



Clearcreek Zoning Department

Monthly Report

September 2023

Hearings

Zoning Commission

The Zoning Commission held a public meeting & hearing on September 11, 2023 to consider several requests: The first application was submitted by Corey Edward Cummings to amend the zoning resolution and map for a total of 2.209 acres. The parcel is identified as 9959 Bunnell Hill Road, parcel number 05-33-100-002 and account 0616556. The property is located in Section 33, Town 3, and Range 5 in Clearcreek Township. The zoning classification is Suburban Residence Zone "R-1". The zone change request is from Suburban Residence Zone "SR-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 Suburban Residence Zone "SR-1" to General Business "B-2". The following rationale was provided for the recommendation: The Clearcreek Township Master Land Use Plan anticipates the area to remain residential. Commercial use of this intensity is not compatible with surrounding zoning classifications regardless of the label: B-1, B-2 or PUD.

The second application was submitted by Darren Keith Fickert to amend the zoning resolution and map for a total of 8.017 acres. The parcel is identified as 8616 North State Route 48, parcel number 05-26-200-014 and account 0115495. The property is located in Section 26, Town 3, and Range 5 in Clearcreek Township. The zoning classification is Township Residence Zone "TR-1". The zone change request is from Township Residence Zone "TR-1" to Residence Zone "R-1". 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 APPROVE the zone change request from Township Residence Zone "TR-1" to Residence Zone "R-1". The following rationale was provided for the recommendation: The Clearcreek Township Master Land Use Plan anticipates the area to remain residential. This places the property back to the pre-2005 zoning classification. All structures will conform to the setbacks required for the Residence Zone "R-1" classification. This rezoning is logical, appropriate, fair and equitable.

The Zoning Commission reconvened the public hearing to consider Text Amendment 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. This hearing was tabled in process on August 7, 2023. The Zoning

Commission discussed the intent of the text amendment, discussed how the Blue Ash Ordinance prohibits a short-term rental and where in the Clearcreek Township Zoning Resolution the former would most appropriately be located. The consensus was that modifications to the current draft text amendment were needed and would need to be discussed before they could make a recommendation on the text amendment. The Zoning Commission moved to TABLE the request in process to October 2, 2023, in order for staff to update the current draft using the Blue Ash Ordinance as a guide, identifying the appropriate sections of the Clearcreek Township Zoning Resolution needed to update to achieve the direction.

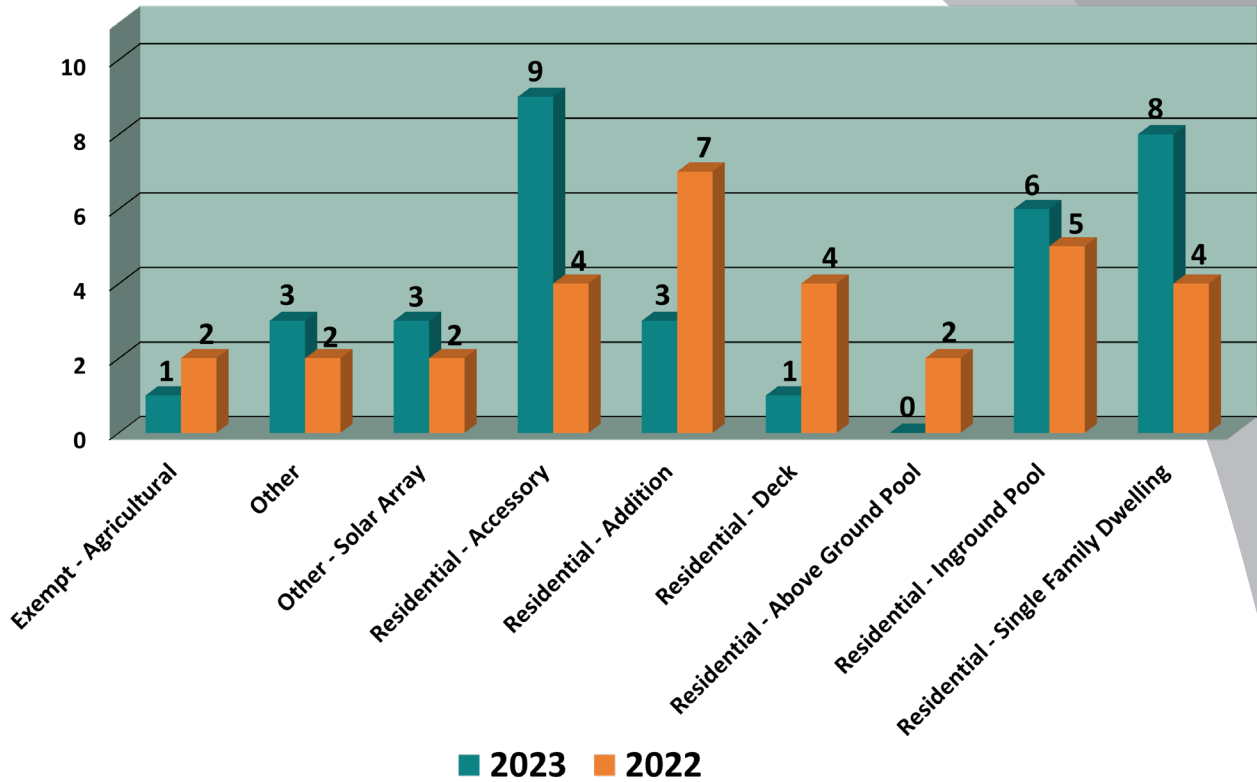
The Chairperson, Mr. Edelman announced that Amanda & Nathan Ramsey have requested their Stage 2 "MU-PUD" review be tabled to October 2, 2023, in order to receive Warren County Regional Planning Commission Review and Recommendation prior to the Zoning Commission Meeting. The property is identified as 4023 State Route 48. The parcel is identified as 08-04-476-004 and account number 0420012. The request is located in Section 4, Town 3, and Range 4 in Clearcreek Township. The Zoning Commission moved to TABLE the Stage 2 "MU-PUD" request to October 2, 2023 @ 7 PM in order to allow the Warren County Regional Planning Commission the opportunity to review the request prior to the Zoning Commission reviewing the request.

Board of Zoning Appeals

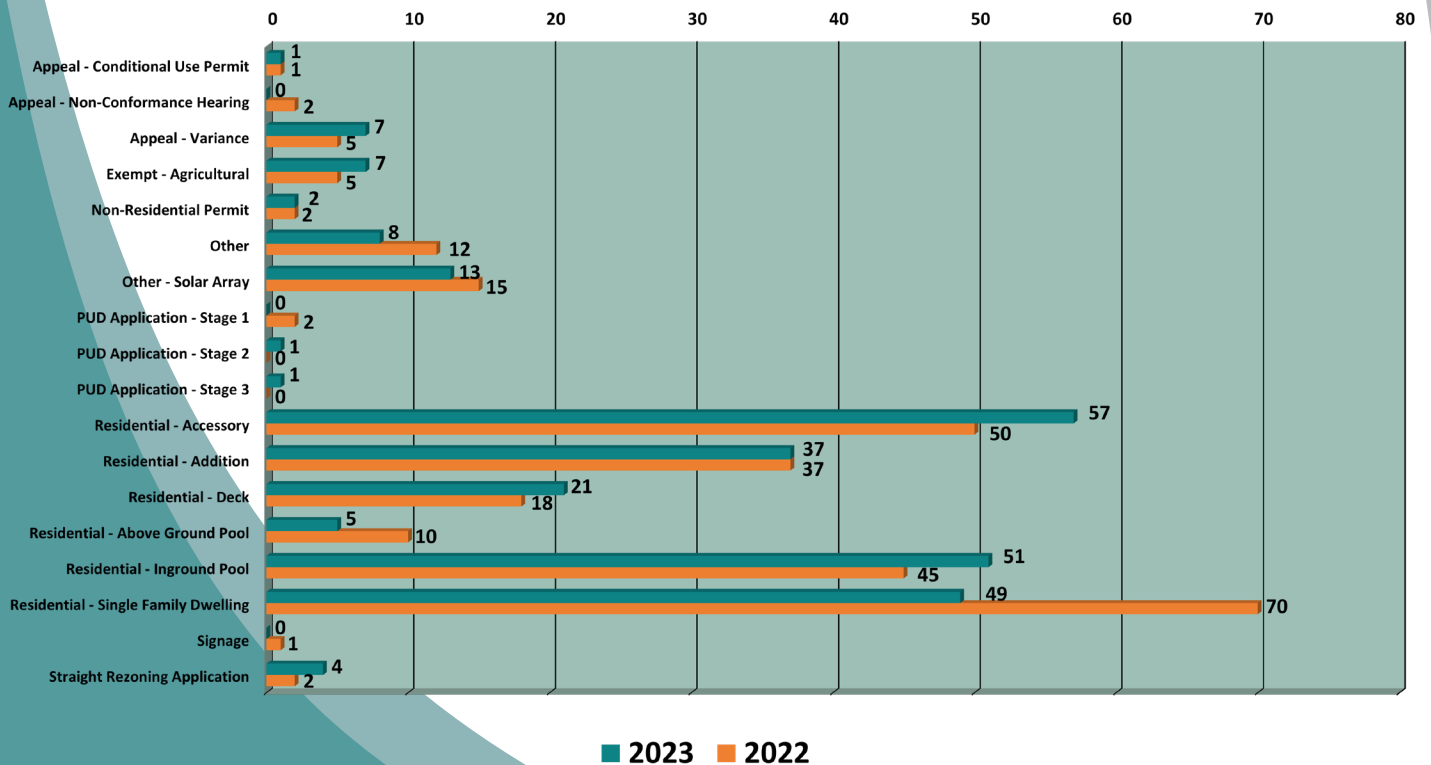
The Board of Zoning Appeals held a public hearing on September 12, 2023, to consider case 23-BZA-008, an application submitted by John Grier agent for the Red Lion United Methodist Church. The property is identified as 3375 Old Route 123. The property is identified by parcel id 08-15-328-006 and account number 0601796. The property is .512 acres in size. The property is zoned Residence Zone "R-1". The case is comprised of three (3) variance requests: The first request is a reduction in the northern side yard setback for a sunroom addition that has been added to the existing house. The request is for six (6) feet instead of the required ten (10) foot required setback required by Section 5.754(C) of the Clearcreek Township Zoning Resolution. The second request is a reduction in the northern side yard setback for a proposed accessory structure. The proposed setback to the proposed northern property line is three (3) feet instead of the required ten (10) foot required setback required by Section 5.7545(B) of the Clearcreek Township Zoning Resolution. The third request is a reduction in the western rear yard setback for a proposed accessory structure. The proposed setback to the existing western property line is three (3) feet instead of the required ten (10) foot required setback required by Section 5.7545(C) of the Clearcreek Township Zoning Resolution. The BZA moved to APPROVE all three (3) variance requests.

Permit Summary

Monthly Comparison September 2023 & 2022



Year to Date Comparison 2023 & 2022



Permits Issued

September 2023

Total Monthly Fees Collected: \$4,290

