



Clearcreek Zoning Department

Monthly Report

January 2023

Hearings

Zoning Commission

On January 9, 2023, the Zoning Commission met to consider two (2) requests. The first order of business was the Stage 2 "NR-PUD" review 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 Zoning Commission APPROVED the Stage 2 "NR-PUD" Preliminary Site Plan Review request subject to six (6) conditions and the following rationale: The Clearcreek Township Zoning Commission typically reviews landscape and screening during the Stage 2 review. The applicant has contracted to have a tree survey performed to determine compliance with the minimum requirements of Chapter 17 of the Clearcreek Township Zoning Resolution. All missing or requested information will be submitted with the Stage 3 application for Zoning Commission review.

The second order of business was the zone change request application submitted by Amanda & Nathan Ramsey to amend the zoning resolution and map for a total of 23.199 acres by Survey Vol 154 Plat 77. The parcel is identified as 4023 State Route 48, parcel number 08-04-476-004, and account 0420012. The request is located in Section 4, Town 3, and Range 4 in Clearcreek Township. The zoning classifications are Open Space Rural Residence Zone "OSR-1" (22.50 acres) and Residence Zone "R-1" (.832 acres), acreage totals prior to the new survey. The zone change request is from Open Space Rural Residence Zone "OSR-1" and Residence Zone "R-1" to Mixed-Use Planned Unit Development "MU-PUD". The Zoning Commission APPROVED the zone change request from Open Space Rural Residence Zone "OSR-1" and Residence Zone "R-1" to Mixed-Use Planned Unit Development "MU-PUD" with the seventeen (17) conditions and the following rationale: The Clearcreek Township Master Land Use Plan anticipates the area to remain residential. Commercial development should be nestled in the interior of a Planned Unit Development along a collector road or along an arterial road network that has design suitable for the intensity of use. The Mixed-Use request has a small percentage of residential use, a small percentage of non-residential use and a large percentage of undeveloped land on the parcel. The one hundred (100) foot minimum setback for the non-residential structure has pushed the structure west into the interior of the property. This request maintains the existing rural character.

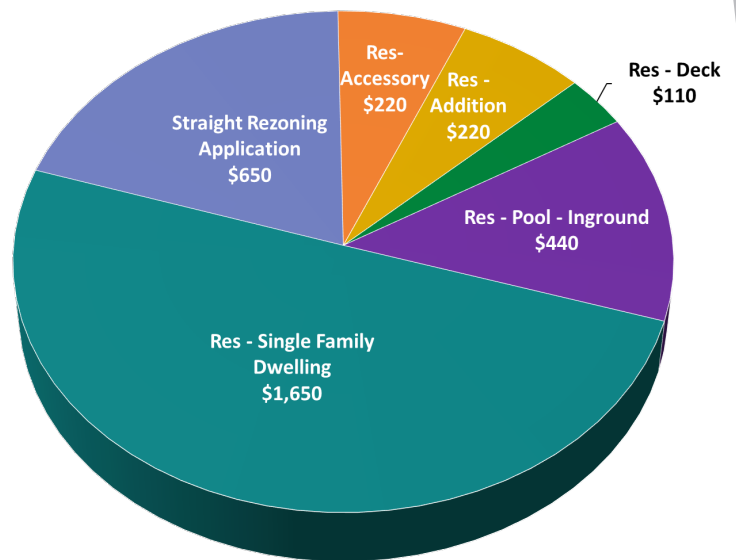
Board of Zoning Appeals

The Board of Zoning Appeals had no business for the month.

Permits Issued

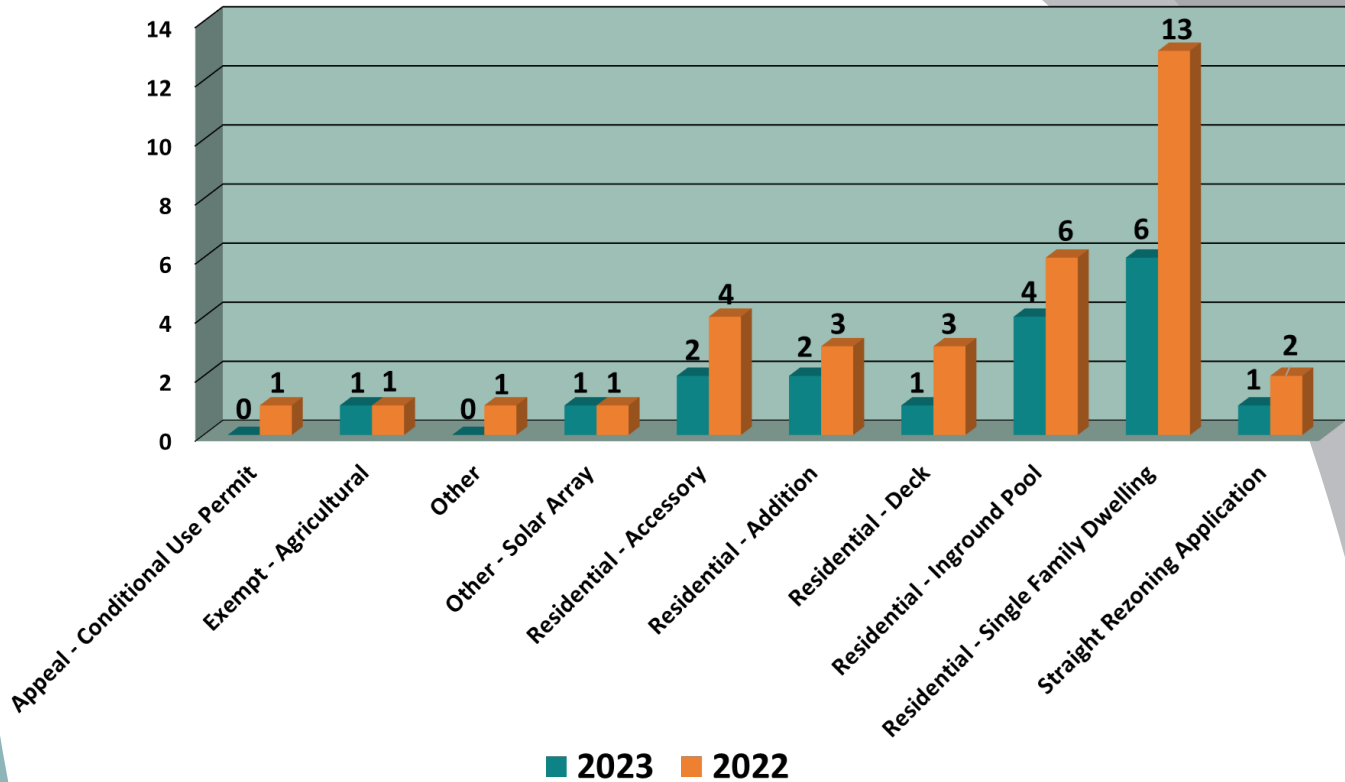
January 2023

**Total Monthly Fees
Collected: \$3,290.00**



Permit Summary

Monthly Comparison January 2023 & 2022



Year to Date Comparison 2023 & 2022

