

CLEARCREEK TOWNSHIP BOARD OF ZONING APPEALS

Clearcreek Township Government Center, 7593 Bunnell Hill Rd Springboro, OH 45066

7:00 PM

AGENDA

April 9, 2024

Attendance:

Ask for staff to call roll

Minutes:

Draft minutes from March 12, 2024

1. Discussion and/or Modifications
2. Ask for motion _____
3. Ask for a second _____
4. Roll Call

Testimony Oath and Sequence of Events:

Ask individuals that plan to provide testimony to stand, raise right hand and respond to the following:

“Do you swear or affirm that the testimony you are about to give will be the truth, the whole truth and nothing but the truth?”

Continued Hearing(s):

None

New Hearing(s):

1. Recess the Public Meeting
2. Open the Public Hearing: Case 24-BZA-002, an application submitted by Amy Brown POA for Dorthy Logan. The parcels are identified by Warren County Parcel Numbers: 05-31-300-033, account number 0101664 (14.7172 acres), 05-31-300-034, account number 0110833 (23.2532 acres), 05-31-300-011, account 0121088 (5.9470 acres), 05-31-300-014, account 0121827 (2.9890 acres). The parcels are located in Section 31, Town 3 and Range 5 in Clearcreek Township. The parcels are zoned Township Residence Zone “TR-1”. The applicant desires to combine these parcels together and then subdivide the total into three (3) lots. Lot A will meet the expectations of the Clearcreek Township Zoning Resolution to be used as a residential lot. Lot B is designed as a panhandle lot. The handle has a depth of approximately 1,520’. The applicant is seeking a variance from Section 6.07 (C) of the Clearcreek Township Zoning Resolution to allow the handle to exceed the 600’ maximum so the lot can be used residentially. Lot C is an agricultural lot.
3. Does any member need to declare a conflict of interest with this request?
 - a. If No proceed to #4.
 - b. If Yes have the Member identify the conflict to the Board and the Applicant.
 - i. If the Member believes s/he can’t be objective.
 1. Ask the Member to leave the meeting room for the duration of the hearing, discussion and decision.
 - ii. If the Member believes s/he can be objective.
 1. Ask for the BZA for any objections to his participation.
 2. Ask the Applicant for any objections to his participation.
 3. If no objections proceed to #4.
 4. If any objection is raised, ask the Member to leave the meeting room for the duration of the hearing, discussion and decision.
4. Board Members, did you visit the site or are you familiar with the site?
5. Staff, did the applicant submit a complete application?
6. Applicant’s Presentation
7. Staff Presentation
8. Proponents’ statements

9. Opponents' statements
10. Final Questions/Comments from the audience
11. Applicant's Rebuttal
12. Close Public Hearing
13. Reopen Public Meeting
14. BZA Discussion
15. Motion Based on Variance Standards
16. Ask for staff to call roll for the vote
 - a. **IF APPROVED:** This is an oral approval of your application. A written notification will be sent to you by certified mail, after the minutes of this meeting have been approved at our next scheduled meeting. You may proceed with the permit process and at your own risk initiate construction while waiting for the written approval. The applicant needs to meet with staff to submit for a zoning permit and pay all applicable fees.
 - b. **IF DENIED:** This is an oral denial of your application. A written notification will be sent to you by certified mail, after the minutes of this meeting have been approved at our next scheduled meeting. From that filing date, you have 30 days to appeal this decision to the Warren County Common Pleas Court.
17. Recess the Public Meeting
18. Open the Public Hearing: Case 24-BZA-003, an application submitted by Matthew Centers for a Non-Conformance Hearing per Sections 5.02, 5.10, and 21.01(D) of the Clearcreek Township Zoning Resolution. The address of the property is 5385 N SR 48. The property is 6.094 acres in size. The property is identified by parcel id 09-35-327-001 and account number 0203173. The parcel is located in Section 35, Town 4 and Range 4 in Clearcreek Township. The property is zoned Open Space Rural Residence Zone "OSR-1". The request is to allow an addition to the existing single-family dwelling that is located on a parcel that doesn't have lot frontage on public road right-of-way. The parcel is accessed via an access easement. The existing structure and parcel are classified as legal non-conforming uses.
19. Matthew Centers has requested the case be tabled until May in order to allow him time to update his request to include an expansion of the garage and front porch.
20. A motion is needed to table Case 24-BZA-003 in process to May 14, 2024 @ 7PM to allow the applicant time to update the request.

Old Business:
None

New Business:
None

Adjournment: