

RESOLUTION 5357
CLEARCREEK TOWNSHIP TRUSTEES
Warren County, Ohio
March 14, 2022

A RESOLUTION TO APPROVE/MODIFY/DENY THE ZONE CHANGE REQUEST OF DON BIRDSALL OF BIRDSALL CONSULTING LLC AGENT FOR SCOT DORROUGH 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 ZONING CLASSIFICATION IS SUBURBAN RESIDENCE ZONE "SR-1". THE ZONE CHANGE REQUEST IS FROM SUBURBAN RESIDENCE ZONE "SR-1" TO GENERAL BUSINESS ZONE "B-2", AND TO DISPENSE WITH THE SECOND READING



WHEREAS, all public hearings, public notices to adjoining property owners, and the recommendation of the Warren County Regional Planning Commission for the Zoning Map amendment have been conducted and made pursuant to the Clearcreek Township Zoning Resolution and Section 519.12 of the Ohio Revised Code; and

WHEREAS, on February 7, 2022, the Zoning Commission moved to DENY the zone change request from Suburban Residence Zone "SR-1" to General Business Zone "B-2". The surrounding areas (both Clearcreek Township and Franklin Township) are residential. The Clearcreek Township Master Land Use Plan anticipates the area to remain residential. The surrounding area is not ready to change out of residential use, thus the request for commercial use would be classified as a spot zoning; and

NOW THEREFORE BE IT RESOLVED, by the Board of Clearcreek Township Trustees that the application from Suburban Residence Zone "SR-1" to General Business Zone "B-2" totaling 8.39 acres be APPROVED/MODIFIED/DENIED; and

BE IT FURTHER RESOLVED, by the Board of Clearcreek Township Trustees upon majority vote hereby dispenses with the requirement that this resolution be read on two separate days, and hereby authorizes the adoption of this Resolution upon its first reading at the earliest date allowable by law.

Mr. MUTERSPAW moved to adopt the foregoing Resolution. Mr. GABBARD seconded the motion and upon the call of the roll the following vote resulted:

Mr. Wade YEA - 
Mr. Gabbard YEA - 
Mr. Muterspaw YEA - 