

MINUTES
CLEARCREEK TOWNSHIP ZONING COMMISSION
November 6, 2023

Attendance:

Acting Chairperson Tipler called the meeting to order. The following Commissioners were present: Bill Haynes, Dennis Pickett and Stacey Tipler. The following Alternate Commissioners were present: Louis Laquaglia and Mike Smith. Staff member Jeff Palmer was present. The following members of the public were present: Doug Kash, Jon Stafford and Jessie Spencer.

Mr. Laquaglia filled the Zoning Commission vacant voting seat.

Mr. Smith filled the Zoning Commission vacant voting seat.

Minutes:

Ms. Tipler asked for discussion on the minutes from the meeting on October 2, 2023. Mr. Pickett moved to approve the minutes; Mr. Haynes seconded the motion. All were found to be in favor of the motion.

Public Meeting:

The first order of business was the Stage 3 “NR-PUD” Minor Modification Request by Jon Stafford of Staffco Construction, agent for DON’T W8 LLC. The property is identified as 9850 Clearcreek Franklin (Wood) Road. The parcel is identified by parcel number 04-15-101-009 and account 0615037. The request is located in Sections 15 & 16, Town 2, and Range 5 in Clearcreek Township.

Staff Report: Mr. Palmer outlined the request.

Applicant’s Presentation: Jon Stafford presented his request and answered questions.

Proponent Statements:

None

Opposition Statements:

Jessie Spencer 9927 Clearcreek Franklin Rd

Applicant’s Rebuttal: Mr. Stafford was given the opportunity to add additional comments.

The Zoning Commission discussed the merits of the Stage 3 “NR-PUD” Minor Modification Request.

Ms. Tipler moved to APPROVE the Stage 3 “NR-PUD” Minor Modification Request with the following clarifications: 1. The existing vegetation along the southern boundary of the property that is bisected by the property line shall serve as the southern perimeter buffer. If any vegetation along this buffer is damaged, destroyed or removed, then the applicant shall install vegetation as identified on the April 13, 2023 Landscape Plan on this property to replace the missing vegetation. 2. Allow the pre-existing drive to remain as a construction entrance for up to five years (November 6, 2028). The Zoning Commission will require a culvert to be installed (at pre-existing drive) so that road ditch drainage isn’t diverted across Clearcreek Franklin Road. A gate shall be established in the security fence to allow access to the site for construction traffic only. A second gate/barrier shall be installed closer to Clearcreek Franklin (Wood) Road, the location shall be no further east than the western boundary of the existing building. The Zoning Commission is requesting the bond with the Warren County Commissioners (road, ditch, driveway improvements) and the bond with the Clearcreek Township Trustees (earth berm, vegetation) be in place no later than June 1, 2024. 3. Western streetscape buffer shall be re-established to meet the approved Landscape Plan (April 13, 2023) for minimum height of berm, minimum size of vegetation

and minimum quantity of vegetation. The existing trees in the road right-of-way along the northwestern section of the northern streetscape buffer can remain to aid the buffer.

Mr. Haynes seconded the motion.

Upon a roll call, the following resulted:

Mr. Haynes – Yea
Mr. Pickett – Yea
Ms. Tipler – Yea
Mr. Laquaglia – Yea
Mr. Smith – Yea

The motion passed.

Public Hearing:

None

Old Business:

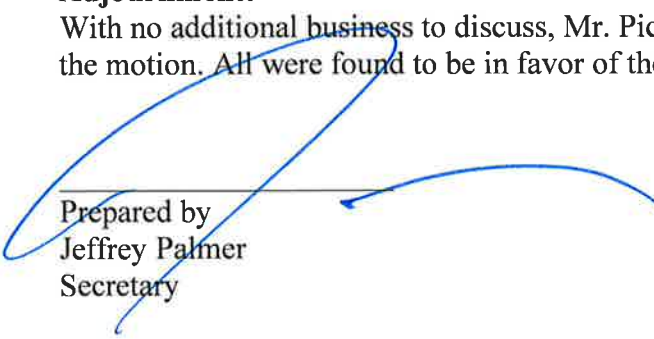
None

New Business:

None

Adjournment:

With no additional business to discuss, Mr. Pickett moved to adjourn the meeting, Mr. Smith seconded the motion. All were found to be in favor of the motion.



Prepared by
Jeffrey Palmer
Secretary