



# Planned Unit Development (PUD) Stage 1 Zone Change Request

Application to the Zoning Commission  
Clearcreek Township, Warren County

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 1 application. The application must be received prior to the monthly scheduled cutoff date in order to be heard at the following monthly meeting. Application consents to a temporary sign being erected on the property to identify a pending zone change request. This sign shall be erected at least ten (10) days prior to the Zoning Commission's public hearing and removed after the Board of Trustees' public hearing. 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](http://www.clearcreektownship.com) or can be requested from staff.

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ZONING DEPT.

Name of Applicant:

Springboro Development Co. LLC

Mailing address of Applicant:

6900 Tylersville Road, Mason, Ohio 45040

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

Please see attached.

Property fronts on the following road(s):

State Route 73

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

Rhonda L. Brunk, Ryan L. Brunk, Renee L. Brunk, Regan L. Brunk

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

13577 Friend Road, Germantown, OH 45327

The property is presently zoned:

Suburban Residential (SR-1)

Requested zoning classification:

Residential Planned Unit Development (R-PUD)

The current use of the property:

Agriculture

Reason(s) for the application:

A Residential Planned Unit Development (R-PUD) allows the applicant flexibility to create a more interesting single family community that offers a diverse selection of high end residential product types at varying price points to reflect the current market. This will fit in with the surrounding developments to the west, east, and south. A PUD also requires a minimum of 25% open space which leads to the preservation of existing vegetation and the rural character, while still maintaining necessary yield. The applicant can also utilize this requirement to provide green space for community use and amenities.

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(A) Stage 1: The Zone Change Amendment Request/PUD Concept Plan Application** The first stage of the PUD process consists of satisfactory completion of two main requirements: a Pre-Application Conference with the Clearcreek Township Zoning Inspector and a Zone Change Amendment Request accompanied with a PUD Concept Plan. Upon completion, successful applicants shall receive a change of zoning classification, an approved PUD Concept Plan designating land use(s) and density, and the Stage 1 approval required to begin Stage 2. The Stage 1 process steps, PUD objectives, and conditions for approval outlined below are required to be completed and satisfied in order for Stage 1 approval consideration.

**SEC. 13.05(A)(1)(b) Zone Change Amendment Request/PUD Concept Plan Application**

- (1) Applications for a Zone Change Amendment/PUD Concept 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](http://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](http://www.clearcreektownship.com)).

- (3) The Zone Change Amendment Request/PUD Concept Plan Application shall include the following items:**
- a) An area map showing adjacent property owners and existing uses within 200 feet of the parcel(s).**
  - b) A legal description of the metes and bounds of the parcel(s).**
  - c) A PUD Concept Plan to scale, though it need not be to the precision of a finished engineering drawing, which shall clearly show the following:**
    - 1) The existing type of topographical features of the site.**
    - 2) The general location of building lots and their areas in acres.**
    - 3) The general outlines of the interior roadway system and all existing right-of-way(s) and easement(s), whether public or private with acreage specified.**
    - 4) Delineation of the various land use areas with an indication for each such area of its general extent, size, and composition in terms of use and bulk of structures.**
    - 5) A calculation of residential net density and/or net floor area ratio.**
    - 6) The interior common open space system with acreage specified.**
    - 7) Identification of all areas declared to be an amenity for the PUD with acreage specified. Square footage of structures and percentage of impervious surfaces to be specified.**
    - 8) A drawing showing all soil types and their classifications. Additionally, a map indicating floodway and/or floodplain boundaries as determined by the federal emergency management agency shall be included for sites that have been subject to flooding and/or erosion at any time.**
    - 9) Where areas lie in any aircraft approach and holding patterns, these areas shall be indicated.**
    - 10) Principal ties to the community at large with respect to transportation, water supply, and sewage disposal shall be indicated.**
  - d) A net density plan illustrating the net density able to be obtained if developed under a straight zoning classification, to scale, though it need not be to the precision of a finished engineering drawing, which shall clearly show the following:**
    - 1) The existing type of topographical features of the site.**
    - 2) The general location of building lots and their areas in acres.**
    - 3) The general outlines of the interior roadway system and all existing right-of-way(s) and easement(s), whether public or private with acreage specified.**
    - 4) A calculation of residential net density and/or net floor area ratio.**
    - 5) The interior common open space system with acreage specified.**

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- 6) Identification of all areas declared to be an amenity for the PUD with acreage specified. Square footage of structures and percentage of impervious surfaces to be specified.
  - 7) A drawing showing all soil types and their classifications. Additionally, a map indicating floodway and/or floodplain boundaries as determined by federal emergency management agency shall be included for sites that have been subject to flooding and/or erosion at any time.
  - 8) Where areas lie in any aircraft approach and holding patterns, these areas shall be indicated.
  - 9) Principal ties to the community at large with respect to transportation, water supply, and sewage disposal shall be indicated.
- e) A written report containing the following:
- 1) General description of availability of other community facilities, such as schools, fire protection services, and cultural facilities if any, and how these facilities are affected by this proposal.
  - 2) Evidence how the developer's proposed land use(s) meet existing and projected community requirements.
  - 3) A general statement how the common open space shall be owned and permanently maintained.
  - 4) If the development is to be phased, a general indication as to how the phasing is to proceed. Whether or not the development is to be phased, the PUD Concept Plan shall show the intended total project.

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**SEC. 13.05(A)(2) Stage 1: PUD Objectives**

- (a) The Stage 1: Zone Change Amendment Request/PUD Concept Plan shall be acceptable, if:
- (1) The proposed use(s) are appropriate for the parcel(s) being reviewed; **and**
  - (2) The following information is specified/clarified in the narrative and on the drawing(s) at the time of approval:
    - a) The list of uses permitted within the PUD are specified.
    - b) The general location of such uses is specified.
    - c) Any use-specific standards that may apply to the permitted uses are included.
    - d) The maximum density or intensity is permitted within the PUD.
    - e) The amount and general location of open space are identified.
- (b) The Clearcreek Township Zoning Commission and/or Clearcreek Township Board of Trustees shall have the authority to impose 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 1: Conditions for Approval**

The following criteria shall be used in the recommendations and decisions made regarding the Stage 1: Zone Change Amendment Request/PUD Concept Plan. Failure to comply with any of these criteria requires that explicit rationale or alternative requirements be set forth.

- (a) The Zone Change Amendment Request/PUD Concept Plan is consistent with the Clearcreek Township Master Land Use Plan;
- (b) The intensity proposed for the PUD does not exceed the maximum density or lot coverage allowed for the PUD as a whole;
- (c) The use(s) proposed will not be detrimental to existing and potential future surrounding uses and will harmoniously relate to the surrounding area;
- (d) 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;
- (e) Approval of the Stage 1: Zone Change Amendment Request/PUD Concept 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 Concept 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.**

1. Tax Mailing Address Information shall be filled out below:

It is the responsibility of the applicant to also supply the tax mailing addresses of all owners of property located contiguous to, directly across the street from and within two hundred (200) feet of any part of the subject property being considered for a zone change request. This information is found at the Warren County Auditor's Office, Warren County Engineer's Map Room and at [https://www.wcauditor.org/Property\\_Search/](https://www.wcauditor.org/Property_Search/). This information can also be provided in a Microsoft Excel electronic spreadsheet.

**Please see attached spreadsheet.**

0401165009 SCOTT A. WILLIAMSON &; ANIT... 85 SOUTH POND CT SPRINGBORO, OH 45066	0407223018 ELAGHEL, KHALED & KARAH,; ... 262 TRIPLE CROWN CIR SPRINGBORO, OH 45066	0401165026 MIDDLETON, CLAYTON T. &; CY... 30 CREST OAK CT SPRINGBORO, OH 45066
0401165007 WARREN, BRANTLEY 135 S POND CT SPRINGBORO, OH 45066	0407223017 CARPENTER, NATHAN & 268 TRIPLE CROWN CIR SPRINGBORO, OH 45066	0401165027 MONFILS, DARYL K. &; WATKIN... 50 CREST OAK CT SPRINGBORO, OH 45066
0407214007 FUNKHOUSER, ZECHARIAH J. 305 STEEPLECHASE DR SPRINGBORO, OH 45066	0407223016 MARQUIS, STEVEN CHARLES; J... 274 TRIPLE CROWN CIR SPRINGBORO, OH 45066	0401165028 SAYLOR, JAMES R. & 70 CREST OAK CT SPRINGBORO, OH 45066
0407225018 MUZAFFAROV, TAMAL &; MUZA... 310 STEEPLECHASE DR SPRINGBORO, OH 45066	0407225014 CALDWELL, RONALD D.,SR. & 271 TRIPLE CROWN CIR SPRINGBORO, OH 45066	0401165029 ERVIN, JAMIE & ELIZABETH 90 CREST OAK CT SPRINGBORO, OH 45066
0407214006 COOK, JUDITH A., TRUSTEE 315 STEEPLECHASE DR SPRINGBORO, OH 45066	0407225015 JOHNSON, MICHAEL A. & 277 TRIPLE CROWN CR SPRINGBORO, OH 45066	0401165031 FAESSLER, LAWRENCE & 85 CREST OAK CT SPRINGBORO, OH 45066
0407223013 DYER, JEREMY A. & EMILY H 292 TRIPLE CROWN CIR SPRINGBORO, OH 45066	0407225013 COPPOCK, JOHN 265 TRIPLE CROWN CIR SPRINGBORO, OH 45066	0401165032 SOLDES, OLIVER STEPHEN &; ... 65 CREST OAK CT SPRINGBORO, OH 45066
0407225016 EPPINGER, ROBERT PAUL; AKA... 283 TRIPLE CROWN CIR SPRINGBORO, OH 45066	0407225012 SMITH, MATTHEW R. & 259 TRIPLE CROWN CIR SPRINGBORO, OH 45066	0401165033 MONTGOMERY, DANIEL W. & 45 CREST OAK CT SPRINGBORO, OH 45066
0407225017 SELF-TRUSTEED REVOCABLE; ... 289 TRIPLE CROWN CIR SPRINGBORO, OH 45066	0407220020 RICHARD'S RUN OWNERS 2800 E RIVER RD DAYTON, OH 45439	0401165034 DASTILLUNG, KATHRIN 25 CREST OAK CT SPRINGBORO, OH 45066
0407223015 D'AMICO, MICHAEL A. & 280 TRIPLE CROWN CIR SPRINGBORO, OH 45066	0407200020 LOVELY-DOWD, ROBIN L. 374 E CENTRAL AVE SPRINGBORO, OH 45066	0401165035 BRYNER, SCOTT &; SHINLEVER... 5 CREST OAK CT SPRINGBORO, OH 45066
0407223014 GOETTKE, MATTHEW K. & 286 TRIPLE CROWN CIR SPRINGBORO, OH 45066	0401154004 KLIPS, PAUL F. 520 N HILLS BLVD SPRINGBORO, OH 45066	0401165036 DYE, FREDERICK A., JR. & 525 NORTH HILLS BLVD SPRINGBORO, OH 45066

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0407225006  
STRAIGHT, AMY C & COREY R  
229 TRIPLE CROWN CIR  
SPRINGBORO, OH 45066

0407200011  
ALSPAUGH, JAY W & MARCIA  
1384 W SR 73  
SPRINGBORO, OH 45066

0407403008  
FIELDSTONE HOMEOWNER'S A...  
6540 CENTERVILLE BUSINESS ...  
CENTERVILLE, OH 45459

0407408006  
KERCHER, BRADLEY &; COURT...  
84 STABLETON WAY  
SPRINGBORO, OH 45066

0407403033  
PINDROH, SHAWN &  
95 STABLETON WAY  
SPRINGBORO, OH 45066

0407403009  
COOK, JASON A. & JESSICA  
190 FARMRIDGE RD  
SPRINGBORO, OH 45066

0407426008  
DRESSLER, BRANDI &  
1187 W SR 73  
SPRINGBORO, OH 45066

0401165006  
MOLES, DANNY O. & MELINDA  
165 SOUTH POND CT  
SPRINGBORO, OH 45066

0407225009  
SHEPHERD REVOCABLE TRUS...  
247 TRIPLE CROWN CIR  
SPRINGBORO, OH 45066

0407426009  
ROSENBALM, TARA N.  
1183 W SR 73  
SPRINGBORO, OH 45066

0407200016  
ALSPAUGH, DIANA L.  
1384 W ST RT 73  
SPRINGBORO, OH 45066

0407225005  
WHITT, MICHAEL D. & ANGEL  
223 TRIPLE CROWN CR  
SPRINGBORO, OH 45066

0407426003  
LAWSON, MIKE E.  
1019 W SR 73  
SPRINGBORO, OH 45066

0407403010  
SHIVELY, STEVEN R. &; NANCY ...  
182 FARMRIDGE RD  
SPRINGBORO, OH 45066

0407225011  
RICHARD'S RUN OWNERS  
2800 E RIVER RD  
DAYTON, OH 45439

0407426011  
FREEMAN, ANDREW M & AMBE...  
1075 W SR 73  
SPRINGBORO, OH 45066

0407225008  
WEDGEWOOD, GARY H. & TERI  
241 TRIPLE CROWN CR  
SPRINGBORO, OH 45066

0407225007  
HAMILTON, TEDD L.  
235 TRIPLE CROWN CIR  
SPRINGBORO, OH 45066

0407408005  
KERCHER, ALAN J & PAULA T  
92 STABLETON WAY  
SPRINGBORO, OH 45066

0407225010  
WOODY, LARRY E. & ZANDRA  
253 TRIPLE CROWN CIR  
SPRINGBORO, OH 45066

0407426001  
GRISWOLD, SCOTT & SONIA  
1215 SR 73  
SPRINGBORO, OH 45066

0407426007  
BOLIN, TATE CHARLES JR &  
1045 W SR 73  
SPRINGBORO, OH 45066

0401165002  
HUNTER, TIMOTHY P.,SR.  
140 S POND CT  
SPRINGBORO, OH 45066

0401165008  
SCHELLHOUSE, MICHAEL A.; & ...  
21858 W TALIA LN  
DEER PARK, IL 60010

0407426010  
HOWARD, MICHAEL L. &  
1103 W SR 73  
SPRINGBORO, OH 45066

0407426005  
CAMEALY, J BRUCE & JILL E  
1203 W SR 73  
SPRINGBORO, OH 45066

0407426012  
BOLIN, TATE CHARLES JR &  
1045 W SR 73  
SPRINGBORO, OH 45066

0407200003  
BLAIR, CHRIS A. & ANGELA  
1308 W SR 73  
SPRINGBORO, OH 45066

0401165003  
ZEIGLER, DANIEL A. &; JAGELS...  
160 S POND CT  
SPRINGBORO, OH 45066

0401165005  
GARRETT DOBRICK; FALEASH...  
195 SOUTH POND CT  
SPRINGBORO, OH 45066

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0407200004  
BRUNK, RHONDA L. 1/16; INT., ...  
6431 JASON CT  
MIDDLETOWN, OH 45044

0402300010  
CROSLEY FARM, LLC  
10050 INNOVATION DR STE 100  
DAYTON, OH 45342

0401165004  
KINDEL, DAVID M. & ANNETT  
180 S POND CT  
SPRINGBORO, OH 45066

0401165030  
PARKS, SHELLEY J.  
95 CREST OAK CT  
SPRINGBORO, OH 45066

0401165024  
NORTH HILLS AT STONE  
807 STOKES RESERVE  
LEBANON, OH 45036

0401154003  
HYPES, ANGELA M  
530 NORTH HILLS BLVD  
SPRINGBORO, OH 45066

0401600001  
CITY OF SPRINGBORO  
320 W CENTRAL AVE  
SPRINGBORO, OH 45066

0401165004

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1. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_
2. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_
3. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_
4. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_
5. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_
6. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_
7. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_
8. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_
9. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_
10. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_
11. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_
12. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_
13. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_

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14. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_

15. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_

16. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_

17. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_

18. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_

19. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_

20. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
 Tax Name: \_\_\_\_\_  
 Address, City, State, Zip: \_\_\_\_\_

2. If the applicant is not the property owner, an agent letter from the property owner outlining the length and terms of the agent status must be submitted with this application.

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

Brandon Kaiser

Digitally signed by Brandon Kaiser  
 Date: 2025.03.06 11:09:30 -05'00'

Applicant Signature

Date

MAR 06 2025  
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TRANSFERRED  
MAR 18 2019  
SEC. 319.902 COMPLIED WITH  
MATT NOLAN, Auditor  
WARREN COUNTY, OHIO

LINDA ODA  
WARREN COUNTY RECORDER  
2019-006434  
AFFIDAVIT  
03/18/2019 12:43:12 PM  
REC FEE: 36.00 PGS: 3  
PIN:

3/30 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 78 74 Shimp Road, Germantown, OH 45327, becomes the sole and absolute owner of said real estate:

BEING AN UNDIVIDED 1/4 INTEREST IN THE FOLLOWING:

**SEE ATTACHED EXHIBIT 'A' HERETO**

Prior Instrument Reference: #2014-018512

Signed this 5<sup>th</sup> 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 5<sup>th</sup> 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  
Attorney at Law  
125 West Main Street  
New Lebanon, OH 45345  
(937) 687-1388

MAR 06 2025  
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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.

MAR 06 2025

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Primary Reg. Dist. No. 5703

Ohio Department of Health - Vital Statistics

State File No. 2018124499

Registrar's No. 5700-201800517 CERTIFICATE OF DEATH

1. Decedent's Legal Name (First, Middle, Last, Suffix) (Include AKA's if any) <b>ROGER LEE BRUNK</b>		2. Sex <b>MALE</b>	3. Date of Death (Month/Day/Year) <b>DECEMBER 30, 2018</b>
4. Social Security Number	5a. Age (Years) <b>69</b>	5b. Under 1 Year Months Days	5c. Under 1 day Hours Minutes
6. Date of Birth (Mo/Day/Year) <b>NOVEMBER 02, 1949</b>		7. Birthplace (City and State or Foreign Country) <b>DAYTON, OHIO</b>	
8a. Residence State <b>OHIO</b>		8b. County <b>MONTGOMERY</b>	
8c. City or Town <b>GERMAN TOWNSHIP</b>		9. Ever in US Armed Forces? <b>NO</b>	
8d. Street Address and Zip Code <b>7327 SHIMP ROAD 45327</b>			
10. Marital Status at Time of Death <b>DIVORCED (AND NOT REMARRIED)</b>		11. Surviving Spouse's Name (if wife, give name prior to first marriage)	
12. Decedent's Education <b>COLLEGE, BUT NO DEGREE</b>		13. Decedent of Hispanic Origin <b>NO</b>	14. Decedent's Race <b>WHITE</b>
15. Father's Name <b>DONAL LESTER BRUNK</b>		16. Mother's Name (prior to first marriage) <b>LOUISE SHELLHAMMER</b>	
17a. Informant's Name <b>RYAN L BRUNK</b>		17b. Relationship to Decedent <b>SON</b>	17c. Mailing Address (Street and Number, City, State, Zip Code) <b>7874 SHIMP ROAD GERMANTOWN, OHIO 45327</b>
18a. Place of Death <b>HOSPITAL - EMERGENCY ROOM / OUTPATIENT</b>		18b. Facility Name (if not institution, give street & number) <b>SCYAMORE HOSPITAL</b>	
18c. City or Town, State and Zip Code <b>MIAMISBURG, OH 45342</b>		18d. County of Death <b>MONTGOMERY</b>	
19. Funeral Service Licensee or Other Agent <b>JERRY E DALTON</b>		20. License Number (of Licensee) <b>007067</b>	21. Name and Complete Address of Funeral Facility <b>DALTON FUNERAL HOME 6900 WEAVER RD GERMANTOWN, OH 45327</b>
22. Method and Place of Disposition <b>CREMATION - BELL CREMATORY, MIAMISBURG, OH</b>		23. Local Registrar <i>Kristie Hunter-Conley</i>	
24. Date Filed (Month/Day/Year) <b>1-4-19</b>		25a. Certifier <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 <b>00:41</b>	25c. Date Pronounced Dead (Month/Day/Year) <b>December 30, 2018</b>	25d. Was Case Referred to Medical Examiner or Coroner? <b>YES</b>	
26a. Certifier Name and Title <i>Milton F Nathan M.D.</i>		26b. License number <b>35.040194</b>	26c. Date Signed (Month/Day/Year) <b>01/04/2019</b>
27. Name (First, Middle, Last) and Address of Person who Completed Cause of Death <b>MILTON FRED NATHAN, 4000 MIAMISBURG-CENTERVILLE ROAD, MIAMISBURG, OH 45342</b>			
28. Part I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac 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) <b>SUDDEN CARDIAC DEATH</b>		Approximate Interval: Onset and Death	
Sequentially list conditions, if any, leading to immediate cause. <b>ORDINARY ARTERY DISEASE</b>			
Enter Underlying Cause (Disease or injury that initiated events resulting in a death)			
Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I. <b>CARDIOMYOPATHY, DEFIBRILLATOR, PERIPHERAL VASCULAR DISEASE</b>		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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MAR 0 2019 CLEARCREEK TOWNSHIP ZONING DEPT.



KRISTIE L. HUNTER-CONLEY LOCAL REGISTRAR JAN 04 2019 *Kristie Hunter-Conley*

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

December 21, 2024

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

**Subject: Authorization for Springboro Development Co. to Apply for Zoning Change (PUD) for 1176 SR 73, Springboro, Ohio**

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 a zoning change for the property, specifically to apply for a Planned Unit Development (PUD) as outlined in the Clearcreek Township zoning regulations. We fully support Springboro Development Co. in pursuing the required steps for approval through the Township.

Please feel free to contact us directly at [Owner's Phone Number] or [Owner's Email Address] 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

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**Owners**

Rhonda L. Brunk (1/16 INT.)

X  dotloop verified  
12/24/24 1:46 PM EST  
HO2U-IRNH-VRSO-ABHX  
\_\_\_\_\_ Date

Ryan L. Brunk (1/16 INT.)

X  dotloop verified  
12/23/24 8:12 AM EST  
DVJO-ZKCT-JZG-CYB  
\_\_\_\_\_ Date

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

X  dotloop verified  
12/24/24 1:44 PM EST  
BCQ1-JFUY-ADBA-7DNS  
\_\_\_\_\_ Date

Regan L. Brunk (1/16 INT.)

X  dotloop verified  
12/21/24 3:58 PM EST  
21UJ-WQM2-CEVD-AZ3A  
\_\_\_\_\_ Date

Duane A. Brunk (1/4 INT.)

X  dotloop verified  
12/31/24 11:42 AM EST  
JLIE-XW8W-OBLY-NEP  
\_\_\_\_\_ Date

Sharon K. Brunk (1/4 INT.)

X  dotloop verified  
12/23/24 8:21 AM EST  
7J6B-W5IN-LCBC-DOHR  
\_\_\_\_\_ Date

Karen B. Weist (1/4 INT.)

X  dotloop verified  
12/23/24 10:42 AM EST  
W4F-BHNB-E5BY-RYG  
\_\_\_\_\_



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## Reason for Application

We are submitting this application to propose a more aesthetically appealing and thoughtful approach to development than what is typically allowed under straight-zoning plans. Our goal is to avoid the typical gridded layout that forces homes directly along State Route 73 (SR 73). Instead, we aim to create a unique and visually pleasing development that incorporates a large buffer zone with mounding and lush landscaping, which can be achieved through a PUD plan. This flexibility allows us to create a more natural, inviting environment that straight zoning simply cannot offer.

Additionally, we are seeking a Residential Planned Unit Development (R-PUD) to provide an alternative to the standard developments with sewer services. Our plan will enable custom builders to be a part of this project, offering consumers more diverse and personalized housing options. This development seeks to foster a sense of community, with a focus on design that builds character and avoids the cookie-cutter appearance of traditional subdivisions. With strict Covenants, Conditions, and Restrictions, we plan to require builders to adhere to aesthetically appealing requirements such as veneer to grade, minimums on tree installations, and limitations on certain building materials.

We are also committed to preserving the current topography, mature trees, and local wildlife on the property. The purpose of this PUD is not just to build homes, but to maintain the beauty and natural features of the land, ensuring that development enhances, rather than destroys, the existing environment.

## Availability of Community Resources and Schools

### Overview

This report summarizes the anticipated impact of a new subdivision within the Springboro School District, Clearcreek Township Fire Department, and Clearcreek Township Police Department.

### Impact on Springboro School District

The subdivision will contribute to a moderate increase in student enrollment in the Springboro School District. However, the increase will be lower than what would occur under straight zoning, and the district should be able to manage the additional students with minimal adjustments to staffing and resources.

### Impact on Emergency Services

- **Fire Department:** The Clearcreek Township Fire Department will handle the emergency response for the new subdivision.
- **Police Department:** The Clearcreek Township Police Department will also respond to an expected increase in calls for service.

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### Tax Revenue Impact

The subdivision will generate additional property tax revenue, supporting the local school district and emergency services. This revenue will help fund necessary infrastructure and service improvements to meet the needs of the growing community.

### Overview of Open Space

#### Statement on the Maintenance of Open Space

Our proposed development will include 30 acres minimum of open space, a key feature that emphasizes the preservation of natural beauty while providing recreational and aesthetic value for residents. The open space will be thoughtfully designed to create a harmonious environment, combining both natural and landscaped elements.

#### Key Features of Open Space

- **Ponds:** The development will feature four ponds, each equipped with fountains and aerators. These ponds will not only serve as picturesque focal points but also help to maintain water quality and support local wildlife.
- **Wooded Areas:** A significant portion of the open space will consist of wooded areas that will remain undisturbed, preserving the natural forested landscape and offering residents a tranquil, scenic environment.
- **Buffer Zone:** To ensure the development blends seamlessly with the surrounding area, there will be open space along SR 73 as a buffer. This area will provide privacy, reduce noise, and maintain the natural visual appeal of the land, creating a soft transition between the development and the main road. A seating pavilion with a garden is also envisioned in this zone.

#### Long-Term Maintenance

To ensure the open space remains well-maintained and continues to enhance the community, the Homeowners Association (HOA) will oversee its care. The HOA will be funded by contributions from homeowners and will have a substantial reserve to cover the costs of ongoing maintenance. A professional HOA management company will be responsible for the regular upkeep of the ponds, wooded areas, and buffer zones, ensuring that the open spaces are consistently cared for and remain attractive for all residents.

In conclusion, the 30 acres of open space, including ponds, wooded areas, and buffer zones, will be thoughtfully preserved and maintained. The HOA, with its substantial reserve and professional management, will ensure that the open space continues to be a valuable and well-kept feature of the community for years to come.

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## Development Phasing

### Phase 1

The first phase will cover approximately 50 acres and will consist of 52 lots located on the west side of the property. This phase will feature an entrance off SR 73, providing easy access to the development. Key infrastructure will be established, including roads, utilities, and the development of 30 acres minimum of open space. A stub road will connect this phase to Richard's Run, ensuring seamless integration with the neighboring community. In this phase, we will also begin preserving and enhancing the natural features of the land, including the wooded areas.

### Phase 2

The second phase will extend the development eastward and will involve the connection to Stone Ridge North Hill via a stub road. This phase will focus on completing the development with additional residential lots, expanded open spaces, and continued preservation of the natural topography and wooded areas. The open space and environmental features from Phase 1 will be extended and integrated into the second phase, ensuring a consistent aesthetic and community feel throughout the development.

#### **(1) The proposed uses are appropriate for the parcels being reviewed**

The current zoning of the property is SR-1, which permits **single-family homes** on 1/2 acre lots with a 100-foot minimum frontage. While the SR-1 zoning allows for single-family homes, the proposed **Residential Planned Unit Development (R-PUD)** seeks to provide a similar residential use but at a **lower density** than what would be permitted under the straight zoning. This will result in a more open, less densely packed development that is better suited to the natural topography of the land.

The proposed PUD is **consistent with the current zoning**, as it will still allow for single-family homes, but with greater flexibility in design. By lowering the density, the development will better align with the surrounding community's character, preserving the peaceful, residential nature of the area. Additionally, the PUD's design will integrate well with the **adjoining properties**, which feature similar lot sizes and layouts, further ensuring compatibility within the neighborhood.

In essence, the PUD provides a refined, low-density alternative to straight zoning that respects both the property's zoning and its location within the broader community, while offering a higher quality of design and a more desirable living environment for future residents.

#### **(2) a) Permitted Uses within the PUD**

The proposed development will be exclusively for single-family residential uses. The PUD zoning allows for flexibility in design while ensuring that the area is developed with high quality, custom homes that enhance the character of the community. This approach will maintain

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the residential nature of the development, avoiding higher-density or non-residential uses that could disrupt the peaceful, family-oriented environment we aim to create. By focusing solely on single-family homes, we are committed to fostering a cohesive neighborhood that emphasizes privacy, quality of life, and a strong sense of community.

**(2) b) General Location of Uses**

The entirety of the property will be reserved to single-family residences and community open space.

**(2) c) Use-Specific Standards**

The lots within this PUD will be solely for the uses of single-family uses. Covenants, Conditions, and Restrictions will be put in place to enforce building standards in line with Clearcreek Township properties.

**(2) d) Maximum Density Permitted within the PUD**

The PUD plan proposed contains 132 lots. The straight-zoning density allows for 145 lots, subject to change and alteration of a more economical plan.

**(2) e) Amount and Location of Open Space**

This information can be seen on the PUD conceptual plan. At minimum a PUD requires 25% open space. On this property, this equates to slightly above 25 acres. Our plan incorporates 30+ acres of open space or 30% minimum.

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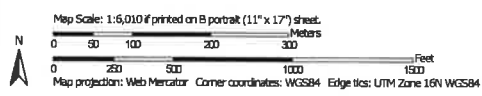
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## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Warren County, Ohio  
Survey Area Data: Version 23, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 28, 2019—Dec 5, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features
  - Blowout
  - Borrow Pit
  - Clay Spot
  - Closed Depression
  - Gravel Pit
  - Gravelly Spot
  - Landfill
  - Lava Flow
  - Marsh or swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saline Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Sinkhole
  - Slide or Slip
  - Sodic Spot
- Water Features
  - Streams and Canals
- Transportation
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background
  - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

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## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrU	Brookston, fine-silty-Urban land complex, 0 to 2 percent slopes	9.9	3.0%
DaUB	Dana-Urban land complex, 2 to 6 percent slopes	13.9	4.2%
EdC2	Eden complex, 6 to 12 percent slopes, moderately eroded	10.9	3.3%
EdE2	Eden complex, 18 to 25 percent slopes, moderately eroded	1.5	0.4%
EdUC2	Eden-Urban land complex, 6 to 12 percent slopes, moderately eroded	21.5	6.6%
FhA	Fincastle silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	3.1	1.0%
Gn	Genesee loam	26.9	8.2%
HeF	Hennepin silt loam, 25 to 35 percent slopes	4.8	1.5%
MnD2	Miamian-Hennepin silt loams, 12 to 18 percent slopes, moderately eroded	20.7	6.3%
MnUD2	Miamian-Hennepin-Urban land complex, 12 to 18 percent slopes, moderately eroded	0.0	0.0%
MrC2	Miamian-Russell silt loams, 6 to 12 percent slopes, eroded	10.9	3.3%
MrUC2	Miamian-Russell-Urban land complex, 6 to 12 percent slopes, eroded	11.3	3.5%
RnU	Ross-Urban land complex, 0 to 2 percent slopes, occasionally flooded	6.4	1.9%
RvB	Russell-Miamian silt loams, 2 to 6 percent slopes	73.7	22.5%
RvB2	Russell-Miamian silt loams, 2 to 6 percent slopes, moderately eroded	33.9	10.3%
RvUB	Russell-Miamian-Urban land complex, 2 to 6 percent slopes	11.1	3.4%
RvUB2	Russell-Miamian-Urban land complex, 2 to 6 percent slopes, moderately eroded	19.0	5.8%
WyB2	Wynn silt loam, 2 to 6 percent slopes, eroded	29.0	8.8%

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
WyUB2	Wynn-Urban land complex, 2 to 6 percent slopes, eroded	11.7	3.6%
XeA	Xenia silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	4.5	1.4%
XeUA	Xenia, Southern Ohio Till Plain-Urban land complex, 0 to 2 percent slopes	3.2	1.0%
<b>Totals for Area of Interest</b>		<b>327.9</b>	<b>100.0%</b>

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