

MINUTES
CLEARCREEK TOWNSHIP ZONING COMMISSION
August 3, 2026

Attendance:

Chairperson Edelmann called the meeting to order. The following Commissioners were present: John Edelmann, Dennis Pickett and Stacey Tipler. Alternate Member Louis Laquaglia was present. Staff member Jeff Palmer was present. The following members of the public were present: John McGinnis, Tobin & Janice Traxler, Rick Sorg, Mary Haley, Sandra Mueller, Rob Marshall, Rick Evans, Dan Kahmann, Trudy & Greg Kinnison, Mike Galati, Don Leesman, Denise Nelson, Rick & Cindy Hasler, Amanda Adkins-Ricci, Sean Ricci, Don Nunnelley, Miranda Zink.

Mr. Louis Laquaglia filled the vacant voting seat.

Minutes:

Mr. Edelmann asked for discussion on the minutes from the meeting on June 1, 2026. Mr. Pickett moved to approve the minutes; Ms. Tipler seconded the motion. All were found to be in favor of the motion.

Public Hearing:

Mr. Edelmann closed the public meeting and opened the public hearing to consider the application submitted by Richard Evans of Evans CivilPro Engineers, LLC agent for Daniel J. Kahmann Revocable Living Trust to amend the zoning resolution and map for a total of 70.9292 acres of the 71.1578 acre parcel. The remaining .2286 acre parcel will be transferred to an adjoining parcel. The request is identified as 0 Bunnell Hill Rd, parcel number 05-33-200-003, and account 0102148. The request is located in Section 33, Town 3, and Range 5 in Clearcreek Township. The zone change request is from Residence Zone "R-1A" to Residential Planned Unit Development "R-PUD".

Staff Report: Mr. Palmer outlined the request.

Applicant's Presentation: Mr. Dan Kahmann presented the request.

Proponents:

None

Opponents:

Denise Nelson	9525 Monaco Circle
John McGinnis	9900 Rothschild Court
Sean Ricci	1109 Margaux Court
Amanda Adkins-Ricci	1109 Margaux Court
Don Leesman	9505 Monaco Circle
Rob Marshall	9513 Monaco Circle
Trudy Kinnison	9531 Monaco Circle
Mary Haley	1405 Chantilly Lane

Individuals with General Questions:

None

Applicant's Rebuttal: Mr. Kahmann provided the rebuttal.

Mr. Edelmann closed the public hearing and re-opened the public meeting.

The Zoning Commission started discussing the request.

Mr. Edelmann closed the public meeting and re-opened the public hearing to allow for additional comments from the audience.

Individuals with General Questions:

Mike Galati 420 Belleclaire Hill

Mr. Edelmann closed the public hearing and re-opened the public meeting.

The Zoning Commission discussed the merits of the zone change request and considered Warren County Regional Planning Commission's Recommendation.

Ms. Tipler moved to APPROVE the request from Residence Zone "R-1A" to Residential Planned Unit Development "R-PUD", with a modified list of Warren County Regional Planning Commission's Recommendations (eliminate pedestrian connection to Five Points Elementary, eliminate no more than 30 lots may be platted, change maximum open space to minimum open space, eliminate utility width designation). With the rationale: Change is consistent with Master Land Use Plan, parcel has limitations of being built out on either side. Mr. Pickett seconded the motion.

Modified Recommendations:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Clearcreek Township Zoning Code and the Warren County Subdivision Regulations.
3. Compliance with the requirements of the Warren County Engineer's Office. The Warren County Engineer's Office shall review the proposed street cross-sections and cul-de-sac dimensions at PUD Stage 2. A traffic study shall be completed if deemed necessary by the Warren County Engineer's Office. If necessary, the study shall be completed prior to PUD Stage 3 approval.
4. Confirmation from the Warren County Engineer's Office that the street stub provided to the northern property can be extended in the future.
5. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office prior to PUD Stage 3 approval.
6. All open space lots shall be platted and all road right-of-way dedicated prior to Final Plat approval for the 110th lot.
7. The Daniel Kahmann PUD is contingent upon the provision of central sewer service.
8. Sidewalks are installed on both sides of the internal street network of the subdivision.
9. Prior to Preliminary Plan approval for the Daniel Kahmann PUD, there shall be an approved Revised Preliminary Plan for the Estates, at Crown Point that amends the subdivision boundary to encompass the existing structures on Lot 8.
10. The applicant develops PUD Standards that include the following:
 - a. **Land Use:** Limited to detached single-family residential development.
 - b. **Lot Dimensions and Size:**
 - i. Minimum Lot Width: 75 ft.
 - ii. Minimum Lot Area: 10,345 sq. ft.
 - c. **Minimum Lot Setbacks:**
 - i. Front Yard: 25 ft.
 - ii. Side Yard: 5 ft. (10 ft. total)
 - iii. Rear Yard: 25 ft.
 - d. **Panhandle Lots:** Prohibited
 - e. **Maximum Number of Dwelling Units:** 150.

f. **Minimum Open Space:** 25% (17.7323 acres)

g. **Infrastructure & Services:**

- i. Central sewer service is required.
- ii. Central water service is required.
- iii. The first Final Plat section shall include no more than 30 lots.

Upon a roll call, the following resulted:

Mr. Edelman – Yea

Mr. Pickett – Yea

Ms. Tipler – Yea

Mr. Laquaglia – Yea

The motion passed.

Public Meeting:

None

Old Business:

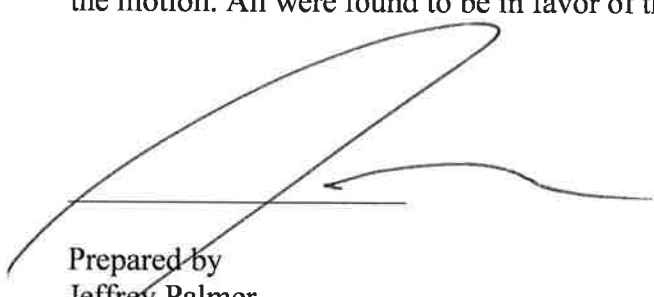
None

New Business:

Mr. Palmer discussed the upcoming National Night Out as an opportunity to engage residents about the Zoning Commission and Board of Zoning Appeals appointment openings. Mr. Palmer asked if Commissioners were interested in participating. Ms. Tipler and Mr. Pickett were interested in working the table alongside Mr. Palmer and representatives from the Board of Zoning Appeals.

Adjournment:

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



Prepared by
Jeffrey Palmer
Secretary