Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING
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STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

November 20, 2025

Jeff Palmer, Director of Planning and Zoning
Clearcreek Township
7593 Bunnell Hill
Springboro, OH 45066

Subject: RPC Recommendation for Brian Manor PUD Stage 1 Rezoning

Dear Ms. Palmer:

This letter is regarding the Brian Manor PUD Stage 1 Rezoning in Clearcreek Township. At its meeting on November 20, 2025, the Warren County Regional Planning Commission Executive Committee recommended approval with a vote of 13 ayes, 0 nay, 1 abstain, to the Clearcreek Township Zoning Commission with the understanding that the rezoning my still not permit a wedding event facility. The rezoning should be conditioned upon the following:

1. All plans and proposals from the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Clearcreek Township Zoning Resolution and the Warren County Subdivision Regulations.
3. Prior to Zoning Permit approval, the applicant shall meet the criteria for a "Farm" per section 3.3101 of the Clearcreek Township Zoning Resolution.
4. Prior to review by the Clearcreek Township Board of Trustees, the applicant shall submit a detailed site plan illustrating:
    a. The requirements of Section 13.05 B, 3 of the Clearcreek Township Zoning Resolution; and
    b. The parking spaces required for the wedding & event center in addition to the parking requirements for the existing single-family residence and bed & breakfast.
5. Revise the project narrative to include:
    a. The current uses of single-family residence and bed & breakfast as permitted uses;
    b. Currently permitted uses of a holistic healing center and art studio;
    c. Farm Based Tourism as an allowable use; and
    d. Clarification of hours of operation for the wedding & event center.
6. The site's internal circulation is reviewed by the Warren County Engineer's Office prior to the approval of PUD Stage 3. The Ohio Department of Transportation shall determine if a

traffic impact analysis is necessary. If a traffic impact analysis is required, it shall receive ODOT's approval prior to PUD Stage 3.

7. The site is limited to the current access points for each lot. Access from State Route 48 is prohibited.
8. The additional road right-of-way as required per the Warren County Thoroughfare Plan shall be dedicated prior to PUD Stage 3 approval.
9. Concurrent with the PUD Stage 2 application, the applicant shall submit the plan for the proposed landscaping, buffers, and lighting.
10. The proposed septic system design receives approval by the Warren County Combined Health District/Ohio Environmental Protection Agency (OEPA) prior to the approval of PUD Stage 3. If it is determined that the venue will generate more than 1,000 gallons of wastewater per day, the OEPA will have jurisdiction to review the septic system.
11. If required, a stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office prior to PUD Stage 3.
12. The maximum number of guests for the wedding & event venue is limited to 100.

The staff report is attached.

Please contact our office if you have any questions regarding this recommendation.

Sincerely,

Stan Williams

Stan Williams, AICP, Executive Director