



June 17, 2026

Jeff Palmer
Director of Planning and Zoning
7593 Bunnell Hill
Springboro, Ohio 45066

RECEIVED

JUN 18 2026

CLEARCREEK TOWNSHIP
ZONING DEPT.

RE: Wright Party Bus – PUD Stage Two Approval

Jeff:

Please find for your review our submission to prepare for the July Township Board of Trustees meeting for approval. The following submissions are noted below

1. Wright Party Bus – Stage Two Drawing Set
2. Light fixtures to be installed on building (type III)
 - a. Client states that only one light fixture is needed along eastern façade facing I-75, is this correct?
 - b. Does the Township request new light fixtures to be added to the north façade as shown on the drawing set?
3. Lighting package and EAS deed for southern power line is provided
4. Updated response to Township meeting notes

County/Township agency approvals part of Stage 3 submission (not included with this submission)

1. ODOT determination of a Traffic Study is needed (County Engineer states it is not needed)
1. Warren County Water Department compliance (existing water line is in place no improvements are planned)
2. Warren County Combined Health District approval (Septic system is preliminary not planned at this time, no further submission)
3. Warren County Soil and Water Conservation District (No permit is needed)
4. Clearcreek Township Fire Department (Requires fire extinguishers at each entrance)

Sincerely,

Michael Leigh

W. Michael Leigh, PLA, ASLA
Senior Project Manager

MINUTES
CLEARCREEK TOWNSHIP ZONING COMMISSION
January 5, 2026
Mannik & Smith Response June 15, 2026

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**CLEARCREEK TOWNSHIP
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Attendance:

Chairperson Edelman called the meeting to order. The following Commissioners were present: John Edelman, Bill Haynes, Mike Smith and Stacey Tipler. Alternate Member Louis Laquaglia was present. Staff member Jeff Palmer was present. The following members of the public were present: Jessie Spencer, Orville Wright, Don Williams, David Montgomery, Steve Hermiller.

Mr. Laquaglia filled the vacant voting seat.

Minutes:

Mr. Edelman asked for discussion on the minutes from the meeting on December 1, 2025. Mr. Haynes moved to approve the minutes; Ms. Tipler seconded the motion. All were found to be in favor of the motion.

Public Hearing:

None

Public Meeting:

MU-PUD Stage 2 request submitted by David Montgomery (Pickrel Schaeffer and Ebeling) agent for WPB Enterprises LLC, (Orville Wright). The parcel is identified as Clearcreek Franklin Rd (Wood Road), parcel number 04-15-101-008, and account 0622866. The parcel is 8.39 acres in size. The request is located in Section 15, Town 2, and Range 5 in Clearcreek Township.

Staff Report: Mr. Palmer outlined the request.

Applicant's Presentation: Agent David Montgomery, Mr. Steve Hermiller and Mr. Orville Wright presented the request.

Proponents:

Don Williams 9897 Clearcreek Franklin Rd

Opponents:

None

Individuals with General Questions:

Jessie Spencer 9927 Clearcreek Franklin Rd

Applicant's Rebuttal: Mr. David Montgomery provided a rebuttal.

The Zoning Commission discussed the merits of the Stage 2 MU-PUD request, considered Warren County Regional Planning Commission's Recommendation and Clearcreek Zoning proposed modifications to the conditions.

Ms. Tipler moved to APPROVE the MU-PUD Stage 2 request with the following conditions:

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 Code; Clearcreek Township Trustees Resolution #5540, PUD Stage 1; and the Warren County Subdivision Regulations.
3. The site's internal circulation is reviewed by the Warren County Engineer's Office prior to the approval of PUD Stage 3. **An internal circulation plan will not be submitted, due to the residential and commercial/residential areas are not to be developed**
4. During the Subdivision review process, the applicant dedicates additional right-of-way in compliance with the Warren County Thoroughfare Plan. **Additional Right-of-Way has been noted along the public road. It has not been dedicated**
5. If required, a stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office prior to PUD Stage 3 approval. If a stormwater management plan is not required, the applicant shall receive a written documentation from the Warren County Engineer's Office. **Will be submitted prior to Stage 3 submission**
6. Compliance with the Warren County Water Department requirements. **Existing one inch (1") water line and meter is installed with a spigot to wash buses. No other water source is provided. Is Compliance with Warren County Water Dept, required due to no improvements are planned?**
7. Compliance with the Warren County Combined Health District for on-site septic system. **Septic System is pending if in future building will install office and restroom. The location is diagrammatic and has not been designed or final location has been determined, Combined Health district compliance will not be submitted prior to Stage 3 submission due to not in scope of current approval**
8. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. **No expansion of site, approval by SWCD will be submitted prior to Stage 3 submission**
9. Compliance with the requirements of the Clearcreek Township Fire Department for site access and circulation. **Will be submitted prior to Stage 3 submission of approval**
10. All signage shall be located outside the public right-of-way. All setbacks shall be a minimum of the height of the sign. The maximum sign height shall be ten (10) feet. The maximum sign face shall be 48 sq. Ft. Drawings shall be submitted that depict the sign face with dimensions. If a sign is to be illuminated, it shall comply with Clearcreek Township Zoning Resolution, Chapter 29 Outdoor Lighting Regulations. **Pending submission by Owner at later date**
11. Based on the applicant's proposal, the following conditions of approval are offered for the Cold-Storage Vehicle/Limousine Service use:
 - a. No on-site employees.
 - b. No offices, breakroom, or amenities allowed except with the installation of an on-site septic system.
 - c. Maximum number of outdoor stored vehicles: nine (9). The parking and storage of vehicles shall occur only in an approved parking space.
 - d. Hours of Operation: 10:00 a.m. to 2:00 a.m.

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12. The applicant shall provide updated site plan(s) to staff that addresses the below, by January 21, 2026 @ 4 PM in order to be heard by the Board of Trustees on February 9, 2026 @ 5:30 PM or by February 18, 2026 @ 4 PM in order to be heard by the Board of Trustees on March 9, 2026 @ 5:30 PM.

- a. That depicts the location of the existing and any proposed wall lights. Details for the existing lighting fixture shall be provided (lumen output, cut off angle/shield). All future fixtures shall comply with the existing lighting standards. Location of wall lights have been added to the building with light spread shown. Light details are included with the submittal package. Owner states that one light fixture on east building side facing I-75 is required, No light fixtures along south façade, north façade two fixtures are proposed, does the township want these to be installed? .
- b. That depicts an additional five (5) feet of road right-of-way to meet Warren County Thoroughfare Plan dedication requirements. Additional five feet (5') of Right-of-Way is provided for future road expansion, this has not been dedicated
- c. That removes the open space designation from all areas not identified as permanent open space. Open space is defined by minimum percentage required for each phase
- d. That identifies the minimum open space for Phase 1 as .54 net acres. Added to Sheet five
- e. That identifies the open space areas with lot numbers. No lot numbers are provided due to parcels having not been subdivided
- f. That specifies all lot dimensions. Phase dimensions added, ownership is one parcel
- g. That includes a table per phase that identifies all applicable information specific to the phase (total acreage, acreage of open space, acreage of use(s), acreage of impervious surface, etc.) Located on Sheet Five
- h. That identifies the location(s) and width(s) of all power and utility easements. Location on all sheets
- i. That identifies that a southern streetscape buffer and a parking lot buffer are not required for Phase 1, due to the existing easements. Noted
- j. That identifies the western streetscape buffer. Phase 1 shall have eight (8) evergreen trees (minimum of 4' in height at the time of installation). No earth mound is required for Phase 1. Final location of required vegetation is subject to conditions of the easements. Buffer is to be installed prior to the Stage 3 approval. Shown on Landscape Sheet, only four evergreen trees are shown due to utility easement

13. The submitted parking lot is approved for size, quantity and location. Any modification to the approved parking lot area will require Zoning Commission approval via a Stage 3 application request. No change in parking layout, size, quantity, or location is planned in the future

14. The building addition will mimic the existing structure (materials and color). Noted on plans

Mr. Haynes seconded the motion.

Upon a roll call, the following resulted:

Mr. Edelman – Yea

Mr. Haynes – Yea

Mr. Smith – Yea

Ms. Tipler – Yea

Mr. Laquaglia - Yea

The motion passed.

Old Business:

None

New Business:

None

Adjournment:

With no additional business to discuss, Mr. Smith moved to adjourn the meeting, Mr. Laquaglia seconded the motion. All were found to be in favor of the motion.

Prepared by
Jeffrey Palmer
Secretary

Revisions since last submission:

- Proposed building expansion has increased by one foot to allow for standard building materials

Submission of six sheets for Township Board Approval

Sheet One	Existing Conditions
Sheet Two	Site Plan with zoning
Sheet Three	Potential building expansion
Sheet Four	Landscape Plan
Sheet Five	Minimum Open Space Plan
Sheet Six	Total Open Space Plan

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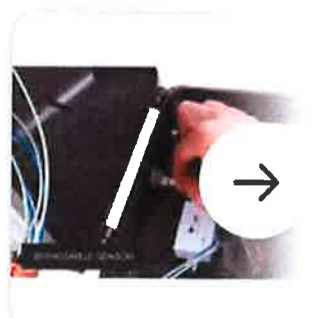
Part Number: WFCCT-SW3B120-ST3-BRP

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PRODUCT DIMENSIONS





120W Full Cutoff ...

rialcommerciallighting.com



Search for products



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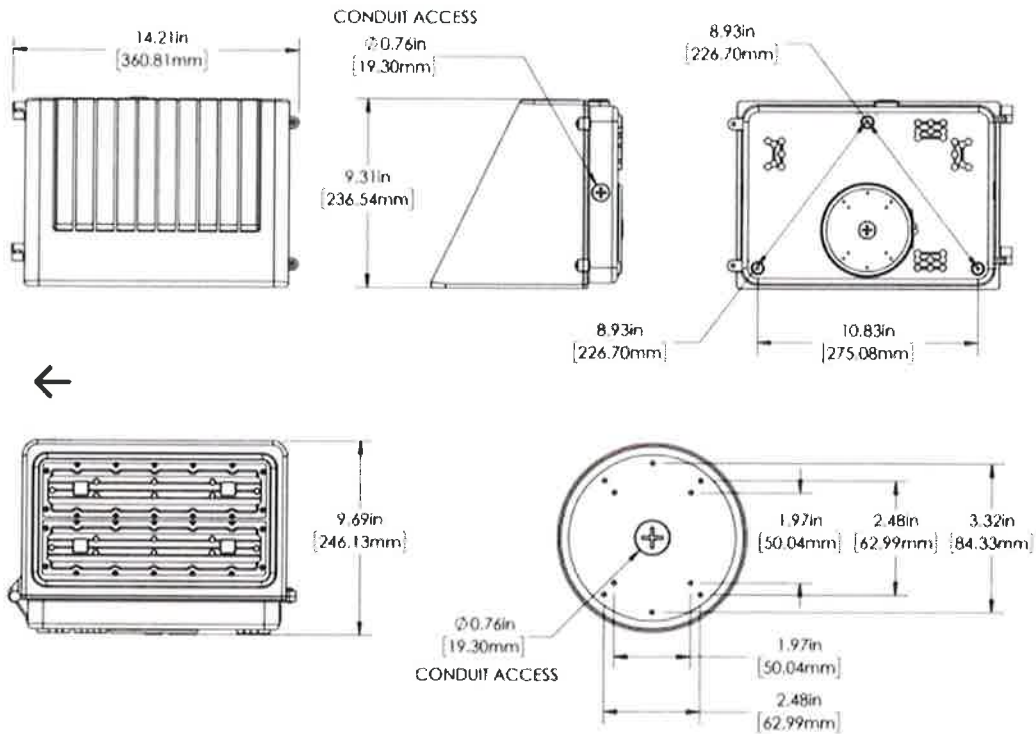
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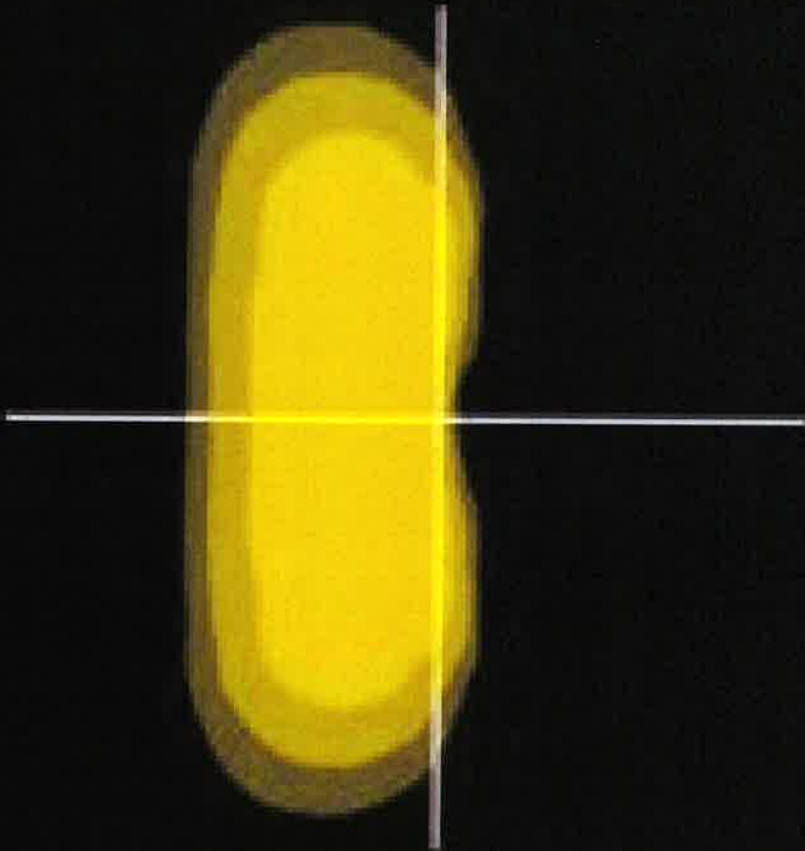
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TYPE 3 DISTRIBUTION

Type III



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JUN 18 2025

HIS

PROPOSED PANEL SIGN
48 SF MAXIMUM
10' MAXIMUM HEIGHT

POSSIBLE WIDTH OF 100' POWER EASEMENT
SUBJECT TO AES VERIFICATION
(DV 229, PG 545)

WOOD ROAD
PENTECOSTAL
PID 04-15-101-011
1.82± AC

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CLEARCREEK TOWNSHIP
ZONING DEPT.

7667

RIGHT OF WAY GRANT

FROM
 Elmer W. Lucas
 Bess H. Lucas

TO
 The Dayton Power and Light Company

Transfer not Necessary

A. W. Parsberg
 County Auditor

State of Ohio, *Warren* County, *19*
 Presented for Record on the *19* day of *April* *1957* at *9* o'clock *P.M.*
 Recorded *April 19* *1957* in *1054* in *545* of *Dead Book 229* Page *545*
Deak Johnson
 County Recorder

Project No. *7222 - D. Root*

1.40 Dayton P. & Light, Inc

JUN 18 2026
 CLEARCREEK TOWNSHIP
 ZONING DEPT.

Know All Men by These Presents:

That Elmer W. Lucas and Bess H. Lucas, husband and wife

in consideration of One Dollar to them paid by The Dayton Power and Light Company, the receipt of which is hereby acknowledged, do hereby grant and convey unto said The Dayton Power and Light Company, its successors and assigns forever, a right of way and easement, subject to legal highways, for a line for the transmission and/or distribution of electric energy thereover, for any and all purposes for which electric energy is now, or may hereafter be used, with the right to construct, reconstruct, repair, maintain, use or remove said line and appurtenances, subject to the conditions hereinafter contained, over and across the following premises, viz:

situated in Clearcreek Township, Warren County, Ohio

and being a tract of land containing 49.12 acres, more or less, situated in Section 15, Town 2, Range 5 NRS., and being the same premises conveyed in a Warranty Deed recorded in Dead Book No. 199, page 6 of the Deed Records of Warren County, Ohio.

The aforesaid line shall consist of 4 wood pole structures of 2 poles each together with all necessary equipment, wires, cables, anchors, fixtures and appliances appurtenant thereto. The centerline of said right of way and easement shall be approximately along the following course viz:

Beginning at a point in the west property line, (which is also the centerline of the Woods Road), and 128.0 feet north of the south property line; thence eastwardly 265.0 feet to a point, said point being 9.0 feet north of the south property line and 296.0 feet east of the west property line; thence eastwardly parallel to, and 9.0 feet north of the south property line, for a distance of 2432.0 feet, more or less, to a point in the east property line.



In the event that _____ Road should be widened or relocated, said The Dayton Power and Light Company, its successors or assigns, may, but shall not be required to relocate or reconstruct said line and appurtenances, so that the centerline of said line as relocated or reconstructed shall not be more than one (1) foot _____ of the road as widened or relocated.

The Dayton Power and Light Company, its successors and assigns, by its employees and agents, may enter upon said premises from time to time to construct, reconstruct, repair, maintain, use, or remove said line or part thereof, and to cut and remove such trees or other obstructions as, in the opinion of the grantor herein, may now or at any time hereafter interfere with the use, maintenance and successful operation of said line, and to place and string wires and cables thereon, and to repair, reconstruct, maintain or remove the same.

That said The Dayton Power and Light Company, its successors and assigns shall hold the grantor S. _____ their heirs, executors, administrators, and assigns, harmless from any damage to crops and other property that may arise from or be caused by the negligence of The Dayton Power and Light Company, its successors or assigns or their agents, servants, or employees, in the construction, reconstruction, repair, use or removal of said pole line.

It is further agreed that failure of said The Dayton Power and Light Company, its successors and assigns, or any of them to enter upon said tract or parcel of real estate or any part thereof, or to exercise any of the rights and privileges hereby granted and conveyed shall not work a forfeiture or abandonment of the rights and privileges hereby granted and conveyed, in whole or in part, nor shall any such failure to enter upon said tract or parcel of real estate above described be construed as a surrender of any of the rights and privileges hereby granted and conveyed.

The grantor S. _____ for themselves and their heirs, executors, administrators and assigns, covenant S. _____ with the grantee, its successors and assigns, that they are the true and lawful owner of said premises and do full power to convey the rights hereby conveyed, and that they do _____ warrant and will defend the same against the claims of all persons whomsoever.

The acceptance of this conveyance by The Dayton Power and Light Company shall operate as an agreement by it for itself, its successors and assigns to all the terms and conditions hereof, and it and they shall be bound thereby.

IN WITNESS WHEREOF, the said Elmer W. Lucas and Bess H. Lucas, husband and wife

have hereunto subscribed their names on this 6th day of April, 1954.

Signed and acknowledged in the presence of:

Daniel A. Root
DANIEL A. ROOT

Elmer W. Lucas
Elmer W. Lucas

C. A. Eaton
C. A. EATON

Bess H. Lucas
Bess H. Lucas

STATE OF OHIO COUNTY OF Montgomery

BE IT REMEMBERED, that on the 6th day of April in the year of our Lord One Thousand Nine Hundred and Fifty-four, before me, the subscriber, a Notary Public in and for said County, personally came Elmer W. Lucas and Bess H. Lucas

the grantor and in the foregoing instrument, and acknowledged the signing thereof to be their voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.
Daniel A. Root
Miami, Ohio
April 6, 1954

THE FIRST NATIONAL BANK of Miami, Ohio, by T. G. Lyons, its President, and J. L. Berger, its V. P. & Cashier, duly authorized to grant this consent, does hereby consent to the granting of the foregoing right of way and as to said right of way so granted, does hereby waive priority of its mortgage, dated September 18, 1950, and recorded in Volume No. 119, page 120 of the Mortgage Records of Warren County, Ohio.

WITNESSES
Daniel A. Root
DANIEL A. ROOT
C. A. Eaton
By T. G. Lyons, President
And J. L. Berger, Vice President & Cashier

STATE OF OHIO, COUNTY OF Montgomery, SS:
Be it remembered, that on this 6th day of April, 1954, before me, a Notary Public in and for said County, personally appeared T. G. Lyons, President, and J. L. Berger, V. P. & Cashier, of THE FIRST NATIONAL BANK, the corporation which executed the foregoing instrument, who acknowledged that the seal affixed to said instrument is the corporate seal of said corporation; that they did sign and seal said instrument as such President and V. P. & Cashier in behalf of said corporation, and by authority of its Board of Directors, and that the signing of said instrument was their free act and deed individually and as such President and V. P. & Cashier, and the free and corporate act and deed of said THE FIRST NATIONAL BANK.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

APPROVED: LEGAL DEPARTMENT seal of the Dayton Power and Light Company
4/14 1954
Daniel A. Root
DANIEL A. ROOT, Notary Public
in and for Montgomery County, Ohio

JUN 18 2026
CLEARCREEK TOWNSHIP
ZONING DEPT.