

CLEARCREEK TOWNSHIP GOVERNMENT CENTER

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Board of Trustees

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Fiscal Officer

Russell Carolus

TO: Clearcreek Township Trustees
FROM: Jeff Palmer, Director of Planning & Zoning
RE: Transmittal of Zoning Commission Action
DATE: July 12, 2022

On July 11, 2022, the Zoning Commission met and held public hearings to consider two (2) zone change requests.

The first order of business was 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 Zoning Commission discussed the merits of the zone change request. The Zoning Commission DENIED the zone change request from Suburban Residence Zone "SR-1" to Non-Residential Planned Unit Development "NR-PUD" with the following rationale: The surrounding areas (both Clearcreek Township and Franklin Township) are residential. The Clearcreek Township Master Land Use Plan anticipates the area to remain residential.

The second order of business was the zone change request application submitted by Amanda & Nathan Ramsey to amend the zoning resolution and map for a total of 23.199 acres by Survey Vol 154 Plat 77. The parcel is identified as 4023 State Route 48, parcel number 08-04-476-004, and account 0420012. The request is located in Section 4, Town 3, and Range 4 in Clearcreek Township. The zoning classifications are Open Space Rural Residence Zone "OSR-1" (22.50 acres) and Residence Zone "R-1" (.832 acres), acreage totals prior to the new survey. The zone change request is from Open Space Rural Residence Zone "OSR-1" and Residence Zone "R-1" to Mixed-Use Planned Unit Development "MU-PUD".

The Zoning Commission discussed the merits of the zone change request. The Zoning Commission APPROVED the zone change request from Open Space Rural Residence Zone "OSR-1" and Residence Zone "R-1" to Mixed-Use Planned Unit Development "MU-PUD" with the ten (10) Conditions and the following rationale: The Clearcreek Township Master Land Use Plan anticipates the area to remain residential. The Mixed-Use request has a small percentage of residential use, a small percentage of non-residential use and a large percentage of undeveloped land on the parcel. This request maintains the existing rural character. Non-residential uses (Neighborhood Business, Industrial and Public Institutional) exist along SR 48 between Pekin Road and SR 122. Neighbors have only expressed positive comments regarding the proposed rezoning. No negative comments were heard from the public.

When you receive this information at your July 25th meeting, you will need to set two (2) public hearings to consider the requests within 30 days. It is suggested that the Board establish the hearings for Monday August 8, 2022 at 5:30 PM, based upon based upon your availability.