



OFFICIAL THOROUGHFARE PLAN WARREN COUNTY, OHIO

June 2023

Warren County Commissioners

Tom Grossmann
Shannon Jones
David G. Young

Warren County Engineer

Neil F. Tunison, PE, PS

Warren County Regional Planning Commission

Stan Williams, AICP, Executive Director

CERTIFICATION TO COUNTY RECORDER

I hereby certify that the foregoing is a true and accurate copy of the Warren County Official Thoroughfare Plan, as finally adopted by the Warren County Board of County Commissioners pursuant to Resolution Number 23-0625 on May 16th, 2023, and is being presented to the Warren County Recorder pursuant to O.R.C. Section 713.27.

Stan Williams, AICP
Executive Director
Warren County Regional Planning Commission

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

Resolution

Number 23-0625

Adopted Date May 16, 2023

APPROVE AMENDMENTS TO THE WARREN COUNTY OFFICIAL THOROUGHFARE PLAN BY REMOVING THE TWO COLLECTOR ROADS IN DEERFIELD TOWNSHIP AND THE ONE COLLECTOR ROAD IN TURTLECREEK TOWNSHIP ON LAND IDENTIFIED AS PARCEL 12-26-200-002

WHEREAS, this Board received a request from the developer, John Candle Homes, and the landowner, Route 741 Holdings, LLC (a land holding company of Tufts University, Boston, MA), to remove all collector roads required by the Warren County Official Thoroughfare Plan on a single parcel identified as Parcel 12-26-200-002, consisting of 85.949 acres situated in Deerfield Township and 62.788 acres situated in Turtlecreek Township, totaling 146.737 acres in Warren County; and

WHEREAS, on April 25, 2023, this Board adopted Resolution #23-0507 setting the matter for a public hearing on May 16, 2023 at 9:45AM, after advertising notice thereof in a newspaper of general circulation in Warren County, at least ten (10) days prior thereto; and

WHEREAS, notice of the said public hearing was advertised in the Journal-News Pulse of Lebanon and Mason on 04/30/2023, as evidenced by a proof of publication; and

WHEREAS, this Board opened the public hearing during the regularly scheduled meeting of this Board on May 16, 2023, at approximately 9:54AM; and

WHEREAS, during the public hearing the Board was presented the recommendation of the full Warren County Regional Planning Commission and was shown a PowerPoint presentation by Cameron Goschinski of the Warren County Regional Planning Commission Staff; and heard from: attorneys Joe Trauth and Sophia Holley of KMK law firm representing the developer; attorney Matt Fellenhoff of Strauss & Troy law firm representing the landowner; Richard Arnold of McGill Smith Panshon representing the developer; Warren County Chief Deputy Engineer, Kurt Weber, and Warren County Engineer, Neil Tunison; Turtlecreek Township Administrator, Tammy Boggs; Deerfield Township Administrator Eric Reiners; City of Mason Law Director, Jeff Forbes, and City of Mason Engineer, Kurt Seiler; and thereafter voted unanimously to close the public hearing after no other persons came forward to be heard; and

WHEREAS, after considering the recommendation of the Regional Planning Commission and Power Point presentation, as well as the comments from all of the aforementioned speakers in favor of or in opposition to said amendment, the Board carefully weighed and balanced the public need of such collector roads, the public safety concerns of having a collector road through a residential neighborhood, and the property rights of the landowner; and

NOW THEREFORE BE IT RESOLVED, to amend to the Warren County Official Thoroughfare Plan by removing from the Official Thoroughfare Plan and Map all of the collector roads that are

RESOLUTION #23-0625
MAY 16, 2023
PAGE 2

shown to traverse Parcel 12-26-200-002, to-wit: both collector roads in Deerfield Township and one collector road in Turtlecreek Township; and

BE IT FURTHER RESOLVED, that the Board's Clerk is directed to deliver a certified copy of this Resolution to the Warren County Engineer and Warren County Regional Planning Commission in order that they may amend their records and requirements in accordance herewith, and to cause this resolution to be deposited along with the Warren County Official Thoroughfare Plan and Map with the Warren County Recorder in accordance with R.C. 713.27.

Mr. Young moved for adoption of the foregoing resolution being seconded by Mr. Grossmann. Upon call of the roll, the following vote resulted:

Mrs. Jones - yes
Mr. Grossmann - yes
Mrs. Young - yes

Resolution adopted this 16th day of May 2023.

BOARD OF COUNTY COMMISSIONERS

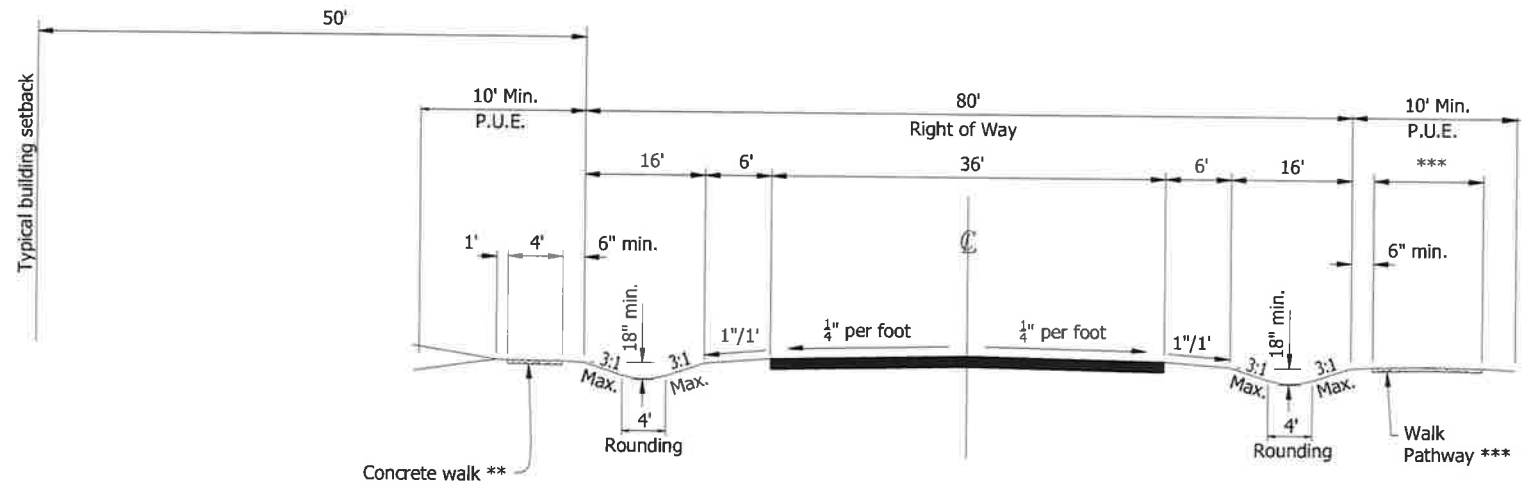
Kristal Powell
Kristal Powell, Deputy Clerk

JKP

cc: RPC (certified) (file)
County Engineer (certified) (file)
Recorder (Certified)
Public hearing file



FIGURE A.9
Typical Section, Collector - Residential/Rural



** As per Subdivision Regulations.

*** As per Pathway Map/Subdivision Regulations.
(if applicable, width & location TBD)



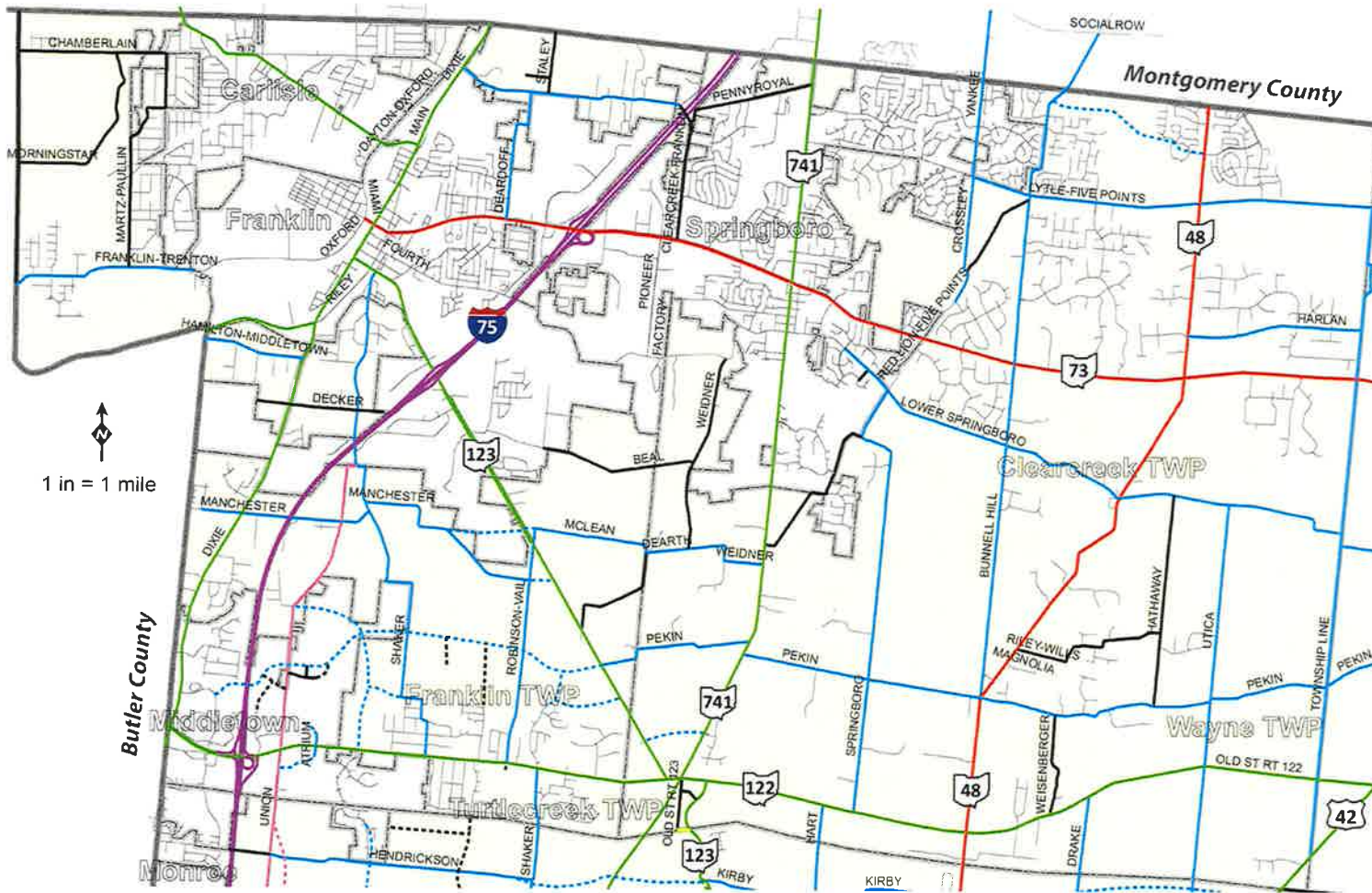


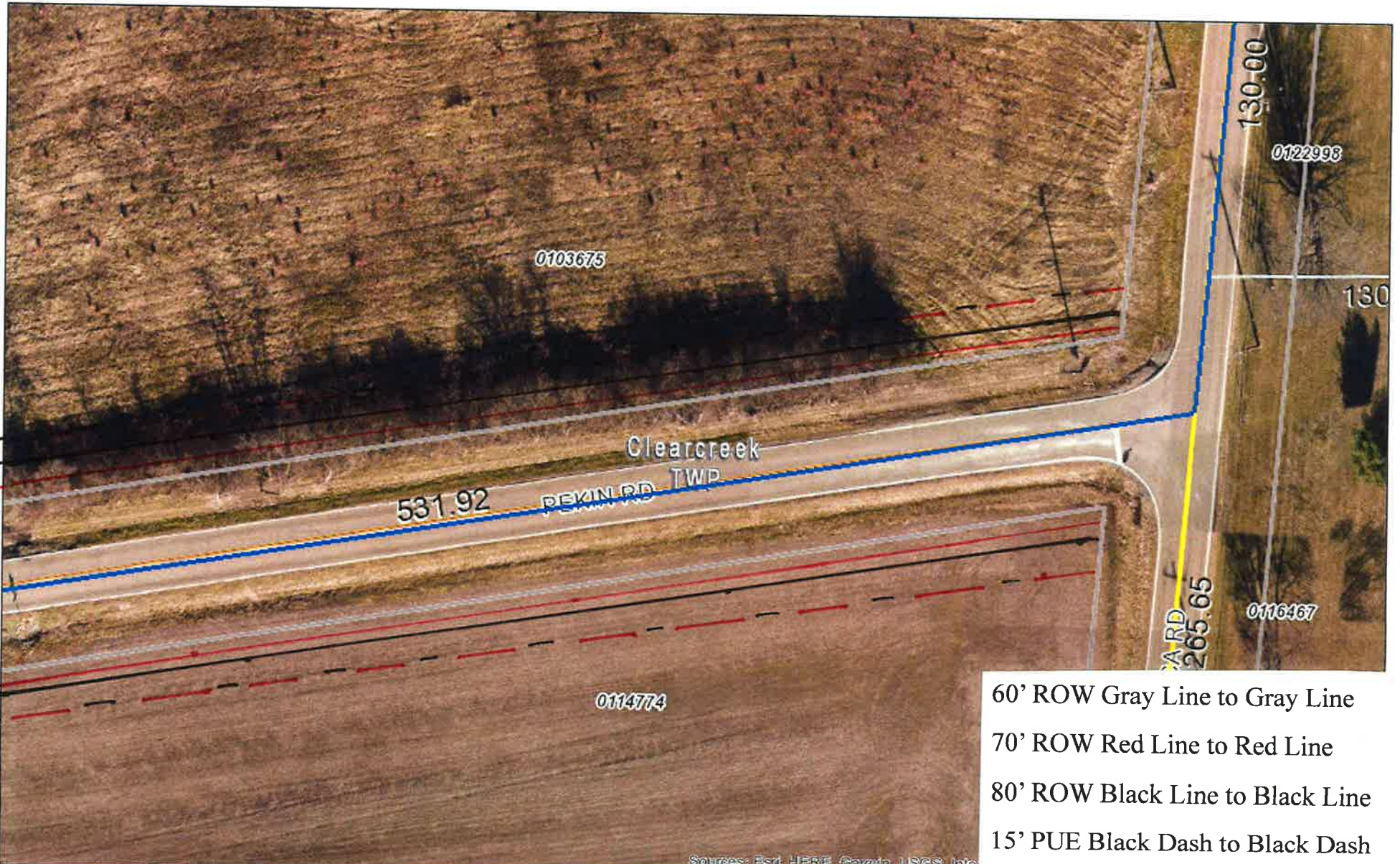
FIGURE 3.2

**Functional Classifications:
Northwest Area**

Legend

- COUNTY BOUNDARIES
 - POLITICAL SUBDIVISIONS
 - LOCAL SUBDIVISION STREETS
 - PARCELS
 - MUNICIPALITIES
 - TOWNSHIPS
- FUNCTIONAL CLASSIFICATIONS**
- Existing**
- Collector
 - Interstate
 - Local Road
 - Major Collector/Distributor
 - Primary Arterial
 - Primary Collector/Distributor
 - Secondary Arterial
 - Vacation
- Future**
- Collector
 - Interstate
 - Local Road
 - Major Collector/Distributor
 - Primary Arterial
 - Primary Collector/Distributor
 - Secondary Arterial
 - Vacation





- 60' ROW Gray Line to Gray Line
- 70' ROW Red Line to Red Line
- 80' ROW Black Line to Black Line
- 15' PUE Black Dash to Black Dash
- 10' PUE Red Dash to Red Dash

Staff Update Showing Measurements for ROW and Public Utility Easement (PUE)

Sources: Esri, HERE, Garmin, USGS, Intel, Korea, Esri, Thailand, OpenStreetMap contributors, Swatch, and Mapbox. WPA County GIS

Date: 6/21/2024

Cadastral Lines	Corporate Line	Parcel Line	Hardware
<all other values>	County Line	ROW Unknown Width Line	Subdivision L.d. Line
Line Type	Farm Lot Line	Road ROW	Township and Range Line
Audits Trad Line	Overpass Line	School Line	Trad Line
Civil Township Line	Subdivision Limit Line	Section Line	VMS Line
			Vacated Road Line

1 inch = 50 feet

4629 Utica Road

The provider makes no warranty or representation with respect to this information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to its quality and suitability. The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, programs or data used with or combined with the requested information including the cost of recovering information, programs or data.



Date: 6/13/2024

500' Notice Area for 4629 Utica Rd

1 inch = 300 feet

Cadastral Lines		Line Type	
Corporate Line	County Line	Parcel Line	RDW Unrenewed Width Line
Other values	Farm Lot Line	Subdivision Lot Line	Township and Range Line
Assemble Tract Line	Overpass Line	Subdivision Limit Line	Tract Line
Civil Township Line	Subdivision Limit Line	Section Line	VMS Line
		Section Line	Neighborhood Road Line

The provider makes no warranty or representation with respect to its information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to its quality and suitability. The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, programs or data used, with or combined with the requested information, including the cost of recovering information, programs or data.

24-BZA-004 Exhibit: 22



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

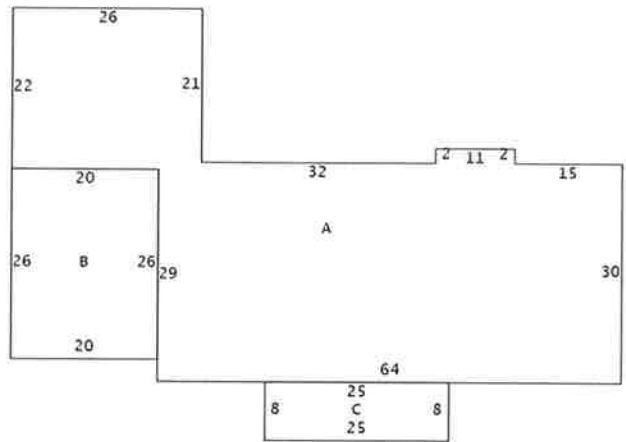
Linda Oda
Recorder

Parcel ID	928200017	Current Owner	HURT, DOUGLAS B.	Account Number	0116939
Property Address	4737 UTICA RD WAYNESVILLE 45068	Legal Description	5.0000 ACRES	Neighborhood ID	99001
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$323,000	Bedrooms	3
Last Sale Date	04/11/2000	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	2508 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1972	Total Living Area	2,508sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$95,940	\$33,580
BUILDING	\$199,750	\$69,910
TOTAL	\$295,690	\$103,490
CAUV	\$0	-

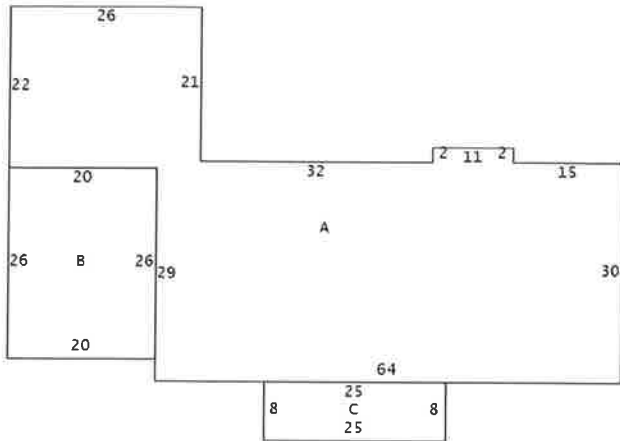
Parcel ID 928200017

Current Owner HURT, DOUGLAS B.

Account Number 0116939

Residential Building Details Building 1 of 1

Building Sketch



Sketch Details

C	FRAME	OPEN PORCH	200
A	BRICK	1 STORY	2508
B	BRICK	GARAGE	520

Occupancy	1 FAMILY UNIT
Construction Year	1972
Remodel Year 1	0
Remodel Year 2	0
Condition	AVERAGE
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	C. BLOCK
Exterior	MASONRY
Basement	NONE

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	3
Family/Rec Room	YES
Wood Fireplace	1
Gas Fireplace	0
Heating System	BASEBOARD
Heat Source	ELECTRICAL
Central Air Conditioning	YES
Full Baths	2
Half Baths	1
True Value	\$162,400.00

Special Features

No Special Features Found



Parcel ID	928200016	Current Owner	HURT, DOUGLAS B.	Account Number	0116921
Property Address	0 UTICA RD WAYNESVILLE 45068	Legal Description	5.0000 ACRES	Neighborhood ID	99001
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD	State Use Code	501 - RES. VAC. LAND- 0 TO 9.99 AC.	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch

No Sketch Available



Building & Last Sale Summary

Last Sale Amount	\$323,000	Bedrooms	
Last Sale Date	04/11/2000	Exterior	
Owner Occupied	N	Above Grade Living Area	
Homestead Exemption	N	Finished Basement/Attic	
Year Built		Total Living Area	

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$73,800	\$25,830
BUILDING	\$88,070	\$30,820
TOTAL	\$161,870	\$56,650
CAUV	\$0	-

Parcel ID 928200016

Current Owner HURT, DOUGLAS B.

Account Number 0116921

Outbuildings

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	STABLE	METAL	1990	AVERAGE	0	40	60	0	0.00	20	0	\$24,800.00
0	CANOPY/LEAN-TO (R)	WOOD FRAME	1990	AVERAGE	0	14	60	0	0.00	20	0	\$6,300.00
0	POLE BUILDING	METAL	1993	AVERAGE	12	60	90	0	0.00	15	0	\$39,300.00
0	LOAF SHED	METAL	0	AVERAGE	0	12	20	0	0.00	65	0	\$1,200.00



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

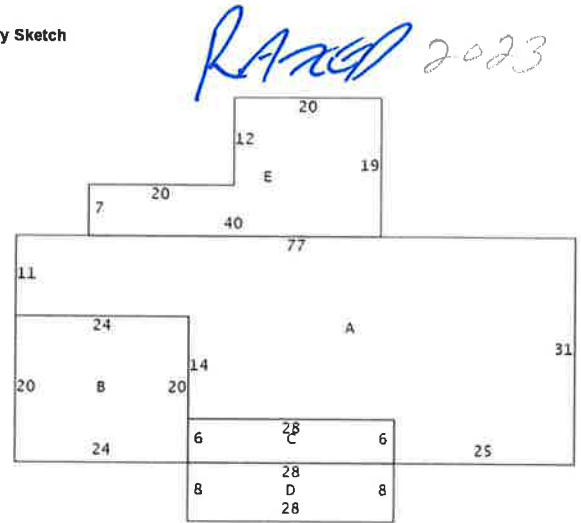
Linda Oda
Recorder

Parcel ID	928200012	Current Owner	RADMEDIX2, INC.	Account Number	0116769
Property Address	4663 UTICA RD WAYNESVILLE 45068	Legal Description	5.0000 ACRES	Neighborhood ID	99001
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD	State Use Code	511 - SGL, FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$258,000	Bedrooms	3
Last Sale Date	08/10/2017	Exterior	MASONRY
Owner Occupied	N	Above Grade Living Area	1739 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1972	Total Living Area	1,739sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$95,940	\$33,580
BUILDING	\$163,460	\$57,210
TOTAL	\$259,400	\$90,790
CAUV	\$0	-

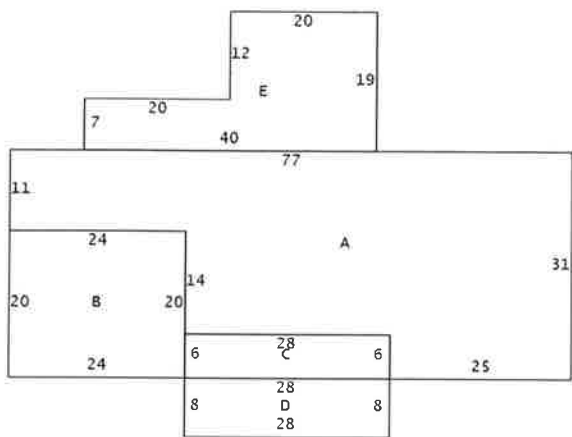
Parcel ID 928200012

Current Owner RADMEDIX2, INC.

Account Number 0116769

Residential Building Details Building 1 of 1

Building Sketch



Sketch Details

C	FRAME	OPEN PORCH	168
D	FRAME	DECK	224
E	FRAME	DECK	520
A	BRICK	1 STORY	1739
B	BRICK	GARAGE	480

RAZD 2023

Occupancy
Construction Year
Remodel Year 1
Remodel Year 2
Condition
Construction Cost
Remodel Cost
Foundation
Exterior
Basement

1 FAMILY UNIT
 1972
 0
 0
 AVERAGE
 \$0.00
 \$0.00
 C. BLOCK
 MASONRY
 NONE

Finished Basement
Unfinished Attic
Finished Attic/Living Area
Number of Bedrooms
Family/Rec Room
Wood Fireplace
Gas Fireplace
Heating System
Heat Source
Central Air Conditioning
Full Baths
Half Baths
True Value

0 sq. ft.
 0 sq. ft.
 0 sq. ft.
 3
 YES
 1
 0
 FORCED AIR
 ELECTRICAL
 YES
 2
 1
 \$124,990.00

Special Features

No Special Features Found



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

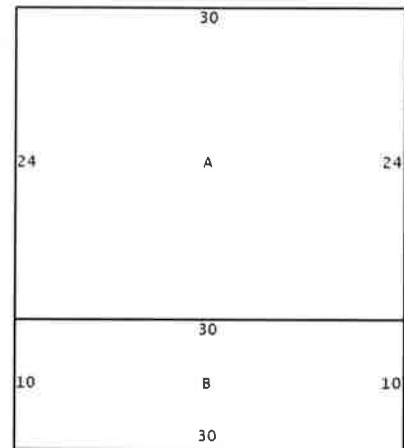
Linda Oda
Recorder

Parcel ID	928200013	Current Owner	WOOLEY, KOLLETT J.	Account Number	0117803
Property Address	1834 PEKIN RD LEBANON 45036	Legal Description	4.7240 ACRES	Neighborhood ID	99001
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD	State Use Code	101 - GRAIN OR GENERAL FARM	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$0	Bedrooms	2
Last Sale Date	07/21/2017	Exterior	VINYL / ALUM
Owner Occupied	Y	Above Grade Living Area	1080 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1976	Total Living Area	1,080sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$91,870	\$32,150
BUILDING	\$98,110	\$34,340
TOTAL	\$189,980	\$66,490
CAUV	\$0	-

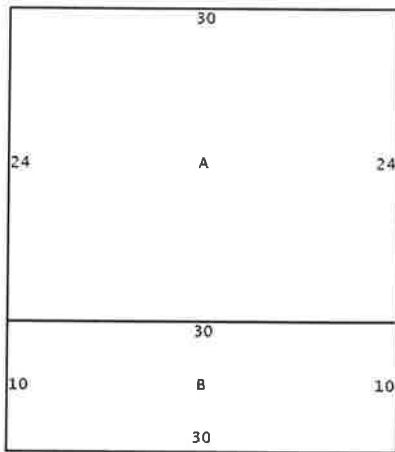
Parcel ID 928200013

Current Owner WOOLEY, KOLLETT J.

Account Number 0117803

Residential Building Details Building 1 of 1

Building Sketch



Sketch Details

A	FRAME	1 1/2 STORY	720
B	FRAME	OPEN PORCH	300

Occupancy
Construction Year
Remodel Year 1
Remodel Year 2
Condition
Construction Cost
Remodel Cost
Foundation
Exterior
Basement

1 FAMILY UNIT
 1976
 1994
 0
 AVERAGE
 \$0.00
 \$0.00
 CONCRETE
 VINYL / ALUM
 NONE

Finished Basement
Unfinished Attic
Finished Attic/Living Area
Number of Bedrooms
Family/Rec Room
Wood Fireplace
Gas Fireplace
Heating System
Heat Source
Central Air Conditioning
Full Baths
Half Baths
True Value

0 sq. ft.
 0 sq. ft.
 0 sq. ft.
 2
 NO
 0
 0
 BASEBOARD
 ELECTRICAL
 NO
 1
 0
 \$65,260.00

Special Features

No Special Features Found

VOLUME 56 PLAT NO. 17
 WARREN COUNTY ENGINEERS
 RECORD OF LAND DIVISION
 DEED REFERENCE:
 DEED BOOK _____ PAGE _____

NOTES:
 OLD PLAT REFERENCE - SUR. REC. 4, PG. 102
 BEARING SYSTEM FROM EXISTING DEEDS
 DEED RECORDS AS SHOWN ON PLAT ARE SOURCE DOCUMENT.
 OCCUPATION IN GENERAL FITS SURVEY.

- DENOTES 1/2" IRON PIN
- DENOTES IRON PIPE
- ⊙ DENOTES IRON SPIKE
- △ DENOTES STONE

SURVEY PLAT OF
ANNA EMLEY LAND

SITUATED IN
 SEC. 28, T-4, R-4 CLEARCREEK TOWNSHIP
 WARREN COUNTY, OHIO

114.834 ACRES TOTAL

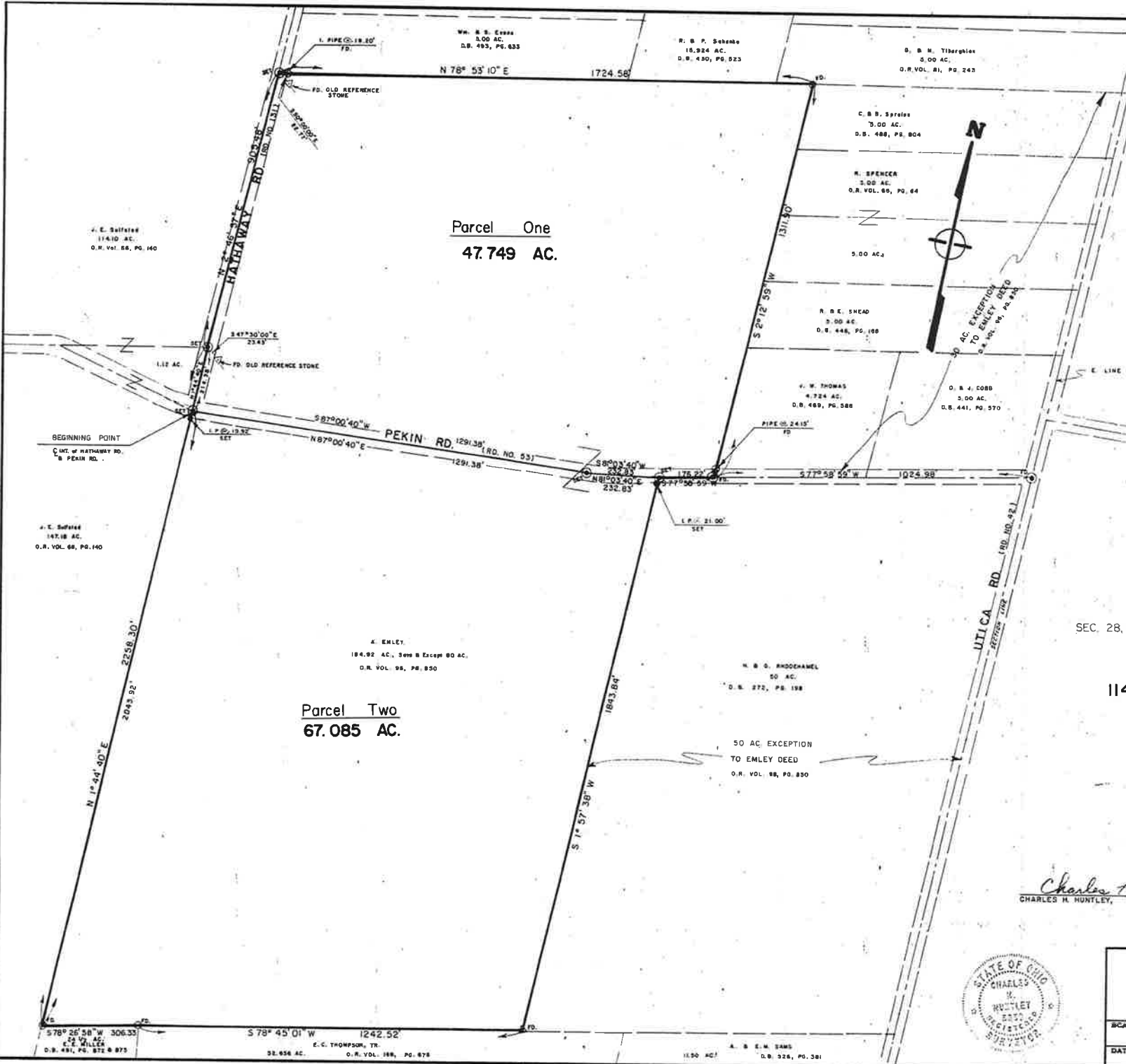


Charles H. Huntley
 CHARLES H. HUNTLEY, OHIO REG. SUR. NO. 5630



HASSELBRING, DUANE & ASSOCIATES
 ENGINEERS - SURVEYORS
 212 N. BROADWAY LEBANON, OHIO

SCALE 1" = 200'	DRAWN BY RJD	CHECKED BY CH
DATE 4-30-04	DRWG. C-7933	





Parcel ID	928200024	Current Owner	REEDY, CHARLES T. &	Account Number	0129399
Property Address	0 PEKIN RD LEBANON 45036	Legal Description	42.7480 ACRES	Neighborhood ID	99001
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD	State Use Code	110 - C.A.U.V. VACANT LAND	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch

No Sketch Available



Building & Last Sale Summary

Last Sale Amount	\$157,500	Bedrooms	
Last Sale Date	03/05/2021	Exterior	
Owner Occupied	N	Above Grade Living Area	
Homestead Exemption	N	Finished Basement/Attic	
Year Built		Total Living Area	

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$308,100	\$24,070
BUILDING	\$0	\$0
TOTAL	\$308,100	\$24,070
CAUV	\$68,760	

VOLUME 154 PLAT NO. 72
 WARREN COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE JULY 19, 2021
 SCALE 1"=200'
 DEED REFERENCE
 OFFICIAL RECORD 5746 PAGE 702
 TOWNSHIP CLEARCREEK
 MILITARY SURVEY NUMBER
 PRELIMINARY ACCESS APPROVAL
 _____ GRANTED NOT APPLICABLE

Neil F. Tunison
 NEIL F. TUNISON, P.E., P.S.
 WARREN COUNTY ENGINEER
 BY NEW SURVEY



BEARINGS ARE BASED UPON GRID NORTH
 NAD83 (2011) OHIO SOUTH ZONE UTILIZING
 0007 VRS.

BASE GRID COORDINATES
 N: 551518.7330
 E: 1498661.2230
 GRID TO GROUND COMBINED
 SCALE FACTOR=1.000065268

DEED REFERENCE:

BETTY J. WRIGHT,
 TRUSTEE
 O.R. 5746, PAGE 701
 PARCEL No. 1
 50.0 ACRES
 P.N. 09-28-400-003
 S.R. 4, PLAT 102

SURVEY FOR
BETTY WRIGHT
 CLEARCREEK TOWNSHIP
 WARREN COUNTY, OHIO
 SECTION 28 - TOWN 4 - RANGE 4, BMR



LUTZ'S SURVEYING SERVICES
 PROVIDING ALL OF YOUR SURVEYING NEEDS!



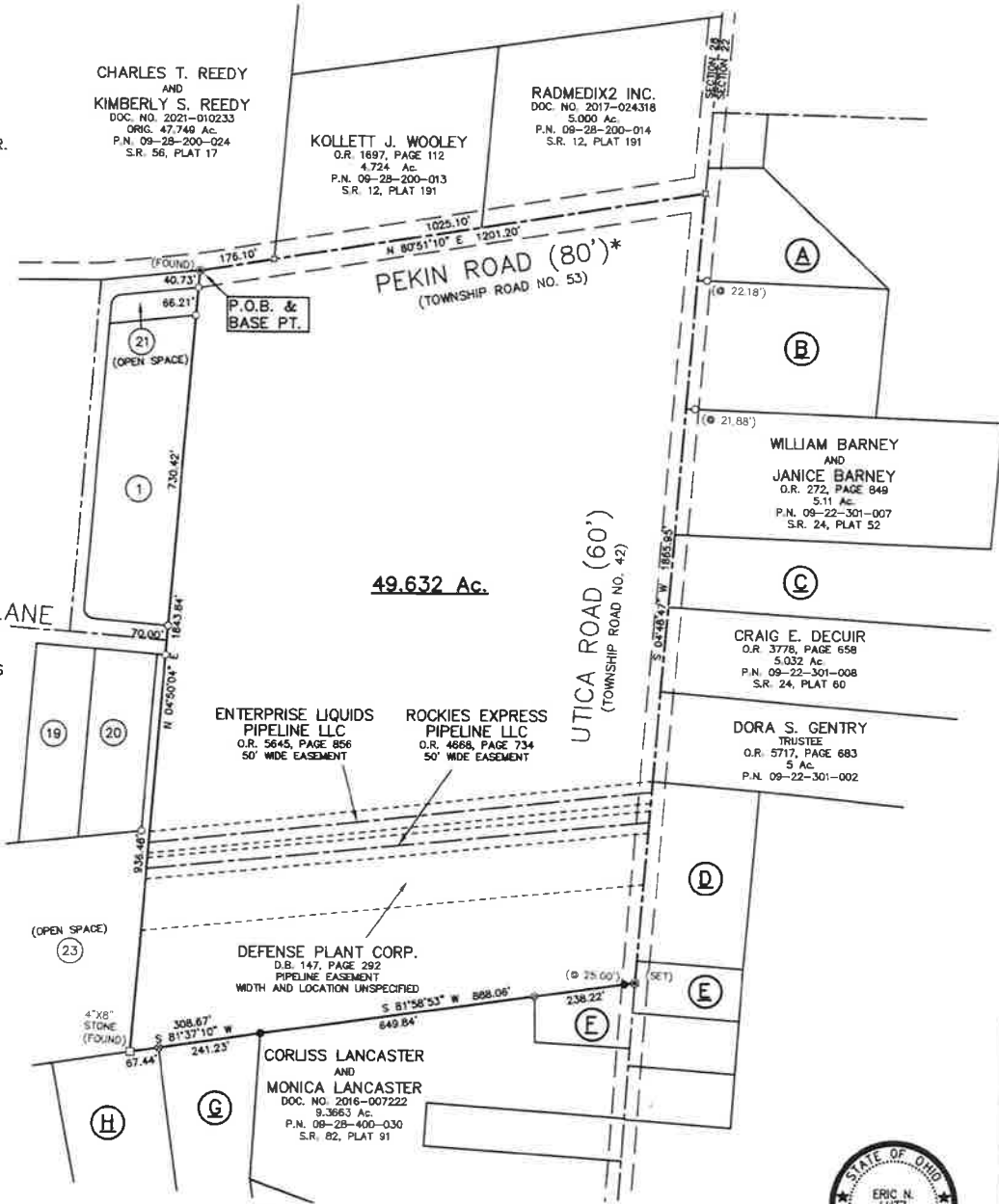
6682 ST. RT. 132
 GOSHEN, OH 45122
 513-722-6478
 info@lutzs.com

DATE	SCALE	PROJECT NO.
JULY 19, 2021	1"=200'	WAR-0928400003



I HEREBY CERTIFY THIS TO BE A PLAT
 OF A SURVEY MADE UNDER MY DIRECTION
 ON JUNE 24, 2021
Eric N. Lutz
 ERIC N. LUTZ, P. S. 7232

- (A)** GEORGE GEHRING AND PATRICIA A. GEHRING O.R. 4332, PAGE 320 1.80 Ac. P.N. 09-22-100-006 S.R. 24, PLAT 52
- (B)** ERIC LEE POHLENZ AND SUSAN POHLENZ O.R. 3391, PAGE 316 3.13 Ac. P.N. 09-22-100-007 S.R. 24, PLAT 52
- (C)** DANIEL LOESCHER AND ANITA LOESCHER DOC. NO. 2019-000484 5.031 Ac. P.N. 09-22-301-006 S.R. 24, PLAT 61
- (D)** DAVID L. RHOADS, JR. AND PENNY A. RHOADS O.R. 2094, PAGE 72 2.326 Ac. P.N. 09-22-301-004 S.R. 29, PLAT 42
- (E)** SHELBY A. ZIMMER DOC. NO. 2015-020649 0.691 Ac. P.N. 09-22-301-005 S.R. 29, PLAT 42
- (F)** CLIFFORD H. BOTT AND AMY E. BOTT O.R. 5268, PAGE 895 0.68 Ac. P.N. 09-28-400-005
- (G)** CAITLIN EARNHART DOC. NO. 2021-001051 5.217 Ac. P.N. 09-28-400-020 S.R. 61, PLAT 29
- (H)** HERBERT M. JACOBS AND BETH K. JACOBS O.R. 4827, PAGE 353 6.242 Ac. P.N. 09-28-400-016 S.R. 61, PLAT 29



LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "LUTZ P.S. 7232"
- ⊙ MAG NAIL (SET OR FOUND AS NOTED)
- 5/8" IRON PIN (FOUND)
- 1/2" IRON PIN (FOUND)
- ⊠ SPIKE (FOUND)
- X- WOVEN WIRE FENCE ON OR NEAR PROPERTY LINE UNLESS SHOWN OTHERWISE



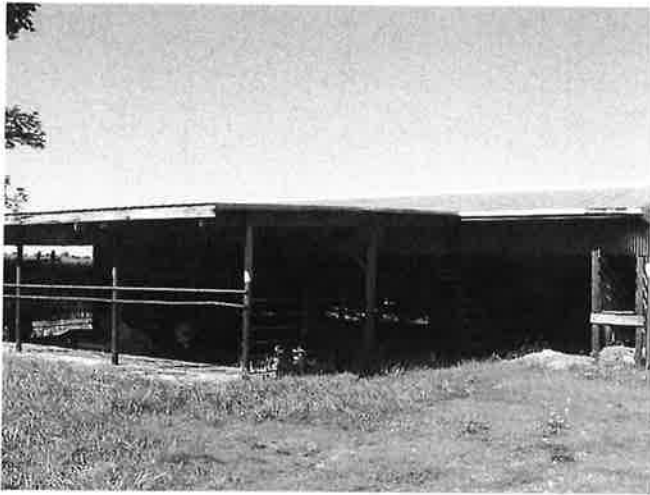
*PEKIN ROAD RIGHT-OF-WAY WIDTH IS UNKNOWN PER WARREN COUNTY ROAD RECORDS AND 80 FT. PER COUNTY THOROUGHFARE PLAN

NOTES
 THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.
 NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.
 ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.



Parcel ID	928400003	Current Owner	TALLGRASS MLP OPERATIONS	Account Number	0114774
Property Address	0 UTICA RD LEBANON 45036	Legal Description	49.6320 ACRES	Neighborhood ID	99001
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD	State Use Code	100 - AGRICULTURAL VACANT LAND	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch

No Sketch Available



Building & Last Sale Summary

Last Sale Amount	\$700,000	Bedrooms	
Last Sale Date	10/13/2022	Exterior	
Owner Occupied	N	Above Grade Living Area	
Homestead Exemption	N	Finished Basement/Attic	
Year Built		Total Living Area	

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$549,430	\$192,300
BUILDING	\$50,060	\$17,520
TOTAL	\$599,490	\$209,820
CAUV	\$0	-

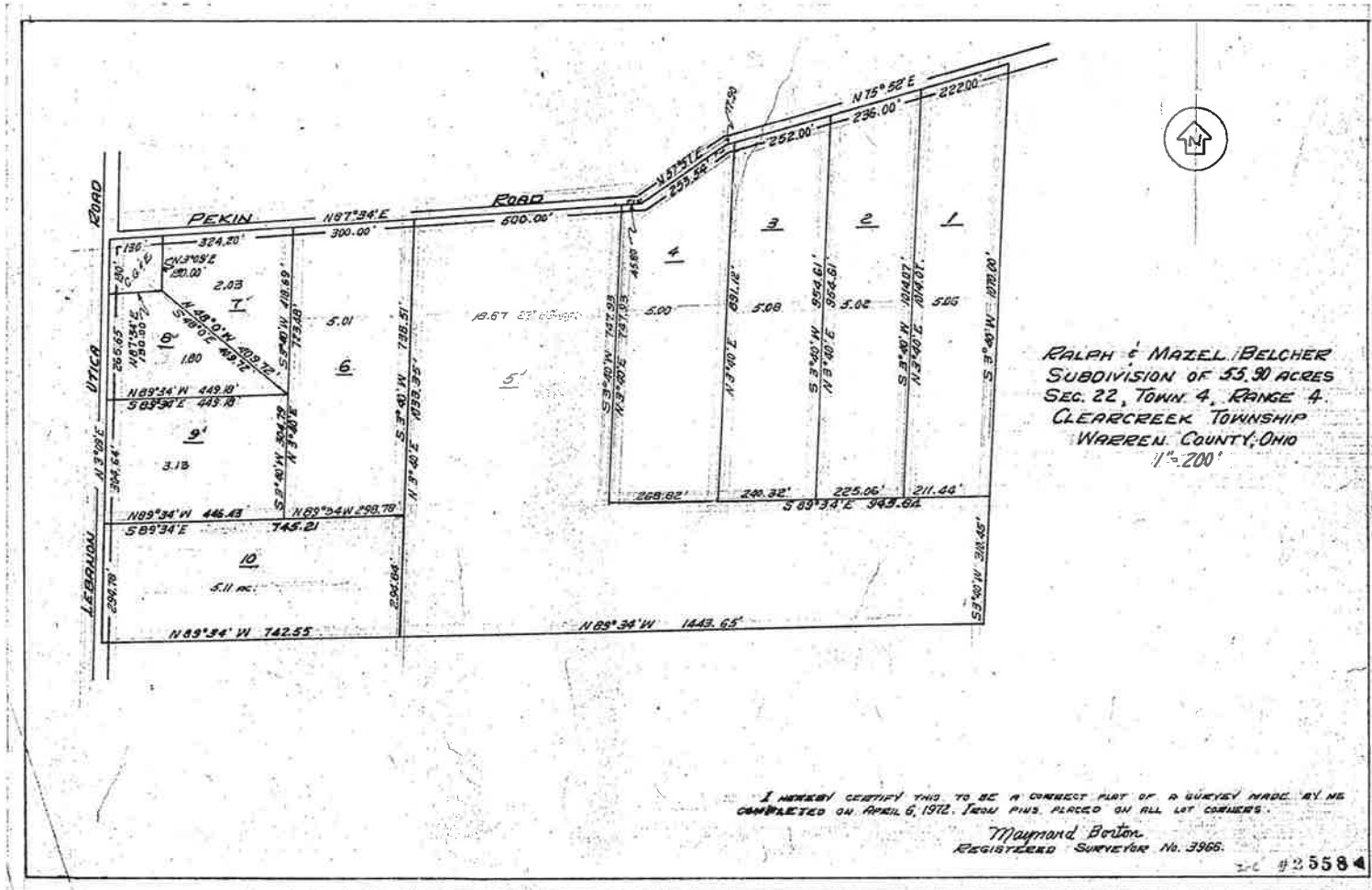
Parcel ID 92840003

Current Owner TALLGRASS MLP OPERATIONS

Account Number 0114774

Outbuildings

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	POLE BUILDING	METAL	1961	AVERAGE	0	48	72	0	0.00	65	0	\$12,500.00
0	STEEL GRAIN BIN	METAL	1968	NO VALUE	18	27	18	0	0.00	0	0	\$0.00
0	CONCRETE STAVE SILO	METAL	1963	FAIR	18	15	18	0	0.00	0	0	\$3,500.00
0	CONCRETE STAVE SILO	METAL	1968	FAIR	40	21	40	0	0.00	0	0	\$6,700.00
0	POLE BUILDING	METAL	1965	FAIR	0	50	30	0	0.00	60	0	\$6,800.00
0	CONCRETE STAVE SILO	CONCRETE BLOCK	1965	FAIR	40	21	40	0	0.00	0	0	\$6,700.00
0	STEEL GRAIN BIN	METAL	1901	NO VALUE	10	14	10	0	0.00	0	0	\$0.00
0	STEEL GRAIN BIN	METAL	1977	NO VALUE	18	27	18	0	0.00	60	0	\$0.00
0	POLE BUILDING	METAL	1980	AVERAGE	0	24	50	0	5.35	30	0	\$4,500.00





WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

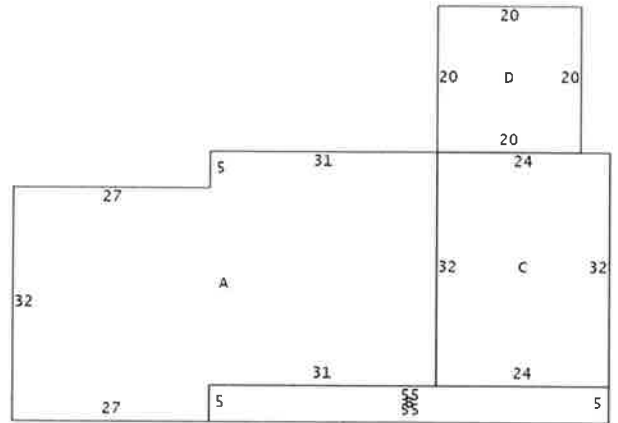
Linda Oda
Recorder

Parcel ID	922100007	Current Owner	POHLENZ, ERIC LEE & SUSAN	Account Number	0101346
Property Address	4500 UTICA RD LEBANON 45036	Legal Description	3.1300 ACRES	Neighborhood ID	99001
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$242,000	Bedrooms	4
Last Sale Date	12/29/2003	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	1856 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	992 sq. ft.
Year Built	1973	Total Living Area	2,848sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$68,340	\$23,920
BUILDING	\$247,140	\$86,500
TOTAL	\$315,480	\$110,420
CAUV	\$0	-

Parcel ID 922100007

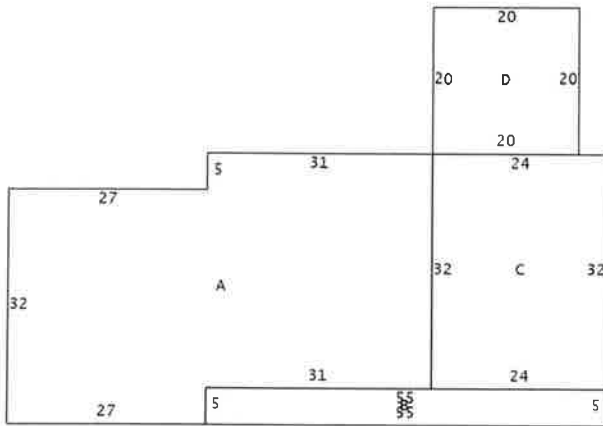
Current Owner POHLENZ, ERIC LEE & SUSAN

Account Number 0101346

Residential Building Details Building 1 of 1

Building Sketch

Sketch Details



B FRAME
 D FRAME
 C BRICK
 A FR. & MASONRY

OPEN PORCH 275
 OPEN PORCH 400
 GARAGE 768
 SPLIT LEVEL 1856

Occupancy	1 FAMILY UNIT
Construction Year	1973
Remodel Year 1	0
Remodel Year 2	0
Condition	GOOD
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	C. BLOCK
Exterior	COMBINATION
Basement	HALF

Finished Basement	992 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	4
Family/Rec Room	YES
Wood Fireplace	0
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	ELECTRICAL
Central Air Conditioning	YES
Full Baths	2
Half Baths	1
True Value	\$181,930.00

Special Features

No Special Features Found



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	922100006	Current Owner	GEHRING, GEORGE & PATRICI	Account Number	0116467
Property Address	0 UTICA RD LEBANON 45036	Legal Description	1.8000 ACRES	Neighborhood ID	99001
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD	State Use Code	501 - RES. VAC. LAND- 0 TO 9.99 AC.	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch

No Sketch Available



Building & Last Sale Summary

Last Sale Amount	\$6,000	Bedrooms	
Last Sale Date	11/07/2006	Exterior	
Owner Occupied	N	Above Grade Living Area	
Homestead Exemption	N	Finished Basement/Attic	
Year Built		Total Living Area	

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$41,330	\$14,470
BUILDING	\$0	\$0
TOTAL	\$41,330	\$14,470
CAUV	\$0	-



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	922100004	Current Owner	GEHRING, GEORGE & PATRICI	Account Number	0122998
Property Address	0 PEKIN RD WAYNESVILLE 45068	Legal Description	0.3880 ACRES	Neighborhood ID	99001
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD	State Use Code	501 - RES. VAC. LAND- 0 TO 9.99 AC.	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch

No Sketch Available



Building & Last Sale Summary

Last Sale Amount	\$2,000	Bedrooms	
Last Sale Date	11/07/2006	Exterior	
Owner Occupied	N	Above Grade Living Area	
Homestead Exemption	N	Finished Basement/Attic	
Year Built		Total Living Area	

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$5,730	\$2,010
BUILDING	\$0	\$0
TOTAL	\$5,730	\$2,010
CAUV	\$0	-

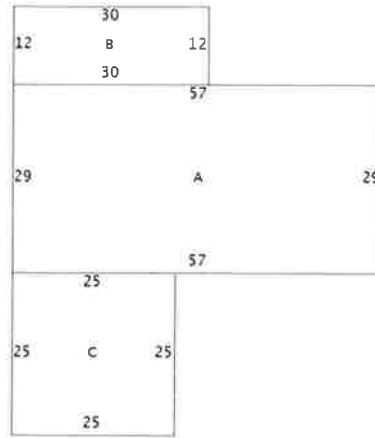


Parcel ID	922100005	Current Owner	GEHRING, GEORGE & PATRICI	Account Number	0116459
Property Address	2063 PEKIN RD WAYNESVILLE 45068	Legal Description	2.0300 ACRES	Neighborhood ID	99001
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$154,000	Bedrooms	3
Last Sale Date	10/03/2006	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	1653 sq. ft.
Homestead Exemption	Y	Finished Basement/Attic	0 sq. ft.
Year Built	1973	Total Living Area	1,653sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$52,100	\$18,240
BUILDING	\$192,460	\$67,360
TOTAL	\$244,560	\$85,600
CAUV	\$0	-

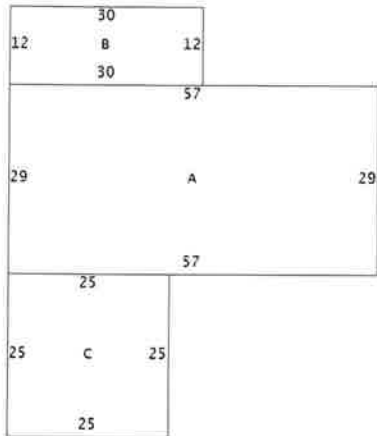
Parcel ID 922100005

Current Owner GEHRING, GEORGE & PATRICI

Account Number 0116459

Residential Building Details Building 1 of 1

Building Sketch



Sketch Details

B FRAME
 A BRICK
 C BRICK

ENCLOSE PORCH
 1 STORY
 GARAGE

360
 1653
 625

Occupancy
Construction Year
Remodel Year 1
Remodel Year 2
Condition
Construction Cost
Remodel Cost
Foundation
Exterior
Basement

1 FAMILY UNIT
 1973
 0
 0
 AVERAGE
 \$0.00
 \$0.00
 CONCRETE
 MASONRY
 FULL

Finished Basement
Unfinished Attic
Finished Attic/Living Area
Number of Bedrooms
Family/Rec Room
Wood Fireplace
Gas Fireplace
Heating System
Heat Source
Central Air Conditioning
Full Baths
Half Baths
True Value

0 sq. ft.
 0 sq. ft.
 0 sq. ft.
 3
 YES
 1
 0
 HEAT PUMP
 ELECTRICAL
 YES
 2
 1
 \$148,270.00

Special Features

No Special Features Found



WARREN COUNTY

Property

Matt Nolan
Auditor

Barney Wright
Treasurer

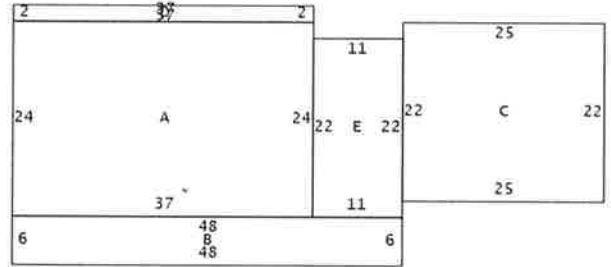
Linda Oda
Recorder

Parcel ID	922100008	Current Owner	SHETTERLY, ELIZABETH	Account Number	0111732
Property Address	2085 E PEKIN RD WAYNESVILLE 45068	Legal Description	5.0100 ACRES	Neighborhood ID	99001
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$0	Bedrooms	3
Last Sale Date	06/15/2021	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	1406 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1985	Total Living Area	1,406sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$96,090	\$33,630
BUILDING	\$150,090	\$52,530
TOTAL	\$246,180	\$86,160
CAUV	\$0	-

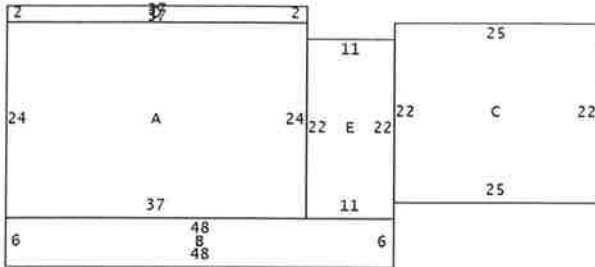
Parcel ID 922100008

Current Owner SHETTERLY, ELIZABETH

Account Number 0111732

Residential Building Details Building 1 of 1

Building Sketch



Sketch Details

A	FRAME	1 1/2 STORY	888
B	FRAME	OPEN PORCH	288
C	FRAME	GARAGE	550
D	FRAME	1 ST OVERHANG	74
E	FRAME	ENCLOSE PORCH	242

Occupancy	1 FAMILY UNIT
Construction Year	1985
Remodel Year 1	0
Remodel Year 2	0
Condition	AVERAGE
Construction Cost	\$88,000.00
Remodel Cost	\$0.00
Foundation	CONCRETE
Exterior	WOOD SIDING
Basement	NONE

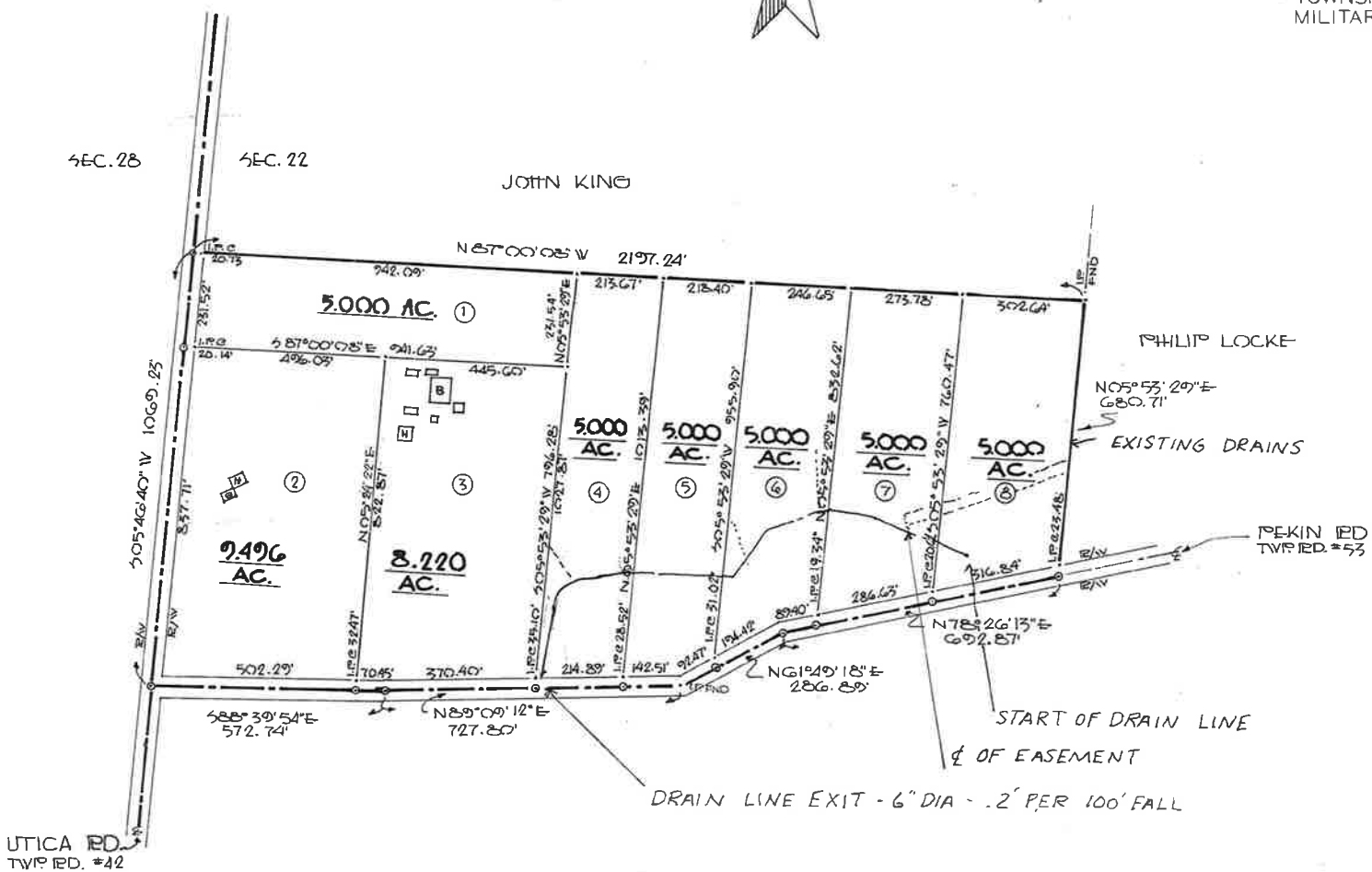
Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	3
Family/Rec Room	NO
Wood Fireplace	1
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	2
Half Baths	1
True Value	\$115,220.00

Special Features

No Special Features Found

4 RANGE 4 TOWN 22 SECTION CLEAR CREEK TOWNSHIP

VOLUME 32 PLAT NO. 95
 WARREN COUNTY ENGINEERS
 RECORD OF LAND DIVISION
 DATE _____
 SCALE 1"=200'
 DEED REFERENCE _____
 DEED BOOK _____ PAGE _____
 TOWNSHIP CLEAR CREEK
 MILITARY SURVEY NUMBER _____



LEGEND
 - - IRON PIN
 ○ - SPIKE
 □ - OUT BUILDING
 ■ - HOUSE
 ⊞ - BARN
 ⊞ - GARAGE

BEING THE SAME PREMISES OWNED BY ERICH O. LEHMAN AND RECORDED IN VOL. 239 P. 391 OF THE WARREN COUNTY RECORD OF DEEDS AND BEING A TOTAL OF 47.716 ACRES BY THIS SURVEY

I HEREBY CERTIFY THIS TO BE A CORRECT PLAT OF A SURVEY MADE BY ME IN APRIL 1976
R. Lowell McCarty
 REG. SURVEYOR NO. 5708



SURVEY FOR
ERICH LEHMAN
 Revised 5-20-80 Erich Lehman

MCCARTY ENGINEERING
 CIVIL ENGINEERS & SURVEYORS
 1101 E. MAIN ST.
 P. O. BOX 391 PHONE 333-4472
 HILLSBORO, OHIO 45133

DATE	SCALE	DRAWING NO.
16 APR 1976	1"=200'	76-117

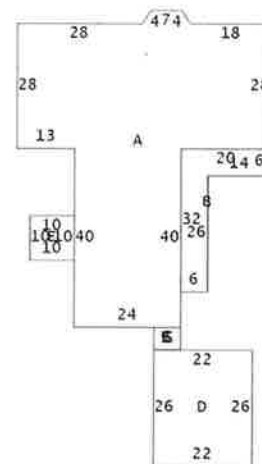


Parcel ID	922100017	Current Owner	HERALD, EDDIE G., II &	Account Number	0121487
Property Address	4700 UTICA RD WAYNESVILLE 45068	Legal Description	9.4960 ACRES	Neighborhood ID	99001
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

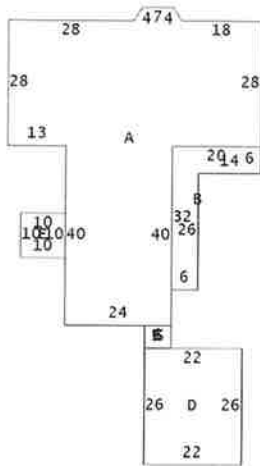
Last Sale Amount	\$335,900	Bedrooms	3
Last Sale Date	10/02/2014	Exterior	VINYL / ALUM
Owner Occupied	Y	Above Grade Living Area	2583 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	70 sq. ft.
Year Built	1971	Total Living Area	2,653sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$151,860	\$53,150
BUILDING	\$252,840	\$88,490
TOTAL	\$404,700	\$141,640
CAUV	\$0	

**Residential Building Details
Building 1 of 1**

Building Sketch



Sketch Details

A	FRAME	1 STORY	2583
B	FRAME	OPEN PORCH	276
C	FRAME	ENCLOSE PORCH	30
D	FRAME	GARAGE	572
E	FRAME	ENCLOSE PORCH	100

Occupancy	1 FAMILY UNIT
Construction Year	1971
Remodel Year 1	2005
Remodel Year 2	2012
Condition	AVERAGE
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	C. BLOCK
Exterior	VINYL / ALUM
Basement	NONE

Occupancy	1 FAMILY UNIT
Construction Year	1971
Remodel Year 1	2005
Remodel Year 2	2012
Condition	AVERAGE
Construction Cost	\$0.00
Remodel Cost	\$0.00
Foundation	C. BLOCK
Exterior	VINYL / ALUM
Basement	NONE

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	70 sq. ft.
Number of Bedrooms	3
Family/Rec Room	NO
Wood Fireplace	0
Gas Fireplace	0
Heating System	HEAT PUMP
Heat Source	ELECTRICAL
Central Air Conditioning	YES
Full Baths	2
Half Baths	0
True Value	\$205,560.00

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	70 sq. ft.
Number of Bedrooms	3
Family/Rec Room	NO
Wood Fireplace	0
Gas Fireplace	0
Heating System	HEAT PUMP
Heat Source	ELECTRICAL
Central Air Conditioning	YES
Full Baths	2
Half Baths	0
True Value	\$205,560.00

Special Features

No Special Features Found

Rule 901:5-30-01 | Invasive plant species.

[Ohio Administrative Code](#) / [901:5](#) / [Chapter 901:5-30](#) | Invasive Plants

Effective: February 13, 2023 **Promulgated Under:** 119.03

(A) In order to protect native plant species and thwart the growth of invasive plant species, the director of the Ohio department of agriculture pursuant to section [901.50](#) of the Revised Code hereby declares the plants listed in paragraphs (A)(1) to (A)(63) of this rule as invasive plants. The invasive plants are first designated by the plant's botanical name and then by the plants common name. The botanical name is the official designation for the plant.

- (1) *Ailanthus altissima*, tree of heaven;
- (2) *Alliaria petiolata*, garlic mustard;
- (3) *Ampelopsis brevipedunculata*, porcelainberry;
- (4) *Azolla pinnata*, Pinnate mosquitofern;
- (5) *Berberis vulgaris*, common barberry;
- (6) *Butomus umbellatus*, flowering rush;
- (7) *Celastrus orbiculatus*, Asian bittersweet;
- (8) *Centaurea stoebe* ssp. *micranthos*, spotted knapweed;
- (9) *Dipsacus fullonum*, common teasel;
- (10) *Dipsacus laciniatus*, cutleaf teasel;

- (11) *Egeria densa*, Brazilian waterweed;
- (12) *Eichhornia azurea*, anchored water hyacinth;
- (13) *Elaeagnus angustifolia*, Russian olive;
- (14) *Elaeagnus umbellata*, autumn olive;
- (15) *Epilobium hirsutum*; hairy willowherb;
- (16) *Fallopia japonica*, Japanese knotweed;
- (17) *Ficaria verna*, lesser celandine;
- (18) *Heracleum mantegazzianum*, giant hogweed;
- (19) *Hesperis matronlis*, dames rocket;
- (20) *Hydrilla verticillata*, hydrilla;
- (21) *Hydrocharis morsus-ranae*, European frogbit;
- (22) *Hygrophila polysperma*, Indian swampweed;
- (23) *Iris pseudacorus*, yellow flag iris;
- (24) *Lagarosiphon major*, African oxygen weed;
- (25) *Ligustrum vulgare*, common privet;
- (26) *Limnophila sessiliflora*, Asian marshweed;
- (27) *Lonicera japonica*, Japanese honeysuckle;
- (28) *Lonicera maackii*, Amur honeysuckle;

- (29) *Lonicera morrowii*, Morrow's honeysuckle;
- (30) *Lonicera tatarica*, Tatarian honeysuckle;
- (31) *Lythrum salicaria*, purple loosestrife;
- (32) *Lythrum virgatum*, European wand loosestrife;
- (33) *Marsilea quadrifolia*, European water-clover;
- (34) *Microstegium vimineum*, Japanese stiltgrass;
- (35) *Monochoria hastata*, arrowleaf false pickerelweed;
- (36) *Monochoria vaginalis*, heartshape false pickerelweed;
- (37) *Morus alba*, white mulberry;
- (38) *Myriophyllum aquaticum*, parrot feather watermilfoil;
- (39) *Myriophyllum spicatum*, Eurasian watermilfoil;
- (40) *Najas minor*, brittle waternymph;
- (41) *Nymphoides peltata*, yellow floating heart;
- (42) *Ottelia alismoides*, duck lettuce;
- (43) *Paulownia tomentosa*, princess tree;
- (44) *Persicaria perfoliata*, mile-a-minute;
- (45) *Phalaris arundinacea*, reed canary grass;
- (46) *Phragmites australis* ssp. *australis*, common reed;

- (47) *Pistia stratiotes*, water lettuce;
- (48) *Potamogeton crispus*, curly pondweed;
- (49) *Pueraria montana* var. *lobata*, kudzu;
- (50) *Pyrus calleryana*, Callery pear;
- (51) *Rhamnus cathartica*, European buckthorn;
- (52) *Rosa multiflora*, multiflora rose;
- (53) *Sagittaria sagittifolia*, arrowhead;
- (54) *Salix fragilis*, crack willow;
- (55) *Salvinia minima*, common salvinia;
- (56) *Salvinia molesta*, giant salvinia;
- (57) *Sparganium erectum*, simple bur-reed;
- (58) *Stratiotes aloides*, water soldier;
- (59) *Trapa natans*, water chestnut;
- (60) *Typha angustifolia*, narrowleaf cattail;
- (61) *Typha x glauca*, hybrid cattail;
- (62) *Ulmus pumila*, Siberian elm; and
- (63) *Vincetoxicum nigrum*, black swallowwort.

(B) Except as provided in paragraphs (C) and (D) of this rule, no person shall sell, offer for

sale, propagate, distribute, import or intentionally cause the dissemination of any invasive plant as defined in paragraph (A) of this rule in the state of Ohio.

(C) The prohibitions listed in paragraph (B) of this rule do not apply to the following:

(1) *Pyrus calleryana*, callery pear until January 7, 2023.

(2) *Ligustrum vulgare*, common privet until January 1, 2026.

(3) Reed canary grass that is sold for use as animal feed.

(D) A person may conduct the following activities with the species listed in paragraphs (A)(1) to (A)(63) of this rule in a manner that does not result in the further spread of those species:

(1) Dispose of the plant;

(2) Controlling the plant; and

(3) Using the plant for research or educational purposes pursuant to a compliance agreement issued by the department.

(E) The director of the Ohio department of agriculture or the director's authorized representative may seize, order removed from sale or distribution any plant described in paragraph (A) of this rule which has been found in violation of paragraph (B) of this rule.

(F) The director may exempt a cultivar of any invasive plant species defined in paragraph (A) of this rule if scientific evidence is presented that the cultivar is not invasive.

Last updated February 13, 2023 at 5:03 PM

Supplemental Information

Authorized By: 901.50

Amplifies: 901.50

Five Year Review Date: 2/13/2028

Prior Effective Dates: 1/7/2018

Rule 901:5-37-01 | Prohibited noxious weeds.

[Ohio Administrative Code](#) / [901:5](#) / [Chapter 901:5-37](#) | Noxious Weeds

Effective: September 14, 2018 **Promulgated Under:** 119.03

The following plants are hereby designated "prohibited noxious weeds":

- (A) Shatter cane (*Sorghum bicolor*).
- (B) Russian thistle (*Salsola Kali* var. *tenuifolia*).
- (C) Johnsongrass (*Sorghum halepense*).
- (D) Wild parsnip (*Pastinaca sativa*).
- (E) Grapevines (*Vitis* spp.), when growing in groups of one hundred or more and not pruned, sprayed, cultivated, or otherwise maintained for two consecutive years.
- (F) Canada thistle (*Cirsium arvense*).
- (G) Poison hemlock (*Conium maculatum*).
- (H) Cressleaf groundsel (*Senecio glabellus*).
- (I) Musk thistle (*Carduus nutans*).
- (J) Purple loosestrife (*Lythrum salicaria*).
- (K) Mile-A-Minute Weed (*Polygonum perfoliatum*).
- (L) Giant Hogweed (*Heracleum mantegazzianum*).
- (M) Apple of Peru (*Nicandra physalodes*).

(N) Marestalk (*Conyza canadensis*)

(O) Kochia (*Bassia scoparia*).

(P) Palmer amaranth (*Amaranthus palmeri*).

(Q) Kudzu (*Pueraria montana* var. *lobata*).

(R) Japanese knotweed (*Polygonum cuspidatum*).

(S) Yellow Groove Bamboo (*Phyllostachys aureasculata*), when the plant has spread from its original premise of planting and is not being maintained.

(T) Field bindweed (*Convolvulus arvensis*).

(U) Heart-podded hoary cress (*Lepidium draba* sub. *draba*).

(V) Hairy whitetop or ballcress (*Lepidium appelianum*).

(W) Perennial sowthistle (*Sonchus arvensis*).

(X) Russian knapweed (*Acroptilon repens*).

(Y) Leafy spurge (*Euphorbia esula*).

(Z) Hedge bindweed (*Calystegia sepium*).

(AA) Serrated tussock (*Nassella trichotoma*).

(BB) Columbus grass (*Sorghum x alnum*).

(CC) Musk thistle (*Carduus nutans*).

(DD) Forage Kochia (*Bassia prostrata*).

(EE) Water Hemp (*Amaranthus tuberculatus*).

Supplemental Information

Authorized By: [901.10](#), [5579.04](#)

Amplifies: [5579.05](#), [5579.08](#)

Five Year Review Date: 9/8/2024

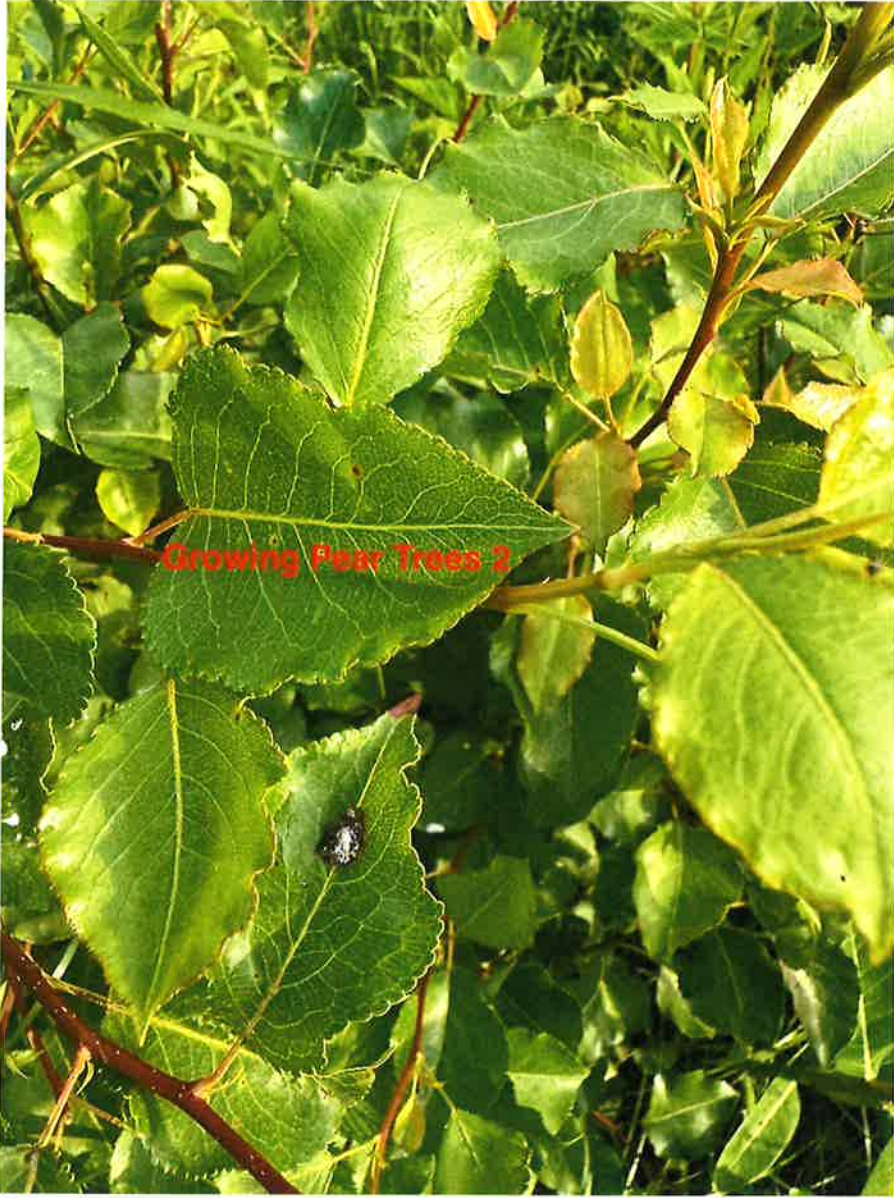
Prior Effective Dates: 10/15/1987, 2/5/1988, 6/30/1992, 11/21/1994, 1/25/2005, 3/26/2007, 11/12/2010



RECEIVED

JUN 13 2024

**CLEARCREEK TOWNSHIP
ZONING DEPT.**



RECEIVED

JUN 13 2024

**CLEARCREEK TOWNSHIP
ZONING DEPT.**



RECEIVED

JUN 13 2024

**CLEARCREEK TOWNSHIP
ZONING DEPT.**