



Planned Unit Development (PUD) Stage 2 Preliminary Site Plan Review Request

Application to the Zoning Commission
Clearcreek Township, Warren County

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CLEARCREEK TOWNSHIP
ZONING DEPT.

Note: This application must be typewritten or computer generated and filed with the Clearcreek Township Zoning Inspector for presentation to the Zoning Commission. The following information must be filled out in its entirety and accompanied by a fee of \$750.00 to validate the Stage 2 application. The application must be received prior to the monthly scheduled cutoff date in order to be heard at the following monthly meeting. Attach additional computer generated or typewritten sheets as needed. Applicant is notified that the Rules and Regulations for the Zoning Commission, which outline the procedures by which the Zoning Commission shall operate, are found on the website www.clearcreektownship.com or can be requested from staff.

Name of Applicant:

Springboro Development Co LLC

Mailing address of Applicant:

562 N Main Street, Springboro, Ohio 45066

Identify the Legal Description of Property to be Considered or Attach Metes and Bounds Description:

See attached deed

Property fronts on the following road(s):

State Route 73

The legal title to said property recorded in the name(s) of:

Rhonda L. & Ryan L. Brunk et al

Tax mailing address of individual(s) with whom the legal title to said property is recorded:

6431 Jason Court, Middletown, Ohio 45044

The property is presently zoned:

R-PUD

Reason(s) for the application:

Stage 2 PUD application for a 132 lot single family subdivision on State Route 73.

To aid the Zoning Commission processing of the request, please submit the following documentation outlined in Clearcreek Township Zoning Resolution Chapter 13, Section 13.05:

SEC. 13.05 PUD Approval Process: Any owner(s), their agent(s), or developer(s) who seeks approval for a PUD shall file an application the Clearcreek Township Zoning Commission. All applications shall be subject to a comprehensive review process consisting of three stages: Stage 1: The Zone Change Amendment Request/PUD Concept Plan Application, Stage 2: The PUD Preliminary Site Plan Application, and Stage 3: The PUD Final Site Plan submittal.

SEC. 13.05(B) Stage 2: The PUD Preliminary Site Plan Application

The second stage of the PUD process shall not commence until Stage 1 approval has been obtained. Upon completion, successful applicants shall receive approval of a PUD Preliminary Site Plan (identifying: the road network, minimum building lot sizes, setbacks, open space, parking, lighting, buffers, and signage), approved site impact conditions involving adjoining properties and road right-of-way(s), and the Stage 2 approval required to begin Stage 3. The Stage 2 process steps, PUD objectives, and conditions for approval outlined below are required to be completed and satisfied in order for Stage 2 approval consideration.

SEC. 13.05(B)(1) Stage 2: Process Steps: The PUD Preliminary Site Plan Submittal

- (1) Applications for the Stage 2: PUD Preliminary Site Plan shall be submitted, signed by the owner(s) of the PUD or the designated agent, to the Clearcreek Township Zoning Inspector, attesting to the truth and correctness of all facts and information presented with the application on or before the scheduled monthly Zoning Commission meeting deadline, as identified on the Zoning Commission schedule found on the Clearcreek Township website (www.clearcreektownship.com).
- (2) All applications shall be submitted with the required fees as established in the Clearcreek Township fee schedule found on the Clearcreek Township website (www.clearcreektownship.com).
- (3) The application shall be accompanied with all amended forms, maps, drawings, and additional information included or as required by the Clearcreek Township Board of Trustees Resolution for Stage 1.
- (4) The Stage 2: PUD Preliminary Site Plan shall include the following items:
 - a) An area map showing applicant's entire holding, the portion of applicant's property under consideration and all properties, subdivisions, streets, and easements within 200 feet of applicant's property.
 - b) A topographic map showing final elevations with intervals of not more than 2 feet of elevation.
 - c) A professionally prepared PUD Preliminary Site Plan including the following information:
 - 1) Title of drawing including name and address of applicant.
 - 2) North point, scale, and date.

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- 3) Boundaries of the property plotted to scale.
- 4) Existing water courses.
- 5) A PUD Preliminary Site Plan showing:
 - i. Location of all proposed use(s), including building types, heights, materials, and architectural designs.
 - ii. Location of all impervious surfaces for non-residential building areas, parking and truck loading areas, as well as all ingress and egress drives.
 - iii. Location and proposed development of all open spaces/recreation areas.
 - iv. Location and proposed development of all amenities, maximum square footage of impervious surfaces identified.
 - v. Location of non-residential outdoor storage.
 - vi. A grading plan.
 - vii. Location of existing or proposed site improvements including: drains, culverts, retaining walls, and fences.
 - viii. Location of existing trees or landscape buffers.
 - ix. Location of proposed trees or landscape buffers.
 - x. Description of sewage disposal and location of such facilities.
 - xi. Location and size of all signs.
 - xii. Location and design of street and parking lighting.
- d) A drawing showing all soil types and their classifications.
- e) A drawing showing aircraft patterns and seasonal wind directions. Areas of possible noise and odor pollution on or off site shall be indicated.

SEC. 13.05(B)(2) Stage 2: PUD Objectives

- (a) The Stage 2: PUD Preliminary Site Plan objective is to refine the Stage 1: Concept Plan into a detailed Site Plan. Therefore, the following information shall be specified/clarified in the narrative and on the drawing(s) at the time of approval:
 - (1) The list of uses permitted within the PUD are defined.
 - (2) The exact locations, types, heights, materials, and designs of such uses are identified.
 - (3) All use-specific standards that apply to the permitted uses are specified and identified in a table which includes: the average, highest, and lowest quantities and a count of each occurrence.
 - (4) The maximum density or intensity permitted within the PUD is identified.
 - (5) The amount and exact location of open space/recreation areas are defined.

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- (6) The layout of all new street(s), major access drive(s), sidewalks, trails, and any other methods of circulation required or necessary throughout the PUD are identified.
- (7) All impervious surfaces for non-residential building areas, parking, and truck loading areas with ingress and egress drives are identified.
- (8) The location(s) and a submitted timeline of all of the proposed development's amenities are included. **Note: Amenities part of a phase shall be constructed concurrently with that phase. If the PUD consists of multiple phases to be developed over time, no more than 25% of the total number of lots approved for the PUD as a whole shall be built on before planned amenities and buffers are constructed. This requirement may be modified as stated in SECTION 13.05 (B)2(b), below, depending on the distribution, number, and location of amenities in the PUD as a whole.*
- (9) The exact location and size of all signage are identified.
- (b) The Clearcreek Township Zoning Commission and/or the Board of Trustees shall have the authority to impose modified and/or special conditions related to the PUD and to approve development standards unique to the PUD as deemed necessary in order to promote the public health, safety, morals, and general welfare of Clearcreek Township.

SEC. 13.05(A)(3) Stage 2: Conditions for Approval

The following criteria shall be used in the recommendations and decisions made regarding the Stage 2: PUD Preliminary Site Plan. Failure to comply with any of these criteria shall require a PUD modification and shall therefore be subject to the criteria set forth in **SECTION 13.07, PUD Modifications.**

- (a) The PUD Preliminary Site Plan is in accordance with the Zoning Resolution as adopted by the Clearcreek Township Board of Trustees.
- (b) The PUD Preliminary Site Plan is consistent with the Clearcreek Township Master Land Use Plan.
- (c) The intensity proposed for the PUD Preliminary Site plan does not exceed the maximum density allowed for the PUD as a whole.
- (d) The use(s) proposed will not be detrimental to existing and potential future surrounding uses and will harmoniously relate to the surrounding area.
- (e) The internal streets and primary and secondary roads that are proposed shall properly interconnect with the surrounding existing primary and secondary road network as designated on the Warren County Official Thoroughfare Plan. A traffic impact study may be required by the Warren County Engineer's Office, at the applicant's expense. Also, the Clearcreek Township Zoning Commission and Board of Trustees shall coordinate cross access easements or stubbed streets to all adjacent parcels as needed to facilitate traffic flow between existing parcels and planned PUDs with the Warren County Engineer's Office.

- (f) The arrangement of vehicular access and circulation, including intersections, road widths, channelization structures, and traffic controls are adequately designed for the proposed uses and existing surrounding parcels.
- (g) The arrangement, location, appearance, and sufficiency of off-street loading are adequately designed.
- (h) The management of storm water, erosion control, and sanitary disposal facilities are adequately designed and avoid flood hazard areas.
- (i) The minimum common open space areas have been designated and designed in accordance with the provisions of this Resolution and shall be conveyed to a legally established homeowner's or property owner's association, commercial management group, or other agency as herein provided.
- (j) The comments and recommendations received from the Warren County departments, as well as representatives of federal and state agencies, shall be reviewed and adequately addressed.
- (k) Approval of the PUD Preliminary Site Plan may be conditional upon provisions that are necessary for the protection of public health, safety, morals, and general welfare. Thus, the Clearcreek Township Zoning Commission or Board of Trustees may require the submittal of a revised PUD Preliminary Site Plan if it is determined that modifications are required to comply with this Resolution.

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Submitted drawing:

Two (2) sets of drawings shall be submitted on paper measuring 24" by 36" for staff review and for display during the public hearing.

One (1) set of architectural/construction drawings shall be submitted on paper measuring 11" by 17" for Warren County Regional Planning Commission, the staff file, Zoning Commission and Board of Trustee packets.

In the event that changes to the plans and/or drawings are requested by the Zoning Commission and/or the Board of Trustees during the public meetings, or if the applicant desires to modify the application submitted with this Stage 2 application, the applicant shall:

- 1. Provide all updated materials to staff no less than fourteen (14) days prior to the scheduled meeting date. Materials will be date stamped received by the Clearcreek Township Zoning Department. Materials received that don't meet the former timeline will be held for review and consideration until the next scheduled meeting.***
- 2. Provide a text narrative with a detailed list outlining what was modified and why each modification is necessary and/or desired.***
- 3. Provide plans and/or drawings only of the sections or areas that are impacted by the modification(s). For example: If sheet 5 of 13 was modified and there were no additional sheets impacted by the modification, only re-submit sheet 5 in conformance with the size and quantities outlined for the initial Stage 2 application submittal.***

4. *Provide color coded overlay drawing(s) depicting the initial Stage 2 application submittal (corresponds to date below) and the modified Stage 2 submittal. The former should illustrate the modifications graphically.*

The undersigned acknowledges reading the former application. The undersigned certifies that information herein along with all submitted documents are factual and correct.



Collin Morgan (Aug 25, 2025 08:23:06 EDT)

08/25/2025

Applicant Signature

Date

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PUDstage2 12-10-18-64 Revised

Final Audit Report

2025-08-25

Created:	2025-08-23
By:	John Bayer (johnbayer@bayerbecker.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOeDGxvIS36x55FtlwT6etNFbeAnxfUYs

"PUDstage2 12-10-18-64 Revised" History

-  Document created by John Bayer (johnbayer@bayerbecker.com)
2025-08-23 - 6:12:56 PM GMT
-  Document emailed to collin@springborodevelopment.com for signature
2025-08-23 - 6:13:52 PM GMT
-  Email viewed by collin@springborodevelopment.com
2025-08-25 - 12:22:41 PM GMT
-  Signer collin@springborodevelopment.com entered name at signing as Collin Morgan
2025-08-25 - 12:23:04 PM GMT
-  Document e-signed by Collin Morgan (collin@springborodevelopment.com)
Signature Date: 2025-08-25 - 12:23:06 PM GMT - Time Source: server
-  Agreement completed.
2025-08-25 - 12:23:06 PM GMT

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Adobe Acrobat Sign

Ryan L. Brunk
13577 Friend Road
Germantown, Ohio 45327
RyanBrunk@gmail.com
(513) 594-2394

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December 21, 2024

Clearcreek Township
Attention: Jeff Palmer
7593 Bunnell Hill Road
Springboro, OH 45066

Subject: Authorization for Springboro Development Co. to Seek Approval of Phase II and Phase III PUD for 1176 SR 73, Springboro, Ohio 45066

Dear Jeff:

We, the undersigned owners of the property located at 1176 State Route 73, Springboro, Ohio 45066, hereby grant Springboro Development Co. the authority to seek approval of Phase II and Phase III of the R-PUD Zoning designation. We fully support Springboro Development Co. in pursuing the required steps for approval through the Township.

Please feel free to contact us directly at (513) 594-2394 or RyanBrunk@gmail.com if you require any further confirmation or information regarding this authorization.

Thank you for your time and attention to this matter.

Sincerely,

Owners of 1176 SR 73, Springboro, Ohio, 45066

Owners

Rhonda L. Brunk (1/16 INT.)

X

<i>Rhonda Brunk</i>	dotloop verified 08/21/25 12:39 PM EDT AHUV-XXKP-AKBY-NDAI
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Date

Ryan L. Brunk (1/16 INT.)

X

<i>Ryan L Brunk</i>	dotloop verified 08/21/25 12:42 PM EDT EVY2-HY35-L645-X9QG
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Date

Renee L. Adams FKA Renee L. Brunk (1/16 INT.)

X

<i>RA</i>	dotloop verified 08/21/25 12:50 PM EDT 5VZD-7Y0V-AINS-WFSS
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Date

Regan L. Brunk (1/16 INT.)

X

<i>Regan L Brunk</i>	dotloop verified 08/20/25 12:15 PM EDT NEZH-OVHA-OEWU-MRTA
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Date

Duane A. Brunk (1/4 INT.)

X

<i>Duane Brunk</i>	dotloop verified 08/21/25 2:54 PM EDT 7TIO-DJK7-JABN-INNN
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Date

Sharon K. Brunk (1/4 INT.)

X

<i>Sharon Brunk</i>	dotloop verified 08/20/25 2:58 PM EDT UWVP-VLKY-JGET-C9WC
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Date

Karen B. Weist (1/4 INT.)

X

<i>Karen B Weist</i>	dotloop verified 08/21/25 1:44 PM EDT ESIH-D2ZR-B2VV-XVV4
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et

3/36 Brunk

AFFIDAVIT

I, *RYAN L. BRUNK*, being first duly sworn and cautioned, do hereby state on my oath that Roger L. Brunk was the partial owner of a certain parcel of real estate through a transfer on death deed and that Roger L. Brunk died on December 30, 2018, as evidenced by a copy of the death certificate which is attached hereto and that by virtue of said death, *RHONDA L. BRUNK, RYAN L. BRUNK, RENEE L. BRUNK and REGAN L. BRUNK*, equally, whose address is 7814 Shimp Road, Germantown, OH 45327, becomes the sole and absolute owner of said real estate:

BEING AN UNDIVIDED $\frac{1}{4}$ INTEREST IN THE FOLLOWING:

SEE ATTACHED EXHIBIT 'A' HERETO

Prior Instrument Reference: #2014-018512

Signed this 5th day of March, 2019.


RYAN L. BRUNK

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Sworn to before me and subscribed in my presence by Ryan L. Brunk this 5th day of MARCH, 2019.


NOTARY PUBLIC

DEBRA K ROLLINS, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 8, 2020

This Instrument Prepared by:
Ryan L. Brunk

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EXHIBIT "A"

Description of a
100.296 acre tract for the
Ralph R. & Guilda B. Mills, Trustees
August 8, 2000

WCEO 3/18
DWB
04-07-200-004 DWB

Located in Section 7, Town 2, Range 5, MRS., Clearcreek Township, Warren County, Ohio, and being all of a 55.20 acre tract and all of a 43.19 acre tract as conveyed by deed to Ralph R. Mills and Guilda B. Mills Trustee as recorded in Volume 1040, Page 90 of the Warren County Official Records and being more particularly described as follows:

Beginning at a 6" wood post found marking the northeast corner of Section 7, being a corner to Robert K. & Sandra A. Wallace's 18.304 acre tract (Official Record 1362, Page 211) and corner to Sally L. Adams et al's remaining part of a 70.23 acre tract (Official Record 1984, Page 468);

thence with the easterly line of said section and line of said Adams' S 5° 04' 43" W 1361.38' to a 5/8" iron pin found at the corner of Stoneridge Development, Ltd.'s 49.4198 acre tract (Official Record 1918, Page 60);

thence with the line of said 49.4198 acre tract S 5° 00' 35" W (passing an iron pin set at 1425.41') 1460.41' to a railroad spike found in the centerline of State Route 73;

thence with said centerline N 73° 58' 20" W 1206.68' to a railroad spike found;

thence continuing with said centerline N 72° 52' 59" W 473.07' to the corner of Chris A. Blair's 1.500 acre tract (Official Record 1546, Page 397);

thence with the line of said 1.500 acre tract and becoming the line of said Blair's 1.042 acre tract N 6° 49' 19" E (passing an iron pin set at 30.00') 763.44' to a stone found, a corner to Robert Lovely's lands (Official Record 1726, Page 331);

thence with Lovely's line and becoming the line of Oberer Development Co.'s 38.328 acre tract (Official Record 1404, Page 730) N 6° 33' 58" E 628.81' to a 5/8" iron pin found;

thence continuing with Oberer's line N 5° 02' 18" E 1177.38' to a 5/8" iron pin found in the north line of said Section 7;

thence with the north line of said section S 82° 14' 39" E 1608.66' to the true point of beginning containing 100.296 acres of land, more or less, subject to all legal highways, easements, conditions, and restrictions of record.

This description is based upon a field survey conducted by R. Douglas Sutton, Ohio Professional Surveyor #7124 in August, 2000.

Iron pins referred to as set are 5/8" diameter steel 30 inches in length with a yellow cap stamped "CLINCO & SUTTON".

Bearings are based upon an assumed azimuth and are for angular measurement purposes only.

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9. Ever in US Armed Forces? NO	
10. Marital Status at Time of Death DIVORCED (AND NOT REMARRIED)	
11. Surviving Spouse's Name (If wife, give name prior to first marriage)	
12. Decedent's Education COLLEGE, BUT NO DEGREE	13. Decedent of Hispanic Origin NO
14. Decedent's Race WHITE	
15. Father's Name DONAL LESTER BRUNK	16. Mother's Name (prior to first marriage) LOUISE SHELLHAMMER
17a. Informant's Name RYAN L BRUNK	17b. Relationship to Decedent SON
17c. Mailing Address (Street and Number, City, State, Zip Code) 7874 SHIMP ROAD GERMANTOWN, OHIO 45327	
18a. Place of Death HOSPITAL - EMERGENCY ROOM / OUTPATIENT	18b. Facility Name (If not institution, give street & number) SYCAMORE HOSPITAL
18c. City or Town, State and Zip Code MIAMISBURG, OH 45342	18d. County of Death MONTGOMERY
19. Funeral Service Licensee or Other Agent JERRY E DALTON	20. License Number (of licensee) 007067
21. Name and Complete Address of Funeral Facility DALTON FUNERAL HOME 6900 WEAVER RD GERMANTOWN, OH 45327	
22. Method and Place of Disposition CREMATION - BELL CREMATORY, MIAMISBURG, OH	
23. Local Registrar Kristie Hunter-Conley	24. Date Filed (Month/Day/Year) 1-4-19
25a. Certifier (Check only one) <input checked="" type="checkbox"/> Certifying Physician To the best of my knowledge, death occurred at the time, date, and place; and due to the cause(s) and manner stated. <input type="checkbox"/> Coroner or Medical Examiner On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place; and due to the cause(s) and manner stated.	
25b. Time of Death 00:41	25c. Date Pronounced Dead (Month/Day/Year) December 30, 2018
25d. Was Case Referred to Medical Examiner or Coroner? YES	
26a. Certifier Name and Title Milton F Nathan M.D.	26b. License number 35.040194
26c. Date Signed (Month/Day/Year) 01/04/2019	
27. Name (First, Middle, Last) and Address of Person who Completed Cause of Death MILTON FRED NATHAN, 4000 MIAMISBURG-CENTERVILLE ROAD, MIAMISBURG, OH 45342	
28. Part I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardio or respiratory arrest, shock, or heart failure. List only one cause on each line. Type or print in permanent blue or black ink.	
Immediate Cause (Final disease or condition resulting in death)	a. SUDDEN CARDIAC DEATH
Sequentially list conditions, if any, leading to immediate cause.	b. Due to (or as Consequence of) CORONARY ARTERY DISEASE
Enter Underlying Cause (Disease or injury that initiated events resulting in a death)	c. Due to (or as Consequence of)
	d. Due to (or as Consequence of)
Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I. CARDIOMYOPATHY, DEBRILLATOR, PERIPHERAL VASCULAR DISEASE	
29a. Was An Autopsy Performed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	29b. Were Autopsy Findings Available Prior To Completion Of Cause of Death? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Not Applicable
30. Did Tobacco Use Contribute to Death? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Probably	31. If Female, Pregnancy Status <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year
32. Manner of Death <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined	
33a. Date of Injury (Mo/Day/Year)	33b. Time of Injury
33c. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area)	
33d. Injury at Work? <input type="checkbox"/> Yes <input type="checkbox"/> No	
33e. Location of Injury (Street and Number or Rural Route Number, City or Town, State)	
33f. Describe How Injury Occurred:	
33g. If Transportation Injury, Specify: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other:	

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KRISTIE L. HUNTER-CONLEY
LOCAL REGISTRAR

JAN 04 2019