



Clearcreek Zoning Department

Monthly Report

April 2024

Hearings

Zoning Commission

The Zoning Commission held a public hearing on April 1, 2024.

The first application was submitted by Richard Ross to amend the zoning resolution and map for a total of 7.410 acres. The parcel is identified as 536 E. Old Route 122, parcel number 09-33-225-012, and account 0210412. The request is located in Section 33, Town 4, and Range 4 in Clearcreek Township. The zone change request is from Open Space Rural Residence Zone "OSR-1" to Mixed-Use Planned Unit Development "MU-PUD". The applicant is requesting approval to use the existing barn and the southwest corner of the property for an event center. The remaining acreage of the property will be used residentially. The applicant has a pending zoning violation involving an accessory structure that was established with a 20' instead of a 25' side yard setback (OSR-1 standard). Since the setbacks for the MU-PUD are established during the PUD Stage 1 process, the second request would be to establish setback requirements taking into consideration the existing structures on the site. The Zoning Commission DENIED the zone change request from Open Space Rural Residence Zone "OSR-1" to Mixed Use Planned Unit Development "MU-PUD". The following rationale was provided for the recommendation: The Clearcreek Township Master Land Use Plan anticipates the area to remain residential.

The second application was submitted by Brett Scott to amend the zoning resolution and map for a total of 1.9760 acres. The parcel is identified as 1555 E. State Route 73, parcel number 05-25-400-028, and account 0119458. The request is located in Section 25, Town 3, and Range 5 in Clearcreek Township. The zone change request is from Non-Residential Planned Unit Development "NR-PUD" to Neighborhood Business Zone "B-1". In 2004 the property was rezoned from Neighborhood Business Zone "B-1" to Neighborhood Business Zone Planned Unit Development "B-1PUD". The request stopped with Stage 1 PUD approval. In 2020 the property was rezoned from Neighborhood Business Zone Planned Unit Development "B-1PUD" to Non-Residential Planned Unit Development. The request stopped with Stage 1 PUD approval. The Zoning Commission APPROVED the zone change request from Non-Residential Planned Unit Development "NR-PUD" to Neighborhood Business Zone "B-1". The following rationale was provided for the recommendation: The Clearcreek Township Master Land Use Plan anticipates the area to remain commercial. It makes sense to remove the PUD designation that has not been completed.

Board of Zoning Appeals

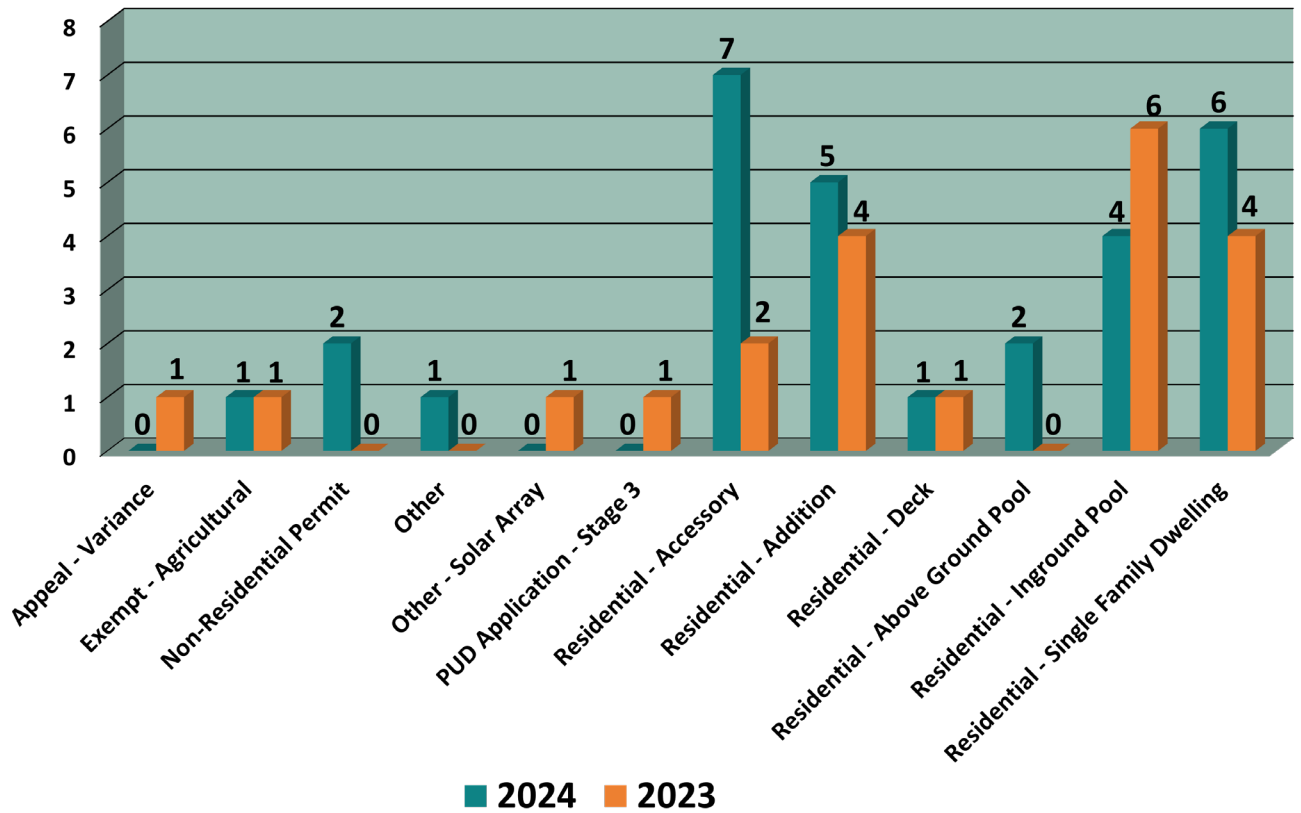
The Board of Zoning Appeals held a public hearing on April 9, 2024.

The first request was Case 24-BZA-002, an application submitted by Amy Brown POA for Dorthy Logan. The parcels are identified by Warren County Parcel Numbers: 05-31-300-033, account number 0101664 (14.7172 acres), 05-31-300-034, account number 0110833 (23.2532 acres), 05-31-300-011, account 0121088 (5.9470 acres), 05-31-300-014, account 0121827 (2.9890 acres). The parcels are located in Section 31, Town 3 and Range 5 in Clearcreek Township. The parcels are zoned Township Residence Zone "TR-1". The applicant desires to combine these parcels together and then subdivide the total into three (3) lots. Lot A will meet the expectations of the Clearcreek Township Zoning Resolution to be used as a residential lot. Lot B is designed as a panhandle lot. The handle has a depth of approximately 1,520'. The applicant is seeking a variance from Section 6.07 (C) of the Clearcreek Township Zoning Resolution to allow the handle to exceed the 600' maximum so the lot can be used residentially. Lot C is an agricultural lot. The Board of Zoning Appeals APPROVED the request.

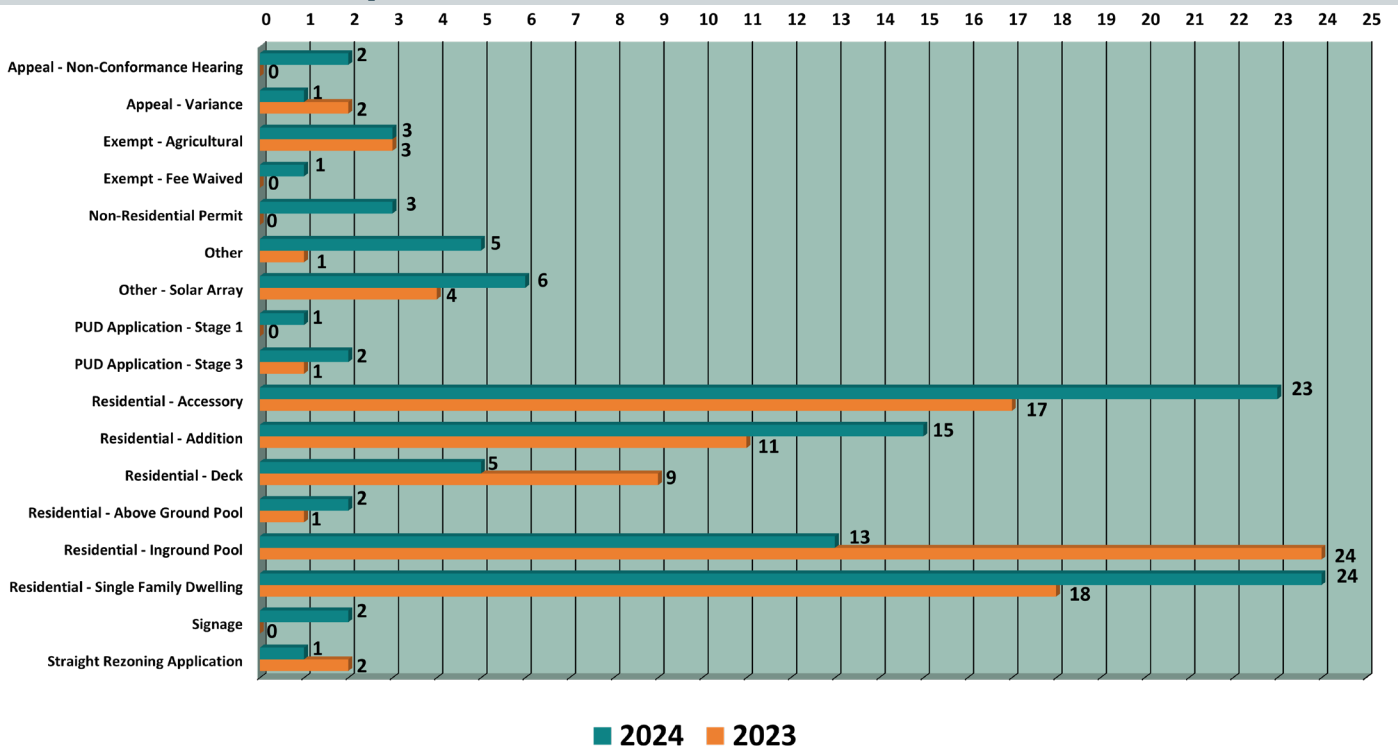
The second request was Case 24-BZA-003, an application submitted by Matthew Centers for a Non-Conformance Hearing per Sections 5.02, 5.10, and 21.01(D) of the Clearcreek Township Zoning Resolution. The address of the property is 5385 N SR 48. The property is 6.094 acres in size. The property is identified by parcel id 09-35-327-001 and account number 0203173. The parcel is located in Section 35, Town 4 and Range 4 in Clearcreek Township. The property is zoned Open Space Rural Residence Zone "OSR-1". The request is to allow an addition to the existing single-family dwelling that is located on a parcel that doesn't have lot frontage on public road right-of-way. The parcel is accessed via an access easement. The existing structure and parcel are classified as legal non-conforming uses. Per the applicant's request, the Board of Zoning Appeals TABLED Case 24-BZA-003 in process to May 14, 2024 @ 7 PM to allow the applicant time to update the request.

Permit Summary

Monthly Comparison April 2024 & 2023



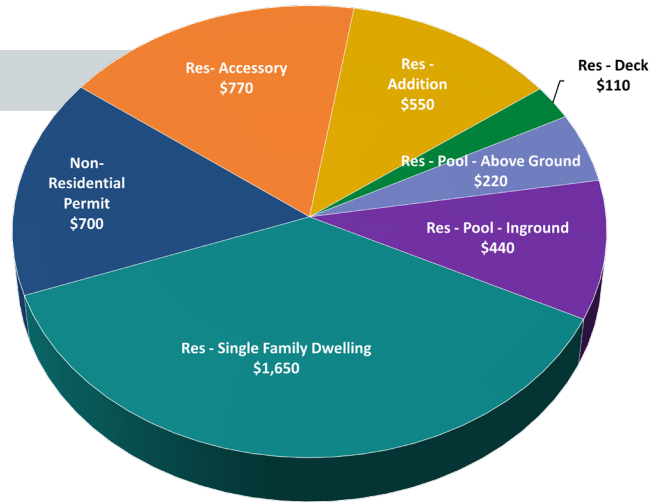
Year to Date Comparison 2024 & 2023



Permits Issued

April 2024

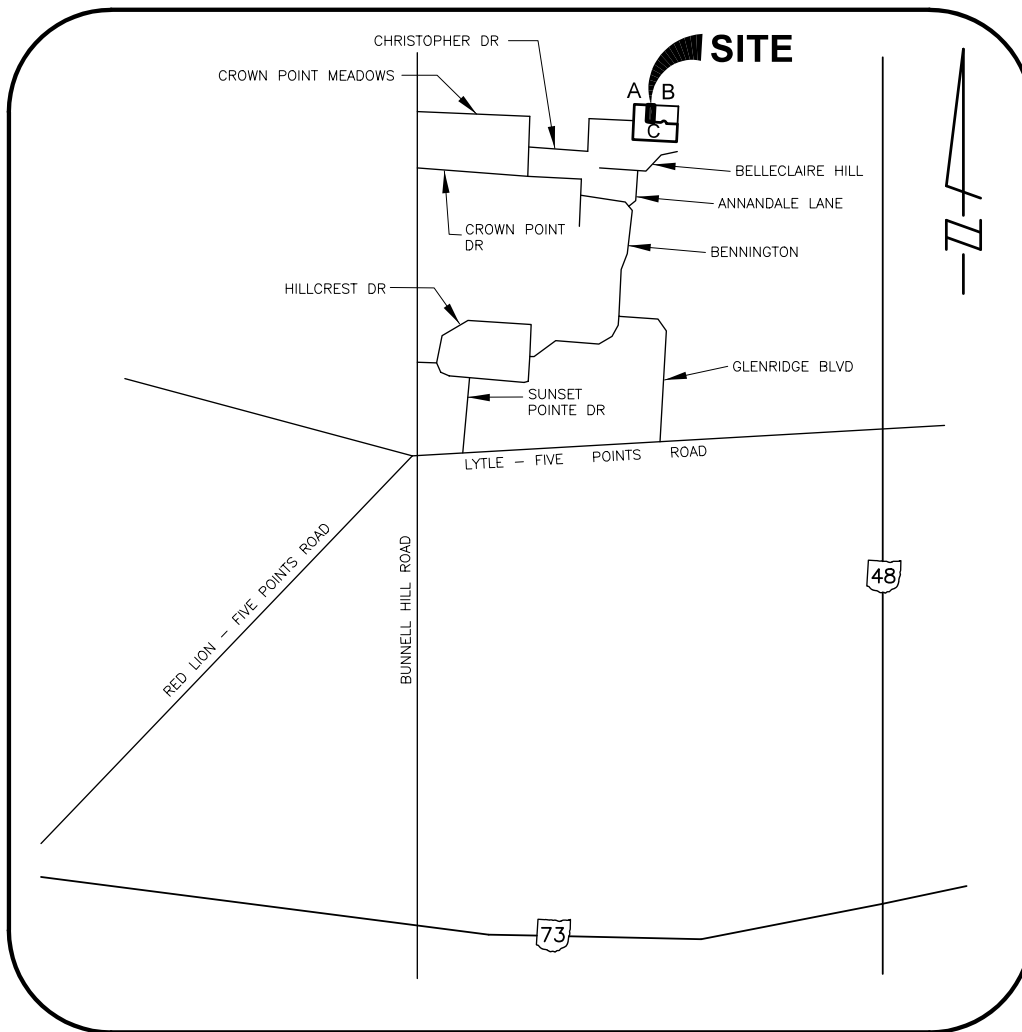
Total Monthly Fees Collected: \$4,440.



Subdivisions

The Estates at Crown Point Section 2 Final Plat

Staff reviewed the Final Plat for The Estates at Crowne Point, Section 2. The lot conforms to the expectations of the Residence Zone "R-1A".



VICINITY MAP
NOT TO SCALE

Villages of Winding Creek,

The Boulevards at Winding Creek Section 10A Final Plat

Staff reviewed the above Final Plat. The lots conform to the expectations of the Residence Zone Planned Unit Development "R-1APUD".

On April 6, 2020, The Villages of Winding Creek Boulevards Section 10 received Stage 3 approval from the Clearcreek Township Zoning Commission. The Zoning Commission APPROVED the requests as submitted and as amended by staff's presentation: 1. **Section 10 Final Plat shall not be signed by staff unless all required amenities: open space, trails and signage have been installed or the applicant has posted a 125% of the cash value of the uninstalled amenities with the Township Trustees.** 2. The required tree count for parcel 627 and parcel TT are currently deficient 33 trees. Applicant is directed to work with staff to verify count and any deficient locations in the buffer will be filled in. Per the discussion the area west of Mr. Krumnauer's house will be reviewed for deficiencies and will be looked at as a location for more trees.

Staff made a site visit to the subdivision on April 18, 2024 and found:

- The Boulevards at Winding Creek Section 7:
 - Reserve Lot 627: The path sign has not been installed at the entrance from Whispering Stream Court.
 - Reserve Lot 627: Perimeter buffer along Lots 553 to 578 is deficient by forty-one (41) trees.
- The Boulevards at Winding Creek Section 10A:
 - The following were unable to be verified because the earthmovers were still constructing the area.
 - On Reserve Lot 832: a four (4) foot mulch path that connects Fairwater Springs Drive, BLVDS Section 10A and Reserve Lot 833 BLVDS Section 10B.
 - On Reserve Lot 832: a path sign for the road connection (Fairwater Springs Dr.) and the mulch path.
 - Reserve Lot 833: perimeter buffer west of Lots: 753-757 shall have a minimum of 36 trees.
- The Boulevards at Winding Creek Section 10B:
 - The following were unable to be verified because the earthmovers were still constructing the area.
 - On Reserve Lot 833: a four (4) foot mulch path located west of the pond that connects to Reserve Lot 832.
 - On Reserve Lot 833: perimeter buffer north of Lots: 779, 780, 801-807 shall have a minimum of 67 trees.
- Staff was able to verify:
 - On Reserve Lot 833: north of Lots: 813-816 shall have a minimum of 28 trees.
 - Staff made a site visit on April 18, 2024, and found existing trees in excess of the requirement.
 - On Reserve Lot 833: east of Lots: 807-816 shall have a minimum of 38 trees.
 - Staff made a site visit on April 18, 2024, and found existing trees in excess of the requirement.

THE VILLAGES OF WINDING CREEK THE BOULEVARDS AT WINDING CREEK SECTION TEN-A

SEC. 21, TOWN 3E, RANGE 5N M.Rs.
CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO
CONTAINING 9.8666 TOTAL ACRES
MARCH 8, 2024

SUPERIMPOSED AREA
ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON



Villages of Winding Creek,

The Boulevards at Winding Creek Section 10B Final Plat

Staff reviewed the above Final Plat. The lots conform to the expectations of the Residence Zone Planned Unit Development "R-1APUD".

On April 6, 2020, The Villages of Winding Creek Boulevards Section 10 received Stage 3 approval from the Clearcreek Township Zoning Commission. The Zoning Commission APPROVED the requests as submitted and as amended by staff's presentation: 1. **Section 10 Final Plat shall not be signed by staff unless all required amenities: open space, trails and signage have been installed or the applicant has posted a 125% of the cash value of the uninstalled amenities with the Township Trustees.** 2. The required tree count for parcel 627 and parcel TT are currently deficient 33 trees. Applicant is directed to work with staff to verify count and any deficient locations in the buffer will be filled in. Per the discussion the area west of Mr. Krumnauer's house will be reviewed for deficiencies and will be looked at as a location for more trees.

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THE VILLAGES OF WINDING CREEK THE BOULEVARDS AT WINDING CREEK SECTION TEN-B

SEC. 21, TOWN 3E, RANGE 5N M.Rs.
CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO
CONTAINING 23.3312 TOTAL ACRES
MARCH 8, 2024

SUPERIMPOSED AREA
ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON

