



Record Report for Planned Unit Development (PUD) Stage 2 Preliminary Site Plan Review Request #ZC-26-0004

Record Overview

Record Number: ZC-26-0004

Record Type: Planned Unit Development (PUD) Stage 2 Preliminary Site Plan Review Request

Record Status: In Progress

Record Submitted At: Tuesday September 8, 2026

Record Address: 129 State Route 122, Lebanon OH 45036

Record Owner: Jeff Palmer

Record Applicant User: George Reinke

Record Applicant Company: Reinke Group, Inc

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Form Submission

Stage 1 Application #:

#ZC-25-0001 | CB Brian | Submitted 10/28/25

Applicant is:: Other

If Other, please explain: Engineer

Applicant:

George Reinke
63 Rhoads Center Dr
Centerville, OH 45458

Address of Project: 129 State Route 122, Lebanon OH 45036

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

Current Use of the Property:

Primarily, the property is developed and occupied as a single family residence. In addition, the property operates as a licensed bed and breakfast.

Property fronts on the following roads:: SR 122 and SR 48

The property is presently zoned:: 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. State Route 122, Lebanon, Ohio 45036

Reason(s) for the Application::

PUD Stage 2 approval, to establish a wedding and event center by adaptive reuse of the property, while preserving the residential character and rural appeal.

(1) The list of uses permitted within the PUD are defined. :

Proposed uses are appropriate for the parcels, per the PUD Stage 1 approval:

- a. The current uses of single-family residence and Bed & Breakfast as permitted uses.
- b. The current permitted uses of a holistic healing center and art studio.
- c. Wedding venue and event venue.
- d. Photography sessions.
- e. Small scale catering.
- f. Capacity of site limited to 100 attendees, maximum parking spaces will be limited to thirty-five (35) spaces, limited to private events such as weddings, receptions and the like.
- g. Private events shall conclude one (1) hour after dusk.
- h. Outdoor gathering shall be limited to the courtyard and the defined area east of the house, maximum size to be determined as part of Stage 2 application process.
- i. Guests can explore the arboretum via paved and unpaved trails.

(2) The exact locations, types, heights, materials, and designs of such uses are identified. :

The existing structures on the properties include a large 2-story brick estate home with attached garage and a large courtyard with gardens enclosed by a brick arch wall with an approximate height of 14 feet.

(3) All use-specific standards that apply to the permitted uses are specified and identified in a table which includes: the average, highest, and lowest quantities and a count of each occurrence. :

Venue Attendees:

Maximum - 100; Minimum-0; Average - 50.

Events to conclude no later than one (1) hour after dusk.

(4) The maximum density or intensity permitted within the PUD is identified. :

This project is a very low land use intensity.

Property has one home and one primary event area within the courtyard, with a maximum occupancy of 100 guests, approved in Stage I.

The home has 8,277 SF of living area, including 2-above grade floors and a small basement (336 SF) according to County records.

There is also a barn (40 FT x 45 FT) that is planned to be remodeled at a later date.

The total building area of the site is less than 10,000 SF, on 14.32 acres of land, which yields a land use intensity ratio of 1/62. (A 3,000 SF home on a 20,000 SF lot ratio is 1/6).

(5) The amount and exact location of open space/recreation areas are defined. :

Open space of 8.5 acres, is delineated on the "SITE & LANDSCAPING PLAN" submitted with the application. The open space area is 60% of the site area (50% open space minimum required).

(6) The layout of all new street(s), major access drive(s), sidewalks, trails, and any other methods of circulation required or necessary throughout the PUD are identified.:

SITE PLAN shows existing and new structures, access drives, sidewalks, trails to be used for circulation. There are 2-existing access points to SR 122, and no access will be permitted to SR 48.

(7) All impervious surfaces for non-residential building areas, parking, and truck loading areas with ingress and egress drives are identified.:

The Site Plan shows an impervious area of 51,567 SF of impervious area (driveways and parking) of which 47,435 SF existing and 4,132 SF new proposed impervious area.

(8) The location(s) and a submitted timeline of all of the proposed development's amenities are included. *Note: Amenities part of a phase shall be constructed concurrently with that phase. If the PUD consists of multiple phases to be developed over time, no more than 25% of the total number of lots approved for the developed over time, no more than 25% of the total number of lots approved for the PUD as a whole shall be built on before planned amenities and buffers are constructed. This requirement may be modified as stated in SECTION 13.05 (B)2(b), depending on the distribution, number, and location of amenities in the PUD as a whole.:

All proposed site improvements will be constructed as a single phase, to be completed within one year from date all approvals are acquired.

(9) The exact location and size of all signage are identified.:

Proposed signage is shown on submitted Site Plan.

(a) The PUD Preliminary Site Plan is in accordance with the Zoning Resolution as adopted by the Clearcreek Township Board of Trustees.:

The property is zoned "R-PUD" which allows the proposed use, as approved by the Stage 1 application on January 12, 2026.

(b) The PUD Preliminary Site Plan is consistent with the Clearcreek Township Master Land Use Plan. :

The use is consistent with the Township Land Use Plan, that is, a low intensity development with large expanse of open space, by reusing existing structures.

(c) The intensity proposed for the PUD Preliminary Site plan does not exceed the maximum density allowed for the PUD as a whole. :

The site contains one (1) residential structure on 14.23 acres, well below any Township maximum density regulations.

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

The site will not be detrimental to the existing area and harmoniously fit in, with the reuse of existing structures, addition with no additions, and the large amount of open space provided.

(e) The internal streets and primary and secondary roads that are proposed shall properly interconnect with the surrounding existing primary and secondary road network as designated on the Warren County Official Thoroughfare Plan. A traffic impact study may be required by the Warren County Engineer's Office, at the applicant's expense. Also, the Clearcreek Township Zoning Commission and Board of Trustees shall coordinate cross access easements or stubbed streets to all adjacent parcels as needed to facilitate traffic flow between existing parcels and planned PUDs with the Warren County Engineer's Office.:

The internal driveways will use the existing connections to SR 122. No new connections to SR 122, SR 48, or stub streets to adjacent properties will be made.

(f) The arrangement of vehicular access and circulation, including intersections, road widths, channelization structures, and traffic controls are adequately designed for the proposed uses and existing surrounding parcels. :

Vehicular access to SR 122, will be using the two (2) existing connections.

(g) The arrangement, location, appearance, and sufficiency of off-street loading are adequately designed. :

The arrangement of the internal driveway system as it connects with the pedestrian trails will have an appealing appearance, and be sufficient for the use.

(h) The management of storm water, erosion control, and sanitary disposal facilities are adequately designed and avoid flood hazard areas. :

The management of storm water, erosion control and sanitary disposal, will be designed to Ohio and Warren County standards and avoid flood hazard areas.

(i) 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 open space areas, meet and exceed the minimum standards of the Resolution. The site is a "single entity owner" that will maintain the open space, and therefore will be no homeowners association.

(j) The comments and recommendations received from the Warren County departments, as well as representatives of federal and state agencies, shall be reviewed and adequately addressed. :

Comments and recommendations received from regulatory agencies, Warren County, State and Federal, will be reviewed and adequately addressed.

(k) Approval of the PUD Preliminary Site 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 Preliminary Site Plan if it is determined that modifications are required to comply with this Resolution.:

We will agree make to plan modifications deemed necessary to comply with the Resolution.

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.:

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✓ Review

Signed in GovWell: Thursday September 10, 2026, 2:47pm

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