

Staff Report: Completed by Jeff Palmer Director of Planning & Zoning

Report Date: September 21, 2026

Zoning Commission Meeting Date: November 2, 2026

Applicant: George Reinke, Sr of the Reinke Group Inc, agent for Brian Manor LLC

Property Identification: 129 W SR 122, Parcels 08-03-400-087 & 09-03-400-063

Zoning: Residential Planned Unit Development "R-PUD"

Acreage: 14.2327 acres per Stage 1 Approval

Requested Action: Stage 2 PUD Review

Attached: Location Map, Application, Legal Descriptions, Agent Letter, Stage 2 Preliminary PUD Site Plan 200' Map, Stage 2 Preliminary PUD Site Plan: Existing Conditions, Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan, Stage 2 Preliminary PUD Site Plan: Open Space Plan, Oblique Aerial Exhibits, Site Photos, Decibel readings, WC Soil Map, Trustee Resolution 5639.

On January 12, 2026, the Clearcreek Township Trustees via Trustee Resolution 5639 approved the zone change from Rural Residence Planned Unit Development "R-1PUD" and Residence Zone "R-1" to Residential Planned Unit Development "R-PUD" with twelve (12) conditions.

Applicant's response to current use of the property: "Primarily, the property is developed and occupied a single family residence. In addition, the property operates as a licensed bed and breakfast."

Applicant's response to reason 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."

Review of Application:

13.05(B)(1) Stage 2: Process Steps:

(a) Step S2.1 – The PUD Preliminary Site Plan Submittal

- (1)** Applications for the Stage 2: PUD Preliminary Site Plan shall be submitted, signed by the owner(s) of the PUD or the designated agent, to the Clearcreek Township Zoning Inspector, attesting to the truth and correctness of all facts and information presented with the application on or before the scheduled monthly Zoning Commission meeting deadline, as identified on the Zoning Commission schedule found on the Clearcreek Township website (www.clearcreektownship.com).

Staff Comments: The information has been submitted.

- (2)** All applications shall be submitted with the required fees as established in the Clearcreek Township fee schedule found on the Clearcreek Township website (www.clearcreektownship.com).

Staff Comments: The information has been submitted

- (3)** The application shall be accompanied with all amended forms, maps, drawings, and additional information included or as required by the Clearcreek Township Board of Trustees Resolution for Stage 1.

Staff Comments: The information has been submitted

- (4)** The Stage 2: PUD Preliminary Site Plan shall include the following items:

- a)** An area map showing applicant's entire holding, the portion of applicant's property under consideration and all properties, subdivisions, streets, and easements within 200 feet of applicant's property.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan 200' Map, Stage 2 Preliminary PUD Site Plan: Existing Conditions, Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan, Stage 2 Preliminary PUD Site Plan: Open Space Plan.

- b)** A topographic map showing final elevations with intervals of not more than 2 feet of elevation.

Staff Comments: The information has been submitted. Minimal changes to current grading. See Stage 2 Preliminary PUD Site Plan: Existing Conditions, Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan.

- c)** A professionally prepared PUD Preliminary Site Plan including the following information:

- 1)** Title of drawing including name and address of applicant.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan 200' Map, Stage 2 Preliminary PUD Site Plan: Existing Conditions, Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan, Stage 2 Preliminary PUD Site Plan: Open Space Plan.

- 2)** North point, scale, and date.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan 200' Map, Stage 2 Preliminary PUD Site Plan: Existing Conditions, Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan, Stage 2 Preliminary PUD Site Plan: Open Space Plan.

- 3)** Boundaries of the property plotted to scale.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan 200' Map, Stage 2 Preliminary PUD Site Plan: Existing Conditions, Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan, Stage 2 Preliminary PUD Site Plan: Open Space Plan.

- 4)** Existing water courses.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan: Existing Conditions, Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan, Stage 2 Preliminary PUD Site Plan: Open Space Plan.

- 5)** A PUD Preliminary Site Plan showing:

- i. Location of all proposed use(s), including building types, heights, materials, and architectural designs.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan, Stage 2 Preliminary PUD Site Plan: Open Space Plan, Oblique Aerial Exhibits, Site Photos.

- ii. Location of all impervious surfaces for non-residential building areas, parking and truck loading areas, as well as all ingress and egress drives.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan, Application, Oblique Aerial Exhibits, Site Photos, Trustee Resolution 5639.

- o No additional permanent structures are proposed for the site.

- *Potential Outdoor Gathering Area is also identified as Open Space 'B'. This area would use tents for events.*
- *Impervious area:*
 - *The application specifies the driveway and parking areas to be the impervious areas in the following calculations:*
 - *The existing impervious area is identified as 47,435 sq ft or 1.09 acres.*
 - *The plan anticipates 4,132 sq ft or .09 acres of additional impervious area. It unclear, if this is Parking Area 'A' or another area.*
 - *The total impervious area is declared to be 51,567 sq ft or 1.18 acres.*
 - *Staff identifies the following existing areas that should be classified as impervious areas (based upon the level of compaction):*
 - *Existing structures total 16,200 sq ft.*
 - *Access drive to proposed Parking Area 'A' is a minimum of 26,500 sq ft.*
 - *Access drive to proposed Parking Area 'B' (including existing gravel) is a minimum of 17,040 sq ft.*
 - *Brick/Gravel path to venue is a minimum of 6,000 sq ft.*
 - *This totals 65,740 sq ft or 1.51 acres.*
 - *Staff identifies the following existing areas that could be classified as impervious areas (based upon the level of compaction of gravel or materials used):*
 - *Trails with unidentified materials:*
 - *Arboretum is a minimum of 14,400 sq ft.*
 - *Vineyard is a minimum of 9,000 sq ft.*
 - *This totals 23,400 sq ft or .54 acres.*
 - *Future Parking Area 'A' and the three (3) space Parking Area appear to be mostly new construction and will total 4,800 sq ft or .11 acres.*
 - *Future Parking Area 'B' appears to be mostly already established in size. The shape will be modified. This is why staff didn't add it as additional impervious area.*
 - *Staff would calculate the total proposed impervious surface to be a minimum of 93,840 sq ft or 2.15 acres.*
- *The existing access points and access drives will be used. No new access points or access drives are proposed along SR 122.*

- *Existing open space/arboretum trails (material not specified) are a minimum of 2,400 linear feet by 6' minimum or approximately .33 acres in size.*
- *Existing open space/vineyard trails (materials not specified) are a minimum of 1,500 linear feet by 6' minimum or approximately .21 acres in size.*
- *Existing venue access brick/gravel trails are a minimum of 1,000 linear feet by 6' minimum in width or approximately .13 acres in size.*
- *If the Potential Parking Spaces (see below) are constructed, an additional 6' gravel path will be installed to connect the access drive to the existing gravel path.*
- *Four (4) Parking Areas are proposed. Each parking space size is proposed to be 9'x18' or 162 sq. ft. in size. The parking spaces will be constructed out of compacted gravel.*
 - *Parking Area 'A' is comprised of twelve (12) parking spaces and is located west of the house and courtyard.*
 - *An unidentified Parking Area is comprised of three (3) parking spaces and is located northwest of the house.*
 - *Parking Area 'B' is comprised of twenty (20) parking spaces and is located southeast of the courtyard, adjacent to the southern boundary of the property.*
 - *A Potential Future Parking Area is comprised of fourteen (14) parking spaces and is located along the eastern boundary of the access drive to Parking Area 'B'.*
 - ***These parking spaces exceed the thirty-five (35) space cap for attendees specified in Trustee Resolution 5639, Condition 3(f).***
 - ***It is unclear whether the Potential Future Parking Area would be for attendees or for support workers for events. The Trustee Resolution does not address the parking for support workers.***
 - ***Clarification of the Potential Future Parking Area is necessary as part of the motion.***
 - *Section 3.58 of Clearcreek Township Zoning Resolution establishes the minimum size of parking lot space to be 180 sq. ft.*
 - ***Parking Area 'B' remains as proposed during the Concept Plan, a mound and landscape have been proposed. The Zoning Commission and Board of Trustees will determine if Trustee Resolution 5639, Condition 12 has been satisfied.***

iii. Location and proposed development of all open spaces/recreation areas.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan, Stage 2 Preliminary PUD Site Plan: Open Space Plan.

- *Trustee Resolution 5639, Condition 11 requires a minimum of 50% or 7.12 acres of open space.*
- *The submitted drawings show three (3) open space areas totaling 8.53 acres or 59.93%.*
- *Open Space 'A' is identified as the Existing Arboretum and Trails. This area is 5.97 acres in size. This open space area is adjacent to the entire southern boundary of the parcels, it has a minimum width (measured north/south) of seventy-six (76) feet. The largest concentration of acreage is located south of the house and courtyard.*
- *Open Space 'B' is identified as the Potential Outdoor Gathering/Reception/Tent area. This area is .17 acres in size. This open space area is immediately east of the courtyard.*
- *Open Space 'C' is identified as the Existing Vineyard & Trails. This area is 2.39 acres in size. This open space is located in the northeastern corner of the parcel, adjacent to the intersection of SR 48 and SR 122.*
- *Properties with a straight zoning classification are required to provide a Perimeter Buffer along the common boundary with a less intense zoning classification. In PUDs, the perimeter buffer is required to screen the PUD use from the adjoining use.*
 - *Parking Area 'A' is the most intensive use along the western boundary of the parcel.*
 - *This area is fifty (50) feet east of the western boundary of the parcel.*
 - *The applicant has proposed the continued use the existing ten (10) foot wood privacy fence, maintain the established forty (40) foot tree area and add five (5) trees along the western boundary of Parking Area 'A'.*
 - *Parking Area 'B' is the only proposed intensive use along the southern boundary of the parcels.*
 - *This area is eighty (80) feet north of the southern boundary of the parcels.*
 - *The applicant has proposed to maintain the established sixty (60) feet tree area, and add nine (9) trees along the southern boundary of Parking Area 'B' on an earth mound.*
 - *Clearcreek Township Zoning Resolution Section 17.06(D) Option 4 is a guideline to determine what vegetation requirements/credit would exist in a perimeter buffer that is 15' in width. Seven (7) trees and 33 shrubs would be required per every 100' of parcel length.*

- *Southern property line length for the parcels is 973.73'.*
 - *The existing vegetation extends to the north a minimum of sixty (60) feet from the southern property line. At the time of the submittal, the size and species have not been identified.*
 - *If the southern boundary was void of any vegetation, then 68 trees and 321 shrubs or if the shrubs were converted into trees 97 trees would be required.*
 - *Western property line length for the parcels is 2,363.90'.*
 - *The existing vegetation extends to the east a minimum of forty (40) feet from the western property line. At the time of the submittal, the size and species have not been identified.*
 - *If the eastern boundary was void of any vegetation, then 165 trees and 780 shrubs or if the shrubs were converted into trees 236 trees would be required.*
 - *Parking Lot Buffer*
 - *Clearcreek Township Zoning Resolution Section 17.06(E) Option 9 is a guideline to determine what vegetation requirements/credit would exist in a parking lot buffer that is six (6) feet in width. Thirteen (13) shrubs would be required along the length of the parking lot that is adjacent to a lesser zoning classification.*
 - *Parking lot buffers are intended to block the light generated by vehicle headlights.*
 - *If a perimeter buffer fulfills this requirement, then the credit would be given to the applicant and a double buffer would not be required.*
 - *Streetscape Buffers are required for straight zoning classification parcels when the speed limit of the road is 35 MPH or greater. The streetscape buffer is located parallel to the frontage of the parcel when new principal structures are established or a change in use for the parcel.*
 - *Since the no structures are proposed for the parcels, this requirement would not be required.*
- iv. Location and proposed development of all amenities, maximum square footage of impervious surfaces identified.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan, Stage 2 Preliminary PUD Site Plan: Open Space Plan.

- *No additional amenities are planned for the PUD. The Existing Arboretum, Vineyard and Trail networks will serve as the amenities.*

v. Location of non-residential outdoor storage.

Staff Comments: No outdoor storage areas have been identified. Photos: Brian Manor 043 & 044 show some existing outdoor storage of equipment and pallets.

vi. A grading plan.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan.

- *The topography is not proposed to change from the existing topography. The northeast corner has an elevation of 938', the southeast corner has an elevation of 936', the southwest corner has an elevation of 916' and the northwest corner has an elevation of 924'.*
- *At the time of the report, Warren County Engineer's Office and Warren County Soil and Water Conservation have not commented on the plan.*

vii. Location of existing or proposed site improvements including: drains, culverts, retaining walls, and fences.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan.

- *No proposed drains, culverts or retaining walls have been specified.*
- *A ten (10) foot high privacy fence has been identified west of the proposed Parking Area 'A'.*

viii. Location of existing trees or landscape buffers.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan: Existing Conditions, Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan, Stage 2 Preliminary PUD Site Plan: Open Space Plan.

- *All existing vegetation has been specified as bubble areas from the aeriels.*
- *The existing vegetation occurs in either an established forest or an emerging vineyard.*

ix. Location of proposed trees or landscape buffers.

Staff Comments: The information has been submitted. Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan, Stage 2 Preliminary PUD Site Plan: Open Space Plan.

- *Western boundary of Parking Area 'A':*
 - *Five (5) evergreen trees (Norway Spruce) that are six (6) feet in height at the time of installation are proposed.*
- *Southern boundary of Parking Area 'B':*
 - *An earth mound that scales 12'x170' is proposed. The height of the mound has not been specified. Based upon the assumption that the mound would rise 1' for every 3' of width, staff would calculate the mound to be two (2) foot in height.*
 - *Six (6) evergreen trees (Norway Spruce) that are six (6) feet in height at the time of installation are proposed.*

- Two (2) deciduous trees (Autumn Gold Ginko Biloba) that are a two (2) inch caliper at the time of installation are proposed.
- Two (2) deciduous trees (Karpick Red Maple) that are a two (2) inch caliper at the time of installation are proposed.

x. Description of sewage disposal and location of such facilities.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan, Application, Trustee Resolution 5639.

- The applicant states: “existing sanitary disposal will meet Warren County standards.”
- A special event restroom trailer is proposed to be located west of the courtyard.
- **Comments regarding Trustee Resolution 5639, Condition 8 are required prior to PUD Stage 3 approval.**

xi. Location and size of all signs.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan, Application.

- One existing monument (ground) sign is located west of the western access point on SR 122. This existing sign is currently located on private property. Once the updated Throughfare Plan Dedication occurs along SR 122, the sign will then be located in the right-of-way.
- No other signage has been proposed.
 - **A schematic of the sign has not been provided.**

xii. Location and design of street and parking lighting.

Staff Comments: The information has been submitted. See Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan.

- Eighteen (18) light poles are proposed along the access drives and parking areas.
 - Poles will be a maximum of fifteen (15) feet in height.
 - Light fixtures will have full cutoff fixtures to reduce light trespass.
- Twenty-two (22) walking path lights are proposed along the venue paths.
 - Poles will be a maximum of three (3) feet in height.
 - Light fixtures will have partial cutoff fixtures.

d) A drawing showing all soil types and their classifications.

Staff Comments: The information has been submitted. See WC Soil Map.

- The following soils were identified:
 - MnD2: Miamian-Hennepin silt loams, 12 to 18% slopes, moderately eroded.
 - RvB2: Russell-Miamian silt loams, 2 to 6 % slopes, moderately eroded.
 - WyB2: Wynn silt loams, 2 to 6 % slopes, moderately eroded.

- *At the time of the report, Warren County Engineer's Office and Warren County Soil and Water Conservation have not commented on the plan.*
- e) A drawing showing aircraft patterns and seasonal wind directions. Areas of possible noise and odor pollution on or off site shall be indicated.

Staff Comments: The information has not been submitted.

13.05(B)(2) Stage 2: PUD Objectives

- (a) The Stage 2: PUD Preliminary Site Plan objective is to refine the Stage 1: Concept Plan into a detailed Site Plan. Therefore, the following information shall be specified/clarified in the narrative and on the drawing(s) at the time of approval:

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

Applicant's response: "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 acale 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."

Staff Comments:

- *Per Trustee Resolution 5639 Condition 3(g) should state: Private events shall conclude at dusk. Cleanup shall conclude one (1) hour after dusk.*
- *The other submitted list of uses complies with Trustee Resolution 5639.*

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

Applicant's response: "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."

Staff Comments:

- *The existing structures will be used to host events. See Photos.*
- ***It is unclear the number of tents or tent sizes anticipated to be used in the Outdoor Gathering/Reception.***

- (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.

Applicant's response: "Venue Attendees: Maximum - 100; Minimum-0; Average - 50. Events to conclude no later than one (1) hour after dusk."

Staff Comments:

- *The creation of a table is typically used for showing lot size and specifying setback or geometric information.*

- *The two (2) parcels will be combined together and will not be further subdivided.*
- *Per Trustee Resolution 5639 Condition 3(g) should state: Private events shall conclude at dusk. Cleanup shall conclude one (1) hour after dusk.*

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

Applicant's response: "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 1. 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)."

Staff Comments: No additional comments.

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

Applicant's response: "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)."

Staff Comments: See Sections 13.05(B)(1)(4)(c)(5)(iii), 13.05(B)(1)(4)(c)(5)(iv), 13.05(B)(1)(4)(c)(5)(viii), 13.05(B)(1)(4)(c)(5)(ix) above.

(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.

Applicant's response: "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."

Staff Comments:

No additional access driveways are proposed. Existing trails will be used to access the venue from proposed Parking Areas 'A' & 'B'. The only newly proposed trail would be in response to the additional fourteen (14) parking spaces (see Section 13.05(B)(1)(4)(c)(5)(ii)).

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

Applicant's response: "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."

Staff Comments: See Sections 13.05(B)(1)(4)(c)(5)(ii), 13.05(B)(1)(4)(c)(5)(iv) above.

(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 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), below, depending on the distribution, number, and location of amenities in the PUD as a whole.

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

Staff Comments: See Sections 13.05(B)(1)(4)(c)(5)(viii), 13.05(B)(1)(4)(c)(5)(ix) above.

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

Applicant's response: "Proposed signage is shown on submitted Site Plan."

Staff Comments: The existing ground (monument) sign has been identified on the Stage 2 Preliminary PUD Site Plan: Site & Landscaping Plan. See 13.05(B)(1)(4)(c)(5)(xi) above.

- (b) The Clearcreek Township Zoning Commission and/or the Board of Trustees shall have the authority to impose modified and/or special conditions related to the PUD and to approve development standards unique to the PUD as deemed necessary in order to promote the public health, safety, morals, and general welfare of Clearcreek Township.

13.05(B)(3) Stage 2: Conditions for Approval

The following criteria shall be used in the recommendations and decisions made regarding the Stage 2: PUD Preliminary Site Plan. Failure to comply with any of these criteria shall require a PUD modification and shall therefore be subject to the criteria set forth in **SECTION 13.07, PUD Modifications**.

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

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

Staff Comments:

- *After the Board of Trustees discussion of the request, any items that do not meet the standards outlined in the Clearcreek Township Zoning Resolution should be identified and be part of the approval motion.*

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

Applicant's response: "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."

Staff Comments:

- *During the Stage 1 approval, the intensity of uses and retention of open space helped to perpetuate the appearance and feel of rural character in Clearcreek Township.*

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

Applicant's response: "The site contains one (1) residential structure on 14.23 acres, well below any Township maximum density regulations."

Staff Comments: This is in compliance, see Section 13.05(B)(1)(4)(c)(5)(i) above.

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

Applicant's response: "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."

Staff Comments: The uses will occur in and around the existing structures along the northern boundary of the parcel. The location of Parking Area 'B' and the parking lot buffer is up to Zoning Commission and Trustee approval. See Sections 13.05(B)(1)(4)(c)(5)(iii), 13.05(B)(1)(4)(c)(5)(ix).

- (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.

Applicant's response: "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."

Staff Comments: No additional comments.

- (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.

Applicant's response: "Vehicular access to SR 122, will be using the two (2) existing connections."

Staff Comments: See Section 13.05(B)(3)(e) above.

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

Applicant's response: "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."

Staff Comments: No off-street loading areas are proposed beyond the proposed parking areas. See Section 13.05(B)(1)(4)(c)(5)(ii) above.

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

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

Staff Comments: At the time of this report, the Warren County Engineer and Warren County Soil and Water Conservation have not reviewed and commented on the plan.

- (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.

Applicant's response: "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."

Staff Comments: A minimum of 8.5 acres or 60% of the site will be maintained as open space. See Section 13.05(B)(1)(4)(c)(5)(iii) above.

- (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.

Applicant's response: "Comments and recommendations received from regulatory agencies, Warren County, State and Federal, will be reviewed and adequately addressed."

Staff Comments: At the time of this report, no other agency or department have reviewed and commented on this plan. Once it is heard before the Warren County Regional Planning Commission, comments and recommendations can be evaluated and added to the approval conditions.

- (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.

Applicant's response: "We will agree make to plan modifications deemed necessary to comply with the Resolution."

Staff Comments: Chapter 1 summarizes the former:

SEC. 1.01 *To provide for the citizens of Clearcreek Township adequate light, pure air and safety from fire and other dangers, to conserve the value of land and buildings, to lessen or avoid congestion of traffic in the public streets and to promote the public health, safety, morals, comforts, conveniences and general welfare, all in accordance with the provision of **Section 519 of the Ohio Revised Code.***

SEC. 1.02 *To protect the character and the stability of the residential, business and industrial areas within Clearcreek Township and to promote the orderly and beneficial development of such areas.*