



# Clearcreek Zoning Department

## Monthly Report

November 2023

# Hearings

## Zoning Commission

The Zoning Commission held a public meeting on November 6, 2023 to consider the Stage 3 "NR-PUD" Minor Modification 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 moved to APPROVE the Stage 3 "NR-PUD" Minor Modification Request with the following clarifications:

1. The existing vegetation along the southern boundary of the property that is bisected by the property line shall serve as the southern perimeter buffer. If any vegetation along this buffer is damaged, destroyed or removed, then the applicant shall install vegetation as identified on the April 13, 2023, Landscape Plan on this property to replace the missing vegetation.
2. Allow the pre-existing drive to remain as a construction entrance for up to five years (November 6, 2028). The Zoning Commission will require a culvert to be installed (at pre-existing drive) so that road ditch drainage isn't diverted across Clearcreek Franklin Road. A gate shall be established in the security fence to allow access to the site for construction traffic only. A second gate/barrier shall be installed closer to Clearcreek Franklin (Wood) Road, the location shall be no further east than the western boundary of the existing building. The Zoning Commission is requesting the bond with the Warren County Commissioners (road, ditch, driveway improvements) and the bond with the Clearcreek Township Trustees (earth berm, vegetation) be in place no later than June 1, 2024.
3. Western streetscape buffer shall be re-established to meet the approved Landscape Plan (April 13, 2023) for minimum height of berm, minimum size of vegetation and minimum quantity of vegetation. The existing trees in the road right-of-way along the northwestern section of the northern streetscape buffer can remain to aid the buffer.

## Board of Zoning Appeals

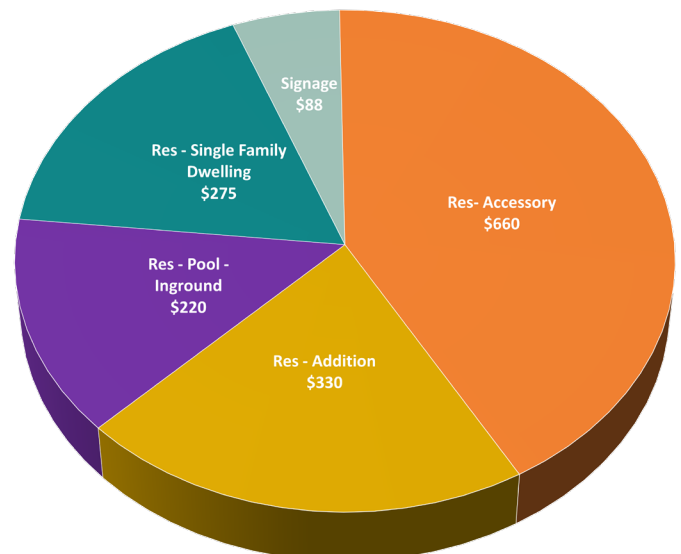
The Board of Zoning Appeals had no business for the month.

## Permits Issued

November 2023

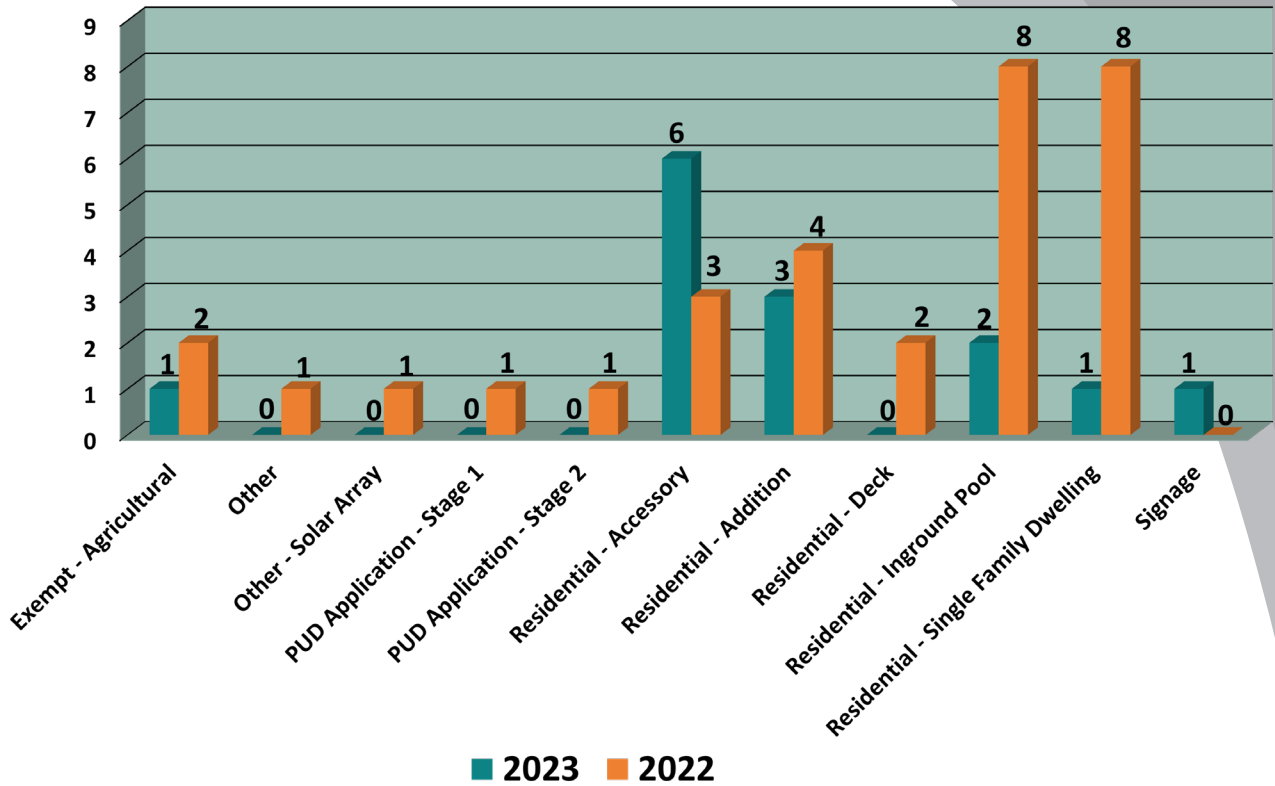
**Total Monthly Fees**

**Collected: \$1,573**



# Permit Summary

## Monthly Comparison November 2023 & 2022



## Year to Date Comparison 2023 & 2022

