



Clearcreek Zoning Department

Monthly Report

August 2023

Hearings

Zoning Commission

The Zoning Commission held a public hearing on August 7, 2023, to consider 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.

The Zoning Commission reviewed Warren County Regional Planning Commission's recommendation and discussed the merits of the text amendment. The Zoning Commission made several wording changes to the text amendment but at the end of their discussion, the consensus was that more information was needed to be provided and discussed before they could make a recommendation on the text amendment. The Zoning Commission TABLED the request in process to September 11, 2023, in order for staff to research and provide examples from other townships showing how this issue is addressed, staff needs to also provide a table that breaks down existing lot sizes and quantities so that if the lot size threshold was changed, the potential opportunity/impact could be determined.

Board of Zoning Appeals

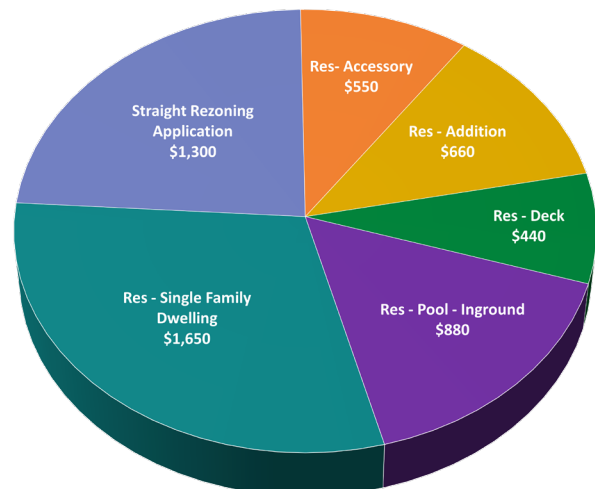
The Board of Zoning Appeals held a public hearing on August 15, 2023, to consider several cases. The first order of business is to acknowledge the withdraw request received July 19, 2023, for Case 23-BZA-005, an application by Zach St. Jean of Lebanon Lawn & Landscape, DBA Outdoor Experts agent for Rodney Litteral, First Property Group LTD for a variance request from Section 21.01(B) of the Clearcreek Township Zoning Resolution. This request was tabled in process on June 20, 2023. The property is identified as 7866 Country Brook Ct, 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. The BZA acknowledged that the applicant had withdrawn the request between the time the public hearing was tabled and tonight's hearing.

The second order of business is to consider Case 23-BZA-007, an application by Ronald Dehart, agent for Donald Gregory King and Deborah Hayes, for a variance request from Section 5.7545(A) of the Clearcreek Township Zoning Resolution. The property is identified as 44 E Pekin. The property is identified by parcel number 09-34-153-018 and account number 0213039. The property is 1.552 acres in size. The parcel is located in Section 34, Town 4 and Range 4 in Clearcreek Township. The property is zoned Residence Zone "R-1". The applicant is requesting the front yard setback for an accessory structure to be no less than 23'. The required front yard setback is 50'. The BZA APPROVED the request.

Permits Issued

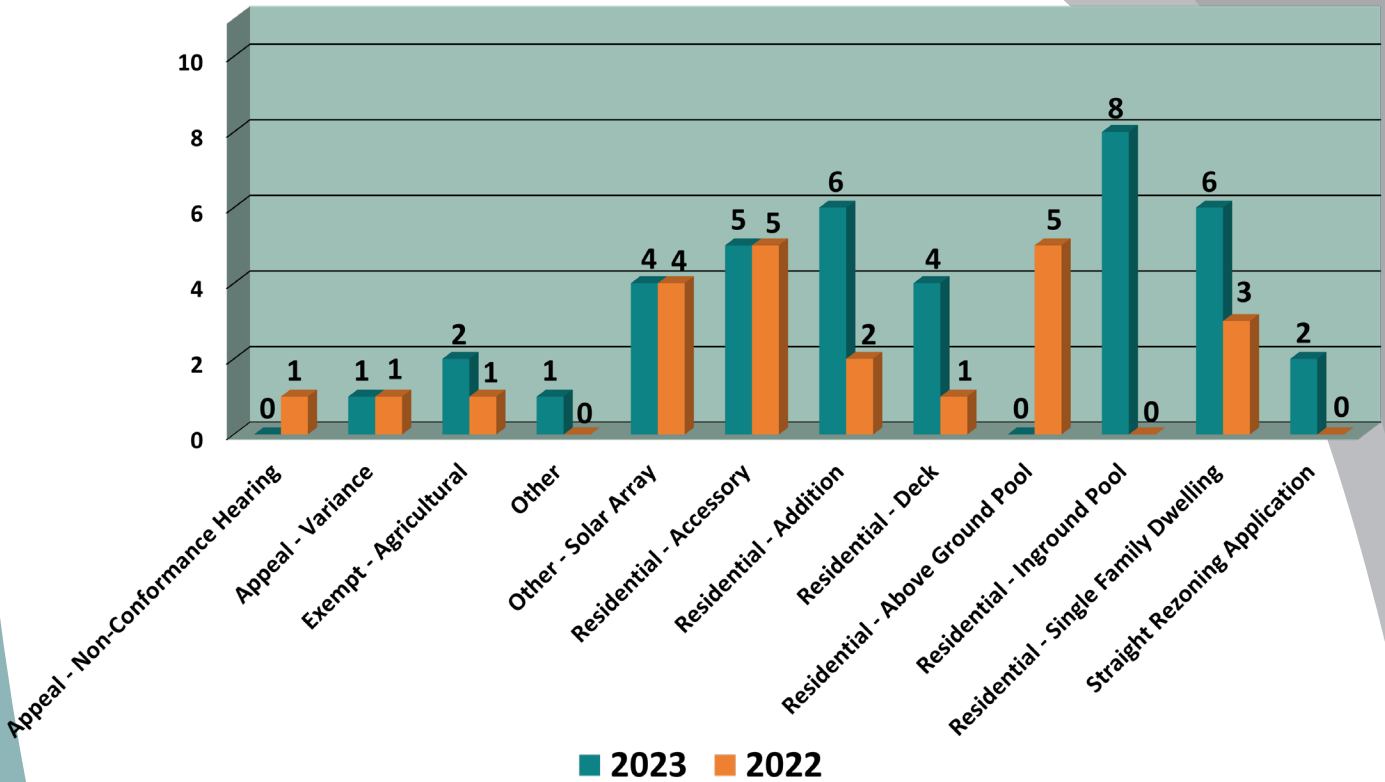
August 2023

**Total Monthly Fees
Collected: \$5,480**



Permit Summary

Monthly Comparison August 2023 & 2022



Year to Date Comparison 2023 & 2022

