



Clearcreek Zoning Department

Monthly Report

October 2023

Hearings

Zoning Commission

The Zoning Commission held a public meeting & hearing on October 2, 2023, to consider several requests:

The first order of business was to reconvene the public meeting that was tabled on September 11, 2023, for Amanda & Nathan Ramsey Stage 2 "MU-PUD" review. The request was tabled to October 2, 2023, in order to receive Warren County Regional Planning Commission Review and Recommendation prior to the Zoning Commission Meeting. The property is identified as 4023 SR 48. The parcel is identified as 08-04-476-004 and account number 0420012. The request is located in Section 4, Town 3, and Range 4 in Clearcreek Township. The Zoning Commission discussed the merits of the Stage 2 "MU-PUD" request and considered Warren County Regional Planning Commission's Recommendation. The Zoning Commission moved to APPROVE the Stage 2 "MU-PUD" request pending compliance with supplying and/or correcting issues identified in the Clearcreek Township Zoning Staff Report. The Stage 1 approval for structures was described as building area. The Zoning Department reviews structures for setback and use based upon the footprint of the structure. The buildings have increased in size due to the addition of porches that were not previously represented on the concept or preliminary plan. The Zoning Commission views the expansion of size to be a legitimate incidental expansion of the structures. The applicant will provide an updated application for staff to review at least two weeks prior to the anticipated Trustee Meeting on November 13, 2023. The landscape and buffer plan shall be updated to include:

1. Evergreen trees that will be a minimum of 4' at the time of installation.
2. Evergreen trees will be located within 25' of the barn/warehouse/production building.
3. Evergreen trees will be located between the barn/warehouse/production building and the northern property line.
4. Evergreen trees will be located between the barn/warehouse/production building and the pond to buffer the eastern property line (4054 N SR 48).

The Zoning Commission stated that Warren County Regional Planning Commission conditions 1 and 2 were boiler plate text. Condition 3 was handled by the current motion. Condition 4 was a duplication of Trustee Resolution 5412 Condition 6. Condition 5 wasn't necessary since the PUD wasn't going to be recorded at the Warren County Recorder's Office. The Clearcreek Township Zoning Resolution and clarified landscape and

buffer plan conditions will address the minimums needed for open space.

The second order of business was to reconvene the public hearing to consider Text Amendment Exhibit 2023-1, initiated by Clearcreek Township Trustee Resolution 5440, this text amendment establishes definitions and standards for short-term rentals for the Clearcreek Township Zoning Code. This text amendment involves Chapters: 3 and 22 of the Clearcreek Township Zoning Code. This hearing was tabled in process on September 11, 2023. The Zoning Commission moved to APPROVE the revised Text Amendment. The following rationale was provided for the recommendation: The goal of the Zoning Commission when reviewing text amendments is to make the amendments as efficient and readable as possible so the general public knows what is required by the Zoning Resolution. This update accomplishes this by eliminating inconsistencies of terms and prohibits the use through existing home occupation regulations. Commissioners expressed concerns with allowing Short Term Rentals as outlined in the initial draft text amendment: 1. Turning residential structures into areas of public assembly without having clear regulations to address health and safety issues. 2. Impact to neighbors that could occur when single-family dwellings are used by travelers throughout the year.

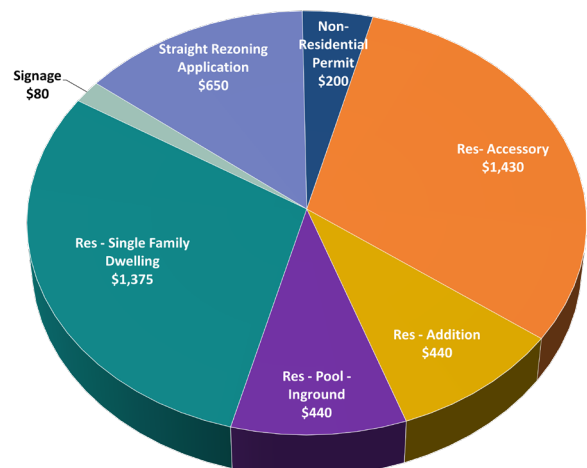
Board of Zoning Appeals

The Board of Zoning Appeals held a public meeting on October 10, 2023, to approve minutes.

Permits Issued

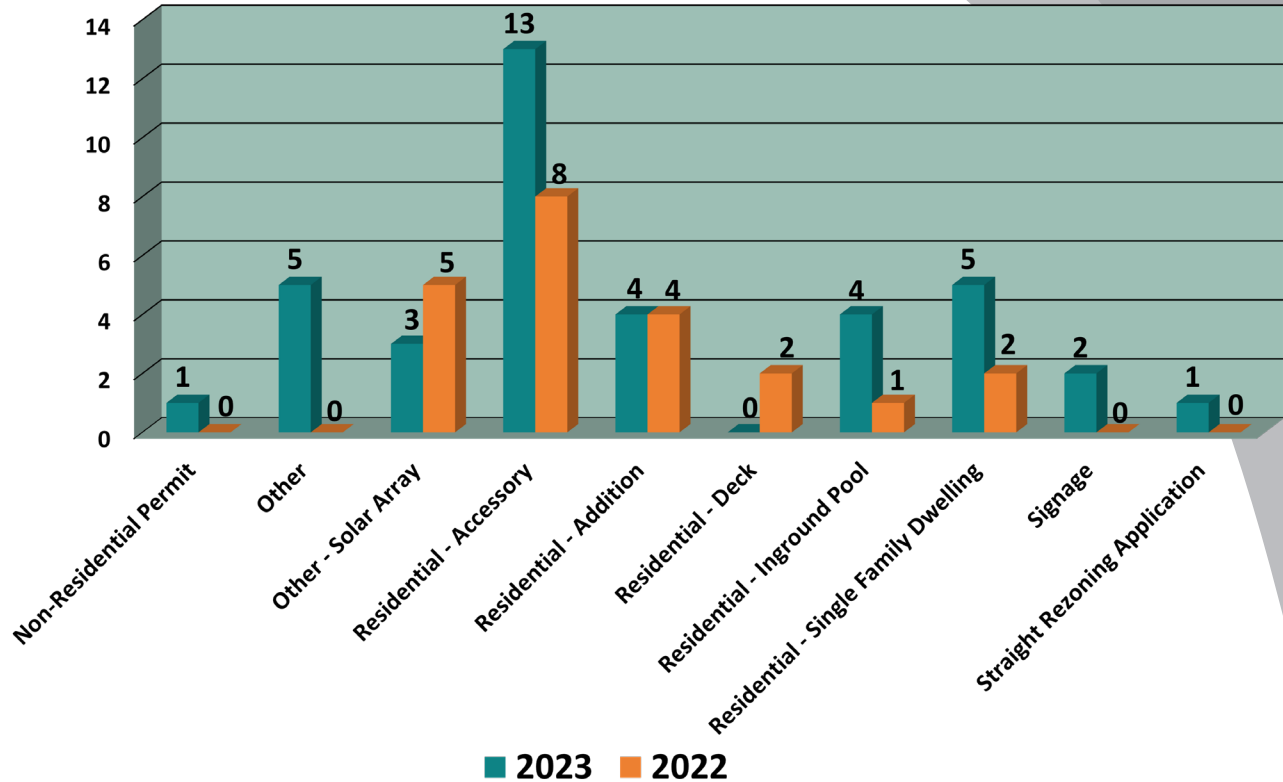
October 2023

Total Monthly Fees Collected: \$4,615

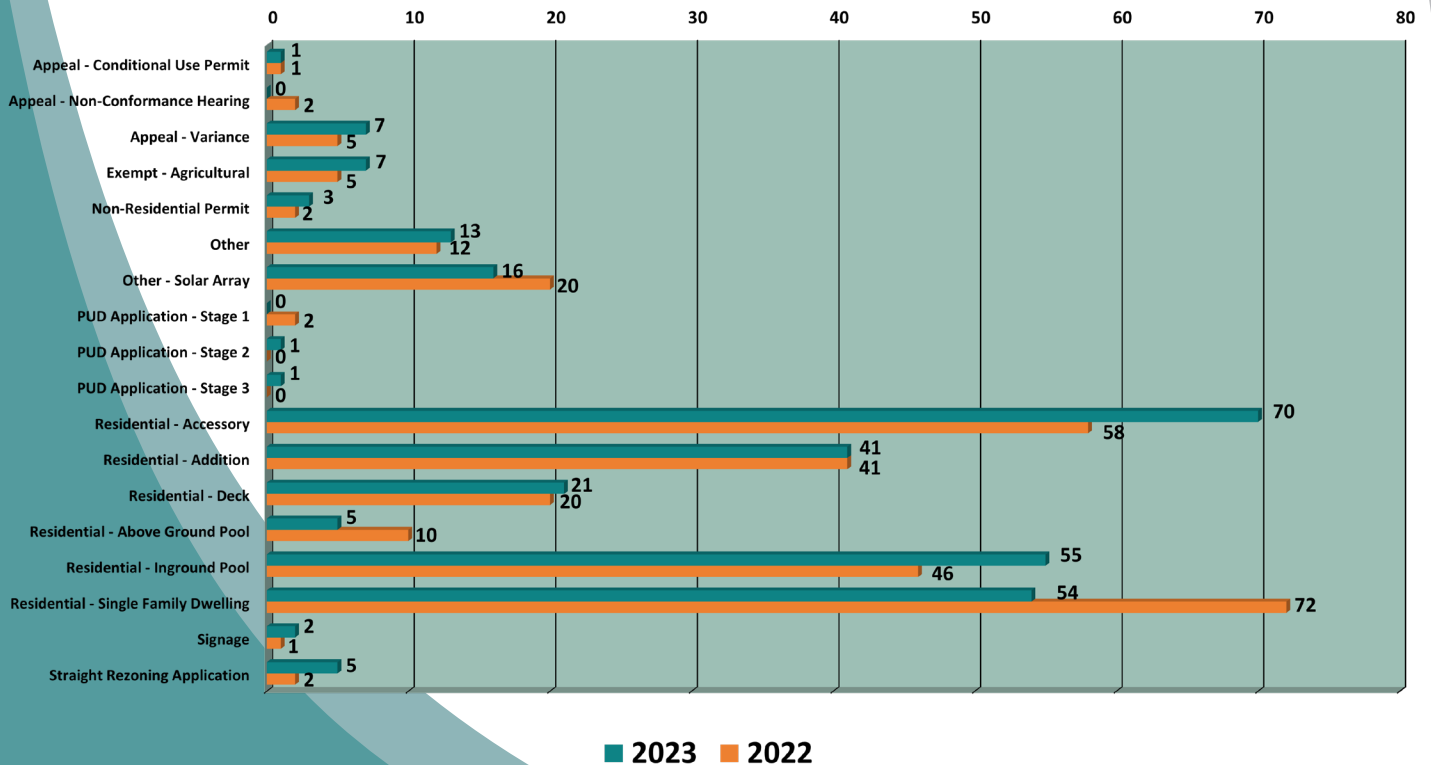


Permit Summary

Monthly Comparison October 2023 & 2022



Year to Date Comparison 2023 & 2022



Subdivisions

Locust Grove at Country Brook North Section 4 Final Plat

The lot layout and lot sizes conform to the expectations of the Residence Zone "R-1".

