

RECORD OF RESOLUTION

Dayton Legal Blank Co., Form No. 30045

Resolution No.

1716

Passed

Nov 21

19 96

CLEARCREEK TOWNSHIP WARREN COUNTY, OHIO

A RESOLUTION APPROVING AN AMENDMENT TO THE FINAL DETAILED SITE PLAN (STAGE 3 PUD) FOR A 2.25 ACRE TRACT OF LAND ON THE WEST SIDE OF STATE ROUTE 48 APPROXIMATELY 558.5' NORTH OF LYTLE FIVE POINTS ROAD

WHEREAS, on March 9, 1979, General Business "B-2" zoning with PUD districting was approved for a 2.25 acre tract of land on the west side of State Route 48 approximately 558.5 north of Lytle Five Points Road upon the application of Raymond and Stephen Mock, and;

WHEREAS, on May 18, 1979, the Board of Clearcreek Township Trustees approved the Preliminary Site Plan, Stage 2 PUD, for the said tract of land, and;

WHEREAS, on June 15, 1979, the Board of Clearcreek Township Trustees approved the Final Detailed Site Plan, Stage 3 PUD, for the said tract of land, and;

WHEREAS, on July 17, 1989, the Board of Clearcreek Township Trustees approved a modification of the approved Final Detailed Site Plan, for the said tract of land subject to conditions, and;

WHEREAS, on January 4, 1996, the Board of Clearcreek Township Trustees denied a request to modify one of the conditions to the modification approved on July 17, 1989, and;

WHEREAS, a prospective owner has now requested a modification of the approved Final Detailed Site Plan, for the said tract of land:

NOW THEREFORE, BE IT RESOLVED by the Board of Clearcreek Township Trustees that the July 17, 1989 modification to the Final Detailed Site Plan for the said tract is hereby amended and approved as shown in **EXHIBIT "A"** attached herewith, and

BE IT FURTHER RESOLVED,

1. There shall be no outdoor storage of materials or equipment east of the 8' wood fence and State Route 48.
2. The Zoning Inspector is authorized to review and approve any changes in the hardscape display features provided such changes are of the general character of those features illustrated by photographs attached herewith as **EXHIBIT "B"**.
3. Any "hardscape display features" that meet the definition of a "structure" as defined within the Resolution are required to receive a zoning certificate, even if it is the intent of the operators for such structures to be temporary in nature.

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4. The Zoning Inspector is authorized to review and approve the locations of any signs.
5. No storage of material or equipment outside of a building may be initiated until all fences as designated on the approved plan have been completed.
6. The total height of any material or equipment stored outside of a building may not exceed ten feet (10').
7. If the natural tree screening located on the "R-1" zoned property immediately west of the said tract is deemed by the Zoning Inspector to be ineffective as a buffer of the outdoor storage on the tract, slats shall be added to chain link fence indicated on the approved Final Detailed Site Plan.
8. Any additional changes in Final Detailed Site Plan shall be approved by the Board of Clearcreek Township Trustees.
9. This resolution shall not take affect until such time as William C. Schneider, applicant, provides proof of ownership of said tract of land.

Mr. De moved to approve the foregoing Resolution. Mr. Reedy seconded the motion and upon the call of the roll the following vote resulted:

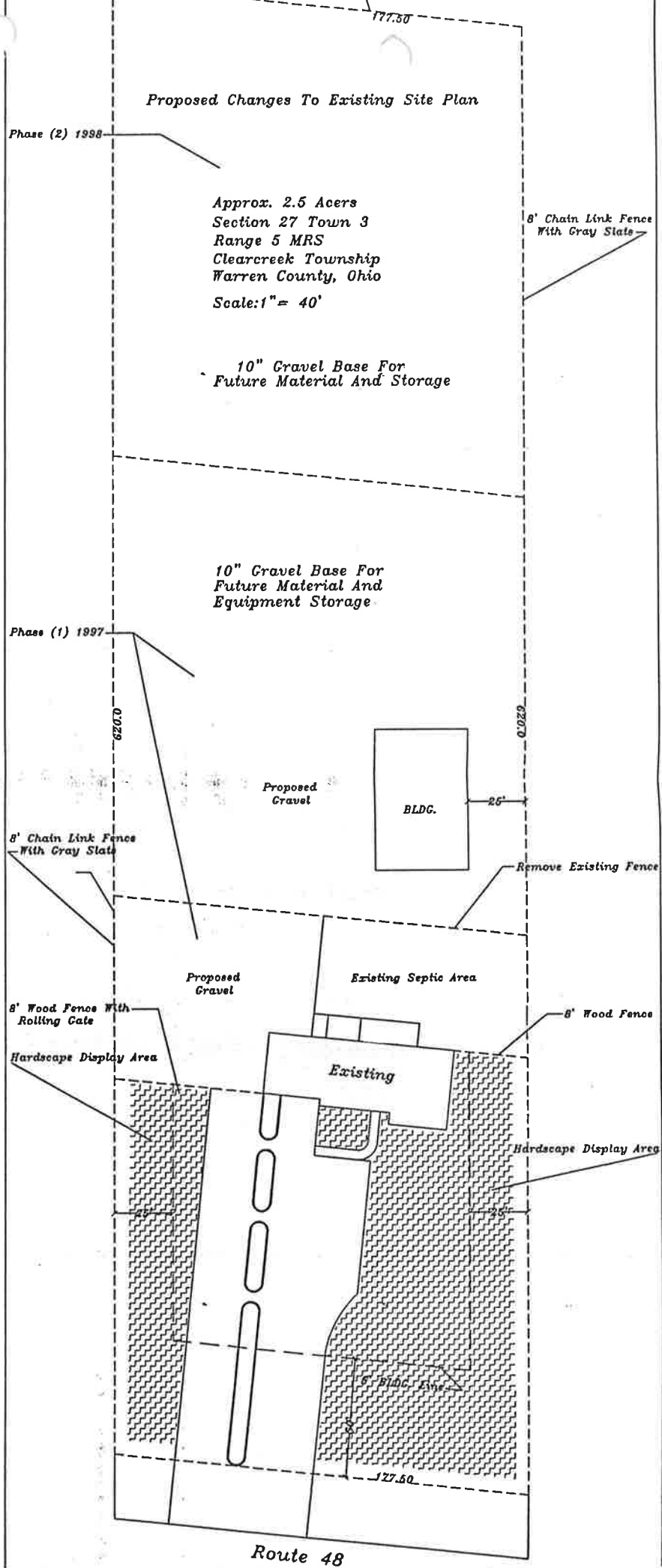
Mr. Wade- yea
Mr. Poe- yea
Mr. Reedy- yea

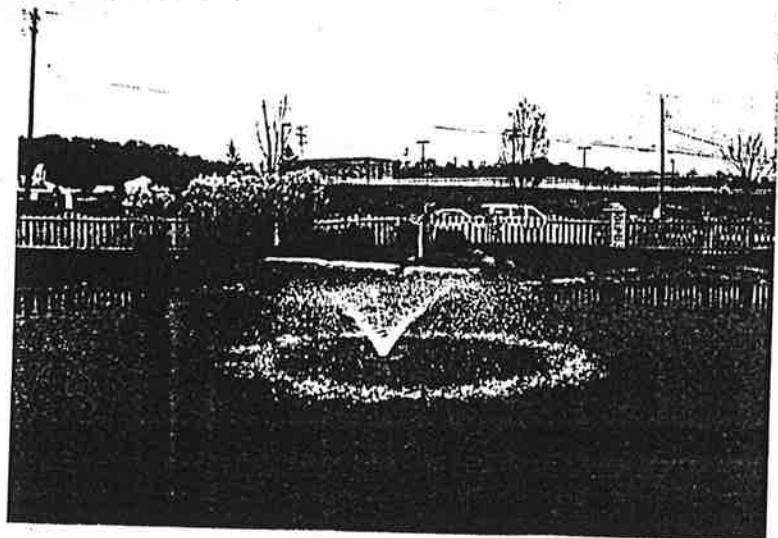
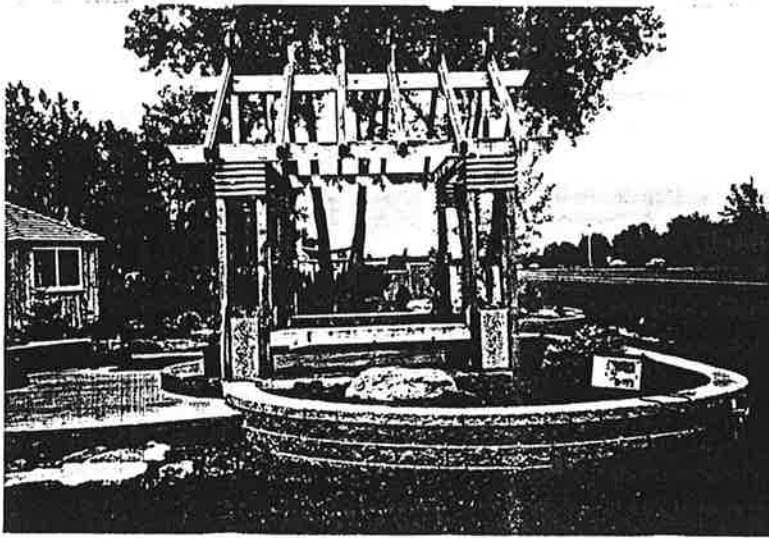
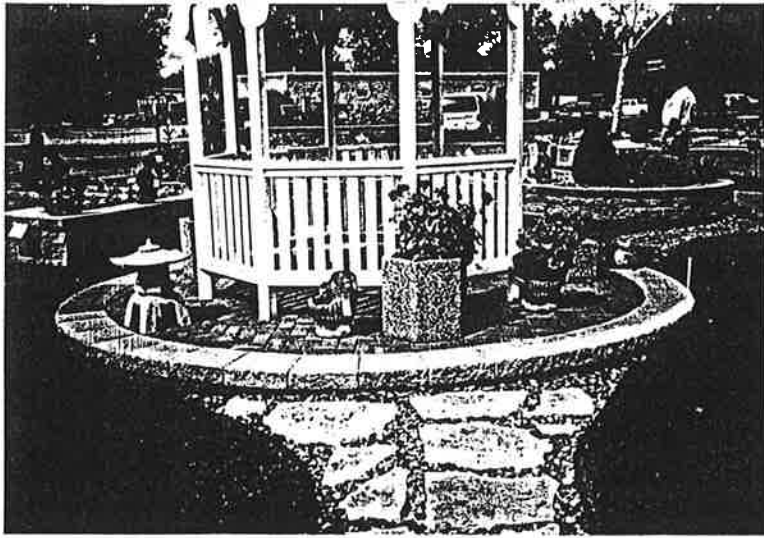
Resolution adopted at a regular public meeting conducted November 21, 1996.

THE BOARD OF CLEARCREEK TOWNSHIP TRUSTEES

Ed Wade
Noel D Poe
Charles E. Reedy

EXHIBIT "A"



TYPICAL EXAMPLES OF
HARDSCAPE DISPLAY

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