

CLEARCREEK TOWNSHIP ZONING COMMISSION

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

AGENDA

December 1, 2025 --- 7:00 PM

Attendance:

Roll call of full members and alternate members

Minutes:

From October 6, 2025

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 & open the Public Hearing
2. 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”.
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. **Additional comments/questions/rebuttal from applicant.**
8. **Close the Public Hearing and re-open the Public Meeting**
9. **Only voting members of the Zoning Commission discuss case.**
10. **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.**
11. **Member will make motion to approve, deny or modify with rationale. Rationale to be outlined.**
12. **Roll call vote.**

Public Meeting:

None

Old Business:

None

New Business:

None

Adjournment: