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The Brian Manor – Wedding and Event Center

Zoning Request: R-PUD (Residential Planned Unit Development)
Applicant: Christopher D. Brian
Property Address: 122 W St Rt 122
Date: Oct 2025

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1. Project Overview

The Brian Manor is proposed as a small-scale, high-quality **wedding and special event venue** located within a planned R-PUD district. The concept blends the **character of an elegant country estate** with the surrounding **residential and rural setting**, offering a picturesque venue for weddings, receptions, family gatherings, and community events.

The PUD zoning request allows flexibility to ensure the project maintains **low-intensity use**, **enhanced design standards**, and **preservation of open space**, while enabling a use not otherwise permitted in standard residential zoning.

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2. Intent of the PUD

The purpose of the R-PUD zoning is to:

- Provide for a **unique, cohesive site design** that integrates hospitality uses within a residential setting.
- Allow limited commercial activity that complements and preserves the character of surrounding residential land.
- Maintain **rural and residential aesthetics** through architectural controls, landscaping, and buffering.
- Ensure that **traffic, noise, and lighting impacts** are minimal and well-managed.

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3. Site Description

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- **Total Acreage: 08-03-400-087 (7.8327 acres), 08-03-400-063 (6.4 acres)**

- **Existing Use:** The subject property is presently developed and occupied as a single-family residence. In addition to the primary residential use, the property operates as a licensed Bed and Breakfast establishment, utilizing two guest suites located within the main dwelling. The Bed and Breakfast functions as a low-intensity, accessory use to the principal residence, accommodating short-term guests while maintaining the character and appearance of a single-family home.

- **Proposed Use:** The purpose of this R-PUD zoning request is to allow the adaptive reuse of the existing residential property for operation as a Wedding and Event Center while preserving the site's residential character and rural appeal. The Planned Unit Development designation provides the flexibility to accommodate the unique layout of the existing structures and grounds while ensuring compliance with applicable zoning standards and community objectives.

  The intent of the proposed development is to create a high-quality venue that serves as a community asset by offering an attractive, well-managed space for private events such as weddings, receptions, and gatherings. The proposed use will contribute to the local economy, support tourism, and enhance the township's appeal as a destination for special occasions.

  The existing residence will continue to serve as the owners' primary dwelling, maintaining an established residential presence on the property. The two guest suites currently utilized as part of the Bed and Breakfast will be reserved for use by VIP guests associated with scheduled wedding or event functions, ensuring a private and seamless experience for hosts and their immediate parties.

  The design and operational plan emphasize minimal impact on surrounding properties, including considerations for traffic management, parking, landscaping, lighting, and noise mitigation. Through the PUD process, the applicant seeks to establish development parameters that ensure compatibility with adjacent land uses, uphold the township's long-term planning goals, and maintain the overall integrity of the surrounding residential environment.

- **Surrounding Zoning:**

  - North: Public Institutional Zone "PI" & Residential Zone "R-1". East, South and West: Residential Zone "R-1"

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- **Access:** State Route 122
- **Utilities:** Public water/ On-site septic/ Electric

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4. Proposed Development Components

a) Main Facility

- Renovated manor house (approx. ±8000sq ft] to support events and provide staging areas for guests. The existing structure will continue as the primary residence for the owners.
- Includes 2 guest suites separated from the main living area by secured doors.

b) Outdoor Venue Area

- Landscaped gardens, gazebo, and patio for outdoor ceremonies.
- Small pavilion structure or tent area (seasonal). Open area to the east of the courtyard.
- Walkways and pavered trails within the arboretum.

c) Parking & Access

- The proposed development includes a gravel parking lot designed to accommodate event guests and service vehicles (Limited to 35 vehicles). The parking area will be strategically screened with landscaped green buffers to minimize visual impact and maintain the rural character of the property.
- A defined main walkway and driveway will connect the parking area to the event center, providing safe and convenient access for guests. This pathway will also serve as a designated route for transport vehicles or shuttles, ensuring smooth circulation between the parking area and event spaces while preserving the aesthetic integrity of the site.
- Capacity for approximately 20–40 vehicles.
- One main entrance/exit with clear sight distance and appropriate signage.

d) Open Space & Landscaping

- Minimum of 50–60% of the site reserved as landscaped or natural open space.
- Retention of mature trees and addition of new plantings for screening.
- Stormwater is managed through bioswales and natural drainage features.

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e) Noise & Operational Controls

- Events will end at dusk, with a 60 minute clean-up window after. Cleanup activities may continue for up to 60 minutes past dusk, provided they are quiet (no music, no guest activity) and do not involve outdoor congregation or vehicle idling.
- No amplified outdoor music after dusk.
- Indoor amplified sound must end no later than dusk, ensuring all event activity remains within the approved operating window.
- All event activities conducted within defined areas.

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5. Permitted Uses within the PUD

The following uses are requested within the PUD:

1. **Primary Use:** Wedding venue
2. **Accessory Uses:** Charity Events and Receptions
    - Lodging for event hosts (within the manor)
    - Photography sessions (Senior Portraits, Couples Sessions, Family Shoots)
    - Small-scale catering or bar service to be provided by vendors, with the possibility of future licensing by Brian Manor LLC.

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6. Density and Intensity

- **Building Coverage:** Existing
- **Floor Area Ratio (FAR):** NA
- **Maximum Height:** Courtyard Walls 12-15ft. Towers: 35-50ft
- **Guests per Event:** Limited to 100 persons maximum
- **Events per Week (Est):** 1-2 Events

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7. Traffic and Access Management

A traffic summary will be included with the final PUD plan. Expected peak use is limited to weekend events with off-peak arrival/departure times. The proposed design ensures minimal impact on surrounding roads, and on-site attendants will manage parking and circulation.

- Guests will be shuttled from the upper parking area to the east side of the courtyard via golf cart/ transport van along the gravel path (See "Parking B" on Concept Map).
- Guests will be able to access the courtyard from the west parking area via a paved path (See "Parking A" on Concept Map).

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8. Open Space and Environmental Design

The plan preserves significant green areas and existing tree lines to buffer the property from adjacent residences. Drainage improvements, native landscaping, and low-impact lighting will enhance ecological value and neighborhood compatibility.

- The open space to the east of the courtyard will be used in case of unfavorable weather conditions. Hosts will be able to have tents set-up in this area to offer a secondary space for the event (See "Open Space" on Concept Map).
- There are a series of paved and unpaved trails throughout the Arboretum that guests can explore.

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9. Compliance and Approvals

The proposed Wedding and Event Center represents the adaptive reuse of an existing residential property currently improved with a single-family home and related site features. No new primary structures are proposed at this stage; all improvements will occur within the existing building footprint and surrounding landscaped grounds.

The proposal complies with the intent and standards of the Clearcreek Township Zoning Resolution and the R-PUD District by promoting creative reuse of an established property, maintaining open space, and ensuring compatibility with the surrounding residential area.

The applicant respectfully requests approval of the Stage 1: Zone Change Amendment and Concept Plan to establish the R-PUD designation for the subject parcel. Any future modifications to the site or structures will be submitted for review under the Stage 2: Final Development Plan process as required.

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10. Conceptual Exhibits

1. **Site Layout Plan**
2. **Lighting/ Sound Management**

Conclusion and Summary Statement:

The proposed Brian Manor Wedding and Event Center R-PUD represents a thoughtful and responsible adaptive reuse of an existing residential property that aligns with the goals of the Clearcreek Township Master Land Use Plan. By maintaining the site's residential character and incorporating carefully planned landscaping, screening, and access improvements, the development will provide a high-quality venue that complements the surrounding community.

The continued use of the primary residence by the property owners, along with limited on-site accommodations for VIP guests, ensures the property remains well-maintained and closely managed. The proposed improvements are designed to minimize off-site impacts while enhancing the aesthetic and functional quality of the existing grounds.

This R-PUD request seeks to formalize a balanced land use that supports both the property's historic character and the township's long-term vision for orderly, compatible growth. Approval of this application will allow the property to operate as a small-scale, community-oriented event

venue that contributes positively to the local economy while preserving the integrity of the surrounding rural residential environment.

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