



Clearcreek Zoning Department

Monthly Report

May 2023

Hearings

Zoning Commission

The Zoning Commission held a public hearing on May 1, 2023, to consider the application submitted by William Brian Cobb, Attorney in Fact - POA for Wilbur L. Woolard to amend the zoning resolution and map for a total of 45.175 acres. The parcel is identified as 738 West State Route 122, parcel number 08-03-300-0020 and account 0401219. The property is located in Section 3, Town 3, and Range 4 in Clearcreek Township. The zoning classification is Light Industrial Zone "M-1". The zone change request is from Light Industrial Zone "M-1" to Open Space Rural Residence Zone "OSR-1".

The Zoning Commission discussed the merits of the zone change request and considered Warren County Regional Planning Commission's Recommendation. The Zoning Commission APPROVED the zone change request from Light Industrial Zone "M-1" to Open Space Residence Zone "OSR-1".

The following rationale was provided for the recommendation: The Clearcreek Township Master Land Use Plan anticipates the area to remain residential. In 2005, the Township initiated a series of zone change text amendments for residential classifications but didn't seek to rezone properties out of non-residential classifications into residential classifications. That type of zone change request was left up to individual property owners to initiate. This request eliminates a "spot zoning" of Light Industrial Zone "M-1". The "OSR-1" classification is consistent with the adjacent residential parcels.

Board of Zoning Appeals

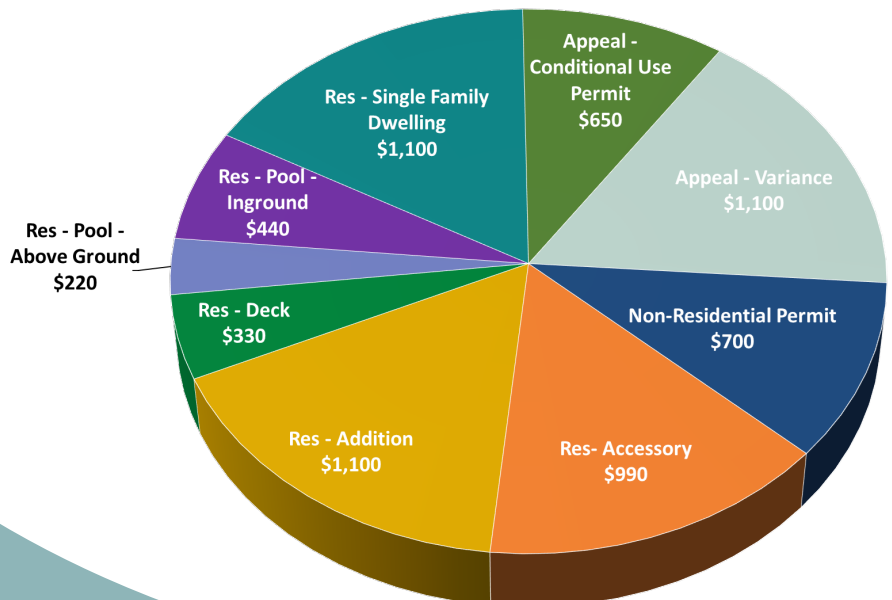
The Board of Zoning Appeals held a public hearing on May 9, 2023, to consider Case 23-BZA-002, an application by Chris Reagan for a variance request from Sections 5.755 Intensity of Use and 5.755(B) of the Clearcreek Township Zoning Resolution. The first property is identified as 4311 Carnell Drive, parcel number 08-04-426-010, account 0402371 and .57 acres in size. The second property is identified as parcel number 08-04-426-015, account 0415048 and 2.6191 acres in size. The parcels are located in Section 4, Town 3 and Range 4 in Clearcreek Township. The properties are zoned Residence Zone "R-1". The applicant is requesting that the acreage for 4311 be reduced by 0.100 acres to create frontage and a handle for parcel 08-04-426-015.

A motion was made to approve the request and was seconded. The motion failed because it lacked three concurring votes. This resulted in a DENIAL of the request

Permits Issued

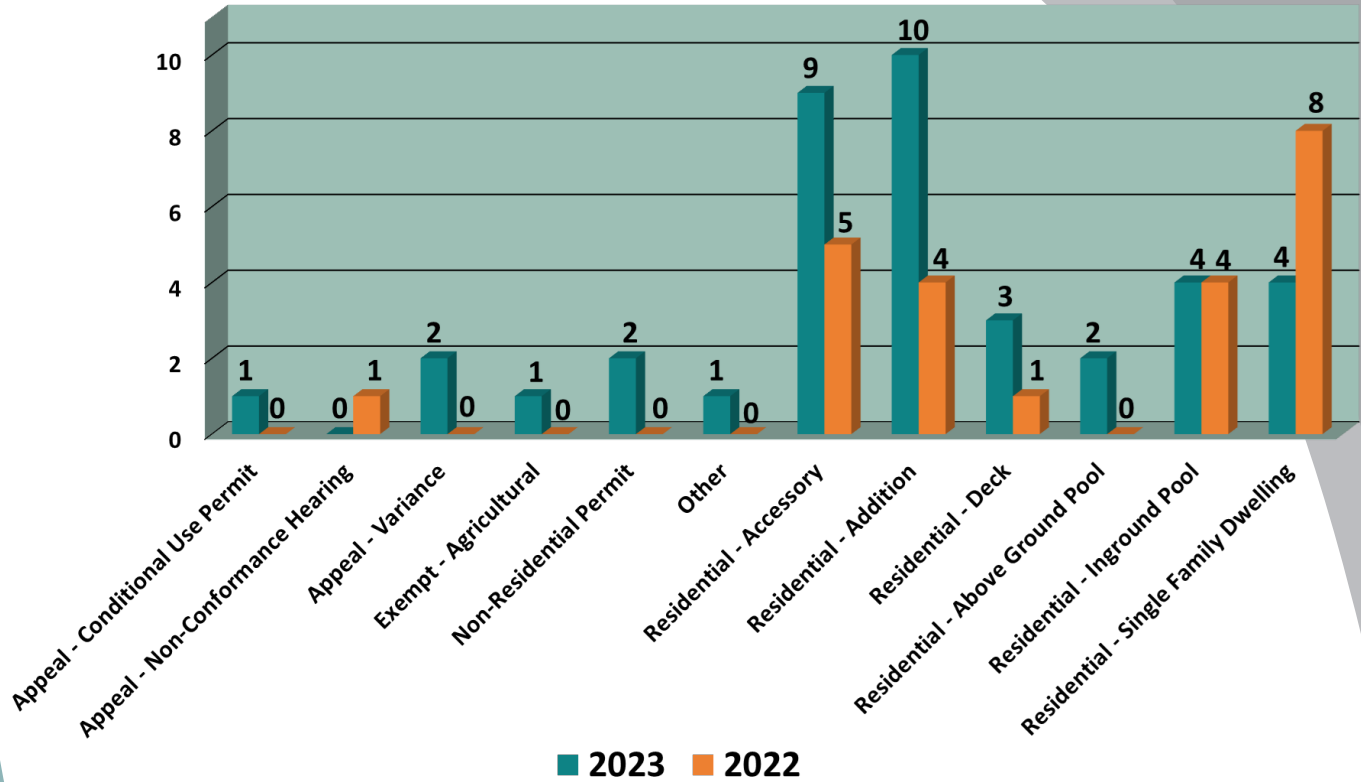
May 2023

Total Monthly Fees Collected: \$6,630



Permit Summary

Monthly Comparison May 2023 & 2022



Year to Date Comparison 2023 & 2022

