

RECORD OF RESOLUTIONS

Resolution No. 5138 Passed December 10, 2018

**CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO**

**A RESOLUTION RESCINDING RESOLUTION NO. 3650 AND ESTABLISHING A
NEW SCHEDULE OF FEES FOR THE ZONING DEPARTMENT.**

WHEREAS the current fees for services provided by the Clearcreek Township Zoning Department as established by Resolution No. 3650 are insufficient to pay necessary operating expenses throughout calendar year 2019, and;

WHEREAS it is necessary for the Board of Trustees to increase fees to pay expenses necessary to maintain the current level of field activity in the Zoning Department, cover costs associated with legal ads, mailer notices, electronic payments, and reimbursement to the Board of Zoning Appeals and Zoning Commission, and;

WHEREAS Section 18.04 of the Clearcreek Township Zoning Resolution authorizes the Board of Trustees to establish reasonable fees;

NOW THEREFORE BE IT RESOLVED by the Board of Clearcreek Township Trustees:

Section 1. Resolution No. 3650 adopted on December 23, 2009 is hereby rescinded.

Section 2. The following schedule of fees shall take affect on January 1, 2019:

ZONING AMENDMENTS
Application for rezoning on any number of parcels
of land or a text change..... \$650.00

PLANNED UNIT DEVELOPMENT
Applications for Planned Unit Development (PUD)
districting on any number of parcels (Stage 1)..... \$750.00
Applications for Planned Unit Development (PUD)
districting on any number of parcels (Stage 2)..... \$750.00
Applications for Planned Unit Development (PUD)
districting on any number of parcels (Stage 3)..... \$400.00

APPEALS
Variance from the terms of the zoning resolution..... \$550.00
Hearings on allegations of errors by an administrative
official..... \$400.00
Automatic hearing on a revoked permit..... N/C

CONDITIONAL USE PERMITS
Application Fee..... \$650.00

NON-CONFORMANCE HEARINGS
Application Fee..... \$200.00

RESIDENTIAL PERMITS
single-family residence..... \$275.00
multi-family residence..... \$250/dwelling unit
residential accessory..... \$110.00
addition to existing structures..... \$110.00

NON-RESIDENTIAL PERMITS

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For non-residential structures of any type permitted in any zone under 1,000 Sq. Ft. \$200.00
 For non-residential structures of any type permitted in any zone equal to or greater than 1,000 Sq. Ft. and under 10,000 Sq. Ft. \$400.00
 For non-residential structures of any type permitted in any zone equal to or greater than 10,000 Sq. Ft. \$500.00

SEXUALLY ORIENTED BUSINESSES

Sexually Oriented Business Application Fee..... \$500.00
 Annual Sexually Oriented Business Permit Fee..... \$200.00
 Sexually Oriented Business Permit Renewal Fee..... \$200.00
 Sexually Oriented Business Permit Transfer Fee..... \$300.00
 Sexually Oriented Business Employee License Fee.....\$100.00
 Sexually Oriented Business Employee License Renewal Fee..\$50.00

MISCELLANEOUS PERMITS

Zoning resolution..... \$ 20.00
 Zoning map \$ 5.00
 Continuation fee for public notifications and time of appropriate ruling body, per granted request..... \$ 250.00
 Renewal of non-residential permit..... \$ 200.00
 Temporary non-residential structure..... \$ 25.00
 Sign \$2.00 per one (1) square foot..... \$ 100.00
Maximum
per Sign

Section 3. All fees for services are non-refundable after three (3) business days.

Section 4. When construction has begun or a use has been initiated prior to application for permit, the standard fee shall be doubled as a penalty for non-compliance with the zoning resolution.

Section 5. No fee shall be required for application initiated by majority vote of the Board of Township Trustees, Zoning Commission or Board of Zoning Appeals.

Section 6. Non-residential permits may be renewed a maximum of one time, thus allowing the permit to be valid for a maximum time of two (2) years from the initial date of issuance, before a new permit is required. Zoning requirements valid at the time of the issuance of the initial permit will be the standard by which the project will be reviewed during the renewal request. The applicant of the permit must request a renewal prior to the expiration of the permit. At the time of the renewal request a narrative describing rationale along with all relevant drawings and plot plans must be submitted along with the required fee. The initial permit and the renewal permit must remain comparable to one another with no greater than a twenty-five (25) percent modification in size or use area. Variations beyond twenty-five (25) percent will necessitate the issuance of a new permit.

Section 7. Applicant(s) or appellant(s) may request a deferral or continuance for their request. If granted by the appropriate ruling body, a two hundred and fifty (250) dollar fee shall be paid to the Clearcreek Township Zoning Department to cover the cost of the required public notifications and the time of the ruling body.

Mr. MUTERSPAW moved for the adoption of the foregoing Resolution. The motion was seconded by Mr. GABBARD and upon roll call the vote was as follows:

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

Resolution adopted at a regular public meeting conducted December 10, 2018.


**THE BOARD OF
CLEARCREEK TOWNSHIP TRUSTEES**

**Law Director Bryan Pacheco
Approved as to form**









_____ *Passed* _____ *Resolution No.* _____