



# Clearcreek Zoning Department

## Monthly Report

December 2023

# Hearings

## Zoning Commission

The Zoning Commission held a public hearing on December 4, 2023, to consider the application submitted by George E. Reinke Sr. of the Reinke Group Inc., agent for San Juan LLC, to amend the zoning resolution and map for a total of 5.00 acres of the 10.00 acre parcel. Please see accompanying legal description and drawing for the rezoning request area. If the rezoning of Tract I Parcel A is successful, then the parcel would be subdivided coincident with the approved boundary lines of the General Business Zone "B-2". The overall parcel is identified as 2094 Old Route 122, parcel number 09-22-351-013 and account 0141543. The property is located in Section 22, Town 4, and Range 4 in Clearcreek Township. The zoning classification is Open Space Rural Residence Zone "OSR-1". The zone change request is from Open Space Rural Residence Zone "OSR-1" to General Business Zone "B-2". The Zoning Commission discussed the merits of the zone change request and considered Warren County Regional Planning Commission's Recommendation. The Zoning Commission moved to DENY the zone change request from Open Space Rural Residence Zone "OSR-1" to General Business Zone "B-2". The following rationale was provided for the recommendation: The Clearcreek Township Master Land Use Plan anticipates the area to remain residential.

## Board of Zoning Appeals

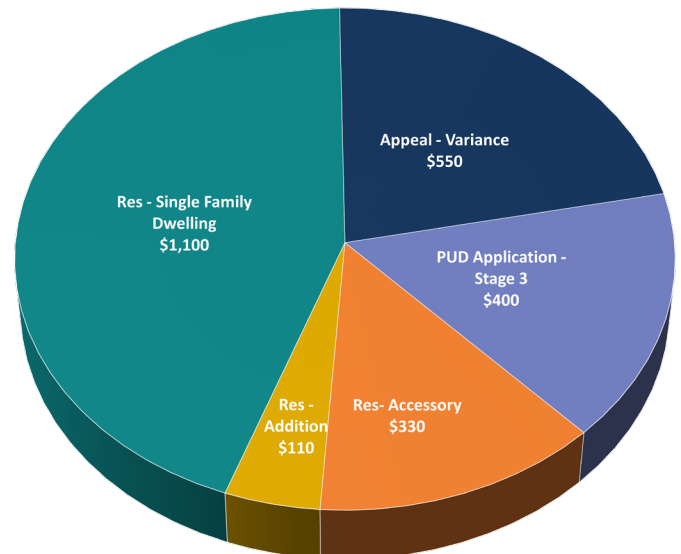
The Board of Zoning Appeals met on December 12, 2023, to approve minutes and conduct a training session.

## Permits Issued

December 2023

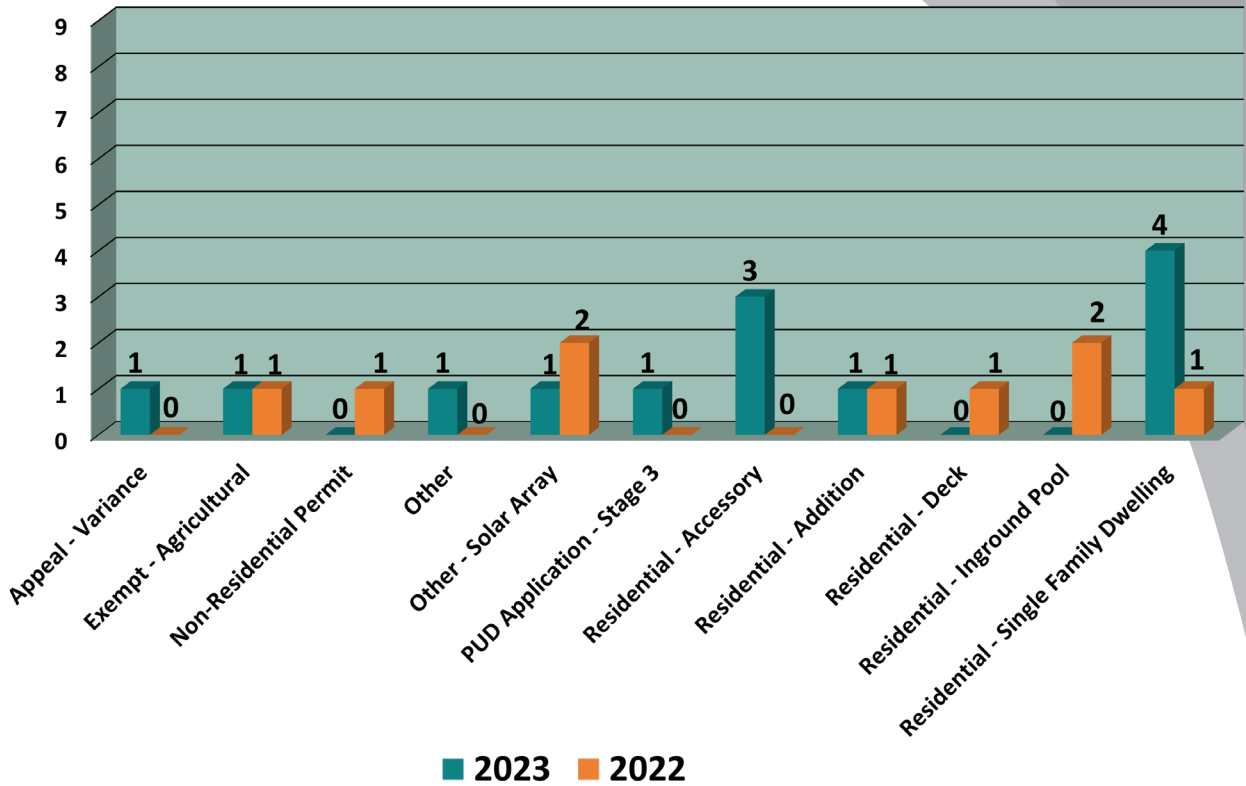
**Total Monthly Fees**

**Collected: \$2,490**

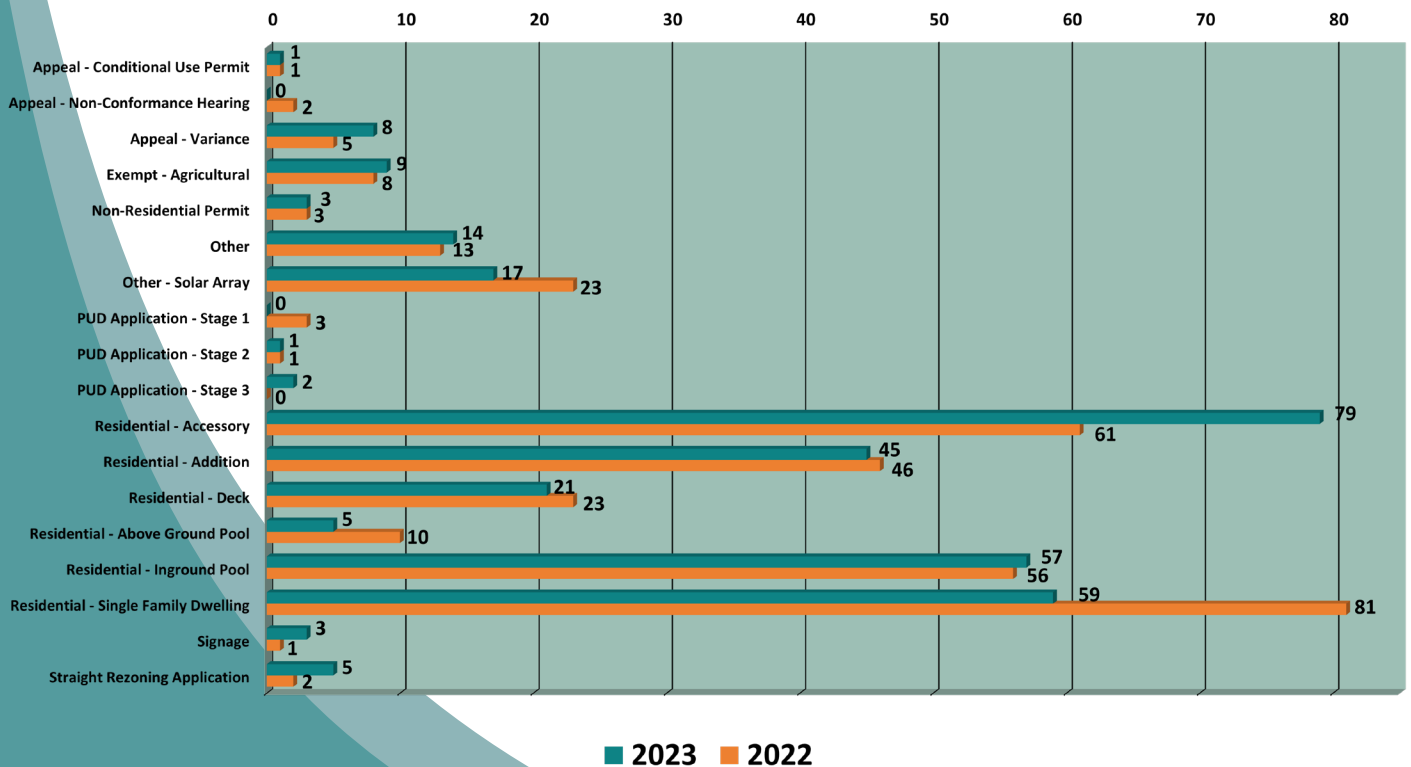


# Permit Summary

## Monthly Comparison December 2023 & 2022



## Year to Date Comparison 2023 & 2022



# Subdivisions

## Soraya Farms Revised Preliminary Plan

It is the understanding of Zoning Director, Jeff Palmer that the reason for this Revised Preliminary Plan is to update the Preliminary Plan of record at the Warren County Regional Planning Commission (RPC). February 7, 2007, Open Space Exhibit C identified the planned location and acreages for open space for the Soraya Farms R-1 PUD. As sections of the subdivision have received Stage 3 approval and recorded as Final Plats, the Zoning Commission has allowed for some flexibility in the location and platted sizes of the required open space. Director Palmer has outlined the need to update the plan and account for the deficient open space acreages so that future Stage 3 review requests will not be delayed. This Revised Preliminary Plan fixes the issue of deficient open space by identifying the location of platted and future open space acreages, so that the minimum open space requirement of 52.94 acres is maintained. The Revised Preliminary Plan meets the requirements of the applicable modifications and resolutions of approval. The only issue noted is the potential conflict regarding the street names St. Remy Drive and St. Remy Court. The street names need to be the same or the developer will need to select two different names for the regular road and the cul-de-sac.

