

RESOLUTION 5639
CLEARCREEK TOWNSHIP TRUSTEES

Warren County, Ohio

January 12, 2026

A RESOLUTION TO ~~(APPROVE/MODIFY/DENY)~~ THE ZONE CHANGE REQUEST OF CHRISTOPHER D. BRIAN, AGENT FOR BRIAN MANOR LLC/ CHRISTOPHER C. BRIAN TO AMEND THE ZONING RESOLUTION AND MAP FOR A TOTAL OF 14.2327 ACRES. THIS REQUEST IS COMPRISED OF TWO PARCELS. THE FIRST PARCEL IS IDENTIFIED AS 129 W SR 122, PARCEL NUMBER 08-03-400-087, AND ACCOUNT 0404323. THE REQUEST IS LOCATED IN SECTION 3, TOWN 3, AND RANGE 4 IN CLEARCREEK TOWNSHIP. THE ZONE CHANGE REQUEST IS FROM RURAL RESIDENCE PLANNED UNIT DEVELOPMENT "R-1PUD" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "R-PUD". THE SECOND PARCEL IS IDENTIFIED AS 0 W SR 122, PARCEL NUMBER 08-03-400-063, AND ACCOUNT 0404269. THE REQUEST IS LOCATED IN SECTION 3, TOWN 3, AND RANGE 4 IN CLEARCREEK TOWNSHIP. THE ZONE CHANGE REQUEST IS FROM RESIDENCE ZONE "R-1" TO RESIDENTIAL PLANNED UNIT DEVELOPMENT "R-PUD", AND 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 November 20, 2025 the Warren County Regional Planning Commission recommended APPROVAL of the zone change request with twelve (12) conditions, and;

WHEREAS, on December 1, 2025, the Zoning Commission APPROVED the Stage 1 PUD Zone Change Request from Rural Residence Planned Unit Development "R-1PUD" to Residential Planned Unit Development "R-PUD" and from Residence Zone "R-1" to Residential Planned Unit Development "R-PUD" with nine (9) conditions.

NOW THEREFORE BE IT RESOLVED, by the Board of Clearcreek Township Trustees that the application from Rural Residence Planned Unit Development "R-1PUD" and Residence Zone "R-1" to Residential Planned Unit Development "R-PUD" be ~~APPROVED/MODIFIED/DENIED~~ 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 Resolution and the Warren County Subdivision Regulations.
3. Permitted uses and use restrictions
 - 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.

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- 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 at dusk. Cleanup 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 the Stage 2 application process.
 - i. Guests can explore the arboretum via paved and unpaved trails.
- 4. 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.
- 5. The site is limited to the current access points for each lot. Access from State Route 48 is prohibited.
- 6. The additional road right-of-way as required per the Wanen County Thoroughfare Plan shall be dedicated prior to PUD Stage 3 approval.
- 7. Concurrent with the PUD Stage 2 application, the applicant shall submit the plan for the proposed landscaping, buffers, and lighting.
- 8. The proposed septic system design receives approval by the Wanen County Combined Health District/Ohio Environmental Protection Agency (OEPA) prior to the approval of PUD Stage 3. If it is determined that the venue will generate more than 1,000 gallons of wastewater per day, the OEPA will have jurisdiction to review the septic system.
- 9. If required, a stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office prior to PUD Stage 3.
- 10. Parcels shall be combined into a single parcel prior to the Stage 3 approval.
- 11. Minimum open space shall be 50% or 7.12 acres.
- 12. The December 15, 2025 Concept Plan will serve as the document for the Stage 1 approval. The parking lots will need further review during the Stage 2 application process. The applicant is directed to design the final locations of the parking lots to minimize the impact to adjoining properties.

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 authorizes the adoption of this Resolution upon its first reading at the earliest date allowable by law.

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

Mr. Gabbard	- <u>YEA</u>
Mr. Muterspaw	- <u>YEA</u>
Mr. Holtrey	- <u>YEA</u>

Resolution adopted at a regular public meeting conducted January 12, 2026.

THE BOARD OF
CLEARCREEK TOWNSHIP TRUSTEES

Law Director Bryan Pacheco

Approved as to form





