



Planned Unit Development (PUD) Stage 1 Zone Change Request

Application to the Zoning Commission
Clearcreek Township, Warren County

Note: This application must be typewritten or computer generated and filed with the Clearcreek Township Zoning Inspector for presentation to the Zoning Commission. The following information must be filled out in its entirety and accompanied by a fee of \$750.00 to validate the Stage 1 application. The application must be received prior to the monthly scheduled cutoff date in order to be heard at the following monthly meeting. Application consents to a temporary sign being erected on the property to identify a pending zone change request. This sign shall be erected at least ten (10) days prior to the Zoning Commission's public hearing and removed after the Board of Trustees' public hearing. Attach additional computer generated or typewritten sheets as needed. Applicant is notified that the Rules and Regulations for the Zoning Commission, which outline the procedures by which the Zoning Commission shall operate, are found on the website www.clearcreektownship.com or can be requested from staff.

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Name of Applicant:

WPB Enterprises LLC

Mailing address of Applicant:

10146 Washington Church Road, Miamisburg, OH 45342

Identify the Legal Description of Property to be Considered or Attach Metes and Bounds Description:

Parcel No. 04-15-101-008, Account # 0622866, S 15, T 2, R 5 Clearcreek Twp., 8.39 Acres

Property fronts on the following road(s):

Clearcreek Franklin Road (Wood Road)

The legal title to said property recorded in the name(s) of:

WPB Enterprises LLC

Tax mailing address of individual(s) with whom the legal title to said property is recorded:

10146 Washington Church Road, Miamisburg, OH 45342

The property is presently zoned:

SR-1

Requested zoning classification:

Mixed Use Planned Unit Development (MU-PUD)

The current use of the property:

Agriculture with existing barn

Reason(s) for the application:

SEE ATTACHED

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To aid the Zoning Commission processing of the request, please submit the following documentation outlined in Clearcreek Township Zoning Resolution Chapter 13, Section 13.05:

SEC. 13.05 PUD Approval Process: Any owner(s), their agent(s), or developer(s) who seeks approval for a PUD shall file an application the Clearcreek Township Zoning Commission. All applications shall be subject to a comprehensive review process consisting of three stages: Stage 1: The Zone Change Amendment Request/PUD Concept Plan Application, Stage 2: The PUD Preliminary Site Plan Application, and Stage 3: The PUD Final Site Plan submittal.

SEC. 13.05(A) Stage 1: The Zone Change Amendment Request/PUD Concept Plan Application The first stage of the PUD process consists of satisfactory completion of two main requirements: a Pre-Application Conference with the Clearcreek Township Zoning Inspector and a Zone Change Amendment Request accompanied with a PUD Concept Plan. Upon completion, successful applicants shall receive a change of zoning classification, an approved PUD Concept Plan designating land use(s) and density, and the Stage 1 approval required to begin Stage 2. The Stage 1 process steps, PUD objectives, and conditions for approval outlined below are required to be completed and satisfied in order for Stage 1 approval consideration.

SEC. 13.05(A)(1)(b) Zone Change Amendment Request/PUD Concept Plan Application

- (1) Applications for a Zone Change Amendment/PUD Concept Plan shall be submitted, signed by the owner(s) of the PUD or the designated agent, to the Clearcreek Township Zoning Inspector attesting to the truth and correctness of all facts and information presented with the application, on or before the scheduled monthly Zoning Commission meeting deadline, as identified on the Zoning Commission schedule found on the Clearcreek Township website (www.clearcreektownship.com).
- (2) All applications shall be submitted with the required fees as established in the Clearcreek Township fee schedule found on the Clearcreek Township website (www.clearcreektownship.com).

- (3) The Zone Change Amendment Request/PUD Concept Plan Application shall include the following items:
- a) An area map showing adjacent property owners and existing uses within 200 feet of the parcel(s).
 - b) A legal description of the metes and bounds of the parcel(s).
 - c) A PUD Concept Plan to scale, though it need not be to the precision of a finished engineering drawing, which shall clearly show the following:
 - 1) The existing type of topographical features of the site.
 - 2) The general location of building lots and their areas in acres.
 - 3) The general outlines of the interior roadway system and all existing right-of-way(s) and easement(s), whether public or private with acreage specified.
 - 4) Delineation of the various land use areas with an indication for each such area of its general extent, size, and composition in terms of use and bulk of structures.
 - 5) A calculation of residential net density and/or net floor area ratio.
 - 6) The interior common open space system with acreage specified.
 - 7) Identification of all areas declared to be an amenity for the PUD with acreage specified. Square footage of structures and percentage of impervious surfaces to be specified.
 - 8) A drawing showing all soil types and their classifications. Additionally, a map indicating floodway and/or floodplain boundaries as determined by the federal emergency management agency shall be included for sites that have been subject to flooding and/or erosion at any time.
 - 9) Where areas lie in any aircraft approach and holding patterns, these areas shall be indicated.
 - 10) Principal ties to the community at large with respect to transportation, water supply, and sewage disposal shall be indicated.
 - d) A net density plan illustrating the net density able to be obtained if developed under a straight zoning classification, to scale, though it need not be to the precision of a finished engineering drawing, which shall clearly show the following:
 - 1) The existing type of topographical features of the site.
 - 2) The general location of building lots and their areas in acres.
 - 3) The general outlines of the interior roadway system and all existing right-of-way(s) and easement(s), whether public or private with acreage specified.
 - 4) A calculation of residential net density and/or net floor area ratio.
 - 5) The interior common open space system with acreage specified.

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- 6) Identification of all areas declared to be an amenity for the PUD with acreage specified. Square footage of structures and percentage of impervious surfaces to be specified.
 - 7) A drawing showing all soil types and their classifications. Additionally, a map indicating floodway and/or floodplain boundaries as determined by federal emergency management agency shall be included for sites that have been subject to flooding and/or erosion at any time.
 - 8) Where areas lie in any aircraft approach and holding patterns, these areas shall be indicated.
 - 9) Principal ties to the community at large with respect to transportation, water supply, and sewage disposal shall be indicated.
- e) A written report containing the following:
- 1) General description of availability of other community facilities, such as schools, fire protection services, and cultural facilities if any, and how these facilities are affected by this proposal.
 - 2) Evidence how the developer's proposed land use(s) meet existing and projected community requirements.
 - 3) A general statement how the common open space shall be owned and permanently maintained.
 - 4) If the development is to be phased, a general indication as to how the phasing is to proceed. Whether or not the development is to be phased, the PUD Concept Plan shall show the intended total project.

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SEC. 13.05(A)(2) Stage 1: PUD Objectives

- (a) The Stage 1: Zone Change Amendment Request/PUD Concept Plan shall be acceptable, if:
- (1) The proposed use(s) are appropriate for the parcel(s) being reviewed; **and**
 - (2) The following information is specified/clarified in the narrative and on the drawing(s) at the time of approval:
 - a) The list of uses permitted within the PUD are specified.
 - b) The general location of such uses is specified.
 - c) Any use-specific standards that may apply to the permitted uses are included.
 - d) The maximum density or intensity is permitted within the PUD.
 - e) The amount and general location of open space are identified.
- (b) The Clearcreek Township Zoning Commission and/or Clearcreek Township Board of Trustees shall have the authority to impose special conditions related to the PUD and to

approve development standards unique to the PUD as deemed necessary in order to promote the public health, safety, morals, and general welfare of Clearcreek Township.

SEC. 13.05(A)(3) Stage 1: Conditions for Approval

The following criteria shall be used in the recommendations and decisions made regarding the Stage 1: Zone Change Amendment Request/PUD Concept Plan. Failure to comply with any of these criteria requires that explicit rationale or alternative requirements be set forth.

- (a) The Zone Change Amendment Request/PUD Concept Plan is consistent with the Clearcreek Township Master Land Use Plan;
- (b) The intensity proposed for the PUD does not exceed the maximum density or lot coverage allowed for the PUD as a whole;
- (c) The use(s) proposed will not be detrimental to existing and potential future surrounding uses and will harmoniously relate to the surrounding area;
- (d) The minimum common open space areas have been designated and designed in accordance with the provisions of this Resolution and shall be conveyed to a legally established homeowner's or property owner's association, commercial management group, or other agency as herein provided;
- (e) Approval of the Stage 1: Zone Change Amendment Request/PUD Concept Plan may be conditional upon provisions that are necessary for the protection of public health, safety, morals, and general welfare. Thus, the Clearcreek Township Zoning Commission or Board of Trustees may require the submittal of a revised PUD Concept Plan if it is determined that modifications are required to comply with this Resolution.

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Submitted drawing:

Two (2) sets of drawings shall be submitted on paper measuring 24" by 36" for staff review and for display during the public hearing.

One (1) set of architectural/construction drawings shall be submitted on paper measuring 11" by 17" for Warren County Regional Planning Commission, the staff file, Zoning Commission and Board of Trustee packets.

1. Tax Mailing Address Information shall be filled out below:

It is the responsibility of the applicant to also supply the tax mailing addresses of all owners of property located contiguous to, directly across the street from and within two hundred (200) feet of any part of the subject property being considered for a zone change request. This information is found at the Warren County Auditor's Office, Warren County Engineer's Map Room and at https://www.wcauditor.org/Property_Search/. This information can also be provided in a Microsoft Excel electronic spreadsheet.

1. Parcel#: SEE ATTACHED MAILING LABELS AND SPREADSHEET _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
2. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
3. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
4. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
5. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
6. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
7. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
8. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
9. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
10. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
11. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
12. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
13. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

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WPB ENTERPRISES LLC

10146 Washington Church Road, Miamisburg, Ohio 45342
(937) 673-0579

June 25, 2024

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

RE: Agency Authorization

Dear Mr. Palmer:

This letter will serve as authorization for the law firm of Pickrel, Schaeffer and Ebeling Co., LPA and its attorneys, including David Montgomery, Esq. to be designated the agent for WPB Enterprises LLC involving the rezoning application for 8.39± acres located along Clearcreek-Franklin Road (Wood Road), being Warren County Parcel No. 04-15-101-008, Account #0622866, S 15, T 2, R 5 Clearcreek Township.

Should you have any questions regarding this authorization, please do not hesitate to contact me.

Sincerely,

WPB Enterprises LLC



Orville Wright, Member

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Proposed Permitted Uses for Mixed Use PUD

Clearcreek - Franklin Road (Woods Road) – WPB Enterprises LLC

Suburban Residence “SR-1” Uses (current zoning) – Certain SR-1 Permitted and Conditional Uses: Single Family dwellings; Home Occupation, Community Fire house; Sale of household goods, furnishings, clothing, toys, tools and books and other items not held oftener than every six (6) months, for a period of not more than three (3) days; Publicly owned and operated properties, including parks, playgrounds and community centers; Model homes; Ancillary buildings and structures, either temporary or permanent incidental to the permitted use; Schools, public and private, from nursery schools (pre-school) through colleges having curriculum equivalent to public school curricula; Religious institutions; Hospital and Institutions of an educational, religious, charitable or philanthropic nature; Rest Homes; Nursing Homes or Convalescent Homes; and Telecommunication Towers.

Additional Residential Uses:

Two Family Dwellings.

Additional Non-Residential Uses:

Clubs and Lodges, Private, including country clubs, swimming and tennis (racquet sport) clubs; Administrative business and professional offices, such as engineers, architects, attorneys, accountants, corporate office; Medical and Dental offices and clinics (to the extent not covered by professional offices, or Hospital); Day Care; Bed and Breakfast; Private Storage Garage; Limousine service; Warehouse (only for cars, limousine, passenger vehicles, boats and RV); Animal hospital, Vet clinic, commercial; and Vet clinic kennels provided all animals are kept inside building with outside walls and roof equivalent in sound reduction to an eight (8”) inch concrete block wall; and parking lot for passenger vehicles, including limousines, vans and buses (as ancillary use).

Any other residential or non-residential use which is of a general character of the classes of residence and non-residence permitted above, but not otherwise defined by the Zoning Resolution, as determined by the Clearcreek Township Zoning Inspector.

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WPB ENTERPRISES LLC – PUD STAGE 1 ZONING CHANGE REQUEST

8.39 +/- ACRES

CLEARCREEK FRANKLIN ROAD (WOOD ROAD)

The below information is being provided for inclusion within the above PUD Stage 1 Zoning Change Request Application pursuant to Chapter 13, Section 13.05 the Zoning Resolution. Additional information will be presented during the Application process addressing this request in further detail.

As a preliminary statement, the purpose of this Application is to allow for the storage of a limited number of commercial vehicles at the property directly associated with the Applicant's affiliated limousine service business operations. While there are no business or direct commercial activities taking place at the property, meaning there is no business office, no point of sale, no staffed on-site personnel, etc., Planning Staff advised the Applicant the parking of vehicles inside the existing structure and immediately adjacent thereto was not a Permitted Use under current SR-1 zoning. The purpose of this Application in the form of a PUD is to allow such a use, as described in the preceding sentences, while also providing safeguards to the Township and surrounding properties which would otherwise not be available under a straight rezoning to a B-1 or B-2 classification.

The property consists of 8.39 +/- acres as identified in the attached drawings. The current zoning of the property is SR-1 and the Applicant intends to retain the permitted and conditional uses under the SR-1 zoning which are further supplemented by limited permitted uses as further described within this Application. The property consists of one existing structure and a drive for that structure, both of which would remain in their existing form and location. The Applicant would seek the ability to expand the existing barn structure on the property by an additional fifty percent (50%) from its existing footprint.

The proposed permitted uses for this PUD are attached as Exhibit 1 to this narrative. At the request of Planning Staff, additional prospective uses of the subject property are included within the Exhibit. That said, there is no current intention to expand or change the use of the property from the desired storage of commercial vehicles associated with a limousine service business.

The Applicant is not seeking any variances or other relief from the minimum requirements of the Zoning Resolution with this Application. Accordingly, all setbacks, open space, amenities, would be compliant with the minimum standards. The concept plan identifies a singular building with associated parking area and drive isle all of which has existed on the subject property for many years. As noted above, the Applicant is requesting the ability to expand the footprint of the existing building by an additional fifty percent (50%) although there is no immediate plan to expand said building. Ancillary to such expansion would be a potential modification of the existing parking area in proportionate relation to such building expansion, should the same ever occur.

Regarding specific Application requirements, the Applicant offers the following per Section 13.05(A)(1)(b)(3)(e):

1. *General description of availability of other community facilities such as schools, fire protection services, cultural facilities, if any, and how these facilities are affected by this proposal.*

This current proposal as indicated above has the primary intent to allow for nothing more than the parking of vehicles inside an enclosed structure and ancillary parking related

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thereto immediately adjacent to such structure. The intensity of this use is significantly less than single-family residential or most any other Permitted Use under current SR-1 zoning and certainly the Conditional Uses associated therewith. There are no business operations other than the storage of limousine service vehicles at the property and an occasional driver coming to the property to pick-up a limousine vehicle and temporarily park their personal vehicle while servicing the customer. Any impact on community facilities, such as fire, police, and EMS and other EMS services is negligible. There would be no impact on schools as there are no residences planned to be built at this time, however, a residential development and certain commercial development of the property are already permitted pursuant SR-1 current zoning.

2. *Evidence how the developer's proposed land use meets existing and projected community requirements.*

The proposed use of this property as the primary intended use is for the interior storage of commercial vehicles associated with a limousine business. The intensity of this use is negligible as traffic in and out of the site is specifically limited to the driver of the limousine service vehicles. Customers do not come to the site, and there are no employees maintaining an office at the property. The property itself, was previously subject to a B-2 zoning request in 2022 and has remained undeveloped for residential development for many years. The property abuts I-75 to the east. To the north, the adjacent property recently received PUD approval for a store-and-lock facility (commercial use), and the property to the south is operated as a church. Given the location of the property, and the approval of commercial activities immediately adjacent to the property, a single residence being placed upon this property is very unlikely. Accordingly, this proposal with a mixed-use PUD retains the existing permitted and condition uses under the SR-1 zoning while also including a very limited expansion of commercial uses, all of which the intent is to provide the minimum amount of impact to the residences to the west and the church to the south of the subject property.

For all SR-1 permitted uses identified herein, the development standards under SR-1 zoning district effective as of the date of this Application, would remain in place and be incorporated into the PUD.

3. *How the common open space shall be owned and permanently maintained.*

At this time the property is, and is intended to remain, under singular ownership. Accordingly, any open space will be maintained by the owner. Should the property ever develop in a fashion or for use other than as proposed with this Application, the Township shall have the ability to retain some control over common areas and/or common elements of any future development as part of the approval process.

4. *If the development is to be phased, a general indication as to how the phasing is to proceed. Whether or not the development is to be phased, the PUD concept plan shall show the intended total project.*

As indicated, there is no intention to otherwise modify the existing site plan for the property with this PUD Application other than the possible expansion of the existing building. With the intended use of the subject property in both the short and mid-term, there is no need for phasing of the development, any modification of the current proposed use of the property

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(other than vehicular storage related to a limousine service) would require separate site plan approvals and it would be impractical to show the location of such potential uses for future development at this time.

In regard to Section 11.05(A)(3) Stage 1: Conditions for approval, the Applicant offers the following:

- (a) *The Zoning Change Amendment Request PUD Concept Plan is consistent with the Clearcreek Township Master Land Use Plan:*

Yes. The vast majority of the Permitted Uses identified within this Application are the exact uses within the current SR-1 zoning. All other uses have been specifically selected for their compatibility with adjacent properties. The property directly to the north has already been converted to a commercial use. It should also be noted, that under the existing SR-1 zoning, Conditional Uses such as hospitals, universities and school campuses are conditional uses. Any of the proposed uses under this PUD are either identical to the SR-1 Permitted and Conditional Uses, or are less intensive in their impact on surrounding properties and governmental services than certain uses already contemplated by the SR-1 current zoning and the Master Land Use Plan.

- (b) *The intensity proposed for the PUD does not exceed the maximum density or lot coverage allowed for the PUD as a whole:*

The Applicant has not proposed any intensity or maximum density that would exceed the maximum standards allowed for the PUD.

- (c) *The use(s) proposed will not be detrimental to the existing and potential future surrounding uses and will harmoniously relate to the surrounding area:*

Yes. As noted above, the vast majority of the proposed uses for this PUD are identical to the Permitted and Conditional Uses under the current SR-1 zoning. The additional proposed uses for the PUD have been specifically selected for their ability to harmonize with adjacent property owners. Commercial activity is directly north of the subject property and I-75 is directly east of the subject property. As this is a Stage 1 Application, and as noted throughout this Application, the short and mid-term use of the property is intended to be nothing more than the storage of a limited number of commercial vehicles for a limousine service and ancillary parking associated with the usage of such vehicles. There are no other business or commercial activities currently planned for the property and the intensity of this use is likely equal to or less than that of a single-family residential structure being located on this acreage, and certainly less than the property developing with multiple residential lots. As to potential future surrounding uses, the Applicant anticipates in the surrounding area of the subject property, those properties which directly abut I-75 will likely develop as some form of commercial use or something other than a single-family home (small single-family subdivision).

- (d) *The minimum common open spaced areas have been designated and designed in accordance with the provisions of this Resolution and shall be conveyed to a legally established homeowners or property owners' association, commercial management group, or other agency as herein provided:*

For the proposed use, and the fact that the property is remaining under singular ownership, there is no need to establish a home owners' association, commercial management group or

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other such agency to manage any open space. In the event the property would develop at a future time such that any of the foregoing would be warranted, the Township will have the ability to condition the same as part of any site plan approval or text amendment to the PUD.

- (e) *Approval of the Stage 1-Zoning Change Amendment Request/PUD Concept Plan may be conditional upon provisions that are necessary for the protection of the public health, safety, morals and general welfare. Thus, the Clearcreek Township Zoning Commission or Board of Trustees may require the submittal of a revised PUD concept plan if it is determined that modifications are required to comply with this Resolution:*

The Applicant acknowledges this possible condition for approval.

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LEGAL DESCRIPTION FROM TITLE DEED 2023-009515

Situate in the Township of Clearcreek, in the County of Warren and State of Ohio.

Situate in Section 15, Town 2, Range 5 MRS, Clearcreek Township, Warren County, Ohio, Being Part of Land Conveyed to Alison Roark and Anna Roark by Deed Recorded in Deed Book 290, Page 389 of the Deed Records of said County, and being more particularly bounded and described as follows:

Beginning at a spike found in the West Line of Section 15, in the Centerline of Clearcreek-Franklin Road, at the Southwest corner of said Roark Land, said corner also being the Northwest corner of Tract "A" as shown on the Nate Vradelis Survey Plat, as recorded in Volume 13, Page 116 of the Warren County Survey Records:

Thence North 10 Deg. 48' 39" East along the centerline of Clearcreek-Franklin Road for a distance of 355.02 feet to a spike set for a corner;

Thence North 75 deg. 16' 00" East along a fence line for a distance of 958.25 feet to a corner at DP&L utility pole #385338;

Thence North 77 deg. 32' 00" East along a fence line for a distance of 183.35 feet to a corner at DP&L pole #H99;

Thence South 25 deg. 54' 08" East along a fence line for a distance of 47.55 feet to a corner in the west line of State of Ohio right-of-way line of interstate 75;

Thence South 34 deg. 27' 55" West along the West right-of-way line of interstate 75 for a distance of 452.44 feet to an iron pin found at the Southeast corner of said Roark Land, said point being at the Northeast corner of tract "F" of said Nate Vradelis survey plat;

Thence South 77 deg. 00' 30" West along the South line of said Roark Land and the North line of said Vradelis survey plat for a distance of 961.66 feet to the place of beginning.

Containing 8.39 acres, more or less.

Auditor Parcel Number: 04-15-101-008

Address: 9854 Clearcreek Franklin Road, Miamisburg, OH 45342

Prior Instrument Ref: Deed 2022-033660 of the Deed Records of Warren

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DocId:8874730

Tx:4506370

TRANSFERRED

MAY 16 2023

150 Pd
EX
ALD

SEC.319.902 COMPLIED WITH
MATT NOLAN, Auditor
WARREN COUNTY, OHIO

LINDA ODA
WARREN COUNTY RECORDER

2023-009515

DEED
05/16/2023 12:33:08 PM
REC FEE: 34.00 PGS: 2
PIN:

2/34 Ruffolo

QUIT-CLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that

Orville J. Wright, unmarried

for good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim and convey unto,

WPB Enterprises, LLC, an Ohio limited liability company,

whose tax mailing address is 9854 Clearcreek Franklin Road, Miamisburg, OH 45342, the following described real estate:

Situate in the Township of Clearcreek, in the County of Warren and State of Ohio.

Situate in Section 15, Town 2, Range 5 MRS, Clearcreek Township, Warren County, Ohio, Being Part of Land Conveyed to Alison Roark and Anna Roark by Deed Recorded in Deed Book 290, Page 389 of the Deed Records of said County, and being more particularly bounded and described as follows:

Beginning at a spike found in the West Line of Section 15, in the Centerline of Clearcreek-Franklin Road, at the Southwest corner of said Roark Land, said corner also being the Northwest corner of Tract "A" as shown on the Nate Vradelis Survey Plat, as recorded in Volume 13, Page 116 of the Warren County Survey Records:

Thence North 10 Deg. 48' 39" East along the centerline of Clearcreek-Franklin Road for a distance of 355.02 feet to a spike set for a corner;

Thence North 75 deg. 16' 00" East along a fence line for a distance of 958.25 feet to a corner at DP&L utility pole #385338;

Thence North 77 deg. 32' 00" East along a fence line for a distance of 183.35 feet to a corner at DP&L pole #H99;

Thence South 25 deg. 54' 08" East along a fence line for a distance of 47.55 feet to a corner in the west line of State of Ohio right-of-way line of interstate 75;

Thence South 34 deg. 27' 55" West along the West right-of-way line of interstate 75 for a distance of 452.44 feet to an iron pin found at the Southeast corner of said Roark Land, said point being at the Northeast corner of tract "F" of said Nate Vradelis survey plat;

Thence South 77 deg. 00' 30" West along the South line of said Roark Land and the North line of said Vradelis survey plat for a distance of 961.66 feet to the place of beginning.

Containing 8.39 acres, more or less.

04-15-101-008



Auditor Parcel Number: ~~04-15-101-088~~

Address: 9854 Clearcreek Franklin Road, Miamisburg, OH 45342

Prior Instrument Ref: Deed 2022-033660 of the Deed Records of Warren County, OH.

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CLEARCREEK TOWNSHIP ZONING DEPT.

Executed this 10th day of May, 2023.

Orville J. Wright

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me, this 10th day of May, 2023, by **Orville J. Wright, unmarried.**



JOHN M. RUFFOLO, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.

NOTARY PUBLIC

**This deed was prepared at the request of the Grantors and Grantee without the benefit of a title examination. The Preparer makes no opinion as to the ownership of the property or any liens or encumbrances thereon.

This instrument is prepared by:
John M. Ruffolo, Attorney at Law
7501 Paragon Road, Dayton, Ohio 45459
(937) 434-3556



1 inch = 188 feet

- Cadastral Lines**
- Corporate Line
 - County Line
 - Farm Lot Line
 - Overpass Line
 - Subdivision Lot Line
 - Township Line
- Line Type**
- Parcel Line
 - ROW Unimproved
 - Road ROW
 - School Line
 - Section Line
- Hardware**
- Subdivision Lot Line
 - Township and Range Line
 - Tract Line
 - VMS Line
 - Vacated Road Line

Warren County Map

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 of its accuracy and usability. The provider will not be liable for direct, indirect, incidental, or consequential damages or any other claim arising from any defect in the information, including the cost of recovering information, programs, or files.

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Date: 5/2/2024

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0421226033
VOGEL, AMI B. & STEVEN M.
9871 CLEARCREEK FRANKLIN RD
MIAMISBURG, OH 45342

0421226014
SMITH, JOE W. & BARBARA S.
9821 CLEARCREEK FRANKLIN RD
MIAMISBURG, OH 45342

0421226032
WILLIAMS, DONALD E. & AMBER L.
3181 SOUTHERN BLVD
KETTERING, OH 45409

0415101011
WOOD ROAD PENTECOSTAL CHURCH
9840 CLEARCREEK FRANKLIN RD
FRANKLIN, OH 45342

0421226025
BAILEY, JAMES L. & KRISTI
9873 CLEARCREEK FRANKLIN RD
MIAMISBURG, OH 45342

0415101004
JOHNSON, MARCUS L. & NATHRIEA P.
9802 CLEARCREEK FRANKLIN RD
MIAMISBURG, OH 45342

0421226004
SPENCER, JESSIE R. & LAN THI
9927 CLEARCREEK FRANKLIN RD
MIAMISBURG, OH 45342

0415101006
SLONE, GLENDA JEAN
9746 CLEARCREEK FRANKLIN RD
MIAMISBURG, OH 45342

0415101009
DONT W8, LLC
674 GRAND WOOD CT
SPRINGBORO, OH 45066

0421226026
SPENCE, JOHN K. & BRANDI L.
9853 CLEARCREEK FRANKLIN RD
MIAMISBURG, OH 45342

0421226028
STEVENS, ADAM & ERIKA
9875 CLEARCREEK- FRANKLIN RD
MIAMISBURG, OH 45342

0130201727
MILLER, SCOTT
3156 COUNTRYSIDE LN
MIAMISBURG, OH 45342

0415101012
JOHNSON, MARCUS L. & NATHRIEA P.
9802 CLEARCREEK FRANKLIN RD
MIAMISBURG, OH 45342

0421226006
SMITH, JOE WALLACE & BARBARA SUE
9799 CLEARCREEK FRANKLIN RD
MIAMISBURG, OH 45342

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JUN 28 2024

CLEARCREEK TOWNSHIP
ZONING DEPT.

Account Number	Parcel Number	Owner	Address Line 1	Address Line 2	Use Code Description	Legal Description	Lot Number
1434268	421226033	VOGEL, AMI BETH & STEVEN; M.	9871 CLEARCREEK-FRANKLIN ROAD	MIAMISBURG 45342	511-SGL. FAMILY DWG. 0 TO 9.99 AC.	21-2-5	
1428586	421226032	WILLIAMS, DONALD E & AMBER L	9897 CLEARCREEK-FRANKLIN ROAD	MIAMISBURG 45342	511-SGL. FAMILY DWG. 0 TO 9.99 AC.	21-2-5	
622866	415101008	WPB ENTERPRISES LLC	0 CLEARCREEK-FRANKLIN ROAD	SPRINGBORO 45066	501-RES. VAC. LAND- 0 TO 9.99 AC.	15-2-5	
1434608	421226025	BAILEY, JAMES L. & KRISTI	9873 CLEARCREEK-FRANKLIN ROAD	MIAMISBURG 45342	511-SGL. FAMILY DWG. 0 TO 9.99 AC.	21-2-5	
1403877	421226004	SPENCER, JESSIE R. & LAN	9927 CLEARCREEK-FRANKLIN ROAD	MIAMISBURG 45342	511-SGL. FAMILY DWG. 0 TO 9.99 AC.	21-2-5	
615037	415101009	DONT W8, LLC	0 CLEARCREEK-FRANKLIN ROAD	MIAMISBURG 45342	501-RES. VAC. LAND- 0 TO 9.99 AC.	15-2-5	
1438255	421226026	SPENCE, JOHN K. & BRANDI; L.	9853 CLEARCREEK-FRANKLIN ROAD	MIAMISBURG 45342	511-SGL. FAMILY DWG. 0 TO 9.99 AC.	21-2-5	
1424556	421226028	STEVENS, ADAM & ERIKA	9875 CLEARCREEK-FRANKLIN ROAD	MIAMISBURG 45342	511-SGL. FAMILY DWG. 0 TO 9.99 AC.	21-2-5	
660559	130201727	MILLER, SCOTT	0 CLEARCREEK-FRANKLIN ROAD	MIAMISBURG 45342	501-RES. VAC. LAND- 0 TO 9.99 AC.	21-2-5	
1424581	415101012	JOHNSON, MARCUS L & NATHRIEA P	0 CLEARCREEK-FRANKLIN ROAD	FRANKLIN 45005	685-CHURCHES, PUBLIC WORSHIP, ETC.	15-2-5	
660558	421226006	SMITH, JOE WALLACE & BARB	9799 CLEARCREEK-FRANKLIN ROAD	MIAMISBURG 45342	511-SGL. FAMILY DWG. 0 TO 9.99 AC.	21-2-5	
1424572	421226014	SMITH, JOE W. & BARBARA S	9821 CLEARCREEK-FRANKLIN ROAD	MIAMISBURG 45342	511-SGL. FAMILY DWG. 0 TO 9.99 AC.	21-2-5	
660558	415101011	WOOD ROAD PENTECOSTAL	9840 CLEARCREEK-FRANKLIN ROAD	FRANKLIN 45005	685-CHURCHES, PUBLIC WORSHIP, ETC.	15-2-5	
608782	415101004	JOHNSON, MARCUS L &	9802 CLEARCREEK-FRANKLIN ROAD	MIAMISBURG 45342	511-SGL. FAMILY DWG. 0 TO 9.99 AC.	15-2-5	
616581	415101006	SLONE, GLENDA JEAN	9746 CLEARCREEK-FRANKLIN ROAD	MIAMISBURG 45342	511-SGL. FAMILY DWG. 0 TO 9.99 AC.	15-2-5	

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ZONING DEPT.