



Clearcreek Zoning Department

Monthly Report

June 2023

Hearings

Zoning Commission

The Zoning Commission had no business for the month.

Board of Zoning Appeals

The Board of Zoning Appeals met on June 20, 2023, and conducted several public hearings.

The first order of business was to consider Case 23-BZA-003, an application by Tracy Miniard for a variance request from Section 5.57(G) of the Clearcreek Township Zoning Resolution. The property is identified as 4301 Carnell Drive, parcel number 08-04-451-0080, account 0420002 and 6.3741 acres in size. The parcel is located in Section 4, Town 3 and Range 4 in Clearcreek Township. The property is zoned Open Space Rural Residence Zone "OSR-1". The request is to allow a covered porch addition to the single-family dwelling to encroach into the required front yard setback. The Zoning Department found the existence of a covered porch addition during a verification of an agricultural building zoning permit for the property. The applicant is requesting the front yard setback for the covered porch addition remain at 90' instead of the required 100' setback. The BZA APPROVED the request as submitted.

The second order of business was to consider Case 23-BZA-004, an application submitted by G. Edward Wade to establish Farm Based Tourism use on two properties. Farm Based Tourism is identified as a conditional use per Section 5.7524 (G) and guided by Section 21.01 (F) of the Clearcreek Township Zoning Resolution. The first parcel is identified as 2815 Factory Road, parcel 04-13-151-0260, account 0660224 and being 16.2697 acres in size. The second parcel is identified as parcel 04-13-3000-047, account 0641165 and being 8.6539 acres in size. The parcels are located in Section 13 Town 2 and Range 5 in Clearcreek Township. The properties are zoned Residence Zone "R-1". The applicant is requesting to use the existing buildings and pond area for Farm Based Tourism Hospitality uses: meetings, weddings, receptions and birthday parties. The BZA CONDITIONALLY APPROVED the application, provided staff receives approvals from the applicable agencies listed in Standard "J".

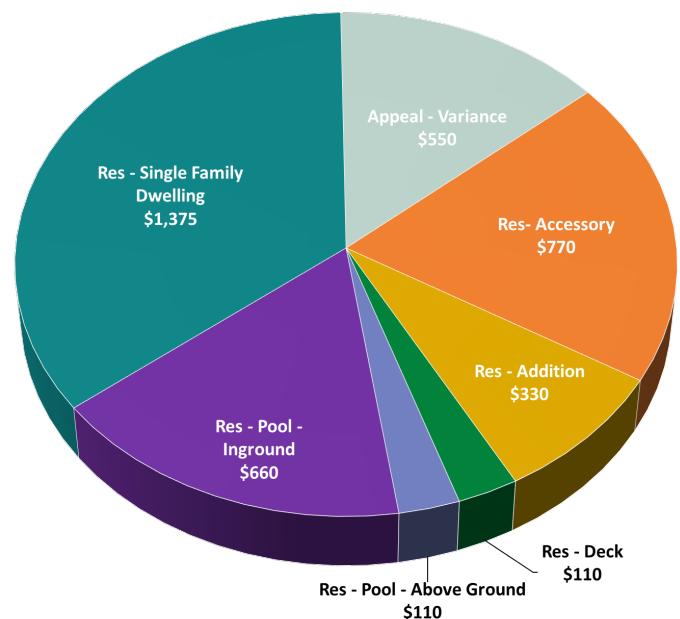
The third order of business was to consider Case 23-BZA-005, an application by Zach St. Jean of Lebanon Lawn & Landscape, DBA Outdoor Experts agent for Rodney Litteral, First Property Group LTD for a variance request from Section 21.01(B) of the Clearcreek Township Zoning Resolution. The property is identified as 7866 Country Brook Court, Lot 43 Country Brook 1 RP, parcel 05-31-205-043, account 0142667 and 1.5033 acres in size. The parcel is located in Section 31, Town 3 and Range 5 in

Clearcreek Township. The property is zoned Residence Zone "R-1". The applicant is requesting that one (1) of the pool setbacks be ten (10) feet instead of the required distance of twenty (20) feet from water's edge of the pool to a property line. During Mr. St. Jean's presentation, he was asked if an alternative location for the pool had been explored. Mr. St. Jean stated he could talk with the owner regarding an alternative placement of the pool. Discussion of tabling the request occurred between Mr. St. Jean, staff, and the Board of Zoning Appeals. Mr. St. Jean requested the application be tabled until the August 15, 2023, meeting. Mr. Palmer requested that all updated information be submitted by the second Wednesday in July. Mr. Bond accepted the request to table the public hearing in process to Tuesday August 15, 2023, at 7 PM.

Permits Issued

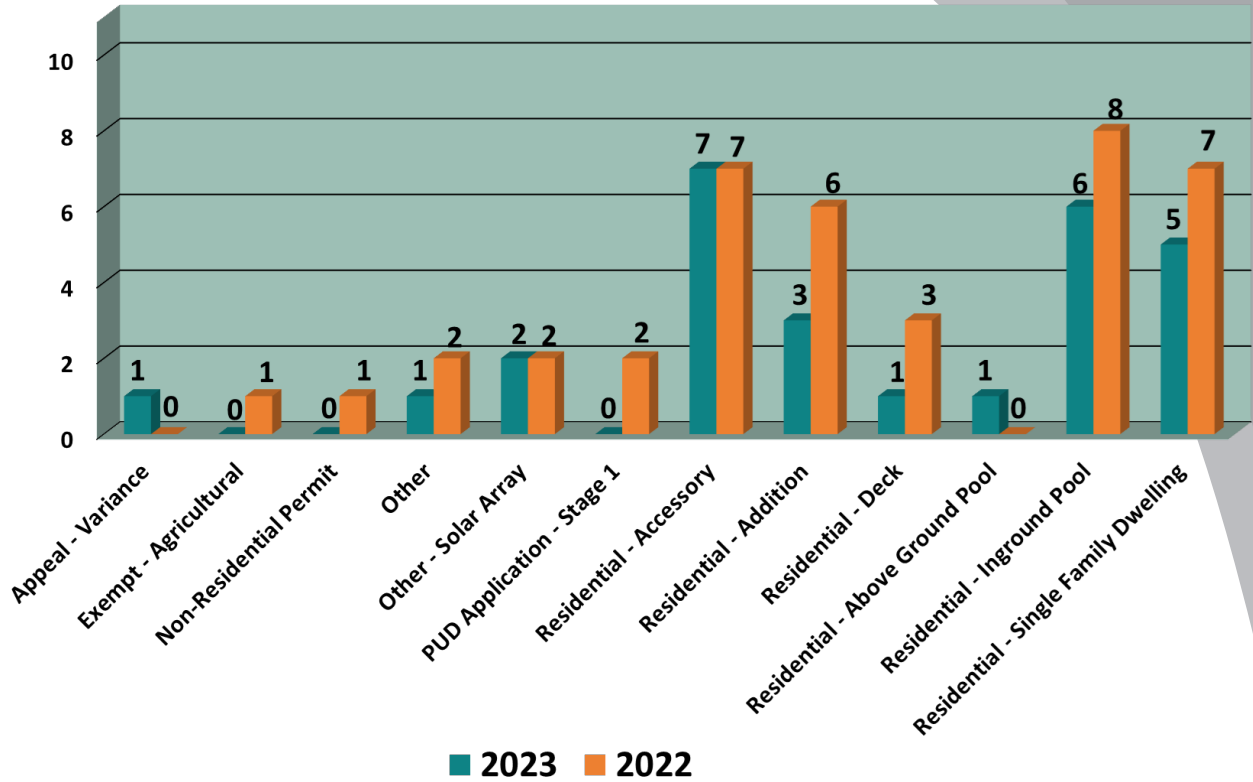
June 2023

Total Monthly Fees Collected: \$3,905



Permit Summary

Monthly Comparison June 2023 & 2022



Year to Date Comparison 2023 & 2022

