

Staff suggested modifications to WCRPC recommendation conditions:

Text to be removed is ~~struck through~~. Text that is proposed is CAPITALIZED. Underlined Text are options that you will need to discuss and choose. All changes from the Warren County Regional Planning Commission Recommendation are **highlighted**.

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~~ **WARREN COUNTY ENGINEER'S OFFICE** shall determine if a traffic impact analysis is necessary. If a traffic impact analysis is required, it shall receive ~~ODOT's~~ **WARREN COUNTY ENGINEER'S OFFICE'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.
10. All signage shall be located outside the public right-of-way, ~~and will not be internally illuminated~~ **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.**
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. Maximum Sign Height: 10 feet.~~
- ~~e. Maximum Sign Size: 48 square feet.~~
- ~~f.~~ d. Hours of Operation: 10:00 a.m. to 2:00 a.m.

12. Prior to Clearcreek Township Zoning Commission review, the applicant submits:

THE APPLICANT SHALL PROVIDE AN UPDATED SUBMITTAL 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. A Photometric Plan **FOR ALL EXISTING OUTDOOR LIGHTS, ANY PROPOSED OUTDOOR LIGHTING AND/OR ILLUMINATION OF SIGNAGE.**
- 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 Resolution for streetscape, perimeter, and parking lot buffers.~~

AN UPDATED SITE PLAN:

- **THAT DEPICTS AN ADDITIONAL FIVE (5) FEET OF ROAD RIGHT-OF-WAY TO MEET WARREN COUNTY THOROUGHFARE PLAN DEDICATION REQUIREMENTS.**
- **THAT REMOVES THE OPEN SPACE DESIGNATION FROM ALL AREAS NOT IDENTIFIED AS PERMANENT OPEN SPACE.**
- **THAT IDENTIFIES THE MINIMUM OPEN SPACE FOR PHASE 1 AS 1.31 NET ACRES.**
- **THAT IDENTIFIES THE OPEN SPACE AREAS WITH LOT NUMBERS.**
- **THAT SPECIFIES ALL LOT DIMENSIONS.**
- **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.)

- THAT IDENTIFIES THE LOCATION OF THE FUTURE ON-SITE SEPTIC SYSTEM AND RESERVE FIELD, IF REQUIRED BY THE WARREN COUNTY COMBINED HEALTH DISTRICT.
- THAT ADDRESSES THE REQUIREMENT FOR THE SOUTHERN PERIMETER BUFFER AND PARKING LOT BUFFER:
 - IDENTIFY THE SIZE AND LOCATION OF ALL VEGETATION LOCATED OUTSIDE OF THE OHIO BELL TELEPHONE (UTILITY EASEMENT).
 - A TOTAL OF 50 TREES AND 238 SHRUBS ARE REQUIRED TO BE INSTALLED PER SECTION 17.06 (D) OPTION 4 OF THE CLEARCREEK TOWNSHIP ZONING RESOLUTION: PRIOR TO THE STAGE 3 APPROVAL OR WITHIN THREE (3) MONTHS OF THE SOUTHERN PROPERTIES CHANGING FROM THE CURRENT USE OR INCREASING IN INTENSITY OF THE RESIDENTIAL USE OR LOT COUNT.
- THAT ADDRESSES THE REQUIREMENT FOR A WESTERN STREETScape BUFFER:
 - A TOTAL OF 8 TREES AND AN EARTH MOUND AS OUTLINED IN SECTION 17.06(C) OPTION 1F OF THE CLEARCREEK TOWNSHIP ZONING RESOLUTION.
 - BUFFER IS TO BE INSTALLED PRIOR TO THE STAGE 3 APPROVAL.

~~e. The location for on-site septic system and reserve field.~~

d. Signage type

- e. c. 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 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.

d. PROVIDE A DETAILED DESCRIPTION OF BUILDING ADDITION (DESCRIPTIVE TEXT OR CONSTRUCTION DRAWINGS).