



Buckeye Beach Park LLC

Written Statement of  
True & Correct  
Information



Buckeye Beach Park LLC  
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## True & Correct Statement

I, Bonita Bair, being of sound mind and faculties do declare that all the information contained in this Development Plan for the Zoning Reconsideration to apply for a Planned Unit Development is in accordance with facts or truths to my knowledge. I take full responsibility for the correctness of the said information.

Furthermore, as Buckeye Beach Park, LLC's sole proprietor it is my duty to protect and cultivate the business with the full intention of providing the best possible outcomes for both our patrons and our family, with no other intentions of harm or disregard for the neighborhood, the neighbors or Fairfield Beach as a whole.

It is with our mission to provide a safe, peaceful environment to our patrons and guests which allow all parties to enjoy Buckeye Lake in its entirety and to meet all agency compliance requirements in the process.

Respectfully submitted~

A handwritten signature in cursive script, appearing to read 'Bonita Bair', is written over a horizontal line.

Bonita Bair – Owner & Operator Buckeye Beach Park, LLC



Buckeye Beach Park LLC  
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Written Statement of  
Proposed PUD Benefits  
to the Community



Buckeye Beach Park LLC  
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## Planned Unit Development District Public Interest and Benefits

The following is based solely on our perception and beliefs and was not provided by any of our neighbors or businesses in the Fairfield Beach or surrounding areas. We understand that these may not align with everyone in the vicinity and certainly can respect and take opposition professionally and with the integrity intended. With that being said, we feel the following are areas where our proposed zoning changes will enhance and encourage economic growth in Fairfield Beach and surrounding areas.

1. The closure of the Mobile Home Park (MHP) has been needed for a very long time, the stock of the Mobile Home value averaged at approximately \$1,000 to \$3,000 and the age of 85% the mobile homes were prior to 1980.
  - a. Mobile Home maintenance was typically not a priority. As the owner, we had very little influence on making people maintain their homes, with constant issues with very little funds to comply.
  - b. Lawns and outbuildings were not maintained.
  - c. Vehicles exceeded the allowable numbers outlined in our lease agreement.
  - d. People were utilizing the interior street as a racetrack.
  - e. Several of our residents were unemployed or could not afford the lot fees on a regular basis.
  - f. Several of our residents utilized the assistance of Fairfield County Housing Coalition for assistance.
  - g. Rumors of drugs has been a constant battle in the MHP, which once you remove one it is filled by another one.
  - h. Internal sabotage and bullying were becoming a problem.
  - i. Breaking and entering and theft was beginning to be a problem, not only within the MHP but outside of the MHP in surrounding areas.
  - j. Sherrif calls became more prevalent in the MHP than the Campground in the past few years.
  - k. It is our opinion that the MHP has always been considered an eyesore and reduced the value of the homes surrounding this location.

2. The conversion of the now closed MHP to a Campground to extend our existing Campground to 43 more camping sites has the potential to bring the following positive effects on local neighbors and businesses.
  - a. Allow a larger group of clients to all businesses in this area and surrounding areas.
  - b. Bring people from around the U.S. to discover Buckeye Lakes unique culture and amenities.
  - c. Several of our Members started as weekend campers, turned into Seasonal Campers, bought boats, and then bought land in Fairfield Beach. It is considered the progression of the bug that bit you at Buckeye Lake.
  - d. Our Campers utilize RCD, Buckeye Lake Marina, Millersport Hardware, Alexander's Landing, Jimmy Carters Marina, and all the eateries during their stay and upgrades.
  - e. The south side of Buckeye Lake has always been challenged for growth, while Buckeye Lake proper continues to attract large attraction and attention. We hope that our conversion will help us compete for grant money and other opportunities to make Fairfield Beach a destination.
  - f. Our goal is to make Buckeye Beach Park, LLC a vacation destination with possibilities of a pool strictly for Members. We would love to be the Yacht Club on this side of the Lake. Something we could all be proud to support and be involved.
  - g. As a Campground we control the placement, the lawns, the lighting, the noise and whether someone can stay based on our Policies and Procedures. Since Camping is considered a short-term non-residency, we simply must ask people to leave if they do not comply.
  - h. Our criteria for selecting RV's that are allowed to stay in the park is quite simply from historical challenges. First and foremost, the camper/RV cannot be older than 2000 and if it is they are welcome to send a current picture and we have a committee that advises if it can come in or if it is denied.
  - i. Our criteria also states that if you are involved in an altercation, whether it is at one of the bars or the Campground and it requires the police to come out, based on the severity of the offense, it can result in a warning or removal. If our party was faulted in the incident report, they are asked to leave the park immediately.
  - j. We have cameras that we utilize to protect our Members and Private Property signs. Our goal would be to have a fence along the entire exterior of the property and gates that require fobs for entering.
  - k. Membership to Buckeye Beach Park, LLC is a privilege and comes at a price, once you have violated our Terms, we have a No Trespass list that is monitored frequently to keep known problems on our premises.
  - l. We currently have a Caretaker which lives in our Caretaker House on the hill of the Campground side with great visibility of the entire park. He is on-site typically every evening and weekend to help our Members and Emergencies.

In closing, Buckeye Beach Park, LLC has continuously tried to make efforts to improve our Park to be thoughtful of our neighbors and remove threats to the peaceful enjoyment of our paying

customers. It has been challenging since 2014 when ODNR closed the lake, and we lost 81 docks and furthermore the majority of our long-time clientele left to find other lakes with water. Following that setback, we were faced with drugs and prostitution in the park, and we worked diligently to evict and remove all parties involved, an effort that left us writing off bad debt in the hundreds of thousands over the next 3 years. During those 3 years, we continuously worked with Ohio EPA to locate a partner that would write us a Letter of Credit to support our 1% loan approved by the EPA based on our application and nomination. It was not until 2020 when the pandemic hit that we received a reprieve from most agencies involved and allowed us to formulate a plan of action for the Campground and the Mobile Home Park. During that time, we assessed the amount of difficulty in running the MHP in comparison to the Campground and were making some formulated decisions on how to proceed. When in 2023, the EPA had taken a firmer stance on our deficiencies in Well #1 and required us to either implement the \$500,000.00 Engineer, EPA approved above ground filtration system, which required us to implement the changes in the MHP we had considered since 2021. While we began to take steps to close the Mobile Home Park, it became clear that each agency had their own standards and involvement in this process. We are trying diligently to meet all the requirements of each agency in a timely now and as we progress through this process.