

DAVID N. REED
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February 1, 2021

VIA HAND DELIVERY

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

RECEIVED
FEB 01 2021
CLEARCREEK TOWNSHIP
ZONING DEPT.

Re: Supplement to Stage 1 PUD Application – 170.6 Acres on Lytle-Five Point Road
(Auditor's Parcel Nos. 05-20-100-001 and 05-20-100-005)

Dear Jeff:

We appreciate the Zoning Commission granting us an extension to comprehensively respond to the items raised in your Staff Report dated November 12, 2020, and to otherwise further develop our plan. Attached in that regard are the additional requested items together with related materials which are intended to give the Township a better overall understanding of the vision for Silver Mill and why it will be an enhancement to Clearcreek Township. As you are aware, we have proceeded with the PUD approach rather than straight zoning in order for there to be flexibility, both in terms of input from the Township as well as allowing for a development which meets the lifestyle needs of aging citizens. This is supported by the PUD provisions in the Zoning Resolution and in line with the Master Plan.

Please do not hesitate to contact me with any questions or comments you may have concerning the additional material. We look forward to the upcoming Zoning Commission meeting and moving forward with Silver Mill. Thank you for your attention to this matter.

Very truly yours,



David N. Reed

DNR:jly

February 1, 2021

Page 2

Enclosures

cc: Bryan E. Pacheco, Esq. (via ordinary mail, w/encl.)
Shery Oakes (via email only, w/encl.)
Gail Perkins (via ordinary mail, w/encl.)
Adam Sweeney (via email only, w/encl.)
Steve Lisle (via ordinary mail, w/encl.)

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