

Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING
406 JUSTICE DRIVE • LEBANON, OHIO 45036
TELEPHONE (513) 695-1223

STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

December 18, 2025

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

Subject: RPC Recommendation for WPB Enterprises LLC PUD Stage 2 Rezoning

Dear Ms. Palmer:

This letter is regarding the WPB Enterprises LLC PUD Stage 2 Rezoning in Clearcreek Township. At its meeting on December 18, 2025, the Warren County Regional Planning Commission Executive Committee recommended approval of the WPB Enterprises LLC PUD Stage 2 rezoning with a vote of 16 ayes, 0 nay, 1 abstain, to the Clearcreek Township Zoning Commission subject to 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. 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.
4. During the Subdivision review process, the applicant dedicates additional right-of-way in compliance with the Warren County Thoroughfare Plan.
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.
6. Compliance with the Warren County Water Department requirements.
7. Compliance with the Warren County Combined Health District for on-site septic system or connect to a central sewer service.
8. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements.
9. Compliance with the requirements of the Clearcreek Township Fire Department for site access and circulation.



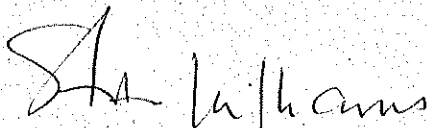
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10. All signage shall be located outside the public right-of-way and will not be internally illuminated.
11. Based on the applicant's proposal, the following conditions of approval are offered for the Cold-Storage Vehicle/Limousine Service use:
 - 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 Stored Vehicles: Nine (9).
 - d. Maximum Sign Height: 10 feet.
 - e. Maximum Sign Size: 48 square feet.
 - f. Hours of Operation: 10:00 a.m. to 2:00 a.m.
12. Prior to Clearcreek Township Zoning Commission review, the applicant submits:
 - a. A Photometric Plan.
 - b. An updated Landscape Plan that illustrates landscape buffers along the southern and western property lines in accordance with the requirements of Chapter 17 of the Clearcreek Township Zoning Code for streetscape, perimeter, and parking lot buffers.
 - c. The location for on-site septic system and reserve field.
 - d. Signage type.
 - e. An updated site plan that labels the parking areas as "Parking Space, Permanent" that complies with Section 3.58 of the Clearcreek Township Zoning Code.

The staff report is attached.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Stan Williams", is written over a light blue horizontal line.

Stan Williams, AICP, Executive Director

Cc: Orville Wright, WPB Enterprises LLC

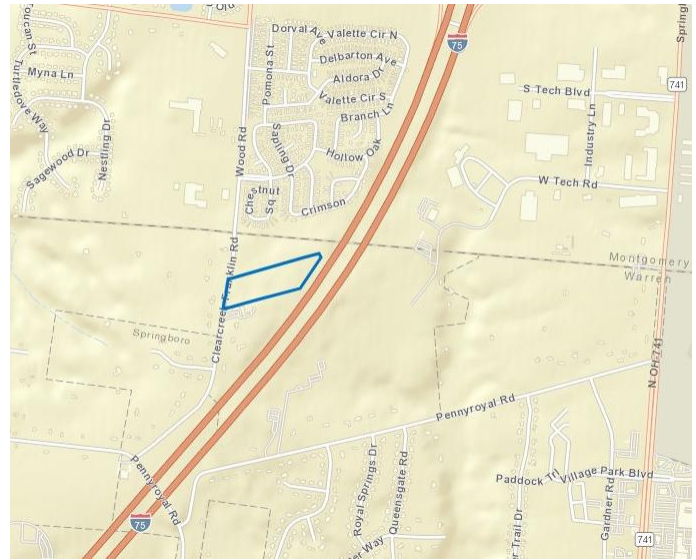


WARREN COUNTY REGIONAL PLANNING COMMISSION

MEETING DATE: December 18th, 2025
TO: WCRPC Executive Committee
FROM: Hadil Lababidi, Planner II
SUBJECT: **WPB Enterprises LLC, PUD Stage 2**

GENERAL INFORMATION

Property Owner: WPB Enterprises LLC
Site Address: 0 Clearcreek-Franklin Road
Township: Clearcreek
Parcel ID: 04-15-101-008
Total Site Area: 8.39 acres
Zoning: Mixed-Use PUD (MU-PUD)
Wastewater: On-site



PROPOSAL

The property consists of 8.39 acres and contains an existing barn structure, parking area, driveway, and open space. The applicant proposes to expand the existing building for a cold-storage vehicle/limousine service to accommodate seven (7) vehicles. The existing building has an area of 4,368 square feet, and the proposed expansion will add 2,184 square feet, for a total building area of 6,552 square feet. No offices, breakroom, or other employee amenities are proposed. All business operations, aside from vehicle storage, will be conducted remotely and off-site. Travel to and from the property will occur between 10:00 a.m. and 2:00 a.m., at scattered intervals depending on daily schedules. Additionally, two signs and nine (9) parking spaces are proposed (see Exhibit A).

History: In 2024, a zone change request for this business, from Suburban Residence Zone “SR-1” to Mixed-Use PUD Zone “MU-PUD”, was reviewed by the RPC Executive Committee, which recommended denial due to the proposed zoning's inconsistency with the Clearcreek Township Master Plan (FLUM). However, the rezoning request was approved by the Township Trustees in October 2024 (Resolution #5540).

RECOMMENDATION

Recommend **approval** of the WPB Enterprises LLC PUD Stage 2 to the Clearcreek Township Zoning Commission, subject to the following conditions:

1. All plans and proposals of 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. 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.
4. Prior to PUD Stage 3 approval, the applicant dedicates additional road right-of-way in compliance with the Warren County Thoroughfare Plan.
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.

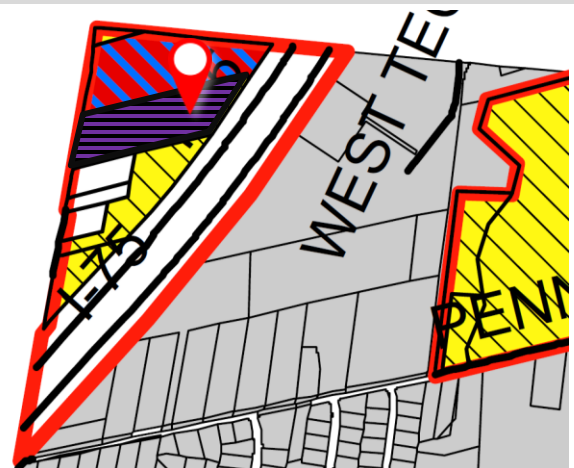
6. Compliance with the Warren County Water Department requirements.
7. Compliance with the Warren County Combined Health District for on-site septic system or connect to central sewer service.
8. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements.
9. Compliance with the requirements of the Clearcreek Township Fire Department for site access and circulation.
10. All signage shall be located outside the public right-of-way and will not be internally illuminated.
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 other amenities allowed except with the installation of an on-site septic system.
 - c. Maximum Number of Stored Vehicles: Seven (7).
 - d. Maximum Sign Height: 10 feet.
 - e. Maximum Sign Size: 48 square feet.
 - f. Hours of Operation: 10:00 a.m. to 2:00 a.m.
12. Prior to Clearcreek Township Zoning Commission review, the applicant submits:
 - a. A Photometric Plan.
 - b. An updated Landscape Plan that illustrating landscape buffers along the southern and western property lines in accordance with the requirements of Chapter 17 of the Clearcreek Township Zoning Code for streetscape, perimeter, and parking lot buffers.
 - c. The location for on-site septic system and reserve field.
 - d. Signage type.
 - e. An updated site plan that labels the parking areas as "Parking Space, Permanent" that complies with Section 3.58 of the Clearcreek Township Zoning Code.




STAFF ANALYSIS

ZONING:

The rezoning request for this property was approved by Clearcreek Township Trustees in October 2024 (Resolution #5540). The approved PUD will allow a wide range of uses including:

1. All Suburban Residence zone –SR-1 permitted uses;
2. Religious institutions and telecommunication towers;
3. Private storage garage;
4. Limousine service;
5. Warehouse (only for cars, limousines, passenger vehicles, vans, boats and RVs);
6. Ancillary buildings and structures either temporary or permanent incidental to the permitted use; and
7. Any other residential or non-residential use which is of a general character of the classes of residential and non-residential permitted above but not otherwise defined by the zoning resolution, as determined by the Clearcreek Township Zoning Inspector.

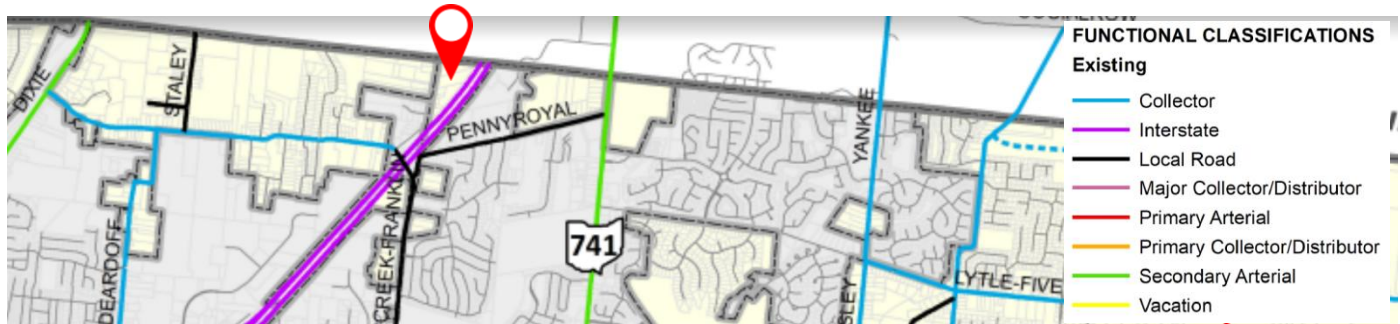


-  (SR-1) Suburban Residence
-  (NR-PUD) Non-Residential
-  (MU-PUD) Mixed-Use PUD

The applicant proposes front and rear setbacks of fifty feet (50') and side setbacks of twenty-five feet (25') for the building.

ACCESS & CIRCULATIONS

The site is accessed via Clearcreek-Franklin Road, which is classified as a Local Road under the County's Thoroughfare Plan. The property has approximately 355 feet of frontage along this road. Clear sight triangles of 30' x 30' are proposed on either side of the access point. The existing gravel driveway will remain. Internal vehicle circulation should be reviewed by the Warren County Engineer's Office. The current right-of-way width is 70 feet, and the applicant is required to dedicate an additional 5 feet to meet the standards of the Warren County Thoroughfare Plan.



SIGNAGE

Two (2) signs are proposed: one north of the site access point and the other along I-75. Each sign will have a maximum area of forty-eight (48) square feet and a maximum height of ten (10) feet. All signage shall be located outside the public right-of-way and will not be internally illuminated. The applicant proposes front and rear setbacks of ten feet (10') for the signs; side setbacks have not been specified.

PARKING

The site plan indicates a total of nine (9) parking spaces, each measuring 9' x 18', located east of the building. The Clearcreek Township Zoning Code, Section 3.58 *Parking Space, Permanent*, requires a minimum area of 180 square feet per parking space. the applicant must comply with the requirements of Section 3.58.

LANDSCAPE & BUFFER

The applicant proposes to preserve the existing tree line along the northern property line to maintain natural screening. No landscaping buffer is proposed along the southern boundary, where a religious use is located, due to the existing driveway and utility easement area on the subject property. The subject site is adjacent to residential uses along the southern and western property lines. Additional screening should be provided where natural vegetation is insufficient, in accordance with the requirements of Chapter 17 of the Clearcreek Township Zoning Resolution for streetscape, perimeter, and parking lot buffers.

LIGHTING

A lighting plan was not submitted. Any proposed lighting should be contained within the property boundary and not affect surrounding residential uses. The hours of operation are from 10:00 AM – 2:00 AM which necessitates lighting on-site.

Wastewater Disposable

The site is not served currently by central sewer service or on-site septic sewer service. The Warren County Combined Health District should determine the timing of a wastewater disposable system. In the interim, the applicant should submit an updated site plan that identifies the location of the septic field and reserve septic field.

EXHIBIT A: PUD STAGE 2



EXHIBIT B: LANDSCAPE PLAN



RESOLUTION 5540 CLEARCREEK TOWNSHIP TRUSTEES

Warren County, Ohio

October 14, 2024

A RESOLUTION TO (APPROVE) (MODIFY/DENY) THE ZONE CHANGE REQUEST OF DAVID MONTGOMERY (PICKREL SCHAEFFER AND EBELING) AGENT FOR WPB ENTERPRISES LLC, (ORVILLE WRIGHT) TO AMEND THE ZONING RESOLUTION AND MAP FOR A TOTAL OF 8.39 ACRES. THE PARCEL IS IDENTIFIED AS CLEARCREEK FRANKLIN RD (WOOD ROAD), PARCEL NUMBER 04-15-101-008, AND ACCOUNT 0622866. THE REQUEST IS LOCATED IN SECTION 15, TOWN 2, AND RANGE 5 IN CLEARCREEK TOWNSHIP. THE ZONE CHANGE REQUEST IS FROM SUBURBAN RESIDENCE ZONE “SR-1” TO MIXED USE PLANNED UNIT DEVELOPMENT “MU-PUD”, AND TO DISPENSE WITH THE SECOND READING

WHEREAS, all public hearings, public notices to adjoining property owners, and the recommendation of the Warren County Regional Planning Commission for the Zoning Map amendment have been conducted and made pursuant to the Clearcreek Township Zoning Resolution and Section 519.12 of the Ohio Revised Code; and

WHEREAS on July 25, 2024 (letter incorrectly identifies the month as June) the Warren County Regional Planning Commission recommended DENIAL of the zone change request as submitted. The rezoning is inconsistent with the Clearcreek Township Master Plan. The applicant did not provide sufficient or any information about: The location of the proposed uses (residential & commercial), the maximum density that is proposed within the PUD, and the amount and location of the common open space. A Concept Plan was not submitted and the applicant lacks the required information of SEC 13.05(A)(1)(b) and 13.05(A)(2), 13.05(3). However, the Committee SUPPORTS a SR-1 Planned Unit Development (PUD) that allows an additional non-residential use with PUD Standards and a Concept Plan, and;

WHEREAS, on August 1, 2024 the applicant requested the upcoming pending application before the Zoning Commission be tabled to September 9, 2024. The purpose of this request is to address and modify the proposed uses for the PUD and modify the Concept Plan.

WHEREAS, on August 5, 2024, the Zoning Commission considered the applicant’s request and TABLED the public hearing in process to September 9, 2024 @ 7 PM and;

WHEREAS, on September 9, 2024, the Zoning Commission APPROVED the Stage 1 PUD Zone Change Request from Suburban Residence Zone “SR-1” to Mixed-Use Planned Unit Development “MU-PUD” as submitted (update August 26, 2024). The following rationale was provided for the recommendation: Although the Master Land Use Plan doesn’t support the use to change out of a residential use, the property to the north is commercially zoned and the property to the south is being used as a church. Since the request is located between these two non-residential uses, the Zoning Commission doesn’t consider the request spot zoning. The community has come out to support the request.

RESOLUTION 5540
CLEARCREEK TOWNSHIP TRUSTEES
Warren County, Ohio
October 14, 2024

NOW THEREFORE BE IT RESOLVED, by the Board of Clearcreek Township Trustees that the application from Suburban Residence Zone “SR-1” to Mixed-Use Planned Unit Development “MU-PUD” be APPROVED/MODIFIED/DENIED with following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. The Concept Plan dated August 26, 2024 shall serve as the updated Concept Plan with the flowing clarifications:
 - a. The gross acreage of the parcel is 8.39 acres.
 - b. Approximately .245 acres is currently held in easement along Clearcreek Franklin (Wood) Road.
 - c. The minimum open space required for the entire site is 2.10 net acres.
 - d. The residential use designated area has approximately 225’ of road frontage and is specified to be approximately 2.88 gross acres in size.
 - e. The commercial and residential use designated area has approximately 130’ of road frontage and is specified to be approximately 5.37 gross acres in size.
3. Current improved surfaces:
 - a. The existing structure is 4,140 sq. ft. in size, per the Warren County Auditor’s Website.
 - i. The Concept Plan specifies the structure to be 4,368 sq. ft.
 - b. Existing access drive and parking area per Warren County Aerial is calculated to be approximately 38,332.80 sq. ft.
 - i. The Concept Plan specifies the existing gravel area to be 13,665 sq. ft.
 - ii. The Concept Plan doesn’t account for the existing gravel pad (112’x220’) east of the existing structure.
 - iii. The Concept Plan specifies a maximum of 50’x100’ gravel area expansion area.
 - c. Staff calculated:
 - i. If the Warren County Auditor’s Website and staff calculations were used, the above totals approximately 42,472.80 sq. ft. or .975 acres.
 - ii. If the size of the structure was used from the Updated Concept Plan and staff calculations, the above totals approximately 42,700.80 sq. ft. or .980 acres.
4. Perpetuation of current uses and expansion of current building:
 - a. Request is to continue to use the existing structure and gravel parking for storage of the Limousine business.
 - b. Request is for 50% expansion of current structure.
 - c. If the Warren County Auditor’s Website is used, this is an additional 2,070 sq. ft.
 - d. If the Concept Plan is used, this is an additional 2,184 sq. ft.
 - e. The maximum footprint for the commercial structure (existing and addition) is declared to be 6,552 sq. ft.
5. The list of all permitted uses for the Mixed-Use PUD shall be:
 - a. All Suburban Residence Zone “SR-1” Permitted Uses.
 - b. Religious Institutions and Telecommunication Towers.
 - c. Private Storage Garage.
 - d. Limousine service.

RESOLUTION 5540
CLEARCREEK TOWNSHIP TRUSTEES
Warren County, Ohio
October 14, 2024

- e. Warehouse (only for cars, limousines, passenger vehicles, vans, boats and RVs).
 - f. Ancillary buildings and structures, either temporary or permanent incidental to the permitted use.
 - g. Any other residential or non-residential use which is of a general character of the classes of residence and non-residence permitted above, but not otherwise defined by the Zoning Resolution, as determined by the Clearcreek Township Zoning Inspector.
6. Compliance with the Clearcreek Township Zoning Resolution and the PUD Stage 1 approval conditions SEC 13.05(A) (3).
 7. Compliance with the Warren County Subdivision Regulations.
 8. The applicant shall submit a stormwater management plan approved by the Warren County Engineer's Office prior to the PUD Stage 3 application.
 9. The applicant shall submit a roadway access and improvement plan approved by the Warren County Engineer prior to the PUD Stage 3 application. Prior to the submittal of the PUD Stage 2 application, a notification letter from the Warren County Engineer's Office determining if a traffic impact analysis is necessary is required. If a traffic impact analysis is required, it shall be done prior to PUD Stage 3 application. Any additional road right-of-way required shall be dedicated at the time of a Final Plat.
 10. The minimum setbacks for the entire PUD shall be as illustrated on the Concept Plan updated August 26, 2024.
 11. Future residential density and lot design shall follow the regulations of the Suburban Residence Zone "SR-1".

BE IT FURTHER RESOLVED, by the Board of Clearcreek Township Trustees upon majority vote hereby dispenses with the requirement that this resolution be read on two separate days, and hereby authorizes the adoption of this Resolution upon its first reading at the earliest date allowable by law.

Mr. GABBARD moved to adopt the foregoing Resolution. Mr. MUTERSPAW seconded the motion and upon the call of the roll the following vote resulted:

Mr. Wade	- YEA
Mr. Gabbard	- YEA
Mr. Muterspaw	- YEA

Resolution adopted at a regular public meeting conducted October 14, 2024.

RESOLUTION 5540
CLEARCREEK TOWNSHIP TRUSTEES
 Warren County, Ohio
 October 14, 2024

**THE BOARD OF
 CLEARCREEK TOWNSHIP TRUSTEES**

Law Director Bryan Pacheco

Approved as to form

[Signature]

[Signature]

[Signature]

[Signature]

EXHIBIT D: PUD STAGE 1 - CONCEPT PLAN

