



# Clearcreek Zoning Department

## Monthly Report September 2024

### Hearings

#### Zoning Commission

The Zoning Commission held two public hearing on September 9, 2024: The first order of business was to consider the zone change request application of David Montgomery (Pickrel Schaeffer and Ebeling) agent for WPB Enterprises LLC, (Orville Wright) to amend the zoning resolution and map for a total of 8.39 acres. The parcel is identified as Clearcreek Franklin Rd (Wood Road), parcel number 04-15-101-008, and account 0622866. The request is located in Section 15, Town 2, and Range 5 in Clearcreek Township. The zone change request is from Suburban Residence Zone "SR-1" to Mixed Use Planned Unit Development "MU-PUD". This request was tabled in process at the August 5, 2024 hearing to September 9, 2024 @ 7 PM. The Zoning Commission moved to APPROVE the Stage 1 PUD Rezoning Application as submitted. The following rationale was provided for the recommendation: Although the Master Land Use Plan doesn't support the use to change out of a residential use, the property to the north is commercially zoned and the property to the south is being used as a church. Since the request is located between these two non-residential uses, the Zoning Commission doesn't consider the request spot zoning. The community has come out to support the request.

The second order of business was to consider the application submitted by Jeff Ronningen of Straight Forward Storage LLC agent for property owners Gun creek Associates LTD and GCG Gun creek Associates LTD to amend the zoning resolution and map for a total of 9.8323 acres. The parcel is identified as Route 122, parcel number 08-15-402-023 and account 0643624. The request is to rezone 9.8323 acres (western segment) of the 20.3624 acre parcel. The request is located in Section 15, Town 3, and Range 4 in Clearcreek Township. The zone change request is from Open Space Rural Residence Zone "OSR-1" to General Business Zone "B-2". The Zoning Commission moved to APPROVE the rezoning request. The following rationale was provided for the recommendation: The Master Land Use Plan and the Hunter Red Lion Area Plan both support this parcel changing to commercial use. No one spoke in opposition to this request.

#### Board of Zoning Appeals

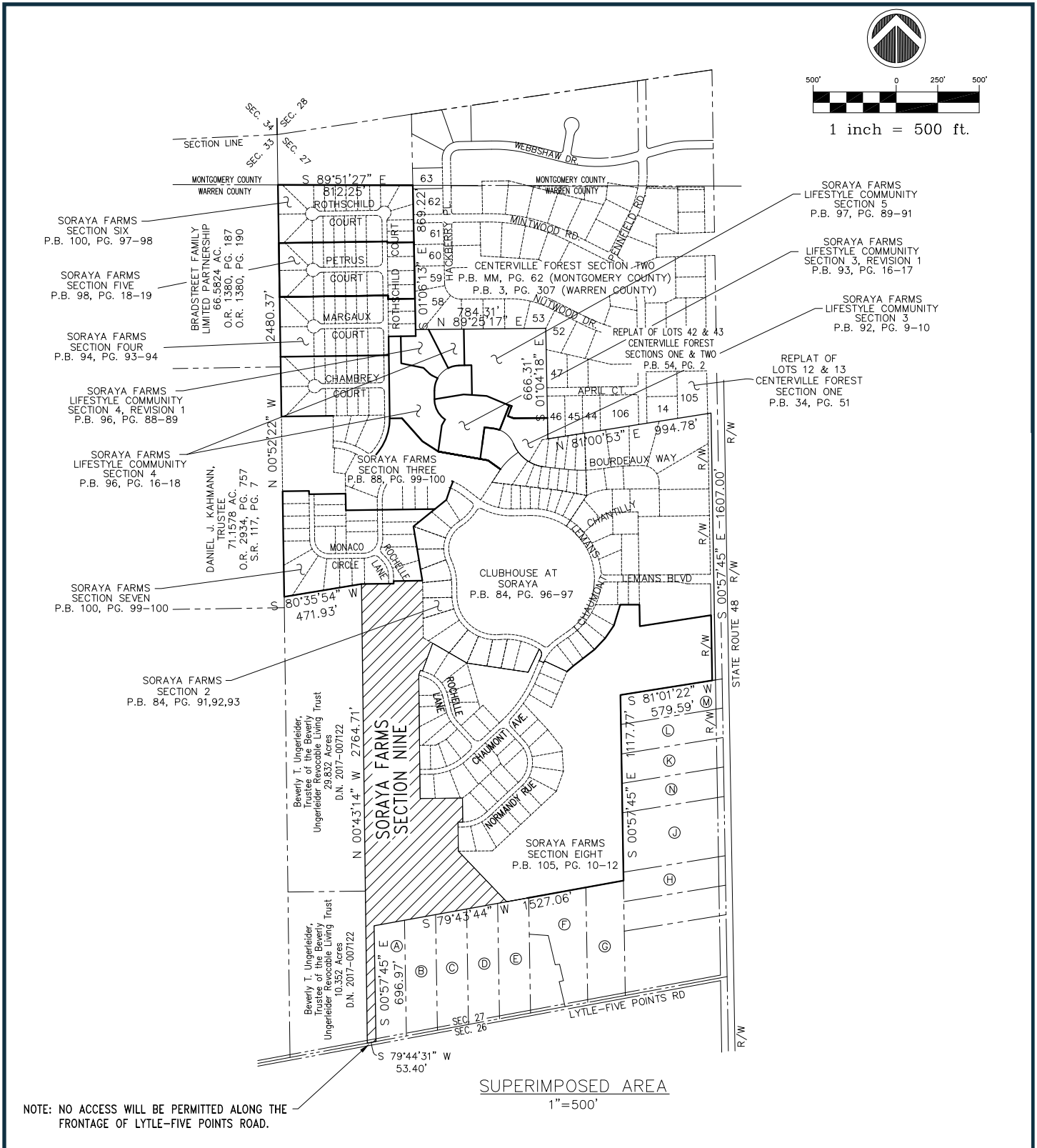
The Board of Zoning Appeals held a public meeting on September 10, 2024. The first order of business was to conduct a public hearing to consider 24-BZA-006, an application submitted by Endurance Farm Partners agent for Hidden Valley Orchard/Lane5 LLC, Randal Lane. The application is for an Agritourism Site Plan Review per Section 21.01 (G) of the Clearcreek Township Zoning Resolution. Four (4) parcels are involved with this review request: 1. 5474 N SR 48 (Parcel Id 09-35-400-024) is 5.01 acres in size. The parcel is zoned Neighborhood Business Zone "B-1" & Open Space Rural Residence Zone "OSR-1". 2. 5460 N SR 48 (Parcel Id 09-35-400-023) is 30.6058 acres in size. The parcel is zoned Open Space Rural Residence Zone "OSR-1". 3. N SR 48 (Parcel Id 09-35-400-022) is 28.3893 acres in size. The parcel is zoned Open Space Rural Residence Zone "OSR-1". 4. Applewood LN (Parcel 09-29-315-005) is 1.1404 acres in size. The parcel is zoned Residence Zone "R-1". The BZA TABLED Case 24-BZA-006 in process to October 8, 2024 at 7 PM.

First order of old business was Case 16-BZA-007, the purpose of the meeting was to document progress made by the applicant toward completing the structure, since the November 15, 2022 meeting. The address of the property is 4007 Utica Rd. The property is 1.47 acres in size. The property is identified by parcel id 09-28-400-008. The parcel is located in Section 28, Town 4 and Range 4 in Clearcreek Township. The property is zoned Residence "R-1" Zone. Phase 1 was completed on September 6, 2024, with the issuance of the Occupancy Permit for the original footprint of the house. Now the Board of Zoning Appeals needs to determine the appropriate timing for the final two phases of the original approval. Phase 2 is comprised of the wrap around porch, southern "kick out" and facades. Phase 3 is the completion of the western addition. The deadline for Phase 3 will be discussed after Phase 2 has been completed and the applicant returns before the Board of Zoning Appeals. The BZA APPROVED the applicant to apply for a Warren County Building Permit to complete Phase 2 of the original approval (a Clearcreek Township Zoning Permit will also be required to release the Warren County Building Permit). The applicant has a maximum of six (6) months to complete the work from the date of issuance of the Warren County Building Permit. No additional extensions will be considered by the Board of Zoning Appeals for Phase 2. The applicant shall complete all work for Phase 2 by May 1, 2025. In order to make this deadline, the applicant will need a Warren County Building Permit issued no later than November 1, 2024.

# Subdivisions

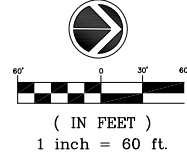
## Soraya Farms Section Nine

The lots conform to the expectations of the Residence Zone Planned Unit Development "R-1PUD".

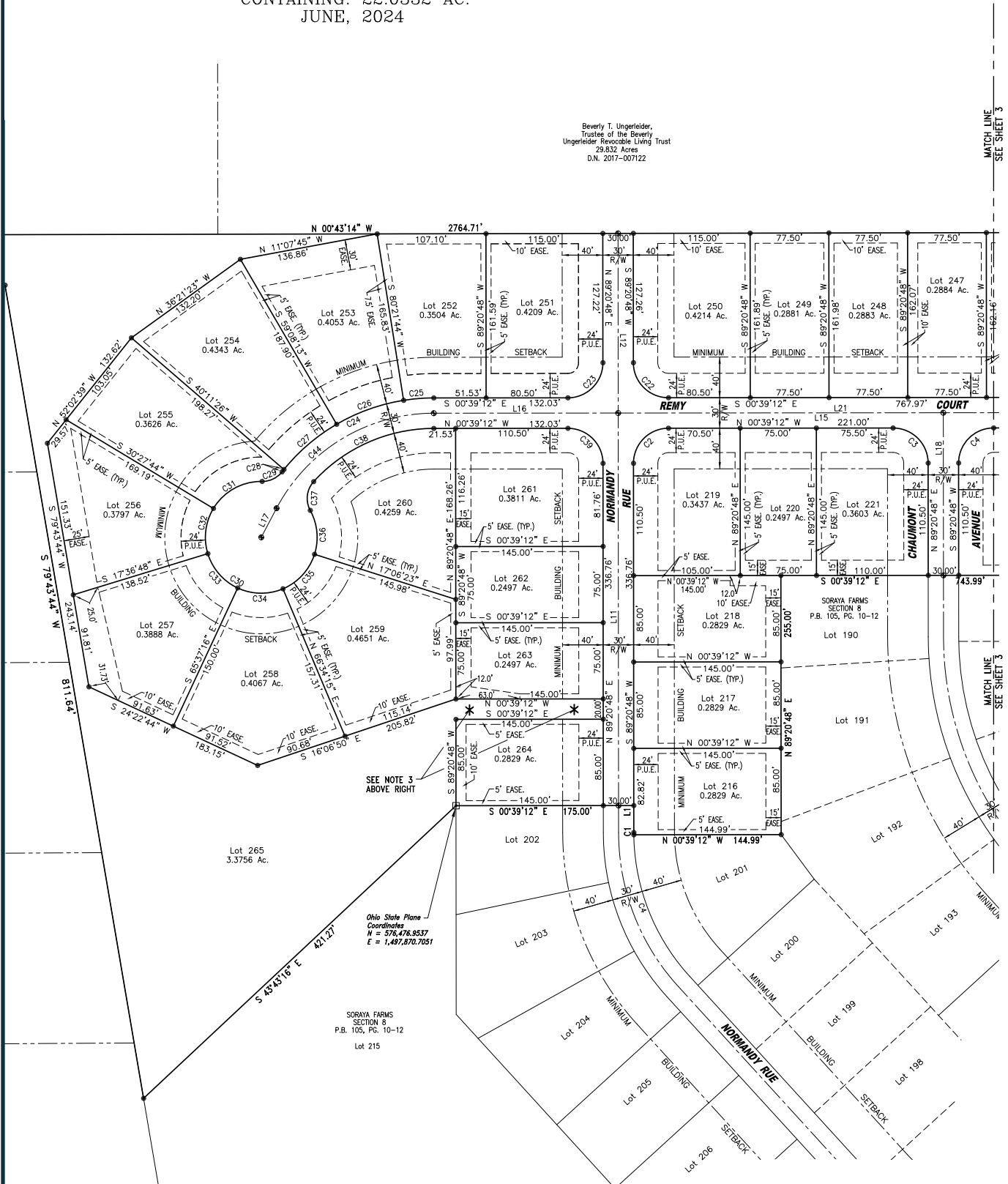


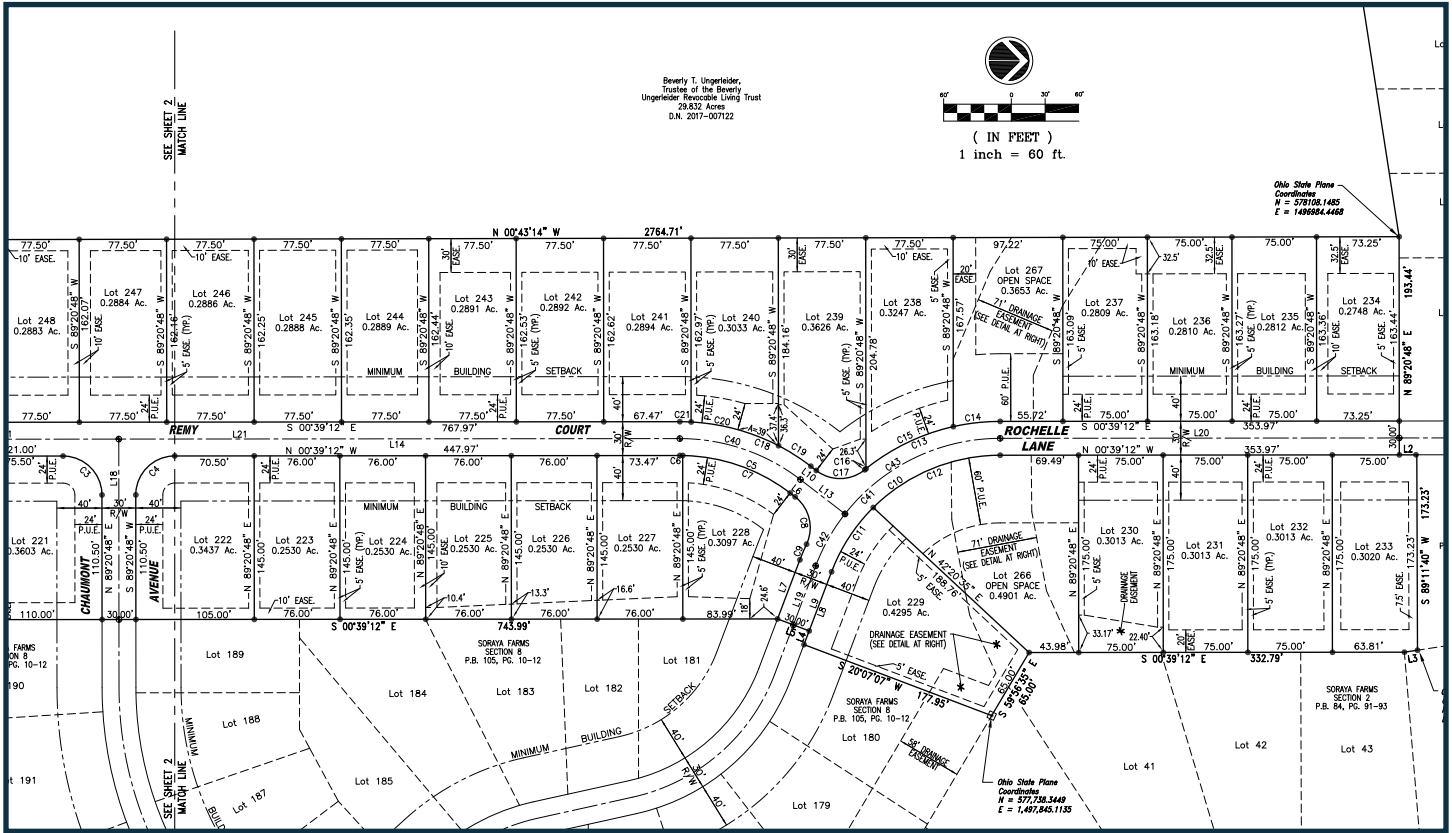
# SORAYA FARMS SECTION NINE

LOCATED IN:  
SECTION 27 TOWN 3, RANGE 5 M.Rs.  
CLEARCREEK TOWNSHIP  
WARREN COUNTY, OHIO  
CONTAINING: 22.0332 AC.  
JUNE, 2024



Beverly T. Ungerleider,  
Trustee of the Beverly  
Ungerleider Revocable Living Trust  
28.832 Acres  
D.N. 2017-007122

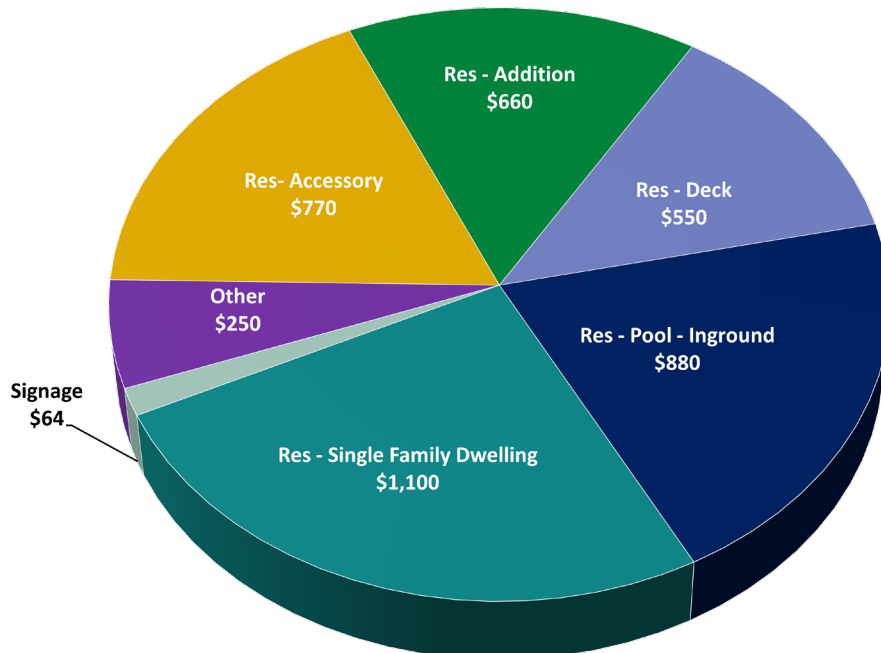




# Permits Issued

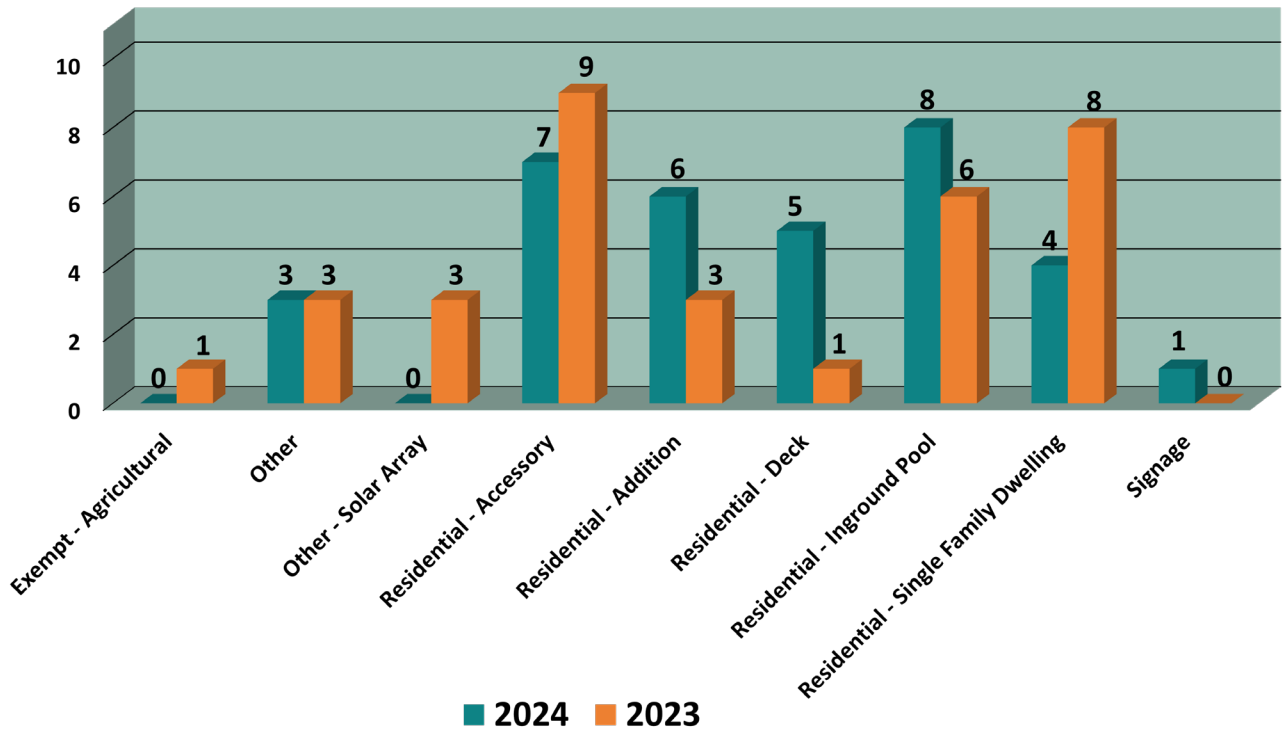
September 2024

Total Monthly Fees Collected: \$4,274.



# Permit Summary

## Monthly Comparison September 2024 & 2023



## Year to Date Comparison 2024 & 2023

