



Record Report for Planned Unit Development (PUD) Stage 1 Zoning Change Request #ZC-25-0001

Record Overview

Record Number: ZC-25-0001

Record Type: Planned Unit Development (PUD) Stage 1 Zoning Change Request

Record Status: In Progress

Record Submitted At: Tuesday October 28, 2025

Record Address: 129 State Route 122, Lebanon OH 45036 (08-03-400-087)

Record Owner: Jeff Palmer

Record Applicant: CB Brian

Form Submission

Applicant is:: Other

If Other, please explain: Owner son. Business Partner

Applicant:

Christopher Brian

4166 N US 42

Waynesville, OH 45068

cb69792@gmail.com, (513) 259-6129

Address of Project: 129 State Route 122, Lebanon OH 45036 (08-03-400-087)

Address of Project: 129 State Route 122, Lebanon OH 45036 (08-03-400-063)

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

Current Use of the Property: Residence/ Bed and Breakfast

Property fronts on the following roads:: US 122

The property is presently zoned:: Residence Zone Planned Unit Development "R-1PUD"

Requested Zoning Classification: Residential Planned Unit Development "R-PUD"

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

Tax mailing address of individual(s) with whom the legal title to said property is recorded:: 129 W ST RT 122, Lebanon OH 45036

Reason(s) for the Application:: The applicant is requesting a Planned Unit Development (PUD) zoning designation to allow the establishment of The Brian Manor, a wedding and event center, within a primarily residential district while ensuring that development standards, design controls, and operating parameters are clearly defined and

enforceable.

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. :

The property is located within close proximity to existing community services, including Clearcreek Fire Station 23, which provides adequate emergency response coverage to this area. The proposed event center will not increase the demand for public education, as no residential units are being added. Additionally, the project will not place any measurable strain on community facilities such as schools, libraries, or parks. Events will be limited in frequency and size, with sufficient on-site parking and emergency access provided. Overall, the proposal will have minimal impact on existing community facilities while adding a new venue option that could benefit the local economy and community.

2) Evidence how the developer's proposed land use(s) meet existing and projected community requirements. :

The development supports community goals by promoting small business growth, rural tourism, and use of the property in a manner consistent with surrounding open space and low-density residential character. The use is complementary to the existing neighborhood setting and aligns with projected community trends toward locally owned, multi-use spaces that provide both economic and social benefits.

3) A general statement how the common open space shall be owned and permanently maintained. :

All designated common open space within the proposed development will be privately owned and permanently maintained by the property owners for that purpose. The open space areas will not be sold or developed for other uses and will be maintained in accordance with all applicable zoning and property maintenance standards. Maintenance responsibilities will include landscaping, mowing, repair of any structures or features, and general upkeep to ensure the area remains attractive and functional for the life of the development.

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.:

The proposed development for Brian Manor Wedding & Event Center is planned to proceed in two phases to allow for efficient construction and responsible growth. Phase 1 will include updating of the primary event center area, driveway access, parking areas, stormwater management features, and required landscaping. This phase will establish the core operations of the venue and ensure full functionality and compliance with all applicable zoning, safety, and building standards prior to occupancy. Phase 2 will focus on additional site enhancements, which may include an outdoor ceremony area, secondary pavilion or gazebo, expanded landscaping, and aesthetic improvements to the property. These additions are intended to enhance guest experience and overall visual appeal while maintaining the integrity and character of the surrounding neighborhood. Each phase is designed to operate independently while contributing to the overall PUD Concept Plan, which reflects the intended total project buildout. Future improvements will follow the same design standards and maintain full compliance with applicable codes and conditions of approval.

(1) The proposed use(s) are appropriate for the parcel(s) being reviewed; : Wedding & Event Center

(2) The following information is specified/clarified in the narrative

Project Use and Development Standards The following information is provided and illustrated on the accompanying Concept Plan and within this narrative to define the intended use and development standards for the proposed Brian Manor Wedding & Event Center (R1-PUD). The proposed PUD establishes a comprehensive framework to ensure the property is developed and operated in a manner that is compatible with surrounding residential uses, protective of the Township's rural character, and consistent with the goals of the Clearcreek Township Master Land Use Plan. a) Permitted Uses The permitted uses within the proposed PUD shall include the operation of a wedding and special event venue, together with related and accessory uses customarily associated with such a facility. These uses shall include, but are not limited to: Indoor event

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. The Zone Change Amendment Request/PUD Concept Plan is consistent with	space within the existing manor house for weddings, receptions, private gatherings, and similar events. Outdoor ceremony areas, including gardens, patios, and lawn spaces designed for small-scale events and photographs. Accessory facilities such as landscaping, decorative lighting, walkways, and limited outdoor structures (gazebo, pergola, or pavilion) that support event operations. Parking facilities, screened and landscaped to minimize visual and noise impacts on adjacent properties. Directional and identification signage consistent with Clearcreek Township design standards, constructed of natural or residentially compatible materials. Storage and utility areas necessary for maintenance and operations, to be located and screened in a manner that minimizes visibility from public rights-of-way and neighboring residences. Accessory lodging use in the form of a Bed and Breakfast, which shall continue to operate on-site when not in use for wedding or event functions. All permitted uses and accessory structures shall conform to the standards and design criteria established within this PUD Concept Plan. Event operations shall be limited in frequency and hours to ensure compatibility with adjacent residential uses, with amplified outdoor sound ceasing no later than 10:00 p.m. and all event activities concluding by 11:00p.m on Friday and Saturday evening. The intent of these permitted uses is to preserve the existing character of the property, allow for low-impact adaptive reuse, and provide for community-oriented functions in a manner consistent with the Township's long-term planning objectives. b) General Location of Uses: The primary event area is centrally located on the parcel, with parking and access drives situated to the south east of the area. Outdoor ceremony and landscaped open space areas are positioned to the south and east to provide natural buffering from adjacent properties. c) Use-Specific Standards: Operations will comply with all applicable county noise, lighting, and occupancy regulations. Events will typically occur on weekends and conclude by 10:00 PM with cleanup to be concluded by 11:00 PM. Adequate on-site parking will be provided, and all stormwater and landscaping requirements will be met per zoning code. d) Maximum Density/Intensity: The site will consist of one primary event area with a maximum occupancy of approximately 100 guests. No residential density is proposed. (e) Operational Standards Operations at The Brian Manor shall adhere to performance standards that ensure compatibility with the surrounding residential environment. Hours of Operation: Events may occur between 10:00 a.m. and 10:00 p.m., with all outdoor amplified sound ending no later than 9:30 p.m. Event Frequency: Limited to a maximum of two (2) events per week, typically Friday through Sunday, with occasional weekday gatherings as approved by the Township. Noise and Lighting: Outdoor amplification systems shall be directed inward toward the property and monitored to remain within acceptable Township noise limits. Sound readings attached show in-courtyard versus outside courtyard noise control. All lighting shall comply with dark-sky standards and be extinguished within one hour after event conclusion. Catering and Alcohol Service: Permitted only in accordance with applicable Ohio Department of Commerce regulations and local health codes. Maintenance and Site Management: The property owner shall maintain all structures, landscaping, and site improvements in good condition. On-site management will be present during all events to oversee parking, security, and guest safety. Bed & Breakfast Use: The existing Bed and Breakfast will operate independently of event functions and will not host overnight guests during major events unless specifically approved as part of a coordinated rental package. These operational measures are designed to ensure that the use remains low-impact, community-oriented, and visually harmonious with its surroundings while providing a unique and elegant venue for special occasions. All details shown on the Concept Plan are intended to guide the final development layout and ensure the project remains consistent with the intent of the approved R1-PUD. The Brian Manor is envisioned as an elegant wedding and event center that complements the surrounding rural setting by utilizing existing natural features, maintaining substantial open space, and employing architectural and landscape elements that blend harmoniously with the area's character. The proposed use represents a low-intensity, community-oriented venue that aligns with the Master Land Use Plan's goals for compatible development, rural preservation, and economic vitality through small-scale, locally beneficial enterprises. The project adheres to the guiding principles of the Master Land Use Plan
--	--

the Clearcreek Township Master Land by promoting appropriate land use transitions, preserving scenic and natural resources, and contributing positively to the long-term vision of Clearcreek Township as a balanced, high-quality living environment.

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; :

The site plan demonstrates a balanced approach to land utilization, with a significant portion of the property preserved as open space and landscaped areas. This ensures that the overall character of the site remains consistent with the rural aesthetic and low-impact development intent of the Clearcreek Township Master Land Use Plan.

(c) The use(s) proposed will not be detrimental to existing and potential future surrounding uses and will harmoniously relate to the surrounding area; :

The proposed wedding and event center will operate as a low-intensity, special-use venue that complements the existing land use pattern by maintaining substantial setbacks, preserving natural vegetation, and incorporating architectural and landscape elements consistent with the rural aesthetic of Clearcreek Township. Through thoughtful site planning, controlled access, appropriate buffering, and the preservation of open space, The Brian Manor PUD will coexist compatibly with neighboring properties while enhancing the overall character and quality of 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; :

The minimum required common open space areas within The Brian Manor PUD have been appropriately designated and designed in full accordance with the provisions of the Clearcreek Township Zoning Resolution. These areas have been planned to preserve the natural character of the site, enhance visual appeal, and provide functional buffers consistent with the intent of the Planned Unit Development regulations. The responsible entity will ensure the long-term preservation, maintenance, and management of these areas in a manner consistent with Township standards and the approved development plan.

(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.:

Approval of the Stage 1: Zone Change Amendment Request / PUD Concept Plan for The Brian Manor may be granted subject to such conditions as are deemed necessary to protect the public health, safety, morals, and general welfare of the community. In accordance with the provisions of the Clearcreek Township Zoning Resolution, the Clearcreek Township Zoning Commission and/or Board of Trustees may require the submittal of a revised PUD Concept Plan should it be determined that modifications are necessary to achieve compliance with applicable zoning regulations or to address specific development considerations identified during the review process. These provisions ensure that the approved PUD Concept Plan remains consistent with the intent of the Clearcreek Township Master Land Use Plan and the standards governing Planned Unit Developments, while preserving the Township's commitment to responsible and well-coordinated growth.

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

Yes

The undersigned certifies that information herein along with all submitted exhibits are factual and correct.:



Signed in GovWell: Tuesday October 28, 2025, 7:42pm