

7-7-22

Clearcreek Township Government Center
Clearcreek Zoning Department
C/o Jeff Palmer
7593 Bunnell Hill Rd.
Springboro, OH 45066

RECEIVED

JUL 07 2022

CLEARCREEK TOWNSHIP
ZONING DEPT.

Re: 9850 Clearcreek Franklin Zone Change

Mr. Palmer:

Please present the following letter to the Clearcreek Township Trustees at the public hearing on July 11, 2022. We would like the trustees to be aware of our firm opposition to the zoning change request at 9850 Clearcreek Franklin Road.

My wife and I live at 9587 Clearcreek Franklin Rd. Our property is about ¼ mile from Parcel #04-15-101-009, which is under consideration by the Clearcreek Township Zoning Commission, for a change in zoning from SR-1 Suburban Residential to NR-PUD. We oppose this change in zoning due to the adverse effects it could have upon our residential neighborhood and our property value.

Per the 2005 Master Land Use Plan, the Plan's intentions are to:

Related to Desired Community Character:

GOAL: Retention of appearance and feel of rural character in Clearcreek Township.

OBJECTIVE: Modify development regulation and approval process to assure retention of rural character.

POLICIES:

- Continue to serve as a geographical area of rural relief to the sprawl of the surrounding metropolitan areas.
- Maintain rural lot size in the Township which contributes to the quality of life for property owners, neighbors as well as drivers, through an establishment or perpetuation of rural icons (homes surrounded by open space, barns, fence rows, vegetation).
- Avoid commercial strip development and "spot zoning".

The properties surrounding the parcel in question, are large suburban-style, single family residential properties. We want to maintain that suburban residential character of our neighborhood. The proposed RV and Boat Storage facility planned for this lot is not in character with our neighborhood and certainly not conducive to the surrounding Suburban Residential Use.

We ask that you accept the recommendations of the Warren County Regional Planning Commission and reject the zone change request.

Thank you for your consideration.

Kyle & Paula Zepernick
9587 Clearcreek Franklin Rd.
937-304-8243 Cell

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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CLEARCREEK TOWNSHIP
ZONING DEPT.

TO: ADJOINING PROPERTY OWNERS
FROM: JEFF PALMER, DIRECTOR OF PLANNING & ZONING
WRITTEN: JUNE 21, 2022
RE: NOTICE OF A PUBLIC HEARING ON JULY 11, 2022

The following is a notice of a public hearing. Attached to this notice find a drawing that identifies the property.

NOTICE OF PUBLIC HEARING

The Clearcreek Township Zoning Commission will conduct a public hearing on July 11, 2022, at 7:00 PM at the Government Center, 7593 Bunnell Hill Rd, Springboro OH 45066.

The first order of business is the zone change request application submitted by Jon Stafford of Staffco Construction agent for DONT W8 LLC to amend the zoning resolution and map for a total of 9.64 acres. The parcel is identified as 9850 Clearcreek Franklin (Wood Road), parcel number 04-15-101-009, and account 0615037. The request is located in Sections 15 & 16, Town 2, and Range 5 in Clearcreek Township. The zoning classification is Suburban Residence Zone "SR-1". The zone change request is from Suburban Residence Zone "SR-1" to Non-Residential Planned Unit Development "NR-PUD".

The applications are on file and available for public inspection in the zoning office during regular business hours or at <https://www.clearcreektownship.com/events/zoning-6>

Jeff Palmer
Director of Planning & Zoning
Clearcreek Township

*Ralph & Elizabeth Wadton
9730 Clearcreek-Franklin Rd.*

*Please read this at the meeting Mon July 11 at 7:00 p.m.
We want to deny the change of zoning request for parcel number
04-15-101-009 and account of 15037. 9.64 acres. We want to keep
it residential.*

*Elizabeth Wadton
RALPH WADTON*

Palmer, Jeff

From: Kimberly Slone <kimberly.slone@aol.com>
Sent: Monday, July 11, 2022 8:50 AM
To: Palmer, Jeff
Subject: Read statement at meeting

As a resident of Clearcreek Township, I strongly oppose a business moving into our community, much less on our street. This would bring in more traffic on our road where two schools are located, which could have a negative impact on our children who walk to school.

Placing a business in a residential area can cause a negative impact to the property values and most everyone in our local area disapprove of the rezoning for a business.

We often observe wildlife in our area and this would impact their natural habitat in the area. The reason I chose to purchase my home was the fact that it was a country setting that was in a convenient location.

I urge you, as a member of the community, to please disapprove the proposed rezoning. Thank you for your support and continued service in our community.

Glenda & Kimberly Slone

Sent from my iPhone

9746 CLEARCREEK FRANKLIN RD

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JUL 11 2022

CLEARCREEK TOWNSHIP
ZONING DEPT.

Palmer, Jeff

From: Barbara Smith <jwsbigbluecats@aol.com>
Sent: Monday, July 11, 2022 5:43 PM
To: Palmer, Jeff
Subject: Rezoning

Our names are Joe and Barbara Smith we have lived here since 1971 and Joe has lived here since 1952 we live at 9799 Clearcreek Franklin Rd. very close to the property in question . We do not want a commercial property on our residential street. We are requesting you deny this request for rezoning and vote NO on the request to place a commercial property at this location.

Sent from my iPhone

RECEIVED

JUL 11 2022

CLEARCREEK TOWNSHIP
ZONING DEPT.