

# Clearcreek Township

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## **Board of Trustees**

Jason Gabbard  
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## **Fiscal Officer**

Russell Carolus

TO: Clearcreek Township Trustees  
FROM: Jeff Palmer, Director of Planning & Zoning  
RE: Transmittal of Zoning Commission Action  
DATE: June 16, 2026

On June 1, 2026 the Clearcreek Township Zoning Commission held a public hearing to consider the application submitted by Jodi Tesch-Carter of JAT Services to amend the zoning resolution and map for a total of 1.0485 acres. The parcel is identified as 812 Old Route 122, Lot 7 Young Estates Subdivision, parcel number 09-33-240-004, and account 0212997. The request is located in Section 33, Town 4, and Range 4 in Clearcreek Township. The zone change request is from Office Zone "O" to Neighborhood Business Zone "B-1".

The Zoning Commission moved to APPROVE the zone change request to Neighborhood Business Zone "B-1" based upon Warren County Regional Planning Commission recommendations, comments from the public and discussion with agents for the request. The following rationale was provided: 1. The zone change doesn't change the character of the parcel or the surrounding neighborhood. 2. Minimal impact changing the classification from Office Zone "O" to Neighborhood Business Zone "B-1". 3. The compatibility with the aesthetics of the surrounding residential uses and the low traffic impact. 4. The adjacency to nearby non-residential uses. 5. The subject property and several adjacent sites are currently zoned for non-residential uses.

When you receive this information at your June 22<sup>nd</sup> meeting, you will need to set a public hearing to consider the request. It is suggested that the Board establish the meeting for Monday July 13, 2026 at 5:30 PM, based upon your availability.