

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

TO: Clearcreek Township Trustees
FROM: Jeff Palmer, Director of Planning & Zoning
RE: Transmittal of Zoning Commission Action
DATE: April 2, 2024

On April 1, 2024, the Clearcreek Township Zoning Commission held several public hearings:

The first application was submitted by Richard Ross to amend the zoning resolution and map for a total of 7.410 acres. The parcel is identified as 536 E. Old Route 122, parcel number 09-33-225-012, and account 0210412. The request is located in Section 33, Town 4, and Range 4 in Clearcreek Township. The zone change request is from Open Space Rural Residence Zone "OSR-1" to Mixed-Use Planned Unit Development "MU-PUD". The applicant is requesting approval to use the existing barn and the southwest corner of the property for an event center. The remaining acreage of the property will be used residentially. The applicant has a pending zoning violation involving an accessory structure that was established with a 20' instead of a 25' side yard setback (OSR-1 standard). Since the setbacks for the MU-PUD are established during the PUD Stage 1 process, the second request would be to establish setback requirements taking into consideration the existing structures on the site. The Zoning Commission moved to DENY the zone change request from Open Space Rural Residence Zone "OSR-1" to Mixed Use Planned Unit Development "MU-PUD". The following rationale was provided for the recommendation: The Clearcreek Township Master Land Use Plan anticipates the area to remain residential.

The second application was submitted by Brett Scott to amend the zoning resolution and map for a total of 1.9760 acres. The parcel is identified as 1555 E. State Route 73, parcel number 05-25-400-028, and account 0119458. The request is located in Section 25, Town 3, and Range 5 in Clearcreek Township. The zone change request is from Non-Residential Planned Unit Development "NR-PUD" to Neighborhood Business Zone "B-1". In 2004 the property was rezoned from Neighborhood Business Zone "B-1" to Neighborhood Business Zone Planned Unit Development "B-1PUD". The request stopped with Stage 1 PUD approval. In 2020 the property was rezoned from Neighborhood Business Zone Planned Unit Development "B-1PUD" to Non-Residential Planned Unit Development. The request stopped with Stage 1 PUD approval. The Zoning Commission moved to APPROVE the zone change request from Non-Residential Planned Unit Development "NR-PUD" to Neighborhood Business Zone "B-1". The following rationale was provided for the recommendation: The Clearcreek Township Master Land Use Plan anticipates the area to remain commercial. It makes sense to remove the PUD designation that has not been completed.

When you receive this information at your April 22nd meeting, you will need to set a public hearing to consider the requests within 30 days. It is suggested that the Board establish the hearings for Monday May 13, 2024 at 5:30 PM, based upon your availability.