

# PLANNING COMMISSION AGENDA



**Planning Commission Meeting  
6:00 PM Tuesday, December 12, 2023**

**South Lebanon Municipal Building  
10 N. High Street  
South Lebanon, Ohio 45065**

	Agenda Item
1.	<b>Call to Order</b>
2.	<b>Pledge of Allegiance</b>
3.	<b>Roll Call</b>
4.	<b>Open Forum</b>
5.	<b>Review and Approval of Minutes</b> A. Minutes of August 9, 2023
6.	<b>Public Hearing</b> 1) 6:00 p.m.-Zoning upon annexation for 556 Mason-Morrow-Millgrove Rd from B-2 Community Commercial Business Zone (unincorporated zoning, Warren County) to B-2 General Business District 2) 6:15 p.m.-Zoning upon annexation for 1770 Mason-Morrow-Millgrove Rd from B-2 Community Commercial Business Zone (unincorporated zoning, Warren County) to B-2 General Business District 3)
7.	<b>Old Business</b> None
8.	<b>New Business</b> A. <b>Case -23-05P:</b> Zoning upon annexation – 556 Mason-Morrow-Millgrove Road (per Sec. 15.7.13 Zoning Upon Annexation) B. <b>Case: 23-06P:</b> Zoning upon annexation – 1770 Mason-Morrow-Millgrove Road (per Sec. 15.7.13 Zoning Upon Annexation) C. <b>Case: 23-07P:</b> Review of Final Plat for the Highmeadows Section 2 subdivision submitted by Abercrombie & Associates on behalf of the Drees Company D. <b>Case: 23-08P:</b> Review of Easement Plat for the Highmeadows Section 2 subdivision submitted by Abercrombie & Associates on behalf of the Drees Company E. <b>Case:23-09P:</b> Extension request for Preliminary Development Plan of the Irwin PUD, 727 Grandin Road F. <b>Case: 23-10P:</b> Revision of Preliminary Development plan of the Irwin PUD, 727 Grandin Road

<b>9.</b>	<b>Communications</b>
<b>10.</b>	<b>Adjournment</b>
<p>Members of the public may address the Planning Commission during the Open Forum segment of the agenda and shall be limited to five minutes each. After the speaker concludes remarks, the Planning Commission may comment or ask questions at that time. The Chairperson may at his or her discretion restrict duplicate testimony on a particular subject.</p>	



City of South Lebanon  
10 N. High St. South Lebanon, Ohio 45065  
Ph:(513)494-2296 Fax:(513)494-1656

[www.southlebanonohio.org](http://www.southlebanonohio.org)

**Planning Commission Meeting**

**MEETING MINUTES**

**Wednesday, August 9, 2023 @ 6:00pm**

**Members Present:**

Jim Smith  
Susanne Mason  
Bryan Corcoran  
Bill Madison

**Members Absent:**

Darrick Zucco

**Staff:**

Jerry Haddix  
**Administrator**  
Karen Woodward  
Clerk

1. Call to Order by Susanne Mason, at 6:00 p.m.
2. Roll Call: Mr. Zucco-Not Present, Mr. Smith-Present Ms. Mason-Present, Mr. Madison-Present, Mr. Corcoran-Present.
3. Pledge of Allegiance
4. Open Forum
5. Review and Approval of Minutes for June 13, 2023. Motion to approve by Mr. Smith, Seconded by Mr. Corcoran. Vote was taken. All yeas.
6. Public Hearing – None
7. Old Business-None
8. New Business
  - A. Case 23-03P: Replat of River Creek Lofts Subdivision, Lot One submitted by River Creek Lofts, LLC.
  - B. Case 23-04P: Right-of-Way Dedication Plat for 0.0643 Acres at the Northwest Corner of Morrow & Shawhan Roads.

Case 23-03P, Jerry Haddix states that back in 2020 River Creek Lofts purchased the two lots at 1771 Mason-Morrow-Millgrove Road, combined the two existing parcels in total almost 31 acres into one. Now they are proposing to do this in two phases. Subsequently, they need to divide this into two separate lots to coincide with those phases. The two separate lots will always have to be together because of the development.

Mr. Greive states that due to the financing of the project it needs to be two different lots. It's difficult to finance a project of this scope, the whole project at once. That's why it's broken into two different phases. Mr. Greive states for the record his name, the business he represents is Thomas Graham Associates, 803 Compton Rd., Cincinnati, Ohio 45231.

Mr. Smith added that he and Mr. Madison sit on the Development Committee. He stated that this is undoubtedly the largest single project the city has had. This is just shy of a hundred million dollars. This is a mega project that any community anywhere would be seeking out for this type of development. He states this is a flagship development.

Case 23-04P, Jerry Haddix states the city staff is working to transfer a portion city owned property to swap with Ginger Mandelstein Spicer in exchange for corner lot. As part of that process the County Planning Commission required us to do a dedication plat. So, we have to approve it, Council will have to approve it, it also has to go back to all of the county officials.

- A. Motion to approve Case 23-03P was presented by Mr. Madison, seconded by Mr. Smith, Vote was taken. All yeas.
- B. Motion to approve Case 23-04P was presented by Mr. Madison, seconded by Mr. Smith. Vote was taken. All yeas.

- 9. Communications-Mr. Haddix stated that we will be having a public hearing for a couple of zoning after annexation properties. We have two annexations that have been approved that we have to do the final zoning on. He stated he will get that scheduled and get it advertised.

We also had some action on the Irwin Farm at Striker Rd. and Grandin Rd. The developer has a contract on that and we're going to get to develop that. That will come back for a minor/major modification.

- 10. Adjournment-Motion presented by Mr. Smith, seconded by Mr. Madison, Vote was taken. All yeas.

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Darrick Zucco – Chairman

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Karen Woodward - Clerk

**CITY OF SOUTH LEBANON  
MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Jerry Haddix, City Administrator  
**RE:** Case 23-05P, Zoning upon Annexation for 556 Mason-Morrow-Millgrove Road  
**DATE:** December 6, 2023

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On the agenda for the December 12<sup>th</sup> meeting is the recommendation of zoning upon annexation of 556 Mason-Morrow-Millgrove Road to the City Council for the “Lenig Property” annexation which was completed earlier this year. In determining the zoning of annexed property, the City Zoning regulations require that the Planning Commission conduct a public hearing (Sec. 15.7.13(3)).

**Background**

On March 24, 2023, the annexation known as the “Lenig Annexation” was recorded in the Warren County Recorder’s Office. This annexation included one parcel in Union Township owned by Michael & Kimberly Lenig.

Under Warren County’s zoning, the property was zoned B-2 Community Commercial Business Zone. The Owners are currently utilizing the property in accordance with this zone. The City’s most closely related zoning district is B-2 General Business District for the property at 556 Mason-Morrow-Millgrove Road (Parcel# 12-01-126-009. The Owner is continuing to operate their utility construction business at the property.

**Code Analysis**

Pursuant to Sec 15.7.13 Zoning Upon Annexation, any lots, tracts, or areas which are subject to zoning at the time of their annexation shall be classified as being in whichever district established by these Regulations most closely resembles the zoning district that existed in the annexation.

**Zoning Process**

Per Sec. 15.17.15 Zoning Upon Annexation, the Planning Commission shall within sixty (60) days, conduct a public hearing on the matter of permanent zoning classification. In addition, the Planning Commission shall transit its recommendation on the zoning map amendment to the City Council within sixty (60) days after receipt of the application.

**Staff Review**

The County zoning at the time of annexation was B-2 Community Commercial Zone. The City’s zoning that most closely resembles that is the City’s B-2 General Business District zoning district.

**Recommendation**

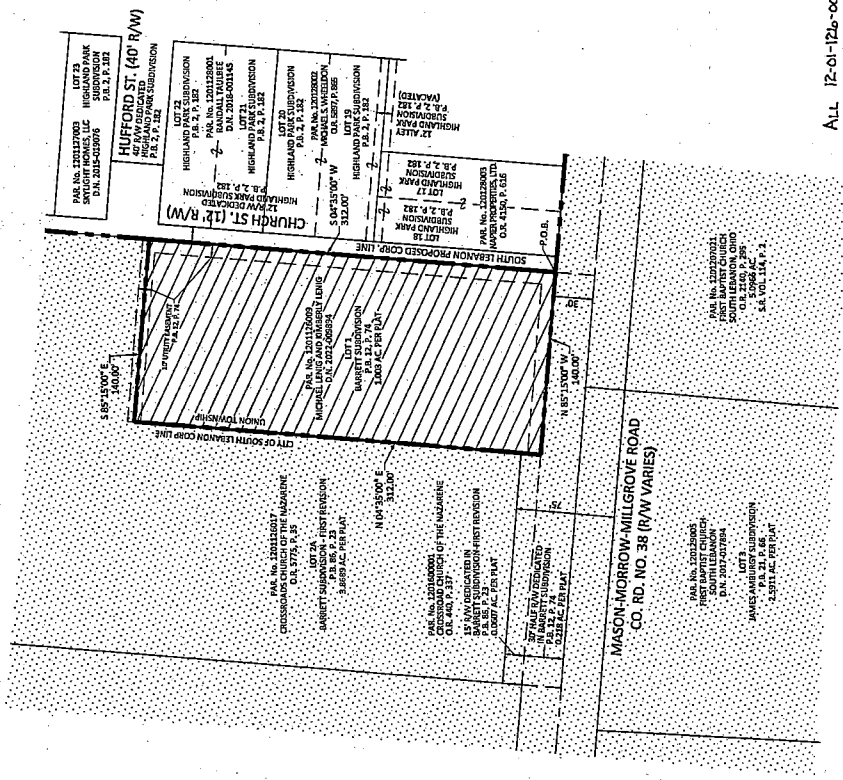
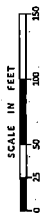
Upon review of the City's Comprehensive Plan and the current land uses, the permanent zoning of B-2 General Business District is most closely related to the existing County zoning.

**Attachments**

Lenig Annexation Plat

Public Hearing Legal Notice

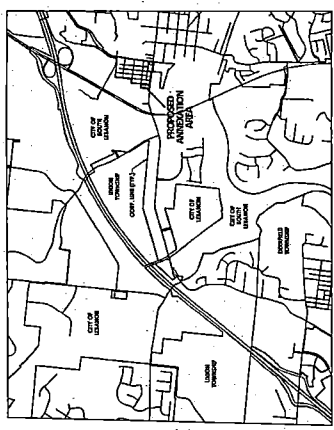
BASED ON SURVEY RECORDS FILED IN RECORDS OFFICE OF WARREN COUNTY, OHIO



ALL 12-01-12b-009 1.005 Ac.  
05/24/23

TOTAL AREA IN PROPOSED ANNEXATION: 1.003 ACRES ±  
ACREAGE BREAKDOWN (BASED ON RECORDS AND SHOULD BE CONSIDERED APPROXIMATE):  
PARCEL OWNER DEED REFERENCE ACRES  
120112605 MICHAEL LENG AND KIMBERLY LENG D.N. 2022-08584 1.003 AC. ±  
1.003 AC. ± TOTAL  
LENGTHS OF EACH ROAD IN TERRITORY:  
NO ROADS IN TERRITORY

EX. CITY OF SOUTH LEBANON CORP.  
AREA TO BE ANNEXED TO THE  
CITY OF SOUTH LEBANON  
TOTAL AREA IN PROPOSED ANNEXATION:  
1.003 ACRES ±



VICINITY MAP  
NOT TO SCALE

COUNTY COMMISSIONERS:  
WE, THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, Ohio DO HEREBY APPROVE THIS PLAT ON THIS 23 DAY OF March 2023.  
COMMISSIONERS: *[Signatures]*

CITY APPROVAL:  
CITY OF SOUTH LEBANON OHIO  
*[Signature]*

COUNTY RECORDER:  
FILE NO. 2023-005557  
RECORDED THIS 29 DAY OF March 2023 AT 12:32 AM A.D.  
RECORDED THIS 29 DAY OF March 2023 AT 12:32 AM A.D.  
RECORDED IN PLAT BOOK NO. 171 PAGE 32  
BY: *[Signature]* Warren County Recorder

COUNTY CLERK:  
TRANSFERRED THIS 23 DAY OF March 2023  
BY: *[Signature]* Warren County Auditor



CERTIFICATION  
THIS PLAT WAS PREPARED FROM SURVEY DATA, PLATS AND SURVEYS OF RECORD NOTED HEREON, AND IS NOT THE RESULT OF A FIELD SURVEY.  
*[Signature]* 05/30/2023 DATE  
RICHARD D. NICHOLS  
OHIO PROFESSIONAL SURVEYOR No. 7523

PLAT OF ANNEXATION  
CITY OF SOUTH LEBANON  
"LENG ANNEXATION"  
SECTION 1, TOWNSHIP 4 EAST, FRACTIONAL RANGE 3 NORTH  
BETWEEN THE MIAMIS, UNION TOWNSHIP  
WARREN COUNTY, OHIO

MSP  
D E S I G N  
McGill Smith Punshon  
DATE: 29 JUL 2022  
SCALE: 1" = 50'  
DRAWN BY: CMB  
CHECKED BY: JWA  
PROJECT NO.: 2022033-ANX-00  
SHEET NO.: 1/1  
FILE NO.: 05308-23

2010719.02

**CITY OF SOUTH LEBANON  
PUBLIC HEARING LEGAL NOTICE**

Please be advised that a public hearing will be held by the City of South Lebanon Planning Commission on Tuesday, December 16, 2023, at 6:00 p.m. at the South Lebanon Municipal Building, 10 N. High Street, South Lebanon, Ohio, 45065, to address the following issue:

Zoning Upon Annexation: 1) From B-2 Community Commercial Business Zone (unincorporated zoning, Warren County) to the B-2 General Business District for the property known as 556 Mason-Morrow-Millgrove Road (1.003 acres, Parcel ID 12-01-126-009).

Upon review and recommendation by the Planning Commission, the matter will be forwarded to the City Council for further action.

The public record is available for inspection during normal business hours, 8:00 AM to 4:30 PM, Monday through Friday, at the South Lebanon Municipal Building. Comments may also be submitted in writing to Jerry Haddix, City Administrator, 10 North High St., South Lebanon, OH 45065 or by email at [jhaddix@southlebanonohio.org](mailto:jhaddix@southlebanonohio.org).

\* \* \* \* \*

Please publish one time in the Cincinnati Enquirer on November 27, 2023  
Please proof of publication

Jerry Haddix  
City Administrator  
City of South Lebanon  
10 North High Street  
South Lebanon, OH 45065



**CITY OF SOUTH LEBANON  
MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Jerry Haddix, City Administrator  
**RE:** Case 23-06P, Zoning upon Annexation for 1770 Mason-Morrow-Millgrove Road  
**DATE:** December 6, 2023

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On the agenda for the December 12<sup>th</sup> meeting is the recommendation of zoning upon annexation of 1770 Mason-Morrow-Millgrove Road to the City Council for the “HuDawn Property” annexation which was completed earlier this year. In determining the zoning of annexed property, the City Zoning regulations require that the Planning Commission conduct a public hearing (Sec. 15.7.13(3)).

**Background**

On July 13, 2023, the annexation known as the “HuDawn Annexation” was recorded in the Warren County Recorder’s Office. This annexation included two parcels in Union Township owned by 1770 MMM LLC.

Under Warren County’s zoning, the property was zoned B-2 Community Commercial Business Zone. The Owners are currently utilizing the property in accordance with this zone. The City’s most closely related zoning district is B-2 General Business District for the property at 1770 Mason-Morrow-Millgrove Road (Parcel#’s 12-07-100-003-1 & 12-07-100-003-2). The Owner is continuing to operate their business at the property.

**Code Analysis**

Pursuant to Sec 15.7.13 Zoning Upon Annexation, any lots, tracts, or areas which are subject to zoning at the time of their annexation shall be classified as being in whichever district established by these Regulations most closely resembles the zoning district that existed in the annexation.

**Zoning Process**

Per Sec. 15.17.15 Zoning Upon Annexation, the Planning Commission shall within sixty (60) days, conduct a public hearing on the matter of permanent zoning classification. In addition, the Planning Commission shall transit its recommendation on the zoning map amendment to the City Council within sixty (60) days after receipt of the application.

**Staff Review**

The County zoning at the time of annexation was B-2 Community Commercial Zone. The City’s zoning that most closely resembles that is the City’s B-2 General Business District zoning district.

**Recommendation**

Upon review of the City's Comprehensive Plan and the current land uses, the permanent zoning of B-2 General Business District is most closely related to the existing County zoning.

**Attachments**

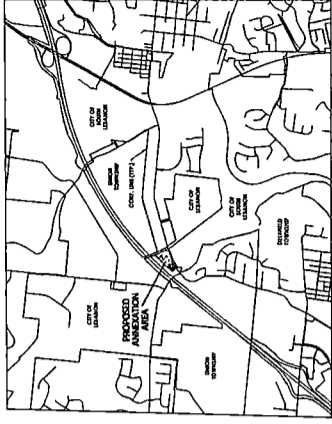
Lenig Annexation Plat

Public Hearing Legal Notice

ALL 13-07-100-003 6.107 Ac. 0.496 Ac.  
 PART 13-07-306-004 PT. LOT 1 (0.334 Ac.) ALL NOW IN  
 ALL PUBLIC R/W. NO PARCEL IDENTIFICATION NUMBER  
 ASSIGNED AT TIME OF RECORDING ON FBID P.85; 0.0795 Ac.  
 TOTAL: 7.0165 Ac.  
 7-3-2023



BOUNDARIES BASED ON SURVEY PROPERTY RECORDS  
 RECORDS OF THE WARREN COUNTY, OHIO RECORDER'S OFFICE.



VICINITY MAP  
 NOT TO SCALE

COUNTY COMMISSIONERS:  
 WE, THE BOARD OF COUNTY COMMISSIONERS OF WARREN  
 COUNTY, OHIO, HEREBY APPROVE THIS MAP FOR  
 THE CITY OF SOUTH LEBANON, OHIO, ON 03/23/2023.  
 COMMISSIONERS: *Mary C. Little*  
*John J. Little*  
*John J. Little*

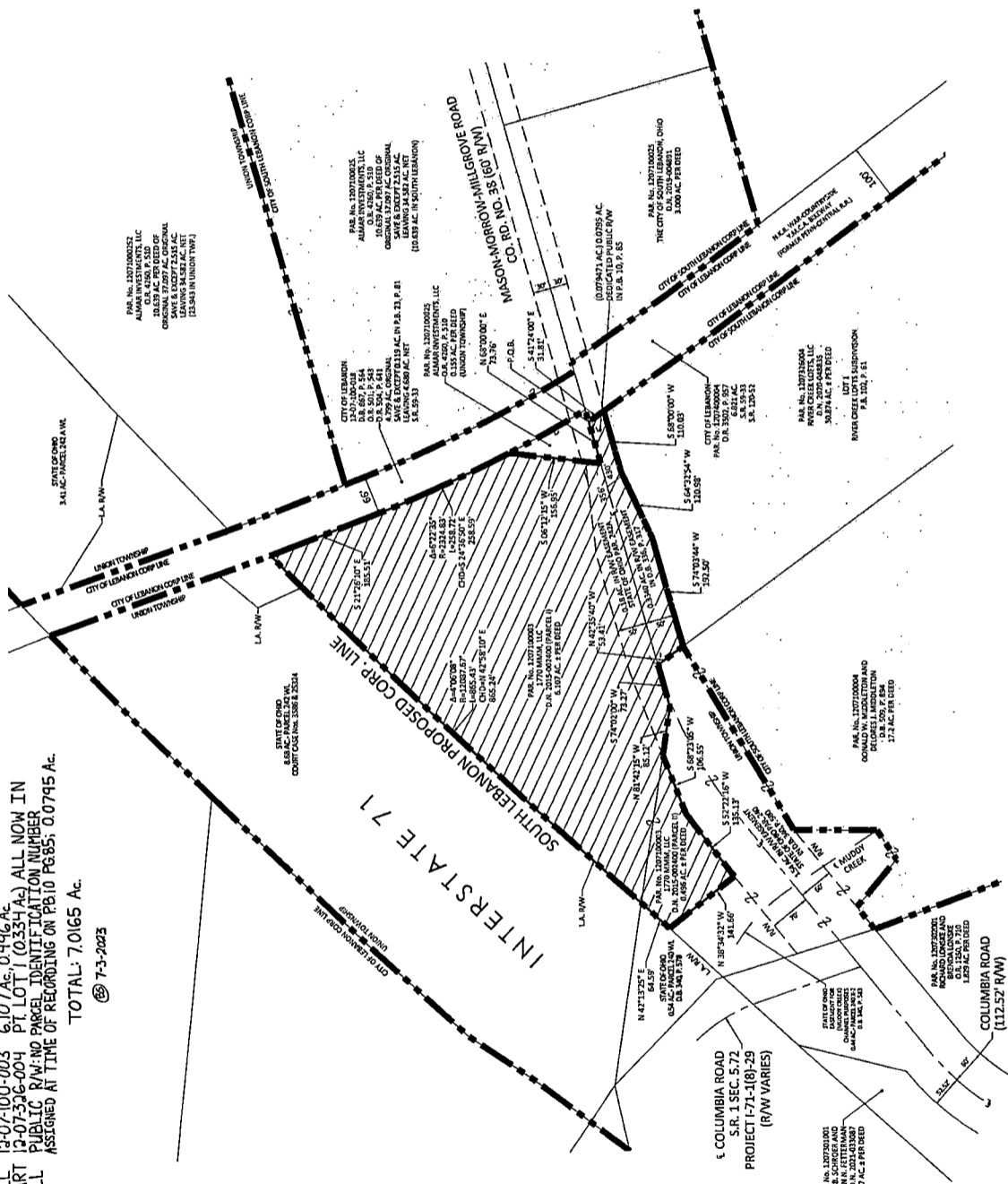
CITY APPROVAL:  
 CITY OF SOUTH LEBANON CLEVER  
*Richard D. Nichols*  
 MAYOR

COUNTY RECORDER:  
 FILE NO. 2023-014334  
 RECEIVED THIS 13 DAY OF JULY 2023 AT 9:00 AM  
 RECORDED THIS 13 DAY OF JULY 2023 AT 9:00 AM  
 INDEXED FROM BOOK NO. 107, PAGE 11  
 REC. 86.59  
 BY: *Michelle Osborn*  
 WARREN COUNTY RECORDER

COUNTY AUDITOR:  
 TRANSMITTED THIS 13 DAY OF JULY 2023  
 BY: *Emily Shuster*  
 WARREN COUNTY AUDITOR

**PLAT OF AN ANNEXATION  
 CITY OF SOUTH LEBANON  
 "HUDAWN ANNEXATION"**  
 SECTION 7, TOWN 4 EAST, RANGE 3 NORTH  
 BETWEEN THE MIAMI  
 UNION TOWNSHIP  
 WARREN COUNTY, OHIO

DATE: 18 APR 2023  
 SCALE: 1" = 100'  
 DRAWN BY: CWS, PROJ. MGR.  
 SURVEY DATABASE: BDN  
 DWG: 03202312ANEX  
 PROJECT NUMBER: 032023  
 FILE NO.: 082023-11  
 SHEET NO.: 1/1



TOTAL AREA IN PROPOSED ANNEXATION: 7.0165 ACRES ±

PARCEL	OWNER	DEED REFERENCE	ACRES
1307100003	1770 MMVA, LLC	D.M. 2015-002400	6.1070 AC.
1307360000	RIVER CREEK LOFTS, LLC	D.N. 2020-048835 (PART LOT 1)	0.4950 AC.
PUBLIC R/W PARCEL		P.B. 10, P. 85 (0.079471 AC.)	0.0795 AC.
			<b>7.0165 AC. TOTAL</b>

- EX. CITY OF SOUTH LEBANON CORP.
  - AREA TO BE ANNEXED TO THE CITY OF SOUTH LEBANON
- TOTAL AREA IN PROPOSED ANNEXATION:  
 7.0165 ACRES ±

THIS PLAT WAS PREPARED FROM RECORDS IN THE PUBLIC RECORDS OF WARREN COUNTY, OHIO, AND IS NOT THE SUBJECT OF ANY DISPUTE.  
*Richard D. Nichols*  
 RICHARD D. NICHOLS  
 COUNTY AUDITOR  
 DATE: 12/18/22

**CITY OF SOUTH LEBANON  
PUBLIC HEARING LEGAL NOTICE**

Please be advised that a public hearing will be held by the City of South Lebanon Planning Commission on Tuesday, December 16, 2023, at 6:15 p.m. at the South Lebanon Municipal Building, 10 N. High Street, South Lebanon, Ohio, 45065, to address the following issue:

Zoning Upon Annexation: 1) From B-2 Community Commercial Business Zone (unincorporated zoning, Warren County) to the B-2 General Business District for the property known as 1770 Mason-Morrow-Millgrove Road (6.603 acres, Parcel ID 12-07-100-003-1 & 12-07-100-003-2).

Upon review and recommendation by the Planning Commission, the matter will be forwarded to the City Council for further action.

The public record is available for inspection during normal business hours, 8:00 AM to 4:30 PM, Monday through Friday, at the South Lebanon Municipal Building. Comments may also be submitted in writing to Jerry Haddix, City Administrator, 10 North High St., South Lebanon, OH 45065 or by email at [jhaddix@southlebanonohio.org](mailto:jhaddix@southlebanonohio.org).

\* \* \* \* \*

Please publish one time in the Cincinnati Enquirer on November 27, 2023  
Please proof of publication

Jerry Haddix  
City Administrator  
City of South Lebanon  
10 North High Street  
South Lebanon, OH 45065

**CITY OF SOUTH LEBANON  
MEMORANDUM**

**TO:** Planning Commission

**FROM:** Jerry Haddix, City Administrator

**RE:** Case 23-07P, Final Plat Approval, Highmeadow Section Two Subdivision  
Case 23-08P, Easement Plat Approval, highmeadow Section Two Subdivision

**DATE:** December 6, 2023

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On the agenda for December 12<sup>th</sup> meeting are Case #23-07P, an application for approval of the Final Record Plat for the Highmeadow Section Two Subdivision (the “Property”) and Case #23-08P, an approval of the Easement Plat for the Highmeadow Section Two Subdivision submitted by Abercrombie & Associates, Inc. on behalf of Drees Homes (the “Owner”).

**Background**

On February 8, 2022, the City Planning Commission passed a motion that granted approval of the preliminary plat for the Highmeadow development consisting of a total of 110 single family lots comprising 39.7476 acres. The final plat and easement plat for Section Two, consisting of 32 lots on 11.19 acres, has been sent to the City’s engineer on this development and to other agencies including the Warren County Tax Map Department for review and comments, with all comments being addressed.

**Code Analysis**

Pursuant to Section 15.20.4 of the City Zoning Code, a subdivision developer, after receiving approval of the preliminary plat of the proposed subdivision, shall submit a final plat for the subdivision and drawings and specifications of the improvements required therein. The final plat shall be filed with the Planning Commission not later than twelve months after the date of approval of the preliminary plat.

**Zoning Process**

The Planning Commission shall approve or disapprove the final plat within thirty days after it has been filed. If the plat is disapproved, the grounds for disapproval shall be stated in the records of the Commission, and a copy of said record shall be forwarded to the developer. The Commission shall not disapprove the final plat if the developer has done everything that he was required to do and has proceeded in accordance with the conditions and standards specified in the approved preliminary plat. If disapproved, the developer shall make the necessary corrections and resubmit the final plat within thirty days to the Commission for its final approval.

When the final plat has been approved by the Commission, the original tracing (Mylar) shall be signed by the chairperson of the Commission and returned to the Owner for filing with the County Recorder after all necessary certifications are received.

**Recommendation**

Staff recommends that the Planning Commission adopt a motion to approve the Final Record Plat and Easement Plat authorize Chairman Zucco to sign the Mylar with the following conditions:

1. Comply with all comments from the City Engineer, Warren Co. Tax Map Dept. or any other reviewing agency
2. Provide the statements pursuant to Section 15.20.10 of City Subdivision Regulations.
3. Per City Subdivision regulations, Developer to enter into a Development Agreement with the City prior to City Council approval of Record Plat.

**Attachments**

Final Record Plat

Easement Plat

Planning Commission Application

DEED REFERENCES:

SITUATED IN MILITARY SURVEY #1546, CITY OF SOUTH LEBANON, WARREN COUNTY, OHIO CONTAINING 10.9754 ACRES, BEING PART OF THE 14.59 ACRES OF LAND CONVEYED TO THE DREES COMPANY AND DESCRIBED IN DEED RECORDED IN DOCUMENT NUMBER 2023-014815 OF THE WARREN COUNTY, OHIO RECORDS & CONTAINING 0.2183 ACRES, BEING PART OF THE 0.4589 ACRES OF LAND CONVEYED TO THE DREES COMPANY AND DESCRIBED IN DEED RECORDED IN DOCUMENT NUMBER 2022-009033 OF THE WARREN COUNTY, OHIO RECORDS.

OWNER'S CONSENT AND DEDICATION:

"WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER."

"ANY 'PUBLIC UTILITIES EASEMENTS' AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF PUBLIC UTILITIES AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD."

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO:

- DUKE ENERGY OHIO
ALTA FIBER
SPECTRUM
CITY OF SOUTH LEBANON ENGINEERS
CITY OF SOUTH LEBANON WATER & SEWER
ADELPHI/CHELSEA CABLE

WE ALSO HEREBY GRANT TO DUKE ENERGY OHIO, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATERALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

SIGNED: THE DREES COMPANY
WITNESS: Matt Maus

WITNESS: Eran Wall
NOTARY PUBLIC, STATE OF KENTUCKY
MY COMMISSION EXPIRES 4/6/26

NOTARY STATEMENT:
STATE OF KY S.S.
BE IT REMEMBERED THAT ON THIS 4th DAY OF December A.D., 2023

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE OF KY PERSONALLY

APPEARED JEFF HEBELER (ASSISTANT SECRETARY/ CINCINNATI LAND) OF THE DREES COMPANY WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED TO SIGN ON BEHALF OF SAID CORPORATION AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED ON BEHALF OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THIS DAY AND DATE AFORESAID.

MORTGAGE ACCEPTANCE STATEMENT
SIGNED: THE DREES COMPANY
BY: N/A

NOTARY STATEMENT:
STATE OF S.S.
BE IT REMEMBERED THAT ON THIS DAY OF 20, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED OF

WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THIS DAY AND DATE AFORESAID.

NOTARY PUBLIC, STATE OF
MY COMMISSION EXPIRES

MORTGAGE RECORDED WITH INSTRUMENT NUMBER IN WARREN COUNTY, OHIO.

HIGHMEADOW SUBDIVISION, SECTION 2
MILITARY SURVEY #1546
CITY OF SOUTH LEBANON, HAMILTON TOWNSHIP
WARREN COUNTY, OHIO
NOVEMBER 2023

GENERAL NOTES:

- 1. LINES OF OCCUPATION, WHERE EXISTING, AGREE IN GENERAL WITH PROPERTY LINES.
2. PERMANENT DOCUMENTS USED IN BOUNDARY RESOLUTION ARE SHOWN ON THE FACE OF THIS PLAT.
3. 5/8" DIA. X 30" IRON PINS WITH CAPS ARE TO BE PLACED AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION. ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. DRAINAGE EASEMENTS SHOWN ARE INTENDED TO FOLLOW ALONG AND BE CENTERED UPON DRAINAGE WAYS, EXCEPT THOSE ALONG COMMON PROPERTY LINES ARE CENTERED ALONG SAID PROPERTY LINES.
5. STORM SEWERS ARE PUBLIC AND LOCATED WITHIN PUBLIC UTILITIES EASEMENTS UNLESS OTHERWISE NOTED.
6. PUBLIC UTILITIES AS SHOWN ON COMMON PROPERTY LINES ARE CENTERED ON SAID PROPERTY LINE.
7. IRREGULAR EASEMENTS AS SHOWN HEREON ARE DEFINED GEOMETRICALLY. THESE EASEMENTS DO NOT PARALLEL A LOT OR RIGHT OF WAY LINE.

HOME OWNER'S ASSOCIATION NOTE:

THE DECLARATION FOR HIGHMEADOW SUBDIVISION IS RECORDED IN DOCUMENT NUMBER OF THE WARREN COUNTY RECORDER. SAID DECLARATION MAY BE AMENDED IN THE FUTURE, ANY AMENDMENTS ARE PLACED ON RECORD IN THE OFFICE OF THE WARREN COUNTY RECORDER.

THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY OR PUBLIC EASEMENTS INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP MAINS.

PUBLIC SANITARY SEWER EASEMENT:

ANY "PUBLIC SANITARY SEWER EASEMENT" AS SHOWN ON THIS PLAT IS FOR THE BENEFIT OF THE CITY OF SOUTH LEBANON. THE EASEMENT GRANTS CITY OF SOUTH LEBANON, ITS EMPLOYEES OR AGENTS, THE RIGHT TO ACCESS, SURVEY, CONSTRUCT, USE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, AND REMOVE SANITARY SEWERS, FORCE MAINS, PUMP STATIONS, AND ALL NECESSARY RELATED ABOVE AND BELOW GROUND APPURTENANCES AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) MODIFY THE AMOUNT OF COVER OVER THE UTILITY LINES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

DRAINAGE STATEMENT:

UNLESS OTHERWISE DESIGNATED ON THIS PLAT, A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON REAR LOT LINES AND A TEN (10) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON SIDE LOT LINES, WITH THE COMMON LINE BEING THE CENTERLINE OF SAID EASEMENT.

THE EASEMENT AREAS SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER(S). WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

THE CITY OF SOUTH LEBANON ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAIN, DITCHES OR WATERCOURSE WITHIN THE EASEMENT AREA UNLESS NOTED OTHERWISE ON THIS PLAT. HOWEVER, WHEN THE PLATTED RIGHT-OF-WAY AREA HAS BEEN PREVIOUSLY ACCEPTED FOR PUBLIC MAINTENANCE BY RESOLUTION OF THE BOARD OF TOWNSHIP TRUSTEES, THE BOARD OF TRUSTEES OR THEIR REPRESENTATIVES MAY ENTER UPON AND INSPECT THE EASEMENT AREAS AND, IN ACCORDANCE WITH SECTION 5589.06 OF THE OHIO REVISED CODE, MAY REMOVE OR CAUSE THE REMOVAL OF AN OBSTRUCTION ADVERSELY IMPACTING AN AREA WITHIN THE PUBLIC RIGHT-OF-WAY.

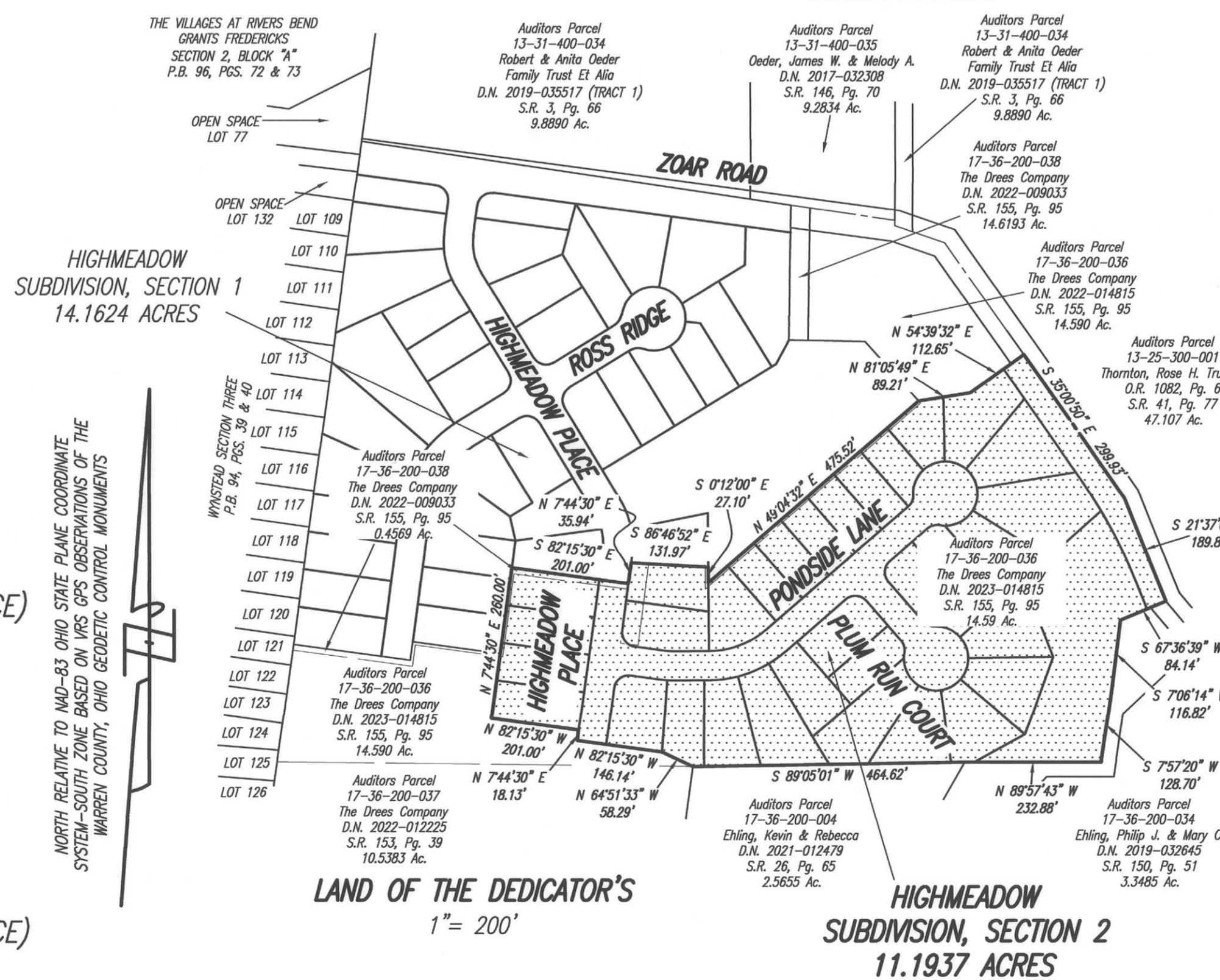
UNTIL THE EXPIRATION OF THE DEVELOPER'S PUBLIC IMPROVEMENT MAINTENANCE BONDING PERIOD, THE DEVELOPER (OR THEIR AGENTS) RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN ALL DRAINAGE EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES OR DRAINAGE CHANNELS.

THE PUBLICLY-MAINTAINED PORTION OF THE STORM SEWER SYSTEM WILL INCLUDE STORM DRAINS, CULVERTS, AND/OR DITCHES LOCATED WITHIN EITHER THE PUBLIC RIGHT-OF-WAY OR THE PUBLIC UTILITY EASEMENT AREA ADJACENT TO THE ROAD RIGHT-OF-WAY WITH THE EXCEPTION OF SUMP MAINS AND CULVERTS FOR PRIVATE DRIVEWAYS. WHERE, IN LIEU OF AN OPEN DITCH, A DEVELOPER, BUILDER OR LOT OWNER INSTALLS A STORM DRAIN ON PRIVATE PROPERTY, THE STORM DRAIN SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER TO ENSURE THAT NEITHER THIS PROPERTY OR ADJACENT PROPERTIES ARE NEGATIVELY IMPACTED, AND THE LOT OWNER(S) MUST NOTE THAT THEY ARE RESPONSIBLE FOR MAINTAINING THE STORM DRAIN UNLESS NOTED OTHERWISE ON THE PLAT.

THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL STORM SEWER/PIPING LOCATED BETWEEN THE CATCH BASIN AT THE BACK OF THE STREET CURB AND THE R/W LINE, AS WELL AS ALL THE STORM SEWER/PIPING LOCATED WITHIN THE "PRIVATE STORM SEWER EASEMENT", SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

CLOSURE - 11.1937 ACRES

North: 498,524,0157' East: 1,489,380,1604'
Line Course: S 7'06'14" W Length: 116.82' East: 1,489,375,7134'
Line Course: S 7'57'20" W Length: 128.70' East: 1,489,357,9007'
North: 498,290,6311' East: 1,489,125,0207'
Line Course: S 89'05'01" W Length: 464.62' East: 1,488,660,4601'
North: 498,273,3550' East: 1,488,607,6922'
Line Course: N 82'15'30" W Length: 146.14' East: 1,488,462,8942'
North: 498,317,8052' East: 1,488,465,3264'
Line Course: N 7'44'30" E Length: 18.13' East: 1,488,465,3264'
North: 498,335,7700' East: 1,488,315,7027'
Line Course: N 82'15'30" W Length: 151.00' East: 1,488,315,7027'
North: 498,356,1107' East: 1,488,350,7264'
Line Course: N 7'44'30" E Length: 260.00' East: 1,488,549,8944'
North: 498,613,7409' East: 1,488,554,7358'
Line Course: S 86'46'52" E Length: 131.97' East: 1,488,686,4976'
North: 498,281,1922' East: 1,488,686,4976'
Line Course: S 07'12'00" E Length: 27.10' East: 1,488,686,5922'
North: 498,587,7673' East: 1,488,045,8828'
Line Course: N 49'04'32" E Length: 475.52' East: 1,488,134,0179'
North: 498,899,2629' East: 1,488,225,9001'
Line Course: N 81'05'49" E Length: 89.21' East: 1,489,398,0014'
North: 498,813,0887' East: 1,489,467,9548'
Line Course: S 21'37'03" E Length: 189.88' East: 1,489,390,1014'
North: 498,556,0598' East: 1,489,390,1014'
Line Course: S 67'36'39" W Length: 84.14' East: 1,489,390,1014'
North: 498,524,0112' East: 1,489,390,1014'
Perimeter: 3,223.93' Area: 487,598 Sq. Ft. 11,1937 Acres
Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.0063 Course: S 32'42'44" W East: -0.00288
Error North: -0.00448 East: -0.00288
Precision 1: 608,286.79

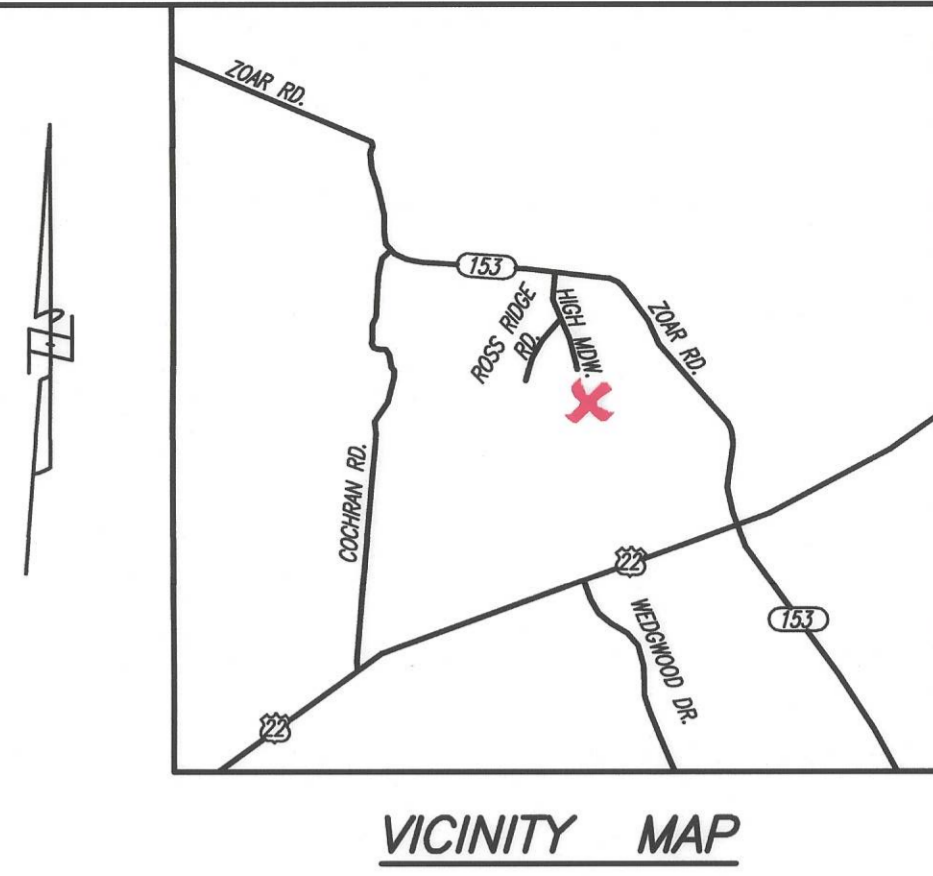
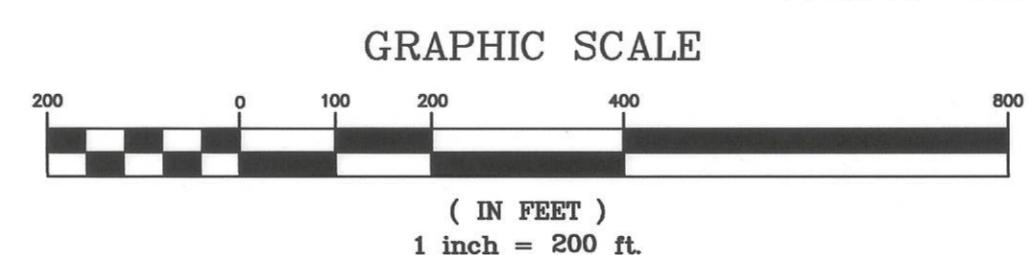


TOTAL AREA SUMMARY

AREA IN LOTS = 9.1231 ACRES
AREA IN R/W = 2.0706 ACRES
TOTAL AREA = 11.1937 ACRES

PARCEL SUMMARY
D.N. 2023-014815
AUD. PARCEL 17-36-200-036
10.9754 ACRES (PART OF PARCEL)
1.6016 ACRES (R/W HIGHMEADOW PLACE)
0.4554 ACRES (R/W ZOAR ROAD)
1.3003 ACRES (OPEN SPACE "D")
7.6181 ACRES (LOTS)

PARCEL SUMMARY
D.N. 2022-009033
AUD. PARCEL 17-36-200-038
0.2183 ACRES (PART OF PARCEL)
0.0136 ACRES (R/W HIGHMEADOW PLACE)
0.2047 ACRES (LOTS)



CITY OF SOUTH LEBANON PLANNING COMMISSION:

THIS PLAT WAS APPROVED BY THE CITY OF SOUTH LEBANON PLANNING COMMISSION ON THIS DAY OF 20.

CHAIRMAN

CITY OF SOUTH LEBANON:

I HEREBY CERTIFY THAT ON THE DAY OF 20, THIS PLAT WAS APPROVED AND ACCEPTED BY RESOLUTION NO. ADOPTED BY THE COUNCIL OF THE CITY OF SOUTH LEBANON, OHIO.

JAMES D. SMITH, MAYOR ATTEST: TINA WILLIAMS, FISCAL OFFICER

COUNTY AUDITOR:

TRANSFERRED ON THIS DAY OF 20, AT .M.

COUNTY AUDITOR DEPUTY

COUNTY RECORDER:

FILE NO. RECEIVED ON THIS DAY OF 20, AT .M.

RECORDED ON THIS DAY OF 20, AT .M.

RECORDED IN PLAT BOOK NO. PAGE NO.

FEES:

COUNTY RECORDER DEPUTY

PRINTED NAME:

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION, IN NOVEMBER 2023 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

DOUGLAS D. PIEPMEIER
REGISTERED SURVEYOR #8865

OWNER/DEVELOPER:
THE DREES COMPANY
211 GRANDVIEW DRIVE
FORT MITCHELL, KENTUCKY 41017
(859) 578-6565



HIGHMEADOW SUBDIVISION
SECTION 2

Table with columns: Date (6-23-23), Drawn By (G.R.), Checked By (D.P.), Scale (N/A), and other project details.

RECORD PLAT
HIGHMEADOW SUBDIVISION, SECTION 2
MILITARY SURVEY #1546
CITY OF SOUTH LEBANON, HAMILTON TOWNSHIP
WARREN COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Chalmers Lane, Suite 200
Cincinnati, Ohio 45247
www.aberacrombie-associates.com



**HIGHMEADOW SUBDIVISION  
SECTION 2**

Date: 6-23-23  
 Drawn by: G.R.  
 Checked by: D.P.  
 Scale: 1" = 50'

RECORD PLAT  
 HIGHMEADOW SUBDIVISION, SECTION 2  
 MILITARY SURVEY #1546  
 CITY OF SOUTH LEBANON, HAMILTON TOWNSHIP  
 WARREN COUNTY, OHIO

Abercrombie & Associates, Inc.  
 Civil Engineering + Surveying  
 5111 Chambliss Road, Suite 200  
 Columbus, OH 43240  
 www.aberacrombie-associates.com

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	90°00'00"	25.00'	39.27'	35.36'	S 52°44'30" W
C2	90°00'00"	25.00'	39.27'	35.36'	S 37°15'30" E
C3	75°6'29"	175.00'	24.26'	24.24'	S 86°13'45" E
C4	75°6'29"	150.00'	20.79'	20.77'	S 86°13'45" E
C5	75°6'29"	200.00'	27.72'	27.70'	S 86°13'45" E
C6	35°8'15"	200.00'	13.86'	13.86'	S 84°14'38" E
C7	35°8'15"	200.00'	13.86'	13.86'	S 88°12'52" E
C8	40°43'29"	175.00'	124.39'	121.78'	N 69°26'16" E
C9	40°43'29"	150.00'	106.62'	104.39'	N 69°26'16" E
C10	40°43'29"	200.00'	142.16'	139.18'	N 69°26'16" E
C11	14°23'02"	200.00'	50.21'	50.08'	N 82°36'29" E
C12	16°26'18"	200.00'	57.38'	57.18'	N 67°11'49" E
C13	9°54'09"	200.00'	34.57'	34.52'	N 54°01'36" E
C14	90°00'00"	25.00'	39.27'	35.36'	N 85°55'28" W
C15	51°19'04"	25.00'	22.39'	21.65'	N 15°15'56" W
C16	282°38'08"	55.00'	271.31'	68.75'	N 49°04'32" E
C17	9°48'58"	55.00'	9.42'	9.41'	N 05°29'07" E
C18	57°54'29"	55.00'	55.59'	53.25'	N 28°22'36" W
C19	41°06'44"	55.00'	39.46'	38.62'	N 77°53'12" W
C20	41°06'44"	55.00'	39.46'	38.62'	S 61°00'04" W
C21	41°06'44"	55.00'	39.46'	38.62'	S 19°53'21" W
C22	41°06'44"	55.00'	39.46'	38.62'	S 21°13'23" E
C23	50°27'48"	55.00'	48.44'	46.89'	S 67°00'39" E
C24	51°19'04"	25.00'	22.39'	21.65'	S 66°35'01" E
C25	90°00'00"	25.00'	39.27'	35.36'	S 04°04'32" W
C26	51°19'04"	25.00'	22.39'	21.65'	S 74°44'04" W
C27	282°38'08"	55.00'	271.31'	68.75'	N 40°55'28" W
C28	9°22'15"	55.00'	9.00'	8.99'	N 84°17'32" W
C29	59°04'01"	55.00'	56.70'	54.22'	S 61°29'21" W
C30	41°06'44"	55.00'	39.46'	38.62'	S 11°23'58" W
C31	41°06'44"	55.00'	39.46'	38.62'	S 29°42'45" E
C32	41°06'44"	55.00'	39.46'	38.62'	S 70°49'29" E
C33	41°58'50"	55.00'	40.30'	39.40'	N 67°37'45" E
C34	48°56'32"	54.94'	46.93'	45.51'	N 22°11'54" E
C35	51°19'04"	25.00'	22.39'	21.65'	N 23°24'59" E
C36	51°03'42"	25.00'	22.28'	21.55'	N 23°17'18" E
C37	0°15'22"	25.00'	0.11'	0.11'	N 48°56'51" E
C38	4°15'29"	800.00'	59.45'	59.44'	S 32°53'05" E
C39	9°08'18"	800.00'	127.59'	127.46'	S 26°11'12" E
C40	13°23'47"	800.00'	187.05'	186.62'	N 28°18'56" W

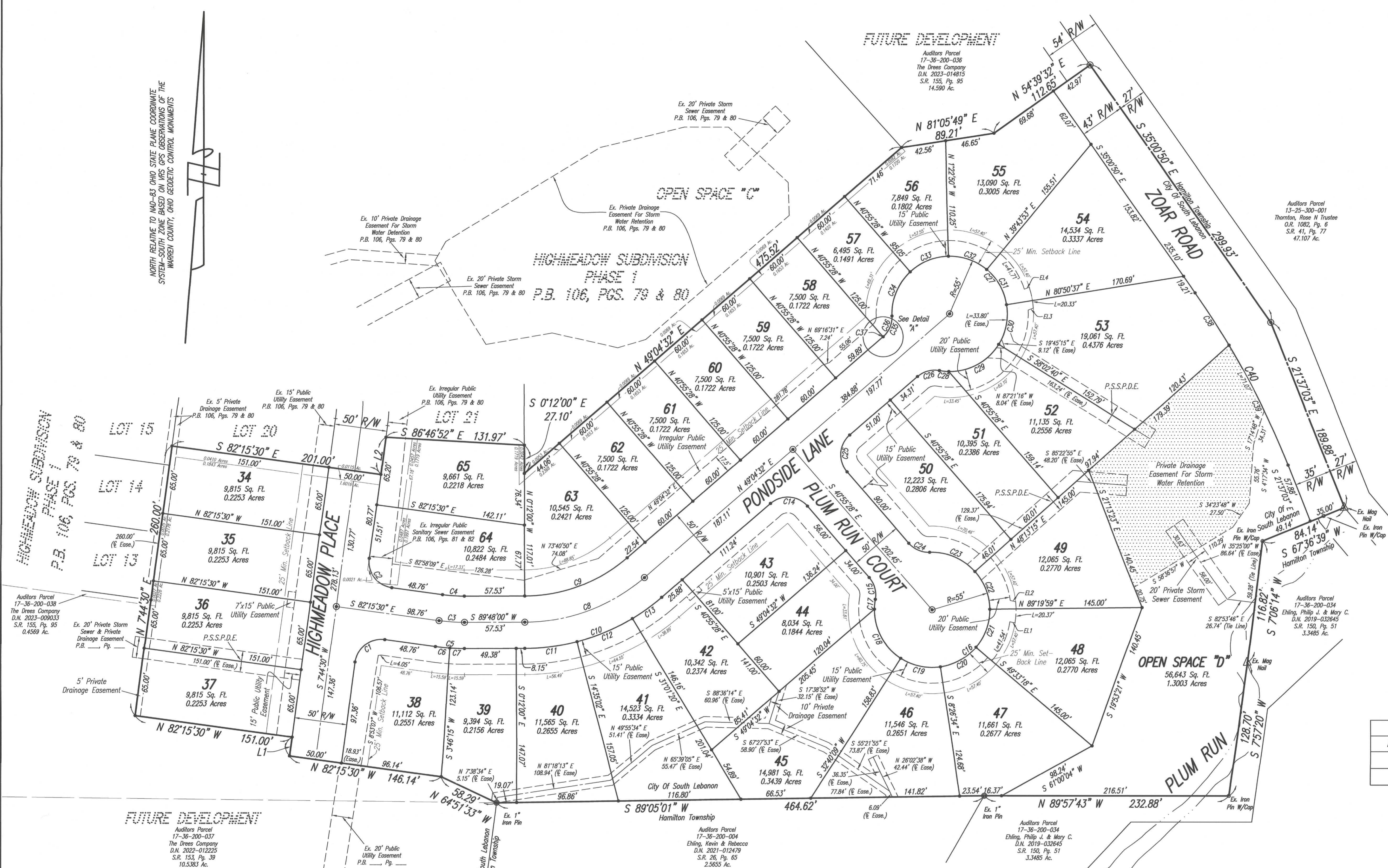
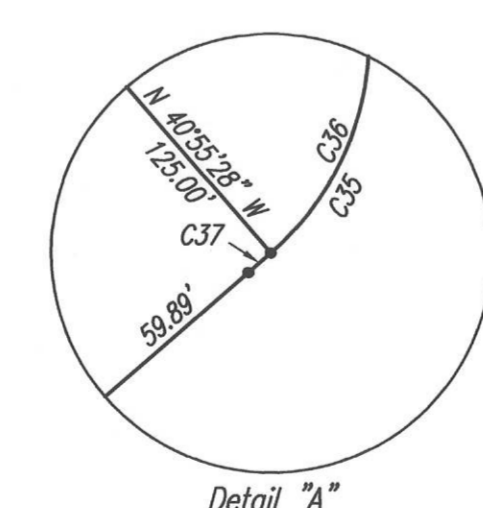
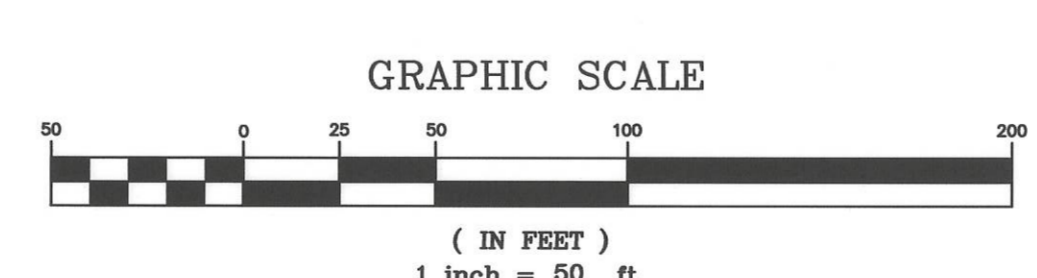
LINE TABLE		
LINE	LENGTH	BEARING
L1	18.13'	N 07°44'30" E
L2	35.94'	N 07°44'30" E

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
EL1	5.01'	N 78°14'08" W
EL2	5.26'	S 78°14'08" E
EL3	5.24'	S 69°16'31" E
EL4	5.00'	N 69°16'31" E

P.S.S.P.D.E. = 20' Private Storm Sewer & Private Drainage Easement

Length Of Dedicated Street  
 Zoar Road = 489.81'  
 Highmeadow Place = 278.13'  
 Plum Run Court = 202.45'  
 Pondsides Lane = 689.82'

- MONUMENT LEGEND**
- 5/8" IRON PIN W/ CAP (8888) TO BE SET
  - ⊙ SET MAG SPIKE
  - EX. IRON PIN W/ CAP
  - ⊙ EX. 1" IRON PIN
  - △ EX. MAG NAIL



NORTH REFERENCE TO NAD-83 OHIO STATE PLANE COORDINATE SYSTEM WITH THE BOUNDARY OBSERVATIONS OF THE WARREN COUNTY, OHIO GEOMETRIC CONTROL MONUMENTS

HIGHMEADOW SUBDIVISION PHASE I P.B. 106, PGS. 79 & 80

Auditors Parcel 17-36-200-038 The Dress Company D.N. 2023-009033 S.R. 153, Pg. 95 0.4589 Ac.

Auditors Parcel 17-36-200-037 The Dress Company D.N. 2022-012225 S.R. 153, Pg. 99 10.5383 Ac.

Auditors Parcel 17-36-200-036 The Dress Company D.N. 2023-014815 S.R. 153, Pg. 95 14.590 Ac.

Auditors Parcel 13-25-300-001 Thornton, Rose N Trustee O.R. 1082, Pg. 6 S.R. 41, Pg. 77 47.107 Ac.

Auditors Parcel 17-36-200-034 Ehling, Philip J. & Mary C. D.N. 2019-032645 S.R. 150, Pg. 51 3.3485 Ac.

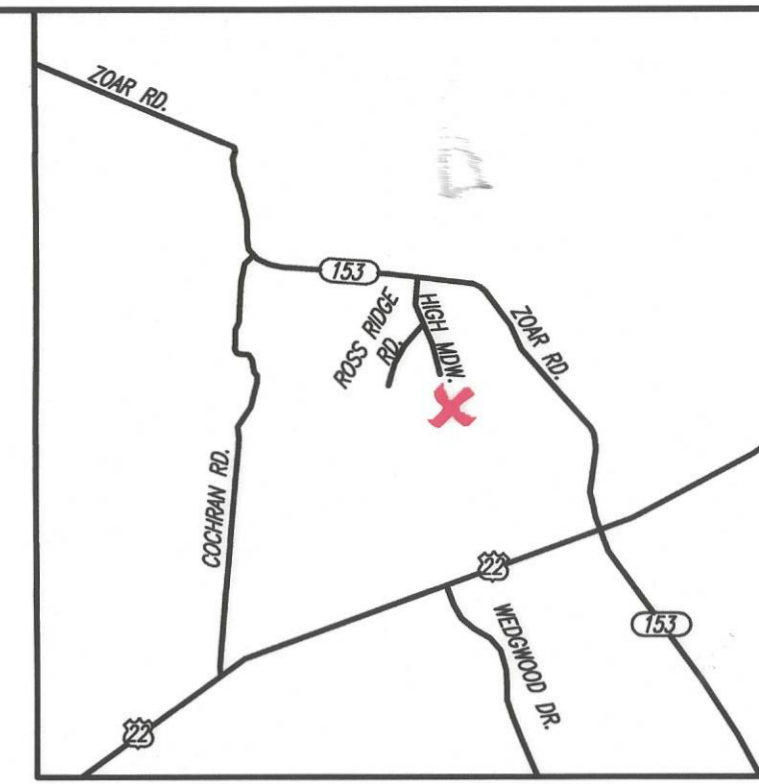
Auditors Parcel 17-36-200-004 Ehling, Kevin & Rebecca D.N. 2021-012479 S.R. 26, Pg. 65 2.5655 Ac.

Auditors Parcel 17-36-200-034 Ehling, Philip J. & Mary C. D.N. 2019-032645 S.R. 150, Pg. 51 3.3485 Ac.



# HIGHMEADOW SUBDIVISION, SECTION 2 EASEMENT PLAT

## MILITARY SURVEY #1546 CITY OF SOUTH LEBANON, HAMILTON TOWNSHIP WARREN COUNTY, OHIO NOVEMBER 2023



VICINITY MAP

**DEED REFERENCES:**

SITUATED IN MILITARY SURVEY #1546, CITY OF SOUTH LEBANON, HAMILTON TOWNSHIP, WARREN COUNTY, OHIO BEING PART OF THE 14.59 ACRES OF LAND CONVEYED TO THE DREES COMPANY AND DESCRIBED IN DEED RECORDED IN DOCUMENT NUMBER 2023-014815 OF THE WARREN COUNTY, OHIO RECORDS, AND BEING PART OF THE 10.5383 ACRES OF LAND CONVEYED TO THE DREES COMPANY AND DESCRIBED IN DEED RECORDED IN DOCUMENT NUMBER 2022-012225 OF THE WARREN COUNTY, OHIO RECORDS.

**OWNER'S CONSENT AND DEDICATION:**

"WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER."

"ANY 'PUBLIC UTILITIES EASEMENTS' AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF PUBLIC UTILITIES AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES; OR (4) CREATE A HAZARD."

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO:

- DUKE ENERGY OHIO
- ALTA FIBER
- SPECTRUM
- CITY OF SOUTH LEBANON ENGINEERS
- CITY OF SOUTH LEBANON WATER & SEWER
- ADELPHI/CHELSA CABLE

WE ALSO HEREBY GRANT TO DUKE ENERGY OHIO, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATEROALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

SIGNED: THE DREES COMPANY  
*Matt Maus*  
 WITNESS

SIGNED: JEFF HEBELER  
*Jeff Hebel*  
 WITNESS

**NOTARY STATEMENT:**

STATE OF KY S.S.  
 BE IT REMEMBERED THAT ON THIS 4<sup>th</sup> DAY OF December A.D., 2023  
 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE OF KY PERSONALLY

APPEARED JEFF HEBELER (ASSISTANT SECRETARY/CINCINNATI LAND) OF THE DREES COMPANY WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED TO SIGN ON BEHALF OF SAID CORPORATION AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED ON BEHALF OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THIS DAY AND DATE AFORESAID.

*Jessica Ridd*  
 NOTARY PUBLIC, STATE OF KENTUCKY  
 MY COMMISSION EXPIRES 4/6/26

**MORTGAGE ACCEPTANCE STATEMENT**

SIGNED: THE DREES COMPANY  
 BY: N/A  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**NOTARY STATEMENT:**

STATE OF \_\_\_\_\_ S.S.  
 BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ OF \_\_\_\_\_ WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THIS DAY AND DATE AFORESAID.

NOTARY PUBLIC, STATE OF \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

MORTGAGE RECORDED WITH INSTRUMENT NUMBER \_\_\_\_\_ IN WARREN COUNTY, OHIO.

**DRAINAGE STATEMENT:**

UNLESS OTHERWISE DESIGNATED ON THIS PLAT, A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON REAR LOT LINES AND A TEN (10) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON SIDE LOT LINES, WITH THE COMMON LINE BEING THE CENTERLINE OF SAID EASEMENT.

THE EASEMENT AREAS SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER(S). WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

THE CITY OF SOUTH LEBANON ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAIN, DITCHES OR WATERCOURSE WITHIN THE EASEMENT AREA UNLESS NOTED OTHERWISE ON THIS PLAT. HOWEVER, WHEN THE PLATTED RIGHT-OF-WAY AREA HAS BEEN PREVIOUSLY ACCEPTED FOR PUBLIC MAINTENANCE BY RESOLUTION OF THE BOARD OF TOWNSHIP TRUSTEES, THE BOARD OF TRUSTEES OR THEIR REPRESENTATIVES MAY ENTER UPON AND INSPECT THE EASEMENT AREAS AND, IN ACCORDANCE WITH SECTION 5569.06 OF THE OHIO REVISED CODE, MAY REMOVE OR CAUSE THE REMOVAL OF AN OBSTRUCTION ADVERSELY IMPACTING AN AREA WITHIN THE PUBLIC RIGHT-OF-WAY.

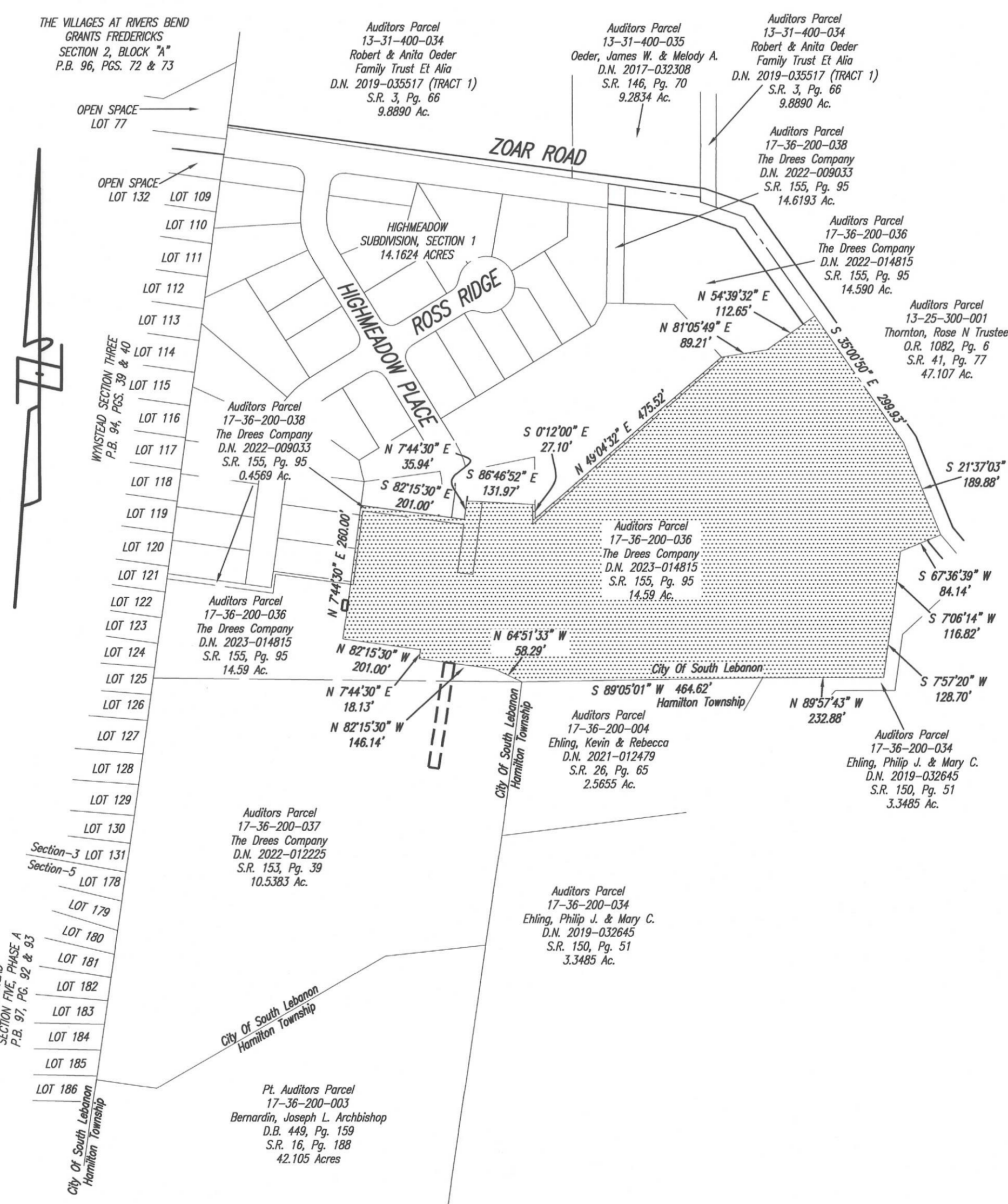
UNTIL THE EXPIRATION OF THE DEVELOPER'S PUBLIC IMPROVEMENT MAINTENANCE BONDING PERIOD, THE DEVELOPER (OR THEIR AGENTS) RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN ALL DRAINAGE EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES OR DRAINAGE CHANNELS.

THE PUBLICLY-MAINTAINED PORTION OF THE STORM SEWER SYSTEM WILL INCLUDE STORM DRAINS, CULVERTS, AND/OR DITCHES LOCATED WITHIN EITHER THE PUBLIC RIGHT-OF-WAY OR THE PUBLIC UTILITY EASEMENT AREA ADJACENT TO THE ROAD RIGHT-OF-WAY WITH THE EXCEPTION OF SUMP MAINS AND CULVERTS FOR PRIVATE DRIVEWAYS. WHERE, IN LIEU OF AN OPEN DITCH, A DEVELOPER, BUILDER OR LOT OWNER INSTALLS A STORM DRAIN ON PRIVATE PROPERTY, THE STORM DRAIN SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER TO ENSURE THAT NEITHER THIS PROPERTY OR ADJACENT PROPERTIES ARE NEGATIVELY IMPACTED, AND THE LOT OWNER(S) MUST NOTE THAT THEY ARE RESPONSIBLE FOR MAINTAINING THE STORM DRAIN UNLESS NOTED OTHERWISE ON THE PLAT.

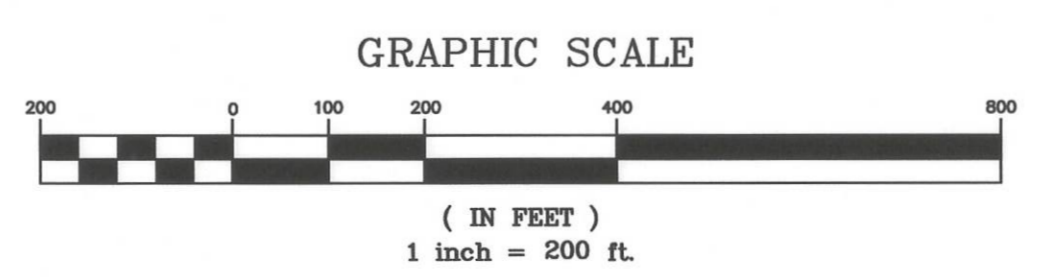
THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL STORM SEWER/PIPING LOCATED BETWEEN THE CATCH BASIN AT THE BACK OF THE STREET CURB AND THE R/W LINE, AS WELL AS ALL THE STORM SEWER/PIPING LOCATED WITHIN THE "PRIVATE STORM SEWER EASEMENT", SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

**GENERAL NOTES:**

1. LINES OF OCCUPATION, WHERE EXISTING, AGREE IN GENERAL WITH PROPERTY LINES.
2. PERMANENT DOCUMENTS USED IN BOUNDARY RESOLUTION ARE SHOWN ON THE FACE OF THIS PLAT.
3. 5/8" DIA. X 30" IRON PINS WITH CAPS ARE TO BE PLACED AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION. ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



LAND OF THE DEDICATOR'S  
 1" = 200'



**CITY OF SOUTH LEBANON PLANNING COMMISSION:**

THIS PLAT WAS APPROVED BY THE CITY OF SOUTH LEBANON PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

**CITY OF SOUTH LEBANON:**

I HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY \_\_\_\_\_, 20\_\_\_\_, THIS PLAT WAS APPROVED AND ACCEPTED BY RESOLUTION NO. \_\_\_\_\_ ADOPTED BY THE COUNCIL OF THE CITY OF SOUTH LEBANON, OHIO.

JAMES D. SMITH, MAYOR ATTEST: TINA WILLIAMS, FISCAL OFFICER

**COUNTY AUDITOR:**

TRANSFERRED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.

COUNTY AUDITOR \_\_\_\_\_

DEPUTY \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

**COUNTY RECORDER:**

FILE NO. \_\_\_\_\_

RECEIVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.

RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.

RECORDED IN PLAT BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

FEE: \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_

DEPUTY \_\_\_\_\_

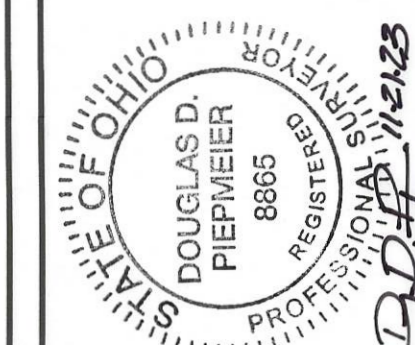
PRINTED NAME: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR:**

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION, IN NOVEMBER 2023 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

DOUGLAS D. PIEPMEIER  
 REGISTERED SURVEYOR #8865

OWNER/DEVELOPER:  
 THE DREES COMPANY  
 211 GRANDVIEW DRIVE  
 FORT MITCHELL, KENTUCKY 41017  
 (859) 578-6565

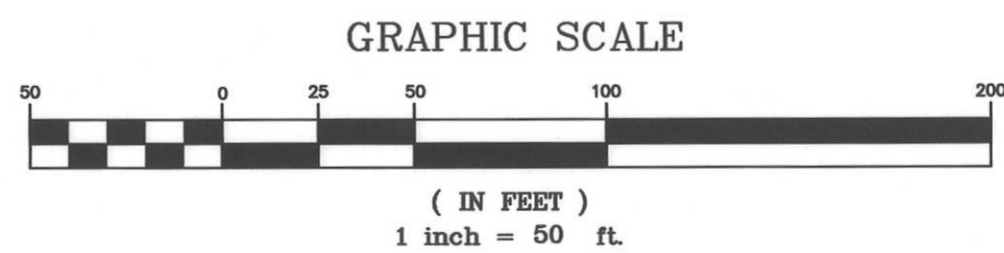
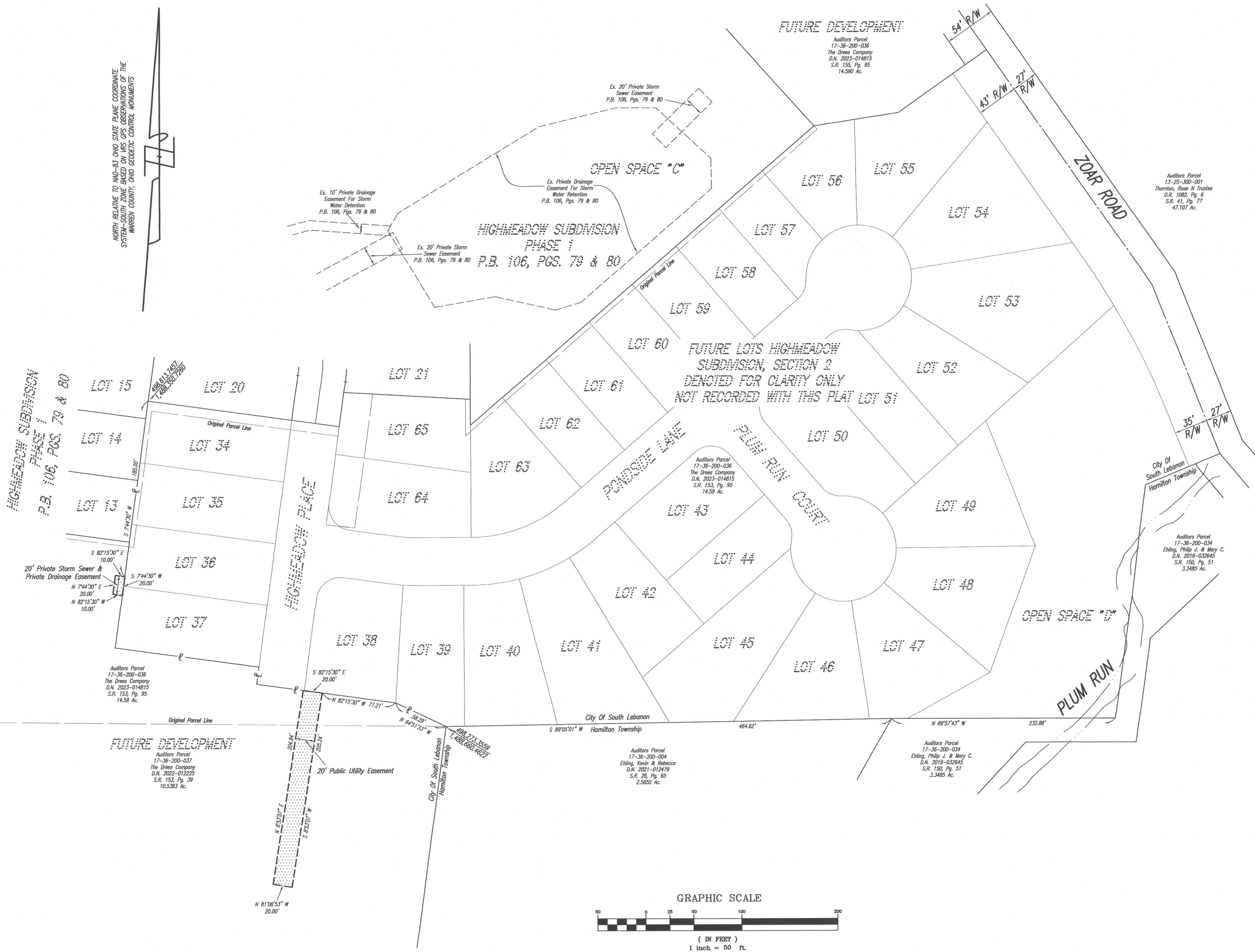


Date	9-12-23
Drawn By	G.R.
Checked By	D.P.
Scale	N/A
REVISIONS	
(1)-(9)-23, Comments	
DWG: SVPT (OP-ESPT-SEC2)	

**EASEMENT PLAT**  
 Project: The HIGHMEADOW SUBDIVISION, SECTION 2 MILITARY SURVEY #1546  
 CITY OF SOUTH LEBANON, HAMILTON TOWNSHIP WARREN COUNTY, OHIO

Abercrombie & Associates, Inc.  
 Civil Engineering + Surveying  
 Cincinnati, Ohio 45227  
 513-386-5757  
 www.abercrombie-associates.com

NORTH-SOUTH ZONE BASED ON VRS GPS OBSERVATIONS OF THE  
 SYSTEM-SOUTH ZONE BASED ON VRS GPS OBSERVATIONS OF THE  
 WARREN COUNTY, OHIO GEODETIC CONTROL MONUMENTS



Date	9-12-23
Drawn By	G.R.
Checked By	D.P.
Scale	N/A

REVISIONS

**EASEMENT PLAT**  
 HIGHMEADOW SUBDIVISION, SECTION 2  
 MILITARY SURVEY #1546  
 HAMILTON TOWNSHIP, CITY OF SOUTH LEBANON  
 WARREN COUNTY, OHIO

**Abercrombie & Associates, Inc.**  
 Civil Engineering + Surveying  
 6111 Chenoweth - Suite 200  
 Columbus, OH 43244  
 614.388.5757  
 www.abercombie-associates.com

Job No. 20-0059-2 **2**


## VILLAGE OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

### 1. Application Type: (check the appropriate box) (all plans must be folded when submitted)

<input type="checkbox"/>	Draft Plan-Discussion Only	<input type="checkbox"/>	Preliminary PUD
<input type="checkbox"/>	Site Plan	<input type="checkbox"/>	Final PUD
<input type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Construction Drawings. (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Preliminary Plat (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Conditional Use
<input checked="" type="checkbox"/>	Final Plat or Replat	<input type="checkbox"/>	Special Meeting
<input type="checkbox"/>	Right-of-Way Dedication Plat	<input type="checkbox"/>	Other:

(See Page 3 for complete Fee Schedule and Submittal Requirement Information)

### 2. Development Information:

<b>Development/Business Name:</b> Highmeadow Subdivision, Section 2	
Type of Business/Project Description: Single Family Residential Subdivision	
Location: 5379 Zoar Road	Size of Building: n/a
Current Zoning: R-3	Rezone to: n/a
Total Acreage: 11.1937	Acres to be Rezoned: n/a
Number of Employees: n/a	Number of Fleet Vehicles: n/a
<b>Current Owner of the Property</b>	<b>Project Contact (Architect, Engineer, Planner)</b>
Name: The Drees Company	Name: Abercrombie & Associates, Inc.
Address: 211 Grandview Drive, Suite 100	Address: 8111 Cheviot Road, Suite 200
City: Ft. Mitchell State: KY Zip: 41017	City: Cincinnati State: Ohio Zip: 45247
Telephone: (859) 578-4324 Fax:	Telephone: 513-385-5757 Fax: 513-245-5161
<b>Applicant(s):</b> Abercrombie & Associates Inc.	
Address: 8111 Cheviot Road	
City: Cincinnati	State: Ohio Zip: 45247
Telephone: (513) 385-5757	Fax: (513) 245-5161
Please Print Applicant's Name Here: Mark Nienhaus	
* Applicant's Signature: 	
* Applicant is responsible for payment of all fees (See Fee Schedule and Footnotes on Pages 3 and 4 respectively.)	

### TO BE COMPLETED BY THE VILLAGE OF SOUTH LEBANON

Application Number: \_\_\_\_\_ Date of Planning Commission Meeting: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Drawn: \_\_\_\_\_ Check #: \_\_\_\_\_ Date: \_\_\_\_\_ Initial: \_\_\_\_\_

Legal Notices Advertised: \_\_\_\_\_ Mailed to Surrounding Property Owners: \_\_\_\_\_

**3. Rezoning and Preliminary PUD Plan Requests**

Surrounding Property Owners: Please list the names and addresses of all **Owners of Real Property** within 300 feet of any part of the property as such names and addresses appear on the most recent tax duplicate on 2 sets of mailing labels. (See submittal requirements on page 3).

**4. Signatures Required**

*By signing this application, I attest under penalty of law that all the information given above is correct to the best of my knowledge.*

Please Print Applicant's Name:     Matt Mains    

Applicant's Signature:     Matt Mains     Digitally signed by Matt Mains  
Date: 2023.09.21 17:34:37-04'00' **Date**:     9/21/23    

Property Owner's Signature:     Matt Mains     Digitally signed by Matt Mains  
Date: 2023.09.21 17:34:59-04'00' **Date**:     9/21/23    

**5. Fee Determination for Construction Drawings and Preliminary Plat Submittals**

Please create a detailed breakdown of the estimated infrastructure breakdown cost for the project and attach it to this application. For Construction Drawings complete Item 1 and for Preliminary Plats complete Item 2.

	Total Infrastructure Cost	\$ _____	(A)
1 – Construction Drawing Fee Breakdown			
1.25% of Total Infrastructure Cost* (Line A x 0.0125)		\$ _____	(B)
1.50% of Total Infrastructure Cost** (Line A x 0.015)	+ \$	_____	(C)
Application Fee	+ \$	150.00 _____	(D)
<b>Total Construction Drawing Fee (Line B + C + D)</b>		<b>\$ _____</b>	<b>(E)</b>
2 – Preliminary Plat Fee Breakdown:			
0.25% of Total Infrastructure Cost* (Line A x 0.0025)		\$ _____	(F)
Application Fee	+ \$	150.00 _____	(G)
<b>Total Preliminary Plat Fee (Line F + G)</b>		<b>\$ _____</b>	<b>(H)</b>
<b>Total Paid with Application/Submittals (Line E+H)</b>		<b>\$ _____</b>	

\* Due upon submittal  
\*\* Due prior to construction

6. Fee Schedule and Submittal Requirements

Article/Ord. Reference	Item	Fees <sup>(3)(4)</sup>	Submittal Requirements
Article 20 Article 14	Preliminary Plats Final PUDs	\$150 + 0.25% of estimated infrastructure construction costs <sup>(1)</sup>	12 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)
Article 20	Construction Drawings	\$150 + 2.75% of estimated infrastructure construction costs <sup>(1)</sup> (Include estimate with application)  (1.25% due at time of submittal and 1.5% due before construction begins) <sup>(2)</sup>	4 Copies <sup>(5)</sup> 2 Drainage Calculations 2 Detailed Spreadsheet of the Estimated Infrastructure Costs
Article 20	Final / Dedication Plats	\$350	10 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)
Article 20	Lot Split / Minor Subdivision / Replats	\$75 per lot	3 Survey Plats <sup>(5)</sup> & Legal Descriptions  1 New Deed + 1 Original Deed
Article 18	Site Plans	\$400 + \$5 per unit Multi-family  \$400 + \$20 per acre Commercial/ Office/Industrial/Institutional	12 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)
Article 17	Landscape Plans	\$150 + \$10 per acre	12 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)
Article 7	Zoning District Map Change  Zoning Text Change	\$400 + \$10 per acre	20 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)  1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 5	Variances / Appeals	\$400	8 Copies + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 1 Set of Mailing Labels
Article 14	Preliminary PUD Plans	\$2,500 + \$20 per acre	12 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 14	Final PUD Plans	Site Plan Review Fees Apply	Site Plan Review Submittal Requirements Apply
Article 6	Conditional Use / Similar Use	\$250 + applicable site plan fee	15 Copies + 1 Copy Ledger Paper <sup>(5)</sup>
Article 3	Zoning Permit	\$250 + \$0.03 per square foot of building area (Village water tap and inspection fee required if utilizing Village Water [proof of payment of County tap fee if utilizing County Water]; Village sewer tap and inspection fee also required)	5 Copies
Article 3	Temporary Use Permit	\$50	5 Copies
Article 3	Certificate of Occupancy	\$50	3 Copies
Ord. No: 2008-14; Permit App.	Flood Hazard Area Development Permit	\$50	3 Copies of Permit Application w/ applicable submittal requirements (stated on Page 2 of 2 of Permit Application + Engineering "No Rise" Certification (if applicable))
	Special Meeting	\$500 + Application Fee, if any <sup>(6)</sup>	Depends Upon Type of Application or Meeting Requested

#### FOOTNOTES TO FEE SCHEDULE

- (1) Infrastructure construction costs include all infrastructure costs associated with a development including, but not limited to, drainage facilities, sanitary sewers, waterlines, grading, excavation, and street improvements.
- (2) Any inspection conducted outside the normal eight-hour workday of Monday through Friday, excluding holidays, 8:00 a.m. until 4:30 p.m., shall be charged at one and a half (1.5) times the standard rate. The Village reserves the right to charge fees in addition to the fees specified in the table above if, due to the applicant's responsibility, excessive review and/or field inspections are necessary, and as determined by the Village Engineer. Such fees for review and field inspection by Village staff shall be charged at the standard rate of forty dollars (\$40) per hour, plus a three-fourths (.75) hour charge for travel time. Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. Performance and maintenance bonds will not be released until payment of all fees is received.
- (3) Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. The applicant shall pay the difference when consultant fees charged to the Village are in excess of the established Fee Schedule base amounts. Final approvals will be held until all fees charged by consultants are paid-in-full by the applicant.
- (4) The fee for review of a revised application shall be sixty (60) percent of the fee specified for the initial or first review of such application.
- (5) All plans must be folded to fit a legal sized file folder with the title showing in the lower right-hand corner.
- (6) Special meetings that require one or more of the Village's consultants to attend shall require payment of the special meeting fee before the meeting is scheduled. Examples of special meetings include staff meetings and non-scheduled Planning Commission meetings requested by an applicant and/or developer.

1. Complete applications submitted by the deadlines posted above will be processed and placed on the next regularly scheduled Planning Commission meeting.
2. Incomplete applications or applications that do not comply with the minimum Village Zoning Ordinance and/or Subdivision Regulations or applications that are not submitted by the above posted deadlines will not be placed on the next regularly scheduled Planning Commission meeting agenda.
3. The applicant will be notified if his or her application is not accepted for processing. The Village Administrator and/or Zoning Administrator will discuss the reasons why the application was not accepted and the necessary steps required to meet the next meeting deadline.
4. Applicants may request a special Planning Commission meeting. Requests should be made with the Village Administrator at least two weeks in advance of the requested special meeting date. The meeting will be set if approved by the Planning Commission chairperson and if a quorum can be present. A \$500 fee plus applicable application fee must be paid in advance of the meeting (See Fee Schedule and Footnotes to Fee Schedule).
5. Meeting dates are subject to change due to unforeseen scheduling conflicts and holidays. Applicants should call the Village to check meeting dates in advance of the application deadlines.

**From:** [L Irwin](#)  
**To:** [Jerry Haddix](#)  
**Cc:** [L Irwin](#); [Lance Cox](#)  
**Subject:** Irwin property on Grandin Road  
**Date:** Friday, December 1, 2023 11:42:07 AM

---

Dear Jerry,

We would like to request an extension of our preliminary development plan for our Grandin Rd. property.

We currently have a purchase agreement with Joe Farruggia, and we hope to close early in 2024.

Thank you for your help.

Terry and Lea Irwin

**CITY OF SOUTH LEBANON  
MEMORANDUM**

**TO:** Planning Commission

**FROM:** Jerry Haddix, City Administrator

**RE:** Case 23-10P, Revision of Preliminary Development Plan for the Irwin PUD, 727 Grandin Road

**DATE:** December 6, 2023

---

On the agenda for the December 12<sup>th</sup> meeting is the review of a revision to the preliminary development plan (PDP) for Irwin PUD at 727 Grandin Road. The application was submitted by Beaver Creek Site Management LLC. The current property owner is the Irwin Family Living Trust.

**Background**

Previously, the Planning Commission and then-Village Council approved the rezoning and preliminary development plan (PDP) for the Irwin Farm at 727 Grandin, consisting of 64.57 acres and 173 single family lots on the property.

Beaver Creek Site Management LLC (Applicant) has submitted a revision to the approved Preliminary Development Plan (PDP) for the property at 727 Grandin Road (Parcel# 16-05-100-001-1 & 16-05-100-001-2). The Applicant is proposing to 1) increase the total number of lots from 173 to 182 lots; 2) increase the open space area from 12.9 ac. To 13.4 ac.; and 3) create a street connection directly to Striker Road and thereby eliminating the connection from Willow Pond to Grandin Road.

**Code Analysis**

**Pursuant to Sec 15.14.22 Amendments to Plan,** at any time after the approval of a preliminary plan or a final plan of a development area, the owner or owners may request an amendment of their plans; the request of such amendment shall be filed with the zoning administrator and one (1) copy filed with the clerk of council. If such amendment, as determined by Planning Commission, represents a departure from the intent of, or a major departure from the substance of, the preliminary plan, such amendment shall then be subject to the same procedure and conditions of approval as the original application. For the purposes of this section, a "major departure from the substance of a preliminary plan" shall include, but not be limited to, an increase in or relocation of areas planned for a particular use or the addition of a use not included in the approved preliminary plan.

**Zoning Process**

The Planning Commission shall determine if the proposed revisions depart from the intent of the original plan or a major departure in substance from the approved plan.



## **Staff Review**

The Applicant has submitted a revised PDP for the Irwin PUDs development with the following changes:

1. Reconfiguring of the layout of the development which will result in a net increase of 9 lots to overall development;
2. Increase the overall open space by 0.5 acres to 13.4 acres; and;
3. Create a street connection directly to Striker Road and thereby eliminating the connection from Willow Pond to Grandin Road.

## **Recommendation**

Staff recommends that the Planning Commission determine that the proposed changes to the Irwin PUD development are NOT a major departure from the previously approved Preliminary Development Plan.

## **Attachments**

Beaver Creek Site Management LLC letter dated November 30, 2023

Original Irwin PUD Preliminary Development Plan

Revised Irwin PUD Preliminary Development Plan

# BEAVER CREEK SITE MANAGEMENT, LLC

7861 E. Kemper Road \* Cincinnati, OH 45249

November 30<sup>th</sup>, 2023

Mr. Jerry Haddix, City Administrator  
City of South Lebanon  
10 N. High Street  
South Lebanon, Ohio 45065

RE: Irwin Trust -Grandin Road  
Preliminary Development Plan – Minor Modification

Dear Mr. Haddix:

We are pleased to present to you a revised Preliminary Development Plan as a Minor Modification. Our plan features the following changes:

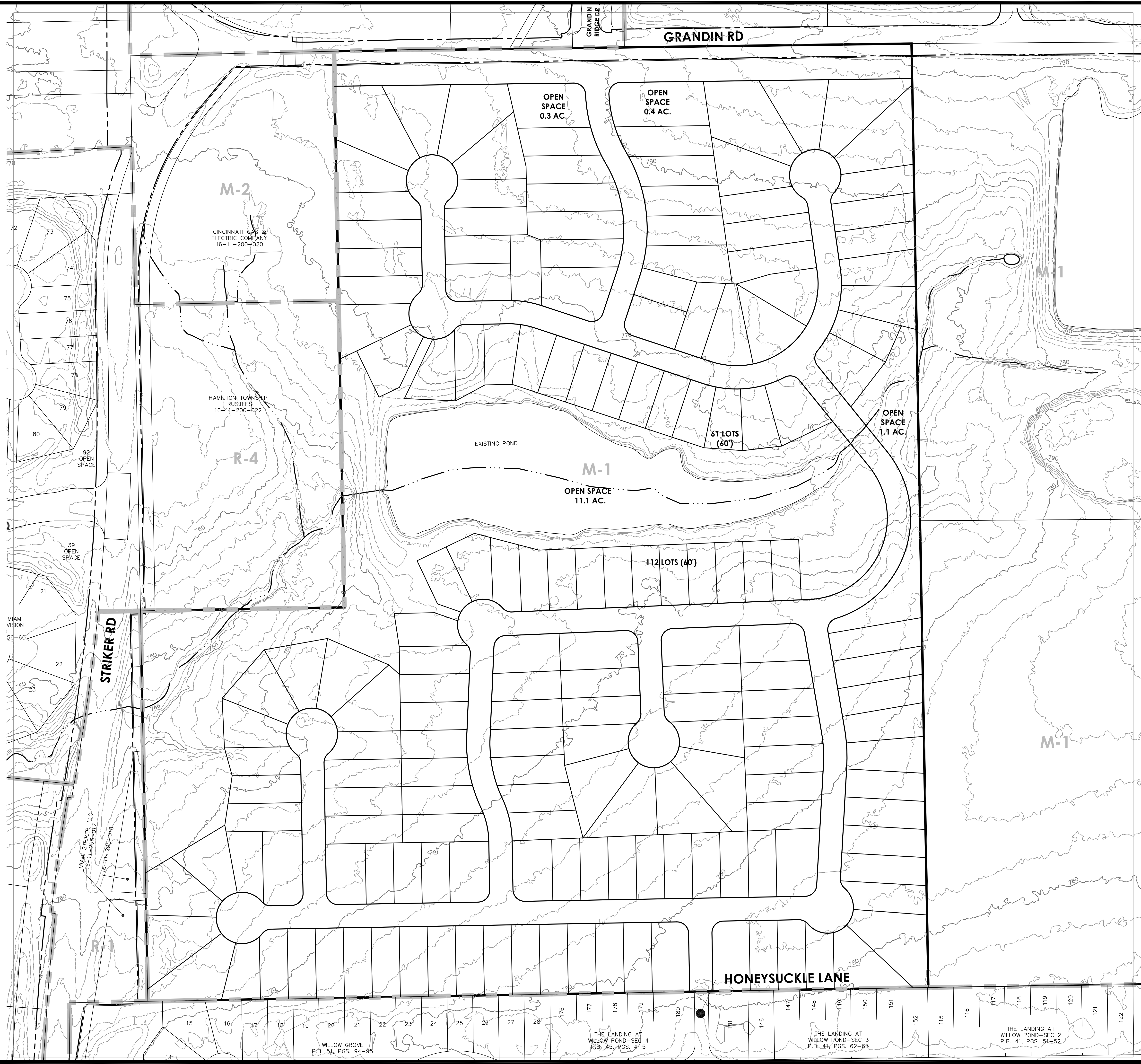
1. Increased Lot Count: The approved Preliminary Development Plan has 173 lots. We propose 182 lots which is an increase of 5.2%.
2. Increased Open Space: The approved Preliminary Development Plan contained 12.9 acres of Open Space. Our revised plan proposes 13.4 acres. The main open space feature (the pond area) increases by 1.2 acres. Additionally, we have added an open space buffer between the southern most lots of the proposed development and the existing neighborhood just south of the site.
3. Adding a street connection to Striker Road and removing the roadway connection between the lots on the north side of the pond and the south side of the pond.

We believe the three changes made to plan do not substantially affect the character or intensity of use, vehicular or pedestrian circulation, drainage patterns, the demand for public services, or the vulnerability to hazards. We request that the planning commission deem these changes to the Preliminary Development Plan as a minor modification.

Sincerely,



Edwin Farruggia  
Beaver Creek Site Management, LLC



Drawn By	STG	Project Mgr.	RA
Drawing File	16448-00		
X-Reference Files			
Date	01/11/2019		
No. Revision/Issue	By		Date



**727 GRANDIN ROAD**  
WARREN COUNTY, OHIO

MINIMUM SITE DEVELOPMENT DATA

LOT AREA:	7,400 SF
LOT WIDTH @ SETBACK:	60 FT
FRONT YARD SETBACK:	30 FT
SIDE YARD SETBACK:	6 FT
SIDE YARDS BOTH:	12 FT
REAR YARD SETBACK:	30 FT
TOTAL NUMBER OF LOTS	173
AREA OF DEVELOPMENT	64.57 AC
AREA OF OPEN SPACE	12.9 AC
OPEN SPACE PERCENTAGE	20.0%

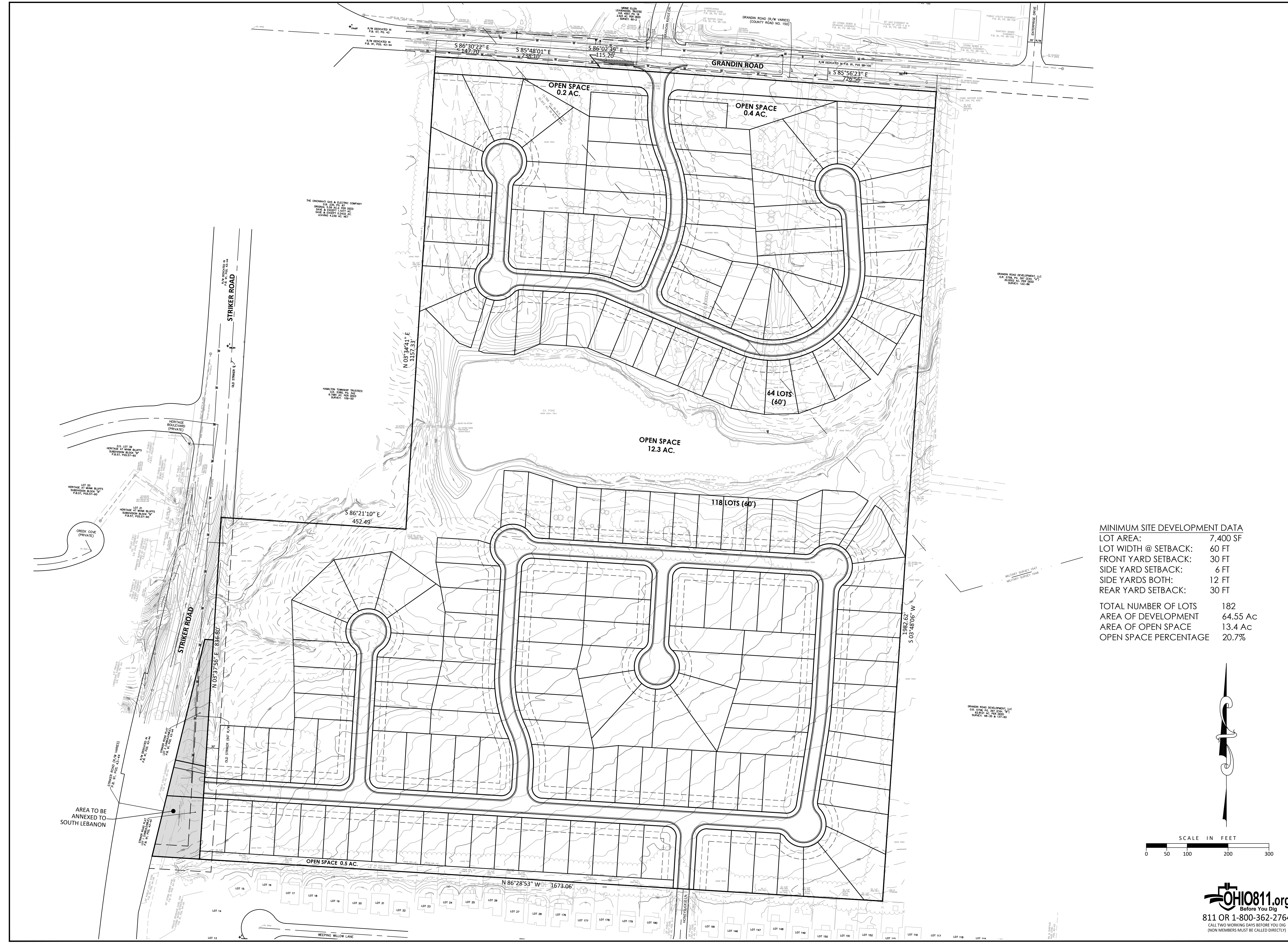


Sheet Title	60' WIDE CONCEPT PLAN (HAVING 20.0% OPEN SPACE)
Project No.	16448.00
Scale	1"=100'
Sheet No.	1/1
File No.	16-448

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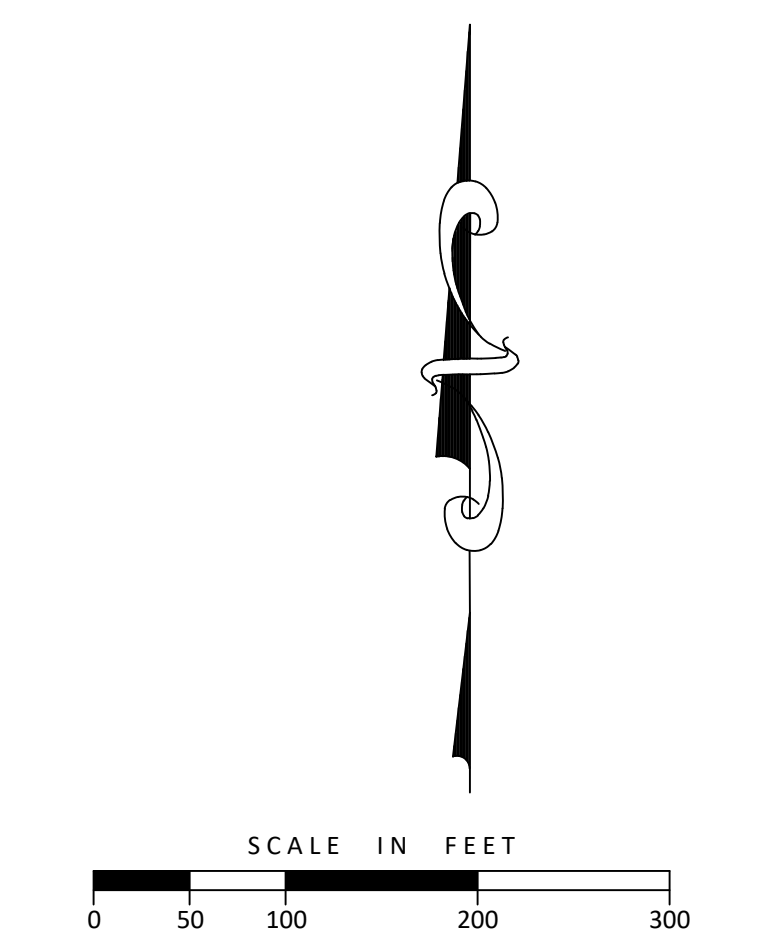
Issue/Revision	No.	Date
ACCESS & LOT YIELD		11/28/23

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MINIMUM SITE DEVELOPMENT DATA

LOT AREA:	7,400 SF
LOT WIDTH @ SETBACK:	60 FT
FRONT YARD SETBACK:	30 FT
SIDE YARD SETBACK:	6 FT
SIDE YARDS BOTH:	12 FT
REAR YARD SETBACK:	30 FT
TOTAL NUMBER OF LOTS:	182
AREA OF DEVELOPMENT:	64.55 Ac
AREA OF OPEN SPACE:	13.4 Ac
OPEN SPACE PERCENTAGE:	20.7%



**GRANDIN ROAD**

MILITARY SURVEY NO. 1547 & 1548  
VILLAGE OF SOUTH LEBANON  
HAMILTON TOWNSHIP  
WARREN COUNTY, OHIO

Sheet Title

60' WIDE CONCEPT PLAN  
(HAVING 20.0% OPEN SPACE)

Project Number	16448.02
Drawing Scale	1" = 100'
Sheet Number	1/1
File Number	16448

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