

**CLEARCREEK TOWNSHIP BOARD OF ZONING APPEALS**  
Clearcreek Township Government Center, 7593 Bunnell Hill Rd Springboro, OH 45066

**AGENDA**  
**May 11, 2021**

This meeting will be by Zoom Room Video Conference and with limited space in the Government Center. Here is the computer link (audio & video): <https://us02web.zoom.us/j/82385811160> Here is the phone number (audio only): 1-646-558-8656, Enter 823 8581 1160 then #

Attendance:

Minutes:

Draft minutes from April 13, 2021

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?”*

Old Business:

The first order of business is to discuss progress for case 16-BZA-007. The address of the property is 4007 Utica Rd. The property is 1.47 acres in size. The property is identified by parcel id 09-28-400-008. The parcel is located in Section 28, Town 4 and Range 4 in Clearcreek Township. The property is zoned Residence Zone “R-1”.

On April 13, 2021 the BZA APPROVED a Sixth Extension of time and clarification for 16-BZA-007. The applicant is allowed to continue to work on completing the house and obtaining an occupancy permit. The applicant has been given a two (2) month extension to remove the camper. If on June 8, 2021 the house has received an occupancy permit, the camper can remain on the property. If on June 8, 2021 substantial progress (near occupancy) has occurred, the camper can remain on the property. If on June 8, 2021, anything less than the former has occurred, the camper shall be removed from the property and the applicant shall cease occupying the property for habitation until the home receives occupancy approval. Starting May 11, 2021 and continuing until the house has received an occupancy permit, the applicant will be required to attend monthly meetings of the Board of Zoning Appeals and provide a progress report.

1. Applicant’s Presentation
2. Staff’s Presentation
3. BZA Discussion

Continued Hearing(s):

New Hearing(s):

Case 21-BZA-003. John Grier is the agent for the Red Lion United Methodist Church. The property is identified as 3375 Old Route 123. The property is identified by parcel id 08-15-328-006 and account number 0601796. The property is zoned Residence Zone “R-1”. The applicant is requesting a variance from Section 5.755 (B) of the Clearcreek Township Zoning Resolution. The minimum parcel size for the Residence Zone “R-1” is one (1) acre exclusive of all the lot size reductions. The subject property has .512 gross acres of land. The request is reduce the parcel to .33 gross acres of land.

1. Applicant’s Presentation
2. Staff Presentation
3. Proponents’ statements:
  - a. Is anyone present to speak in favor of the updated request?
    - i. First to speak will be individuals in the Government Center.
    - ii. Second to speak will be Video participants:
      1. Please use the raise your hand feature (Found within the Participant’s Button)

2. Staff will call your screen name.
  3. Unmute, state name and address.
  4. Voice concerns – Please limit to new information.
  5. When finished, please mute your microphone.
- iii. Third to speak will be Phone participants:
    1. Please unmute (\*6).
    2. Staff will call your screen name.
    3. State name and address.
    4. Voice concerns – Please limit to new information.
    5. When finished, please mute your microphone (\*6).
4. Opponents' statements:
    - a. Is anyone present to speak in opposition to the updated request?
      - i. First to speak will be individuals in the Government Center.
      - ii. Second to speak will be Video participants:
        1. Please use the raise your hand feature (Found within the Participant's Button)
        2. Staff will call your screen name.
        3. Unmute, state name and address.
        4. Voice concerns – Please limit to new information.
        5. When finished, please mute your microphone.
      - iii. Third to speak will be Phone participants:
        1. Please unmute (\*6).
        2. Staff will call your screen name.
        3. State name and address.
        4. Voice concerns – Please limit to new information.
        5. When finished, please mute your microphone (\*6).
5. Applicant's Rebuttal
  6. Close Public Hearing
  7. Reopen Public Meeting
  8. BZA Discussion
  9. Motion Based on Variance Standards
  10. 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.

New Business:

None

Adjournment: