



Straight Zone Change Request

Application to the Zoning Commission
Clearcreek Township, Warren County

Note: This application must be typewritten or computer generated and filed with the Clearcreek Township Zoning Inspector for presentation to the Zoning Commission. The following information must be filled out in its entirety and accompanied by a fee of \$650.00 to validate the application. The application must be received prior to the monthly scheduled cutoff date in order to be heard at the following monthly meeting. Application consents to a temporary sign being erected on the property to identify a pending zone change request. This sign shall be erected at least ten (10) days prior to the Zoning Commission's public hearing and removed after the Board of Trustees' public hearing. Attach additional computer generated or typewritten sheets as needed. Applicant is notified that the Rules and Regulations for the Zoning Commission, which outline the procedures by which the Zoning Commission shall operate, are found on the website www.clearcreektownship.com or can be requested from staff.

JAN 04 2022

Name of Applicant:

Scot Dorough

Mailing address of Applicant:

4619 Paradise Isle, Destin, FL 32541

Identify the Legal Description of Property to be Considered or Attach Metes and Bounds Description:

Parcel 04151010080, 8.4 acres, 9854 Clearcreek-Franklin Road, Miamisburg, OH 45342

Property fronts on the following road(s):

Clearcreek-Franklin Road

The legal title to said property recorded in the name(s) of:

Dorough, Scot C. & Susan

Tax mailing address of individual(s) with whom the legal title to said property is recorded:

9854 Clearcreek-Franklin Road, Miamisburg, OH 45342

The property is presently zoned:

SR-1 Suburban Residence Zone

Requested zoning classification:

B-2 General Business Zone

The current use of the property:

Undeveloped open lot, 1 metal building

Reason(s) for the application:

1. Due to shape of lot and proximity to I-75, lot has not been developed for residential use.
2. Adjacent properties are not residences - north side is a woods and south side is a church.
3. Business property would provide visual and sound barrier to I-75 for neighbors.
4. Business activity would provide additional taxes to the Township
5. Subject lot is not large enough to attract a high traffic use, so minimal disruption to neighbors.
6. Lot provides beneficial visual exposure to business on I-75.

JAN 04 2022

To aid the Zoning Commission processing of the request, please submit the following documentation with your application:

1. A plot plan of the subject property which includes the following:
 - A. North arrow and scale
 - B. Name of the applicant/owner
 - C. Information to locate the site: street name(s), physical address, section, town and range information, parcel number and subdivision lot number
 - D. The exact boundaries and dimension of subject property
 - E. Identification of right-of-way dimensions
 - F. Identification of all recorded easements
 - G. The dimension(s) and location(s) of all existing structure(s), including setback(s) to all property lines

Of which:

Three (3) sets of drawings shall be submitted on paper measuring 24" by 36" for Warren County Regional Planning Commission, staff review and for display during the public hearing

2. Tax Mailing Address Information shall be filled out below:

It is the responsibility of the applicant to also supply the tax mailing addresses of all owners of property located contiguous to, directly across the street from and within two hundred (200) feet of any part of the subject property being considered for a zone change request. This information is found at the Warren County Auditor's Office, Warren County Engineer's Map

Room and at https://www.wcauditor.org/Property_Search/. This information can also be provided in a Microsoft Excel electronic spreadsheet.

JAN 04 2022

1. Parcel#: _____ Acres/Lot#: _____
Tax Name: [SEE ATTACHED SPREADSHEET] _____
Address, City, State, Zip: _____
2. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
3. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
4. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
5. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
6. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
7. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
8. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
9. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
10. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
11. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
12. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____

13. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

14. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

15. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

16. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

17. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

18. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

19. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

20. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

JAN 04 2022

3. If the applicant is not the property owner, an agent letter from the property owner outlining the length and terms of the agent status must be submitted with this application.

The undersigned acknowledges reading the former application. The undersigned certifies that information herein along with all submitted documents are factual and correct.


 Applicant Signature

AGENT

January 5, 2022

Date

Account #	Parcel #	Acres	Tax Name:	Address	City	State	Zip
1	0615037	04151010090	9.64	Lynne-Leigh Properties LLC	9850 Wood Road	Miamisburg	OH 45342
2	0622475	04151010100	1.83	Wood Road Pentacostal Church	9840 Wood Road	Franklin	OH 45005
3	0608782	04151010040	0.91	Johnson, Marcus L. & Nathria P	9802 Clearcreek-Franklin Rd	Miamisburg	OH 45342
4	0616581	04151010060	5.22	Slone, Glenda Jean & Billy Ray	9746 Clearcreek-Franklin Rd	Miamisburg	OH 45342
5	0614057	04151010050	1.26	Cripe, Christopher A. & Jonelle L.	9776 Clearcreek-Franklin Rd	Miamisburg	OH 45342
6	0618231	04151010070	2.44	Waldon, Ralph E. & Eliz A.	9730 Clearcreek-Franklin Rd	Miamisburg	OH 45342
7	1403877	04212260040	1.93	Spencer, Jessie R. & Lan	9927 Clearcreek-Franklin Rd	Miamisburg	OH 45342
8	1428586	04212260320	4.19	Wilson, Earl J.	9897 Clearcreek-Franklin Rd	Miamisburg	OH 45342
9	1438255	04212260260	2.64	Spence, John K. & Brandi L.	9853 Clearcreek-Franklin Rd	Miamisburg	OH 45342
10	1424572	04212260140	0.44	Smith, Joe W. & Barbara S.	9821 Clearcreek-Franklin Rd	Miamisburg	OH 45342
11	1424581	04212260060	0.72	Smith, Joe W. & Barbara S.	9799 Clearcreek-Franklin Rd	Miamisburg	OH 45342
12	0703073	04212260200	2.79	McNally, Timothy D. & Jeanette M.	9765 Clearcreek-Franklin Rd	Miamisburg	OH 45342
13	0703072	04212260190	1.03	Stringfield, Donald L. &	3010 Countryside Lane	Miamisburg	OH 45342
14	0703065	04212760160	0.95	Robbins, Donald Eugene	3031 Countryside Lane	Miamisburg	OH 45342
15	1434268	04212260330	4.95	Vogel, Ami Beth & Steven M.	9871 Clearcreek-Franklin Rd	Miamisburg	OH 45342
16	1424556	01302017270	7.03	Miller, Scott	Clearcreek-Franklin Rd	Miamisburg	OH 45342
17	1442723	04212260350	4.3	Smith, Joe W. & Barbara S.	Clearcreek-Franklin Rd	Miamisburg	OH 45342
18	0703071	04212260180	1.00	Newton, Ray R. II & Cynthia J.	3050 Countryside Lane	Miamisburg	OH 45342
19	0703075	04212260170	1.06	Buurma, Andrew W.	3100 Countryside Lane	Miamisburg	OH 45342
20	0703074	04212760190	1.46	Sprout, Jennifer M. &	3131 Countryside Lane	Miamisburg	OH 45342

JAN 04 2022

BIRDSALL CONSULTING LLC

7350 Brantford Road

Dayton, OH 45414

937-604-5237

JAN 04 2022

Mr. Jeff Palmer
Director of Planning
Clearcreek Township
7593 Bunnell Hill Road
Springboro, OH 45066

December 30, 2021

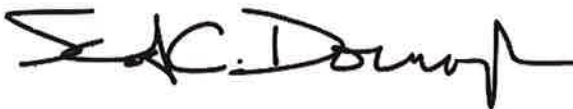
Dear Mr. Palmer,

This letter is to indicate that I have authorized Mr. Don Birdsall to represent me as my Agent in the matter of requesting and obtaining a zoning change for the 9 plus acre property located at 9854 Clearcreek-Franklin Road, Miamisburg, Ohio 4532⁴, parcel number 04151010080, in Warren County, Ohio.

This Agency authority is for the year 2022.

Please contact me if you have any questions on this matter.

Sincerely,



Scot C. Dorrrough
4619 Paradise Isle
Destin, FL 32541