



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250

Facsimile (513) 695-2054

TOM GROSSMANN

SHANNON JONES

DAVID G. YOUNG

GENERAL SESSION AGENDA

March 28, 2023

- #1** ***Clerk — General***
- #2** **9:00** ***ADMINISTRATIVE HEARING — Greene Meadows PUD Stage 2 in Franklin Township***
- #3** **9:15** ***Executive Session—Union Negotiations Relative to Warren County Sheriff's Office***

The Board of Commissioners' public meetings can now be streamed live at [Warren County Board of Commissioners - YouTube](#)

APPROVE REQUISITIONS AND AUTHORIZE COUNTY ADMINISTRATOR TO SIGN DOCUMENTS RELATIVE THERETO

BE IT RESOLVED, to approve requisitions as listed in the attached document and authorize Tiffany Zindel, County Administrator, to sign on behalf of this Board of County Commissioners.

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

M
M
M

Resolution adopted this 28th day of March 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

/tao

cc:

Commissioners' file

REQUISITIONS

Department	Vendor Name	Description	Amount
WAT	SMITH & BROWN CONTRACTORS INC	SEW HUNTER SEWER SYSTEM IMPROV	\$ 1,967,000.00
WAT	CRONIN FORD NORTH	SEW 2023 FORD F150 XL CREW CAB	\$ 47,720.00
SHE	FLYHIGH USA LLC	SHE DRONE	\$ 13,250.00
SHE	FLYHIGH USA LLC	SHE DRONES & ACCESSORIES	\$ 21,270.00
CSV	FURNITURE SOLUTIONS FOR THE WORKPLACE	(23) ADJUSTABLE HEIGHT L-DESKS	\$ 44,561.65
CSV	SHAW INDUSTRIES INC	NEW CARPET IN 20 OFFICES AT CH	\$ 31,623.47

PO CHANGE ORDERS

Department	Vendor Name	Description	Amount
ENG	EAGLE BRIDGE CO	KING AVENUE BRIDGE PROJECT	\$ 277,044.19 DECREASE

3/28/2023 APPROVED:

Tiffany Zindel, County Administrator

FOR CONSIDERATION NOT ON CONSENT AGENDA

1. Approve appointment of Rex Jaeger as alternate member to the Warren County Rural Zoning Board of Appeals

APPROVE APPOINTMENT OF ALTERNATE MEMBER TO THE RURAL ZONING BOARD OF APPEALS

BE IT RESOLVED, to approve the following appointment:

RURAL ZONING BOARD OF APPEALS

Alternate

Rex Jaeger
2715 S. St. Rt. 42
Lebanon, Ohio 45036

Term to expire 12/31/27

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

M
M
M

Resolution adopted this 22nd day of December 2022.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

cc: Appointees
Appointments file
Zoning (file)
L. Lander

January 24th, 2023

Michelle Tegtmeler
Warren County Zoning
406 Justice Drive
Lebanon, Ohio 45036

Michelle,

I am submitting this letter of Intent, along with my attached bio, as an expression of my interest in a seat on the Warren County Zoning Committee.

In late 2020, my wife, Denise, and I purchased a larger property in Union Township, Warren County. We looked well over 2 years for the perfect property. We were searching for a property that would enable us to seamlessly combine our home, businesses, and special needs foundation. You are aware of the steps that were required to accomplish this. The property is great, and we look forward to improving it for more to enjoy.

We have always been drawn to Warren County's larger properties and wooded areas, as well as the seemingly unlimited variety of amenities and opportunities. We are beyond thrilled to call Warren County home and would like to become active members of our community. Having been through the re-zoning process, and speaking with you and Jackie, I want to offer my experience and expertise to help Warren County townships continue to grow. I believe that the committee would benefit from the additional perspective my background can provide.

Thank you for your consideration. I look forward to being a part of the Warren County Zoning team. I will help to move our county forward and keep it a place to visit and enjoy.

Respectfully,

Rex Jaeger



Rex Jaeger

Founder of Weld-Rite Industries

Rex Jaeger is the owner/operator of **Weld-Rite Industries**, a seven-figure business, which he relocated to Warren County, Ohio in 2020. Weld-Rite, founded in 2000, is an established and rapidly growing custom metal fabricator with a strong focus on client service and quality workmanship. Premier clients include Cleveland Cliffs (formerly AK Steel) and Lithko Contracting.

Prior to establishing Weld-Rite Industries, Rex attended Northern Kentucky University for Business Management and Marketing before joining the Ironworkers #290 in Dayton, Ohio. Excelling in the trade, Rex represented Ohio in the National Ironworkers Competition finishing 7th in the country. Four years later, Rex was managing up to 300 Ironworkers at Armco Inc. in Middletown, Ohio. Rex handled all customer relation issues between the Ironworkers and the plant but was disillusioned with the directive to not prioritize the client's best interest. As a result, with a focus on the client, Rex founded Weld-Rite and quickly built a reputation for delivering exceptional service and quality product. Armco, now Cleveland Cliffs, has remained a loyal customer of Weld-Rite for more than 23 years through multiple ownership transitions.

In addition to being a successful business owner, Rex is an expert bass fisherman. He has qualified on the **FLW TOUR** and has competed both regionally and on a national level. During fishing competitions, Rex has had the opportunity to visit and assess many rural areas and townships around the country and was given inside access to several of the most popular outdoor companies in the nation. In addition to the fishing and fanfare, Rex excelled at the marketing, advertising, and vendor service, all of which are an integral part of pro fishing.

Rex and his wife, Denise, a multi-state Licensed Occupational Therapist specializing in special needs, combined their skills and passion to form a non-profit organization, the **Hook-A-Heart Foundation**. Together they organize and host fishing events for special needs families. The families enjoy a day of fishing, food, and fun that include prizes, participant plaques / trophies, popcorn, cotton candy, snow cones, and a visiting monkey. Each registered participant receives a fishing tacklebox, fishing rod/reel, shirt, hat, and goodies all donated by the outdoor companies. The event has grown every year with last year's event exceeding 300 individuals.



Date: 5/21/20

To: Lending Agent

From: Craig Budig -- AK Steel -- Blast Furnace Department Engineer

RE: Business Letter of Reference

This is a letter of reference on behalf of Weld Rite Industries, PO Box 603, Hamilton, OH 45012, Owner Mr. Rex Jaeger. I have actively done business with Weld Rite since I came into my position, January 2016. I am the maintenance engineer for the Blast Furnace Department. My job duties include long-term planning and major project management in addition to other responsibilities. As a part of the major project management, I perform procurement of materials. I have competitively bid several steel fabrication scope of work projects and Weld Rite has consistently delivered an economical price, quality work, and on time delivery. I am well pleased with the relationship our companies enjoy. I am also proud to keep our business local, as those vendors are the most loyal and responsive.

I work at the department level, but have also referred our engineering department team members to Weld Rite for their "capital" projects. Today is not a great representation of our normal volume of business, due to the COVID-19 pandemic and the state of our business. A sample of just my business with Weld Rite includes \$76K in orders from September of 2019 – Present. I have \$11K in quoted materials that I plan to enter purchase orders for soon. Also, the Fall of 2020 (current business plan) or Spring of 2021, our department will be having a 15 day major outage that will include bidding opportunities for both expense (department budget) and capital (engineering budget) projects.

Our facility at the Blast Furnace has an aging infrastructure and will require a continued level of attention or more as our budget is loosened up in the near future. I plan to continue to request quotes for my projects from Weld Rite Industries. The 15 day major outage includes replacement of a portion of our operating building, the upper portion of the blast furnace structural steel platform, as well as some projects with the scope of work yet to be developed.

Please Call or email if I can be of further assistance.

Respectfully,

A handwritten signature in cursive script that reads 'C. Budig'.

Craig Budig
Blast Furnace Department Engineer
AK Steel – A Cleveland Cliffs Company
1801 Crawford Street

Craig.budig@aksteel.com

513-594-3131 Cellular



EDE/Vet/Disabled

May 21, 2020

RE: Weld-Rite Industries Reference Letter

To Whom It May Concern:

Lithko Contracting, LLC is a full-service concrete contracting company operating throughout the United States with offices in seventeen cities. We are one of the largest concrete contractors in the country with annual revenues topping \$800 million. Lithko's projects cover nearly all aspects of the commercial construction industry including healthcare, hospitality, education, retail, multi-family residential, airport facilities and major league sporting venues. We work for some of the largest contractors on the largest; most complex projects being built today.

Weld-Rite Industries has successfully performed work for Lithko Contracting, LLC for nearly 10 years. When we need fabricated metal assemblies for a project, my first phone call is to Rex. Weld-Rites' superior abilities in metal fabrications, installations and removal make them a vital supplier and subcontractor for nearly any project type. With the expansion of the company, opportunity arises to utilize them on more and more projects of greater proportions. We currently have a multi-million-dollar project that will require the abatement and removal of over one million pounds of large structural steel from an existing automotive factory being converted for other use. This scope of work is well outside the abilities and expertise of Lithko. By having a reputable resource like Weld-Rite, Lithko can offer more value and services to our own customers while maintaining a quality, professional reputation.

I've personally been working in the commercial construction industry for over 20 years, in multiple major cities. Weld-Rite exceeds the expectations with their craftsmanship, meeting schedule agreements, cost efficiency and customer service every time. I also call on Rex for personal projects including railings in a custom home, because I trust he knows what to do and how to do it for anything I throw at him. I would recommend Weld-Rite to anyone in need of a high-quality fabricator.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Weekley", is written over a faint, light-colored background.

Aaron Weekley
Chief Estimator

Cincinnati Office
5353 Hamilton-Middletown Rd
Liberty Township, OH 45011

Phone 513.863.5100
Fax 513.863.7913

www.lithko.com



To whom it may concern,

I have had the pleasure of working with Rex Jaeger at Weld-Rite for the last 4 years. I have called many times with projects of varying sizes and degrees of difficulty. I am a Store Director, and at Meijer we have equipment that has lasted many years. While that is a great thing, the downside to this is having parts that are not available any longer. Weld-Rite has always stepped up to the challenge in being able to provide custom made parts for my aging equipment. I have a need for a company like Weld-Rite to assist with forks needing fixed, my unloading line needing welded back, brackets made, and a list of other parts and pieces that are needed, and will continue to be needed. There are other welders closer to my store, but Rex, and Weld-Rite have never let me down. It does not matter when, or what I call for, he is always quick to respond and provide quality work that I can count on.

On a personal note, I have went to several fund raisers in the community that Rex has helped with. He is a very genuine, and kind person, who is selfless and helps the community in any way possible. I have witnessed him interact with children with severe disabilities and they have come away from the event feeling like they can do anything the "other" kids can do. Quite honestly, that is something that we can all strive to do a little more of in this world.

If you have any questions, please feel free to reach out to me at 616-430-8357.

Thank you,

A handwritten signature in black ink that reads "Michael Jodrey". The signature is written in a cursive style with a large, prominent 'M' and 'J'.

Michael Jodrey



SPECIALISTS IN BASS BOATS

5739 Dixie Highway • Fairfield, Ohio 45014 • (513) 874-0825 • Fax (513) 881-2392

May 21, 2020

RE: Rex Jaeger,
Weld-Rite Industries

To Whom It May Concern:

I am writing on behalf of Rex Jaeger, the owner of Weld-Rite Industries, whom Dixie Marine has worked with over the past 10 years. Rex has always done an excellent job working with our service department; jobs are consistently completed in a timely manner, he's always been very professional, and above all else, Rex is one of the most honest people I have ever met. Because of Rex's work ethics, Dixie Marine/Ranger Boats also sponsors Rex on the fishing circuit.

I would highly recommend Weld-Rite's services to others, as they do a fantastic job, they're highly dependable, very honest and very easy to work with; They go beyond the typical service for their customers.

If you have any additional questions or would like to discuss this letter in further detail, please give me a call at 513-874-0825.

Sincerely,


Bill Lewis,
President



To Whom it May Concern,

We have been utilizing Weld Rite service for several years. Weld Rite has always gone above to make sure all our request has been handled properly and in time frame that exceeds our expectations. The pride taken in each job Weld Rite has done for us has always been shown. When asked for a recommendation of a contractor in metal work, Weld Rite is first on our list. Always kind and respectful towards all clients they have done jobs for. Weld Rite stands out in not only their trade, but how they give back to the community and local charity. Each year we are proud to donate to Weld Rite to help youth and fulfill dreams of children in need in the local area. Weld Rite is highly recommended and for their skill and the character they present on each job they take on.

Thank you,

Kevin Sousa
Manager

WEST CHESTER / BLANSON
7971 Cincinnati Dayton Road
West Chester, OH 45069
Ph. 513-777-3393
Fax. 513-755-5922

www.onestoprent.com

CINCINNATI / WASHINGTON TWP
4182 Tonya Trail
Hamilton, OH 45011
Ph. 513-895-8665
Fax. 513-895-8664

BRAND SAFWAY

Brand / Safway

525 28th Street

Huntington, WV 25702

To whom It May Concern:

I personally have worked with Weld-Rite Industries for many years and will continue to do business with them. Weld-Rite has always been dependable as well as accountable. Weld-Rite has been consistent in providing a great quality product and being able to meet with us when we need. We have had them fabricate all types of structural steel, safety ladders, gutter sections, machining and specialty items. They have always done a superior job and the quality is impeccable. They are always able to provide what we need with a fair price and in the schedule restriction we need. We have not found anything that we needed that Weld-Rite could not help us with as they will go to great lengths to make sure the customer is happy, and quality is #1. There are additional opportunities on a larger scale in the future that we would be willing to have Weld-Rite quote to us. Brans is currently inside of AK Steel in Middletown OH along with other areas ranging from Pennsylvania, West Virginia, and Michigan there are always fabrications that pop up and are needed that Weld-Rite has in the past helped with and going forward will have the opportunity to work on. Weld-Rite has expanded in the past increasing their machinery and abilities that they can offer and that has helped us be able to serve our customer better as well. Adding a CNC machine and additional space for fabrication will absolutely assist in the clients demands. Some of the projects we have worked on with Weld-Rite have been very cramped in their shop.

In conclusion Weld-Rite is a very determined, dependable, and quality driven company that stands behind their products. We enjoy doing business with them and will continue to for years to come.

Jeff Ball

Jeff Ball

Ironworker Superintendent Brand Safway

C: 937-397-2491

Email: jball@brandsafway.com

DALE C. WEEKLEY

daleweekley52@gmail.com |

May 21, 2020

To Whom It May Concern:

My name is Dale C. Weekley and I am a retired Superintendent from Graycor Industrial Constructors after 18 years of service. Before my tenure with Graycor I retired with 30 years from AK Steel as a manager. I have known Rex Jaeger for over twenty years, having spent many long hours on breakdowns at AK Steel, as well as many projects including design, fabrication, installation, and installing into operation.

He can fabricate from engineering drawings or go out on location and measure a device and build from that information. It is rare to find someone who is dependable and talented enough to do that. He takes pride in his work and is willing to respond to his customers need, any time day or night. Where most shops have set business hours, he does not.

I have referred him to many people during my business career, as well as outside personal contacts. They were all very pleased with the outcome of his work. He is very capable of doing small projects to large industrial fabrications and equipment repairs.

His work ethic, outgoing personality and excellent workmanship is the reason for his great success in his field.

Respectfully submitted,

Dale C. Weekley

1788 Stillwell-Beckett Rd, Hamilton, OH 45013

513-464-6086 |

HAMILTON FENCE COMPANY

876 Lebanon St. STE B • Monroe, OH 45050
Phone/Fax: 513-868-6675 email: hamiltonfence@fuse.net

May 21, 2020

RE: Weld-Rite Industries (Rex Jaeger)

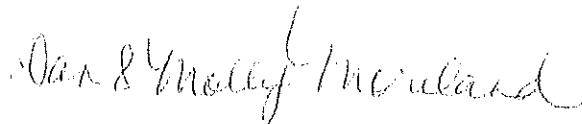
To Whom It May Concern:

We are writing this letter about Rex Jaeger and Weld-Rite Industries. Our company, Hamilton Fence, relies on other businesses for special projects because of the skills they possess that we do not. Welding is critical to our business and we have used Rex and his company many times over the last decade— and really, most times the project has been a custom, think-out-of-the box kind of request. There really isn't anything he can't do!

As a small business, we ally our business relationships with those we can depend on. Rex is the type of business owner who will do what must be done to complete the job — even in the evenings and weekends, which is rare. With a larger shop with an increased capacity, he would be able to share Weld-Rite awesomeness with more customers. The ability to serve more customers effectively is a goal shared by many in a world where everything is expected quickly, yet with personalized, boutique quality.

Until late last year, we were neighbors in the same industrial park. We have since moved on but will travel wherever we need to for Weld-Rite. We are fortunate to call Rex Jaeger a friend and are fortunate to know someone who does absolute top-notch work. Like us! 😊

Thank you for your time and please feel free to reach out if you need any additional information.



Dan & Molly Moreland
Owners
Hamilton Fence Company, Inc.

RAMÉYZ

AUTOMOTIVE REPAIR & PERFORMANCE

Rex Jaeger
Weld-Rite Industries
4094 Tonya Trail
Fairfield Township, OH 45011

May 22, 2020

I am the owner and operator of a local automotive repair and maintenance business and have been a customer of Rex Jaeger and Weld-Rite Industries for many years. I use his services for custom made parts for specialty jobs. He always provides fast, reliable turnaround on these custom orders for a fair price. His work is very meticulous. He is also very capable when it comes to helping design and solve challenging mechanical projects.

I believe that Weld-Rite Industries would benefit from additional shop space to expand their service offerings to more people. Expansion would allow Mr. Jaeger to take on larger long-term projects and still allow him to complete smaller jobs as well. Weld-Rite Industries is an asset to our local community, and I am always happy to promote my fellow businesses and neighbors.

Sincerely,



Brett Ramey

Brett Ramey
4144 Millikin Road
Fairfield Township, OH 45011

PHONE (513) 348-6517
EMAIL Rameyz.brett@gmail.com

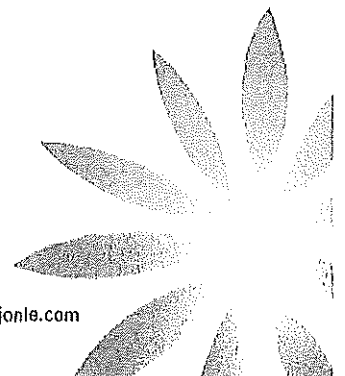


4117 BRIDGETOWN RD CINCINNATI, OHIO 45211-4503 phone: 513.662.2282 fax: 513.389.7737

To whom it may concern,

We at Jonle have been doing business with Weld-Rite for the past 7 years. Weld-Rites workmanship in my opinion is second to none. Their ability to take on a project and deliver in a timely manner is impressive. We look forward to doing business with them in the years to come.

Sincerely, Jim O'Brien.
Warehouse Manager
Jonle Heating & Cooling



AISC Steel Equipment
9227 Centre Pointe Drive
West Chester, Ohio 41069

March 23, 2020

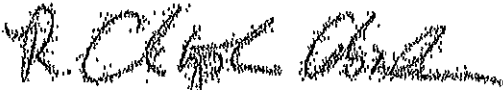
CRITICAL SUPPLIER DESIGNATION LETTER

We are aware that various health officers have issued orders directing individuals to shelter at their place of residence. As you are aware, the order (and the similar orders of other states, cities and counties) does not apply to persons performing certain essential activities and work, such as providing any critical services or performing any work necessary to an essential business.

Similarly, essential business has been generally considered to include those involved in the distribution and supply chain for critical products and industries producing and supplying essential products. AISC Steel Corporation is deemed to be an essential business, and considers the work we have contracted for with your company as necessary to operate our essential business. We hope that the recent orders do not stand in the way of your company safely meeting its current obligations to our essential business. However, if at any time you believe the safety of your personnel becomes an issue and you are unable to continue to supply us, please contact your AISC business point of contact as soon as possible.

Please provide your employees with a copy of this letter. In the event they are required to provide justification to appropriate authorities. We look forward to your continued teamwork during this challenging time.

Sincerely,



R. Christopher Sebilla
Senior Vice President, Chief Administrative Officer - Steel Mills

CONSENT AGENDA*

March 28, 2023

Approve the minutes of the March 21, 2023, Commissioners' Meeting.

PERSONNEL

1. *Rescind Resolution #23-0332 to hire Savannah Taylor as Ongoing Caseworker I within Children Services*
2. *Hire Cayley Saunders as Part-Time Ongoing Caseworker I within Children Services*
3. *Approve lateral transfer of Amanda Kneece from Alternative Response Caseworker II to On-Going Caseworker II within Children Services*
4. *Approve hiring of Charles Zugaro as Infrastructure Systems Analyst within Telecomm*
5. *Approve end of 365-day probationary period and pay increase for Jeffrey Boutell within Telecomm*

GENERAL

6. *Approve maintenance and support agreement with JAVS relative to Commissioners' Recording Equipment*
7. *Enter into contract with Smith and Brown Contractors, Inc. for the Hunter Sewer System Improvements Project*
8. *Advertise for bids for the purchase of 2 handicap upfit vans and 2 standard vans for the Warren County Veterans Administration*
9. *Approve notice of intent to award bid to KT Holden Construction for the Corwin Booster Pump Station Improvements Project*
10. *Approve and authorize submittal of pre-award information sheet and grant application on behalf of Facilities Management relative to energy efficiency and conservation block grant program through US Dept. of Energy*
11. *Authorize Sheriff to enter into membership agreement with Middle Atlantic-Great Lakes Organized Crime Law Enforcement Network*
12. *Enter into career services agreement with Area 12 – Workforce Development Board*
13. *Accept quote from BCS on behalf of Telecommunications relative to VOIP Headsets*
14. *Acknowledge approval of bills*
15. *Approve W/S performance bond reductions for Shaker Run in Turtlecreek*
16. *Approve final plats*

FINANCIAL

17. *Approve supplemental appropriation, appropriation adjustment and operational transfer for Jail Sales Tax 4495*
18. *Approve appropriation adjustments from Commissioners 11011110 into Prosecutor 11011150, Probate 11011250 and Telecomm 11012810 for payouts*
19. *Approve appropriation adjustments within Treasurer 11011130, Common Pleas 11011223, Garage 11011620, County Construction Projects 4467, and Water Project 5583*

**Please contact the Commissioners' Office at (513) 695-1250 for additional information or questions on any of the items listed on the Consent Agenda*



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

**Telephone (513) 695-1250
Facsimile (513) 695-2054**

***TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG***

**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

MINUTES: Regular Session – March 21, 2023

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the March 14, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the March 14, 2023, meeting were read and approved.

- 23-0335 A resolution was adopted to accept resignation of Jonathan Mansell, Control Systems Technician II, within Warren County Water and Sewer Department effective March 15, 2023. Vote: Unanimous
- 23-0336 A resolution was adopted to administer disciplinary action against Kyla Russell, Foster Care/ Adoption Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-0337 A resolution was adopted to advertise for bids for the 2023 Chip Seal Project. Vote: Unanimous
- 23-0338 A resolution was adopted to authorize the Water and Sewer Department to enter into contract negotiations with Tyler Technologies, Inc. for the purchase of utility billing software system for the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0339 A resolution was adopted to enter into contract with Brumbaugh Construction Inc. for the Hendrickson Road Bridge #80-.19 Rehabilitation Project. Vote: Unanimous

- 23-0340 A resolution was adopted to amend resolutions #22-1682 and #22-1683 entering into agreements with the Warren County Park District relative to projects funded by the American Rescue Plan Act – Coronavirus State and Local Fiscal Recovery Funds. Vote: Unanimous
- 23-0341 A resolution was adopted to accept Tax Incentive Review Council recommendations for the 2022 Enterprise Zone Program and Community Reinvestment Area Program. Vote: Unanimous
- 23-0342 A resolution was adopted to authorize the President of the Board to sign a Satisfaction of Mortgage for Desiree Morsie-Lyons. Vote: Unanimous
- 23-0343 A resolution was adopted to approve and authorize the President of the Board to sign Local Support Agency Memorandum of Understanding with Lebanon Correctional Institution on behalf of Warren County Emergency Services. Vote: Unanimous
- 23-0344 A resolution was adopted to authorize acceptance of quote from Secure Cyber Defense on behalf of Warren County Telecommunications for FortiSwitch equipment. Vote: Unanimous
- 23-0345 A resolution was adopted to approve an annual maintenance and support agreement with Sound Communications, Inc. for Verint media recorder renewal on behalf of Warren County Telecommunications. Vote: Unanimous
- 23-0346 A resolution was adopted to approve the contract with Clinton County Family and Children First Council on behalf of the Warren County Juvenile Court Mary Haven Youth Center Division. Vote: Unanimous
- 23-0347 A resolution was adopted to approve and enter into an agreement with the University of Cincinnati College of Allied Health Sciences on behalf of Warren County Children Services. Vote: Unanimous
- 23-0348 A resolution was adopted to approve addenda to agreement with Against All Odds 126, Inc. relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 23-0349 A resolution was adopted to enter into classroom training agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 23-0350 A resolution was adopted to declare various items within Board of Developmental Disabilities, Board of Elections, Building and Zoning, Mary Haven, Records Center, and Telecommunications as surplus and authorize the disposal of said items through internet auction. Vote: Unanimous

- 23-0351 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-0352 A resolution was adopted to approve a subdivision public improvement and maintenance security reduction with D.R. Horton – Indiana, LLC for Valley View, Section 1 situated in Hamilton Township. Vote: Unanimous
- 23-0353 A resolution was adopted to approve a streets and appurtenances (including sidewalks) bond reduction for D.R. Horton – Indiana, LLC for completion of performance of construction of improvements and enter into the maintenance security for the Villages of Hopewell Valley, Section Six, situated in Hamilton Township. Vote: Unanimous
- 23-0354 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for D.R. Horton – Indiana, LLC for completion of improvements in Valley View, Section 1 situated in Hamilton Township. Vote: Unanimous
- 23-0355 A resolution was adopted to approve various record plats. Vote: Unanimous
- 23-0356 A resolution was adopted to approve appropriation adjustment within Commissioners' General Fund #11011110. Vote: Unanimous
- 23-0357 A resolution was adopted to approve appropriation adjustment within Juvenile Court Fund #10111240. Vote: Unanimous
- 23-0358 A resolution was adopted to approve appropriation adjustment within Board of Elections Fund #11011300. Vote: Unanimous
- 23-0359 A resolution was adopted to approve appropriation adjustments within Children Services Fund #2273. Vote: Unanimous
- 23-0360 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 23-0361 A resolution was adopted to approve appropriation adjustment within Transit Fund #2299. Vote: Unanimous
- 23-0362 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 23-0363 A resolution was adopted to approve Law Enforcement Training Facility Temporary Revocable License Agreement and Waiver of Liability Form for use of space within the Old Warren County Jail located at 880 Memorial Drive in Lebanon, Ohio. Vote: Unanimous
- 23-0364 A resolution was adopted to approve appointment to the Elderly Services Advisory Committee. Vote: Unanimous

- 23-0365 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday March 23, 2023. Vote: Unanimous
- 23-0366 A resolution was adopted to enter into subrecipient agreement with Cincinnati Bell Telephone, LLC and Cincinnati Bell Extended Territories, LLC collectively DBA as Altafiber, relative to the Broadband Project and the American Rescue Plan Act – Coronavirus State and Local Fiscal Recovery Funds.
Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

Molly Conley, Warren County Soil and Water Conservation Director, was present along with members from the Warren County Agricultural Society and Warren County Farm Bureau, to discuss the importance of farming and to discuss National Agriculture Week.

Upon discussion, the Board proclaimed March 27, 2023, through March 27, 2023, as "National Agriculture Week" in Warren County.

Trevor Hearn, Warren County Facilities Management Director, was present along with Michael Murphy, Champlin Architecture, Judge Loxley and Judge Fischer from Warren County Court, and representatives from the Board of Elections for a work session to present the findings from the Warren County Master Plan Study.

Mr. Murphy presented the attached PowerPoint presentation reviewing the findings and making recommendations relative to the options that would best accommodate the space needs within the County Campus as well as the Downtown Campus and the Engineering and Highway Department.

Mr. Murphy reviewed the existing conditions of each building, pointing out the high regard that the tenants have for Mr. Hearn's department relative to the maintenance and upkeep of the buildings. He then reviewed the existing space utilization for each building as well as a proposed future use, including a new Warren County Court Building, an addition to the Warren

County Common Pleas Court and various older buildings being demolished and newer, more efficient facilities being constructed as well as a road network that provides better access.

There was discussion relative to the best use for the existing parking at the current Administration building as well as the moving of the Warren County Board of Elections and the additional space/security needs within the Common Pleas Court Addition building relative to Adult Probation.

There was discussion relative to the relocation of the current Children Services visitation building to a new combined facility that would include Children Services, Human Services, Health Department and the Child Advocacy Center.

The Board stated the need to review the study further and discuss at a future meeting.

Judge Loxley stated he is in favor of the Board taking the time needed to make the right decision and stated he is in favor of the plan relative to County Court.

There was discussion relative to the desire to meet with the criteria architect for the New County Court facility to view how that project ties in with the Master Plan Study.

Mr. Hearn stated that the building hasn't been designed yet, as that is done at the Design/Build stage of the project. He stated that the criteria architect identified the space needs of the building and Mr. Murphy utilized that information in making his recommendations.

Judge Fischer stated that a lot of information was presented today and acknowledged confidence in Mr. Hearn and his team and well as this Board of Commissioners.

Upon discussion, the Board thanked Mr. Hearn for his efforts on this project and acknowledged the compliments on the maintenance of the buildings. They then requested to meet in a few weeks to further discuss this matter.

Matt Schnipke, Economic Development Director, stated that the final agreement with Altafiber relative to Broadband services within Warren County has been reviewed and approved by the Assistant Prosecutor and signed by Altafiber and is ready for approval by the Board.

Mr. Schnipke discussed highlights of the agreement as follows:

A few key items:

- Altafiber has agreed to serve approximately 52,000 addresses within the County (50,000 single-family and 2,000 multi-family dwellings).
 - This equates to roughly \$96 per 50,000 single-family dwellings with the 2,000 multi-dwelling units included as well

- Altafiber will provide quarterly metric reporting
- Pay applications will be submitted every 90 days and the payment will be based on the number of SFU residences that have been connected
- The agreement runs through 2038 for monitoring and reporting, but all construction must be completed by 12/31/2026.
- Altafiber will own, operate, and maintain the improvements
- Altafiber will only be installing fiber-optic cabling and will not charge consumers fees for connecting to homes regardless of length of driveways
- If there is a breach of contract at any time within the first 4 years, the full contribution amount is owed back to the County and there is a pro-rated schedule for years 5-15.
- County has right to terminate for convenience with six months written notice, but must reimburse Altafiber for any costs incurred up to that point
- Altafiber is to prioritize the east side of the County from a timing standpoint

Upon further discussion, the Board resolved (Resolution #23-0366) to enter into subrecipient agreement with Cincinnati Bell Telephone, LLC and Cincinnati Bell Extended Territories, LLC collectively DBA as Altafiber, relative to the Broadband Project and the American Rescue Plan Act – Coronavirus State and Local Fiscal Recovery Funds.

Upon motion the meeting was adjourned.

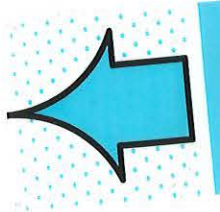
Shannon Jones, President

David G. Young

Tom Grossmann

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on March 21, 2023, in compliance with Section 121.22 O.R.C.

Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio



The background of the cover features a photograph of the Warren County Courthouse. The building is a large, white, classical-style structure with a prominent dome. In the foreground, there are trees with vibrant autumn foliage in shades of red, orange, and yellow. An American flag is visible on a tall pole to the left of the building. The sky is a clear, deep blue. A dark blue horizontal band is overlaid across the middle of the image, containing the title text. A yellow vertical bar is on the right side, containing the date.

Warren County Master Plan

MARCH 21, 2023

 **CHAMPLIN**
ARCHITECTURE



SECTION

1

Introduction

TIMELINE OF ACTIVITIES

04.26.22	Master Planning Kick-Off Meeting held at Administration Building with County Facilities	08.16.22	Champlin met with Health Department	09.13.22	Champlin met with Warren County Garage	10.21.22	Champlin shares draft of written Master Plan content with County Facilities Management
06.08.22	Champlin sent initial Master Planning Survey Form to County Facilities Management	08.16.22	Champlin met with Probate / Juvenile Court	09.14.22	Champlin met with Domestic Relations Court	10.28.22	Champlin met internally to refine Master Plan Recommendations
06.10.22	Champlin sent revised Master Planning Survey Form to County Facilities Management	08.18.22	Champlin met with County Engineer & Highway Garage Department	09.14.22	Champlin met with Facilities Management	11.04.22	Champlin met internally to refine Master Plan Recommendations
07.11.22	Master Planning Survey Forms completed by Department Representatives were received by Champlin	08.22.22	Champlin met with Emergency Services	09.15.22	Champlin met with Common Pleas	11.11.22	Champlin met internally to refine Master Plan Recommendations
07.27.22	Master Planning Department Meeting request was sent out to Department Representatives	08.22.22	Champlin met with Treasury	09.15.22	Champlin met with Adult Probation and Community Corrections	11.18.22	Champlin met internally to refine Master Plan Recommendations
08.10.22	Champlin met with Child Advocacy Center	08.23.22	Champlin met with Human Services	09.16.22	Champlin met with Law Library	11.22.22	Champlin met with County Facilities Management & Representatives
08.11.22	Champlin met with Veterans Services	08.23.22	Champlin met with Clerk of Courts for Common Pleas	09.19.22	Champlin met with Water Department	12.09.22	Champlin met internally to refine Master Plan Recommendations
08.11.22	Champlin met with Commissioner's Office	08.24.22	Champlin met with Mary Haven Youth Center	09.21.22	Champlin met with Children Services	01.03.23	Champlin met internally to refine Master Plan Recommendations
08.12.22	Champlin met with Sheriff's Office	08.24.22	Champlin met with Economic Development	09.21.22	Champlin met with Recorder	01.05.23	Champlin met with County Facilities Management & Representatives
08.12.22	Champlin met with Grants Administration & Solid Waste District	08.25.22	Champlin met with Building & Zoning	09.29.22	Champlin met internally to develop Master Plan Recommendations	01.18.23	Champlin met internally to refine Master Plan Recommendations
08.15.22	Champlin met with Regional Planning Commission	08.26.22	Champlin met with Tax Map Department	10.05.22	Champlin toured County Court Building, Old Jail at 880 Memorial, Historic Jail at 312 E. Silver, Children Services Visitation House, and Corwin House	02.17.23	Champlin presents draft version of the Facilities Master Plan
08.15.22	Champlin met with Soil & Water	08.30.22	Champlin met with Prosecutor's Office	10.07.22	Champlin met internally to refine Master Plan Recommendations	03.21.23	Champlin presents final version of the Facilities Master Plan
		08.31.22	Champlin met with IT	10.21.22	Champlin met internally to refine Master Plan Recommendations		
		09.07.22	Champlin met with CSEA				
		09.07.22	Champlin met with Telecommunications				
		09.08.22	Champlin met with Ohio Means Jobs				
		09.09.22	Champlin met with Records & Archives				
		09.12.22	Champlin met with Board of Elections				



Engineering & Highway Department

DOWNTOWN CAMPUS

Ellis St. Campus

Corwin House

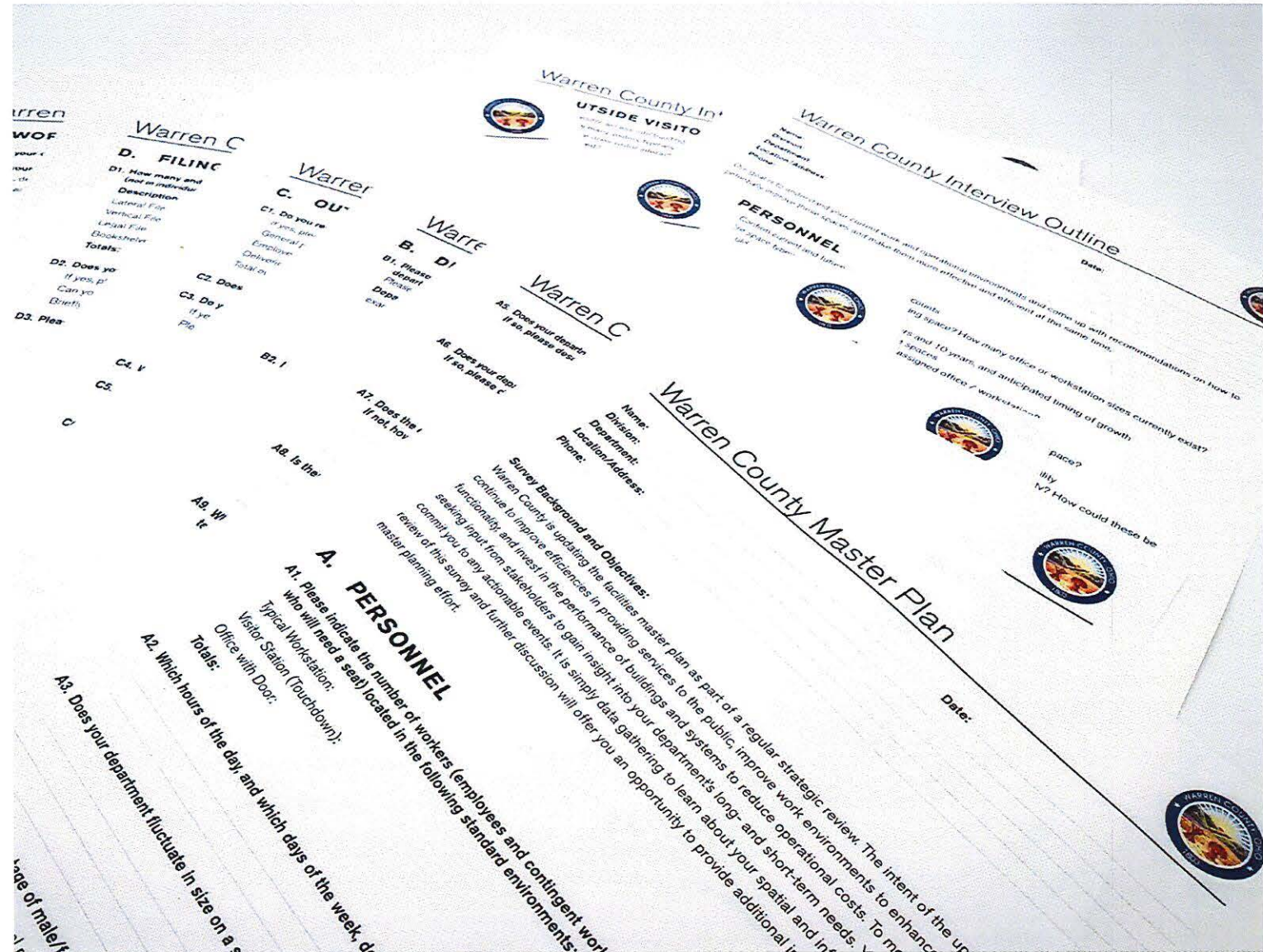
MAIN STREET

Warren County Main Campus

EAST STREET

48





SURVEY AND INTERVIEWS

- "Rightsizing" departmental space
- Improving efficiencies
- Increasing productivity and functionality
- Technology changes
- Enhancing security

Common Themes

- Parking
 - Fleet parking
 - Public parking
 - Activity-based parking
- File Storage
 - On site
 - Off site
 - Archive
- Staffing
 - Growth or reduction
- Departmental Adjacencies
 - Within a building
 - On a campus

GROWTH PROJECTIONS

	Current FTE (assigned workspaces)	Projected FTE (assigned workspaces)	% Growth or Reduction Projected	Current Occupied SF	Projected SF Needed	% Growth or Reduction Projected	Hybrid Work Model Potential	Notes
Board of Elections	12	20	67%	10,713	17,855	67%	⊗	
Building & Zoning	11	12	9%	3,294	3,294	0%	⊕	Inspectors rarely in office in Hybrid Work Model, touchdown workstations to be removed.
Child Advocacy Center	7	10	43%	3,118	4,454	43%	⊗	Current FTE includes 2 Therapists.
Child Support Enforcement Agency	43	51	19%	9,199	10,910	19%	⊗	
Children Services	60	80	33%	13,615	18,153	33%	⊗	
Commissioners' Office	7	9	29%	6,739	6,739	0%	⊗	No SF growth projected due to ability to absorb growth.
Common Pleas General Division	28	33	18%	26,954	31,767	18%	⊗	
County Court	11	15	36%	10,182	13,885	36%	⊗	Criteria Architect has a plan with a fixed square footage that should be reflected in these projections.
Court Services (Clerk)	27	27	0%	5,937	5,937	0%	⊗	SF growth to align with County Court growth.
Domestic Relations	21	27	29%	8,701	11,187	29%	⊗	Ability to add 18,000 SF which is more than needed for this dept.
Economic Development	2	2	0%	1,907	1,907	0%	⊕	
Emergency Services	48	51	6%	7,736	8,220	6%	⊗	SF growth for support spaces (respite room, lockers, etc.)
Engineer's Office	18	22	22%	7,348	7,348	0%	⊗	Space to be consolidated and redesigned for efficiency; large offices could be shared.
Facilities Management	23	26	13%	11,925	13,480	13%	⊗	
Garage	7	7	0%	2,400	2,400	0%	⊗	
Grants & Solid Waste	4	4	0%	603	603	0%	⊗	No impactful growth projected.
Health Department	75	123	64%	12,931	21,207	64%	⊗	Significant growth projected.
Highway Department	6	11	83%	10,163	10,163	0%	⊗	Growth based on personnel count not required. They do need better vehicle storage, fewer doors, more lockers.
Human Services	46	50	9%	11,331	11,331	0%	⊕	Growth absorbed with Hybrid Work Model.
IT Department	20	23	15%	8,125	8,125	0%	⊕	No SF growth projected due to ability to absorb growth, limited Hybrid Work.
Juvenile Court	57	60	5%	21,596	22,733	5%	⊗	
Juvenile Detention	11	11	0%	9,651	9,651	0%	⊗	
Law Library	1	1	0%	1,925	1,925	0%	⊗	
Mary Haven Youth Center	19	30	58%	17,241	17,241	0%	⊗	No SF growth projected due to ability to absorb growth with redesign.
Ohio Means Jobs	22	25	14%	12,365	12,365	0%	⊗	No SF growth projected due to ability to absorb growth.
Probation	42	47	12%	9,872	10,911	11%	⊗	
Prosecutor's Office	37	40	8%	16,716	18,071	8%	⊗	
Recorders Office	10	11	10%	4,667	4,667	0%	⊗	No SF growth projected due to ability to absorb growth with redesign.
TOTALS	881	1041	21%	324,512	372,898	15%		



SECTION

2

Existing Conditions



SILVER STREET CAMPUS

Old Courthouse

300 E. Silver Street

BUILDING CHALLENGES

- Limited parking
- Security concerns with access and visibility to visitors entering the building from the parking lot
- Security/wayfinding concerns related to access points on different floors and from different sides of the building

BUILDING ADVANTAGES

- Well-maintained historic building / character



SILVER STREET CAMPUS

Old Administration Building

320 E. Silver Street

BUILDING CHALLENGES

- Limited parking
- Accessibility challenges getting into building from street level and from the parking lot

BUILDING ADVANTAGES

- Well-maintained



SILVER STREET CAMPUS

Historic Jail

312 E. Silver Street

BUILDING CHALLENGES

- Limited parking
- Accessibility issues related to age of the building and original design as a residence with attached jail facilities
- Difficulty in renovation due to original use of the building
- Historic nature of the building could create resistance to reuse

BUILDING ADVANTAGES

- Historic building / character



SILVER STREET CAMPUS

Children Services Visitation House

313 E. Warren Street

BUILDING CHALLENGES

- Limited parking
- Security and visibility issues while staff are operating out of this facility for visitation services

BUILDING ADVANTAGES

- Residential atmosphere for Children Services functions
- Well-maintained



JUSTICE DRIVE CAMPUS

Health & Human Services Building

416 S. East Street

BUILDING CHALLENGES

- Restrooms within the current building and the entire 3rd floor space are not ADA accessible
- Wayfinding within building for various services is challenging for visitors
- Safety and security concerns with access into building by visitors
- Inefficient layout for building function

BUILDING ADVANTAGES

- Location on campus for public access



JUSTICE DRIVE CAMPUS

Administration Building

406 Justice Drive

BUILDING CHALLENGES

- Location of county server facilities
- Usability of basement and 3rd floor for public access

BUILDING ADVANTAGES

- Well-maintained facility, newer finishes throughout
- Central location on campus for public access
- Abundant available parking



JUSTICE DRIVE CAMPUS

Facilities Management

430 Justice Drive

BUILDING CHALLENGES

- Location in center of campus for a facility not requiring public access
- Oversized shop spaces
- Amount of covered vehicle storage
- Loading dock and temporary storage/distribution is inadequate

BUILDING ADVANTAGES

- Well-maintained facility, newer finishes throughout



JUSTICE DRIVE CAMPUS

Common Pleas Court Building

500 Justice Drive

BUILDING CHALLENGES

- Lack of secure access for juries and court personnel
- Lack of expansion space within current footprint
- Visibility of grand jury room access in building due to information desk location
- Hardened basement location of Telecommunications (difficult to renovate)

BUILDING ADVANTAGES

- Well-maintained facility, newer finishes throughout
- Location nearby other county court & administration buildings and supporting court services
- Hardened basement location of Telecommunications (highly resilient)
- Abundant parking



JUSTICE DRIVE CAMPUS
**County Court Building
& Old Jail**
880 Memorial Drive

BUILDING CHALLENGES

- Old Jail is vacant and needs to be repurposed or demolished
- County Court Building is an outdated facility and needs to be repurposed and/or replaced

BUILDING ADVANTAGES

- Location nearby other county court & administration buildings and supporting court services



JUSTICE DRIVE CAMPUS
SWAT Garage
890 Memorial Drive

BUILDING CHALLENGES

- Outdated facility

BUILDING ADVANTAGES

- None



JUSTICE DRIVE CAMPUS
Juvenile Justice Center
900 Memorial Drive

BUILDING CHALLENGES

- Durable architectural elements would not allow easy repurposing of space
- Mary Haven facility is oversized for population served

BUILDING ADVANTAGES

- Appropriate facility type for use



JUSTICE DRIVE CAMPUS
520 Justice Office Building
720 Justice Drive

BUILDING CHALLENGES

- Limited warehouse storage space for current Board of Elections function
- Cross circulation of court staff with adult probation clients
- Lack of secure parking
- Shared Emergency Operations Center with Board of Elections
- Vulnerability of the Communications Center due to upper floor location with windows

BUILDING ADVANTAGES

- Newer building, well-maintained
- Loading dock access



JUSTICE DRIVE CAMPUS
New Jail & Sheriff's Office
822 Memorial Drive

BUILDING CHALLENGES

- None

BUILDING ADVANTAGES

- New facility



OTHER BUILDINGS
Corwin House
210 W. Main Street

BUILDING CHALLENGES

- Limited parking
- Accessibility challenges from majority of on-site parking into building
- Inefficient layout for building office function
- Underutilized basement level

BUILDING ADVANTAGES

- None



OTHER BUILDINGS
Mechanics Garage
1433 State Route 63

BUILDING CHALLENGES

- Parking for storage of fleet vehicles

BUILDING ADVANTAGES

- None



OTHER BUILDINGS
**Engineer's Office Building &
Engineer's Highway Complex**
105 Markey Road

BUILDING CHALLENGES

- Outdated Engineer's Office Building facility
- Inefficient layout for Engineer's Office Building
- Outdated Highway Department Office Building facility and surrounding equipment storage structures
- Large number of overhead doors requires constant maintenance

BUILDING ADVANTAGES

- Location outside of city core
- Abundant space for materials lay-down area

A photograph of the Warren County Courts Building at night, illuminated by streetlights. The building features a prominent gable roof with a sign that reads "WARREN COUNTY COURTS BUILDING" and "500". In the foreground, there are stone pillars and benches. The entire image has a blue color cast.

SECTION

3

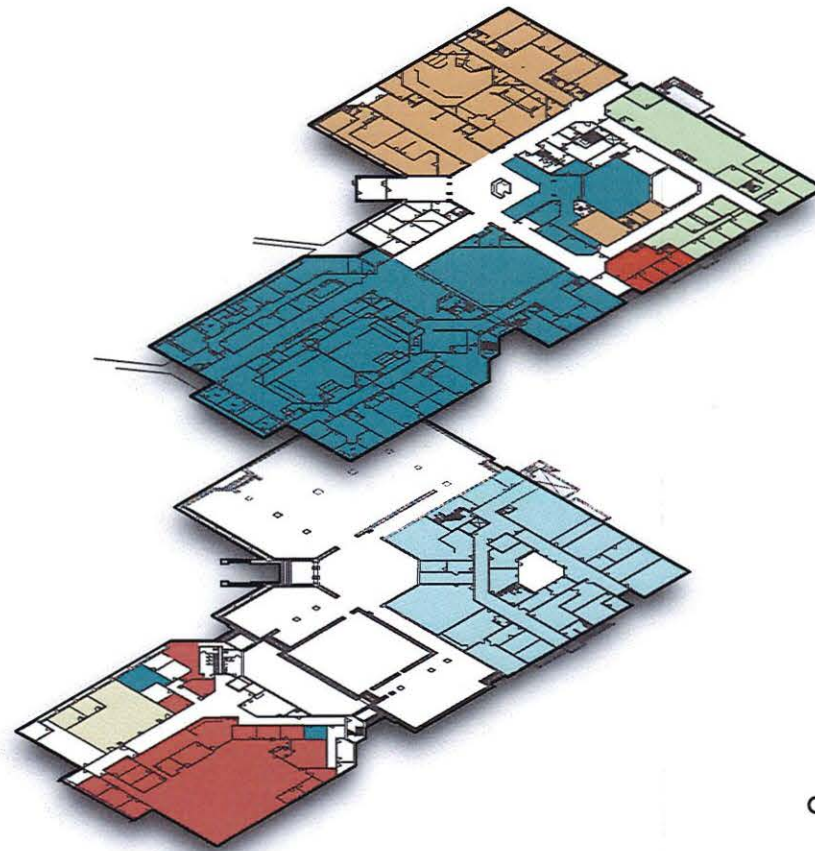
Space & Utilization

1ST FLOOR

- Clerk of Courts
- General Division
- Domestic Relations
- Project Search

LOWER LEVEL

- General Division
- CSEA
- Law Library
- Telecom



**EXISTING
COMMON PLEAS COURT BUILDING**

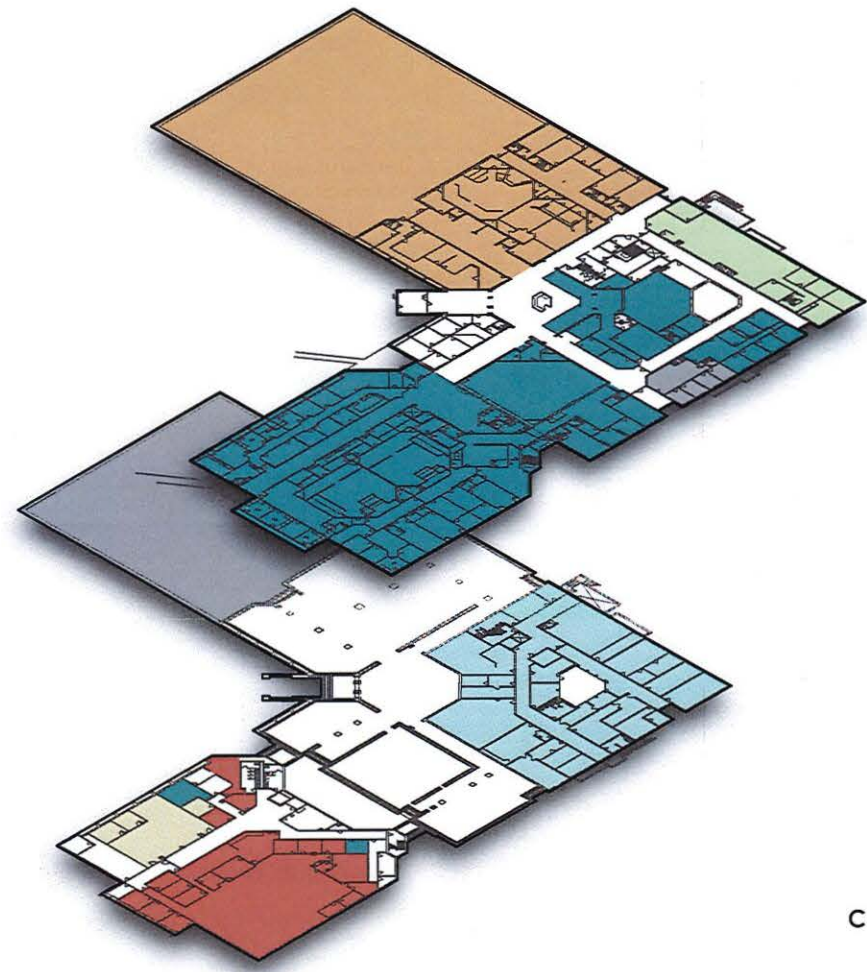
1" = 64'

1ST FLOOR

- Clerk of Courts
- General Division
- Domestic Relations
- Vacant

LOWER LEVEL

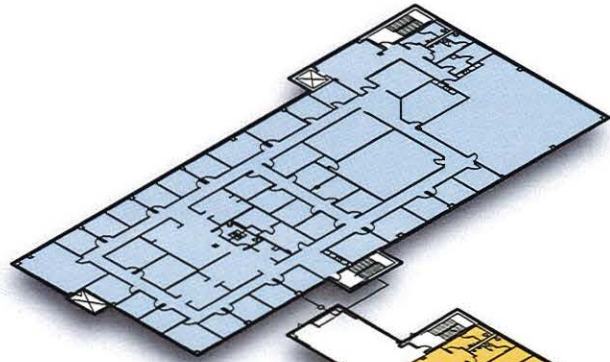
- General Division
- CSEA
- Law Library
- Telecom
- Vacant



**FUTURE
COMMON PLEAS COURT BUILDING**
1" = 64'

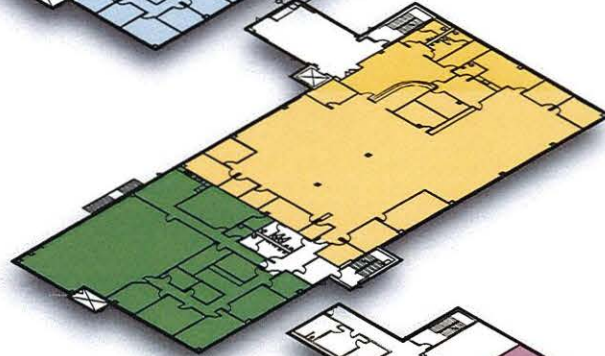
2ND FLOOR

- Prosecutor



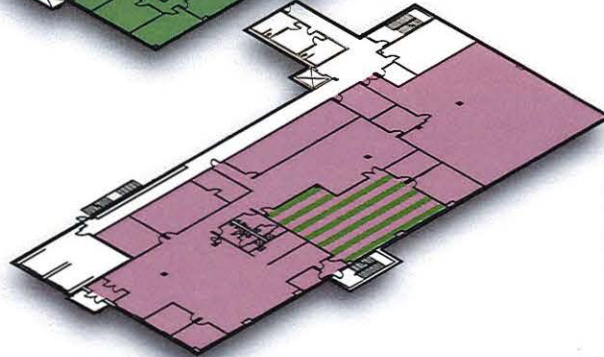
1ST FLOOR

- Adult Probation
- Emergency Services



LOWER LEVEL

- Board of Elections
- Emergency Services



EXISTING
520 JUSTICE OFFICE BUILDING

1" = 48'

2ND FLOOR

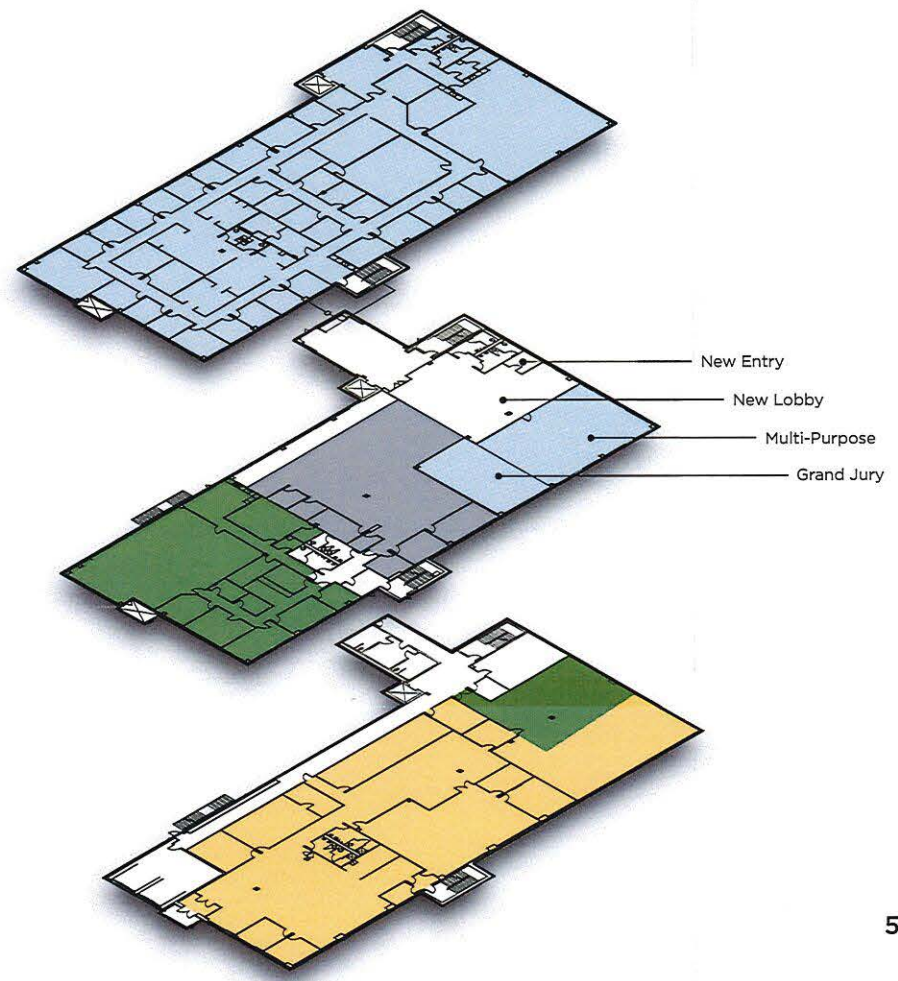
- Prosecutor

1ST FLOOR

- Emergency Services
- Prosecutor
- Vacant

LOWER LEVEL

- Adult Probation
- Emergency Services



FUTURE
520 JUSTICE OFFICE BUILDING
1" = 48'

3RD FLOOR

- Conference Center
- Economic Development
- IT Department

2ND FLOOR

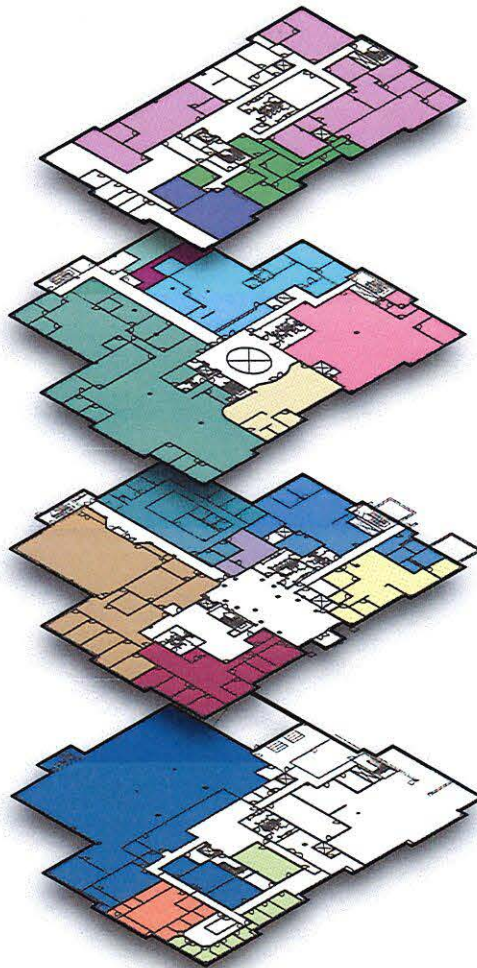
- Auditor
- Grants & Solid Waste
- Real Estate Appraisers
- Recorder
- Tax Maps
- Treasurer

1ST FLOOR

- Building & Zoning
- Commissioner's Office
- Office of Management and Budget
- Regional Planning Commission
- Water
- Water Instrumentation

LOWER LEVEL

- Archives
- Children Services / Storage
- Genealogy



**EXISTING
ADMINISTRATION BUILDING**

1" = 64'

3RD FLOOR

- Conference Center
- Economic Development
- Grants & Solid Waste
- IT Department

2ND FLOOR

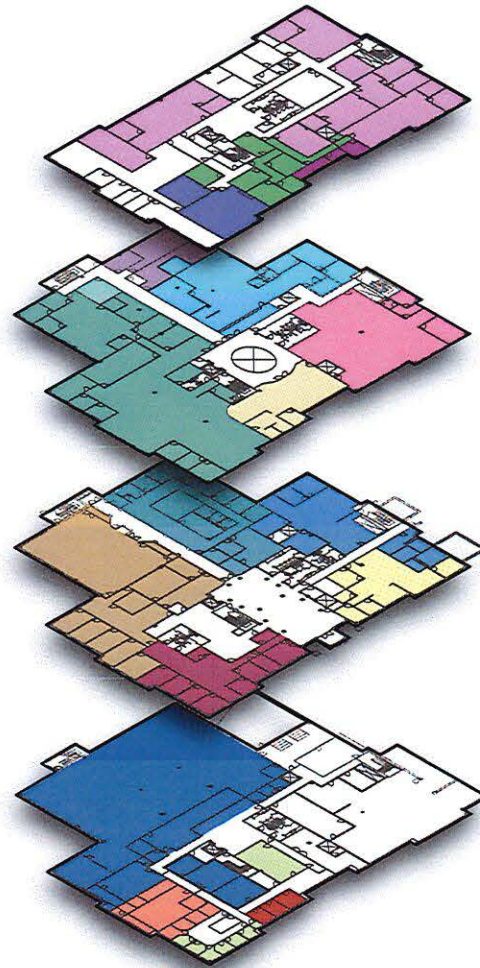
- Auditor
- Real Estate Appraisers
- Recorder
- Tax Maps
- Treasurer
- Water Instrumentation

1ST FLOOR

- Building & Zoning
- Commissioner's Office
- Office of Management and Budget
- Regional Planning Commission
- Water

LOWER LEVEL

- Archives
- Children Services / Storage
- Genealogy
- Project Search

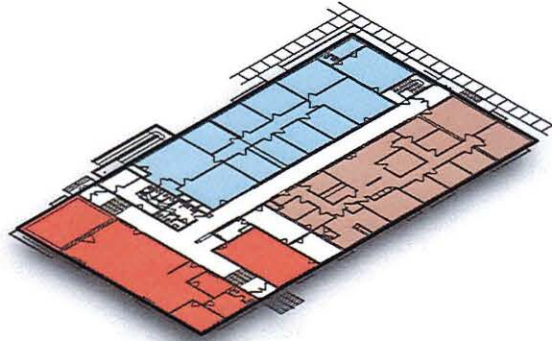


**FUTURE
ADMINISTRATION BUILDING**

1" = 64'

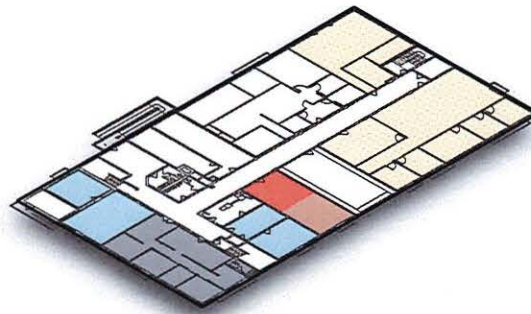
1ST FLOOR

- Child Advocacy Center
- Soil & Water
- Veterans Services



LOWER LEVEL

- Child Advocacy Center
- OSU Extension
- Soil & Water
- Veterans Services

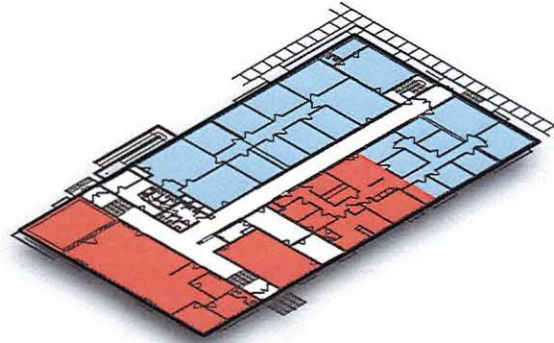


**EXISTING
OLD ADMINISTRATION BUILDING**

1" = 48'

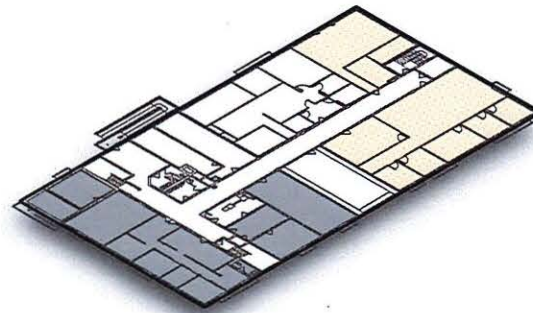
1ST FLOOR

- Soil & Water
- Veterans Services



LOWER LEVEL

- OSU Extension
- Vacant



**FUTURE
OLD ADMINISTRATION BUILDING**

1" = 48'



SECTION

4

Recommendations

BOARD OF ELECTIONS

PERIMETER ORGANIZATION

- ⊕ Preserves green space
- ⊕ Maintains building distance from East Street
- ⊕ Less traffic on Justice Drive
- ⊖ Requires reworking Park Avenue

OFF-CAMPUS BOARD OF ELECTIONS

- ▣ Impacts only Phase 4
- ▣ No Board of Elections on campus
- ▣ Existing Health & Human Services Building may remain for historic value

A

ON-CAMPUS BOARD OF ELECTIONS

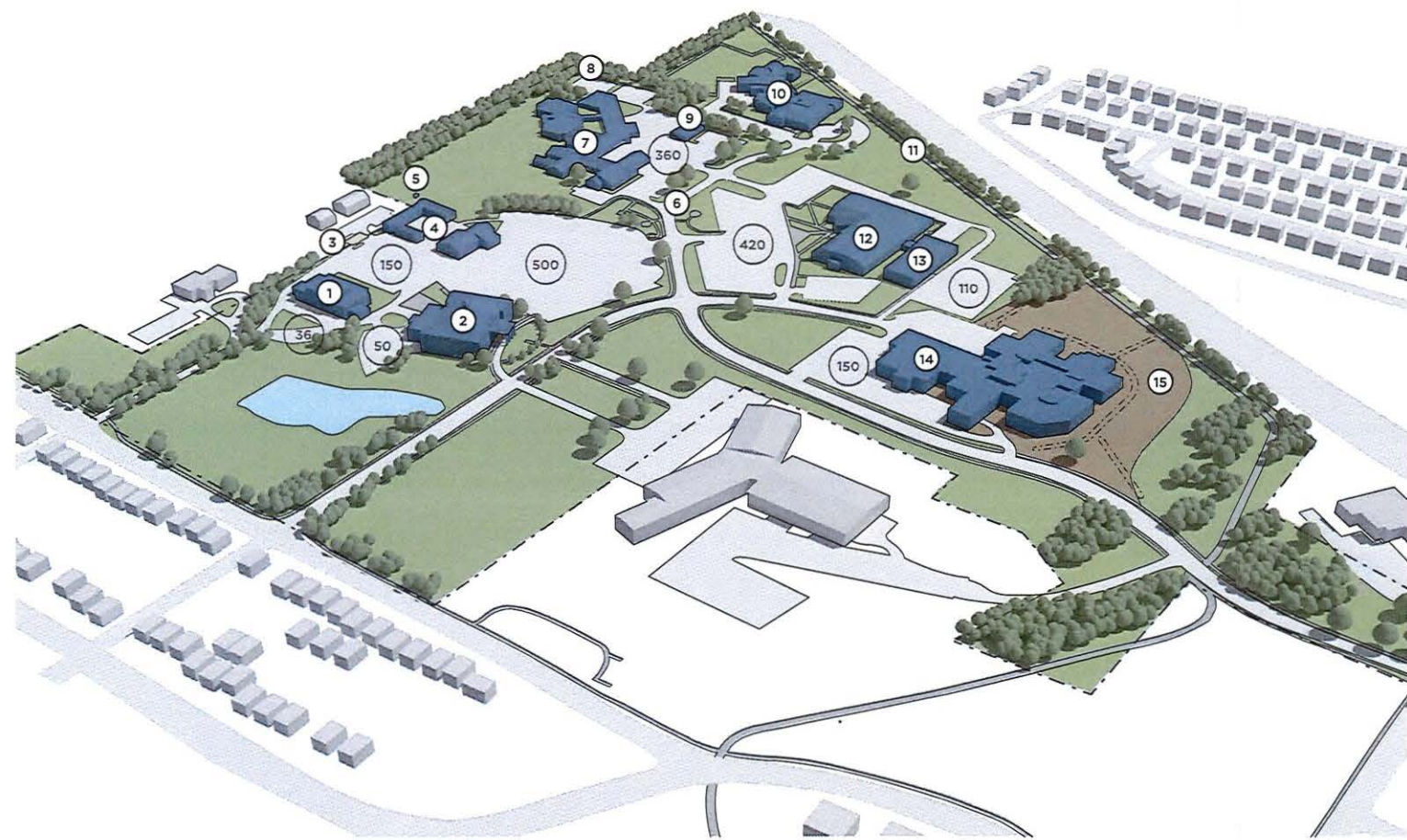
- ▣ Impacts only Phase 4 and requires additional Phase 5
- ▣ Board of Elections on campus
- ▣ Demo Health & Human Services Building

B

EXISTING

Justice Drive Campus

- ① Health & Human Services Building
- ② Administration Building
- ③ Fueling Station
- ④ Facilities Management
- ⑤ Weather Station
- ⑥ Monuments
- ⑦ County Court Building & Old Jail
- ⑧ Impound Lot
- ⑨ SWAT Garage
- ⑩ Juvenile Justice Center
- ⑪ Bike Trail
- ⑫ Common Pleas Court Building (CPC)
- ⑬ 520 Justice Office Building
- ⑭ New Jail & Sheriff's Office
- ⑮ Drainage
- # Parking Counts



PHASE

1



Enabling Projects

- ① Demolish the existing Old Jail at 880 Memorial Drive. Note that the County Court Building is to remain and existing infrastructure that feeds County Court must be maintained.
- ② Construct a replacement SWAT garage and facility at an off-campus location. This 12,000 SF replacement facility will include SWAT vehicle storage, SWAT office and workspace, indoor and/or outdoor firearms training facilities, indoor large County vehicle storage, and secure indoor impounded vehicle storage. This step must be completed before the existing SWAT garage is demolished.
- ③ Demolish the existing SWAT garage.

PHASE

2



County Court Building

- ① Construct a new County Court Building and adjacent parking lot.
- ② Construct structure to enclose impound lot. Building size is to accommodate 15 vehicles.
- ③ Demolish the existing County Court Building.
- ④ Expand parking lot south of 520 Justice Office Building.
- ⑤ Expand Common Pleas Court Building by approximately 18,000 SF. This may be built at any phase.

PHASE

3



Facilities Management

- ① Construct a new 18,000 SF Facilities Management building. This step must be completed before the existing Facilities Management building is demolished.
- ② Create a new parking lot on the site of the demolished Old Jail and County Court Building.
- ③ Demolish existing Facilities Management building.
- ④ Determine if the purchase or lease of a former retail site will proceed.

PHASE
4A

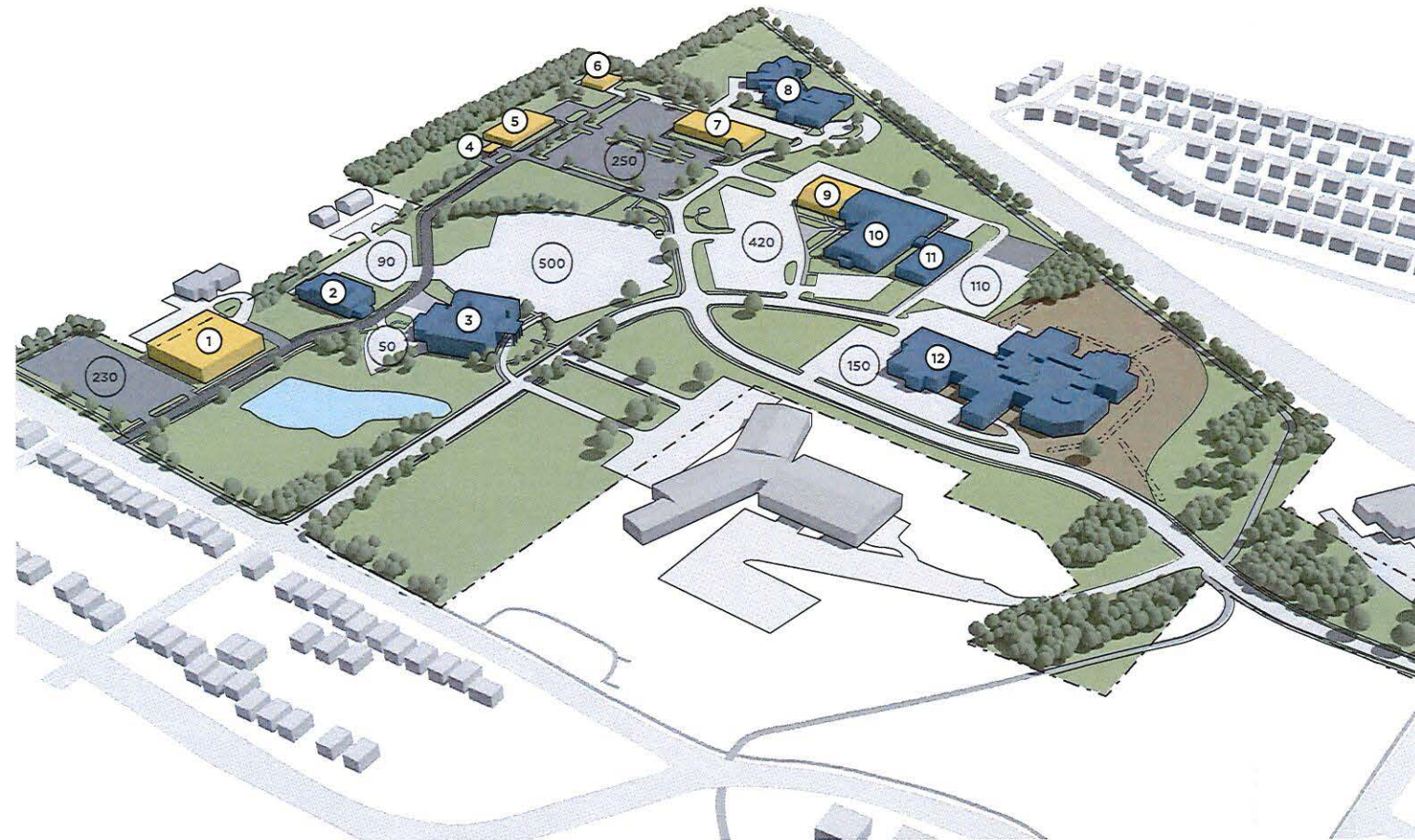


With Off-Campus Board of Elections

- ① Widen and realign Park Avenue.
- ② Construct a new 64,000 SF Health & Human Services Building and adjacent parking lot.
- ③ Relocate Child Advocacy Center from the Old Administration Building to the new facility.
- ④ Expand Veterans Services and Soil & Water in the Old Administration Building into vacated space.
- ⑤ Construct a new fueling station adjacent to the new Facilities Management building.
- ⑥ Demolish existing fueling station.
- ⑦ Renovate a portion of an existing building for the Board of Elections.
- ⑧ Optional: Renovate a portion of an existing building for the Public Health Department. (Note that this would reduce the square footage of the building constructed in Phase 3 to just what is required for Child and Human Services (approximately 30,000 square feet).)
- ⑨ Relocate Adult Probation from the 2nd floor of the 520 Justice Office Building to the 1st floor of the 520 Justice Office Building.
- ⑩ Create secure jury and staff entrance to the 520 Justice Office Building.

FINAL

A



- ① Health & Human Services Building
- ② former Health & Human Services Building
- ③ Administration Building
- ④ Fuel Station
- ⑤ Facilities Management
- ⑥ Impound Lot
- ⑦ County Court Building
- ⑧ Juvenile Justice Center
- ⑨ Common Pleas Court Building addition
- ⑩ Common Pleas Court Building
- ⑪ 520 Justice Office Building
- ⑫ New Jail & Sheriff's Office

- # Parking Counts

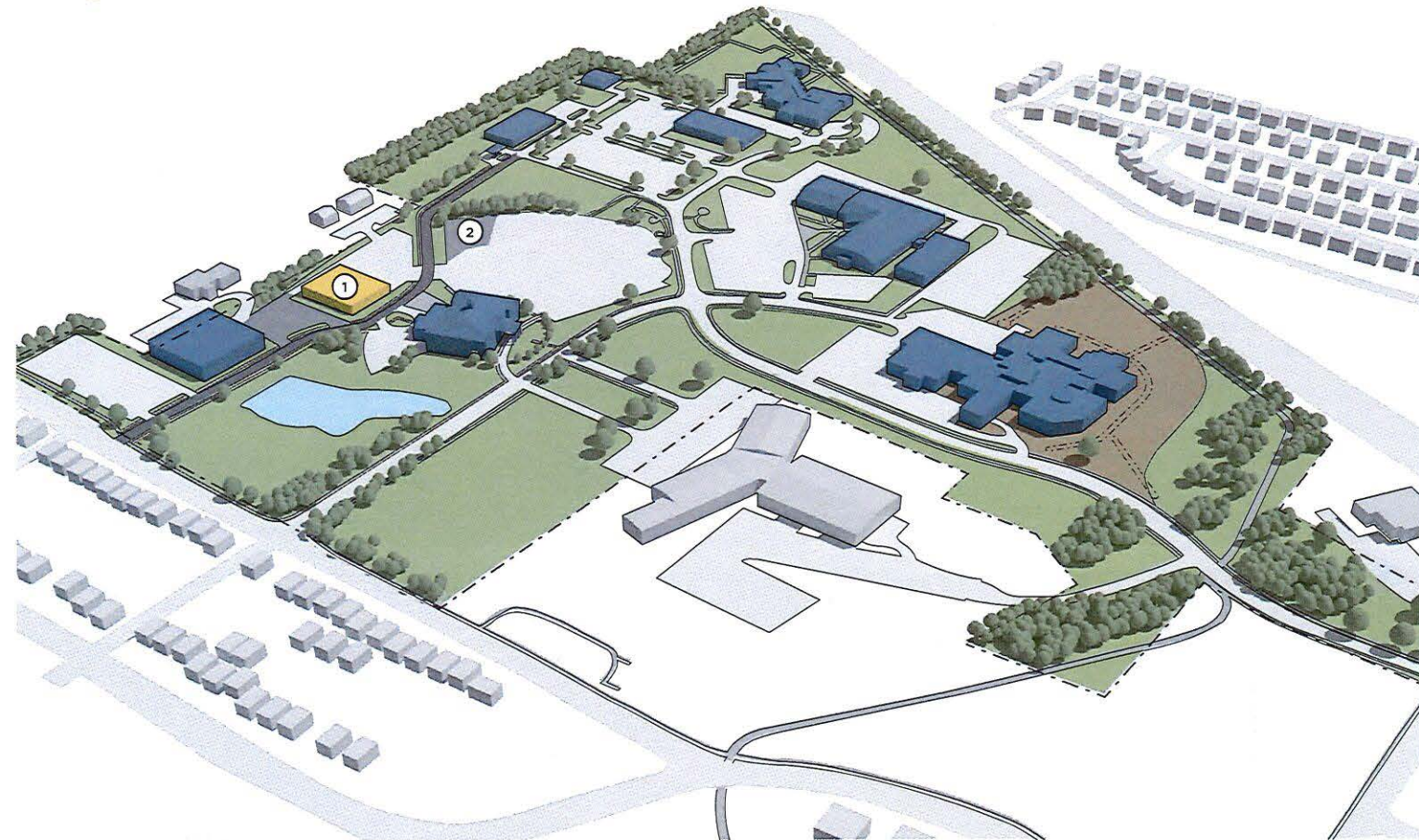
PHASE
4B



With On-Campus Board of Elections

- ① Construct a new 64,000 SF Health & Human Services Building and adjacent parking lot.
- ② Relocate Child Advocacy Center from the Old Administration Building to the new facility.
- ③ Expand Veterans Services and Soil & Water in the Old Administration Building into vacated space.
- ④ Construct a new fueling station adjacent to the new Facilities Management building.
- ⑤ Demolish existing fueling station.
- ⑥ Demolish existing Health & Human Services Building.
- ⑦ Relocate Adult Probation from the 2nd floor of the 520 Justice Office Building to the 1st floor of the 520 Justice Office Building. Create a dedicated Emergency Operations Center at the time of this renovation.
- ⑧ Create secure jury and staff entrance to the 520 Justice Office Building.

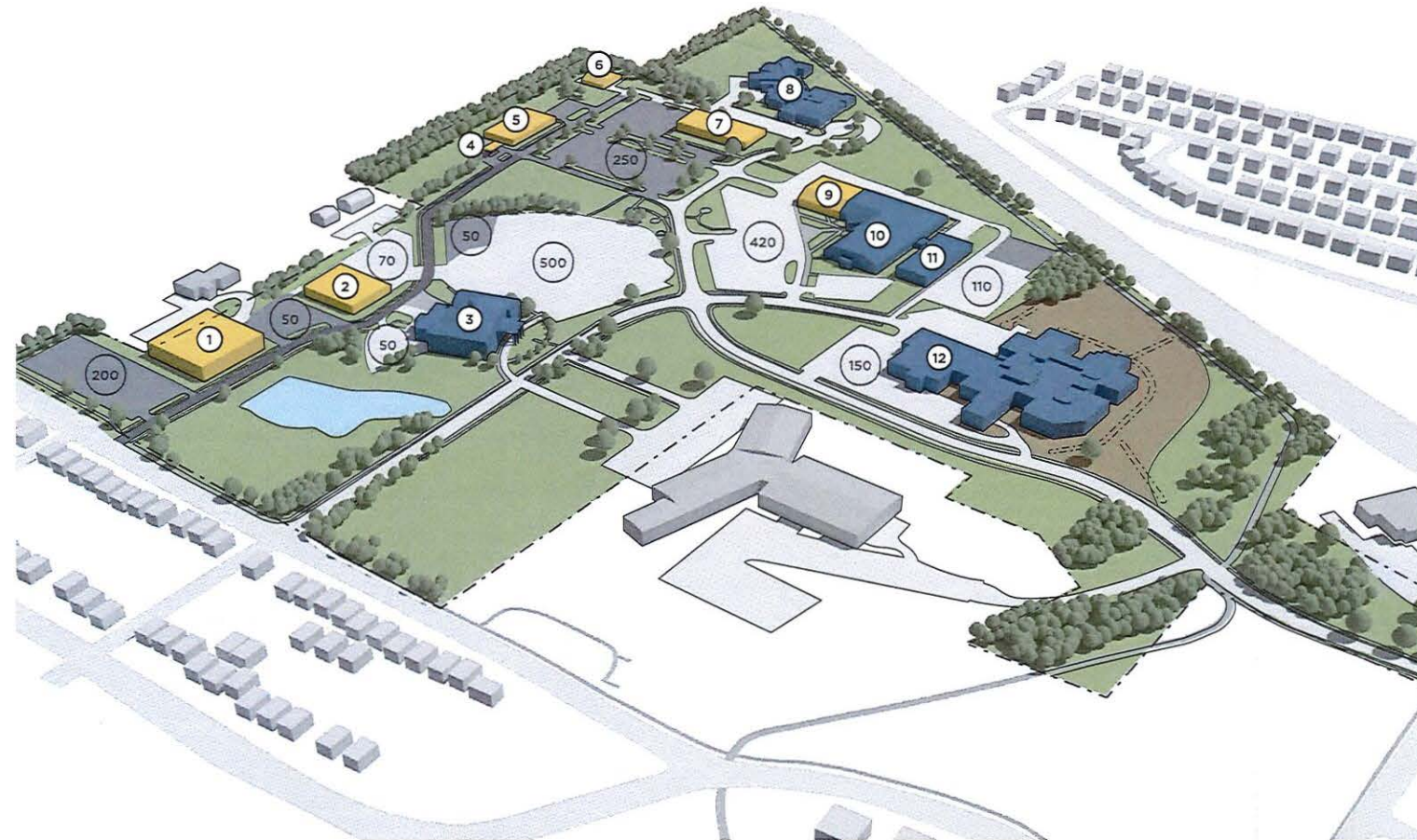
PHASE
5B



Board of Elections

- ① Construct new 20,000 SF Board of Elections building with adjacent parking lot.
- ② Expand parking area where demolished Facilities Management building was.

FINAL
B



- ① Health & Human Services Building
- ② Board of Elections Building
- ③ Administration Building
- ④ Fuel Station
- ⑤ Facilities Management
- ⑥ Impound Lot
- ⑦ County Court Building
- ⑧ Juvenile Justice Center
- ⑨ Common Pleas Court Building addition
- ⑩ Common Pleas Court Building
- ⑪ 520 Justice Office Building
- ⑫ New Jail & Sheriff's Office
- # Parking Counts

**EXISTING
SILVER STREET CAMPUS**



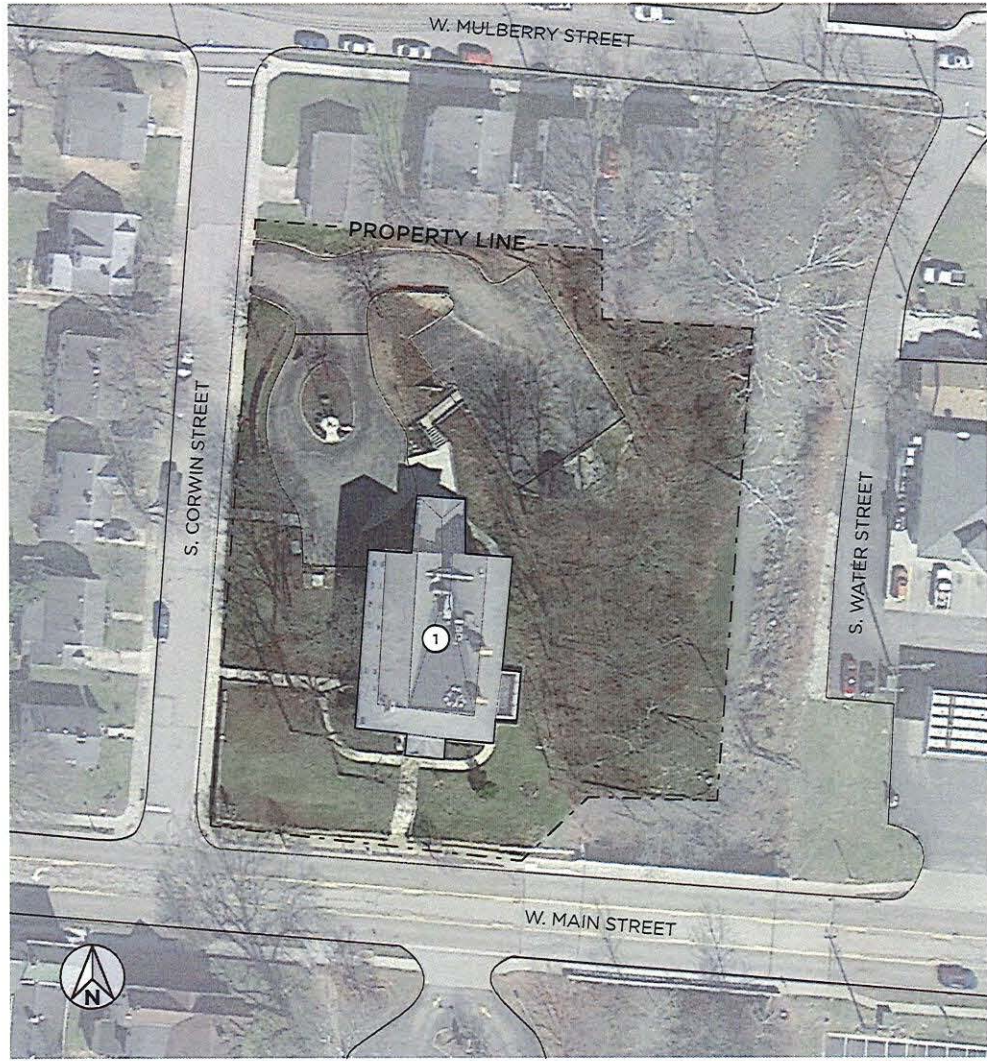
- ① Old Courthouse
- ② Historic Jail
- ③ Old Administration Building
- ④ Children Services Visitation House
- ⑤ Juvenile Detention Annex

**PROPOSED
SILVER STREET CAMPUS**



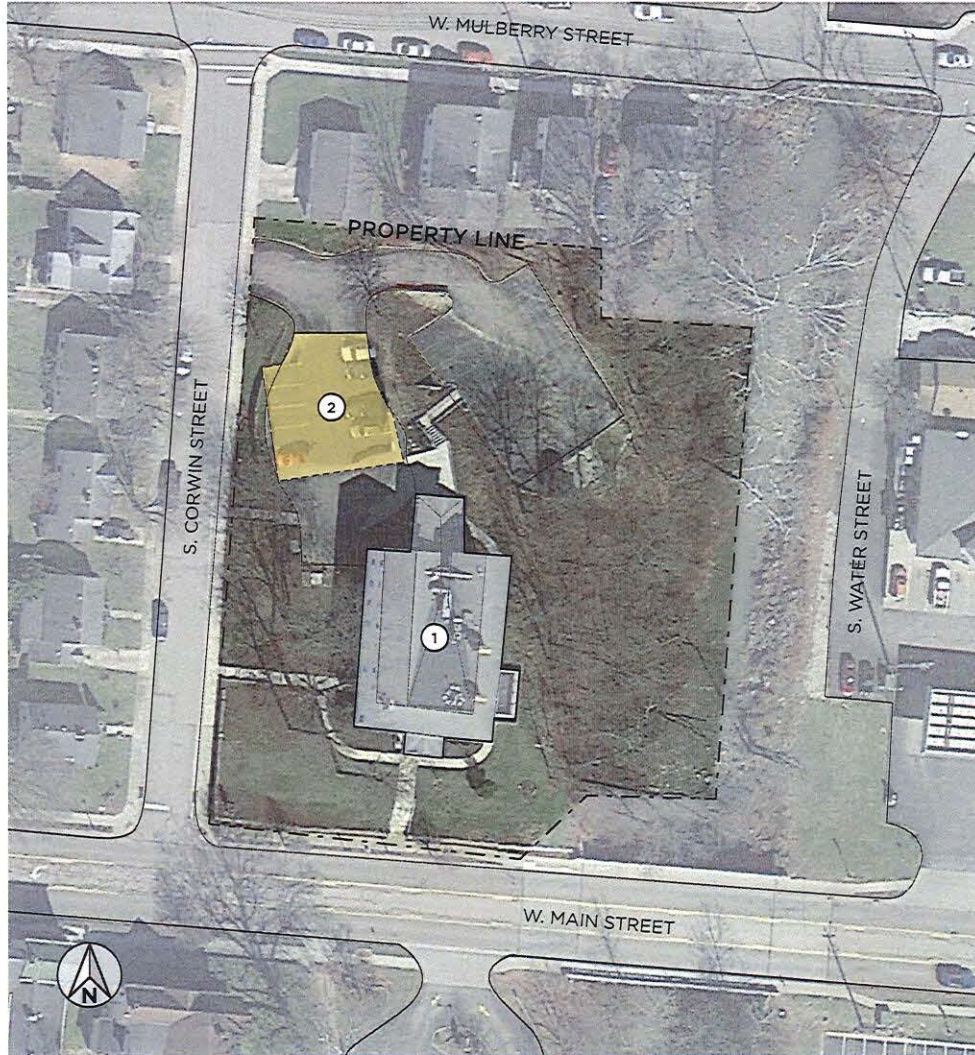
- ① Old Courthouse
- ② Historic Jail
- ③ Old Administration Building
- ④ Additional Parking (Children Services Visitation House recommended to be demolished)
- ⑤ Added Parking (Juvenile Detention Annex recommended to be demolished)

**EXISTING
CORWIN HOUSE**



① Corwin House

**PROPOSED
CORWIN HOUSE**



- ① Corwin House
- ② Added Parking

**EXISTING
ENGINEERING & HIGHWAY
DEPARTMENT**



- ① Engineer's Highway Complex
- ② Engineer's Office Building
- ③ Mechanics Garage

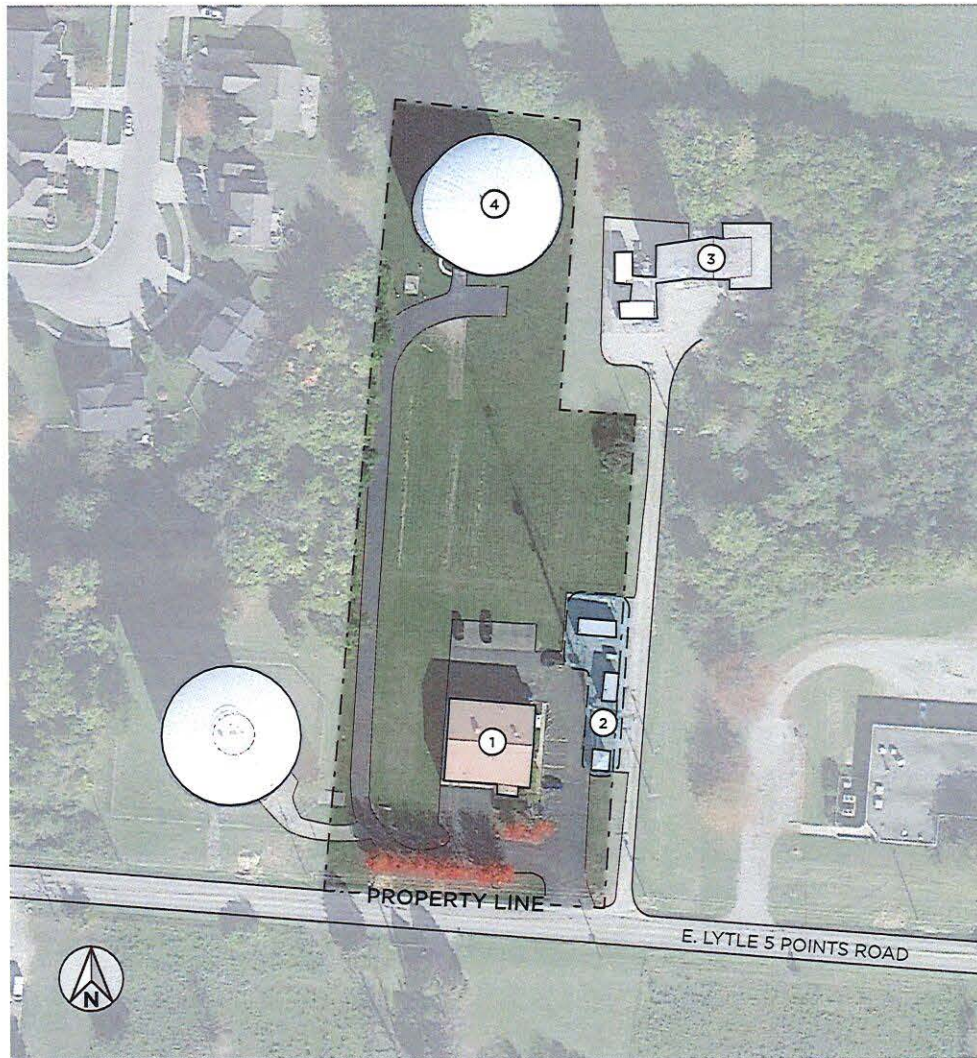
**PROPOSED
ENGINEERING & HIGHWAY
DEPARTMENT**



- ① New Lay-Down Area + Demo
- ② Engineer's Office Building
- ③ Mechanics Garage
- ④ New 60 Vehicle/75,000 SF Parking Barn + Employee Parking
- ⑤ Future Parking Expansion

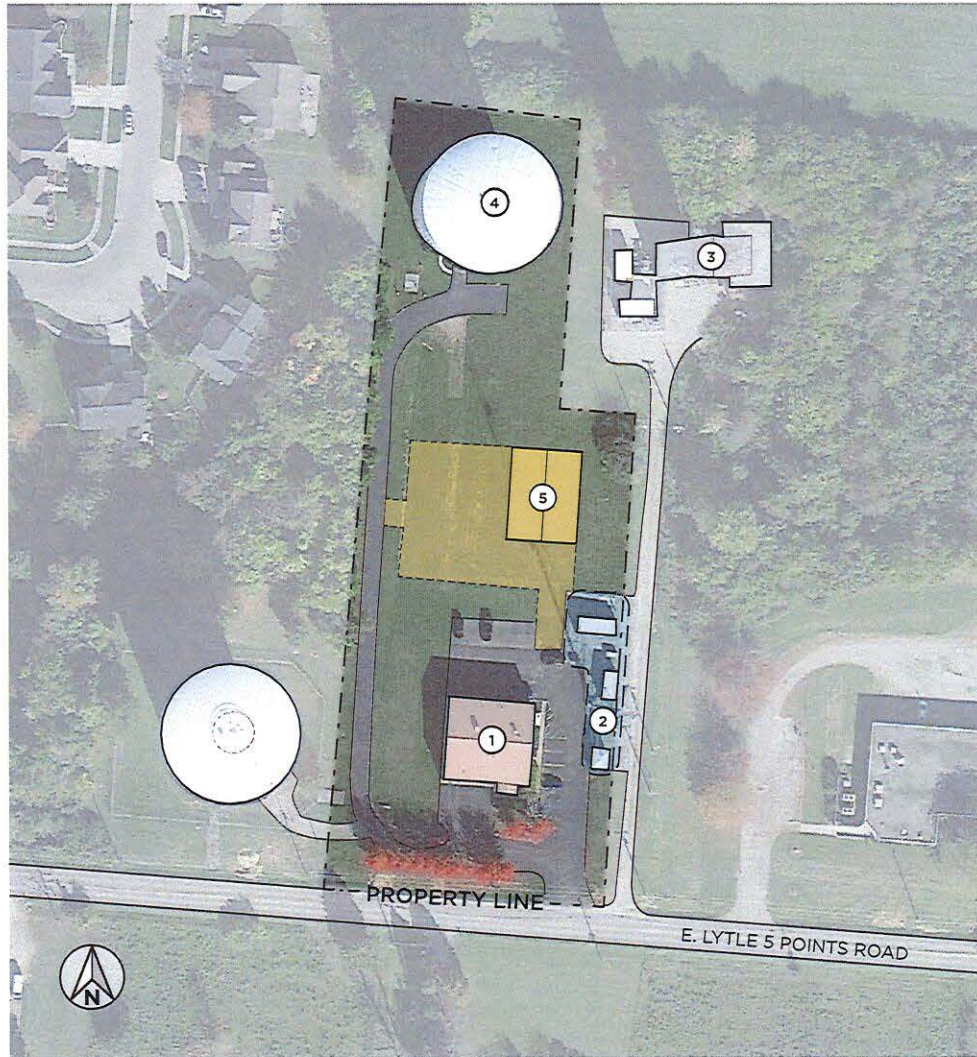
**EXISTING
CLEARCREEK FIRE
STATION 22**

(proposed future property)



- ① Fire Station 22
- ② County Communication Tower and Equipment
- ③ State Communication Tower
- ④ County Water Tower

**PROPOSED
BACKUP DISPATCH CENTER**



- ① Fire Station 22
- ② County Communication Tower and Equipment
- ③ State Communication Tower
- ④ County Water Tower
- ⑤ Proposed Dispatch Center/ Site



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Jen Haney Conover DEPARTMENT: Records Center

*POSITION: Director DATE: 3/23/2023

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:
Society of Ohio Archivists Annual Meeting 2023: Forward Together: Community Partnerships and Public Service

LOCATION:
Dayton Metro Library, Main Library, 215 E. Third St., Dayton, OH 45402

DATE(S): 5/11 - 12 (Onsite only 5/12/2023)

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: N/A

ESTIMATED COST OF TRIP: \$160 = cost of attendance for 2

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

Jen Haney Conover
Signature/Title Date 3/23/2023

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

Jenifer Baker, Deputy Archivist



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Shawna Jones DEPARTMENT: Children Services

*POSITION: Director DATE: 3/21/23

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING
TRAINING MORE THAN 250 MILES SEMINAR/SESSION

PURPOSE: Warren County Strategic Outlook Breakfast

LOCATION: Miami Valley Gaming

DATE(S): 4/21/23

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: _____

ESTIMATED COST OF TRIP: \$50 Registration Fees

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

Shawna Jones, Director 3-21-23
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

RECEIVED OMB0000

MAR 22 '23 RCVD

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

Tanya Sellers



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Thomas Howard DEPARTMENT: CSEA

*POSITION: Director DATE: 3/20/23

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:

I serve as the Immediate Past President of the Eastern Regional Interstate Child Support Association (ERICSA). ERICSA is holding Board meetings as well as the annual conference.

LOCATION:

Savannah, GA

DATE(S): 5/19/23 - 5/26/23

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Marriott Savannah Riverfront

ESTIMATED COST OF TRIP: \$3,398.75

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

[Signature] 3.20.23
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus:

*NAME OF ATTENDEE: Gary A. Loxley DEPARTMENT: County Court

*POSITION: Judge DATE: 3/23/2023

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE: Forty-First Twelfth Appellate District Judicial Conference/Seminar

LOCATION: Manor House, Mason, Ohio 45040

DATE(S): April 28, 2023

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: n/a

ESTIMATED COST OF TRIP: REG \$125 X2= \$250.00

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

Melissa Maulig 3/22/23
Signature/Title Court Admin Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

Judge Robert Fischer

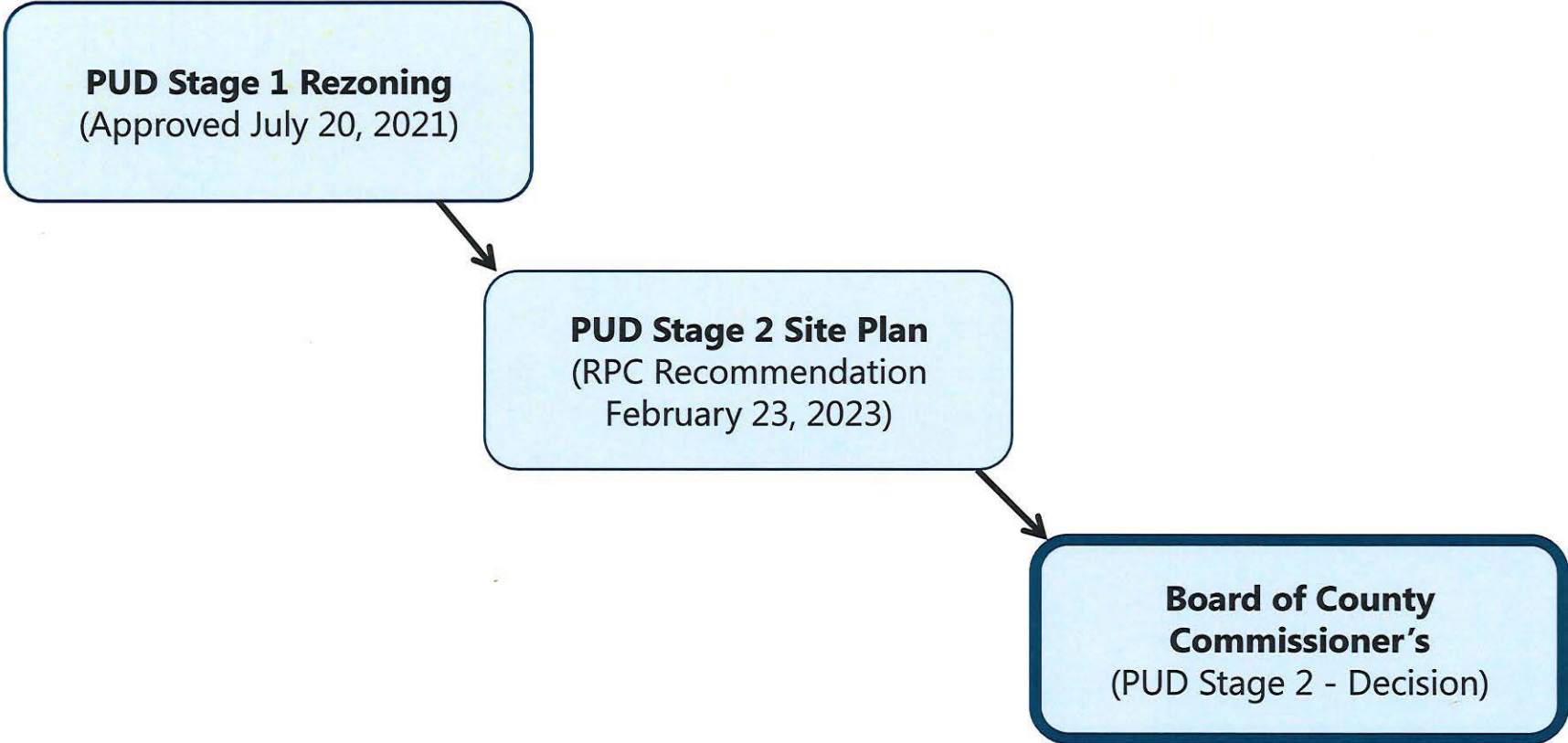


Greene Meadows PUD Stage 2

Prepared for the
Board of County Commissioners

Meeting Date: March 28, 2023

SUBDIVISION REVIEW PROCESS



PROJECT OVERVIEW

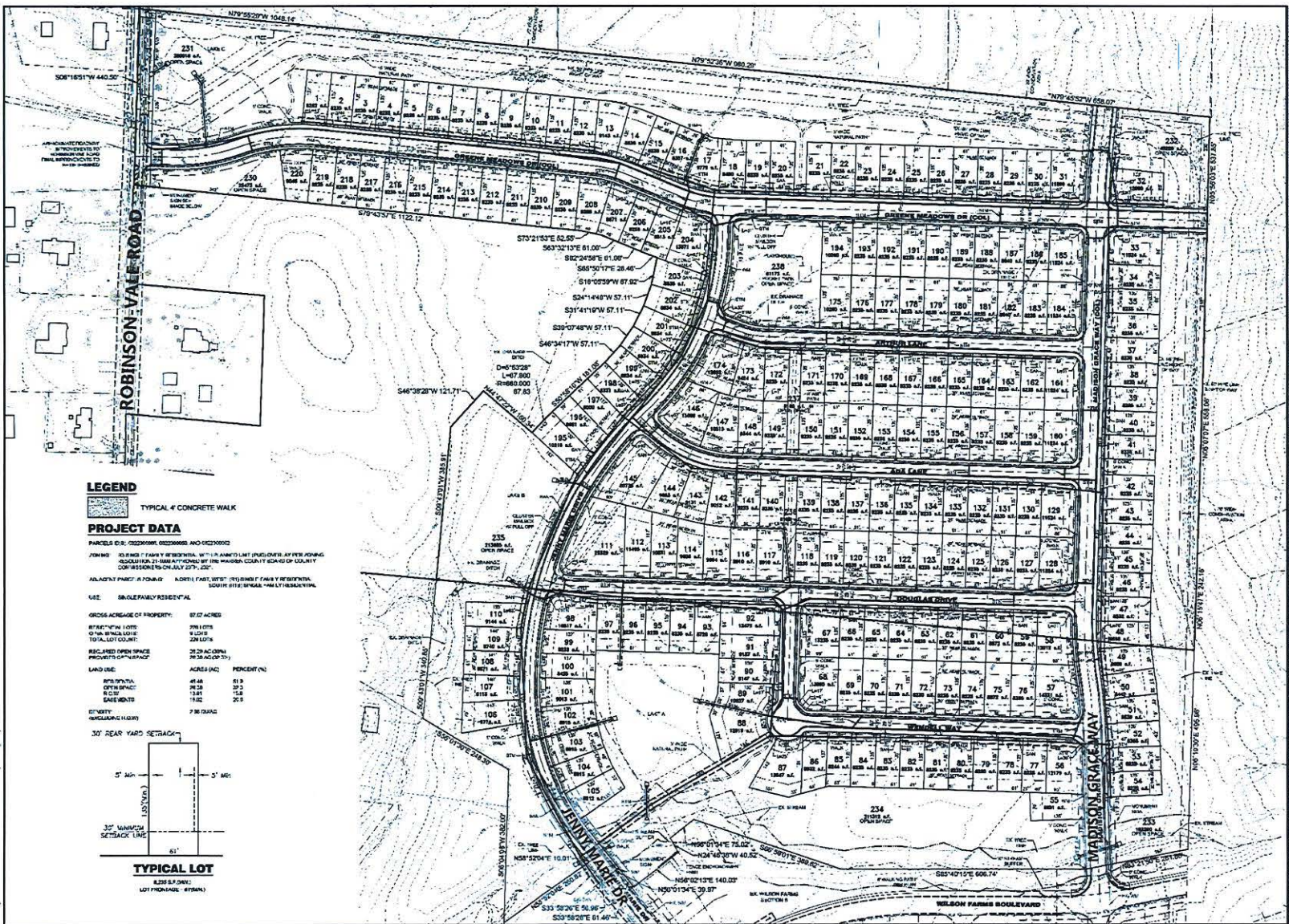
Property Owner	Wilson Farms Development II, LLC & Greene Properties, LLC
Surveyor/Engineer	Bayer Becker
Site Location	Robinson-Vail Road
Site Area	87.67 acres
Proposed Lots	220 Single-Family and 9 Open Space
Zoning	R3 – Planned Unit Development

VICINITY MAP



SITE AERIAL





LEGEND

TYPICAL # CONCRETE WALK

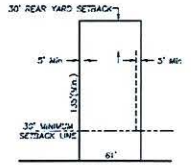
PROJECT DATA

PARCELS DIV. 02220998, 02220999 AND 02230002
 JURISDICTION: TOWN OF WILSON, WITH A PARTIAL INTEREST IN THE WILSON COUNTY BOARD OF COUNTY COMMISSIONERS ONLY JULY 2007
 ALAQUA PROJECT A PHASE 1A PART 0017 - RESIDENTIAL PHASE 1A
 SOUTH 8114 SPURWAY HILLS RESIDENTIAL

USE: SINGLE-FAMILY RESIDENTIAL

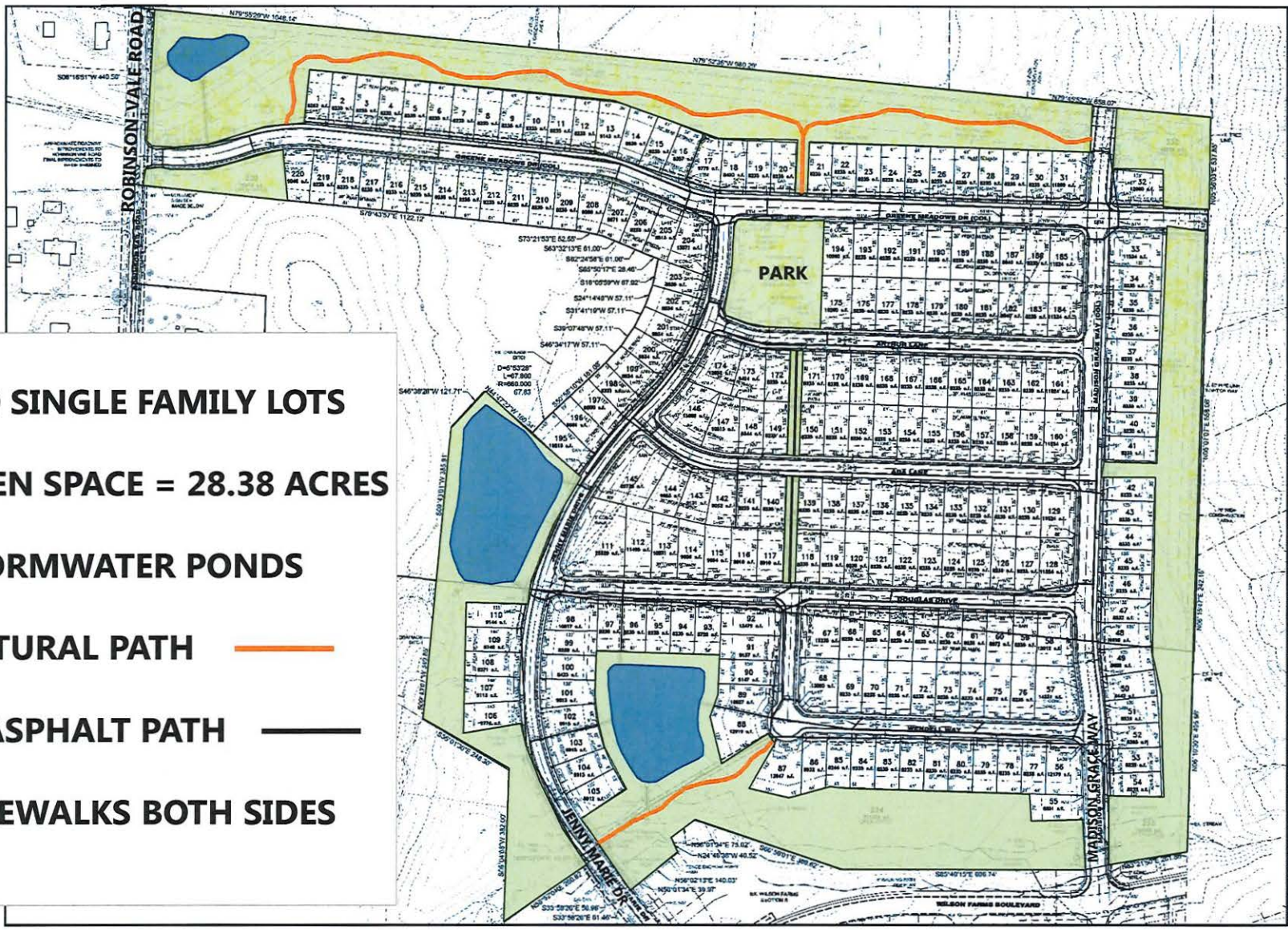
GROSS ACREAGE OF PROPERTY: 87.07 ACRES
 TOTAL LOTS: 234 LOTS
 TOTAL LOT AREA: 2,200,000 SQ. FT.
 REQUIRED OPEN SPACE: 35.29 ACRES (15.99% OF GROSS)
 PROVIDED OPEN SPACE: 36.30 ACRES (16.42% OF GROSS)

LAND USE	ACRES (A.C.)	PERCENT (%)
RESIDENTIAL	46.48	53.4
OPEN SPACE	18.28	21.0
ROADS	13.81	15.8
UTILITIES	19.50	22.4

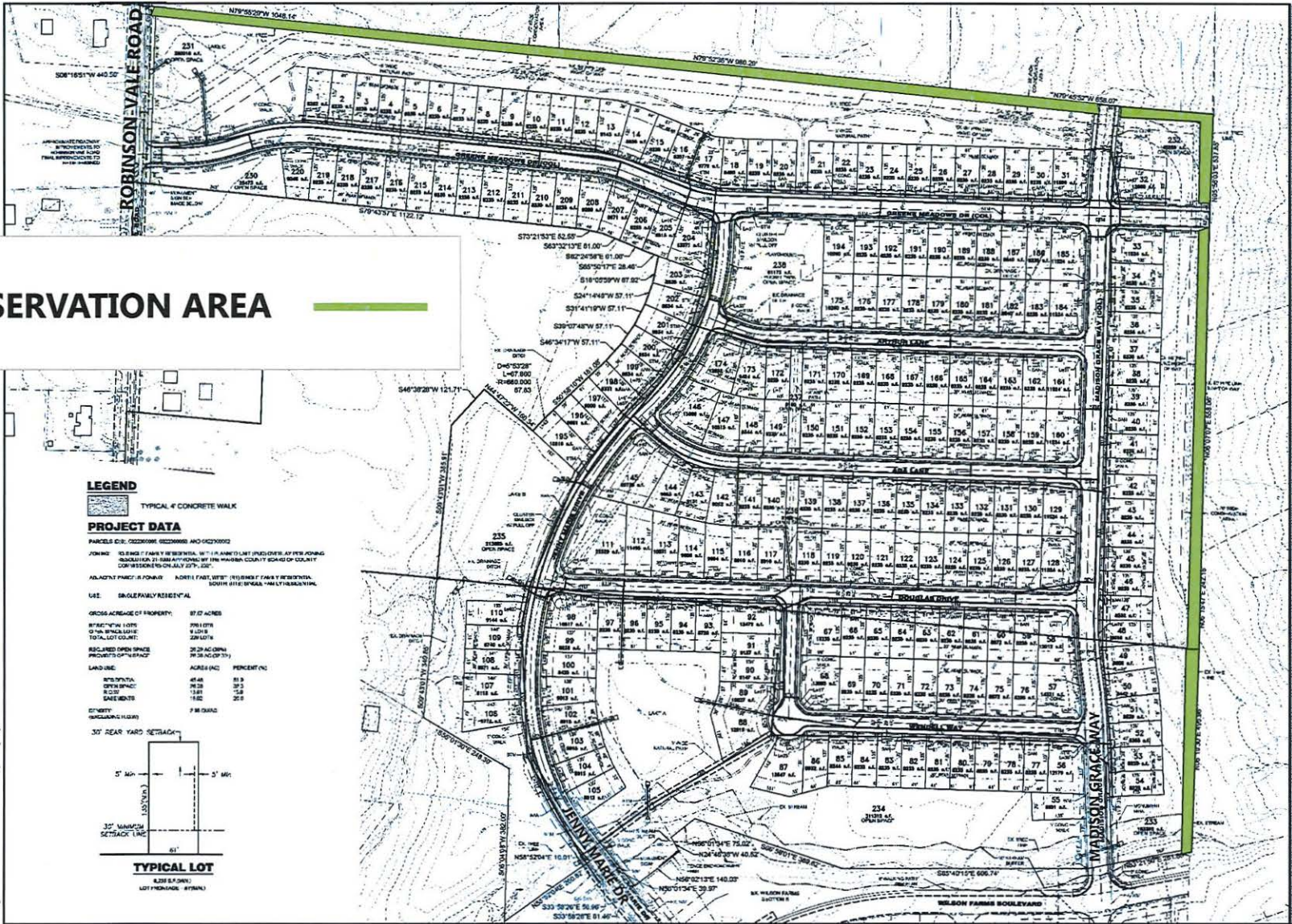


TYPICAL LOT
 60' WIDE
 30' REAR YARD SETBACK
 5' FRONT SETBACK
 3' SIDE SETBACK

220 SINGLE FAMILY LOTS
OPEN SPACE = 28.38 ACRES
STORMWATER PONDS
NATURAL PATH ———
8' ASPHALT PATH ———
SIDEWALKS BOTH SIDES



20' CONSERVATION AREA



LEGEND

— TYPICAL # CONCRETE WALK

PROJECT DATA

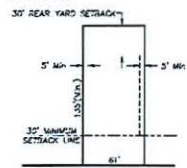
PARCELS ESR, CDD00000, ESD00000 AND CDD00002

OWNER: GILBERT TERRY W. BENTON, 5017 W. JAMBERT LANE, PUEBLO, CO 81008
 SUBDIVISION: 21-388-A(1) PAVED BY THE HARBOR COUNTY BOARD OF COUNTY COMMISSIONERS ON JULY 27, 2007

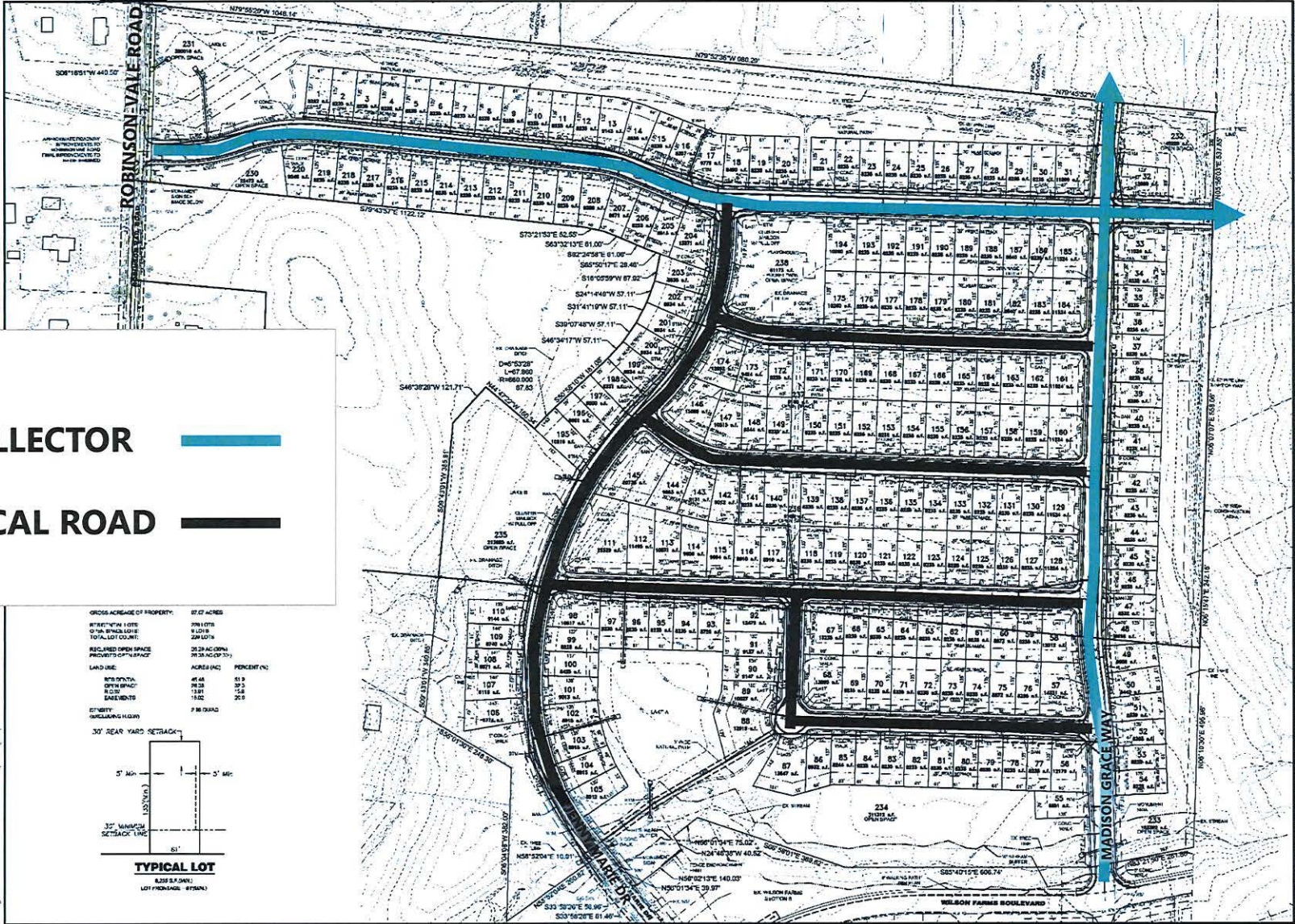
ADJACENT PARCELS: NORTH: EAST: WEST: SHERMAN PARK RESUBDIVISION, SOUTH: 8116 S. PEARL HARBOR RESUBDIVISION

USE: SINGLE-FAMILY RESIDENTIAL

GROSS ACREAGE OF PROPERTY:	87.02 ACRES
TRACT # IN LOTS:	9941 LOTS
# OF PARCELS:	1,238 PLOTS
TOTAL LOT COUNT:	26,238 LOTS
REQUIRED OPEN SPACE:	26.29 AC (30%)
PROVIDED OPEN SPACE:	39.26 AC (45%)
LAND USE:	ACRES (AC) PERCENT (%)
RESIDENTIAL:	45.48 52.1
OPEN SPACE:	14.28 16.3
ROADWAYS:	1.82 2.1
OTHER:	7.44 8.5



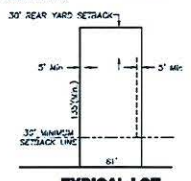
TYPICAL LOT
 (21.388-A(1) LOT FRONTAGE: 87.02 AC)



COLLECTOR 

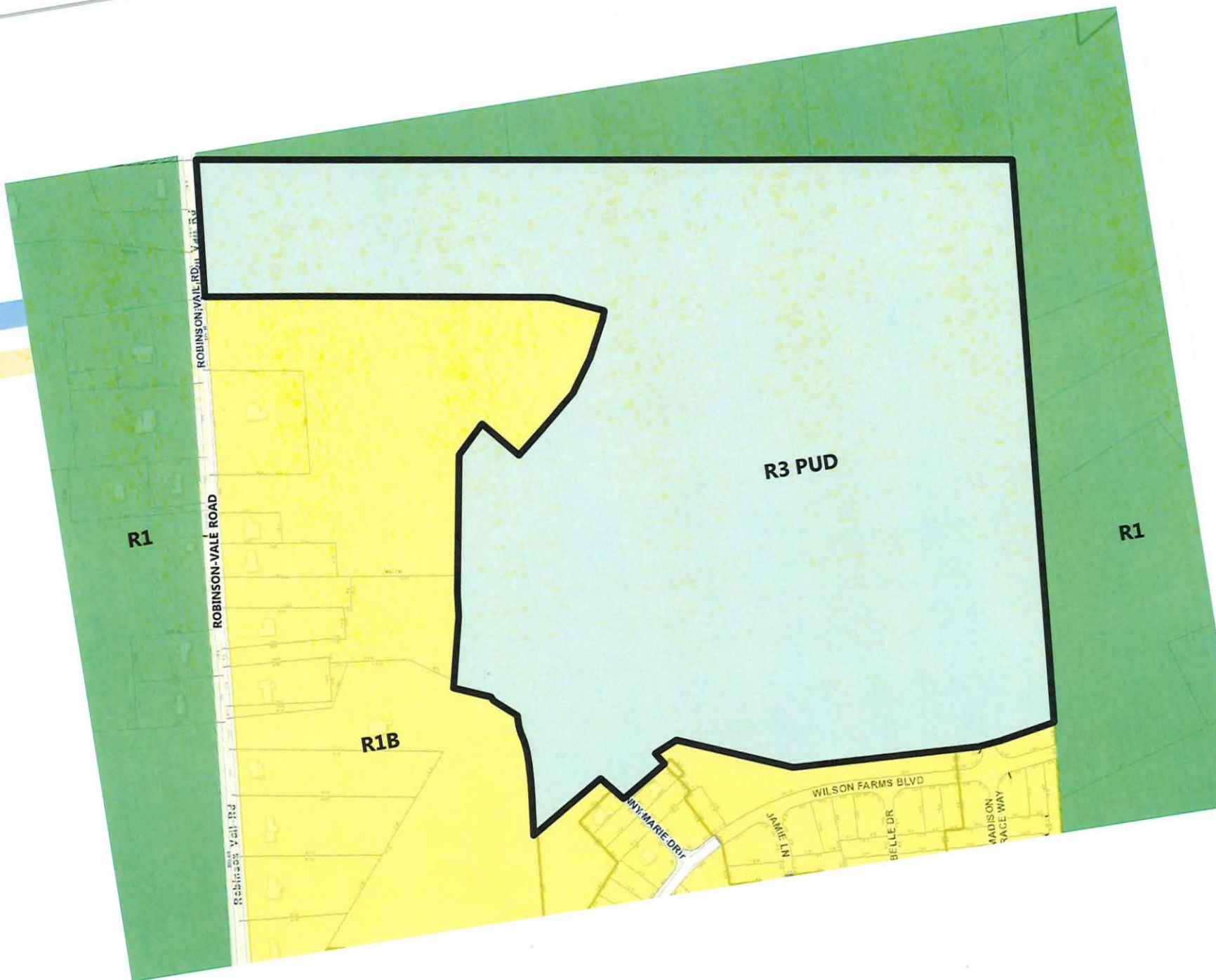
LOCAL ROAD 

GROSS ACREAGE OF PROPERTY:	87.07 ACRES	
BTB/FIN LOTS:	234 LOTS	
0' IN ENCLAVE:	224 LOTS	
TOTAL LOT COUNT:	234 LOTS	
REQUIRED OPEN SPACE:	35.29 AC (40.5%)	
PROVIDED OPEN SPACE:	35.29 AC (40.5%)	
LAND USE:	ACRES (AC)	PERCENT (%)
RESIDENTIAL:	45.44	51.9
OPEN SPACE:	35.29	40.5
WATERWAYS:	1.34	1.5
STREETS:	1.00	1.1
(INCLUDING HIGHWAY)	1.00	1.1



TYPICAL LOT
 65' WIDE LOT
 LOT FRONTAGE: 65' (MIN)

ZONING



ZONING – PUD Standards

Approved R3 PUD Standards	
Maximum Number of Dwelling Units	220
Lot Frontage (minimum)	61 feet
Setbacks	Front: 30 feet
	Side: 5 feet
	Rear: 30 feet

ENVIRONMENTAL FEATURES



Streamside Setback



PUD STAGE 2 RECOMMENDATION

Approve the Greene Meadows PUD Stage 2 to the Board of County Commissioners subject to the following conditions:

1. Compliance with the Warren County Rural Zoning Code, Planned Unit Development Stage 1 Standards and resolution, and the Warren County Subdivision Regulations.
2. Compliance with the requirements of the Warren County Engineer's Office and the Ohio Department of Transportation. Any road improvements deemed necessary by either department shall be installed by the developer.

PUD STAGE 2 RECOMMENDATION

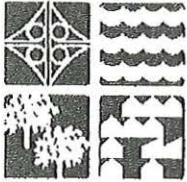
3. Water and wastewater facilities shall comply with the Warren County Water & Sewer Department standards. Any improvements deemed necessary by the Warren County Water & Sewer Department shall be installed by the developer.
4. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. An earth Disturbing Permit and Environmental Assessment shall be done and approved by SWCD prior to Final Plat.
5. The proposed stormwater detention system, inclusive of all storm sewers, basins, and other devices, shall be designed and constructed in accordance with the standards and regulations of the Warren County Engineer Office.

PUD STAGE 2 RECOMMENDATION

6. A Homeowners Association (HOA) shall be established for the management and maintenance of common open space, stormwater management, trails, paths, postal mailbox units, and any other community amenities. All amenities of the community shall be completed before the platting of the 166 residential lot.
7. Entry monument signs shall be similar to what was illustrated on the title page.

PUD STAGE 2 RECOMMENDATION

8. Submit an updated Stage 2 Plan that:
 - a. identifies the materials of the “natural path”.
 - b. updates the project data parcel numbers to the correct IDs.
 - c. changes the subdivision name and proposed street name ‘Arthur’ that is acceptable to the WCRPC and Engineer’s Office.
9. Compliance with all other local, state, and federal regulations.



Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING
406 JUSTICE DRIVE • LEBANON, OHIO 45036
TELEPHONE (513) 695-1223

STANLEY C. WILUAMS, EXECUTIVE DIRECTOR

February 23, 2023

Warren County Commissioners
406 Justice Drive
Lebanon, Ohio 45036

Dear Commissioners:

This letter is in regard to the Greene Meadows PUD Stage 2 located in Franklin Township, Warren County, Ohio.

At its meeting on February 23, 2023, with a vote of yes 15, 0 no, and 0 abstain, the Warren County Regional Planning Commission (RPC) Executive Committee recommended approval of the Greene Meadows PUD Stage 2 subject to the following conditions:

1. Compliance with the Warren County Rural Zoning Code, Planned Unit Development Stage 1 Standards and resolution, and the Warren County Subdivision Regulations.
2. Compliance with the requirements of the Warren County Engineer's Office and the Ohio Department of Transportation. Any road improvements deemed necessary by either department shall be installed by the developer.
3. Water and wastewater facilities shall comply with the Warren County Water & Sewer Department standards. Any improvements deemed necessary by the Warren County Water & Sewer Department shall be installed by the developer.
4. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. An earth Disturbing Permit and Environmental Assessment shall be done and approved by SWCD prior to Final Plat.
5. The proposed stormwater detention system, inclusive of all storm sewers, basins, and other devices, shall be designed and constructed in accordance with the standards and regulations of the Warren County Engineer Office.
6. A Homeowners Association (HOA) shall be established for the management and maintenance of common open space, stormwater management, trails, paths, postal mailbox units, and any other community amenities. All amenities of the community shall be completed before the platting of the 166 residential lot.



PRINTED ON RECYCLED PAPER

7. Entry monument signs shall be similar to what was illustrated on the title page.

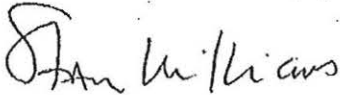
8. Submit an updated Stage 2 Plan that:

- a. identifies the materials of the "natural path".
- b. updates the project data parcel numbers to the correct IDs.
- c. changes the subdivision name and proposed street name 'Arthur' that is acceptable to WCRPC and the Engineer's Office.

9. Compliance with all other local, state, and federal regulations.

If you have any questions regarding this matter, please contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Stan Williams".

Stan Williams
Executive Director



WARREN COUNTY REGIONAL PLANNING COMMISSION

TO: Board of County Commissioners
FROM: Ryan Cook, Senior Planner
SUBJECT: **Greene Meadows PUD Stage 2**

GENERAL INFORMATION

Property Owners: Wilson Farms Development II, LLC
& Greene Property, LLC

Site Address: Robinson-Vail Road

Engineer/Surveyor: Bayer Becker, Inc.

Township: Franklin

Parcel IDs: 08223000620, 08223880050
08223000580

Total Site Area: 87.67 acres

Zoning: R-3 PUD

Water Provider: Warren County

Sewer Provider: Warren County

Number of Lots: 220 Single-Family

Open Space Lots: 9

Density: 2.5 dwelling units per acre

School District: Franklin City



PROPOSAL

This property is also known as Wilson Farms North. In summary, the plan illustrates 220 residential lots and 9 open-space lots. The main access to the subdivision will be from Robinson-Vale road shown as a collector road and it will have 2 connection streets from the Wilson Farms subdivision to the south extending Jenny Marie Drive and Madison Grace Way. There are two street stubs proposed to the north and east. A park is located near the center of the development with walking trails and sidewalks throughout. There are stormwater management ponds located to the north, east, and southern parts of the subdivision.

HISTORY

- In July 2021, the Warren County Board of County Commissioners approved a PUD Stage 1 rezoning for the northern portion of Wilson Farms Addition changing the density from Single-Family Residential- R1B (1-acre density) to (R3) Planned Unit Development (PUD) Overlay (2.5-acre density based on the maximum allowed units of 220). This area consists of 87.67 acres.
- This property was part of a previous Preliminary Plan called "Wilson Farms Addition". Back in December of 2022 Wilson Farms Development Company II, LLC removed this portion of the subdivision from "Wilson Farms Addition" and called it "Wilson Farms North". With this application, it would change the name to "Greene Meadows" and would follow the site-specific PUD Standards approved in July 2021.

PUD STAGE 2 RECOMMENDATION

Approve the Greene Meadows PUD Stage 2 to the Board of County Commissioners subject to the following conditions:

1. Compliance with the Warren County Rural Zoning Code, Planned Unit Development Stage 1 Standards and resolution, and the Warren County Subdivision Regulations.
2. Compliance with the requirements of the Warren County Engineer's Office and the Ohio Department of Transportation. Any road improvements deemed necessary by either department shall be installed by the developer.
3. Water and wastewater facilities shall comply with the Warren County Water & Sewer Department standards. Any improvements deemed necessary by the Warren County Water & Sewer Department shall be installed by the developer.
4. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. An earth Disturbing Permit and Environmental Assessment shall be done and approved by SWCD prior to Final Plat.
5. The proposed stormwater detention system, inclusive of all storm sewers, basins, and other devices, shall be designed and constructed in accordance with the standards and regulations of the Warren County Engineer Office.
6. A Homeowners Association (HOA) shall be established for the management and maintenance of common open space, stormwater management, trails, paths, postal mailbox units, and any other community amenities. All amenities of the community shall be completed before the platting of the 166 residential lot.
7. Entry monument signs shall be similar to what was illustrated on the title page.
8. Submit an updated Stage 2 Plan that:
 - a. identifies the materials of the "natural path".
 - b. updates the project data parcel numbers to the correct IDs.
 - c. changes the subdivision name and proposed street name 'Arthur' that is acceptable to WCRPC and the Engineer's Office.
9. Compliance with all other local, state, and federal regulations.

STAFF REVIEW

Access & Circulation

The main access to the subdivision will be from Robinson-Vale Road shown as a collector road and it will have 2 connection streets from the Wilson Farms subdivision to the south extending Jenny Marie Drive and Madison Grace Way. There are two street stubs proposed to the north and east. The stub streets shall be built within each corresponding phase and the connections of Jenny Marie Drive and Madison Grace Way to Wilson Farms Boulevard, these connections shall be achieved based on a specified number of final plat lots or final plat approval of each corresponding phase. All other local subdivision streets are planned to have 50' of right-of-way with a 15' PUE on both sides of the road. Two cluster mailbox facilities are provided to serve the 220 unit subdivision. The cluster mailbox locations are on-street pull off that comply with section: 415 Postal Facilities. One location is adjacent to the central park that could be designed as an off street facility.

Sidewalks & Trails

Sidewalks are required on both sides of all streets having a gross density of over 2 units per acre. A 5' wide natural path is proposed from the expansion of Jenny Marie Drive through the open space and will connect to Wendell Way elbow where it will connect to the sidewalk. There is an 8' wide asphalt path proposed through the center of the development that will allow residents to access the ≈1.4-acre park with a proposed playground. Along the north of the subdivision, a proposed 5' wide natural pathway is proposed behind 31 homes that tie into the sidewalk network.

Zoning

The current zoning of the property is R3 PUD. The maximum number of allowed units is 220. Overall the plan is consistent with what was shown at PUD Stage 1 in 2021. Warren County Zoning has reviewed the plans and they are compliant with their standards. (Exhibit B – PUD Standards)

Open Space & Conservation Areas

There are 9 open space parcels totaling 28.38 acres which is 32.3% of the site. The open space is primarily located along the perimeter of the subdivision, and the natural topographic areas of the site. There is also a pack located towards the center of the site. A 20' conservation area is provided along the northern and eastern subdivision boundary. Stage 1 requires a 50' buffer from the southern stream. The site plan complies with this requirement, placing all structures including the entry monument signs along Jenny Marie Drive and Madison Grace Way outside of the streamside setback area of 50'.

Landscape Plan

The landscaping plan illustrates 11 varieties of street trees. The plan includes landscaping around each of the 3 monument entry signs and landscaping along Robinson-Vale Road. The landscaping plan along Robinson-Vale Road complies with the rural subdivision perimeter buffer per section: 3.405 of the Warren County Rural Zoning Code.

PRELIMINARY PLAN - (EXHIBIT A)

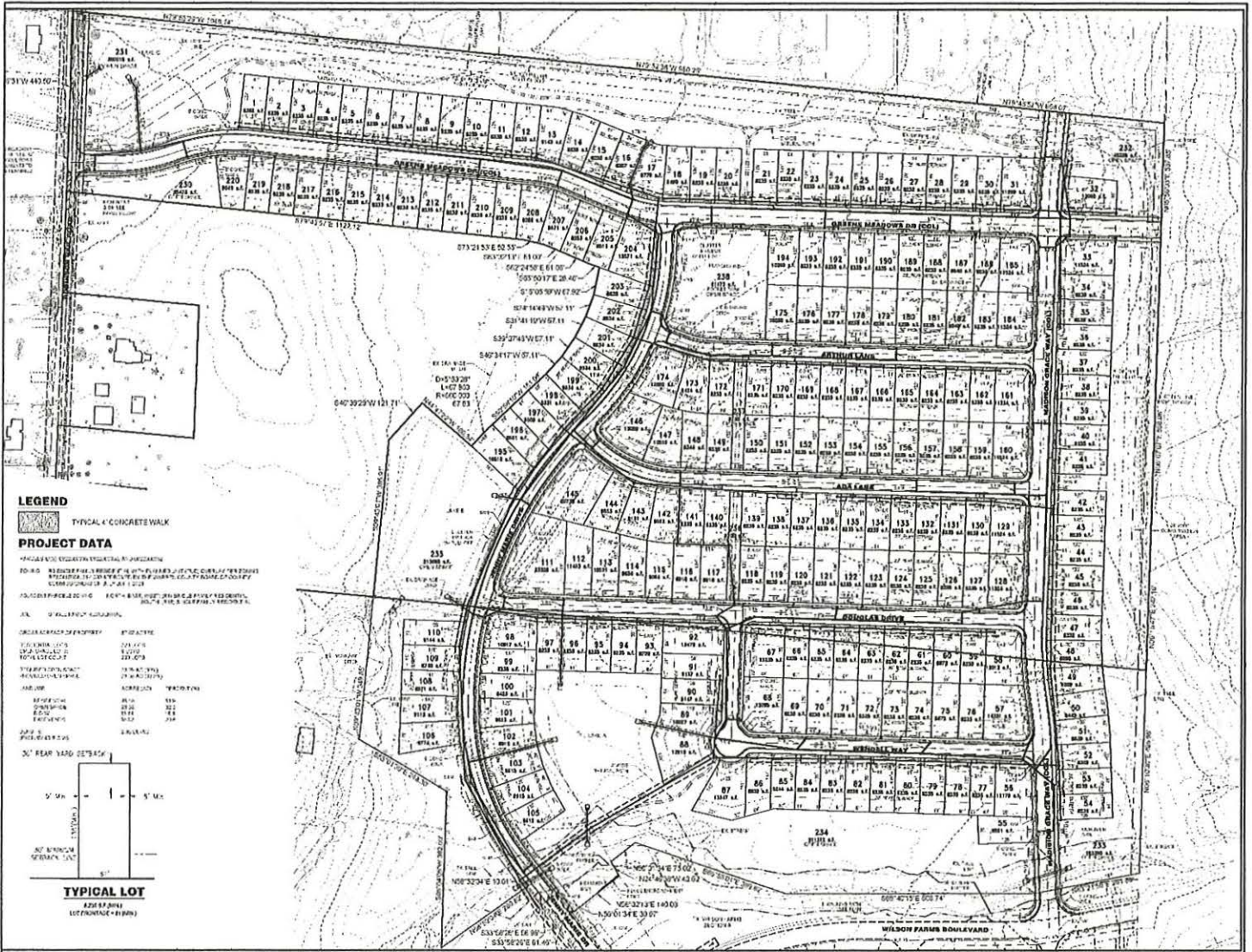


Exhibit A
WILSON FARM NORTH
R-3 PLANNED UNIT DEVELOPMENT OVERLAY
Development Standards

SECTION 1. APPLICABILITY:

Unless otherwise stated, development within Wilson Farm North Overlay PUD shall be governed entirely by these provisions and the provisions of the Warren County Rural Zoning Code, Warren County, Ohio, which are in effect at the time of issuance of any development order. All standards and concepts imposed herein or as represented on the PUD Site Plan are a part of the regulations which will govern how the PUD may be developed. Any standards found in the Warren County Rural Zoning Code that are not modified, varied, or addressed by this PUD document shall continue to apply to the PUD site.

SECTION 2. PERMITTED USES:

A. The following principal and accessory land uses are permitted by-right:

Single Family Dwelling	Parks & Open Space
Home Occupation Class 1	Model Dwelling Sales Units
Yard/Garage Sales	Estate Sales, and Private Auctions

Accessory Structures: Accessory structures shall conform to Warren County Rural Zoning Code Article 3 Chapter 1 Section 3.102 "Accessory Uses, Buildings, and Structures Standards".

SECTION 3. PROHIBITED USES:

All uses not identified in Section 2 are prohibited.

SECTION 4. DEFINITIONS:

Unless specified, the definition of all terms shall be the same as the definition set forth in the Warren County Rural Zoning Code in effect at the time of zoning permit application.

SECTION 5. SETBACK, LOT SIZE, DENSITY, LOT FRONTAGE & UNIT SIZE

Section 5.1. Minimum Building Setbacks

Front: 30 feet

Rear: 30 feet

Side: 5 Feet

Section 5.2 Minimum Lot Size

8,235 Square Feet

Section 5.3. Density

Maximum Number of Dwelling Units: Two Hundred & Twenty (220) units.

Section 5.4 Minimum Lot Frontage

Standard: 61 feet

Curved: 25 feet at the road-right-of way and 65 feet at the building setback line.

Section 5.5 Dwelling Unit Size

Minimum Dwelling Unit Size: 1,200 square feet.

SECTION. 6. OPEN SPACE & STREAMSIDE SETBACK

Section 6.1 Minimum Open Space

Minimum Open Space: 30%

Location—Open space shall be located in close conformance to the locations illustrated on the PUD Stage 1 Concept Plan.

Amenities - Active recreation amenities and any phasing requirements shall be determined at PUD Stage 2 Site Plan; at a minimum, the amenities shall be required when 75% of the lots have been granted a zoning permit.

Conservation Area—A conservation area shall be placed on passive open space areas. Conservation areas shall be established at PUD Stage 2 Site Plan.

Trail—The hiking trail shall be constructed in conformance with the Stage 1 Concept Plan, details of which may be refined at PUS Stage 2. Phasing requirements for constructing the trail shall be determined at Stage 2 Site Plan.

Section 6.2 Streamside Setback

The Wilson Farm North Overlay PUD will comply with the Streamside Setback guidelines of Section 2.610 Stream Protection Overlay, of the Warren County Rural Zoning Code.

REVIEW DEPARTMENT COMMENTS

Cook, Ryan A.

From: Tegtmeier, Michelle R.
Sent: Wednesday, February 01, 2023 8:43 AM
To: Cook, Ryan A.
Cc: Austin, Stephanie
Subject: RE: Greene Meadows PUD Stage 2 Review

Ryan,
Wilson Farms -North was approved in 2021 as an R-3 PUD.
Greene Meadows is very similar in layout and identical in setbacks. They are required 30% Open space and 32.3% is shown. The max density is 4.0 and they are proposing 2.98.
They show the same amenities with a pocket park and walking trails. The number of lots is the same. Signage would be approved under a separate zoning certificate.
This department has no issues with the proposed Greene Meadows PUD Stage 2.
Thank you for all your work on this,
Michelle



Cook, Ryan A.

From: Wagner, Tessa L.
Sent: Tuesday, January 31, 2023 4:42 PM
To: Cook, Ryan A.
Cc: Conley, Molly M.
Subject: RE: Greene Meadows Preliminary Plan Review

Hi Ryan,

The Warren County Soil and Water Conservation District has the following comments for the Greene Meadows Preliminary Plan:

1. An Earth Disturbing Permit from Warren County SWCD will be required if 1 acre or more of land will be disturbed during construction. Please contact Warren SWCD for more information
2. An environmental assessment is required for the existing streams/water bodies that are present on the property before disturbing these areas.

Please let me know if you have any questions,

Tessa

Tessa Wagner
Urban Program Specialist
Warren County Soil and Water Conservation District
PHONE - (513) 695-1355 | EMAIL Tessa.Wagner@co.warren.oh.us

Cook, Ryan A.

From: Weber, Kurt
Sent: Tuesday, February 14, 2023 11:19 AM
To: Cook, Ryan A.
Cc: Ryan, Tabitha; Fisher, W. Jason
Subject: RE: Greene Meadows Preliminary Plan Review

Hi Ryan,

Here are our comments:

- 1) We're concerned about the naming of the subdivision from a confusion standpoint since it's very similar to 'Greentree Meadows' off of Greentree Road. In fact when I opened your email I was thinking it was that subdivision instead of this one . Any other suffix other than 'Meadows' would probably be a better name.
- 2) We also noticed that this subdivision has a proposed 'Arthur' street name, just like Greentree Meadows does, which will also be confusing from a 911 standpoint. Although the subdivisions are within two different townships, it will still be confusing because there are only about 3 miles apart. We realize the street names can be rectified at a later date, but just wanted to mention it while we were thinking about it.
- 3) We are OK with the proposed new street location access to Robinson-Vail, but will need to approve the Access Permit as a formality. We have also already approved their traffic impact study, which will require a left turn lane to be added along Robinson-Vail Road.

Thanks,

Kurt E. Weber, PE, PS
Chief Deputy Engineer
Warren County Engineer's Office
210 West Main Street
Lebanon, OH 45036
direct: 513-695-3306
kurt.weber@co.warren.oh.us

Cook, Ryan A.

From: Weber, Kurt
Sent: Tuesday, February 14, 2023 11:19 AM
To: Cook, Ryan A.
Cc: Ryan, Tabitha; Fisher, W. Jason
Subject: RE: Greene Meadows Preliminary Plan Review

Hi Ryan,

Here are our comments:

- 1) We're concerned about the naming of the subdivision from a confusion standpoint since it's very similar to 'Greentree Meadows' off of Greentree Road. In fact when I opened your email I was thinking it was that subdivision instead of this one 😊. Any other suffix other than 'Meadows' would probably be a better name.
- 2) We also noticed that this subdivision has a proposed 'Arthur' street name, just like Greentree Meadows does, which will also be confusing from a 911 standpoint. Although the subdivisions are within two different townships, it will still be confusing because there are only about 3 miles apart. We realize the street names can be rectified at a later date, but just wanted to mention it while we were thinking about it.
- 3) We are OK with the proposed new street location access to Robinson-Vail, but will need to approve the Access Permit as a formality. We have also already approved their traffic impact study, which will require a left turn lane to be added along Robinson-Vail Road.

Thanks,

Kurt E. Weber, PE, PS
Chief Deputy Engineer
Warren County Engineer's Office
210 West Main Street
Lebanon, OH 45036
direct: 513-695-3306
kurt.weber@co.warren.oh.us

From: Cook, Ryan A.
Sent: Monday, February 13, 2023 10:03 AM
Subject: FW: Greene Meadows Preliminary Plan Review

Good Morning,

This is a reminder if you have any comments regarding the Greene Meadows Preliminary Plan/ PUD Stage 2 they are due tomorrow.

Thank you,
Ryan

Ryan Cook | Senior Planner
Warren County Regional Planning Commission
513-695-2453

Cook, Ryan A.

From: HENRICH, DEAN <dh8486@att.com>
Sent: Tuesday, January 31, 2023 2:07 PM
To: Cook, Ryan A.
Subject: RE: Greene Meadows Preliminary Plan Review

At&t has NO OBJECTIONS and reserves right of way and easements.
It is the responsibility of the owner to do locates prior to any construction and to request the removal of any At&t facilities.

Respectfully,

Dean Henrich
Telecommunications Specialist (Engineering)
dh8486@us.att.com
Phone +1 (937) 296-3650
Cell Phone +1 (937) 802-7230
7201 FAR HILLS AVE
CENTERVILLE, OH 45459

From: Cook, Ryan A. <Ryan.Cook@co.warren.oh.us>
Sent: Tuesday, January 31, 2023 1:15 PM
To: Weber, Kurt <kurt.weber@co.warren.oh.us>; Ryan, Tabitha <Tabitha.Ryan@co.warren.oh.us>; Brausch, Chris G. <Chris.Brausch@co.warren.oh.us>; Wojnicz, Christopher A. <Christopher.Wojnicz@co.warren.oh.us>; Conley, Molly M. <Molly.Conley@co.warren.oh.us>; Petty, Charles <Charles.Petty@co.warren.oh.us>; Tegtmeier, Michelle R. <Michelle.Tegtmeier@co.warren.oh.us>; Austin, Stephanie <Stephanie.Austin@co.warren.oh.us>; HENRICH, DEAN <dh8486@att.com>; SJ1469@att.com; Sarakatsannis, Carla J. <Carla.Sarakatsannis@duke-energy.com>; Dustin.Williams@dot.ohio.gov; Traci.Stivers@franklintownshipohio.us; Info@franklintownshipohio.us; D08.permits@dot.ohio.gov; msander@franklincityschools.com; Glenn, Scott A - Franklin, OH <scott.a.glenn@usps.gov>
Cc: Williams, Stan C. <Stan.Williams@co.warren.oh.us>; Lababidi, Hadil <Hadil.Lababidi@co.warren.oh.us>; Dakin, Elizabeth A. <Elizabeth.Dakin@co.warren.oh.us>
Subject: Greene Meadows Preliminary Plan Review

All,

Enclosed is a copy of the **Greene Meadows Preliminary Plan**, located in Franklin Township. This property is also known as Wilson Farms North. In summary, the plan illustrates 220 residential lots and 9 open space lots. The main access to the subdivision will be from Robinson-Vale road shown as a collector road and it will have 2 connection streets from the Wilson Farms subdivision to the south extending Jenny Marie Drive and Madison Grace Way. There are two street stubs proposed to the north and east.

This Plan will be placed on the **February 23, 2023**, Warren County Regional Planning Commission (RPC) Executive Committee meeting. The meeting will begin at 1:00 P.M, held in room 128A at the County Administration Building.

Your review of the plan and written comments and/or requirements are requested via email by **February 14, 2023**.

Thank you,

Cook, Ryan A.

From: Tegtmeier, Michelle R.
Sent: Wednesday, February 01, 2023 8:43 AM
To: Cook, Ryan A.
Cc: Austin, Stephanie
Subject: RE: Greene Meadows PUD Stage 2 Review

Ryan,

Wilson Farms -North was approved in 2021 as an R-3 PUD.

Greene Meadows is very similar in layout and identical in setbacks. They are required 30% Open space and 32.3% is shown. The max density is 4.0 and they are proposing 2.98.

They show the same amenities with a pocket park and walking trails. The number of lots is the same. Signage would be approved under a separate zoning certificate.

This department has no issues with the proposed Greene Meadows PUD Stage 2.

Thank you for all your work on this,

Michelle



P lfkxob#Whjyo hlu#
739#xwifh#Eulyh#p #l:3#
Ohedqrg/#R klr#78369#
846@<8045<7#

From: Cook, Ryan A. <Ryan.Cook@co.warren.oh.us>
Sent: Tuesday, January 31, 2023 1:42 PM
To: Weber, Kurt <kurt.weber@co.warren.oh.us>; Ryan, Tabitha <Tabitha.Ryan@co.warren.oh.us>; Brausch, Chris G. <Chris.Brausch@co.warren.oh.us>; Wojnicz, Christopher A. <Christopher.Wojnicz@co.warren.oh.us>; Conley, Molly M. <Molly.Conley@co.warren.oh.us>; Petty, Charles <Charles.Petty@co.warren.oh.us>; Tegtmeier, Michelle R. <Michelle.Tegtmeier@co.warren.oh.us>; Austin, Stephanie <Stephanie.Austin@co.warren.oh.us>; HENRICH, DEAN <dh8486@att.com>; SJ1469@att.com; Sarakatsannis, Carla J. <Carla.Sarakatsannis@duke-energy.com>; Dustin.Williams@dot.ohio.gov; D08.permits@dot.ohio.gov; msander@franklincityschools.com; Glenn, Scott A - Franklin, OH <scott.a.glenn@usps.gov>; Darryl.cordrey@franklintownshipohio.us
Cc: Williams, Stan C. <Stan.Williams@co.warren.oh.us>; Lababidi, Hadil <Hadil.Lababidi@co.warren.oh.us>; Dakin, Elizabeth A. <Elizabeth.Dakin@co.warren.oh.us>
Subject: Greene Meadows PUD Stage 2 Review

All,

Enclosed is a copy of the **Greene Meadows PUD Stage 2**, located in Franklin Township. This property is also known as Wilson Farms North and was rezoned from "R1B" to "R3 PUD" in July 2021. In summary, the plan illustrates 220 residential lots and 9 open space lots. The main access to the subdivision will be from Robinson-Vale road shown as a collector road and it will have 2 connection streets from the Wilson Farms subdivision to

Cook, Ryan A.

From: Wagner, Tessa L.
Sent: Tuesday, January 31, 2023 4:42 PM
To: Cook, Ryan A.
Cc: Conley, Molly M.
Subject: RE: Greene Meadows Preliminary Plan Review

Hi Ryan,

The Warren County Soil and Water Conservation District has the following comments for the Greene Meadows Preliminary Plan:

1. An Earth Disturbing Permit from Warren County SWCD will be required if 1 acre or more of land will be disturbed during construction. Please contact Warren SWCD for more information
2. An environmental assessment is required for the existing streams/water bodies that are present on the property before disturbing these areas.

Please let me know if you have any questions,

Tessa

Tessa Wagner

Urban Program Specialist
Warren County Soil and Water Conservation District
PHONE - (513) 695-1355 | EMAIL Tessa.Wagner@co.warren.oh.us

From: Cook, Ryan A. <Ryan.Cook@co.warren.oh.us>
Sent: Tuesday, January 31, 2023 1:15 PM
To: Weber, Kurt <kurt.weber@co.warren.oh.us>; Ryan, Tabitha <Tabitha.Ryan@co.warren.oh.us>; Brausch, Chris G. <Chris.Brausch@co.warren.oh.us>; Wojnicz, Christopher A. <Christopher.Wojnicz@co.warren.oh.us>; Conley, Molly M. <Molly.Conley@co.warren.oh.us>; Petty, Charles <Charles.Petty@co.warren.oh.us>; Tegtmeier, Michelle R. <Michelle.Tegtmeier@co.warren.oh.us>; Austin, Stephanie <Stephanie.Austin@co.warren.oh.us>; HENRICH, DEAN <dh8486@att.com>; SJ1469@att.com; Sarakatsannis, Carla J. <Carla.Sarakatsannis@duke-energy.com>; Dustin.Williams@dot.ohio.gov; Traci.Stivers@franklintownshipohio.us; Info@franklintownshipohio.us; D08.permits@dot.ohio.gov; msander@franklincityschools.com; Glenn, Scott A - Franklin, OH <scott.a.glenn@usps.gov>
Cc: Williams, Stan C. <Stan.Williams@co.warren.oh.us>; Lababidi, Hadil <Hadil.Lababidi@co.warren.oh.us>; Dakin, Elizabeth A. <Elizabeth.Dakin@co.warren.oh.us>
Subject: Greene Meadows Preliminary Plan Review

All,

Enclosed is a copy of the **Greene Meadows Preliminary Plan**, located in Franklin Township. This property is also known as Wilson Farms North. In summary, the plan illustrates 220 residential lots and 9 open space lots. The main access to the subdivision will be from Robinson-Vale road shown as a collector road and it will have 2 connection streets from the Wilson Farms subdivision to the south extending Jenny Marie Drive and Madison Grace Way. There are two street stubs proposed to the north and east.

February 23, 2023

Warren County Commissioners
406 Justice Drive
Lebanon, Ohio 45036

Dear Commissioners:

This letter is in regard to the Greene Meadows PUD Stage 2 located in Franklin Township, Warren County, Ohio.

At its meeting on February 23, 2023, with a vote of yes 15, 0 no, and 0 abstain, the Warren County Regional Planning Commission (RPC) Executive Committee recommended approval of the Greene Meadows PUD Stage 2 subject to the following conditions:

1. Compliance with the Warren County Rural Zoning Code, Planned Unit Development Stage 1 Standards and resolution, and the Warren County Subdivision Regulations.
2. Compliance with the requirements of the Warren County Engineer's Office and the Ohio Department of Transportation. Any road improvements deemed necessary by either department shall be installed by the developer.
3. Water and wastewater facilities shall comply with the Warren County Water & Sewer Department standards. Any improvements deemed necessary by the Warren County Water & Sewer Department shall be installed by the developer.
4. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. An earth Disturbing Permit and Environmental Assessment shall be done and approved by SWCD prior to Final Plat.
5. The proposed stormwater detention system, inclusive of all storm sewers, basins, and other devices, shall be designed and constructed in accordance with the standards and regulations of the Warren County Engineer Office.
6. A Homeowners Association (HOA) shall be established for the management and maintenance of common open space, stormwater management, trails, paths, postal mailbox units, and any other community amenities. All amenities of the community shall be completed before the platting of the 166 residential lot.

7. Entry monument signs shall be similar to what was illustrated on the title page.

8. Submit an updated Stage 2 Plan that:

a. identifies the materials of the “natural path”.

b. updates the project data parcel numbers to the correct IDs.

c. changes the subdivision name and proposed street name ‘Arthur’ that is acceptable to WCRPC and the Engineer’s Office.

9. Compliance with all other local, state, and federal regulations.

If you have any questions regarding this matter, please contact this office.

Sincerely,

Stan Williams
Executive Director



WARREN COUNTY REGIONAL PLANNING COMMISSION

MEETING DATE: February 23, 2023
TO: WCRPC Executive Committee
FROM: Ryan Cook, Senior Planner
SUBJECT: **Greene Meadows Preliminary Plan
& PUD Stage 2**

GENERAL INFORMATION

Property Owners: Wilson Farms Development II, LLC
& Greene Property, LLC
Site Address: Robinson-Vail Road
Engineer/Surveyor: Bayer Becker, Inc.
Township: Franklin
Parcel IDs: 08223000620, 08223880050
08223000580
Total Site Area: 87.67 acres
Zoning: R-3 PUD
Water Provider: Warren County
Sewer Provider: Warren County
Number of Lots: 220 Single-Family
Open Space Lots: 9
Density: 2.5 dwelling units per acre
School District: Franklin City



PROPOSAL

This property is also known as Wilson Farms North. In summary, the plan illustrates 220 residential lots and 9 open-space lots. The main access to the subdivision will be from Robinson-Vale road shown as a collector road and it will have 2 connection streets from the Wilson Farms subdivision to the south extending Jenny Marie Drive and Madison Grace Way. There are two street stubs proposed to the north and east. A park is located near the center of the development with walking trails and sidewalks throughout. There are stormwater management ponds located to the north, east, and southern parts of the subdivision.

HISTORY

- In July 2021, the Warren County Board of County Commissioners approved a PUD Stage 1 rezoning for the northern portion of Wilson Farms Addition changing the density from Single-Family Residential- R1B (1-acre density) to (R3) Planned Unit Development (PUD) Overlay (2.5-acre density based on the maximum allowed units of 220). This area consists of 87.67 acres.
- This property was part of a previous Preliminary Plan called "Wilson Farms Addition". Back in December of 2022 Wilson Farms Development Company II, LLC removed this portion of the subdivision from "Wilson Farms Addition" and called it "Wilson Farms North". With this application, it would change the name to "Greene Meadows" and would follow the site-specific PUD Standards approved in July 2021.

PRELIMINARY PLAN RECOMMENDATION

Approve the Greene Meadows Preliminary Plan subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Warren County Rural Zoning Code, Planned Unit Development Stage 1 & 2 Standards and resolution, and the Warren County Subdivision Regulations.
3. Compliance with the requirements of the Warren County Engineer's Office and the Ohio Department of Transportation. Any road improvements deemed necessary by either department shall be installed by the developer.
4. The developer shall comply with the Warren County Engineer's Office Streets and Roadway Facilities requirements for the roadway design that are in effect at the time of construction plan approval from the Engineer's Office for each subdivision section and the "Typical Public Street Section" approved at PUD Stage 1 for Collector and Local Streets.
5. Jenny Marie Drive shall connect to Jenny Marie Drive (Wilson Farms) prior to the platting of the 60th residential lot and Madison Grace Way shall connect to Wilson Farms Boulevard prior to the platting of the 166th residential lot.
6. An access permit and proposed driveway locations shall be to the satisfaction of the Warren County Engineer and on-street parking shall comply with the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities.
7. Sidewalks and street lighting shall comply with the Warren County Subdivision Regulations.
8. The proposed stormwater detention system, inclusive of all storm sewers, basins, and other devices, shall be designed and constructed in accordance with the standards and regulations of the Warren County Engineer Office.
9. Postal service facilities shall comply with Section 415: Postal Facilities of the Warren County Subdivision Regulations.
10. Water and wastewater facilities shall comply with the Warren County Water & Sewer Department standards. Any improvements deemed necessary by the Warren County Water & Sewer Department shall be installed by the developer.
11. Before construction can commence, an Earth Disturbing Permit will be required from the Warren County Soil and Water Conservation District (SWCD). Compliance with the (SWCD) erosion and sediment control plan requirements. An earth Disturbing Permit and Environmental Assessment shall be done and approved by SWCD prior to Final Plat.
12. A minimum of (30) lots shall be included in the first Final Plat section.
13. A Homeowners Association (HOA) shall be established for the management and maintenance of common open space, stormwater management facilities, trails, paths, postal mailbox units, and any other community amenities. All amenities of the community shall be completed before the platting of the 166th residential lot. Open Space lots shall be platted with each corresponding phase.
14. Before Final Plat application, the pending transfers between property owners included within the subdivision boundary shall be done.
15. Submit an updated Preliminary Plan that:
 - a. identifies the materials of the "natural path".
 - b. updates the project data parcel numbers to the correct IDs.

- c. changes the subdivision name and proposed street name 'Arthur' that is acceptable to WCRPC and the Engineer's Office.

16. Compliance with all other local, state, and federal regulations.

PUD STAGE 2 RECOMMENDATION

Approve the Greene Meadows PUD Stage 2 to the Board of County Commissioners subject to the following conditions:

1. Compliance with the Warren County Rural Zoning Code, Planned Unit Development Stage 1 Standards and resolution, and the Warren County Subdivision Regulations.
2. Compliance with the requirements of the Warren County Engineer's Office and the Ohio Department of Transportation. Any road improvements deemed necessary by either department shall be installed by the developer.
3. Water and wastewater facilities shall comply with the Warren County Water & Sewer Department standards. Any improvements deemed necessary by the Warren County Water & Sewer Department shall be installed by the developer.
4. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. An earth Disturbing Permit and Environmental Assessment shall be done and approved by SWCD prior to Final Plat.
5. The proposed stormwater detention system, inclusive of all storm sewers, basins, and other devices, shall be designed and constructed in accordance with the standards and regulations of the Warren County Engineer Office.
6. A Homeowners Association (HOA) shall be established for the management and maintenance of common open space, stormwater management, trails, paths, postal mailbox units, and any other community amenities. All amenities of the community shall be completed before the platting of the 166 residential lot.
7. Entry monument signs shall be similar to what was illustrated on the title page.
8. Submit an updated Stage 2 Plan that:
 - a. identifies the materials of the "natural path".
 - b. updates the project data parcel numbers to the correct IDs.
 - c. changes the subdivision name and proposed street name 'Arthur' that is acceptable to WCRPC and the Engineer's Office.
9. Compliance with all other local, state, and federal regulations.

STAFF REVIEW

Access & Circulation

The main access to the subdivision will be from Robinson-Vale Road shown as a collector road and it will have 2 connection streets from the Wilson Farms subdivision to the south extending Jenny Marie Drive and Madison Grace Way. There are two street stubs proposed to the north and east. The stub streets shall be built within each corresponding phase and the connections of Jenny Marie Drive and Madison Grace Way to Wilson Farms Boulevard, these connections shall be achieved based on a specified number of final plat lots or final plat approval of each corresponding phase. All other local subdivision streets are planned to have 50' of right-of-way with a 15' PUE on both sides of the road. Two cluster mailbox facilities are

provided to serve the 220 unit subdivision. The cluster mailbox locations are on-street pull off that comply with section: 415 Postal Facilities. One location is adjacent to the central park that could be designed as an off street facility.

Sidewalks & Trails

Sidewalks are required on both sides of all streets having a gross density of over 2 units per acre. A 5' wide natural path is proposed from the expansion of Jenny Marie Drive through the open space and will connect to Wendell Way elbow where it will connect to the sidewalk. There is an 8' wide asphalt path proposed through the center of the development that will allow residents to access the ≈1.4-acre park with a proposed playground. Along the north of the subdivision, a proposed 5' wide natural pathway is proposed behind 31 homes that tie into the sidewalk network.

Zoning

The current zoning of the property is R3 PUD. The maximum number of allowed units is 220. Overall the plan is consistent with what was shown at PUD Stage 1 in 2021. Warren County Zoning has reviewed the plans and they are compliant with their standards. (Exhibit B – PUD Standards)

Open Space & Conservation Areas

There are 9 open space parcels totaling 28.38 acres which is 32.3% of the site. The open space is primarily located along the perimeter of the subdivision, and the natural topographic areas of the site. There is also a pack located towards the center of the site. A 20' conservation area is provided along the northern and eastern subdivision boundary. Stage 1 requires a 50' buffer from the southern stream. The site plan complies with this requirement, placing all structures including the entry monument signs along Jenny Marie Drive and Madison Grace Way outside of the streamside setback area of 50'.

Landscape Plan

The landscaping plan illustrates 11 varieties of street trees. The plan includes landscaping around each of the 3 monument entry signs and landscaping along Robinson-Vale Road. The landscaping plan along Robinson-Vale Road complies with the rural subdivision perimeter buffer per section: 3.405 of the Warren County Rural Zoning Code.

PRELIMINARY PLAN - (EXHIBIT A)

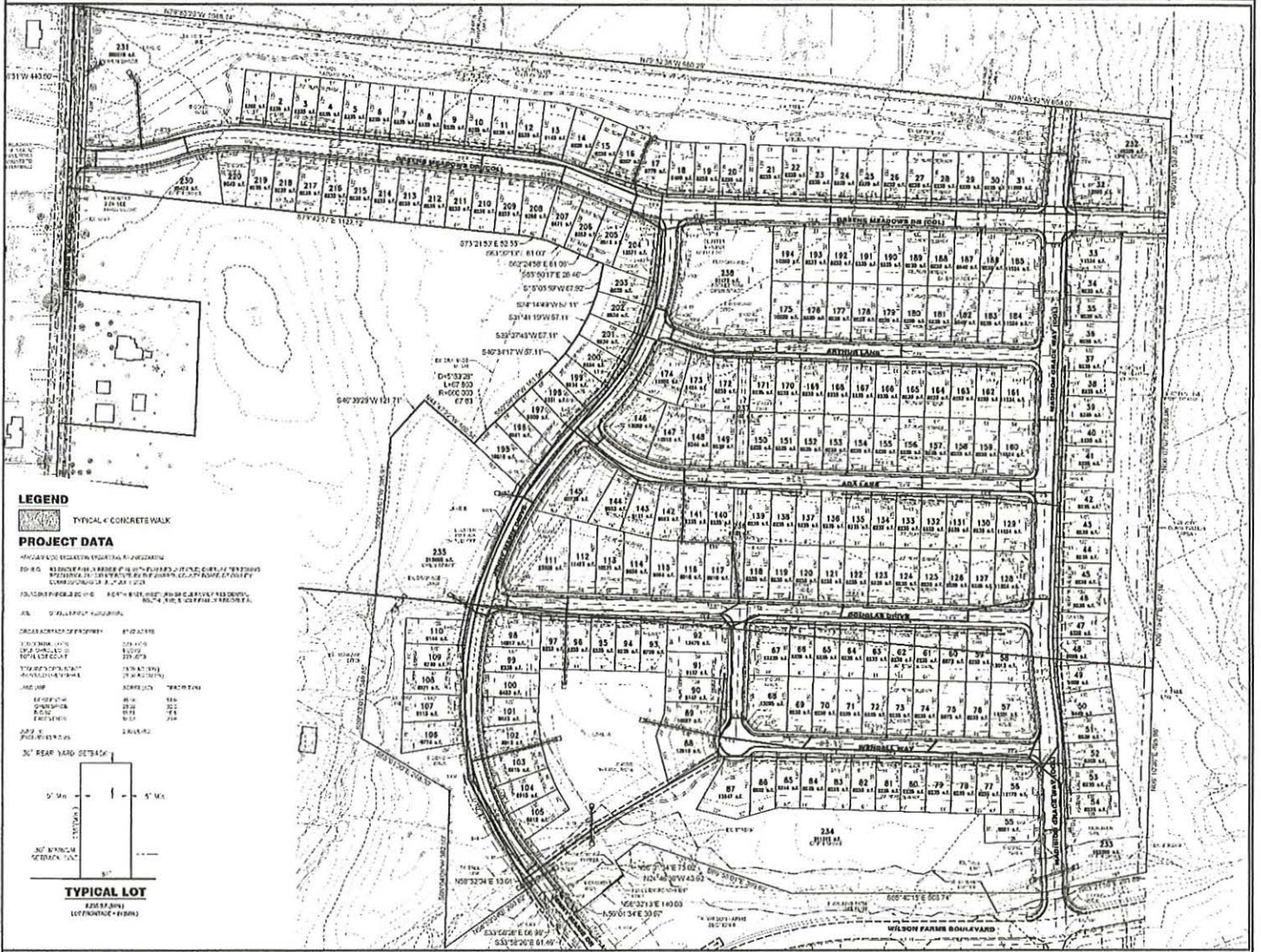


Exhibit A
WILSON FARM NORTH
R-3 PLANNED UNIT DEVELOPMENT OVERLAY
Development Standards

SECTION 1. APPLICABILITY:

Unless otherwise stated, development within Wilson Farm North Overlay PUD shall be governed entirely by these provisions and the provisions of the Warren County Rural Zoning Code, Warren County, Ohio, which are in effect at the time of issuance of any development order. All standards and concepts imposed herein or as represented on the PUD Site Plan are a part of the regulations which will govern how the PUD may be developed. Any standards found in the Warren County Rural Zoning Code that are not modified, varied, or addressed by this PUD document shall continue to apply to the PUD site.

SECTION 2. PERMITTED USES:

A. The following principal and accessory land uses are permitted by-right:

Single Family Dwelling	Parks & Open Space
Home Occupation Class 1	Model Dwelling Sales Units
Yard/Garage Sales	Estate Sales and Private Auctions

Accessory Structures: Accessory structures shall conform to Warren County Rural Zoning Code Article 3 Chapter 1 Section 3.102 "Accessory Uses, Buildings, and Structures Standards".

SECTION 3. PROHIBITED USES:

All uses not identified in Section 2 are prohibited.

SECTION 4. DEFINITIONS:

Unless specified, the definition of all terms shall be the same as the definition set forth in the Warren County Rural Zoning Code in effect at the time of zoning permit application.

SECTION 5. SETBACK, LOT SIZE, DENSITY, LOT FRONTAGE & UNIT SIZE

Section 5.1. Minimum Building Setbacks

Front: 30 feet

Rear: 30 feet

Side: 5 Feet

Section 5.2 Minimum Lot Size

8,235 Square Feet

Section 5.3. Density

Maximum Number of Dwelling Units: Two Hundred & Twenty (220) units.

Section 5.4 Minimum Lot Frontage

Standard: 61 feet

Curved: 25 feet at the road-right-of way and 65 feet at the building setback line.

Section 5.5 Dwelling Unit Size

Minimum Dwelling Unit Size: 1,200 square feet.

SECTION. 6. OPEN SPACE & STREAMSIDE SETBACK

Section 6.1 Minimum Open Space

Minimum Open Space: 30%

Location—Open space shall be located in close conformance to the locations illustrated on the PUD Stage 1 Concept Plan.

Amenities - Active recreation amenities and any phasing requirements shall be determined at PUD Stage 2 Site Plan; at a minimum, the amenities shall be required when 75% of the lots have been granted a zoning permit.

Conservation Area—A conservation area shall be placed on passive open space areas. Conservation areas shall be established at PUD Stage 2 Site Plan.

Trail—The hiking trail shall be constructed in conformance with the Stage 1 Concept Plan, details of which may be refined at PUS Stage 2. Phasing requirements for constructing the trail shall be determined at Stage 2 Site Plan.

Section 6.2 Streamside Setback

The Wilson Farm North Overlay PUD will comply with the Streamside Setback guidelines of Section 2.610 Stream Protection Overlay, of the Warren County Rural Zoning Code.

REVIEW DEPARTMENT COMMENTS

Cook, Ryan A.

From: Tegtmeier, Michelle R.
Sent: Wednesday, February 01, 2023 8:43 AM
To: Cook, Ryan A.
Cc: Austin, Stephanie
Subject: RE: Greene Meadows PUD Stage 2 Review

Ryan,

Wilson Farms -North was approved in 2021 as an R-3 PUD.

Greene Meadows is very similar in layout and identical in setbacks. They are required 30% Open space and 32.3% is shown. The max density is 4.0 and they are proposing 2.98.

They show the same amenities with a pocket park and walking trails. The number of lots is the same. Signage would be approved under a separate zoning certificate.

This department has no issues with the proposed Greene Meadows PUD Stage 2.

Thank you for all your work on this,
Michelle



Cook, Ryan A.

From: Wagner, Tessa L.
Sent: Tuesday, January 31, 2023 4:42 PM
To: Cook, Ryan A.
Cc: Conley, Molly M.
Subject: RE: Greene Meadows Preliminary Plan Review

Hi Ryan,

The Warren County Soil and Water Conservation District has the following comments for the Greene Meadows Preliminary Plan:

1. An Earth Disturbing Permit from Warren County SWCD will be required if 1 acre or more of land will be disturbed during construction. Please contact Warren SWCD for more information
2. An environmental assessment is required for the existing streams/water bodies that are present on the property before disturbing these areas.

Please let me know if you have any questions,

Tessa

Tessa Wagner
Urban Program Specialist
Warren County Soil and Water Conservation District
PHONE - (513) 695-1355 | EMAIL Tessa.Wagner@co.warren.oh.us

Cook, Ryan A.

From: Weber, Kurt
Sent: Tuesday, February 14, 2023 11:19 AM
To: Cook, Ryan A.
Cc: Ryan, Tabitha; Fisher, W. Jason
Subject: RE: Greene Meadows Preliminary Plan Review

Hi Ryan,

Here are our comments:

- 1) We're concerned about the naming of the subdivision from a confusion standpoint since it's very similar to 'Greentree Meadows' off of Greentree Road. In fact when I opened your email I was thinking it was that subdivision instead of this one . Any other suffix other than 'Meadows' would probably be a better name.
- 2) We also noticed that this subdivision has a proposed 'Arthur' street name, just like Greentree Meadows does, which will also be confusing from a 911 standpoint. Although the subdivisions are within two different townships, it will still be confusing because there are only about 3 miles apart. We realize the street names can be rectified at a later date, but just wanted to mention it while we were thinking about it.
- 3) We are OK with the proposed new street location access to Robinson-Vail, but will need to approve the Access Permit as a formality. We have also already approved their traffic impact study, which will require a left turn lane to be added along Robinson-Vail Road.

Thanks,

Kurt E. Weber, PE, PS
Chief Deputy Engineer
Warren County Engineer's Office
210 West Main Street
Lebanon, OH 45036
direct: 513-695-3306
kurt.weber@co.warren.oh.us