

# Zoning Certificate



## CLEARCREEK TOWNSHIP

Warren County, Ohio

Planning and Zoning Department

7593 Bunnell Hill Rd, Springboro, Ohio 45066

937-748-1267

**Certificate Number: 2017-09434**

**ADDRESS: ROUTE 73**

**PARCEL NO.: 0519151012**

**ZONING: R-1**

**ISSUED TO: WELLSRING BAPTIST CHURCH  
PO BOX 641  
SPRINGBORO, OH 45066**

**PERMIT TYPE: NON-RES - STRUCTURE**

**DETAILS: 91'X52' CHURCH**

**PERMIT DATE: 11/09/2017**

**FEE: \$200.00**

**EXPIRE DATE: 11/09/2018**

It is hereby certified that the above use as shown on the plats and plans submitted, conforms with all applicable provisions of the Clearcreek Township Zoning Resolution. The issuance of this Permit does not allow the violation of Clearcreek Township Zoning Resolutions or other governing Regulations.

The applicant is responsible for obtaining a building permit (if required) prior to commencing work. A zoning compliance letter will be sent to the above address, after compliance has been documented.

**APPROVED BY:**

**DATE:**

**11/09/2017**

\_\_\_\_\_  
Director of Planning & Zoning/ Code Enforcement Officer

Warren County Building Department's Copy  
Applicant's Copy/ Office Copy

# CLEARCREEK TOWNSHIP GOVERNMENT CENTER

7593 Bunnell Hill Road, Springboro, Ohio 45066

(937) 748-1267 FAX (937) 748-3252

## Board of Trustees

Ed Wade

Jason Gabbard

Steve Muterspaw



## Fiscal Officer

Russell Carolus

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November 29, 2018

Mr. Sean Ireland  
Wellspring Baptist Church  
P.O. Box 641  
Springboro, OH 45066

On October 11, 2017 your updated decision for Conditional Use Permit 15-BZA-003 was finalized. As part of the updated application, a grading plan was submitted that identified five earth mounds to be located along State Route 73 and function as a streetscape buffer.

The requirements of the Conditional Use Permit were expected to be completed within one year of the issuance of the zoning permit. The zoning permit was issued on November 9, 2017. This afternoon, your property was inspected to verify compliance with the buffer requirements. An earth mound was found to exist along the western boundary of the property. Instead of earth mounds, trees have been planted along State Route 73.

Since this is change to the approval, it should be reviewed the Board of Zoning Appeals. Can you provide a letter outlining how you plan or have already implemented changes to the State Route 73 buffer? After I receive the letter, I can schedule you on the agenda to speak with the Board of Zoning Appeals about the changes. Please contact me with questions.

Respectfully,



Jeff Palmer

Director of Planning & Zoning  
Clearcreek Township

**Palmer, Jeff**

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**From:** Wellspring <wellspringbaptist@yahoo.com>  
**Sent:** Wednesday, January 09, 2019 9:27 AM  
**To:** Palmer, Jeff  
**Subject:** 73 Road Frontage

Hello Mr. Palmer and Whom it May Concern:

This letter is concerning the road frontage at 2094 E. State Route 73. In the original site plan drawing, there were small earth mounds on the east side of the driveway along E. State Route 73. Instead of those small mounds, the pond mound was moved closer to the road and trees have been planted lining the road. So far there have been 52 trees planted on the east, west and front of the property; and we plan to plant about 10 more within the next year.

Thank you,  
Sean Ireland  
Wellspring Baptist Church  
937-689-3731

**RECEIVED**

**JAN 09 2019**

**CLEARCREEK TOWNSHIP  
ZONING DEPT.**