

# Agritourism Site Plan Review Materials

## 8.14.2024

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# Purpose

We are submitting an Agritourism Site Plan Review for Hidden Valley Orchards (“HVO”) to Clearcreek Township’s Board of Zoning Appeal to obtain approvals for our proposed site plan.

Our goal is to continue HVO’s proud tradition of farming while welcoming guests to a historic Ohio farm. Our site plan centers on improving and expanding HVO’s apple orchards and rotational crops. Moreover, our plan includes enhancing and introducing new agriculturally related educational, recreational and entertainment programming at HVO.

Farming and family traditions are at the heart of Endurance Farm Partners’ vision for HVO. As future stewards of Hidden Valley Orchards, we want to create educational and recreational experiences that give guests of all ages a greater appreciation for and understanding of agricultural production and processing. We believe our plan both celebrates HVO’s rich history and will maintain HVO as a timeless community asset for Clearcreek Township.

We believe that the plan laid out in these materials will enhance HVO’s agritourism offerings for families, allow HVO to hire more local team members and showcase the best of Ohio farming, produce, and hospitality. Furthermore, we are committed to maintaining a safe, well-maintained farm that aligns with all applicable building and environmental codes.

We want to establish active, constructive, and accessible dialogue with the Township and its residents and will be proactive and responsive to questions and concerns before and as they arise.

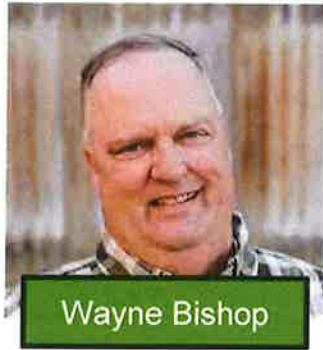
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# Our team

Experienced team dedicated to preserving farmland and sharing educational, wholesome, delicious, agricultural experiences with visitors



Wayne Bishop

Farmer and agritourism expert. Owner of Bishop's Pumpkin farm in Wheatland California, welcoming over 150k visitors per year – 8k in field trip visitors alone



Billy Rueter

Real estate development, construction, and management experience across five states



Jeff Manley

Farmer and agritourism expert. Former manager of the The Rock Ranch in The Rock, GA. Speaker on agritourism across the country



Chris Fuller

Small business investor. A career supporting talented entrepreneurs to acquire and grow small businesses across the country

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# Agricultural Plan

*Team:* In addition to the team profiled, we will have a full-time agricultural manager. Our manager has 20 years of farming experience in states from California to Ohio and with raising herds of thousands of cattle and cultivating orchards of thousands of apple trees. He and his wife are originally from the Cincinnati area and planning to move from Michigan to live on the farm

## *Crops:*

- We will plant or replant 10 to 20 acres of apple trees – as many as 2,500 trees will be planted – capable of producing as much as 675,000 lbs of apples at full productivity
- We will prune and reinvigorate existing vines and trees throughout the property
- We will continue to farm rotational crops across 10 to 15 acres with plantings of berries, pumpkins, corn, hay, and herbs

## *Animals:*

- We plan to maintain several acres of barnyard space for productive animals primarily for their regenerative agricultural impacts, commercial food value, but also for their educational and recreational reasons
- Animals will initially include pigs, cows, chickens, goats, sheep and bunnies

## *Field Trip Programming and Training:*

- How to grow apples and maintain an orchard, animal husbandry training and education
- Training and instruction on operation and maintenance of farm machinery and equipment
- “Hamburger farm” seeing live representations of all the ingredients of a hamburger (i.e. cow, tomato, lettuce, onion)

# Agritourism Definition for Ohio & Clearcreek

SEC. 3.028 Agritourism: Agriculturally related educational, entertainment, historical, cultural or recreational activity, including you-pick operations or farm markets, conducted on a farm that allows or invites members of the general public to observe, participate in or enjoy that activity. Activities shall be connected with agricultural production and/or processing.

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# Agritourism – Focus on Families

*Creating traditions in Clearcreek*

U-Pick	Experience Agriculture
Community Connection	Education and Activity
Homemade Food	Fresh Beverages



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# Agritourism Site Plan Review

## Clearcreek Review Needs & Standards

**SEC. 21.01.G of the Clearcreek Township Zoning Code:**

**G. AGRITOURISM SITE PLAN REVIEW:**

1. The parcel, on which the Agritourism use is proposed, must be enrolled in the current agricultural use value (CAUV) system through the warren county auditor's office.
2. The site plan shall contain the following information for the proposed/existing Agritourism use(s):
  - A. Location from all property lines for all Agritourism structures.
  - B. Size dimensions (length & width) of all Agritourism structures.
  - C. Location and size dimensions (length & width) of Agritourism parking areas.
  - D. Location and size dimensions (length & width) of existing and proposed driveways utilized for the Agritourism use.
3. **STANDARDS FOR AGRITOURISM SITE PLAN REVIEW:** Standards should ensure that the use: is compatible with the area in form and function, will not endanger public health or safety, is designed in such a way to mitigate potential conflicts with adjacent and nearby land uses and that:
  - A. The proposed use shall be physically suitable for the parcel on which it is proposed.
  - B. The proposed use shall locate structures in an area that limits the impact to adjoining properties.
  - C. The proposed use shall provide for access by public emergency equipment such as: fire, ambulance and police vehicles.
  - D. The proposed use shall provide for adequate pedestrian circulation, vehicular traffic movement and off-street parking.

Site Plan Review Needs	Our Proposal
Enrolled in the current agricultural use value (CAUV) system	Yes, shown in tax record in appendix
Location of property lines	Shown in Exhibit A attached
Dimension of agritourism structures	Shown in Exhibit A & B attached
Dimensions of agritourism parking	Shown in Exhibit C attached
Dimensions of access driveways	Shown in Exhibit A & C
Site Plan Review Standards	Our Proposal
Physical suitability	70-acre working farm with 25 acres actively cultivated
Locate agritourism to limit impact	The majority of agritourism activities and offerings are located at a buffer of ~300' to the property lines
Emergency access	Hardscaped access roads run through the property. Sufficient open turn areas and / or radius to be provided
Adequate parking and vehicle movement and traffic	Exhibit C, 761 max total parking spaces as designed is 3x more than max 4-hour window of arrivals we expect on our busiest day

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# Summary of Submission

<b>Subject property</b>	5474 N State Route 48, Lebanon Ohio (Hidden Valley Orchard (“HVO”))
<b>Property size</b>	~70 acres across four parcels with account #s 0215160, 0141390, 0215161, 0210617 (and 0210609 as part of 210617)
<b>Zoning</b>	B-1 & OSR-1
<b>Current use</b>	Agriculture, agritourism, commercial kitchen, restaurant, bakery, bar, retail, farm market
<b>Contemplated use</b>	Agriculture, agritourism, commercial kitchen, restaurant, bakery, bar, retail, farm market
<b>Abutting parcels</b>	<ul style="list-style-type: none"> <li>• Approximately 17 to 20 abutting residences</li> <li>• One agricultural parcel</li> <li>• One commercial parcel</li> </ul>
<b>Reason for application</b>	Zoning approval of agritourism site plan and communication of offerings
<b>Additional Agricultural structures</b>	<ul style="list-style-type: none"> <li>• Education &amp; Craft Barn: Chick hatchery &amp; dairy processing with craft, game, and demonstration areas</li> <li>• Cidery: Cider pressing, processing, fermentation, storage, bottling, etc.</li> <li>• Apple Barn: Washing, sorting, storage, and processing of apples</li> <li>• Storage Barns: Storage of agricultural equipment, implements, and materials</li> <li>• Pavilion Structure: Grain storage, equipment and implement storage</li> <li>• Animal Barns: Shelter for farm animals</li> </ul>
<b>Additional Agritourism structures</b>	<ul style="list-style-type: none"> <li>• Farm Kitchen Building: Value-added food service building with farm-based inputs (no indoor seating)</li> <li>• Pavilion Structure: Shaded seating for guests</li> <li>• Mobile Food Service Cabins: Small footprint, movable structures to serve food and beverages</li> <li>• Bathrooms: Primarily mobile bathrooms. We plan to create permanent bathrooms for the Farm Kitchen Building and Education Barn</li> </ul>

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# Property Footprint



- 1 Commercial kitchen, restaurant, bar, concert area, play areas
- 2 Orchards and rotational crops
- 3 Valley, log cabin, upper field rotational crops
- 4 Applewood Ln access

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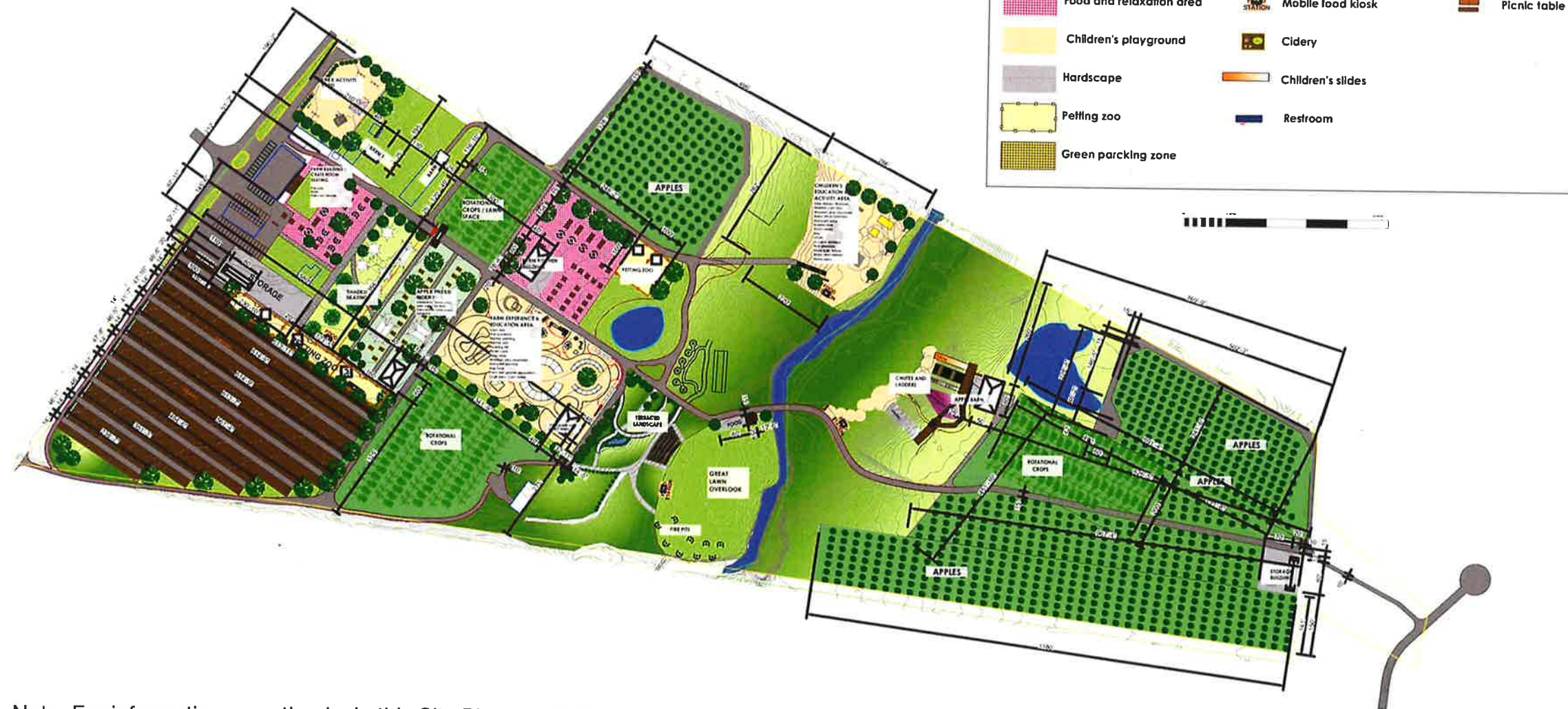
# Current HVO Agricultural & Agritourism Offerings

Agriculture and Farming	
Apple Orchards	Extensive apple orchards with ~1,500 trees across the property
Rotational Crops	Variety of homegrown fruits, vegetables, and seasonal u-pick crops (e.g., pumpkins, strawberries, blueberries)
Grapes	Planting of grape vines
Agritourism: Educational, Recreational and Entertainment	
U-Pick	Offers u-pick in spring and fall where guests pick apples and seasonal crops on the farm
Market	Sells a variety of local produce, value-added goods as well as gifts at HVO's Main Barn
Agritourism Events	Hosts ticketed events and special events throughout the year including seasonal fruit festivals (e.g., Peach Days and Strawberry Days) and themed events like "HVOhio Beer Fest"
Live Music	Hosts live music events on Fridays, Saturdays and Sundays during the summer and autumn seasons. Bands perform from 1:00-4:00pm and/or 6:30-9:30pm
Corporate Events & Weddings	Offers private events (i.e., company retreats) as well as weddings. Weddings typically take place on the Great Lawn near HVO's historic covered bridge with a catered reception in an HVO barn
Family Programming	Offers programming designed for children/families including field trips in the apple orchard, hand feeding goats, and playing in activity yard. Offers Santa Sleigh Ride in December so kids can meet Santa in the wooden cabin in the hidden valley
Food & Beverage	Sells homegrown produce, food (e.g., loaded hot dogs, hamburgers and BBQ) and beverage, ice cream, baked goods and coffee
Adult Beverages	Offers sprits, wine, and beer at the Tap Room and outdoor grain silo bar
Weekly Programming	Hosts weekly events including bingo nights and trivia nights (typically from 7:00-10:00pm)

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# Site Plan with Property Lines

## Exhibit A



Note: For information on setbacks in this Site Plan, see Exhibit C.

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# Site Plan Annotations

Denotes primary use agritourism

Key Area	Description	Size	Agricultural Processing/Production Relevance
Farm experience & education area	<ul style="list-style-type: none"> <li>Activity area &amp; educational space for children to learn about farming production and processing through interactive activities and exhibits, including workshops and demonstration</li> </ul>	3 acres	<ul style="list-style-type: none"> <li>Educates visitors on agricultural practices, promoting awareness and connection to farming/food production</li> </ul>
Apple press / Cidery	<ul style="list-style-type: none"> <li>Facility for pressing apples and producing cider, including fermentation and bottling areas</li> </ul>	2,400 sf 40' x 60'	<ul style="list-style-type: none"> <li>Central to apple processing, turning raw apples into value-added products like cider</li> </ul>
Farm kitchen building	<ul style="list-style-type: none"> <li>Kitchen with serving windows dedicated to producing value-added food products including farm derived inputs such as baked goods, fried &amp; roasted foods seasoned with farm derived inputs</li> <li>Not a restaurant, no enclosed seating area</li> </ul>	3,200 sf 40' x 80'	<ul style="list-style-type: none"> <li>Processes farm produce into marketable food products, enhancing farm revenue and value</li> <li>Allows farm to generate additional revenue while directly tying agritourism experience to food prepared on site</li> </ul>
Children's education & activity area	<ul style="list-style-type: none"> <li>Activity area &amp; educational space for young children to learn about farming production and processing through interactive activities and exhibits</li> </ul>	1 acre	<ul style="list-style-type: none"> <li>Introduces children to agriculture, fostering early interest and understanding of farming</li> </ul>
Animal barns (2x)	<ul style="list-style-type: none"> <li>Housing for animals (e.g., chickens, pigs, goats, sheep, cows, horses)</li> </ul>	100 sf each 10 x 10	<ul style="list-style-type: none"> <li>Shelter for animals and for their care</li> </ul>
Food service cabins (3x)	<ul style="list-style-type: none"> <li>Sale of prepared and packaged foods around the farm. These are non-permanent, mobile cabins that can be picked up &amp; moved</li> </ul>	200 sf each 10 X 20	<ul style="list-style-type: none"> <li>Selling of food items including farm grown and value-added items (e.g., apple cider donuts, cider slushies)</li> </ul>
Education & craft barn	<ul style="list-style-type: none"> <li>Chick hatchery &amp; dairy processing with craft, game, &amp; demonstration areas</li> </ul>	2,400 sf 40 x 60	<ul style="list-style-type: none"> <li>Chick hatchery, milking, butter churning</li> </ul>
Great Lawn	<ul style="list-style-type: none"> <li>Open lawn area with scenic views of the farm with space for farm activities, community building events, picnics, and weddings</li> </ul>	2.5 acres	<ul style="list-style-type: none"> <li>Open area for visitors to enjoy agricultural programming and nature. Used for wedding ceremonies</li> </ul>
Apple sorting & storage barn	<ul style="list-style-type: none"> <li>A barn for sorting, grading, storing, &amp; processing apples before they are further processed or sold</li> </ul>	4,000 sf 50' x 80'	<ul style="list-style-type: none"> <li>Need for apple processing &amp; ensuring quality control</li> </ul>
Rotational crops	<ul style="list-style-type: none"> <li>Fields used for growing various crops to maintain soil health and farm sustainability</li> </ul>	10 acres	<ul style="list-style-type: none"> <li>Supports crop diversity and soil fertility, integral to sustainable agricultural production</li> </ul>
Apple orchards	<ul style="list-style-type: none"> <li>The primary orchard area where apple trees are grown and maintained for harvest. May also be used for u-pick operations</li> </ul>	15-20 acres	<ul style="list-style-type: none"> <li>Core production area, supplying apples for the press, cidery, and other farm products.</li> </ul>
Pavilions (1x agritourism) Pavilions (3x agriculture)	<ul style="list-style-type: none"> <li>Pole-foundation freestanding structures to provide storage areas for produce, animals, equipment, and shade agritourism activities</li> </ul>	1,000 sf each 25' x 40'	<ul style="list-style-type: none"> <li>Storage of equipment and produce, maintenance, sheltering of people</li> </ul>

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# Engineer Parking Plan

## Summary

- A parking and pedestrian flow plan was put together plan put together by licensed traffic engineer Jason Oaks, PE
- See Exhibit C attached with PDF detail
- We expect 60,000 visitors a year with peak attendance of 15,000 in each of September and October
- Operating hours: 830am to 10pm
- We expect most people will arrive in family units (avg. 3.5 people per car)

## By month:

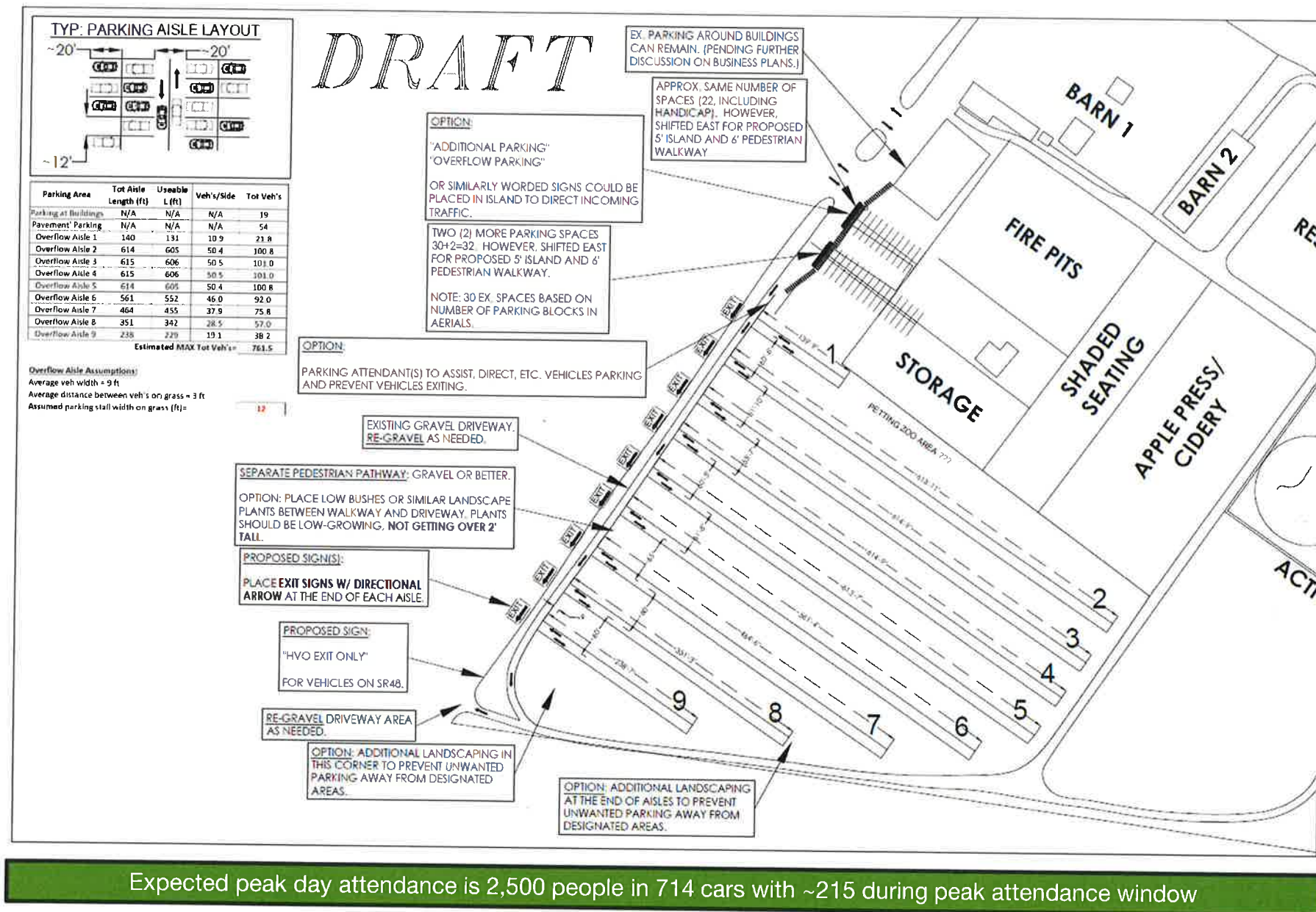
- 10% May
- 15% June
- 10% July
- 5% August
- 25% Sept
- 25% October
- 5% November
- 5% December

## By day of week:

- 5% Wednesday
- 15% Thursday
- 20% Friday
- 30% Saturday
- 30% Sunday

## By hour of day (on a weekend):

- 20% Between 830am and 10am
- 20% between 10am and 12pm
- 30% between 12pm and 4pm
- 30% between 4pm and 8pm



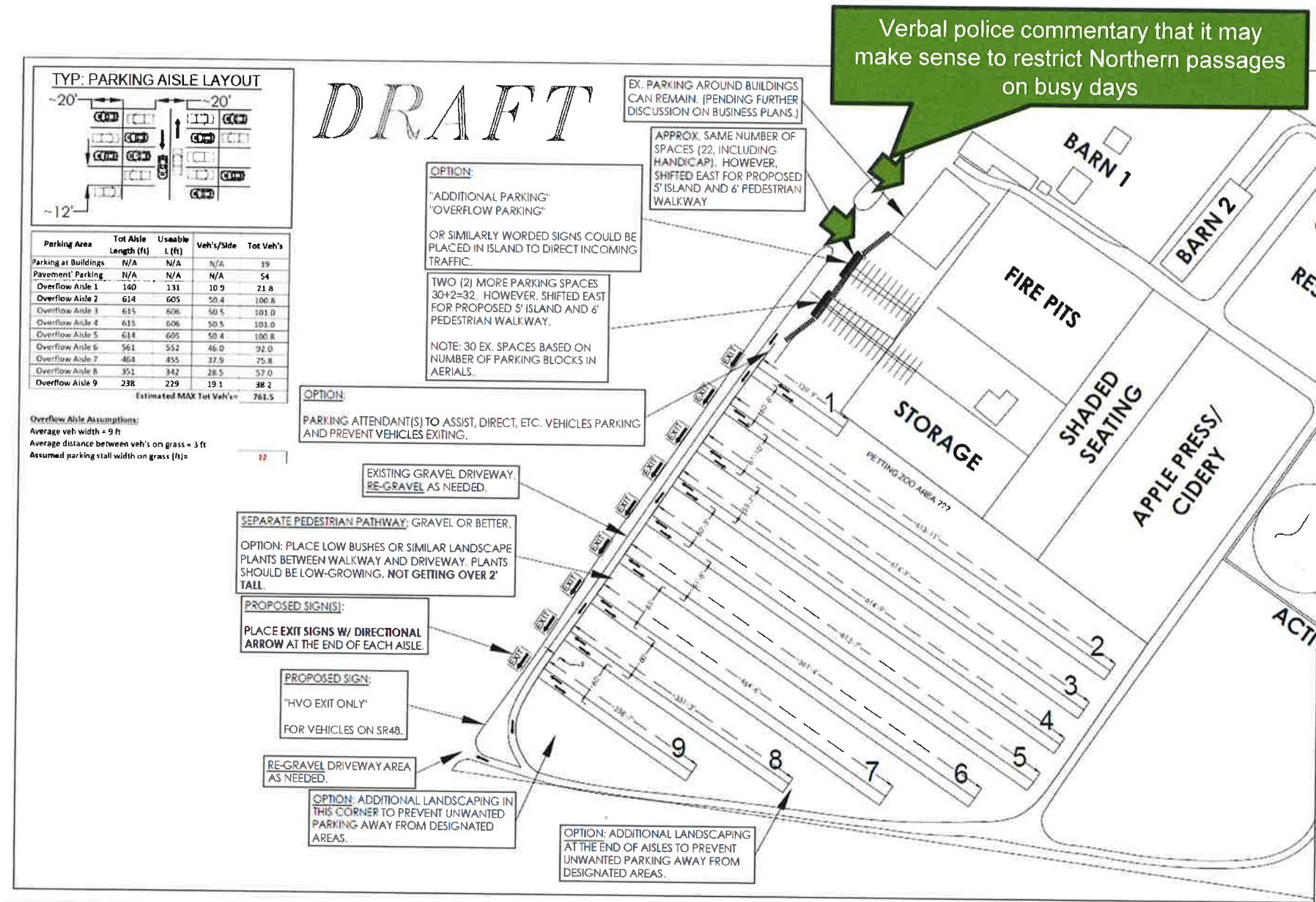
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# Parking Comment

- Clearcreek Police Chief's verbal comment was to restrict the Northern entry/exit on busy days
- Based on the combination of parking consultant recommendations and Police Chief's comment, we believe it would be best to restrict these areas to ENTRY ONLY ingress on busy weekend days in September and October
- This allows the property to handle ample turn-in volume from both lanes of N State Route 48 and a clean parking and exit flow to the South of the property



Expected peak day attendance is 2,500 people in 714 cars with ~215 during peak attendance window

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# Emergency Access

- Hidden Valley Orchards currently has hardscaped access roads which run through the property from end to end and offer several options for circulation points
  - Access to front of property from N State Route 48
  - Access to back of property and upper field from Applewood Lane
  - The majority of on farm hardscaped roads are >15' wide, with some sections 20-25' wide. None of the hardscaped roads are narrower than 10'
- We will proactively work with Clearcreek Township Police, Fire, and EMS to ensure HVO is safe environment
  - We will continue to provide access roads for emergency vehicle access
  - We will work with the Police Chief and Fire Chief to ensure access roads provide appropriate turning radius for emergency vehicles

# Department Feedback

Department	Discussion Points	Our Response
Clearcreek Township	<ul style="list-style-type: none"> <li>Consider noise and lighting with appropriate buffers</li> <li>Consider traffic pattern and parking</li> <li>Ensure future site complies with health, water, permitting and environmental standards</li> </ul>	<ul style="list-style-type: none"> <li>Design/locate agritourism buildings/activities with appropriate buffering</li> <li>Continue to adhere to best practices and to enlist experts for traffic, parking &amp; construction</li> <li>Comply with appropriate environmental, health, &amp; safety standards</li> </ul>
ODOT	<ul style="list-style-type: none"> <li>Discussed community complaints from subdivision across the street on accessibility and visibility</li> <li>ODOT reports no records of complaints or incidents</li> <li>Initial review of site plan, traffic volume does not warrant further review</li> </ul>	<ul style="list-style-type: none"> <li>ODOT will provide documentation of our conversation</li> <li>We have designed a parking plan with a traffic engineer</li> <li>We will employ consultants and/or off-duty police details to help ingress, egress, and park visitors safely for site and N State Route 48 traffic as needed</li> <li>We will provide information to ODOT in the future</li> </ul>
Fire & EMS	<ul style="list-style-type: none"> <li>Emergency vehicles must have safe access to the site, including appropriate turn radius</li> <li>Fire pits should be reviewed by Fire Chief</li> <li>Fire and police reserve right for future comment and review of site plan and structures with interiors</li> </ul>	<ul style="list-style-type: none"> <li>We will proactively work with Fire and EMS to ensure HVO is safe environment</li> <li>We will provide access roads at front and back of the property for emergency vehicle access</li> <li>We will work with the Fire Chief on appropriate turning radius</li> </ul>
Police	<ul style="list-style-type: none"> <li>Commented on noise complaints from events and late music</li> <li>Mentioned traffic management concerns and suggestions (i.e., consider concentrating ingress/ egress at southern end of frontage on N State Rte 48)</li> <li>Mentioned complaints about guests parking on Spring Blossom Dr</li> <li>Reported previous traffic accident involving a cruiser</li> <li>Reserved right for further review and comment</li> </ul>	<ul style="list-style-type: none"> <li>We plan to deemphasize music, concerts, and late evening events</li> <li>We are working with traffic engineer and have received comments from ODOT</li> <li>We will hire experts or off duty police to help us manage flow on busy days as needed</li> <li>We will post signs to notify guests that should only park in designated HVO parking</li> </ul>

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# Department Feedback

Department	Discussion Points	Our Response
Building & Permits	<ul style="list-style-type: none"> <li>Contact made with <a href="mailto:buildinginspection@co.warren.oh.us">buildinginspection@co.warren.oh.us</a> to review building plans and understand permitting</li> </ul>	<ul style="list-style-type: none"> <li>We will continue to work with building and permits</li> </ul>
Health	<ul style="list-style-type: none"> <li>Have not yet contacted the Warren County Combined Health Department</li> </ul>	<ul style="list-style-type: none"> <li>We will contact and work with the Warren County Combined Health Department as we develop architectural building plans</li> </ul>
Water	<ul style="list-style-type: none"> <li>In contact with <i>Chris Brausch, P.E., Director &amp; County Sanitary Engineer Warren County Water &amp; Sewer Department</i></li> <li>Ph. (513) 695-1193 (direct line) Ph. (513) 267-2484 (mobile). On the schedule to connect for a conversation but he pointed us to Warren County Combined Health Department that manages on-site sewage treatment systems</li> </ul>	<ul style="list-style-type: none"> <li>Will follow up with Mr. Brausch about water needs</li> <li>We will work with the Combined Health Department about septic and sewage needs as we develop architectural building plans</li> </ul>
Solid waste	<ul style="list-style-type: none"> <li>In contact with <a href="mailto:Michael.Gladwell@co.warren.oh.us">Michael.Gladwell@co.warren.oh.us</a> and <a href="mailto:solid.waste@co.warren.oh.us">solid.waste@co.warren.oh.us</a> but have yet to find time to speak</li> </ul>	<ul style="list-style-type: none"> <li>We will continue to work with the appropriate authorities on solid waste planning</li> </ul>

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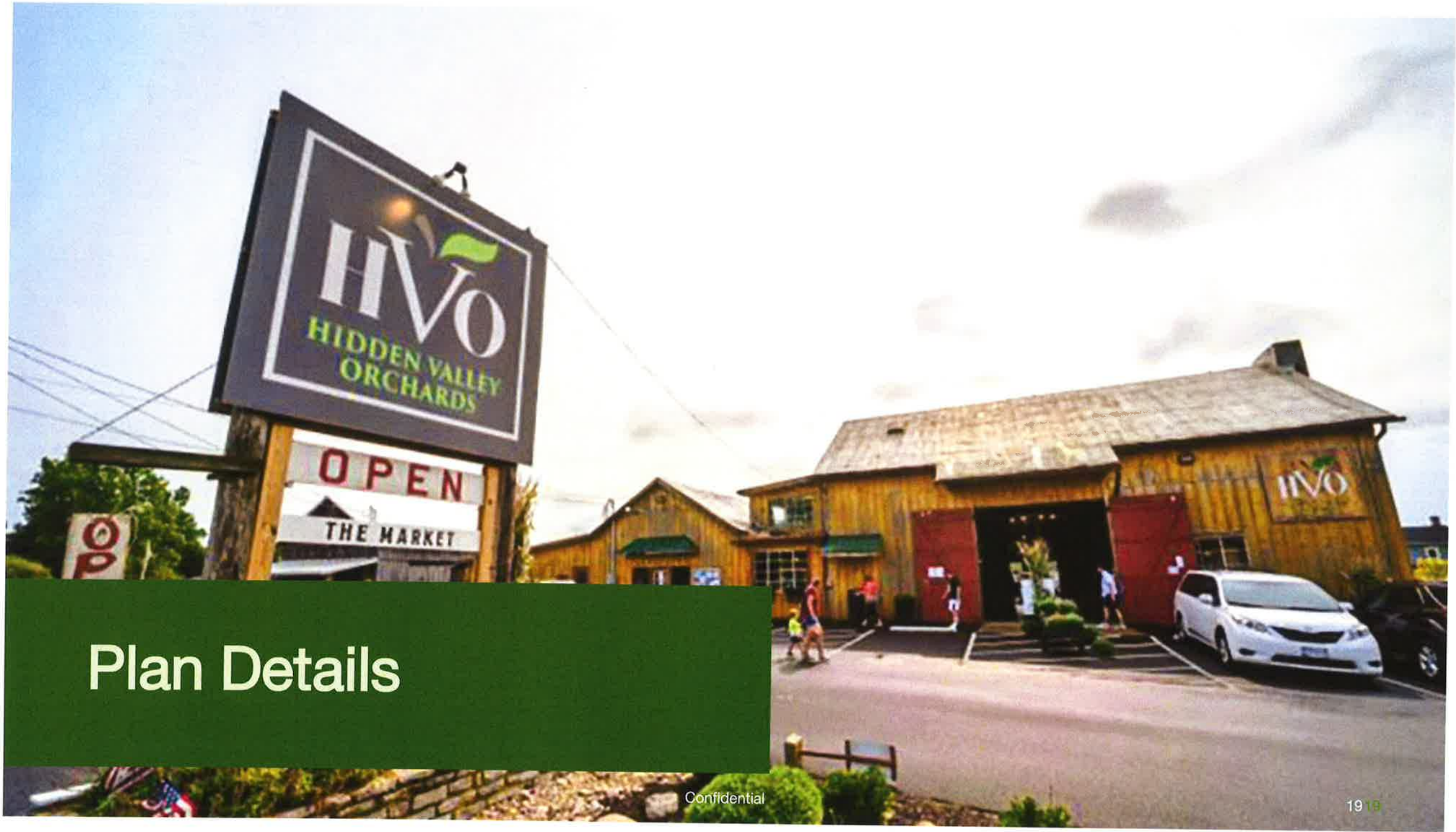
# Community Feedback

- We plan to solicit community feedback by scheduling a virtual “town hall” to share and discuss our site plan to solicit feedback from neighbors
- We plan to send a mailer to the 50 closest homes (and will endeavor to identify all properties within 500’) to make them aware of the virtual meeting which we plan to conduct in early September
- In the “town hall” session, we will introduce ourselves and discuss our site plan including the enhanced apple orchards/crop and agritourism activities. We will reserve at least 30 minutes for questions in the session and will provide contact information for further comments
- We will record minutes of the meeting

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# Illustrative Structure Renderings



Farm Pavilions  
25' x 40'



Apple Barn  
50' x 80'



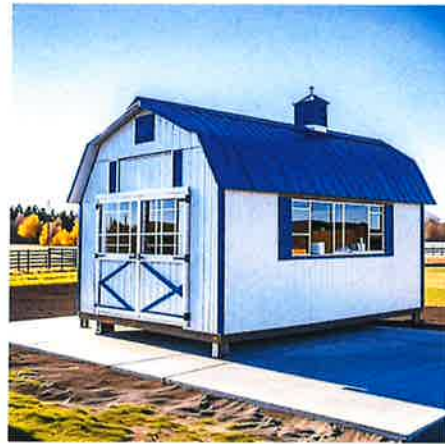
Apple Press/Cidery  
40' x 60'



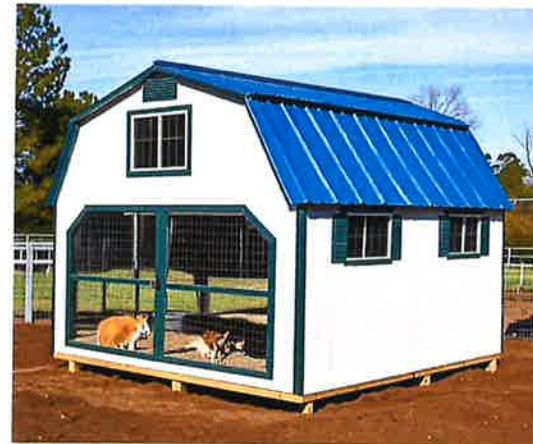
Craft Barn  
40' x 60'

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# Illustrative Structure Renderings



Mobile Food  
Service Cabins  
10' x 20'



Animal Barns  
10' x 10'



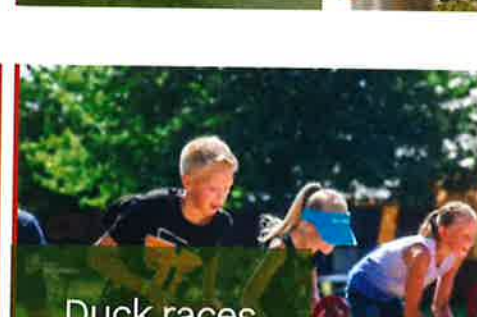
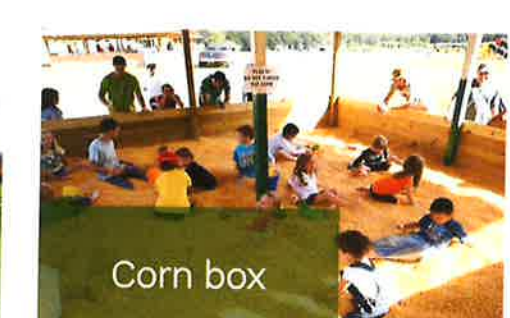
Farm Kitchen Building  
40' x 80'

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# Illustrative Agritourism Activity Renderings



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# Example Agritourism Activities

Activity	Size	Description	Agricultural Production/Processing Relationship
Corn Box	25' x 40'	• A sandbox-like area filled with corn kernels where children can play	• Interactive setting tied to grain storage, corn growing, education opportunity on composting, equipment and harvesting
Hay Pyramid	Varies	• A pyramid structure made by stacking hay bales for climbing or playing	• Recreational way to demonstrate hay storage; provides insight into how hay is used as animal feed
Tractor Painting	10' x 20'	• An activity where participants paint or decorate tractors	• For young children, highlights the role of tractors in farming operations, including planting, plowing, and harvesting
Mining Station	30' x 30'	• A station designed for simulated mining activities for children	• Educates about soil nutrients, clearing soil for cultivation, minerals
Pony Rides	40' x 40' circular track	• A guided pony ride experience for children	• Demonstrates livestock care, management, and the role of animals in traditional farm settings
Pedal Carts	30' x 60' track	• A track for riding pedal-powered carts often designed as farm vehicles	• Simulates farm work with agriculture production related goals, encourages physical activity, and teaches about farm machinery operation, maintenance, and power
Wooden Play Structure	20' x 20'	• A playground structure made of wood, often resembling farm buildings or equipment	• Encourages farm-related imaginative play; represents agricultural infrastructure like barns or silos.
Barnyard Bounce	30' x 30'	• An inflatable jumping pillows, usually themed with farm animals	• Recreational connection to livestock and farm settings and the structures and size
Hay Hoist	15' x 15'	• A demonstration of how hay is lifted and stored in barns using a pulley system	• Educational opportunity to show hay storage methods and the mechanics of farm labor and equipment use
Craft Barn	25' x 40'	• A space where visitors can participate in farm-related arts and crafts, games and skills	• Highlights traditional farm crafts and skills, artwork, needle point, maintenance, construction, games and education etc.
Corn Maze	Varies (1 acre+)	• A large maze cut into a cornfield, designed for visitors to navigate	• Represents the crop cycle, plant growth, and the importance of corn in agriculture
Ohio Tiny Town	30' x 50'	• A miniature town representing historical Ohio with a focus on agricultural life and farming designed to educate and entertain children	• Introduces young children to historical concepts like farming practices, the economy of farming, farm infrastructure, community members (e.g., the Mayor) and Ohio's civic history

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# Example Agritourism Activities Cont'd

Activity	Size Needs	Description	Agricultural Production/Processing Relationship
Play Barns	20' x 20'	• A play area designed to look like barns, allowing for imaginative play related to farm life	• Allows to children to play on the farm in an entertaining environment designed to connect their visit with key farm structures/agricultural equipment like tractors
Bubble Grain Bins	10' x 10'	• Grain bins repurposed into play areas filled with bubbles	• Demonstrates how farm equipment functions and the scale of grain storage on farms. Provides interactive entertainment for younger guests
Duck Races	10' x 10'	• An interactive station with moving water where children guide rubber ducks down water-filled tracks	• Allows families to enjoy interactive entertainment that directly relates to water management in farming (e.g., irrigation systems)
Cabin Building	20' x 30'	• A play area where children build miniature cabins using wooden logs to create a farm themselves	• Educates children about how farms work and contraction of buildings for living, farming, and working in nature
Hillside Slides	10' x 50'	• Slides built into the hillside for children to slide down and view the property	• Demonstrates the use of landscape in farm design and emphasizes natural play elements related to farm environments, irrigation, erosion, runoff, what makes suitable farmland
Straw Bale Tunnels	15' x 30'	• Tunnels constructed from stacked straw bales for children to crawl through	• Teaches about straw bale storage, use in animal bedding, and its role in sustainable farming practices
U-Pick	Varies	• An area where visitors can pick their own fruits or vegetables directly from the farm field or orchard	• Connects consumers directly to agricultural production, emphasizing the process of growing and harvesting crops
Cidery	40' x 40'	• A facility where visitors can learn about and observe the process of making cider	• Demonstrates value-added agricultural production, focusing on apple farming and cider making and the products thereof
Music	20 x 20	• Live music performances	• Folk music, blue grass, work songs, and music in general has a heritage and role in rural life and the history and experience of agricultural production and processing and its communities and stories
Fire Pits	10' x 10"	• Designated areas for visitors to gather around a fire pit and enjoy agricultural environment in a community setting	• Represents the traditional gathering spaces on farms, area to observe farm activity ,and to cook over an open flame, fire used for clearing brush and stumps
Farm Value-Added Food Items	30' x 30'	• A market or display area where products made from farm-grown crops (i.e., pumpkins, apples, berries, and corn) are sold	• Educates on the process of turning raw agricultural products into marketable goods, emphasizing sustainability and farm economics

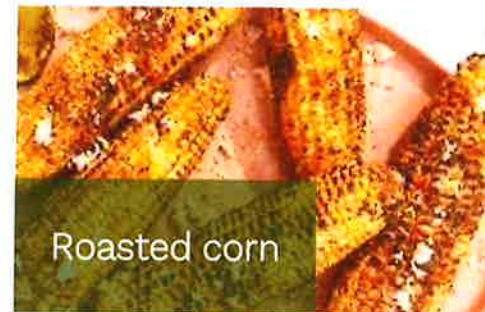
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# Illustrative Value-Added Products



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# Value-Added Product Examples

Dish Name	Description	Key Farm Inputs
Apple Pie	• Classic pie filled with spiced apple slices in a flaky crust	• Apples, Eggs
Pumpkin Pie	• Traditional pie with a creamy pumpkin filling and warm spices	• Pumpkin, Eggs
Muffins	• Soft muffins bursting with fresh blueberries, apples, strawberries etc.	• Berries, Eggs
Pumpkin Bread	• Moist bread with pumpkin puree and spices	• Pumpkin, Eggs
Cornbread	• Sweet or savory bread made from cornmeal	• Corn, Eggs
Apple Cinnamon Rolls	• Sweet rolls filled with apple chunks and cinnamon, topped with icing	• Apples, Eggs
Pumpkin Spice Scones	• Flaky scones infused with pumpkin and warm spices	• Pumpkin, Eggs
Berry Scones	• Buttery scones filled with fresh berries	• Berries, Eggs
Apple Cider Slushies	• Frozen apple cider drink	• Apples, Cider
Apple Turnovers	• Flaky pastry filled with spiced apple filling, baked to golden perfection	• Apples, Eggs
Pumpkin Cookies	• Soft and chewy cookies flavored with pumpkin and spices	• Pumpkin, Eggs
Berry Crumble Bars	• Layered bars with a berry filling and crumbly topping	• Berries, Eggs
Apple Cider Donuts	• Donuts made with apple cider, spiced and coated with cinnamon sugar	• Apples, Eggs
Berry-Filled Pastries	• Pastry filled with sweet berry compote	• Berries, Eggs
Pumpkin Pancakes	• Fluffy pancakes flavored with pumpkin and spices, served with syrup	• Pumpkin, Eggs
Cider-Battered Chicken	• Chicken strips coated in a cider-infused batter, fried to golden perfection	• Apples, Eggs
Apple-Glazed Pulled Pork	• Slow-cooked pulled pork glazed with a sweet and tangy apple sauce	• Apples
Pumpkin & Corn Chowder	• Creamy soup made with pumpkin puree and sweet corn	• Pumpkin, Corn
Freshly Made Pretzels	• Soft pretzels with butter and value-added dipping sauces	• Pumpkin, Apples, Peppers
Apple Glazed Roast	• Whole pig or chicken glazed with apple and herbs and roasted rotisserie	• Apples

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# Farm Skill & Game Examples

Activity	Description	Agricultural Connection
Sawing and splitting wood	Participants use a two-person saw to cut through logs, simulating traditional woodcutting methods.	Demonstrates the importance of timber in farm building and firewood preparation.
Pie Eating Contests	A competitive eating event where participants race to eat pies made from farm-grown ingredients.	Promotes the use of farm-produced fruits like apples and berries in baking.
Pig Races	A fun event where pigs race each other around a track	Highlights the role of pigs in farming and educates about livestock care.
Donkey Pulls	A traditional strength event where donkeys pull weighted sleds or carts over a set distance.	Demonstrates the historical use of donkeys and other animals in farm work.
Egg and Spoon Races	Participants race while balancing an egg on a spoon, without dropping it.	Represents the delicate nature of egg handling and the importance of poultry in farming.
Wheelbarrow Races	A relay race where participants push a wheelbarrow filled with hay or other farm items to the finish	Simulates the daily farm task of transporting goods, promoting physical activity and teamwork.
Milking Contests	A timed event where participants milk a cow (or a simulated cow) to see who can produce most.	Educates about dairy farming and the milking process.
Corn Shucking Competitions	Participants race to remove the husks from ears of corn as quickly as possible.	Highlights the importance of corn in agriculture and the labor involved in its processing.
Potato Sack Races	Participants race by hopping in large sacks, simulating the handling of harvested potatoes.	Symbolizes the manual labor involved in potato harvesting and handling.
Apple Shooting Gallery	A safe shooting range where participants aim at targets using apples or soft pellets as projectiles.	Educates on hunting and varmint removal to maintain healthy farm and protect livestock and crops
Scarecrow Building	A creative activity where participants build their own scarecrows using farm materials.	Teaches about pest control in farming and the role of scarecrows in protecting crops.
Seed Planting Races	Participants compete to plant seeds in a designated area as quickly and accurately as possible.	Educates about the planting process and the importance of proper seed placement in farming.
Farm Animal Call Contest	Participants compete to mimic the sounds of farm animals, such as cows, chickens, or pigs.	Highlights the diversity of farm animals and their roles in agricultural production.
Harvest Relay	A relay race where participants gather and transport "harvested" items like pumpkins or apples	Simulates the process of harvesting and transporting crops on a farm.
Butter Churning Contest	Participants race to churn cream into butter using traditional methods.	Teaches about dairy production and the traditional methods used in making butter on a farm.
Roping Skills	Participants practice roping techniques used by cowboys to catch cattle or horses.	Connects to the skills needed in cattle ranching and the tradition of cowboy culture.
Horseback Riding Skills	Demonstrations or lessons in horseback riding, focusing on techniques used in farming / ranching.	Highlights the importance of horses in traditional farming and ranch work.
Sheep Shearing	A live demonstration of how sheep are sheared, showing the skill and care involved.	Educates about wool production and the care of livestock in farming.
Cattle Sorting	A simulated activity where participants sort cattle into different pens based on specific criteria.	Highlights the importance of animal management and organization in ranching.
Hay Bale Rolling	A timed event where participants roll large hay bales across a field to a designated spot.	Demonstrates the physical labor involved in hay production and storage.
Horse Grooming	A timed competition where participants groom horses, focusing on speed and thoroughness.	Educates about the care and maintenance of horses, which are essential in many farm operations.
Fence Building Races	Teams compete to build a section of fence as quickly and securely as possible.	Demonstrates the importance of fencing in farm management for keeping livestock safe and secure.

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# Appendix

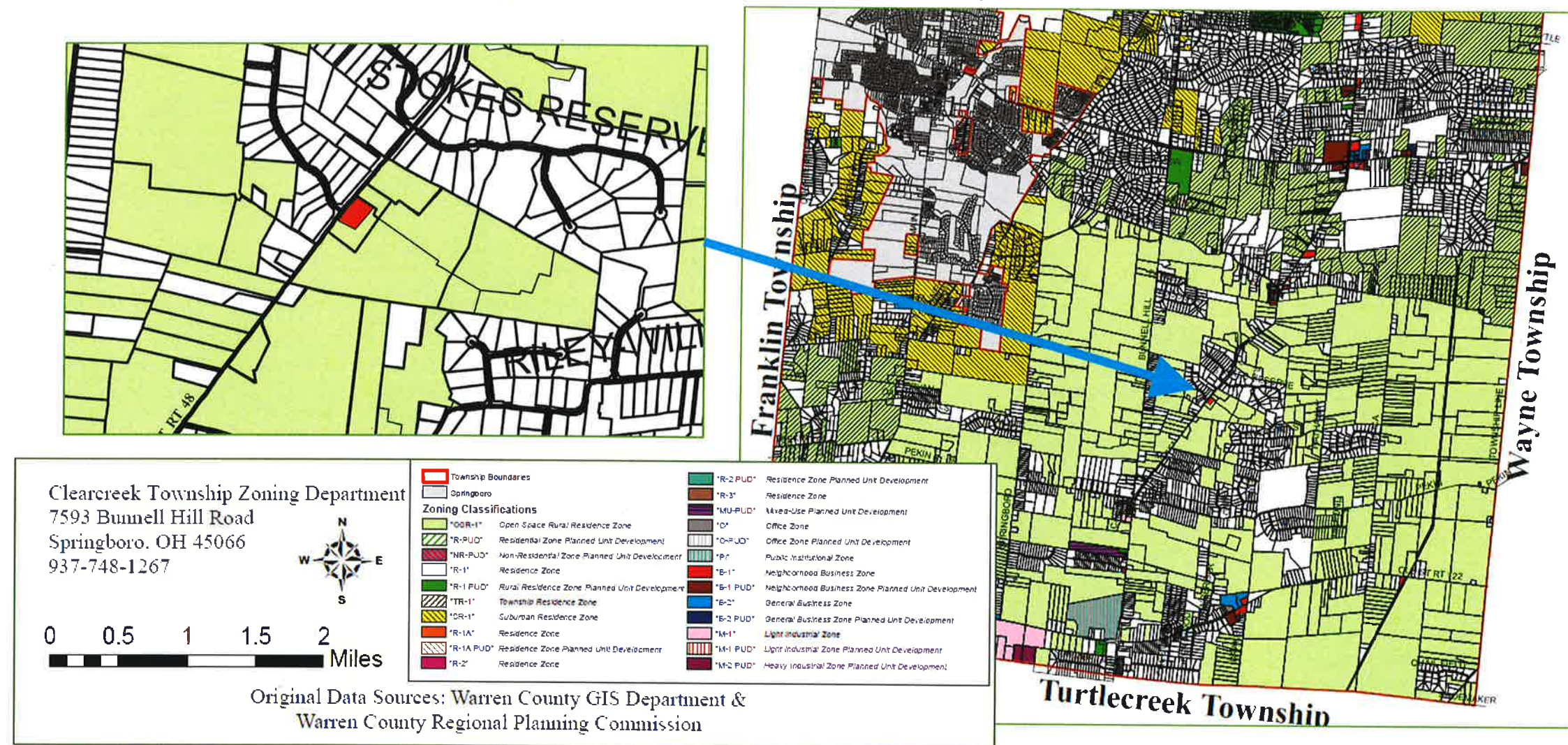
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# Zoning

## B-1 and OSR-1 (Rural Residential)



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# Precedent Farms

Benchmark	Hidden Valley Orchards	Blooms & Berries	Windmill Farm Market	Lucas Brother Farms	Irons Fruit Farm	Evans Family Ranch	Niederman Family Farm
Location	Lebanon	Loveland	Springboro	Bellbrook	Lebanon	New Carlisle	Liberty Township
Distance to HVO	N/A	30 min / 18 miles	4 mins / 3 miles	15 mins / 9 miles	15 mins / 9 miles	45 mins / 37 miles	30 mins / 20 miles
Google Rating & Count	4.3 / 1,009	4.6 / 1,522	4.3 / 327	4.7 / 138	4.5 / 509	4.6 / 86	4.6 / 748
U-Pick	Apples, Pumpkins	Berries & Flowers	Pumpkins	Pumpkins	Pumpkins	Pumpkins	Pumpkins
Corn maze	Yes	Yes	No	Yes	Yes	Yes	Yes
Activity Yard	Yes	Small	No	No	No	Yes	Small
Food & Beverage	Yes	Yes	Food trucks	No	Bakery	Yes	Yes

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# Benefits to the Township

Reason	Explanation
<b>Farming Tradition</b>	Continue 60-year legacy as a fruit farm and build family traditions around it
<b>Support Farmers</b>	Helps farmers thrive by supporting agritourism which allows them to share knowledge and experience
<b>Agricultural Land</b>	Preserve farming and natural resources by diversifying and strengthening income sources for farms
<b>Education/Field Trips</b>	Introduce children to farms via field trips, planting days, interactive learning experiences related to agriculture
<b>Local Employment</b>	Employ 20 to 25 people across diverse skillsets, experience levels, and time availabilities
<b>Local Businesses</b>	Chance to feature other local produce and goods on site as a showcase of the community
<b>Tax Revenue</b>	Increase sales tax to the county and township

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# Considerations

Concern	Description	Mitigant
<b>Traffic</b>	<ul style="list-style-type: none"> <li>Changes in road traffic</li> </ul>	<ul style="list-style-type: none"> <li>We do not expect significant increase over existing site operations</li> <li>We have almost 0.25 miles of frontage to use for efficient management of ingress, egress, and parking</li> <li>Busiest days are weekends when regular traffic is lightest on N State Route 48</li> </ul>
<b>Precedent</b>	<ul style="list-style-type: none"> <li>Other farms following suit</li> </ul>	<ul style="list-style-type: none"> <li>Working together to be the agrarian destination for families is good for everyone</li> <li>Setting a standard for agritourism will help</li> </ul>

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# Parcel 1

Parcel ID	0935400024
Parcel Seq	0
Account Number	0210617
Legal Description	4-4-35 5.01 ACRES
Tax District	02 CLEARCREEK TWP LEBANON CSD

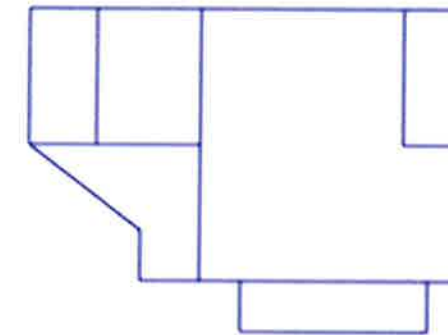
Current Owner	LANES LLC
Property Address	5474 N ROUTE 48 LEBANON 45036
State Use Code	0115 - C.A.U.V. FRUIT, NUT FARM
Neighborhood ID	099001
School District	LEBANON CSD

Value As Of	01-01-2022
Ownership As Of	06-23-2023
Tax Data As Of	06-23-2023
Census Tract	308.00
OH Public School Dist No	8305

Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$560,000
Last Sale Date	04/25/2022
Owner Occupied	N
Homestead Exemption	N
Year Built	1900

Bedrooms	3
Exterior	SHINGLE
Above Grade Living Area	1,984 sq. ft.
Finished Basement/Attic	0 sq. ft.
Total Living Area	1,984 sq. ft.

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	CANOPY (C)	WOOD FRAME	0	AVERAGE	0	31	9	279	0	0	0	800
0	POLE BUILDING	WOOD FRAME	0	AVERAGE	14	31	42	1302	12.15	50	0	7900
0	STABLE	WOOD FRAME	0	AVERAGE	8	21	59	1239	10	50	0	6200
0	WORK SHOP	WOOD FRAME	0	AVERAGE	0	28	40	1120	18	50	0	10100
0	GREENHOUSE COMMERCIAL	FIBERGLASS	0	AVERAGE	10	43	96	4128	10.22	20	0	33800
0	POLE BUILDING	METAL	2019	GOOD	15	40	80	3200	9.47	5	0	28800

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# Parcel 2

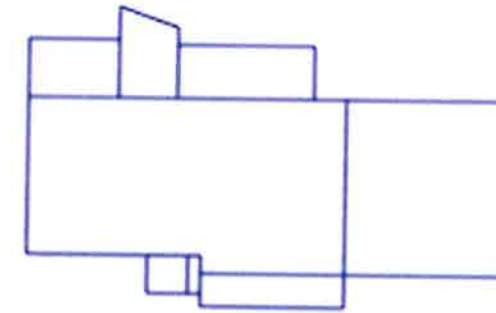
Parcel ID	0935400023	Current Owner	LANES LLC	Value As Of	01-01-2022
Parcel Seq	0	Property Address	5460 N ROUTE 48 LEBANON 45036	Ownership As Of	09-11-2023
Account Number	0215161	State Use Code	0115 - C.A.U.V. FRUIT, NUT FARM	Tax Data As Of	09-11-2023
Legal Description	4-4-35 30.6058 ACRES	Neighborhood ID	099001	Census Tract	308.00
Tax District	02 CLEARCREEK TWP LEBANON CSD	School District	LEBANON CSD	OH Public School Dist No	8305



Primary Picture



Primary Sketch



Residential Building and Last Sale Summary

Last Sale Amount	\$0	Bedrooms	3
Last Sale Date	10/30/2018	Exterior	MASONRY
Owner Occupied	N	Above Grade Living Area	1,490 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	762 sq. ft.
Year Built	1970	Total Living Area	2,252 sq. ft.

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# Parcel 3

Parcel ID	0935400022	Current Owner	LANES LLC	Value As Of	01-01-2022
Parcel Seq	0	Property Address	N ROUTE 48 LEBANON 45036	Ownership As Of	06-23-2023
Account Number	0215160	State Use Code	0115 - C.A.U.V. FRUIT, NUT FARM	Tax Data As Of	06-23-2023
Legal Description	4-4-35 28.3893 ACRES	Neighborhood ID	099001	Census Tract	308.00
Tax District	02 CLEARCREEK TWP LEBANON CSD	School District	LEBANON CSD	OH Public School Dist No	8305



Primary Picture



Primary Sketch

**No Sketch Found  
For Selected Property**

Building Number	Yard Item Description	Value
1	CABIN 13X20	1600
2	PORCH ADDN 10X20	400

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# Parcel 4

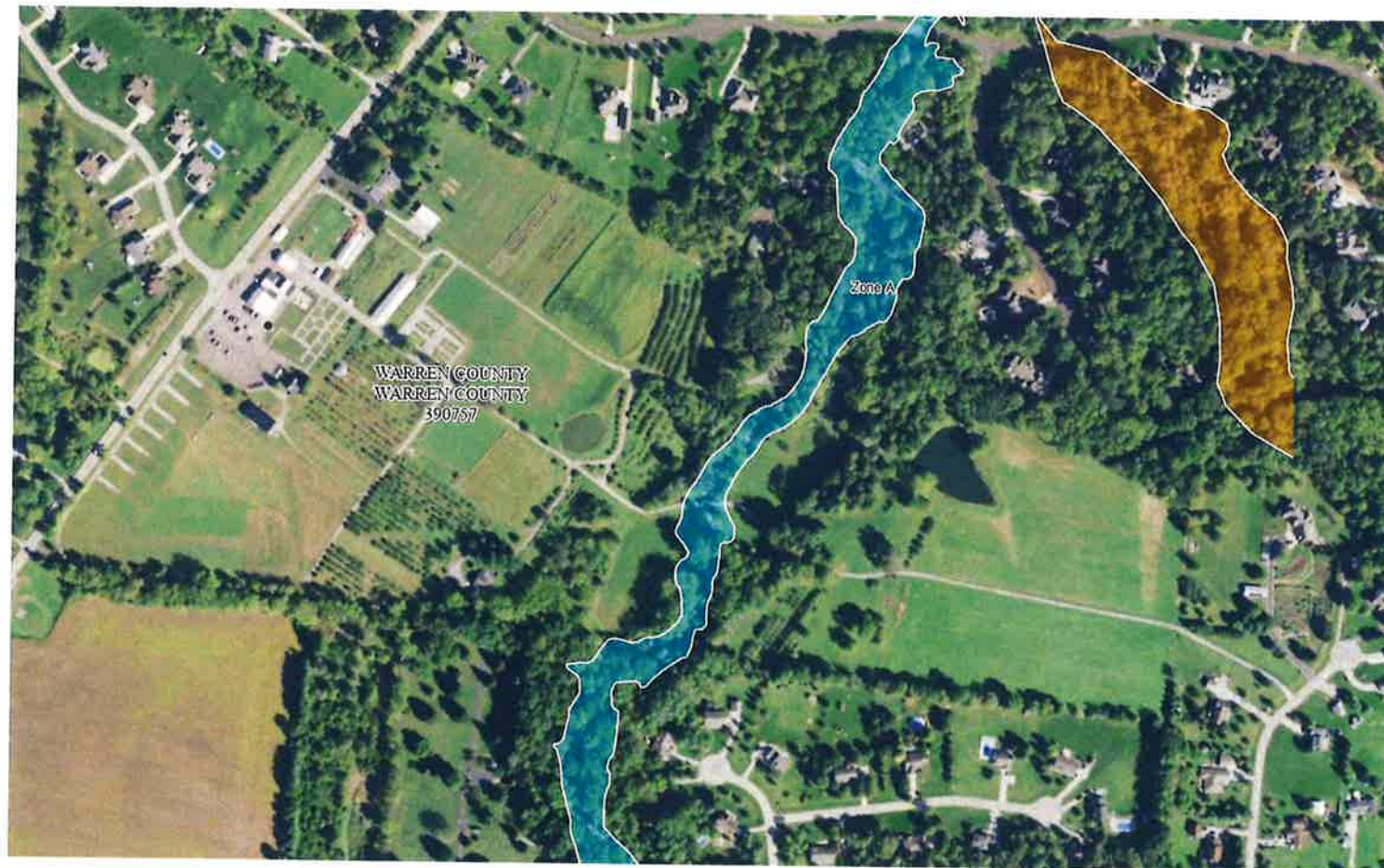


Parcel ID	0929315005	Current Owner	LANE5 LLC	Value As Of	01-01-2022
Parcel Seq	0	Property Address	APPLEWOOD LN LEBANON 45036	Ownership As Of	06-23-2023
Account Number	0141390	State Use Code	0115 - C.A.U.V. FRUIT, NUT FARM	Tax Data As Of	06-23-2023
Legal Description	HIDDEN VALLEY ESTATE LOT: PT. 6 1.1404 ACRES	Neighborhood ID	091001	Census Tract	308.00
Tax District	01 CLEARCREEK TWP SPRINGBORO CSD	School District	SPRINGBORO CSD	OH Public School Dist No	8302

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# FEMA Flood Risk Map

- Site plan accounts for FEMA risk mapping
- Contemplated structures & permanent activities are away from risk areas



Source: <https://msc.fema.gov/portal/home>

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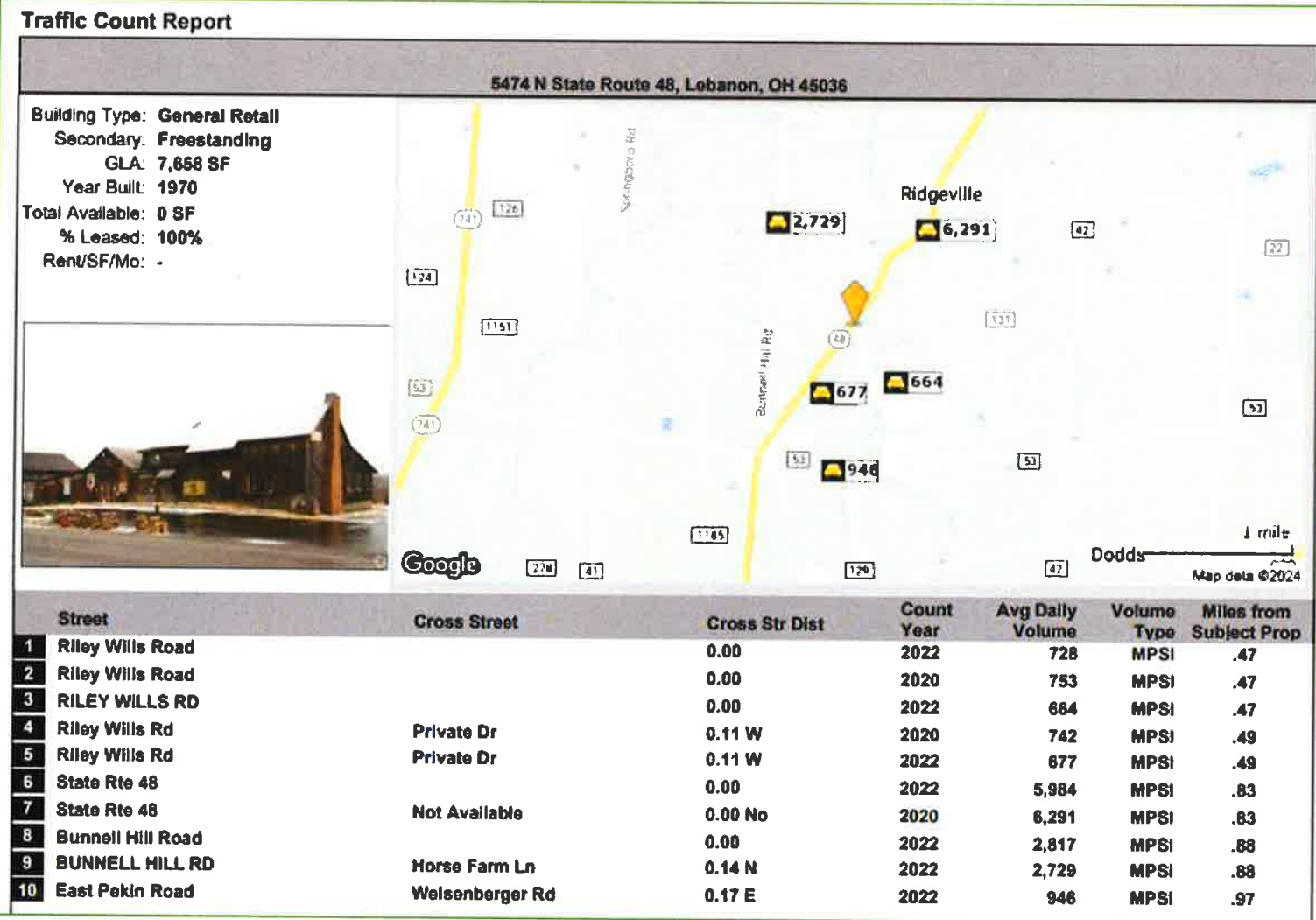
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# Traffic Count Report

6,000 cars / day drive along State Rte 48 between HVO and Ridgeville

2,700 cars / day driving north on Bunnell Hill Rd

Source: CoStar



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# ODOT Traffic Count

9,000 cars per day to the South of HVO and 5,700 to the North of HVO on N Rte 48

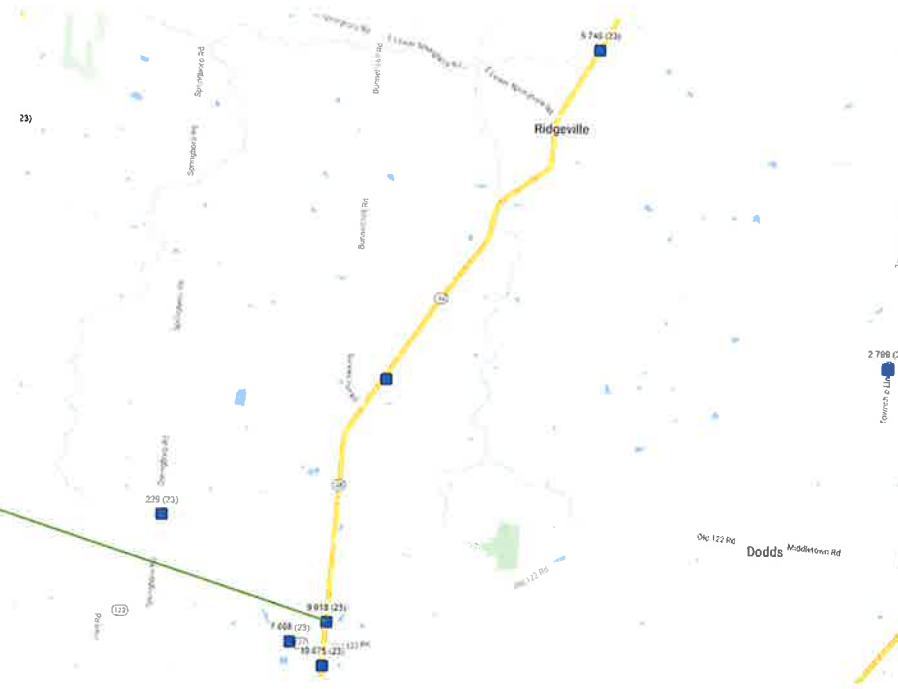
## AADT & Counts

ID: 23483  
SR-48  
N OF LEBANON/WARREN

Table Graph

Select a tile for additional data.

Direction: 2-WAY		Direction: NB		Direction: SB	
Year 2023	PA 8 740 (97%)	Year 2023	PA 4,261 (97%)	Year 2023	PA 4,478 (97%)
AADT 9,018	BC 278 (3%)	AADT 4,403	BC 142 (3%)	AADT 4,615	BC 137 (3%)
Direction: 2-WAY		Direction: NB		Direction: SB	
Year 2022	PA 8 502 (97%)	Year 2022	PA 4,145 (97%)	Year 2022	PA 4,356 (97%)
AADT 8 772	BC 270 (3%)	AADT 4,253	BC 138 (3%)	AADT 4,463	BC 133 (3%)
Direction: 2-WAY		Direction: NB		Direction: SB	
Year 2021	PA 8 072 (97%)	Year 2021	PA 4,005 (97%)	Year 2021	PA 4,063 (97%)
AADT 8,315	BC 243 (3%)	AADT 4,134	BC 129 (3%)	AADT 4,179	BC 116 (3%)
Direction: 2-WAY		Direction: NB		Direction: SB	
Year 2020	PA 7 345 (97%)	Year 2020	PA 3,645 (97%)	Year 2020	PA 3,697 (97%)
AADT 7 566	BC 221 (3%)	AADT 3,762	BC 117 (3%)	AADT 3,803	BC 106 (3%)



Source: [https://odot.public.ms2soft.com/TDMS.UI\\_Core/trafficviewer](https://odot.public.ms2soft.com/TDMS.UI_Core/trafficviewer)

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