



Clearcreek Zoning Department

Monthly Report

December 2025

Hearings

Zoning Commission

The Zoning Commission held a public hearing on December 1, 2025, to consider the Stage 1 PUD application submitted by Christopher D. Brian, agent for Brian Manor LLC/Christopher C. Brian to amend the zoning resolution and map for a total of 14.2327 acres. This request is comprised of two parcels. The first parcel is identified as 129 W SR 122, parcel number 08-03-400-087, and account 0404323. The request is located in Section 3, Town 3, and Range 4 in Clearcreek Township. The zone change request is from Rural Residence Planned Unit Development "R-1PUD" to Residential Planned Unit Development "R-PUD". This parcel was originally rezoned May 8, 2008, to allow the following uses: single-family dwelling, bed & breakfast use, future healing and cultural arts center. The second parcel is identified as 0 W SR 122, parcel number 08-03-400-063, and account 0404269. The request is located in Section 3, Town 3, and Range 4 in Clearcreek Township. The zone change request is from Residence Zone "R-1" to Residential Planned Unit Development "R-PUD".

The Zoning Commission discussed the merits of the zone change request and considered Warren County Regional Planning Commission's Recommendation. The Zoning Commission APPROVED the request with nine (9) conditions.

Permits Issued

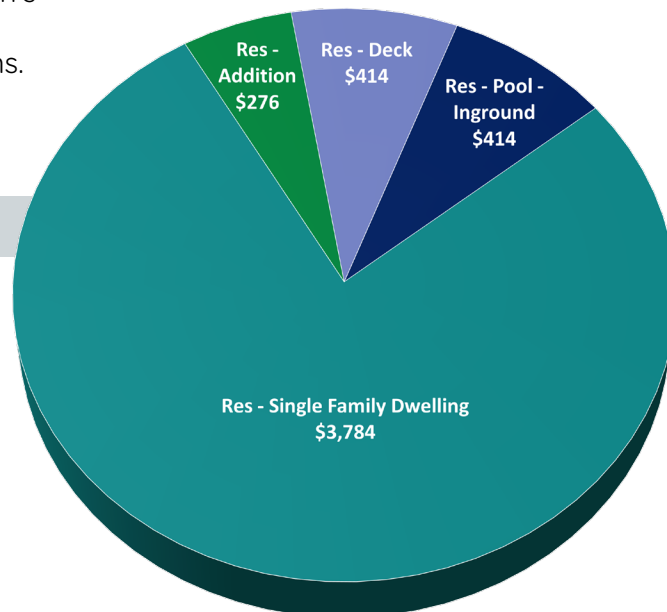
December 2025

Total Monthly Fees Collected: \$4,888.

Board of Zoning Appeals

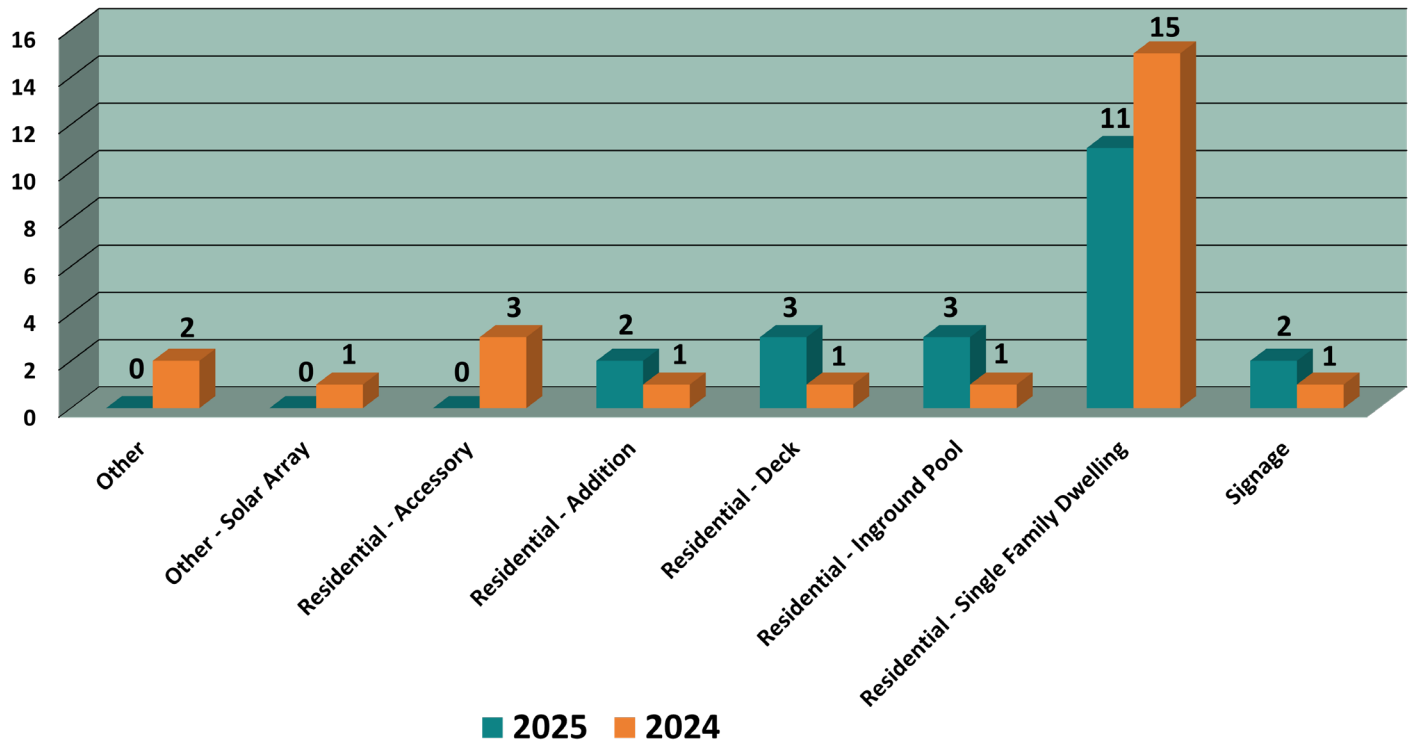
The Board of Zoning Appeals held a public hearing on December 9, 2025, to consider Case 25-BZA-001, an application submitted by Kristina Collini Holland (Beard). The property is identified as 3657 Mary Ann Dr. The property is also identified as Lot 51 in the McGill Meadows Section Two subdivision. The property is identified by parcel id 09-33-178-018 and account number 0201316. The property is .50 acres in size. The property is zoned Residence Zone "R-1". The applicant is requesting a reduction to the southern side yard setback for an above ground pool. The request is for the side yard setback to be eighteen (18) feet and ten (10) inches instead of the required twenty (20) feet from the water's edge to the property line, which is required in Section 22.01(B) of the Clearcreek Township Zoning Resolution.

The Board of Zoning Appeals discussed the merits of the request and the variance standards. The Board of Zoning Appeals DENIED the request.



Permit Summary

Monthly Comparison 2025 & 2024



Year to Date Comparison 2025 & 2024

