

Palmer, Jeff

From: John Bayer <johnbayer@bayerbecker.com>
Sent: Monday, October 6, 2025 4:00 PM
To: Palmer, Jeff
Cc: Brandon Kaiser; Collin Morgan
Subject: Re: Clearcreek Heights PUD Stage 2

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Jeff,

1 additional item regarding architectural standards, homes will be a minimum Sq. Ft. of 1,800, but it is anticipated that most houses to be in the 2,400-3,400 sq. ft.

Thanks,

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From: John Bayer
Sent: Monday, October 6, 2025 2:43:59 PM
To: Jeff Palmer <jpalmer@clearcreektownship.com>
Cc: Brandon Kaiser <law@kaiseroffices.com>; Collin Morgan <collin@springborodevelopment.com>
Subject: Clearcreek Heights PUD Stage 2

Jeff,

I am following up on our call from last week, attached please find a few items ahead of our meeting this evening:  [24-0348 Clearcreek Heights PUD Stage 2 Plans 251006.pdf](#)

1. Revised PUD Stage 2 Plans with the following clarifications:
 - a. Clarified landscape buffer type 4 along portions of the project perimeter
 - b. Clarified buffering along SR 73
 - c. Imagery of the proposed fountain is added
 - d. Open Space designs have been clarified
 - e. After review with the applicant, no trails are proposed in the development. Pedestrian access is to be provided per sidewalks shown.
 - f. Revised lot 115 to clarify setbacks and increase frontage to remove panhandle lot configuration
2. Alternate Phasing Plan showing a possible 3rd phase of development consisting of 24 lots:  [24-0348 Alternate Phasing Plan.pdf](#)
 - a. Please note, the stormwater basin and open space in the rear of the property will remain as part of Section 2 as it provides stormwater controls for part of that section.
3. Regarding the project staff report, the applicant provides the following notes of clarification:
 - a. Accessory structures will not be permitted in this development per the HOA covenants and restrictions so therefore the setbacks pertaining to accessory structures are not necessary. Pools will be permitted and can following requirements of the underlying zoning restrictions.
 - b. Architecturally, the applicant would like to include the following details:
 - i. *All exterior building materials will be natural, including brick, stone, and Hardie board.*

While the majority of our homes are built to order—allowing buyers to choose specific elevations—we maintain a non-repetition policy within our communities to ensure that no two similar homes are built side by side.

Please let me know what questions you have.
Thanks,

 **John A. Bayer, PE**
Principal

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