



Clearcreek Zoning Department

Monthly Report

March 2023

Hearings

Zoning Commission

On March 6, 2023, the Zoning Commission met to reconvene the public hearing that was tabled in process on February 6, 2023 to March 6, 2023 @ 7PM, the zone change request application was submitted by Ed Wade to amend the zoning resolution and map for a total of 24.9236 acres. The parcels are identified as: 2815 Factory Road, parcel number 04-13-151-026, account 0660224 and Factory Road, parcel number 04-13-300-0471, account number 0641165. The properties are located in Section 13, Town 2, and Range 5 in Clearcreek Township. The zoning classifications are Suburban Residence Zone "SR-1". The zone change request is from Suburban Residence Zone "SR-1" to Residence Zone "R-1".

The Zoning Commission moved to APPROVE the zone change request from Suburban Residence Zone "SR-1" to Residence Zone "R-1". The following rationale was provided for the recommendation: The Clearcreek Township Master Land Use Plan anticipates the area to remain residential. The request is for a less intensive residential zoning classification. The change to a more rural zoning classification is consistent with the policy to maintain rural lot size in the Township which contributes to the quality of life for property owners, neighbors as well as drivers, through the establishment or perpetuation of rural icons.

Board of Zoning Appeals

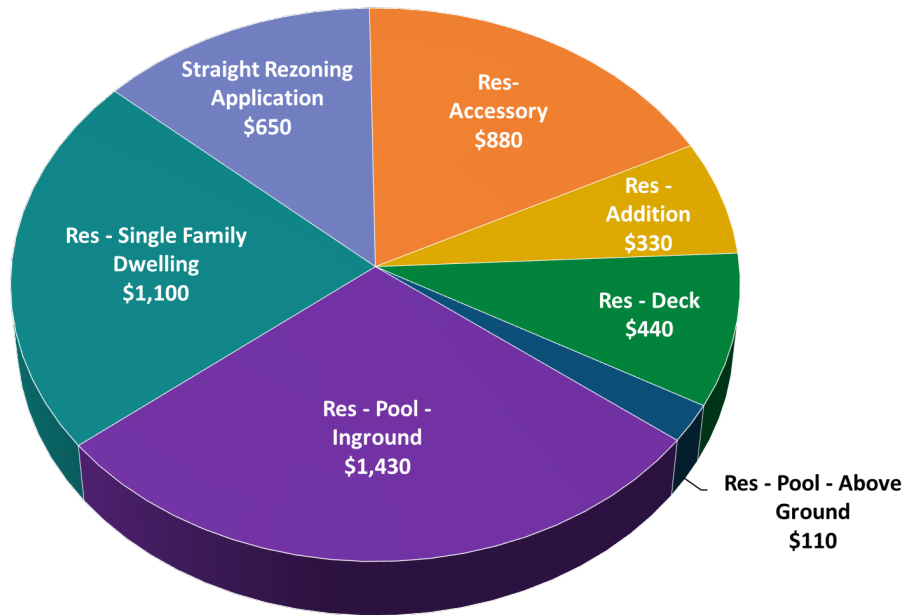
The Board of Zoning Appeals met on March 14, 2023 but was unable to produce a quorum to conduct business.

The Board of Zoning Appeals met on March 28, 2023 to consider Case 23-BZA-001, an application by Rob Fickert agent for owner Darren Keith Fickert for a variance request from Section 6.045(B) of the Clearcreek Township Zoning Resolution. The property is identified as 8616 N SR 48. The property is identified by parcel number 05-26-200-0140 and account number 0115495. The property is 8.017 acres in size. The parcel is located in Section 26, Town 3 and Range 5 in Clearcreek Township. The property is zoned Township Residence Zone "TR-1". The applicant is requesting that the side yard setback from the required 25' to 17'. This hearing was originally scheduled for March 14, 2023, but had to be rescheduled because the BZA was unable to produce a quorum to conduct business. The BZA moved to APPROVE the request.

Permits Issued

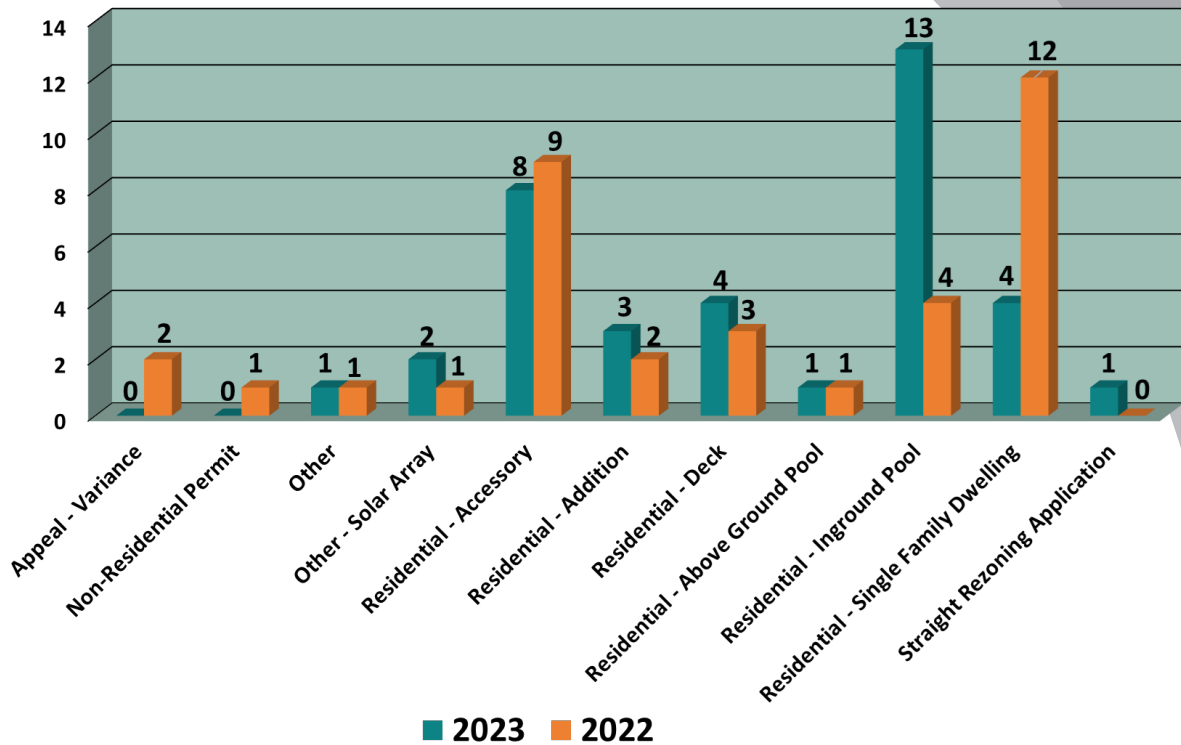
March 2023

Total Monthly Fees Collected: \$4,940.00

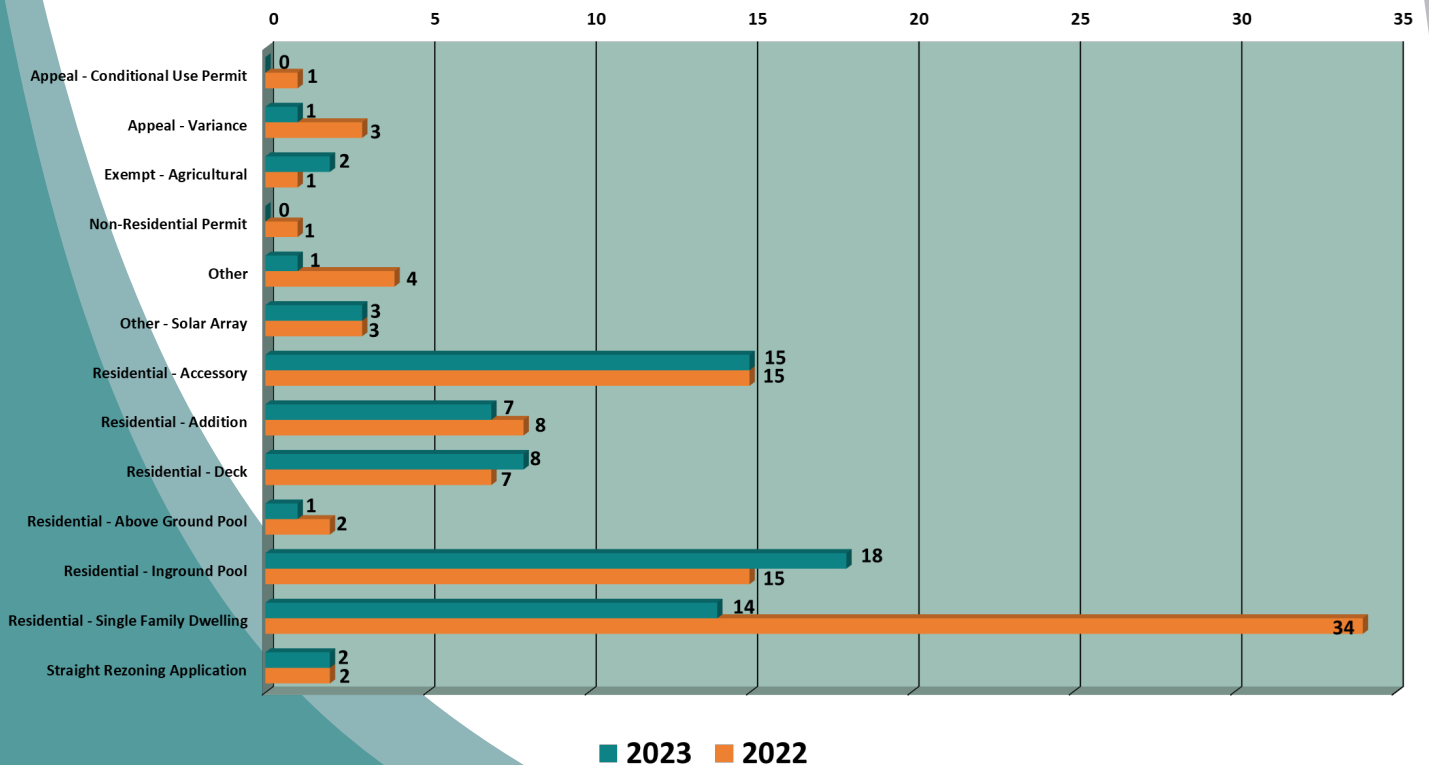


Permit Summary

Monthly Comparison March 2023 & 2022



Year to Date Comparison 2023 & 2022



Subdivisions

The Zoning Director reviewed Country Brook, Section One-A, Replat Record Plan. The lot conforms to the expectations of the Residence Zone "R-1".

Country Brook, Section One-A

