

CLEARCREEK TOWNSHIP ZONING COMMISSION

Clearcreek Township Government Center, 7593 Bunnell Hill Rd Springboro, OH 45066

AGENDA

November 2, 2026 --- 7:00 PM

Attendance:

Roll call of full members and alternate members

Minutes:

From August 3, 2026

1. Ask for discussion
2. Modifications
3. Ask for motion _____
and second _____

Voice Vote (All In Favor)/(All Opposed)

Public Hearing:

1. Close the public meeting.
2. Open the public hearing: The purpose of the hearing is to consider the application submitted by Jim Hilliard of VAA Properties LLC to amend the zoning resolution and map for a total of 2.2555 acres. The parcel is identified as 9125 N SR 48, parcel number 05-27-300-019, and account 107107. The request is located in Section 27, Town 3, and Range 5 in Clearcreek Township. The zone change request is from General Business Planned Unit Development "B-2PUD" to General Business Zone "B-2".
3. Staff's presentation.
4. Applicant's presentation.
5. Proponents' Statements:
 - a. Is anyone present to speak in favor of the request?
 1. Please come to the podium.
 2. State name and address.
 3. Voice concerns – Please limit to new information.
6. Opponents' statements:
 - a. Is anyone present to speak in opposition to the request?
 1. Please come to the podium.
 2. State name and address.
 3. Voice concerns – Please limit to new information.
7. General comments/questions from the public:
 - a. Is anyone present that has general comments/questions regarding the request?
 1. Please come to the podium.
 2. State name and address.
 3. Voice concerns – Please limit to new information.
8. Rebuttal from applicant.
9. Close the public hearing.
10. Open the public meeting.
11. Only voting members of the Zoning Commission discuss case.
12. If there is enough information to make a decision proceed with motion. If there isn't enough information to make a decision, Chair asks for a motion to table to date specific time.
13. Member will make motion to approve, deny or modify with rationale. Rationale to be outlined.
14. Roll call vote.

Public Meeting:

The purpose of the meeting is to review the R-PUD Stage 2 Preliminary Plan materials submitted by George Reinke, Sr. of the Reinke Group, agent for Brian Manor LLC. The first parcel is identified as 129 W SR 122, parcel number 08-03-400-087, and account 0404323. 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 parcels total 14.2327 acres in size.

15. Staff's presentation.

16. Applicant's presentation.

17. Proponents' Statements:

a. Is anyone present to speak in favor of the request?

1. Please come to the podium.

2. State name and address.

3. Voice concerns – Please limit to new information.

18. Opponents' statements:

a. Is anyone present to speak in opposition to the request?

1. Please come to the podium.

2. State name and address.

3. Voice concerns – Please limit to new information.

19. General comments/questions from the public:

a. Is anyone present that has general comments/questions regarding the request?

1. Please come to the podium.

2. State name and address.

3. Voice concerns – Please limit to new information.

20. Rebuttal from applicant.

21. Only voting members of the Zoning Commission discuss case.

22. If there is enough information to make a decision proceed with motion. If there isn't enough information to make a decision, Chair asks for a motion to table to date specific time.

23. Member will make motion to approve, deny or modify with rationale. Rationale to be outlined.

24. Roll call vote.

Old Business:

None

New Business:

None

Adjournment: