

RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30043

Resolution No. 3370

Passed May 8, 2008

CLEARCREEK TOWNSHIP WARREN COUNTY, OHIO

A RESOLUTION TO Approve THE REQUEST BY CHRISTOPHER BRIAN AGENT FOR HIMSELF AND DIANA BRIAN TO AMEND THE CLEARCREEK TOWNSHIP ZONING RESOLUTION AND MAP FOR A TOTAL OF 7.785 ACRES OF LAND. THREE PROPERTIES ARE PART OF THIS REQUEST. THESE PROPERTIES ARE IDENTIFIED AS 129 WEST STATE ROUTE 122. THE PROPERTIES ARE FURTHER IDENTIFIED AS 08-03-400-026, 08-03-400-023 AND 08-03-400-062. THESE PROPERTIES ARE IN SECTION 3, TOWN 3 AND RANGE 4 IN CLEARCREEK TOWNSHIP. THE PROPOSED REZONING IS FROM RESIDENCE ZONE "R-1" TO RESIDENCE ZONE WITH A PLANNED UNIT DEVELOPMENT OVERLAY "R-1PUD".

WHEREAS all public hearings, public notices to adjoining property owners, and the recommendation of the Warren County Regional Planning Commission for the Zoning Map amendment application have been conducted and made pursuant to the Clearcreek Township Zoning Resolution and Section 519.12 Ohio Revised Code; and,

WHEREAS the proposed rezoning request from Residence Zone "R-1" to Residence Zone with a Planned Unit Development overlay "R-1PUD" was APPROVED with seven (7) conditions by the Zoning Commission after the conclusion of that public hearing; and,

NOW THEREFORE, BE IT RESOLVED by the Board of Clearcreek Township Trustees that the said application for Residence Zone Planned Unit Development "R-1PUD" for a total of 7.785 acres, be Approved subject to the following conditions:

1. Prior to action on the rezoning application, the submitted Sketch Plan shall be amended to show existing topography and 100 year flood plain, in compliance with Section 13.05 (Application Procedures) of the Clearcreek Township Zoning Resolution.
2. Approval of a planned unit development (PUD) overlay shall only mean approval of land uses and shall not include approval of a site plan, as this is a matter for Stages 2 & 3 of the PUD.
3. Christopher Brian shall be the spokesperson for the PUD in all dealings with Clearcreek Township, regardless of the number of property owners within the project. Mr. Brian may delegate his role as spokesperson to another individual and shall notify the Clearcreek Township Zoning Inspector in writing of such event. In any case, only one spokesperson will be recognized by Clearcreek Township as representing the PUD.
4. Final detailed site plan approval in accordance with the procedure set forth in Section 13.07 of the Clearcreek Township Zoning Resolution.
5. Compliance with all of the Clearcreek Township Trustees conditions and requirements that may be set forth by resolution granting the PUD overlay and compliance with requirements of Chapter 13 of the Clearcreek Township Zoning Resolution.
6. Approved land uses shall include a single family residence with bed and breakfast lodging, limited to three (3) bedrooms for overnight stay by guests and breakfast the following morning. Approval of a proposed future healing center and cultural arts center of no greater than 1500 sq ft shall be at the discretion of the Clearcreek Township Trustees, subject to submission of a revised preliminary site plan (Stage 2).

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Dakota Legal Blank, Inc., Form No. 30945

Resolution No. 3370 Passed May 8, 2008

7. Submission of a recombination survey, combining affected properties, to the satisfaction of the Warren County Tax Map Department.

Mr. McDonald moved to adopt the foregoing Resolution. Mr. Lamb seconded the motion and upon the call of the roll the following vote resulted:

Mr. Wade-yea
Dr. McDonald-yea
Mr. Lamb-yea

Resolution adopted at a regular public meeting conducted May 8, 2008.

THE BOARD OF CLEARCREEK TOWNSHIP TRUSTEES

Ed Wade
Dr. McDonald
R. Lamb

08034000330
MICHAEL DANIEL & LINDA M
1.128

08034000340
MORRISON DAPHNE P.
3.68

08034000170
WARREN CO. JOINT VOCATION
1.732

08034000260
BRIAN DIANA L.
1.157

08034000610
BERGER ROBERT L.
4.858

08034000230
BRIAN CHRISTOPHER C.
5.001

691.16

135.68

150

100.36

50.28

185.56

224.57

138.87

BUFFER ZONE WEST

10' WOOD FENCE

20' FENCE ONLY

ADDITIONAL PARKING

COURTYARD
363.44

OPEN AREA

ARBORETUM

BRIAN

Warren County, Ohio
Customized Property Map

1 inch equals 50 feet

0 5 10 20
Feet

The provider makes no warranty as to the accuracy of the information. The user is responsible for the accuracy of the information. The provider is not responsible for any errors or omissions. The provider is not responsible for any damages or losses resulting from the use of the information.

Warren County Administration Building
406 Justice Drive
Lebanon, OH 45038

Legend

Boundaries

LINE TYPE

Auditors Tract Line

Civil Township Line

Corporate Line

County Line

Farm Lot Line

Hardware

Overpass Line

Parcel Line

Parcel-In-ROW Line

ROW Unknown Width Line

Road ROW

School Line

Section Line

Subdivision Lot Line

Subdivision Lot Line

Township and Range Line

Trail Line

Unknown

VMS Line

Vacated Road Line

Roads

ROUTECLASS

County

Interstate

Municipal

State

Township

US

2005 Topography

FEATURE

10' Contour

2' Contour

100 Year Flood Zone

500 Year Flood Zone

RECEIVED
FEB 28 2008
CLEARCREEK TOWNSHIP
ZONING DEPT

Printing Date: February 26, 2008



RECEIVED

FEB 28 2008

CLEARCREEK TOWNSHIP
ZONING DEPT.

SUMMER FIELD 1ST ADD

1 inch equals 100 feet



Warren County Administration Building
406 Justice Dr.
Lebanon, OH 45036

8034000441