acreage of 9581 Mintwood Road (New Lot 112) will increase to .9835 acres. The proposed combination meets the expectations of the Clearcreek Township Zoning Resolution for size and configuration.

