



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.

Name of Applicant:

REINKE GROUP, INC. (GEORGE REINKE, SR.)

Mailing address of Applicant:

63 RHOADS CENTER DRIVE, CENTERVILLE, OH 45458

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

PT. PARCEL 0922351013 (METES AND BOUNDS ATTACHED)

Property fronts on the following road(s):

OLD RT 122

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

SAN JUAN LLC, A KENTUCKY LIMITED LIABILITY COMPANY

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

PO BOX 901, SHELBYVILLE, KY 40066

The property is presently zoned:

OPEN SPACE RURAL RESIDENCE ZONE "OSR-1"

Requested zoning classification:

GENERAL BUSINESS ZONE "B-2" (SOUTH 5.00 ACRES)

The current use of the property:

AGRICULTURAL

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Reason(s) for the application:

San Juan LLC purchased the subject 10.0 acre parcel in July 2023 for the purpose of building their home and a small warehouse for operating their family owned business. The owners, Leonardo and Alissa Castaneda, began their business 14 years ago in Kentucky and want to relocate to Clearcreek Township to raise their children. The business structure, planned for 10,000 SF or less, must be located in a "B-2", General Business District, which would be the South half of the 10 acre site that fronts on Old Rte 122. The rear of the property is to remain OR-1, which allows a single family residence. The business distributes packaged food items to area groceries and carry out stores. The products cater to the hispanic community with items such as tortillas, taco shells, corn chips, etc. There will be a small daily staff of about 4 persons, including the owner. They will receive products via 3-4 semi trucks per month and make deliveries from 2-3 box trucks. The home will likely access to Utica Road through a narrow parcel acquired as part of the purchase.

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

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09223010040
RHOADS DAVID L. JR. & P
4264 UTICA RD
LEBANON, OH 45036

09223510120
SAN JUAN LLC
PO BOX 901
SHELBYVILLE, KY 40066

09223510130
SAN JUAN LLC
2094 OLD ROUTE 122
LEBANON, OH 45036

09223510040
LONG ROBIN B & DALE K
4156 UTICA RD
LEBANON, OH 45036

09223510140
DUKE ENERGY OHIO INC.
PO BOX 37996
CHARLOTTE, NC 28237

09223510050
CLARK TIMOTHY W. & M. LO
4130 UTICA RD
LEBANON, OH 45036

09223510020
PARTIN JAMES E
4186 UTICA RD
LEBANON, OH 45036

09223510070
MORTON CLINT G. & EMILY*
4078 UTICA RD
LEBANON, OH 45036

09223510110
LONG ROBIN B & DALE K
4156 UTICA RD
LEBANON, OH 45036

09211000090
OLTMANN ELMER JR.
2055 OLD ROUTE 122
LEBANON, OH 45036

09223510060
SMITH TABITHA K. & BRAND
4094 UTICA RD
LEBANON, OH 45036

09223510010
JACOBSON CHRIS & KIMBERL
4200 UTICA RD
LEBANON, OH 45036

09223510170
BIGGS DAWN M.
4058 UTICA RD
LEBANON, OH 45036

09223010020
CLANTON CHASE & BRITTANY
4352 UTICA RD
LEBANON, OH 45036

09223510160
DEGRAW MELODY
2010 OLD ROUTE 122
LEBANON, OH 45036

09211000020
BEATTY JASON ALLEN & *
2077 ROUTE 122 LEBANON,
OH 45036

09223010050
KLATTE ZACH & DIXON *
4228 UTICA RD
LEBANON, OH 45036

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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: _____

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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.

George E. Reinke, Sr.
 Applicant Signature
 GEORGE E. REINKE, SR

10/31/2023
 Date

5th JORN LLC
10-31-23



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OLD RT 122

OLD STATE RD 122





CIVIL ENGINEERING
LAND PLANNING
SURVEYING

63 Rhoads Center Drive
Centerville, OH 45458
www.ReinkeGroup.com
937.434.4810 phone
937.434.3978 fax

**LEGAL DESCRIPTION TO ACCOMPANY A REZONING REQUEST
SAN JUAN LLC, A KENTUCKY LIMITED LIABILITY COMPANY
2094 OLD ROUTE 122
LEBANON, OHIO 45036
CONTAINING 5.000 ACRES**

OCTOBER 27, 2023

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Located in Section 22, Town 4, Range 4, Clearcreek Township, Warren County, State of Ohio, being part of the 10.000-acre Tract I, conveyed to SAN JUAN LLC, A Kentucky limited liability company, by deed recorded in D.N. 2023-014649 of the Official Records of Warren County, more specifically described as follows:

Commencing at the centerline intersection of Old Route 122 (C-230) and Utica Road (T-42) at the Southwest corner of said Section 22, thence in an easterly direction with the centerline of said Old Route 122, South 87°22'50" East a distance of 240.00 feet to the TRUE POINT OF BEGINNING;

Thence in a northerly direction with the west line of said San Juan LLC land, North 00°45'00" East a distance of 860.46 feet to the northwest corner of this parcel;

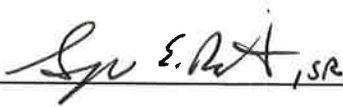
Thence in an easterly direction on a proposed division line, South 87°22'50" East a distance of 253.38 feet to the east line of said San Jaun LLC land and the northeast corner of this parcel;

Thence in a southerly direction with the east line of said San Jaun LLC land South 00°45'00" West a distance of 860.46 feet to the centerline of said Old Route 122 and the southeast corner of this parcel;

Thence in a westerly direction with the centerline of said Old Route 122, also being the south line of this parcel, North 87°22'50" West a distance of 253.38 feet to the TRUE POINT OF BEGINNING containing 5.0000 Acres, more or less, subject however to all legal highways, easements and restrictions of record.

NOTE: The above description is to be used for rezoning purposes only. This description is based on the subject property deed of record and the described property Survey Plat recorded in the Warren County Engineer's Record of Land Division Volume 105, Plat No. 44.

Description Prepared by:
Reinke Group, Inc.
33 Rhoads Center Drive
Centerville, Ohio 45458
937-434-4810

 Date 10/27/2023

George E. Reinke, Sr,
Ohio Registered Surveyor #6207

Clearcreek Township
7593 Bunnell Hill Drive
Springboro, OH 45066

Attn: Jeff Palmer

RE: Agent Letter
San Juan LLC
Old Route 122 Rezoning Application

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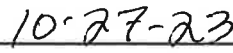
Jeff,

This letter is to inform you that we, the above San Juan LLC, appoint George E. Reinke, Sr. of the Reinke Group, Inc., to act as the applicant on our behalf in connection with the rezoning application for the subject parcel. The Reinke Group, Inc. has been retained as our agent for the term of this rezoning process.

San Juan LLC



Leonardo Castaneda, Member



Date