



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

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

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Telephone (513) 695-1250

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TOM GROSSMANN

SHANNON JONES

DAVID G. YOUNG

GENERAL SESSION AGENDA

September 3, 2024

#1

Clerk—General

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

APPROVING REQUISITIONS AND AUTHORIZING THE COUNTY ADMINISTRATOR
TO SIGN DOCUMENTS RELATIVE THERETO

BE IT RESOLVED, to approve requisitions as listed in the attached document and authorize Martin Russell, 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 day of 2024.

BOARD OF COUNTY COMMISSIONERS

Krystal Powell, Clerk

/kp

cc: Commissioners' file

REQUISITIONS

Department Vendor Name

FAC PROLINE DEVELOPMENT INC

Description

FAC ENTERPRISE SURVEILLANCE CA

Amount

\$ 1,151,273.12 *RFQ/ contract in packet

9/3/24 APPROVED:

Martin Russell, County Administrator

CONSENT AGENDA*

September 3, 2024

Approve the minutes of the August 20, 2024 and August 27, 2024 Commissioners' Meetings.

PERSONNEL

- 1. Hire Dylan Thomas, Melody Roth, Ella Riddiough, Lacie Decatur, and Matthew Stewart as Communications Operators within Emergency Services***
- 2. Approve reclassifications of Michael Morris to Service Worker I within Facilities Management***

GENERAL

- 3. Amend Resolution #24-0139 to include conditions of approval relative to the rezoning application of Mark and Connie Burton***
- 4. Set the public hearing to consider amendments to the Warren County Subdivision Regulations***
- 5. Authorize County Administrator or Deputy County Administrator to execute documents relative to the land acquisition agreement with Eric Fields***
- 6. Certify delinquent Water/ Sewer accounts on behalf of W/S***
- 7. Enter into contract with Proline Technology relative to the RFQ for the Warren County Enterprise Surveillance Camera System***
- 8. Approve various agreements and addendums with various providers relative to home placement on behalf of Children Services***
- 9. Enter into cooperative agreement with the Village of Harveysburg for the Maple Street Improvement Project***
- 10. Authorize Sanitary or Senior Engineer to submit applications relative the Ohio Public Works Commission State Capital Improvement Programs***
- 11. Acknowledge payment of bills***
- 12. Approve performance bond releases for Pond View Estates and Legacy Landing in Clearcreek Township***

FINANCIALS

- 13. Approve supplemental appropriation into Common Pleas, Lodging Tax, and Sheriff***
- 14. Approve appropriation adjustments within Commissioners' and Telecommunications***

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

FOR CONSIDERATION NOT ON CONSENT AGENDA

1. Waiving permit fees associated with the installation of a new digital sign for Bethany Baptist Church in Washington Township

^{NG}
WAIVE PERMIT FEES ASSOCIATED WITH THE INSTALLATION OF A NEW DIGITAL SIGN FOR BETHANY BAPTIST CHURCH IN WASHINGTON TOWNSHIP

BE IT RESOLVED, to waive the permit fees associated with the installation of a new digital sign for Bethany Baptist Church located at 10156 U.S. Route 350 in Washington Township; and

BE IT FURTHER RESOLVED, that Bethany Baptist Church will be responsible for any surcharge that may be required by the State of Ohio.

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 3rd day of September 2024.

BOARD OF COUNTY COMMISSIONERS

Krystal Powell, Clerk

/kp

cc: Building/Zoning (file)
Bethany Baptist Church (Tim Bradshaw)



Bethany Baptist Church | 10156 St Rt 350/PO Box 59 | Clarksville, OH 45113

August 23, 2024

Warren County Commissioners,

The Bethany Baptist Church would like to request a waiver of fee for building permits for installment of our new digital sign for our community. Our purpose for the new sign, in addition to our church announcements, will be for community relations including updates during inclement weather, road closures, school closings, etc. We are a 5013c non-profit organization with the State of Ohio.

Thank you for your help, as well as for your help that we have received at the zoning department.

Til He Comes Again,

A handwritten signature in cursive script that reads "Pastor Tim Bradshaw".

Pastor Tim Bradshaw
Bethany Baptist Church
513-525-4831



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BOARD OF COUNTY COMMISSIONERS WARREN COUNTY, OHIO

MINUTES: Regular Session – August 20, 2024

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 August 13, 2024, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

Minutes of the August 13, 2024 meeting were read and approved.

- 24-1071 A resolution was adopted hiring Madelyn Buckley as a Fellow Student, part of the Child Welfare Fellowship Program, to work within Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-1072 A resolution was adopted hiring Heather Sykora as an Assessment/Investigative Caseworker II within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-1073 A resolution was adopted approving the end of 365-day probationary period and pay increase for Ray Dratt within the Warren County Building and Zoning Department. Vote: Unanimous
- 24-1074 A resolution was adopted approving the end of a 365-day probationary period and a pay increase for Mitchell Viars within the Water and Sewer Department. Vote: Unanimous
- 24-1075 A resolution was adopted approving a wage increase for Kelly Fiebig within the Warren County Department of Emergency Services. Vote: Unanimous

MINUTES

AUGUST 20, 2024

PAGE 2

- 24-1076 A resolution was adopted accepting the resignation of Emma Wilcox, Protective Services Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective August 30, 2024.
Vote: Unanimous
- 24-1077 A resolution was adopted cancelling the regularly scheduled Commissioners' Meeting of Thursday, August 22, 2024. Vote: Unanimous
- 24-1078 A resolution was adopted declaring an emergency and waiving competitive bidding for the immediate replacement of the electrical switchgear at the Common Pleas Courts Building. Vote: Unanimous
- 24-1079 A resolution was adopted approving emergency replacement of the air conditioning unit at the Todds Fork Lift Station. Vote: Unanimous
- 24-1080 A resolution was adopted transferring a vehicle no longer being utilized to the Warren County Park Board. Vote: Unanimous
- 24-1081 A resolution was adopted approving and entering into an education agreement with the University of Kentucky on behalf of Warren County Children Services.
Vote: Unanimous
- 24-1082 A resolution was adopted entering into a cooperative agreement with Butler County for the Butler-Warren Road/Dimmick Road/Irwin-Simpson Road Intersection Improvements on behalf of the Warren County Engineer's Office.
Vote: Unanimous
- 24-1083 A resolution was adopted entering into Classroom Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 24-1084 A resolution was adopted entering into an agreement with Mobilcomm Inc on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-1085 A resolution was adopted entering into an agreement with Mobilcomm Inc on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-1086 A resolution was adopted entering into an agreement with Mobilcomm Inc on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-1087 A resolution was adopted entering into an agreement with Mobilcomm Inc on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-1088 A resolution was adopted authorizing acceptance of renewal quote from Buckeye Power Sales Co., Inc. on behalf of Warren County Telecommunications for Tower Site Services. Vote: Unanimous
- 24-1089 A resolution was adopted approving Change Order No. 2 to the contract with KT Holden Construction, LLC for the Socialville Transmission Water Main – Contract 3 Project, Purchase Order No. 23002585. Vote: Unanimous

- 24-1090 A resolution was adopted acknowledging payment of bills. Vote: Unanimous
- 24-1091 A resolution was adopted approving a street and appurtenances (including sidewalks) bond reduction for Kensington Development Company of Ohio, LLC for completion of improvements in Losh Landing North, Section 2 situated in Deerfield Township. Vote: Unanimous
- 24-1092 A resolution was adopted approving a street and appurtenances (including sidewalks) bond reduction for Kensington Development Company of Ohio, LLC for completion of improvements in Losh Landing, Section 3 situated in Deerfield Township. Vote: Unanimous
- 24-1093 A resolution was adopted approving a street and appurtenances bond release for HT Crossing LLC for completion of improvements in Pond View Estates, situated in Clearcreek Township. Vote: Unanimous
- 24-1094 A resolution was adopted approving Vicki Lane and Millpond Lane in Pond View Estates for public maintenance by Clearcreek Township. Vote: Unanimous
- 24-1095 A resolution was adopted accepting an amended certificate and approving a supplemental appropriation for Grants Administration Fund #2261. Vote: Unanimous
- 24-1096 A resolution was adopted approving operational transfer from Commissioners Fund #11011112 into Human Services Fund #2203. Vote: Unanimous
- 24-1097 A resolution was adopted accepting an amended certificate for the Roachester Cozaddale Road Bridge #52-4.02 Rehabilitation Project Fund and approving a supplemental appropriation and a cash advance into Fund #4459. Vote: Unanimous
- 24-1098 A resolution was adopted approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 24-1099 A resolution was adopted approving an appropriation adjustment within Economic Development Fund #11011116. Vote: Unanimous
- 24-1100 A resolution was adopted approving an appropriation adjustment within Common Pleas Court Fund #11011223. Vote: Unanimous
- 24-1101 A resolution was adopted approving an appropriation adjustment within Common Pleas Court Fund #11011223. Vote: Unanimous
- 24-1102 A resolution was adopted approving an appropriation adjustment within Telecommunications Department Fund #11012810. Vote: Unanimous
- 24-1103 A resolution was adopted approving requisitions and authorizing the County Administrator to sign documents relative thereto. Vote: Unanimous

- 24-1104 A resolution was adopted to approve Union Village Special District #3A PUD Stage 2 in Turtlecreek Township subject to conditions. Vote: Unanimous
- 24-1105 A resolution was adopted to approve Southwest Golf Ranch PUD Stage 2 in Union Township subject to conditions. Vote: Unanimous

DISCUSSIONS

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

ADMINISTRATIVE HEARING

UNION VILLAGE SPECIAL DISTRICT #3A PUD STAGE 2 IN TURTLECREEK TOWNSHIP

The Board met this 20th day of August 2024, in the Commissioners' Meeting Room, for the administrative hearing to consider the application for the Union Village Special District #3A PUD Stage 2 in Turtlecreek Township.

Commissioner Young opened the hearing and requested Krystal Powell, Clerk of Commissioners, identify for the record when the site was posted with signage stating the site would be subject to a public process, how and when the written notice of this hearing was sent to the Applicant and all owners of property within 500 feet from the parcel lines of the site subject, and how and when the administrative hearing was advertised.

Commissioner Young then proceeded to administer the oath to anyone desiring to give testimony during this administrative hearing.

Cameron Goschinski, Regional Planning Commission, presented the attached PowerPoint presentation outlining the property address, parcel size, and current zoning of the land. Mr. Goschinski further stated the applicant is proposing the construction of a 6,372 square foot convenience store with a 10-pump gas station.

There was discussion relative to the existing 17.8-acre environmental covenant area located on the subject site.

Mr. Goschinski stated the area will remain undeveloped and will become a conservation area.

JR Anderson, applicant, stated he is currently under contract to buy eight (8) acres of the existing parcel and will return in the future to purchase the three (3) remaining lots of the parcel. He further stated the aforementioned 17.8-acre portion of the parcel is staying within ownership of Otterbein Homes.

There was discussion relative to traffic impact, water run-off, and lighting issues as a result of constructing the proposed convenience store.

Upon further discussion, the Board resolved (Resolution #24-1104) approving the Union Village Special District #3A PUD Stage 2 in Turtlecreek Township subject to conditions.

ADMINISTRATIVE HEARING

SOUTHWEST GOLF RANCH PUD STAGE 2 IN UNION TOWNSHIP

The Board met this 20th day of August 2024, in the Commissioners' Meeting Room, for the administrative hearing to consider the application for the Southwest Golf Ranch PUD Stage 2 in Union Township.

Commissioner Young opened the hearing and requested Krystal Powell, Clerk of Commissioners, identify for the record when the site was posted with signage stating the site would be subject to a public process, how and when the written notice of this hearing was sent to the Applicant and all owners of property within 500 feet from the parcel lines of the site subject, and how and when the administrative hearing was advertised.

Commissioner Young then proceeded to administer the oath to anyone desiring to give testimony during this administrative hearing.

Ryan Cook, Regional Planning Commission, presented the attached PowerPoint presentation outlining the property address, parcel size, and current zoning of the land. Mr. Goschinski further stated the applicant is proposing the construction of a 15,940 square foot indoor recreational facility and the addition of golf driving range bays.

Craig Abercrombie, Civil Engineer, stated that a traffic study has been conducted and they plan to start construction in late 2024.

Upon further discussion, the Board resolved (Resolution #24-1105) approving the Southwest Golf Ranch PUD Stage 2 in Union Township subject to conditions.

Driscoll Gibbs, Clearcreek Township resident, presented on an on-going flooding issue of his property that is a result of modifications to surrounding property by his neighbor.

Bruce McGary, Assistant Prosecuting Attorney, cited the property address and stated the county has no rights to resolve the issue.

Martin Russell, County Administrator, stated he has worked with both the Warren County Soil and Water Conservation District and the Warren County Engineer's Office to address Mr. Gibbs' concern. He further stated the water flow is appropriate for the area and is a private matter within the surrounding property owner.

Upon further discussion it was determined the county has no responsibility, as it is a civil matter and the complainant will have to seek legal counsel.

Upon motion the meeting was adjourned.

David G. Young, President

Tom Grossmann

Shannon Jones

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 August 20, 2024, in compliance with Section 121.22 O.R.C.

Krystal Powell, Clerk
Board of County Commissioners
Warren County, Ohio

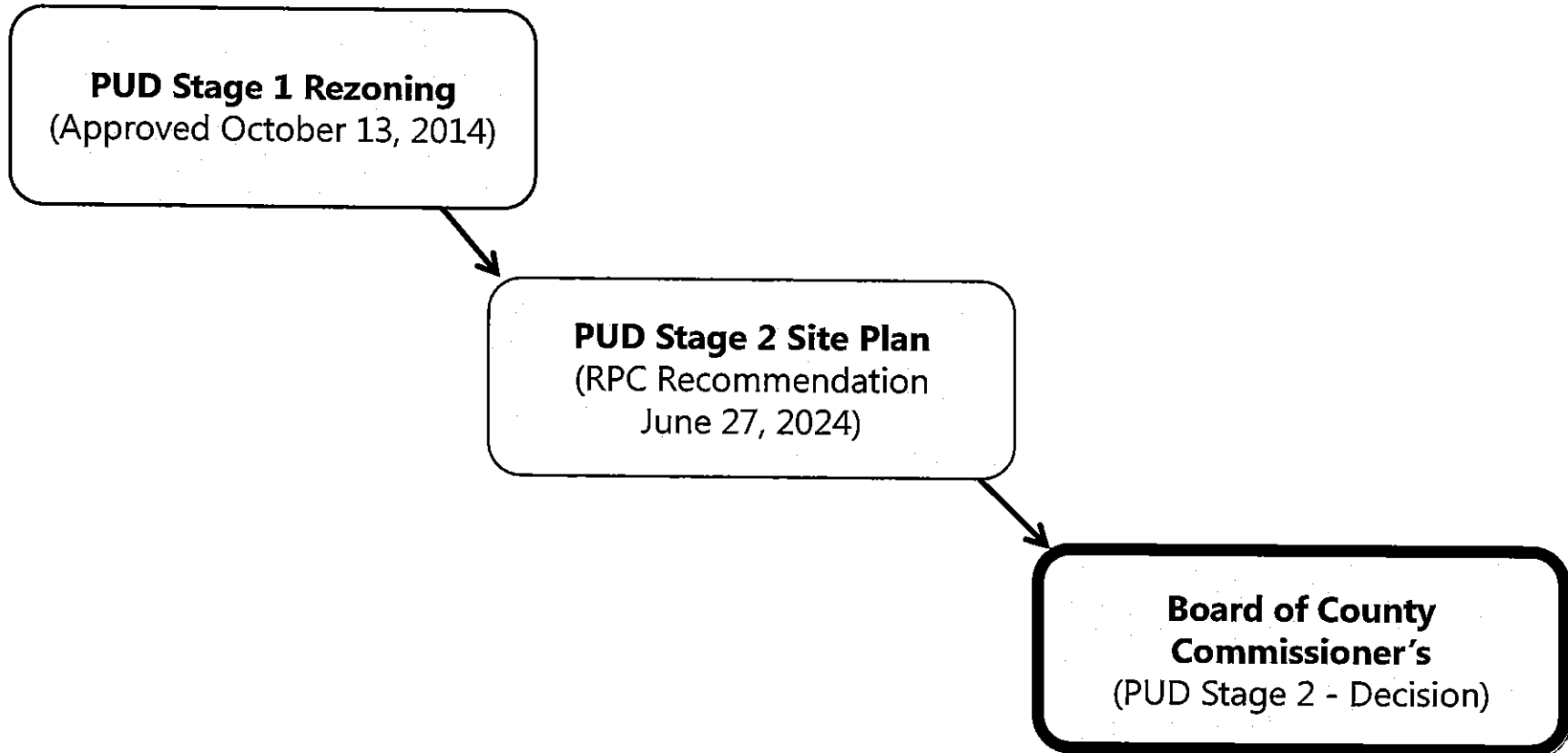


Union Village Special District #3A PUD Stage 2 Turtlecreek Township

Prepared for the Board of County Commissioners

Date: August 20, 2024

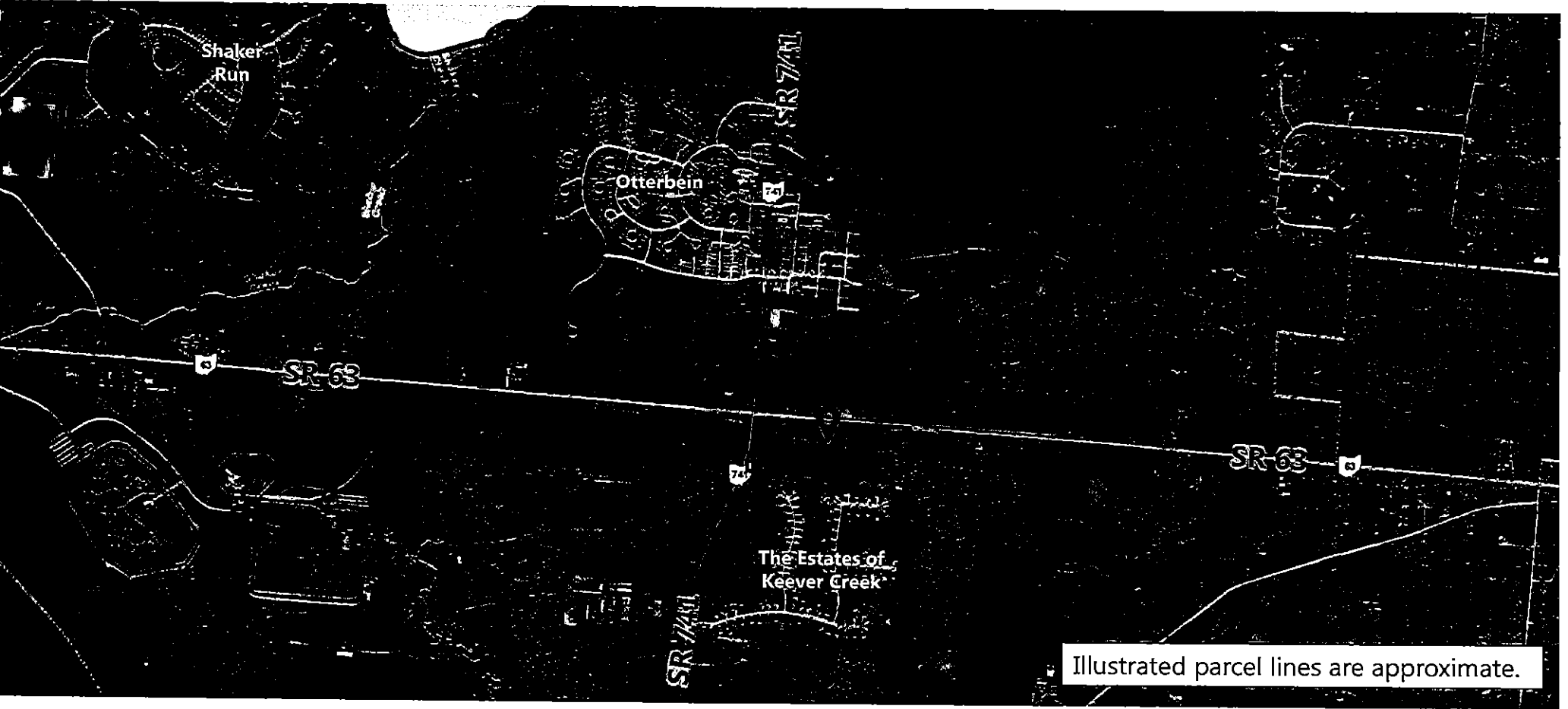
SUBDIVISION REVIEW PROCESS



GENERAL INFORMATION

Applicant	Jeffrey R. Anderson
Property Owner	Otterbein Homes, Inc.
Site Address	0 State Routes 741 & 63
Parcel Size	32.535 acres of a 52.1626-acre parcel
Proposed Lot Area	2.043 acres
Current Zoning	PUD (Planned Unit Development) – Special District 3

Vicinity Map

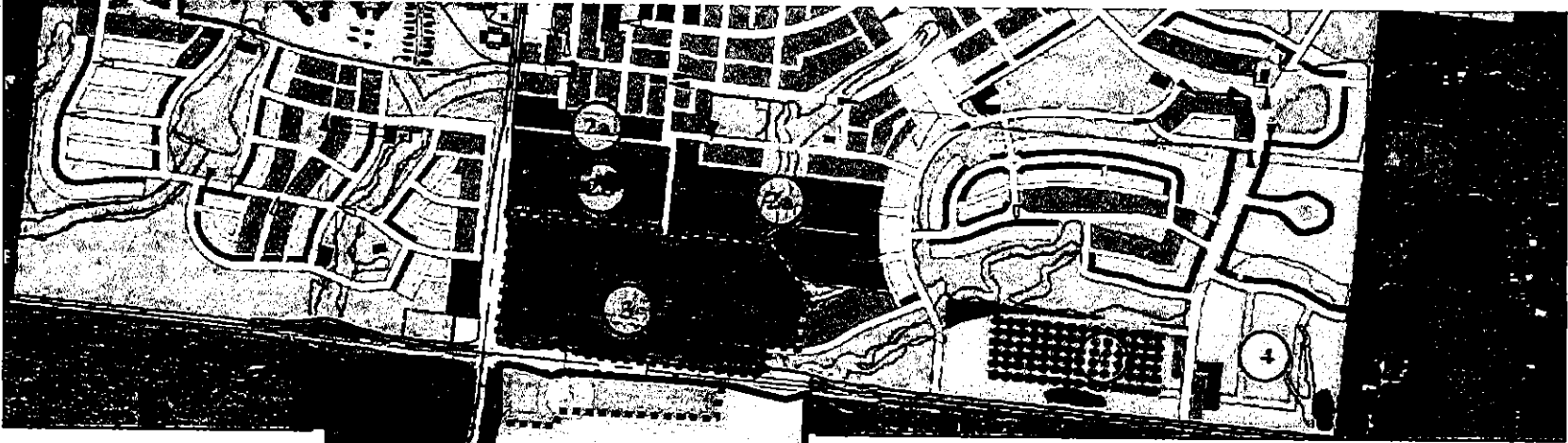


Illustrated parcel lines are approximate.

Site Aerial

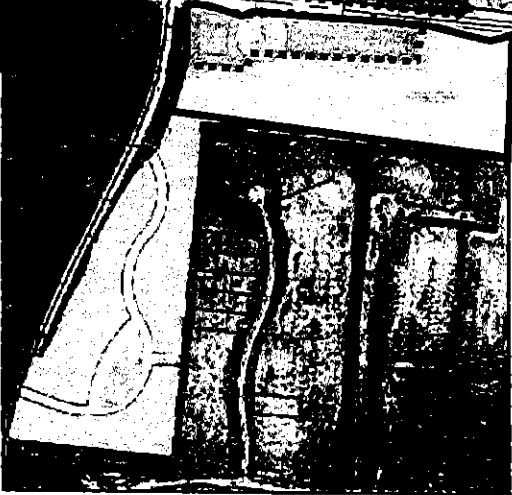


Union Village Regulating Plan

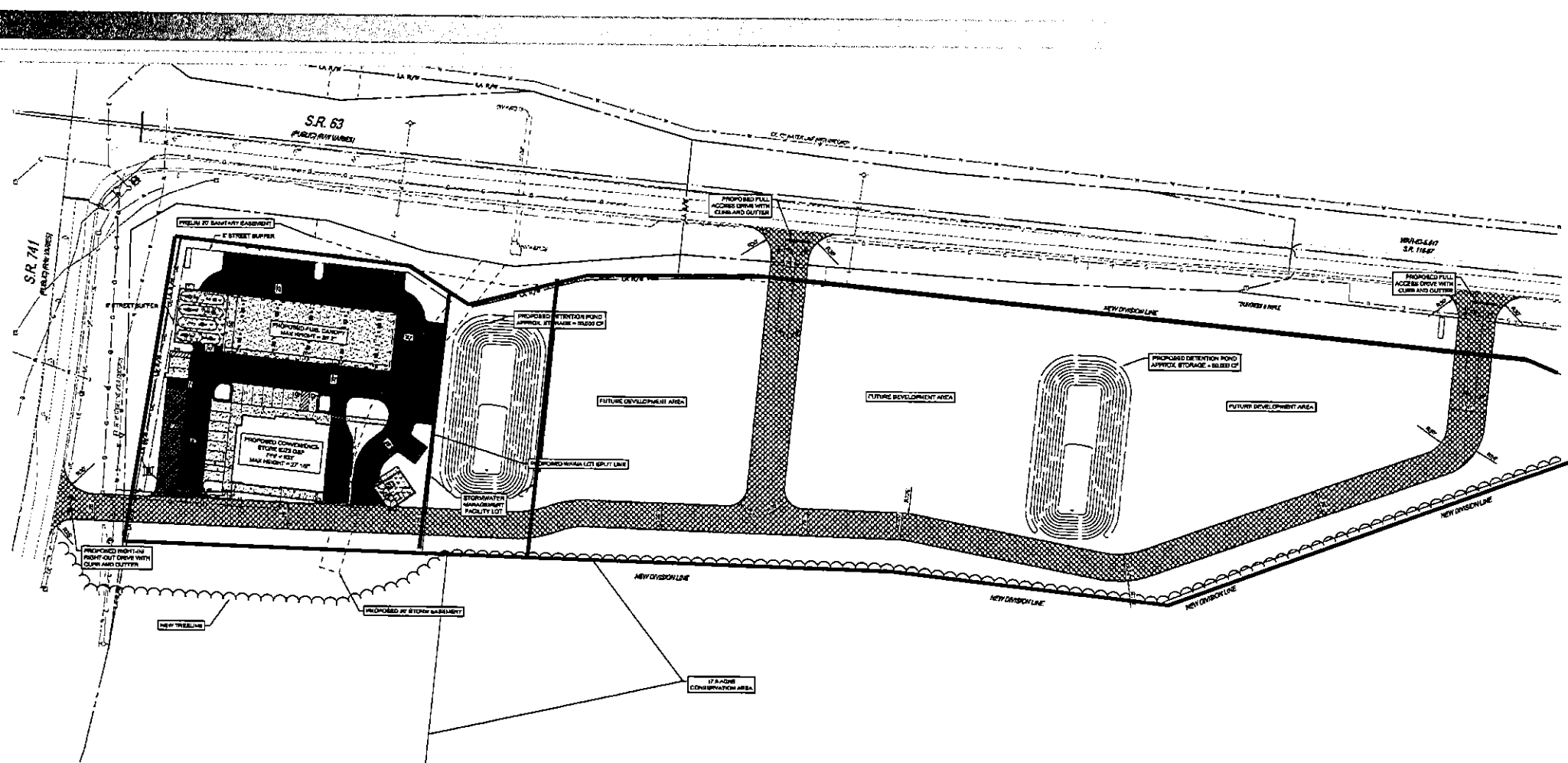


The subject site is located within a portion of the **Special District 3 (SD3)** and **Civic Open Space** in the Union Village PUD (south of State Route 63).

-  Special District 3 Boundary
-  Special District 3A (Subject Site)

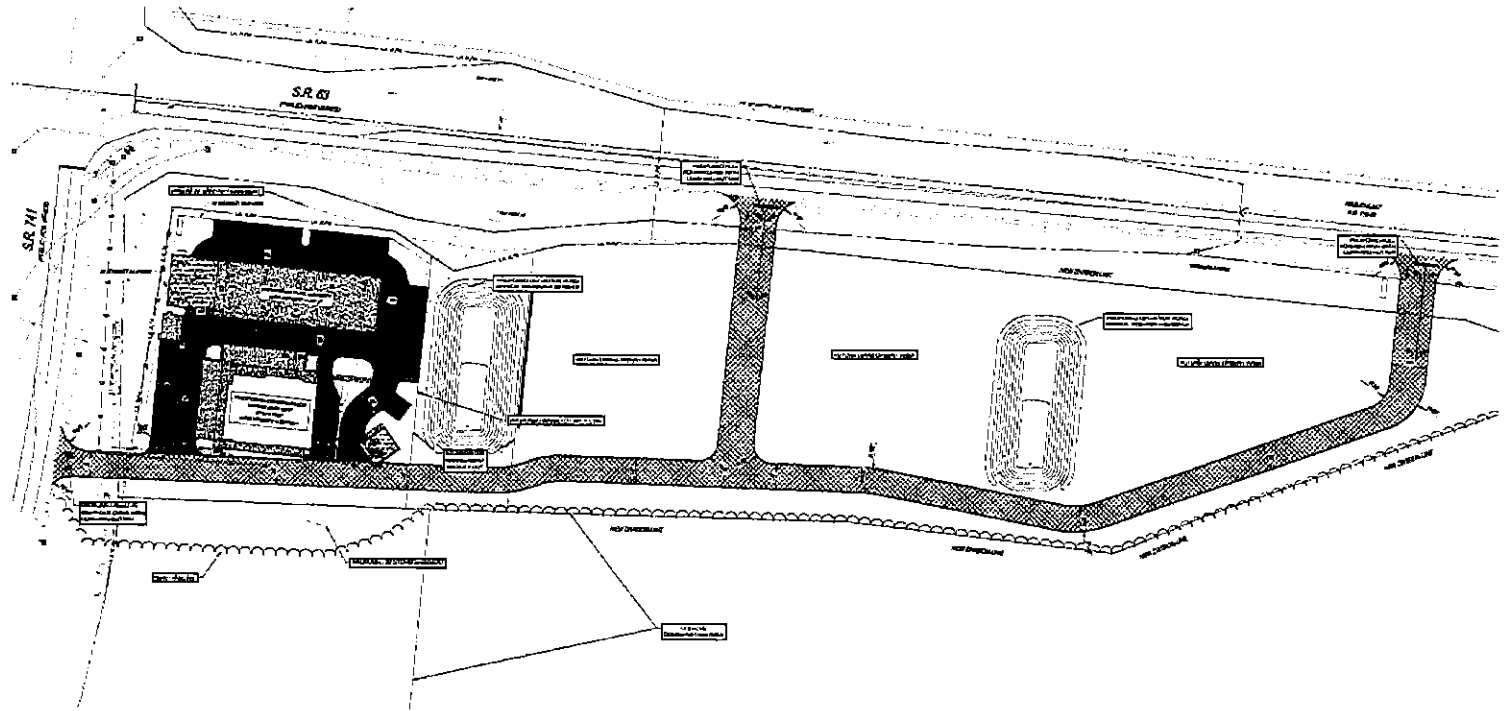


Proposal



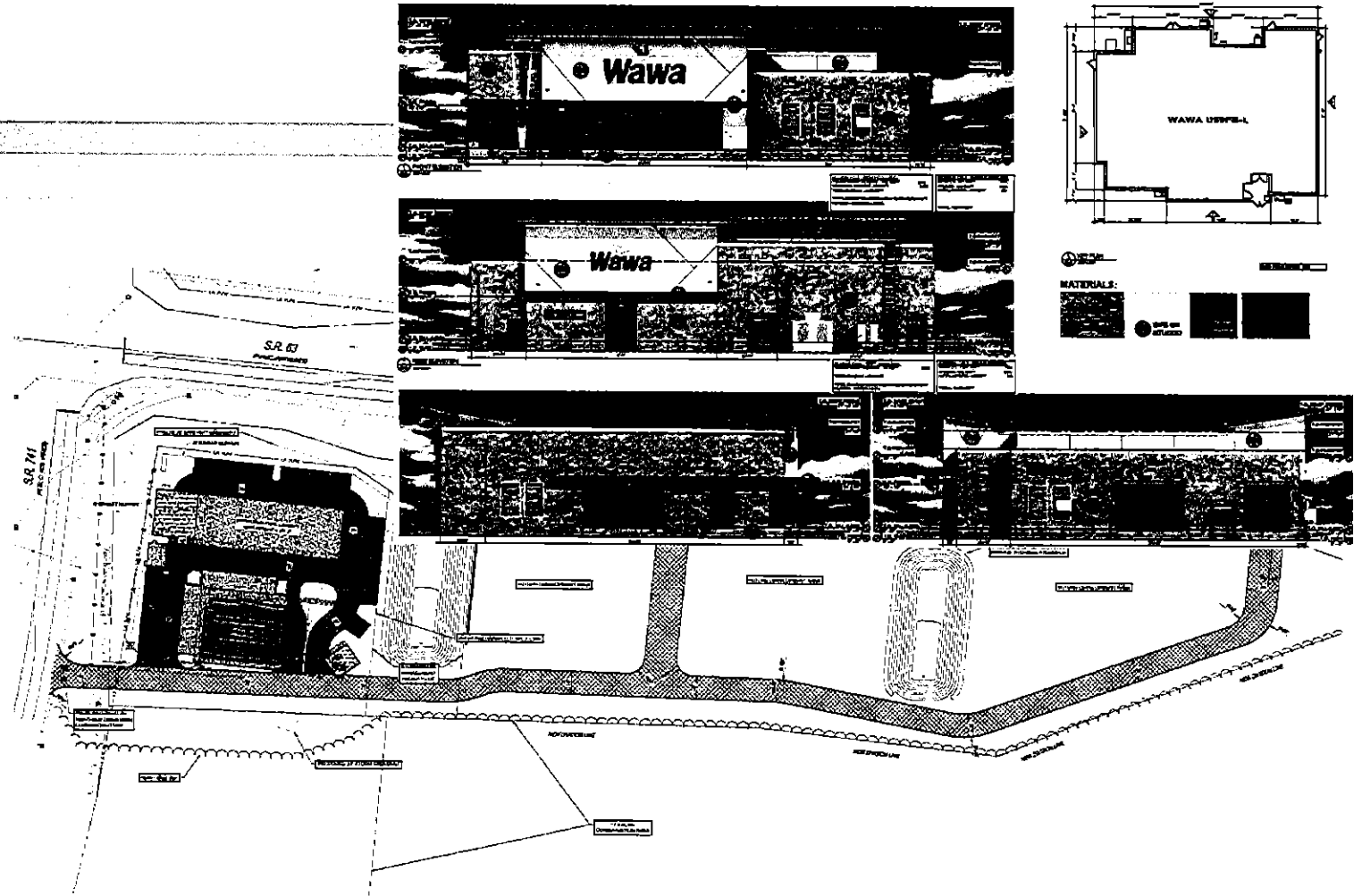
Proposal

1. 6,372 S.F.
Convenience Store
2. 10 Pump Gas
Station
3. Three access points
 - A. Two on S.R. 63
 - B. One on S.R. 741

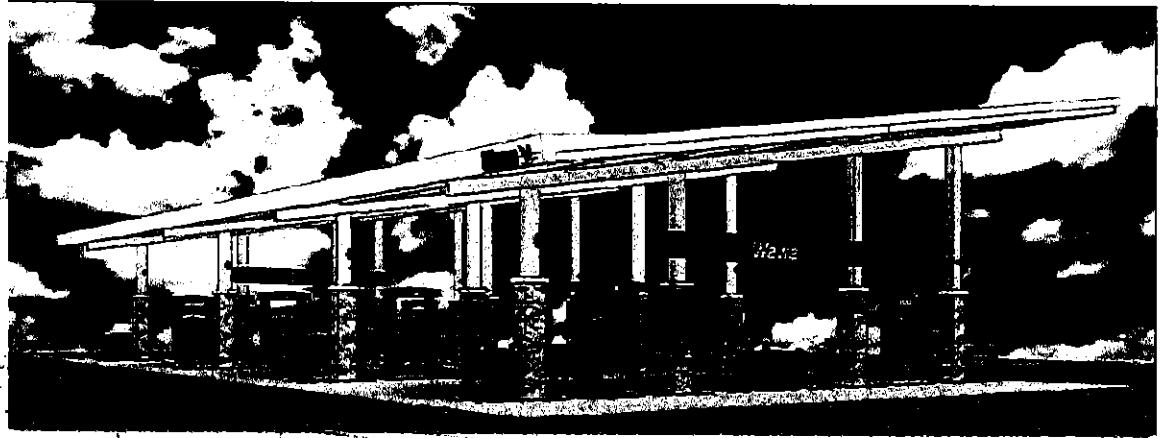


Proposal

1. 6,372 S.F.
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Proposal



1. 6,372 S.F.
Convenience Store

2. 10 Pump Gas
Station

3. Three access points

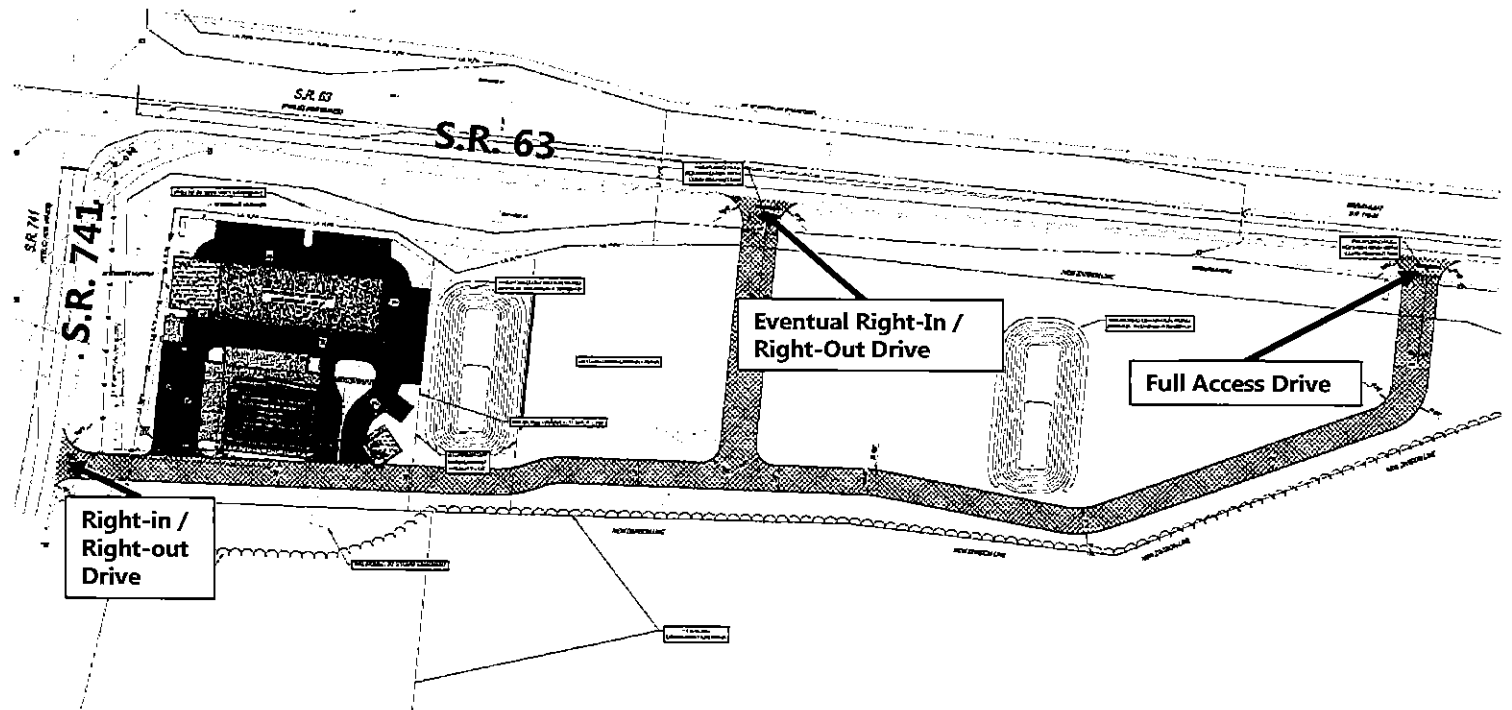
A. Two on S.R. 63

B. One on S.R. 741



Proposal

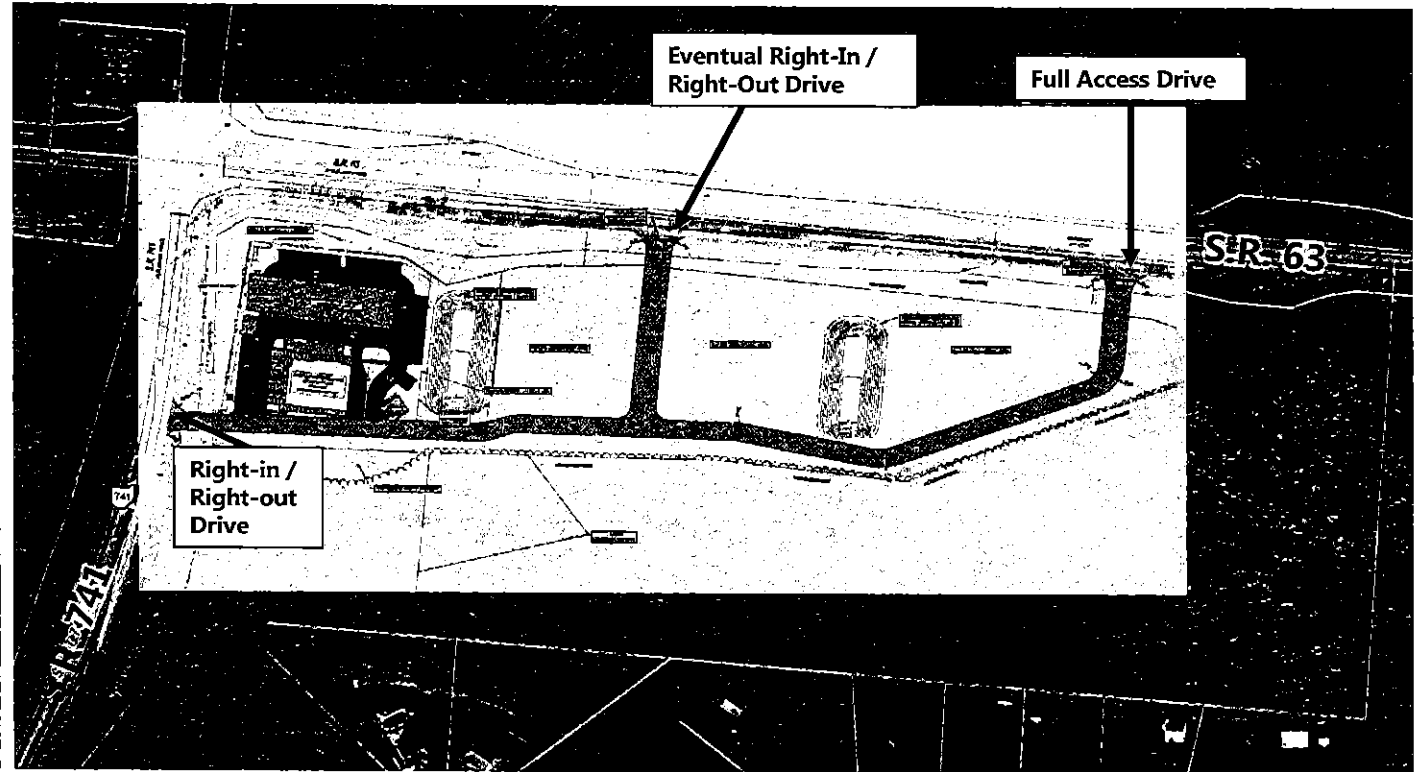
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Proposal

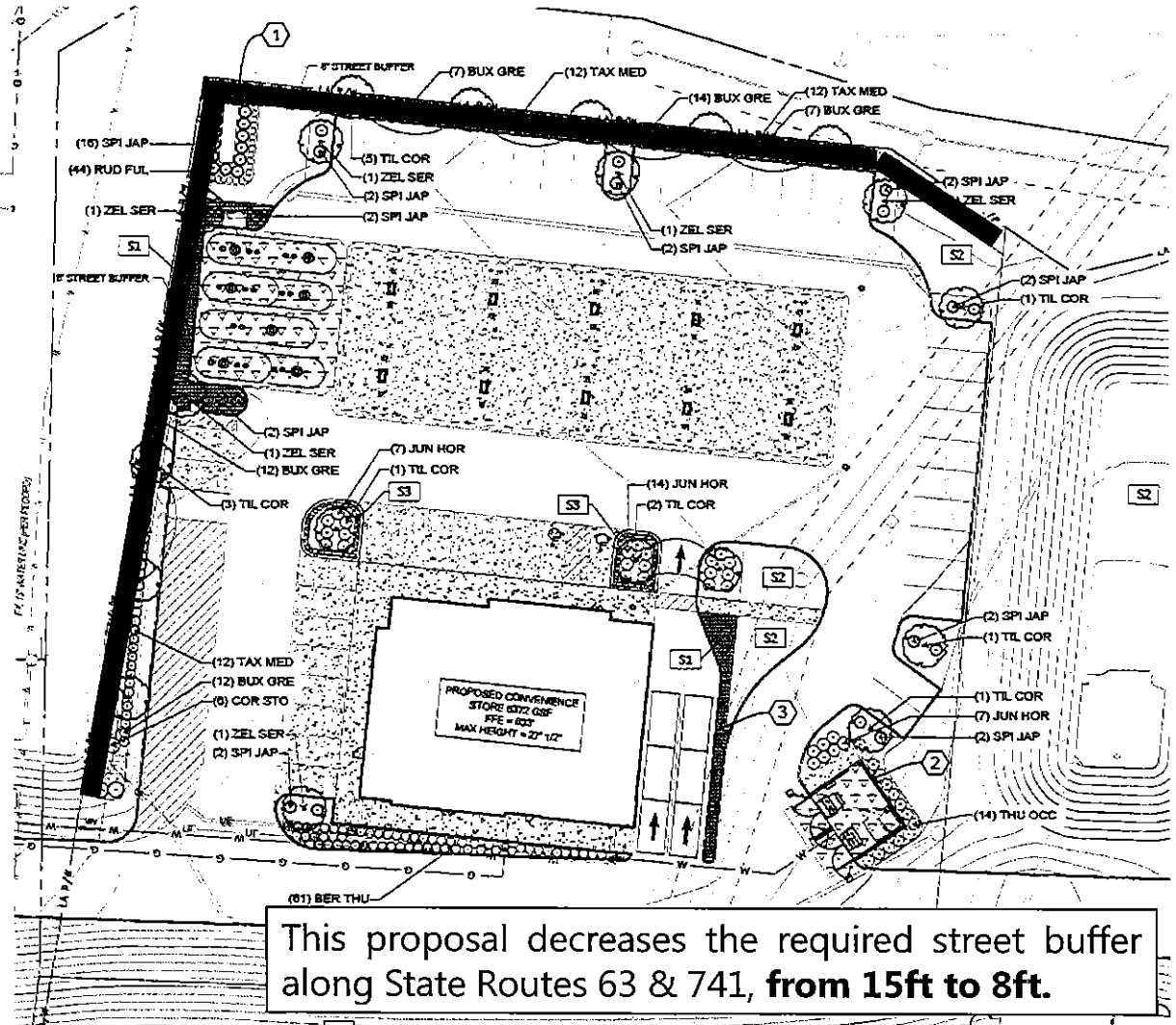
Access points:

- A. Two on S.R. 63
- B. One on S.R. 741



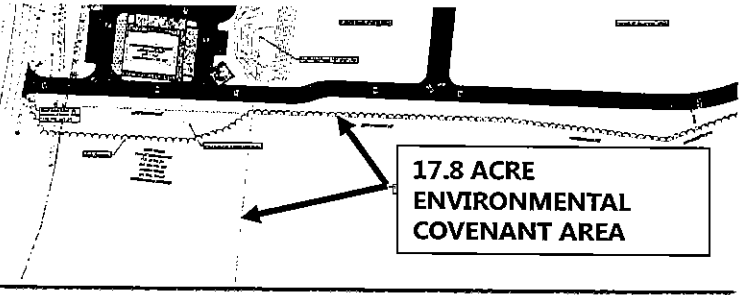
Buffers & Landscaping

- 8-foot street buffer along State Route 63
- 8-foot street buffer along State Route 741
- Dumpster screened through fencing and evergreen



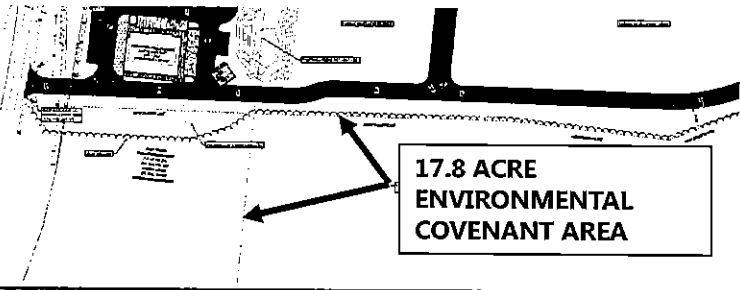
Environmental Features

- Heavily wooded throughout subject site
- A 17.8-acre environmental covenant area (existing)



Environmental Features

- Adding additional conservation area over the environmental covenant area.

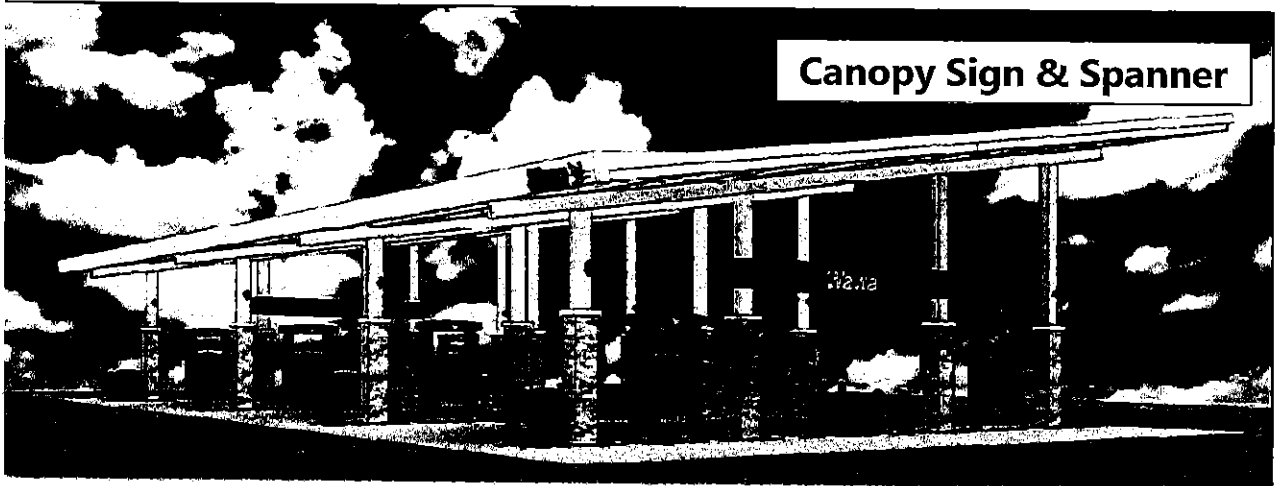
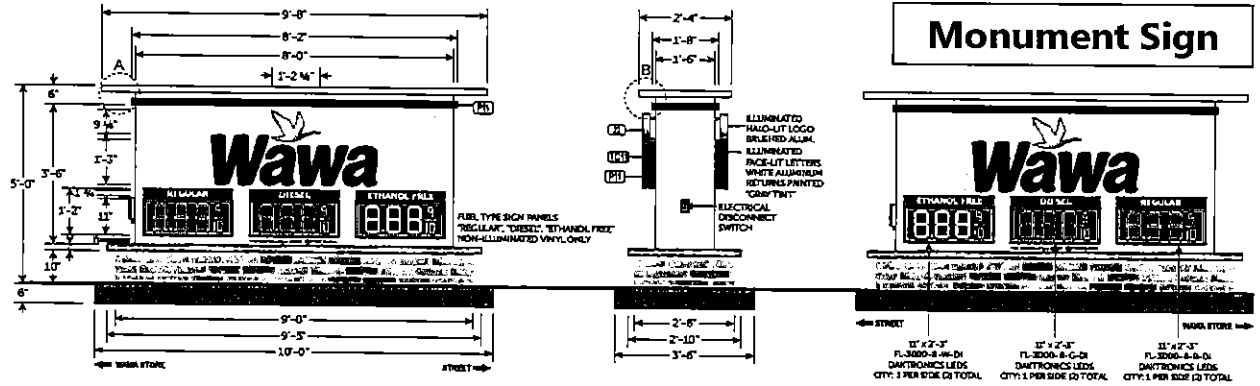
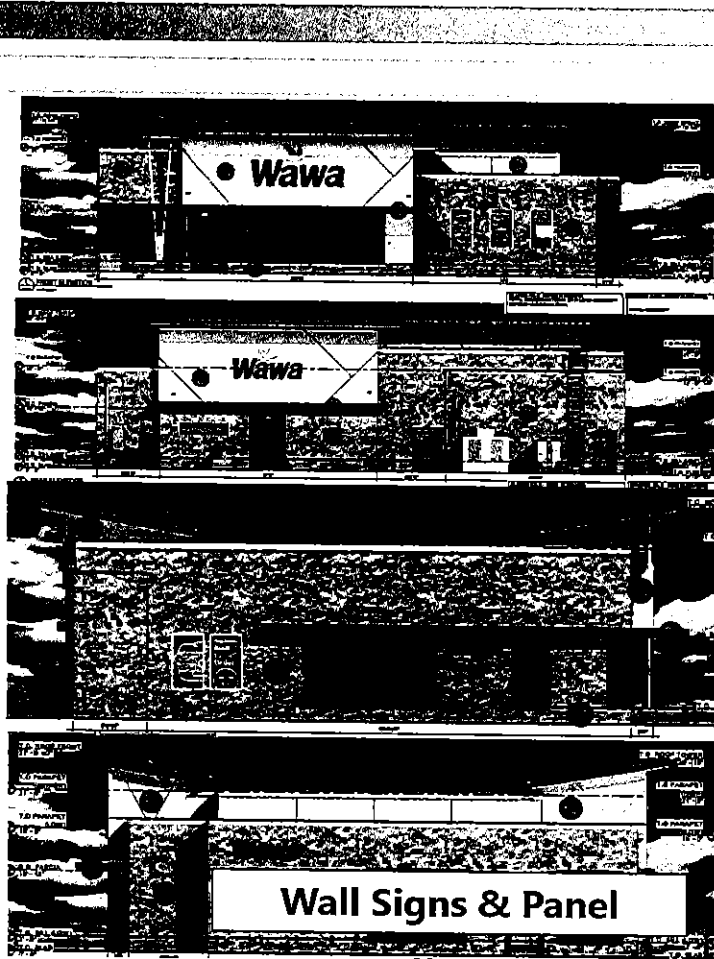


Environmental Features

- Stream through the property (Station Creek)



Signage



Staff Recommendation

Staff recommends **approval** of the **Union Village Special District 3A PUD Stage 2** to the Warren County Board of Commissioners, subject to the following conditions:

1. All plans and proposals from 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, the Warren County Subdivision Regulations, PUD Stage 1, and the Union Village PUD Standards.
3. An Erosion and Sediment Control Plan shall be submitted to, and approved by the Warren County Soil & Water Conservation District prior to earth-moving activities.

Staff Recommendation

4. **All proposed common open spaces and improvements, and maintenance of such areas are ensured through an appropriate legal instrument. An infrastructure maintenance program (i.e. "sinking fund") shall be established for all stormwater facilities.**
5. Compliance with the lighting, landscaping, and signage standards of the Union Village PUD Stage 1 standards.
6. **Fire hydrant locations shall be approved by the Turtlecreek Township Fire Department.**
7. Compliance with the requirements of the Warren County Water & Sewer Department regarding water service. Any upgrades necessary to support the development shall be installed by the developer.
8. Compliance with the requirements of the Butler County Water & Sewer Department regarding sewer service. Any upgrades necessary to support the development shall be installed by the developer.

Staff Recommendation

- 9. The internal driveways and traffic circulation shall be reviewed and approved by the Warren County Engineer's Office. The site's internal driveway improvements shall be installed prior to the zoning permit application.**
- 10. Compliance with the requirements of the Ohio Department of Transportation (ODOT). All proposed access points shall be approved by ODOT and ODOT shall determine whether each access point is full access or limited access and at what point an access shall become limited access. Any improvements deemed necessary by ODOT or the Warren County Engineer's Office shall be installed by the developer. A traffic impact analysis shall be done prior to PUD Stage 3.**
- 11. At Final Plat review, the applicant shall dedicate the required right-of-way along State Route 63 and State Route 741, in accordance with the approved PUD Stage 2 Site Plan.**

Staff Recommendation

12. Submit an updated site plan illustrating:

- a. The “Preserve Area for Environmental Covenant” as a conservation area.**
- b. The internal circulation be labeled as private drives, identifying the access drive classification.**
- c. The stormwater management facility located on a separate lot.**
- d. An updated landscaping plan to illustrate the correct symbology for evergreen trees and details of the dumpster fencing.**

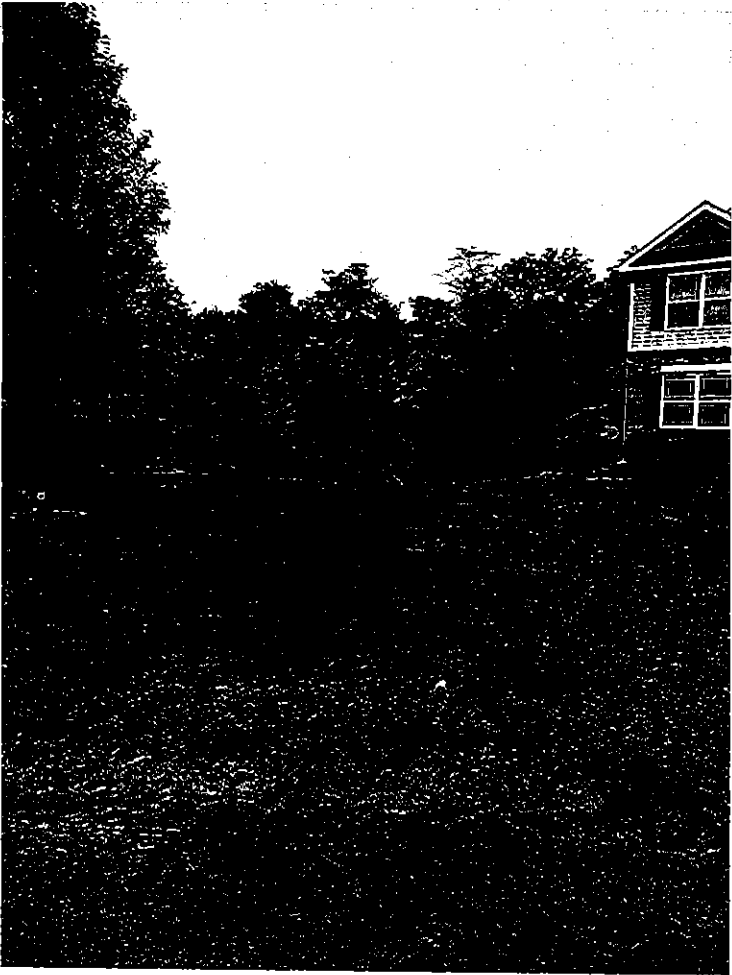
13. Building materials of the convenience store and gas canopy shall be similar to the submitted elevations and approved by the Warren County Zoning Inspector.

Backup Slides

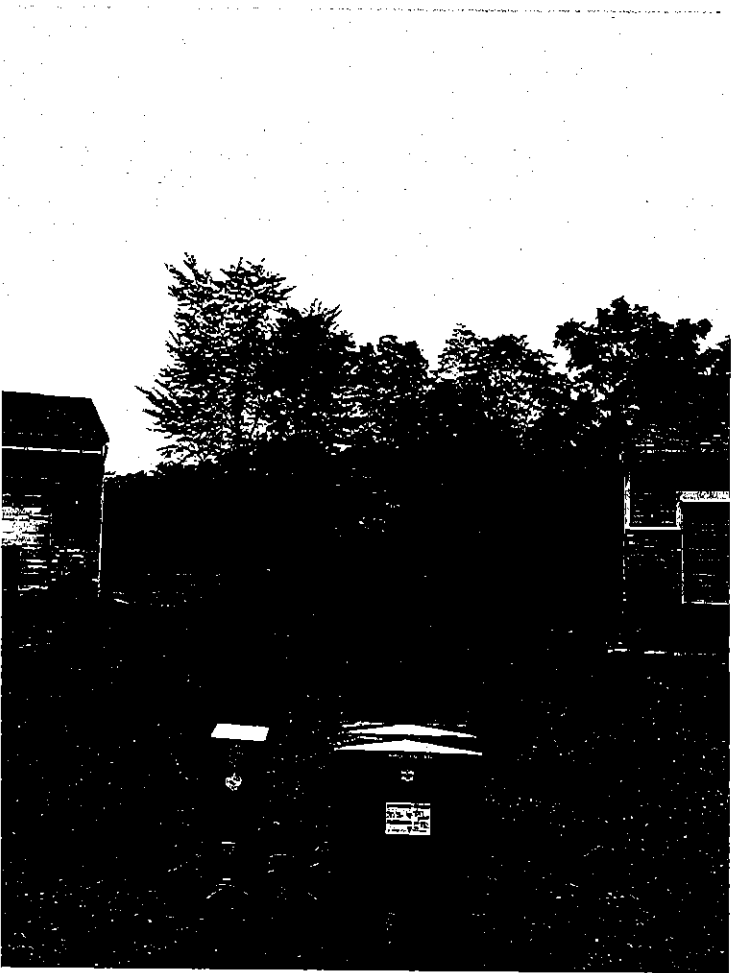
Property Ownership – Otterbein Home



Site Photos – From Oxon Pass



Site Photos – From Oxon Pass



Warren County Rural Zoning Code

Section 1.303.6 Site Plan Review Criteria

1.303.6 Review Criteria: The site plan review is conducted to determine anticipated impacts on the public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable. The factors to be considered and weighed by the Approving Authority include but are not limited to the following, but no single factor controls in making a decision, nor must all of the factors support the decision:

- A. Adequacy of Information and Compliance with Zoning Code:** The plan contains the Code required information and is presented in an understandable manner that provides an accurate description of the proposed development, structure(s), site improvements and impacts. The plan complies with all applicable requirements of the Zoning Code pertinent to the proposal.
- B. Design Layout Sufficiency and Sensitivity:** The design components proposed and used are considered sufficient and sensitive to site topography, drainage, parcel configuration, adjacent properties, traffic operations, adjacent streets and driveways, pedestrian access and the type, size and location of buildings.
- C. Design Character, Operational Compatibility, and Coordination:** The appearance and design character of the proposed development and all corresponding operational activities are considered compatible and coordinated with surrounding, existing, and planned developments. The proposed structures must also be identified as a primary or secondary and must be coordinated to function with the internal operations of the site.

Warren County Rural Zoning Code

Section 1.303.6 Site Plan Review Criteria

- D. Preservation of Significant Features:** The plan preserves: architecturally, historically and/or culturally significant buildings; wetland, floodplain, streams, aquifer recharge areas; soils areas with severe limitations for use; steep slopes; and tree lines, hedgerows, wooded areas, and trees that are determined valuable to retain.
- D. Pedestrian Access and Circulation:** The plan proposes provision of pedestrian circulation and access. Determination of adequacy is based on such provisions being designed to be safe, comfortable, compatible, connected, conflict-free, and compliant with applicable ADA regulations.
- E. Vehicular Access and Circulation Streets:** Driveways, parking aisles, and other related elements designed for vehicle access and circulation demands are determined sufficient per evaluation by the Warren County Engineer and Fire/EMS department. These elements are evaluated for safety and function.
- F. Parking and Loading:** Off-street parking and loading provisions are determined sufficient based upon the proposed number, size, location, and arrangement of parking spaces and provisions for shared-parking and for compliance with Article 3, Chapter 3 Parking, Loading, and Circulation Standards.

Warren County Rural Zoning Code

Section 1.303.6 Site Plan Review Criteria

- H. **Landscaping and Screening:** Evaluated based on the design and effectiveness of landscaping/building material to screen and mitigate negative visual impacts and for compliance with Article 3, Chapter 4 Landscaping and Screening Requirements.
- I. **Exterior Lighting:** Evaluated for compliance with Article 3, Chapter 5 Lighting Requirements and Standards. (J) **Signage:** Evaluated for compliance with Article 3, Chapter 6 Signage Standards and Requirements.
- J. **Public Service Impact:** The impact to public services facilities Exterior Lighting: Evaluated for compliance with Article 3, Chapter 5 Lighting Requirements and Standards.
- K. **Signage:** Evaluated for compliance with Article 3, Chapter 6 Signage Standards and Requirements. **Public Service Impact:** The impact to public services facilities and utilities for water, sanitary sewer, natural gas, electricity, telephone and cable, roadways, police, fire and EMS protection, sidewalks, bikeways, and public schools are evaluated in terms of their capacity to accommodate the proposed development.
- L. **Stormwater Drainage Stormwater Management Plan:** Evaluated based on the quantity and quality of runoff, impact on upstream or downstream property, and a maintenance plan, to the approval of the Warren County Engineer and the Warren County Soil and Water Conservation District.

Warren County Rural Zoning Code

Section 1.303.6 Site Plan Review Criteria

- M. **Soil Erosion and Sediment Control:** The plan provisions for minimizing soil erosion during development and preventing sedimentation during and after development are determined acceptable per evaluation by the Warren County Soil and Water Conservation District.
- N. **Emergency Access and Service Facilities and Public Safety:** The plan provides for emergency access and service facilities (fire lanes, hydrants, and suppression supply connections) within the site as determined necessary per evaluation by the Fire/EMS department of jurisdiction in conjunction with the Warren County Building Department. The proposed development does not pose a threat to public safety.
- O. **Building Design:** Building design is found harmonious in character with the surrounding area with regard to scale, mass, and orientation.
- P. **Compliance with Public Health and Safety:** The application must provide plan of procedures to mitigate nuisances to surrounding areas such as, but not limited to odors, excess noise, and/or unsanitary operations. Any externalities must be within the realm of public health, safety, and wellness.

Warren County Rural Zoning Code

Section 1.305.6 PUD Stage 2 Review Criteria

1.305.6 (B) A PUD Stage 2 Preliminary Site Plan, for the area proposed to be developed, shall be developed in conformance with the approved PUD Stage 1 21 Development Plan and in accordance with the approved PUD Stage 1 standards. In addition to the Site Plan review criteria of Section 1.303.6 (B) through (P), the decision to approve a PUD Preliminary Site Plan shall be based on, but not limited to, the following:

- (1) Compliance with all applicable regulations of the Zoning Code; the PUD Stage 1 zoning, the Warren County Subdivision Regulations; and conformity to the approved Concept Plan;
- (2) Proposed public improvements are found acceptable by the approving authority and are bonded as deemed necessary;
- (3) All proposed private aspects and provisions for vehicular access, parking, loading, and circulation; pedestrian access and circulation; essential services in the form of utilities or other facilities; drainage runoff and soil erosion control; landscaping, lighting, signage, and open space; building or other structure size, type, location, use, operation, maintenance, and site impervious surface coverage; and any other items or considerations applicable to PUD site planning, development, and use are found sufficient per discretion of the BOCC;
- (4) The phasing of each individual section or sub-section of the PUD results in a functionally complete section; and,
- (5) Provisions are made to protect, preserve, and incorporate: any existing architecturally and/or historically and/or culturally significant buildings; wetland, floodplain, streams, aquifer recharge areas; soils areas with severe limitations for use; steep slopes; and tree lines, hedgerows, wooded areas, and trees that are determined valuable to retain.

Turtlecreek Township

Review Department Comments

"The Board of Trustees of Turtlecreek Township, the Fire Chief and the Road Supervisor have reviewed the Union Village Special District 3A PUD Stage 2 plans. The Fire Chief would request there be an additional fire hydrant near the fire department connection location and that the facility maintain an electric vehicle fire suppression blanket at all times."



MR. JAMES VANDEGRIFT
MR. DANIEL JONES
MR. JONATHAN SAMS
MS. AMANDA CHILDERS

TRUSTEE
TRUSTEE
TRUSTEE
FISCAL OFFICER

June 11, 2024

Warren County Regional Planning
Attn: Ryan Cook
406 Justice Drive
Lebanon, Ohio 45036

Re: Union Village Special District 3A PUD Stage 2

Dear Mr. Cook,

The Board of Trustees of Turtlecreek Township, the Fire Chief and the Road Supervisor have reviewed the Union Village Special District 3A PUD Stage 2 plans. The Fire Chief would request that there be an additional fire hydrant near the fire department connection location and that the facility maintain an electric vehicle fire suppression blanket at all times.

The Board of Trustees of Turtlecreek Township would like to thank you for submitting the Union Village Special District 3A PUD Stage 2 plan for review.

Sincerely,

Jonathan D. Sams
Board of Trustees Turtlecreek Township
Chairman

JSD/tb
Cc: file

Warren County Zoning

Review Department Comments

“Based on a review of the 63 & 741 – WAWA Stage II Submittal documents, a preliminary Warren County Zoning approval is granted.”

From: Dratt, Ray
Sent: Monday, June 17, 2024 1:50 PM
To: Goschinski, Cameron
Cc: Tegtmeier, Michelle R.; Hill, Brooke M.
Subject: RE: 63 & 741 – Wawa Stage II Submittal

Cameron,

Based on a review of the 63 & 741 – WAWA Stage II Submittal documents, a preliminary Warren County Zoning approval is granted.

Ray

Ohio Department of Transportation

Review Department Comments

"We just approved of their MOU for their TIS for this site. We have not seen the traffic impact study yet to determine what roadway improvements will be needed. **It should be noted for this application once the development of the north side open up, it is anticipated that a signal will be warranted at the east most driveway shown in their plans. At that time, the western driveway will be converted to a RI/RO at the developer's cost.**"

Ryan,

We just approved of their MOU for their TIS for this site. We have not seen the traffic impact study yet to determine what roadway improvements will be needed. It should be noted for this application that once the developments on the north side open up, it is anticipated that a signal will be warranted at the east most driveway shown in their plans. At that time, the western driveway will be converted to a RI/RO at the developer's cost.

Thanks,

Dustin Williams

Transportation Technician

505 S SR-741

Lebanon, OH 45036

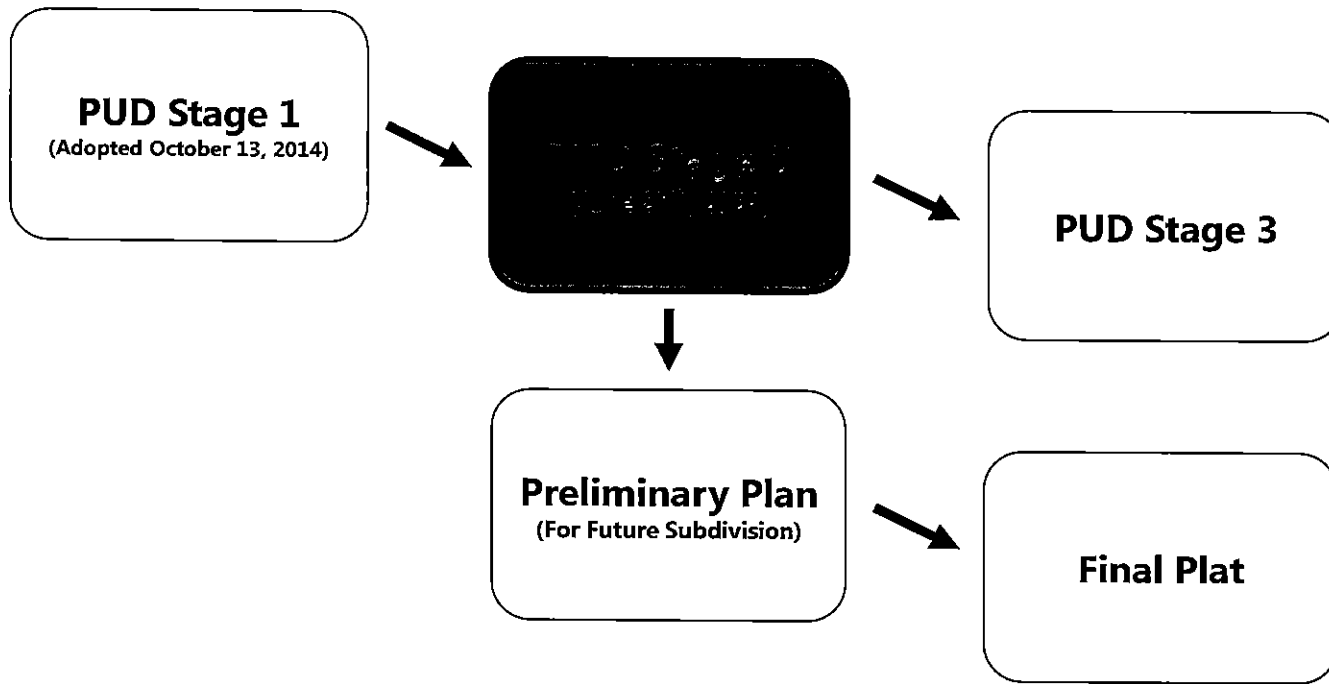
D:513-933-6576 C:513-615-4033

Dustin.williams@dot.ohio.gov

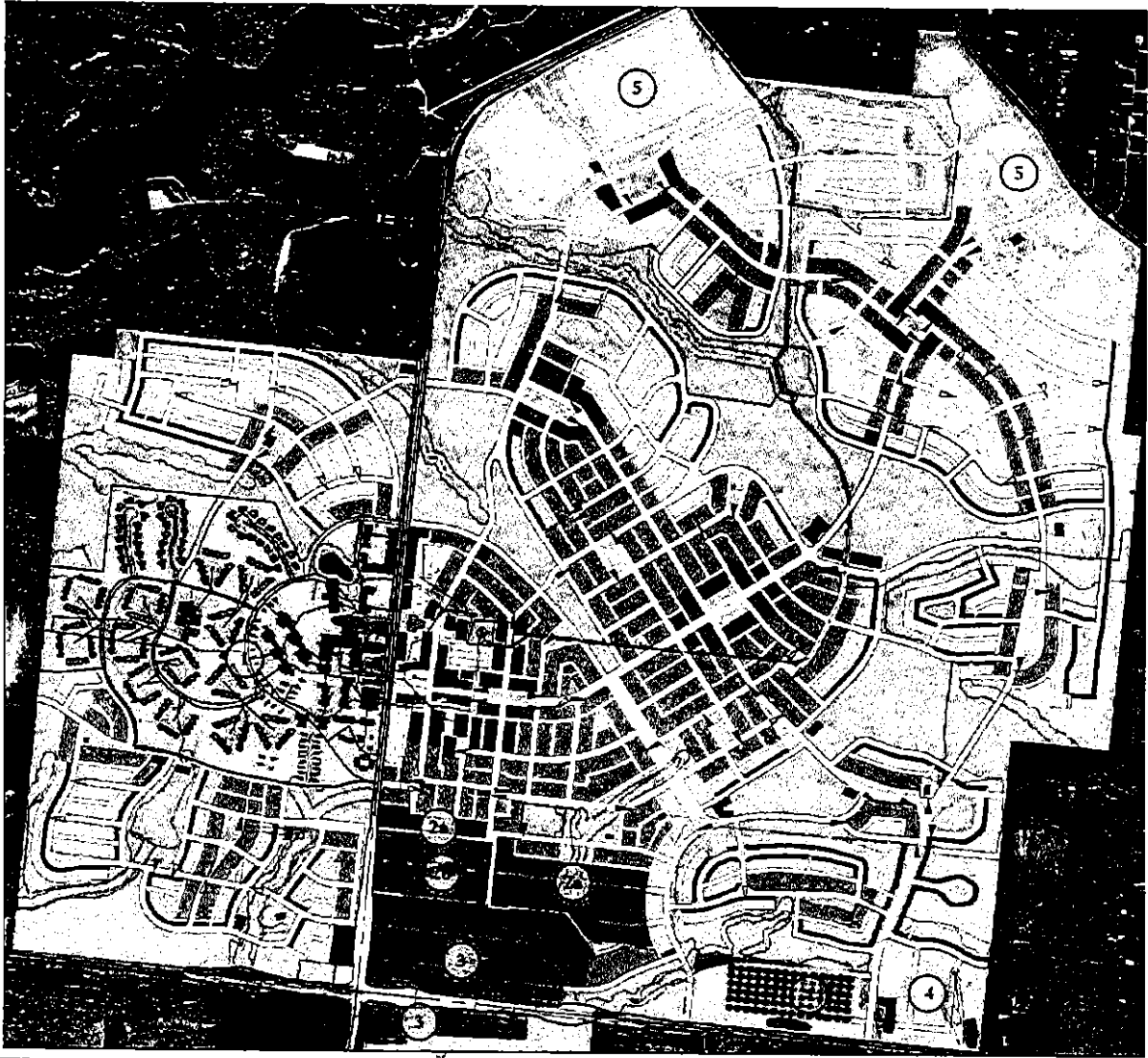
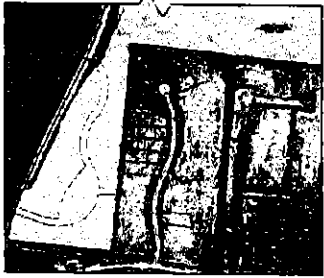
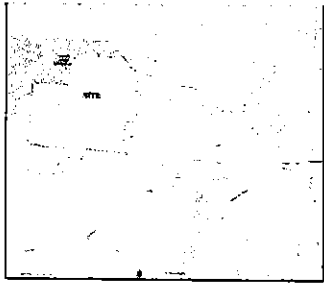


Department of
Transportation

Union Village PUD Process

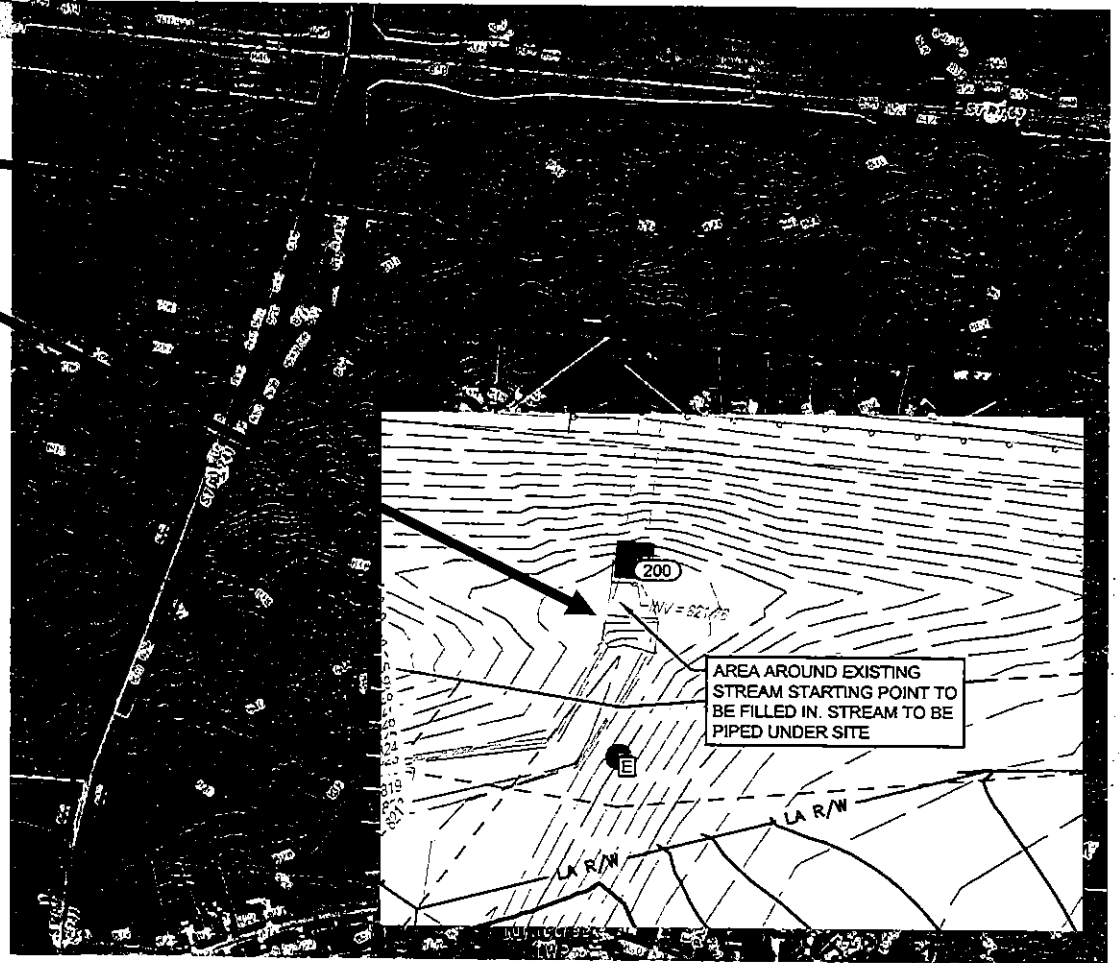
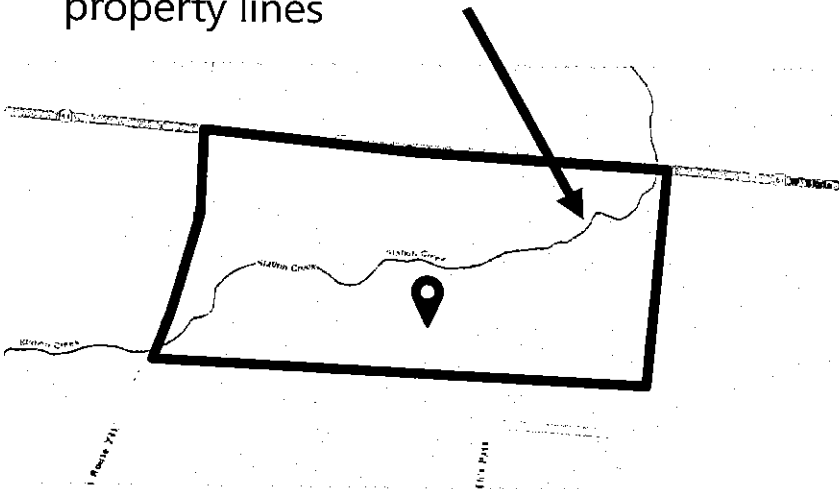


Union Village Regulating PUD















Environmental Features

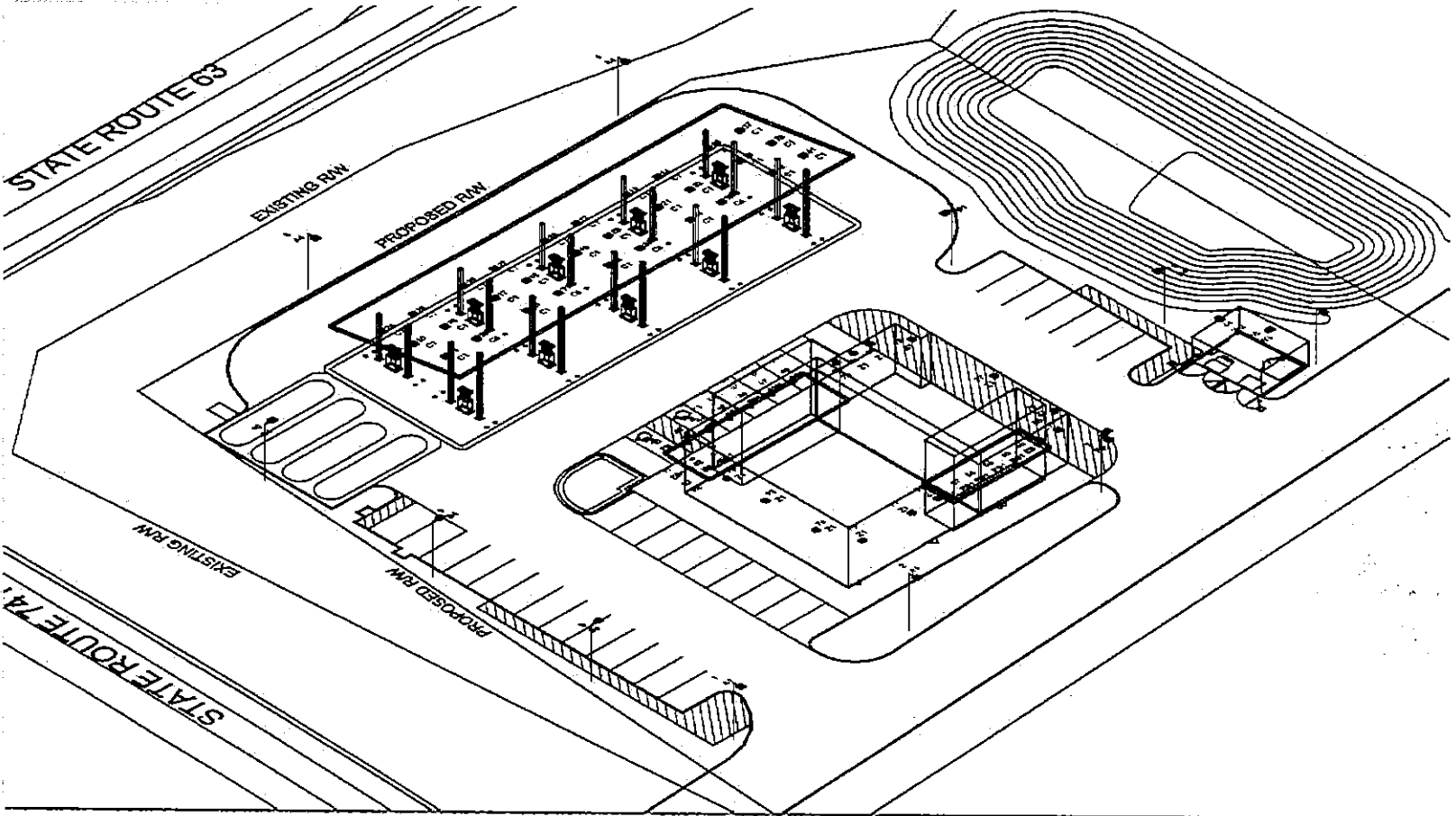
- Steep slopes along southern boundary
- Existing stream to be piped under site.
- Station Creek runs along east-west property lines



Lighting

The submitted photometric study complies with the Warren County Rural Zoning Code.

AREA	
	
CANOPY	
	
WALL MOUNTED	
	
COVERLINE	
	
WALL MOUNTED	
	
WALL MOUNTED	
	



Union Village PUD Stage 1

PUD Stage 2, Stage 3 and Subdivision Review Process

Standards for "Special Districts"
may be added and/or amended
at Stage 2.

PUD STAGE 2, STAGE 3 AND SUBDIVISION REVIEW PROCESS

PUD Stage 2

(Approved by BOCC)

- Stage 2 includes all details show at Stage 1 in addition to the following:
 - Stage 2 is a general subdivision plan.
 - It shows undimensioned proposed parcel lines, undimensioned and semi-conceptual locations for stormwater detention basins.
 - It does not show commercial building footprints.
 - It shows a more detailed road layout and trail/sidewalk connections.
 - Establishes criteria for determining major and minor amendments.
 - Each Stage 2 will show all previously approved sections.
- Standards for "Special Districts" may be added and/or amended at Stage 2.
- "Major" modifications to the Stage 1 PUD may be reviewed concurrently with Stage 2.

Warren County Rural Zoning Code

Parking Space Definition

Parking Space: An area of a parking lot designated for the parking of a single motor vehicle (see parking lot and parking space, handicapped).

Parking Space, Handicapped: A parking space sized and maintained with permanent signage and markings for use by the handicapped, in conformance with the requirements of the Americans With Disabilities Act (Public Law 101-336), as amended

Union Village PUD Stage 1 Special Districts 3 & 4 Standards

SPECIAL DISTRICTS 3 & 4 REGIONAL COMMERCIAL

Purpose and Intent:

The Purpose and Intent for Special Districts 3 and 4, Regional Commercial is to provide an expanded range of commercial uses might not as readily conform to the pedestrian-friendly design requirements of the more walkable community types that comprise Union Village. The proximity of these districts will enable easy patronage by those in Union Village while accommodating the automobile traffic (and parking) demands of the surrounding region. This is essential as the success of the preponderance of these uses will rely on the support of the broader region.

Special Districts 3 & 4 seek to provide Union Village with a broader range of goods and services than can be accommodated with the walkable, mixed-use neighborhoods. The uses will tend to have a higher parking demand or other requirements that might compromise the walkability of the neighborhood but would nevertheless be advantageous to have in close proximity. The intent is that these Special Districts would be easily accessible from Union Village neighborhoods using predominantly neighborhood streets and paths. At the same time, it is expected that the success of uses within these Special Districts is dependent upon the patronage of those from the greater region. Thus, these Special Districts shall be readily accessible to routes 63 and 741 and adequate (though not necessarily abundant) parking shall be provided.

Uses Permitted:

- All allowable land uses within the Community Commercial Business Zone (B2) as indicated in the Warren County Rural Zoning Code
- All uses described as "Open Residential, Open Lodging, Open Office, Open Retail, Open Civic or Open Institutional" in the PUD Zoning Standards Uses.
- *as well as...*
- Tattoo & Body Piercing Parlor
- Pawn Shop
- Commercial Stable
- Nursery
- Automobile Fueling Station
- Automobile Oil Change, Lube, Light Service
- Automobile Body Repair Shop
- Automobile General Repair
- Automobile and/or Truck Washing Facility
- Paint Mixing & Spraying Facility
- Plastic & Rubber Products Manufacture
- Similar Uses: For a proposed use not listed herein, a Variance or a Minor Modification may be issued as described elsewhere in these PUD Zoning Standards.

SPECIAL DISTRICTS 3 & 4 REGIONAL COMMERCIAL (CONT.)

Thoroughfares:

These Special Districts shall be planned in a pattern of streets and blocks that is an extension of the thoroughfare network of Union Village. The proposed thoroughfares within these Special Districts shall include direct internal connections to Union Village as well as provide for additional future connections. To that end, the thoroughfares in these SDs shall be designed as much like the thoroughfares in the PUD Zoning Standards Thoroughfares as reasonably feasible. At a minimum, underground utilities, lights, trees, sidewalks, etc., shall follow the pattern of the thoroughfare network leaving parking lots largely free of obstructions to future infill development. In places where the thoroughfares are not interrupted by drive aisles, on-street parking should be provided. Sidewalks, at least 8 feet in width, shall be provided along facades and between all entrances and all other sidewalks. Sidewalks shall maintain a clear pedestrian zone of 8 feet in width.

Parkings:

Parking lots will generally occupy a "block" bounded by thoroughfares designed as described above. The parking blocks are to be conceived as "holding uses" which could be retrofitted for potential future development. However, at present they will be necessary as parking to serve the proposed uses. These parking blocks should be no wider than 250' (four rows of double-load, head-in parking) by 600' or so in length (a typically block size). Bigger blocks could be considered with a proposal for how they might reasonably be retrofitted into smaller blocks in the future with little or no change to infrastructure such as lights, trees, sidewalks, etc. To the extent reasonable, parking lots should be designed for dual uses such as farmers markets, basketball tournaments, fairs, Christmas tree sales, and the like. This suggests that the use of curbs, wheel stops, etc. requires consideration beyond simply that of the car.

Landscaping shall include tree-lined thoroughfares as part of the thoroughfare network. Planting strips containing these trees should be planted with grass where pedestrians are likely to cross, hedges where it is unsafe for pedestrians to cross, and ground cover and/or shrubs elsewhere. Landscaping should be used to minimize the visibility of and/or enhance the appearance of the parking lots from SR 63 and 741.

Lighting shall be sufficient for pedestrians, bicyclists, automobiles to use the parking lot safely. All fixtures shall be dark-sky friendly and not allow light to spill across the property lines.

The parking requirements of the Warren County

SPECIAL DISTRICTS 3 & 4 REGIONAL COMMERCIAL (CONT.)

Code shall apply less a 15% reduction justified by the proximity of and accessibility to the walkable communities surrounding them.

Urban Standards:

Building placement, whether principal buildings or out-parcel buildings, should:

- reinforce the network of thoroughfares and parking blocks previously described,
- facilitate and support walkability where this is likely to occur. Pedestrian activity along SR 63 seems unlikely, therefore, it should not be expected that building would be placed in close proximity to SR 63 for that reason.
- shape common gathering spaces such as squares and plazas. Such squares and plazas should be furnished, lit and landscaped to facilitate their use and enhance community interaction.

The primary facade and the primary building entrance shall face a thoroughfare, square or plaza.

All facades of a given building shall be of the same materials and detailing. Elevations of the same building shall be compatible with the facades but the level of detail may be simplified. Buildings with all sides equally visible should have similar materials and detailing on all sides.

Architectural Standards:

The architectural design of buildings within each Special District should be harmonious and reinforce a common character. Themed restaurants, commercial chains, and other franchise-structures may need to adjust some aspects of their standard architectural model to support this more important intent.

All facades of a given building shall be of the same materials and detailing. Elevations of the same building shall be compatible with the facades but the level of detail may be simplified. Buildings with all sides equally visible should have similar materials and detailing on all sides.

The primary building entrance shall be clearly distinguished with a higher level of detail and a portico, canopy or other cover.

Walls of one-story commercial buildings fronting thoroughfares should be 50% glazing between 2' and 12' above the adjacent sidewalk elevation. This glazing shall be clear, not tinted, and offer views a minimum of 20' into the depth of the building. For single tenants occupying over 200' of continuous frontage this requirement shall apply for the first 200' of frontage and may be reduced by half for the remaining frontage.

Mixed-use and office buildings shall follow the

SPECIAL DISTRICTS 3 & 4 REGIONAL COMMERCIAL (CONT.)

architectural requirements of buildings in the TS zone.

Pitched roofs should be simple shapes. Flat roofs should have parapet walls scaled to the height of the elevation and sufficient to conceal most roof-mounted equipment. Equipment not concealed by a parapet wall may need to be screened by a separate enclosure. If so, this enclosure should be as understated and inconspicuous as possible. Equipment should be placed on the roof in the least conspicuous location possible.

Building materials:

Permitted building materials include those in the Union Village Architectural Standards. Split face and decorative concrete block may be used as a floor or foundation material on facades and for elevations.

Signage:

The following principles shall control the computation of sign area and sign height.

Sign area. The area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that shall encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color that is an integral part of the background of the display or used to differentiate the sign from backdrop or structure against which it is placed. This area does not include supporting framework, bracing, or decorative fence or wall unless such structural support is determined by the County Zoning Inspector to constitute an integral part of the sign design or is determined to be designed to attract attention. Signs may have two faces, but no more. Two signs placed back to back and part of the same sign structure, the sign area shall be computed by the measurement of one of the faces.

Window Area. Where the sign area is based on the total window area, the window area shall be calculated as the total area of glass windows on the building frontage.

Sign Height. The height of a sign shall be computed as the distance from the average natural grade at the base of the sign or support structure to the top of the highest arched component of the sign. A freestanding sign on a man-made base, including a graded earth mound, shall be measured from the average natural grade, where the sign is to be located, prior to the addition of the sign.

Permitted Signs include the following:

One Entrance Monument Sign or Entrance Wall Sign is permitted at each development en-

Union Village PUD Stage 1 Special Districts 3 & 4 Standards

SPECIAL DISTRICTS 3 & 4: REGIONAL COMMERCIAL (CONT.)

france from State Routes 63 and 741 and Greenacre Road.

- **Entrance Monument Signs.** An Entrance Monument Sign shall be freestanding with a maximum sign area of 30 square feet per side with a maximum of two sides. The sign shall be a maximum of five feet high. The sign shall not include any changeable copy, shall not bear a commercial message and shall not be internally illuminated.
- **Entrance Wall Signs.** An Entrance Wall Sign shall be attached to a wall. The maximum sign area is 30 square feet per side. The sign shall be a maximum of five feet high. The sign shall not include any changeable copy, shall not bear a commercial message and shall not be internally illuminated. The wall to which it is mounted may be a maximum of 12 ft. high with parts of a maximum of 15 ft. high.

Wall, Projecting, Canopy, or Awning Signs. Wall signs (integral or attached to a building), projecting, canopy, or awning signs are permitted in accordance with the following:

- The maximum square feet of any combination of wall, projecting, canopy, or awning signs on a single structure shall not exceed one square foot per lineal foot of building footage. The allowable sign area may be allocated to more than one sign.
- The above ratio shall apply separately to each building footage that faces a public or private street.
- Allowable sign area may be allocated to a wall that is not building footage, but the combined sign area shall not exceed the maximum square feet allowed.
- No changeable copy signs shall be permitted.
- No wall sign shall project more than 15 inches beyond any building facade, canopy facade, or wall.
- Wall signs shall be limited to individually mounted letters or logos. Back-lit light box style signs that have interchangeable sign faces shall be prohibited.
- Awnings shall not be backlit. Awnings may incorporate signage but the total area of signage on an awning shall be counted as part of the maximum wall sign area permitted for the building.
- Signs located on canopies for the sale of automotive fuel shall be considered canopy signs. Such canopies shall be considered a separate structure for the purpose of determining allowable sign area. The maximum area of signs on such structures shall not exceed one-half

SPECIAL DISTRICTS 3 & 4: REGIONAL COMMERCIAL (CONT.)

square foot per lineal foot of canopy building footage. The allowable sign area may be allocated to more than one sign.

Multi-family, Mixed-Use and Commercial Buildings shall have their signage integrated into the building envelope or entrance portico or a similar location otherwise incorporated into the architecture.

Signs for Civic Buildings at T3, T4 and within Parks and Greens shall be either Free Standing or incorporated into the architectural design of the building. Signs for Civic Buildings at T5 shall be incorporated into the architectural design of the building.

Changeable Copy. Freestanding signs may include a changeable copy sign provided that it does not comprise more than 75% of the total sign area. The changeable copy shall not change more than one time per 60-second period. The changeable copy sign may be manually changed or may be an electronic message sign but electronic messaging areas shall not comprise more than 25% of the total sign area. The changeable copy sign shall have an automatic dimming capability that adjusts the brightness to the ambient light at all times of day and night.

Fuel Price Displays. Digital fuel price signs are permitted for automotive fuel sales. Such price signs shall be included in the allowable sign area for the use.

Menu Boards. Menu boards are permitted.

Prohibited signs include the following:

- backlit signs
- free-standing signs, except the entrance signs
- Signs in the right-of-way unless specifically permitted in this article
- Signs Except from these standards
- Pennants, banners (except Temporary Signs), streamers and similar type devices intended to grab the attention of drivers or pedestrians
- Roof signs, except neon signs on an open metal framework
- Flags intended for advertising or commercial purposes
- Signs emitting sounds
- All portable advertising signs (mobile signs on wheels, etc.) and signs mounted, attached, painted, etc. on trailers, boats or motor vehicles except those on licensed commercial delivery and service vehicles
- Beacons and searchlights, except for emergency purposes
- Off-premise signs
- Billboards
- Flashing, moving, blinking, raster type, inter-

SPECIAL DISTRICTS 3 & 4: REGIONAL COMMERCIAL (CONT.)

mittent, rotating, moving or revolving signs, whirling devices, inflatable signs and tethered balloons, ribbons, spinners, and other similar types of attention-getting devices

- Merchandise, equipment, products, vehicles or other items not themselves for sale and placed for attention-getting, identification or advertising purposes
- Back-lit light box style signs.



Southwest Golf Ranch

Revised PUD Stage 2

Union Township

Prepared for the Board of County Commissioners

Date: August 20, 2024

PUD Stage 2 Process

**Regional Planning
Commission**
(Recommendation
June 27, 2024)

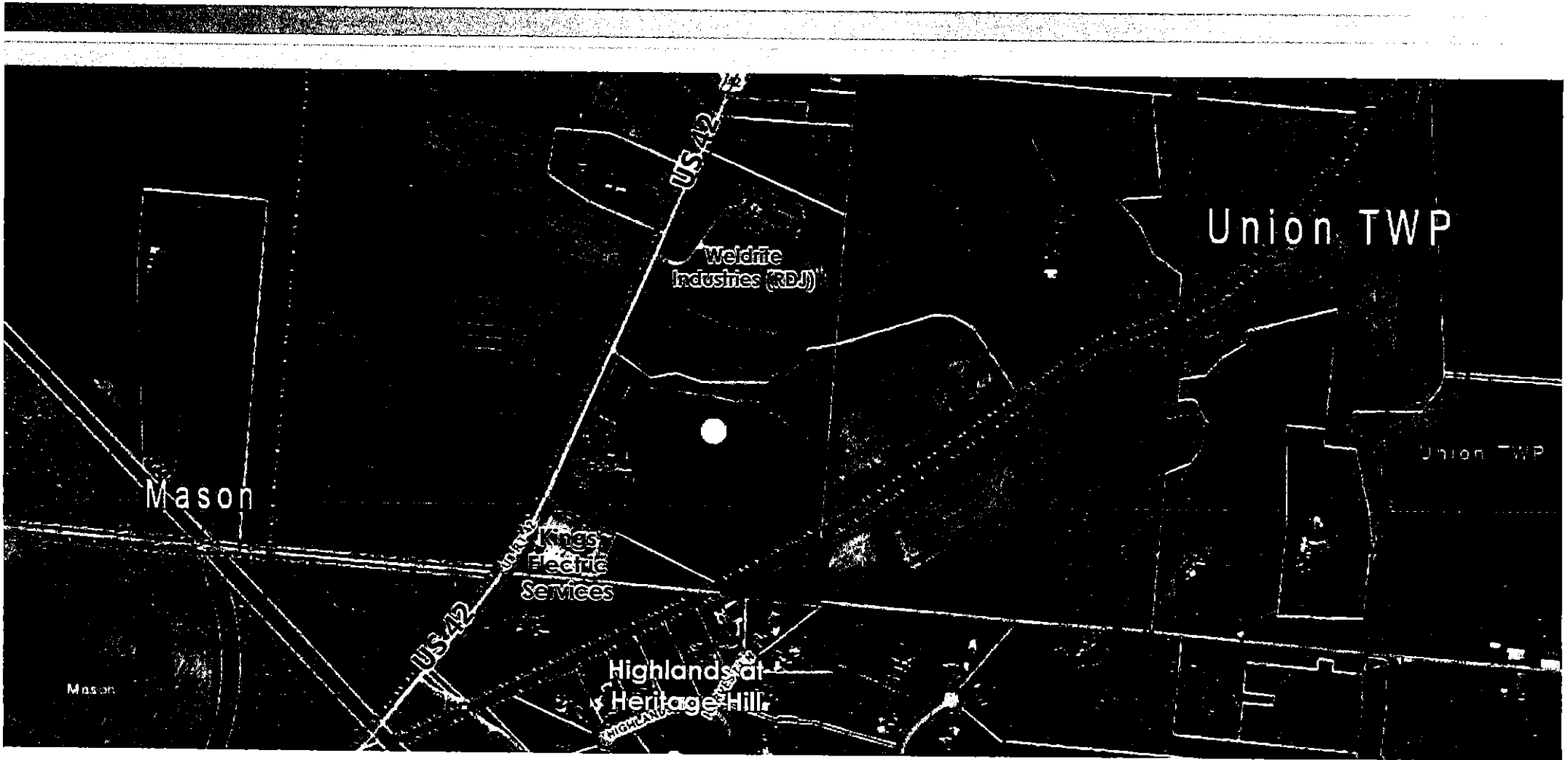
**Board of County
Commissioners**
(Decision)

**PUD Stage 2 was approved for
this Subject Site on April 11th,
2000, as part of the Deerfield
Manufacturing Company PUD.**

Project Overview

Property Owners	Chinar Property Group LLC and Scott & Jill Aston
Site Location	2880 S. Rt. 42, Lebanon, OH 45036
PUD Site Area	26.3222-Acres
Zoning	B-2 PUD Community Commercial Business
Current Use	Golf Driving Range & Miniature Golf
Wastewater	On-site

Vicinity Map



Aerial

Weldrite Industries
(330)

Union TWP

Lebanon

City of Lebanon

Electric
Services

City of Lebanon

The Southwest
Golf Ranch PUD is
divided by the
Lebanon Mason
Monroe Railroad.

Mason

2

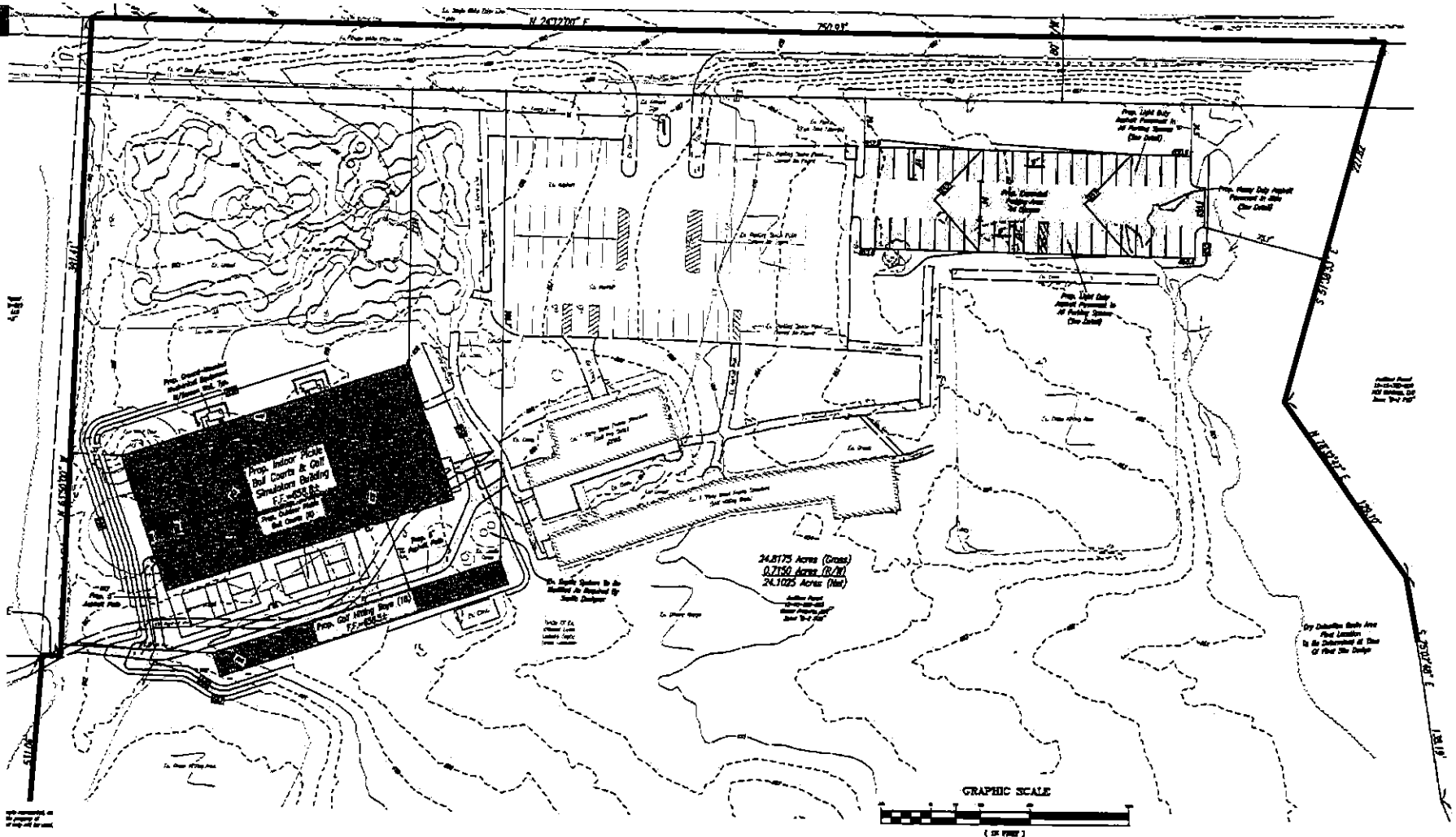
US Rt 42

US Rt 42

PUD Stage 2 Required

- Added New Use (Indoor Recreational Facility)
- Changes in the Site Plan
 - Two new buildings
 - Additional Parking (65 current spaces, with an additional 44 proposed spaces)
 - Exceeding the previously established building height of 20 feet (Approved at PUD Stage 2 on April 11th, 2000, Resolution #00-634). **A 35 foot structure is proposed.**

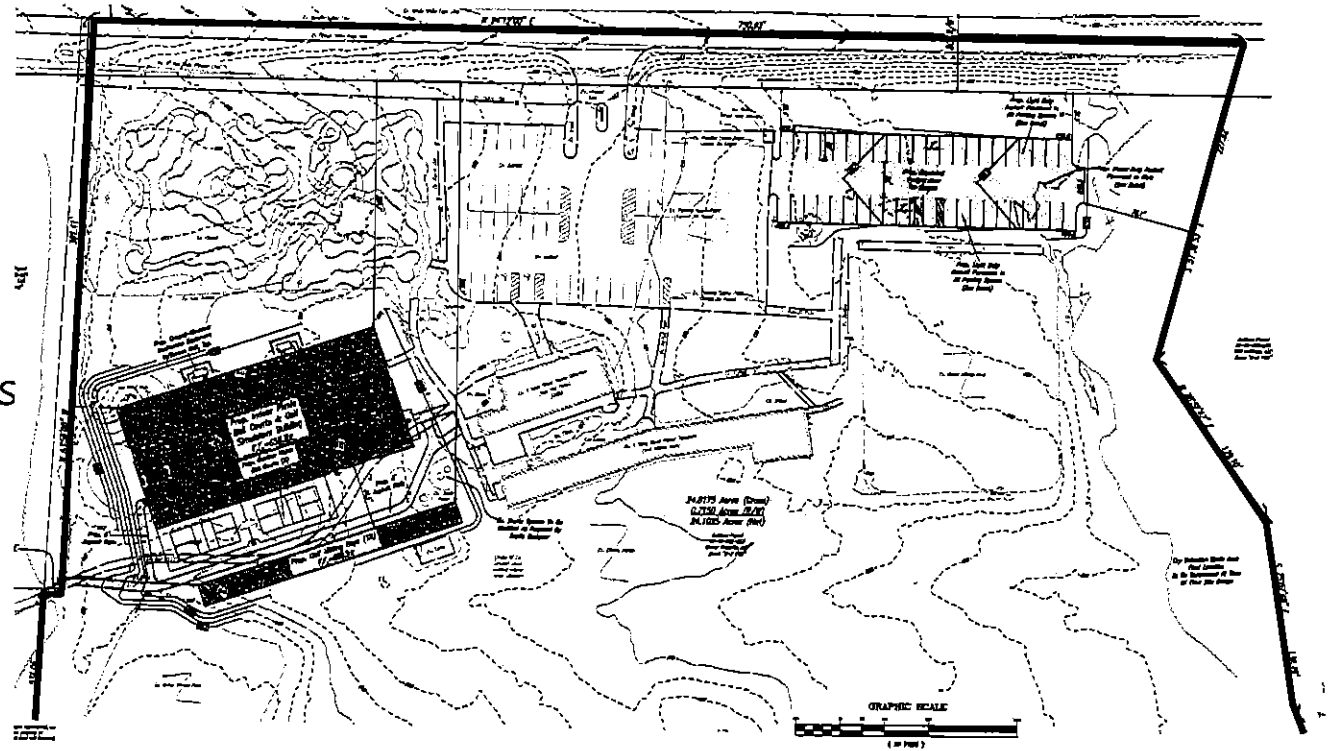
Proposal



Proposal

1. 15,940 S.F Indoor Recreational Facility

- a. Six (6) Pickleball Courts
[Indoor]
- b. Two (2) Pickleball Courts
[Outdoor]
- c. Seven (7) Golf
Simulators



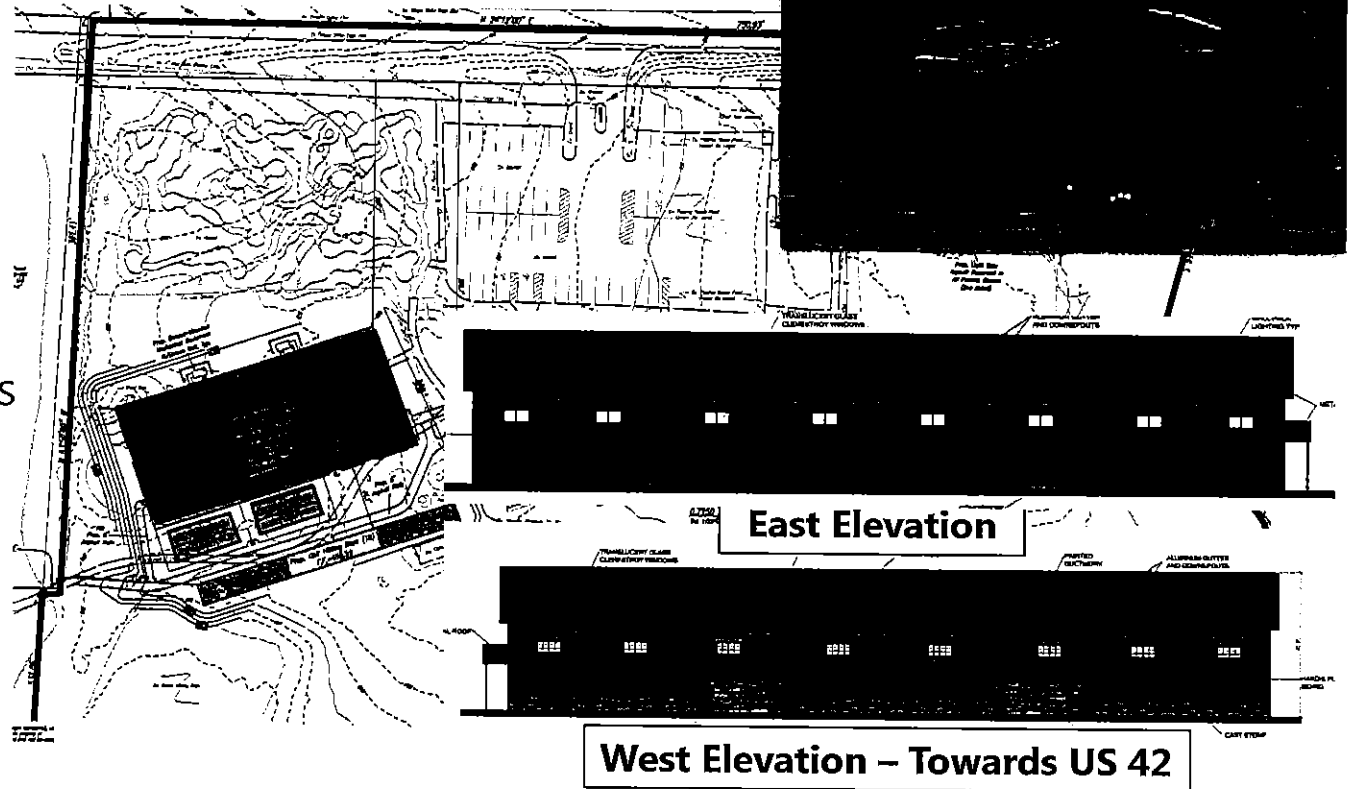
2. Golf Driving Range Bays

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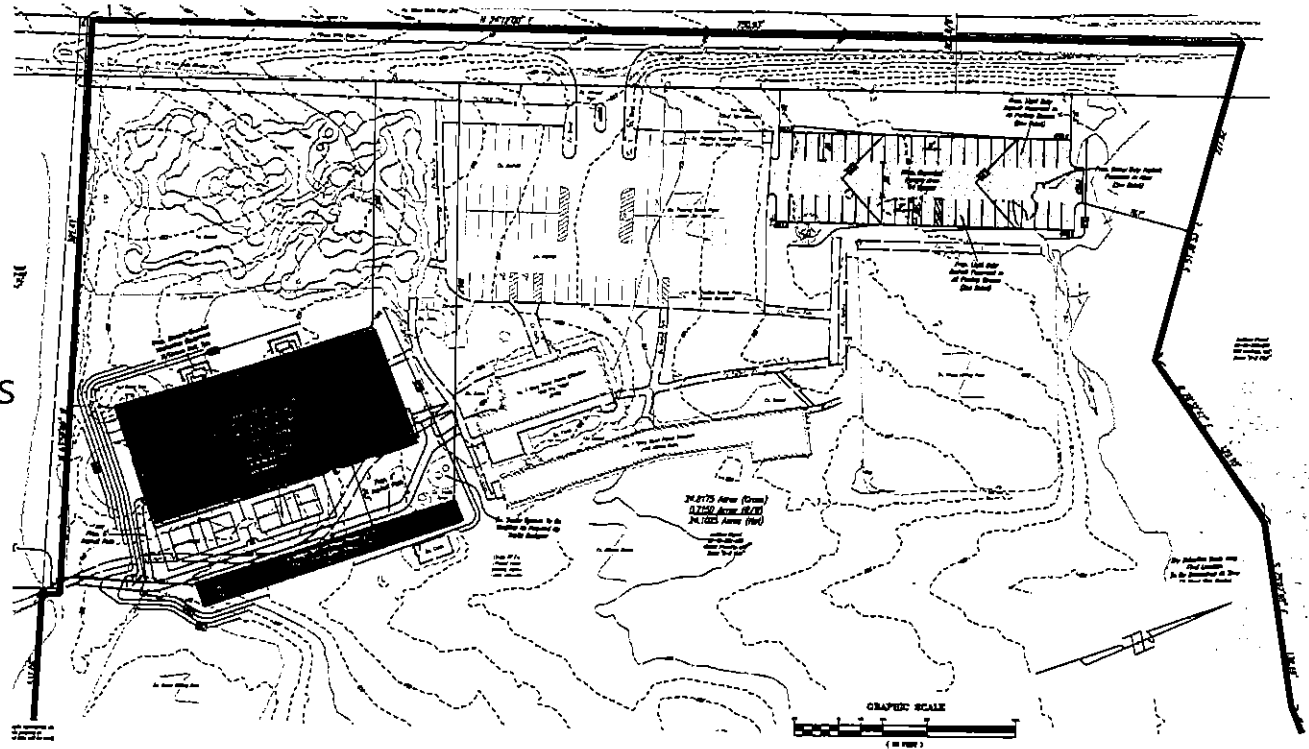
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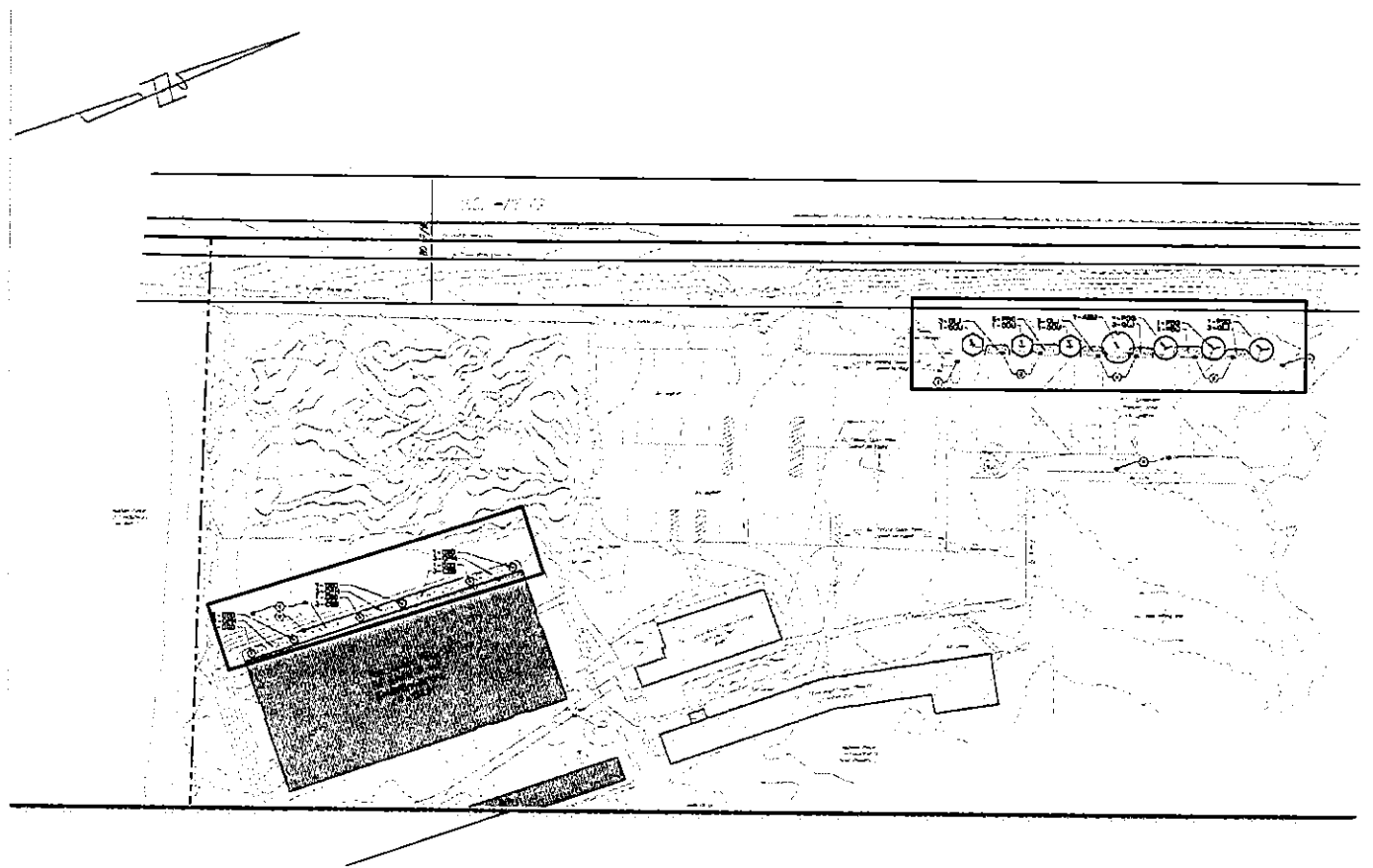


2. Golf Driving Range Bays

Buffers

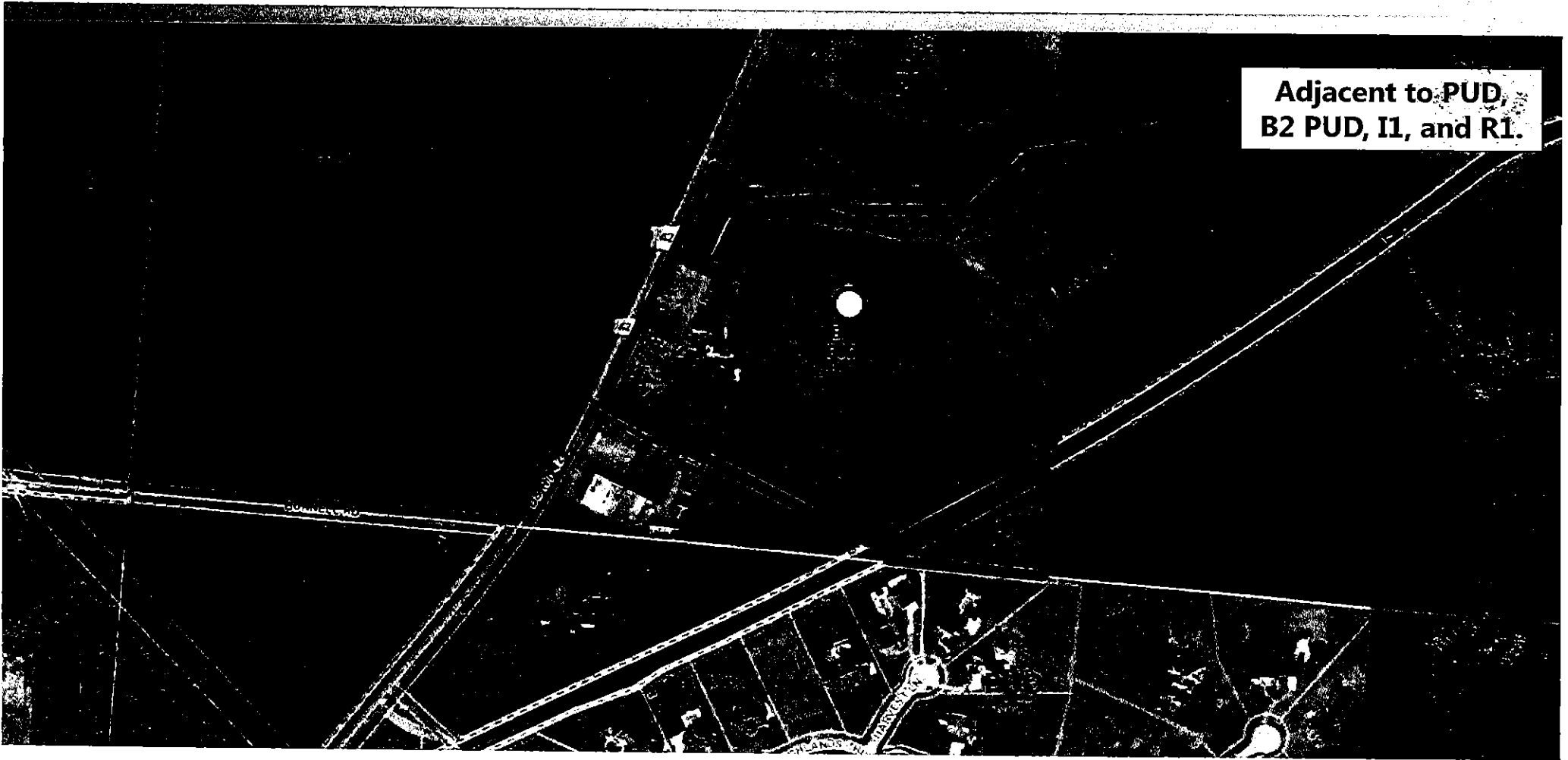
**Additional
landscaping
illustrated along:**

- **Expanded parking lot and US 42.**
- **Proposed building and US 42.**



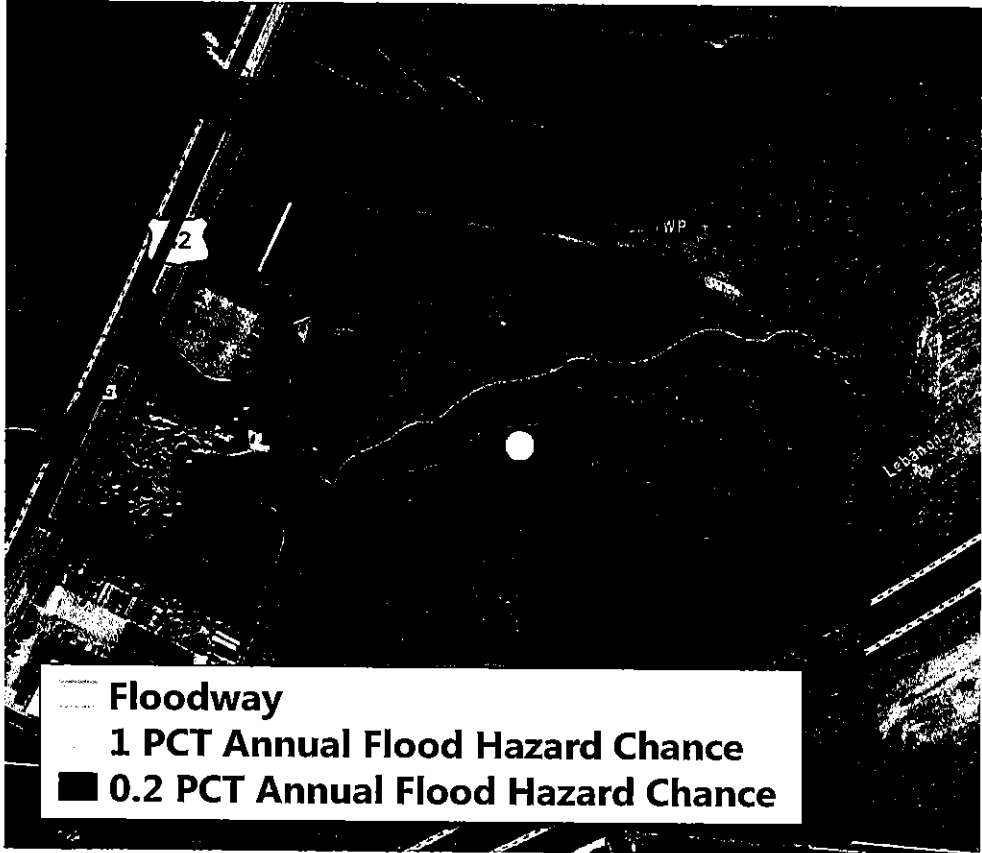
Zoning

Adjacent to PUD,
B2 PUD, I1, and R1.



Environmental Features

- Parcels
- Groundwater Protection Overlay



Staff Recommendation

Staff recommends approval of the **Southwest Golf Ranch PUD Stage 2** to the Warren County Board of Commissioners, subject to the following conditions:


1. All plans and proposals from the applicant shall be made conditions of approval unless modified by one of the following conditions.
2. Compliance with the Warren County Subdivision Regulations, the Warren County Zoning Code, the Warren County Thoroughfare Plan, and the PUD Stage 1 conditions of approval (Resolution# 99-2044).
3. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. Prior to construction, an Earth Disturbing permit must be obtained from the Warren County Soil and Water Conservation District if more than an acre of disturbance is planned. The applicant shall work with the Warren County Floodplain Administrator regarding flood zones located on the property, and to determine if permitting is required.

Staff Recommendation

4. **The applicant shall contact the Ohio Department of Transportation (ODOT) for review and to determine if a traffic impact analysis is necessary. If a traffic impact analysis is required, the analysis shall be conducted prior to approval of PUD Stage 3. The site's internal vehicular circulation shall be reviewed and approval by the Warren County Engineer's Office prior to the approval of PUD Stage 3.**
5. Water facilities shall comply with the Warren County Water & Sewer Department standards, and any improvements deemed necessary by the Warren County Water & Sewer Department shall be installed by the developer.
6. On-site septic systems shall be reviewed and approved for each use by the Warren County Health Department / Ohio EPA. If it is determined that the subject site will generate more than 1,000 gallons of wastewater per day, the Ohio EPA will have jurisdiction to review the septic system.

Staff Recommendation

- 7. Buildings comply with the architectural designs approved by the Warren County Board of Commissioners.**
- 8. Maximum building height shall be established at 35 feet.**
9. Prior to PUD Stage 3, the applicant shall submit an updated Site Plan, in compliance with the WCRZC 1.303, identifying:
 - a. The entire PUD area (Parcels 12-15-300-023 & 12-15-300-022).
 - b. The approved parking dimensions, in compliance with the WCRZC 3.311 (C).
 - c. Building elevations and dimensions for the golf driving bay expansion.
 - d. Additional landscaping for the existing parking along Highway 42, in compliance with the WCRZC 3.403 (B).
 - e. Location and dimensions of all existing and proposed easements.
 - f. Location of the septic system(s) and leach fields for each use.
10. Review and approval from the Warren County Engineer's Office and Soil & Water Conservation District regarding the proposed stormwater management plan.



Backup Slides

Submitted Narrative Letter

Dear Members of the Warren County Board of Commissioners,

On behalf of the owners of the above property, Chinar Property Group, we are requesting the current PUD be modified to accommodate a new building to the property. The building will be approximately 15,940 square feet. The building will house golf simulators along with six pickle ball courts. In addition there will be built an open sided structure housing eighteen golf hitting bays that is like the current hitting bay building.

The B2-PUD element that needs to be modified for the building is it's height. The current clubhouse is 20' tall. We are requesting a modification to 35 feet which is the same height restriction as residential zoning and would allow for superior pickle ball play.

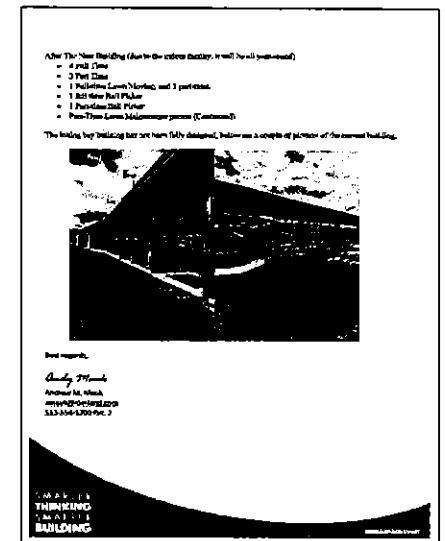
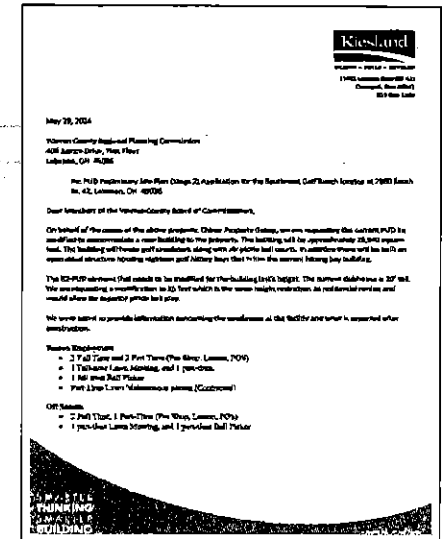
We were asked to provide information concerning the employees at the facility and what is expected after construction.

Season Employment

- 3 Full Time and 2 Part Time (Pro Shop, Lesson, POS)
- 1 Full-time Lawn Mowing, and 1 part-time.
- 1 full time Ball Picker
- Part Time Lawn Maintenance person (Contracted)

Off Season

- 2 Full Time, 1 Part-Time (Pro Shop, Lesson, POS)
- 1 part-time Lawn Mowing, and 1 part-time Ball Picker

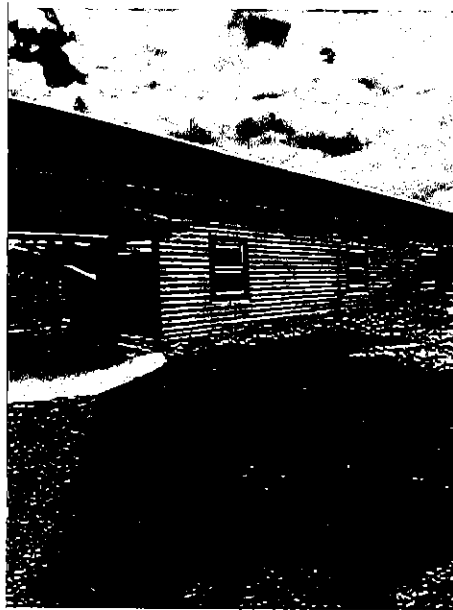



Submitted Narrative Letter – Page 2

After The New Building (due to the indoor facility, it will be all year-round)

- 4 Full Time
- 3 Part Time
- 1 Full-time Lawn Moving, and 1 part-time.
- 1 full time Ball Picker
- 1 Part-time Ball Picker
- Part-Time Lawn Maintenance person (Contracted)

The hitting bay building has not been fully designed, below are a couple of pictures of the current building.





May 29, 2024

Warren County Regional Planning Commission
 404 Justice Drive, 4th Floor
 Lebanon, OH 45036

Re: PUD Industrial Use Plan (Phase 2) Application for the Surfstrand Golf Course located at 2680 South
 Rt. 42, Lebanon, OH 45034

Dear Members of the Warren County Board of Commissioners,

On behalf of the owner of the above property, Chester Property Group, we are requesting the current PUD be modified to accommodate a new building to be constructed. The building will be approximately 15,000 square feet. The building will house golf maintenance along with its pickle ball courts. In addition there will be built an additional structure including a hitting bay that is the proposed hitting bay building.

The RZMUD document that needs to be modified for this building is 27' height. The current clubhouse is 20' tall. We are requesting a modification to 27' that will be the same height restriction as residential streets and would allow for a superior golf ball plant.

We have added to provide information concerning the compliance of the facility and other as requested after meeting with you.

Staffing Requirements

- 2 Full Time and 2 Part Time (Pro Mgt, Leases, PDR)
- 1 Contracted Lawn Mowing, and 1 part-time.
- 1 full time Ball Picker
- Part Time Lawn Maintenance person (Contracted)

Off Season


- 2 Part Time, 1 Part-Time (Pro Mgt, Leases, PDR)
- 1 part-time Lawn Mowing, and 1 part-time Ball Picker

J. M. A. L. L.
 THUNDERBOLT
 J. M. A. L. L.
 BUILDING


After The New Building (due to the indoor facility, it will be all year-round)

- 4 Full Time
- 3 Part Time
- 1 Full-time Lawn Moving, and 1 part-time.
- 1 full time Ball Picker
- 1 Part-time Ball Picker
- Part-Time Lawn Maintenance person (Contracted)

The hitting bay building has not been fully designed, below are a couple of pictures of the current building.

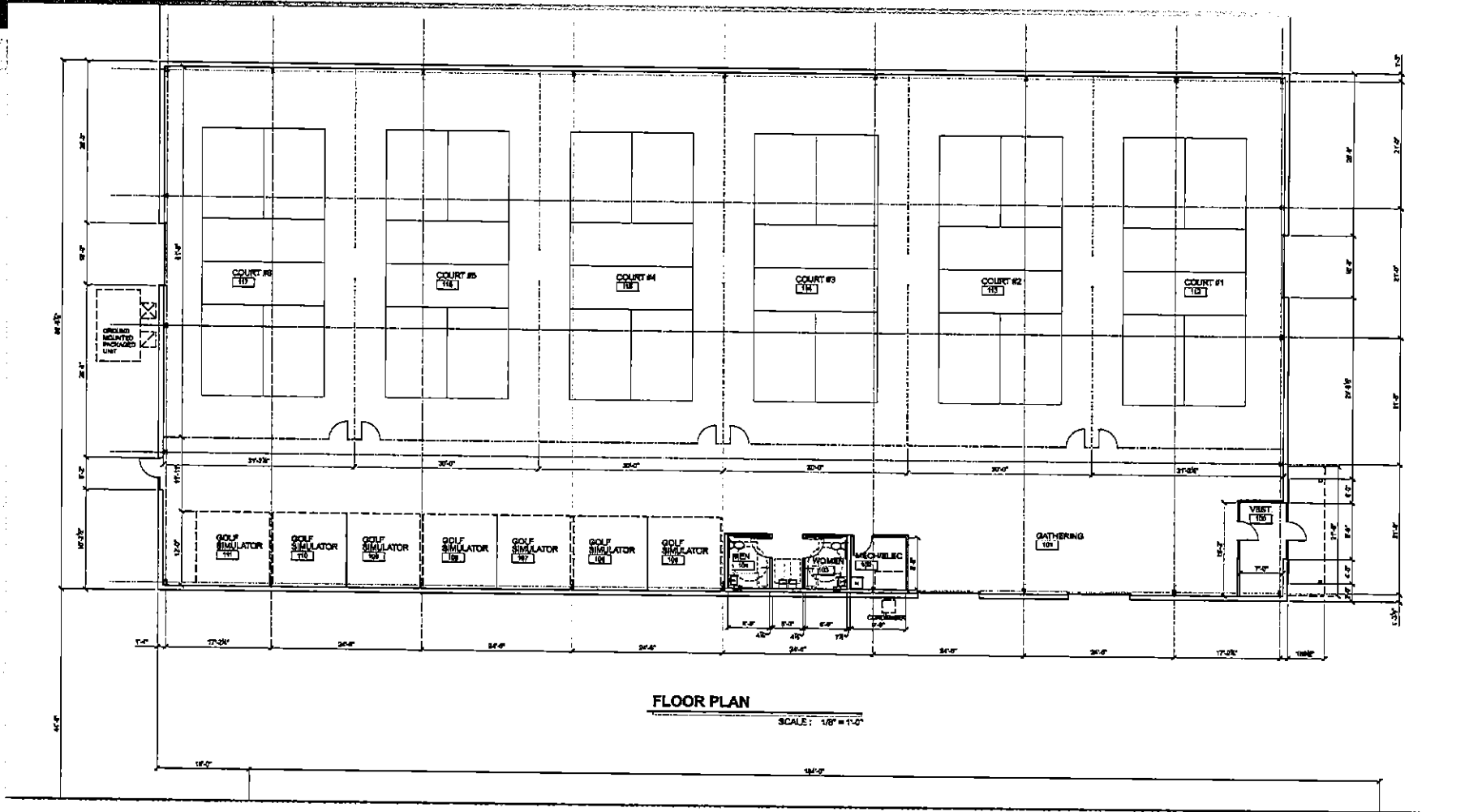


Best regards,

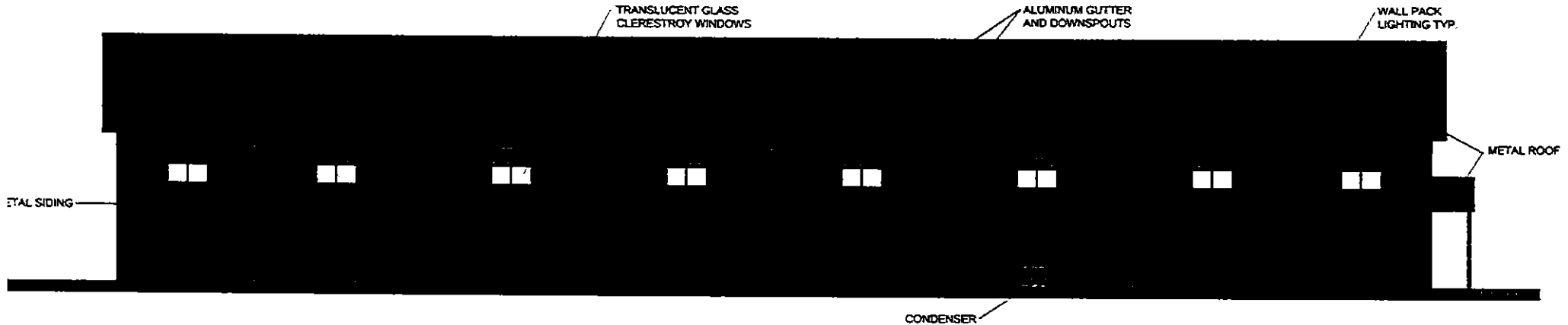

 Chester A. Smith
 8744 W. Main Street
 Lebanon, OH 45034

J. M. A. L. L.
 THUNDERBOLT
 J. M. A. L. L.
 BUILDING

Indoor Recreational Facility – Floor Plan

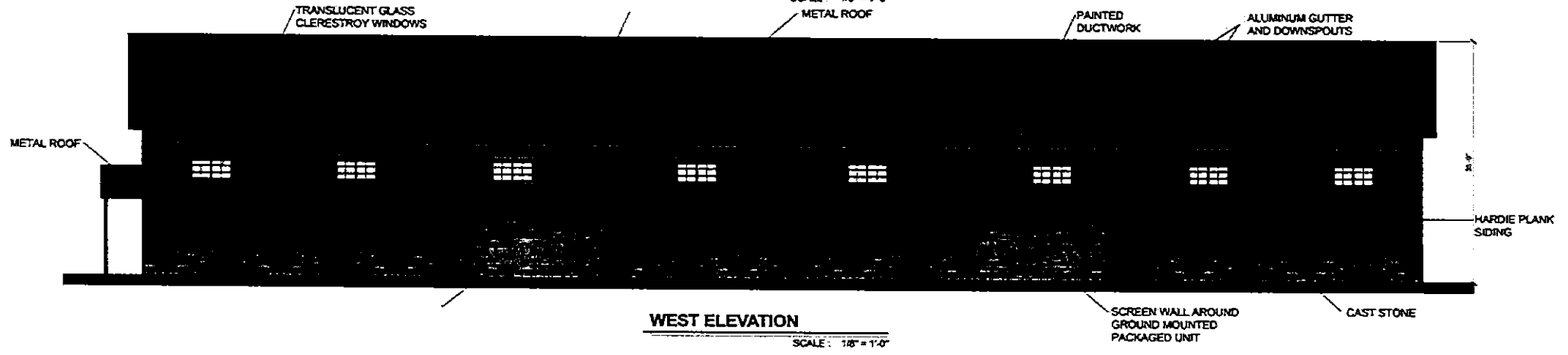


Indoor Recreational Facility – Elevations



EAST ELEVATION

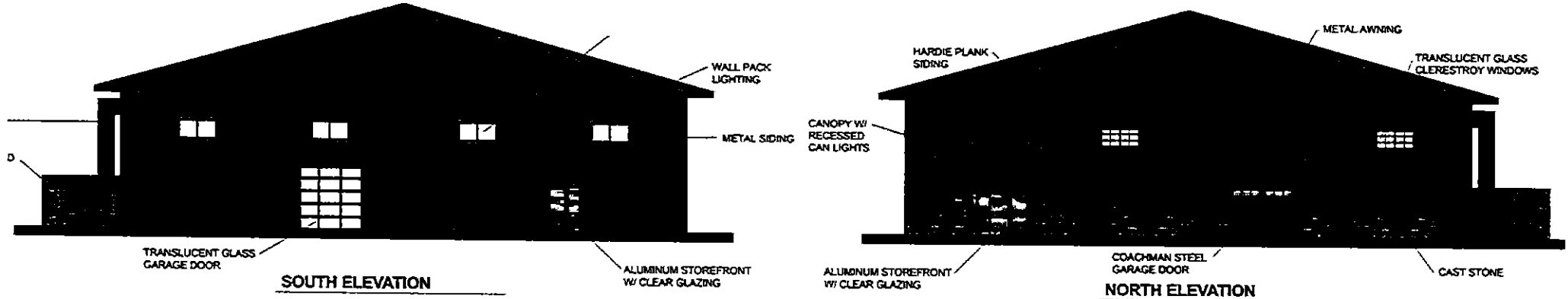
SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

Indoor Recreational Facility – Elevations



PUD Stage 2 Approval (Resolution# 00-634)

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

99-39

Resolution

Number 00-634

Adopted Date April 11, 2000

APPROVE THE PRELIMINARY SITE PLAN FOR THE KEVIN O'SULLIVAN PROPERTY (aka Deerfield Manufacturing PUD)

BE IT RESOLVED, to approve the preliminary site plan for the Kevin O'Sullivan Property (aka Deerfield Manufacturing) in Union Township, subject to the following conditions:

1. Compliance with Warren County Commissioners Resolution 99-2044.
2. Approval of the access driveway intersection location and design by the Ohio Department of Transportation (ODOT), including any necessary improvements along U.S. Route 42, per the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities. Any additional right-of-way needs in relation to said improvements shall comply with the Warren County Official Thoroughfare Plan.
3. Approval of on-site vehicular circulation by the Warren County Engineer and the Union Township Fire Department.
4. Approval of stormwater control by the Warren County Engineer, per the Rules and Regulations for the Design of Stormwater Management Systems.
5. Compliance with the Warren County Flood Damage Prevention Regulations, as determined by the Warren County Building Department. Development in the 100 year flood plain shall be subject to compaction testing of any filled areas as to load bearing capacity for support of proposed structures.
6. Approval of erosion and sediment control by the Warren County Soil & Water Conservation District, in compliance with the Warren County Erosion and Sediment Control Regulations, prior to beginning any earth moving activities.
7. Approval of a detailed landscaping plan, including screening of the trash dumpster, prior to final site plan approval. Mature vegetation along the outside boundaries of the site shall be maintained and reflected as such on the final site plan.

APR 13 2000

RESOLUTION 00-634
APRIL 11, 2000
PAGE 2

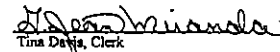
8. Approval of a detailed signage plan, prior to final site plan approval. A single twin-faced, internally-illuminated, ground-mounted entry sign, not to exceed 12 feet in total height and 54 square feet per face, along with one (1) single-sided clubhouse front wall sign, per the same size specifications, shall be permitted. Directional and driving range yardage distance signs as necessary, without illumination, shall be subject to Zoning Inspector approval. Sight-distance evaluation by ODOT so to prevent any obstruction by the entry sign.
9. Approval of a detailed lighting plan, including photometric analysis, prior to final site plan approval. Illumination shall not pose a glare nuisance and shall not exceed 0.2 footcandles along outside boundaries of the PUD zoned for residential use. The Warren County Commissioners reserve the right to further restrict exterior lighting, as deemed necessary.
10. Submission of building elevation drawings for the clubhouse, prior to final site plan approval.
11. Development of the proposed miniature golf course shall be subject to approval of detailed architectural drawings. Total height of any structure or fixture shall not exceed the total height of the clubhouse.
12. Future development of the 1.505 acre remainder to the southeast shall be subject to approval of a revised preliminary and final site plans by the Warren County Commissioners. The depicted future expansion of the covered tees, miniature golf course and parking lot, shall be subject to approval of a revised final site plan by the Warren County Commissioners.
13. Outdoor golf activities shall be restricted to between daylight and 10:00 P.M.

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

Mrs. South - yea
Mr. Kilburn - yea
Mr. Crisenbery - yea

Resolution adopted this 11th day of April, 2000

BOARD OF COUNTY COMMISSIONERS


Tina Davis, Clerk

cc: RPC
Plat File

PUD Stage 2 Approval (Resolution# 00-634)

RESOLUTION 00-634
APRIL 11, 2000
PAGE 2

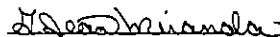
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9. Approval of a detailed lighting plan, including photometric analysis, prior to final site plan approval. Illumination shall not pose a glare nuisance and shall not exceed 0.2 footcandles along outside boundaries of the PUD zoned for residential uses. The Warren County Commissioners reserve the right to further restrict exterior lighting, as deemed necessary.
10. Submission of building elevation drawings for the clubhouse, prior to final site plan approval.
11. Development of the proposed miniature golf course shall be subject to approval of detailed architectural drawings. Total height of any structure or fixture shall not exceed the total height of the clubhouse.
12. Future development of the 1.505 acre remainder to the southeast shall be subject to approval of a revised preliminary and final site plans by the Warren County Commissioners. The depicted future expansion of the covered tee, miniature golf course and parking lot, shall be subject to approval of a revised final site plan by the Warren County Commissioners.
13. Outdoor golf activities shall be restricted to between daylight and 10:00 P.M.

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

Mrs. South - yea
Mr. Kilburn - yea
Mr. Crisenbery - yea

Resolution adopted this 11th day of April, 2000

BOARD OF COUNTY COMMISSIONERS


Tina Duff, Clerk

cc: RPC
Plat File

Condition #11: Development of the proposed miniature golf course shall be subject to the approval of detailed architectural drawings. Total height of any structure or fixture shall not exceed the total height of the clubhouse

Revised PUD Stage 2 Approval (Resolution# 01-64)

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

Resolution

Number 01-64

Adopted Date January 11, 2001

APPROVE A REVISED FINAL SITE PLAN FOR THE GOLF RANCH (DEERFIELD MANUFACTURING PUD) IN UNION TOWNSHIP

BE IT RESOLVED, to approve a revised final site plan for the Golf Ranch (Dearfield Manufacturing PUD) in Union Township, subject to the following conditions:

1. Compliance with Warren County Commissioners Resolutions 99-2044 and 00-634.
2. The requested split rail fence shall be located outside the U.S. Route public right-of-way and shall not constitute an obstruction to sight distance or stormwater flow.

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

Mrs. South - yea
Mr. Kilburn - yea
Mr. Crisenbery - yea

Resolution adopted this 11th day of January, 2001.

BOARD OF COUNTY COMMISSIONERS


Tina Delye, Clerk

cc: RPC
Zoning (file)
Kevin O'Sullivan



**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 – August 27, 2024

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 August 20, 2024, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

- 24-1106 A resolution was adopted hiring Shelia Speaks as Protective Services Caseworker II within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-1107 A resolution was adopted hiring Hannah Patton as Assessment Investigator Caseworker I within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-1108 A resolution was adopted hiring Matthew Mumma as an EMA Specialist within Warren County Emergency Services Department. Vote: Unanimous
- 24-1109 A resolution was adopted approving the end of 365-day probationary period and pay increase for Heather Glardon within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-1110 A resolution was adopted approving the end of 365-day probationary period and pay increase for Jordan Snyder within Warren County Telecommunications. Vote: Unanimous
- 24-1111 A resolution was adopted approving the reclassification of Sarah Roberts from Customer Advocate I to Customer Advocate II within OhioMeansJobs Warren County. Vote: Unanimous

MINUTES
AUGUST 27, 2024
PAGE 2

- 24-1112 A resolution was adopted approving the promotion of Sarah Smith to Eligibility Referral Specialist III within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-1113 A resolution was adopted approving the promotion of Anna White to QA Reviewer within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-1114 A resolution was adopted approving the promotion of Alexander Stern to Eligibility Referral Specialist III within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-1115 A resolution was adopted approving the promotion of Courtney Wilson to Eligibility Referral Supervisor within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-1116 A resolution was adopted approving notice of intent to award bid to W.E. Smith Construction for the 2024 Hamilton Road Drilled Pier Wall Project. Vote: Unanimous
- 24-1117 A resolution was adopted awarding the bid to Cronin Ford North of Middletown for the purchase of Two (2) Ford F550 4x4 Super Duty Trucks for the Engineer's Office. Vote: Unanimous
- 24-1118 A resolution was adopted advertising for bids for the purchase of Two (2) Handicap Upfit 2024 Chrysler Voyager LX Vans and Two (2) Standard 2024 Chrysler Voyager LX Vans for Warren County Transit Service. Vote: Unanimous
- 24-1119 A resolution was adopted authorizing the President of the Board to sign a Subgrant Award Agreement on behalf of the Warren County Drug Task Force. Vote: Unanimous
- 24-1120 A resolution was adopted approving Change Order #1 with Ford Development Corporation for the Roachester Cozaddale Road Bridge #52-4.02 Rehabilitation Project. Vote: Unanimous
- 24-1121 A resolution was adopted authorizing acceptance of quote from W.C. Storey & Son, Inc. to provide a 2,000 Gallon Double Wall Tank for Diesel Fuel and a 1,000 Gallon Double Wall Tank for Unleaded Gasoline, including associated equipment on behalf of the Engineer's Office. Vote: Unanimous
- 24-1122 A resolution was adopted entering into Classroom Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 24-1123 A resolution was adopted authorizing acceptance quote from Buckeye Power Sales Co. Inc. for Renewal of preventative maintenance agreement on behalf of Warren County Telecommunications. Vote: Unanimous

- 24-1124 A resolution was adopted approving Change Order No. 7 to the contract with Building Crafts Inc. for the RAR Water Treatment Plant Membrane Softening Upgrades Project. Vote: Unanimous
- 24-1125 A resolution was adopted acknowledging payment of bills. Vote: Unanimous
- 24-1126 A resolution was adopted entering into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Entech Greentree, LLC for the installation of certain improvements in Greentree Meadows, Section 1, situated in Turtlecreek Township. Vote: Unanimous
- 24-1127 A resolution was adopted entering into a street and appurtenances (including sidewalks) security agreement with Entech Greentree, LLC for installation of certain improvements in Greentree Meadows, Section 1 situated in Turtlecreek Township. Vote: Unanimous
- 24-1128 A resolution was adopted approving various record plats. Vote: Unanimous
- 24-1129 A resolution was adopted approving a supplemental appropriation into Commissioners Fund #11011111. Vote: Unanimous
- 24-1130 A resolution was adopted approving an appropriation adjustment within Telecommunications Department Fund #4492. Vote: Unanimous
- 24-1131 A resolution was adopted approving an appropriation adjustment within the Water Revenue Fund #5510. Vote: Unanimous
- 24-1132 A resolution was adopted approving an appropriation adjustment within the Sewer Revenue Fund #5580. Vote: Unanimous
- 24-1133 A resolution was adopted approving requisitions and authorizing the County Administrator to sign documents relative thereto. Vote: Unanimous
- 24-1134 A resolution was adopted approving a supplemental appropriation into Commissioners Fund #11011110 and an operational transfer from General Fund #11011110 into Health Benefits Fund #6632. Vote: Unanimous
- 24-1135 A resolution was adopted approving the RDJ PUD Stage 2 in Turtlecreek Township subject to conditions. Vote: Unanimous

DISCUSSIONS

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

ADMINISTRATIVE HEARING

RDJ PUD STAGE 2 IN UNION TOWNSHIP

The Board met this 27th day of August 2024, in the Commissioners' Meeting Room, for the administrative hearing to consider the application for the RDJ PUD Stage 2 in Union Township.

Commissioner Young opened the hearing and requested Krystal Powell, Clerk of Commissioners, identify for the record when the site was posted with signage stating the site would be subject to a public process, how and when the written notice of this hearing was sent to the Applicant and all owners of property within 500 feet from the parcel lines of the site subject, and how and when the administrative hearing was advertised.

Commissioner Young then proceeded to administer the oath to anyone desiring to give testimony during this administrative hearing.

Cameron Goschinski, Regional Planning Commission, presented the attached PowerPoint presentation outlining the property address, parcel size, and current zoning. Mr. Goschinski further stated the applicant is proposing the construction of a 12,000 square foot metal fabrication/ welding shop, a 3,000 square foot pole building, a 7,150 square foot banquet facility, a 5,200 square foot agricultural equipment storage facility, a 2,400 square foot livestock building, and a proposed residence.

Rex Jaeger, applicant and property owner, stated his plans for the PUD Stage 2 are similar to those of Stage 1 with the exception of cutting out the residential property and slightly moving the location of the proposed agriculture storage building.

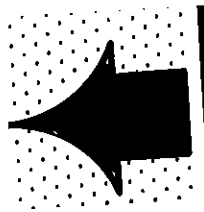
Upon further discussion, the Board resolved (Resolution #24-1135) approving the RDJ PUD Stage 2 in Turtlecreek Township subject to conditions.

Upon motion the meeting was adjourned.

David G. Young, President

Tom Grossmann

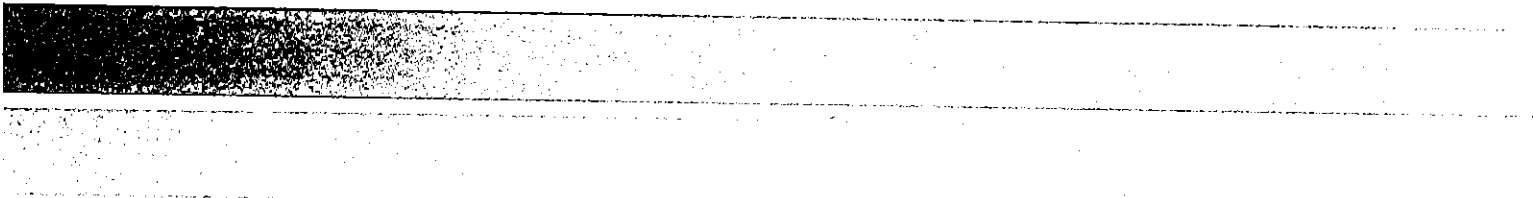
Shannon Jones



MINUTES
AUGUST 27, 2024
PAGE 5

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 August 27, 2024, in compliance with Section 121.22 O.R.C.

Krystal Powell, Clerk
Board of County Commissioners
Warren County, Ohio



RDJ Community PUD Stage 2

Union Township

Prepared for the Board of County Commissioners

Date: August 27, 2024

PUD Stage 2 Process

**Regional Planning
Commission**
(Recommendation
June 27, 2024)

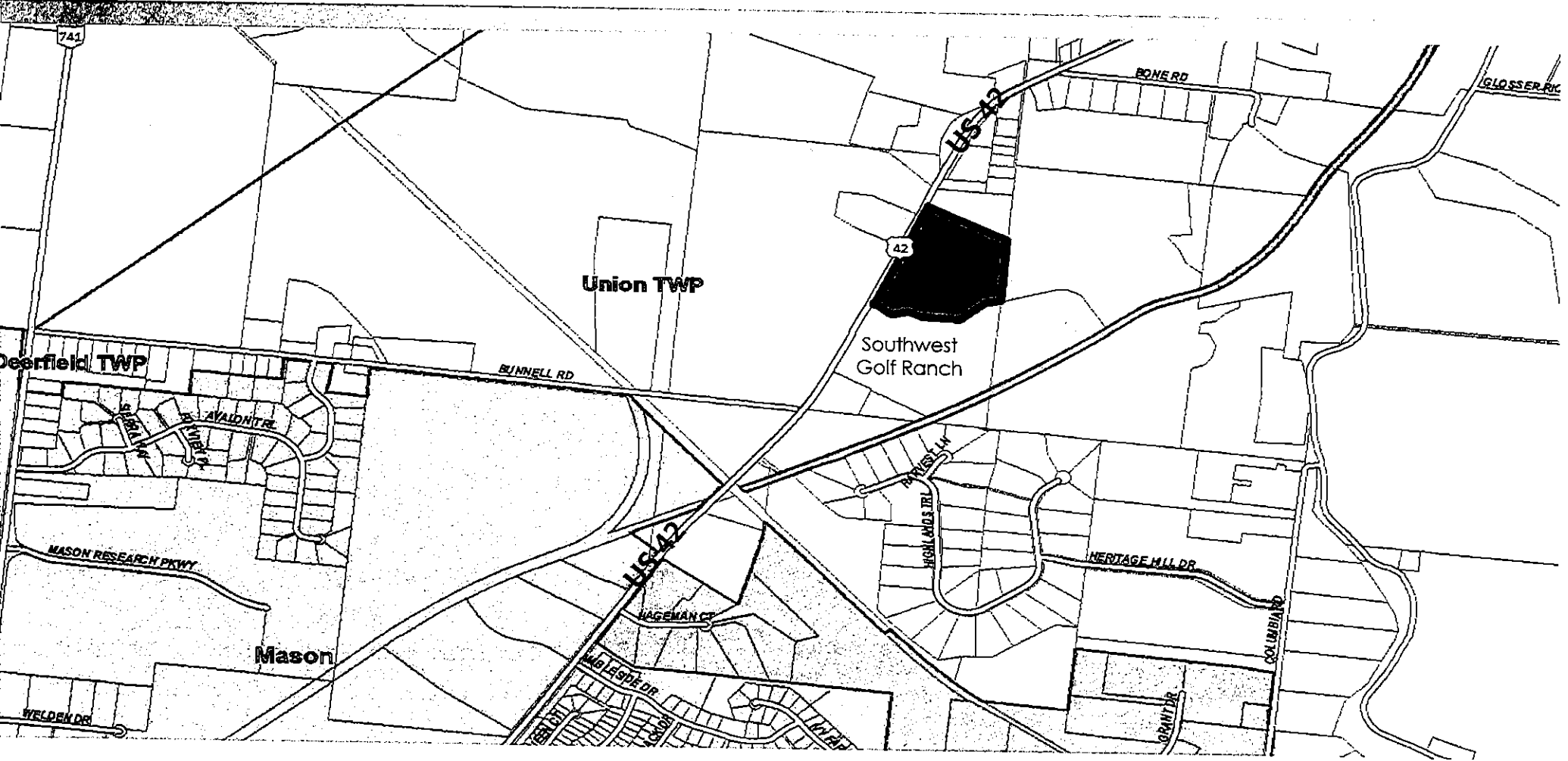
**Board of County
Commissioners**
(Decision)

The development received revised PUD Stage 1 approval on June 7th, 2022.

Project Overview

Property Owner	RDJ Holdings LLC
Site Location	2752 S. US 42, Lebanon, OH 45306
Site Area	19.971 Acres
Zoning	B-2 PUD Community Commercial Business
Current Use	Metal Fabrication / Welding Shop
Wastewater	On-site

Vicinity Map



Aerial



Proposal

1. Metal Fabrication / Welding Shop

- a. 12,000 S.F Business Expansion
- b. 3,000 S.F Pole Building

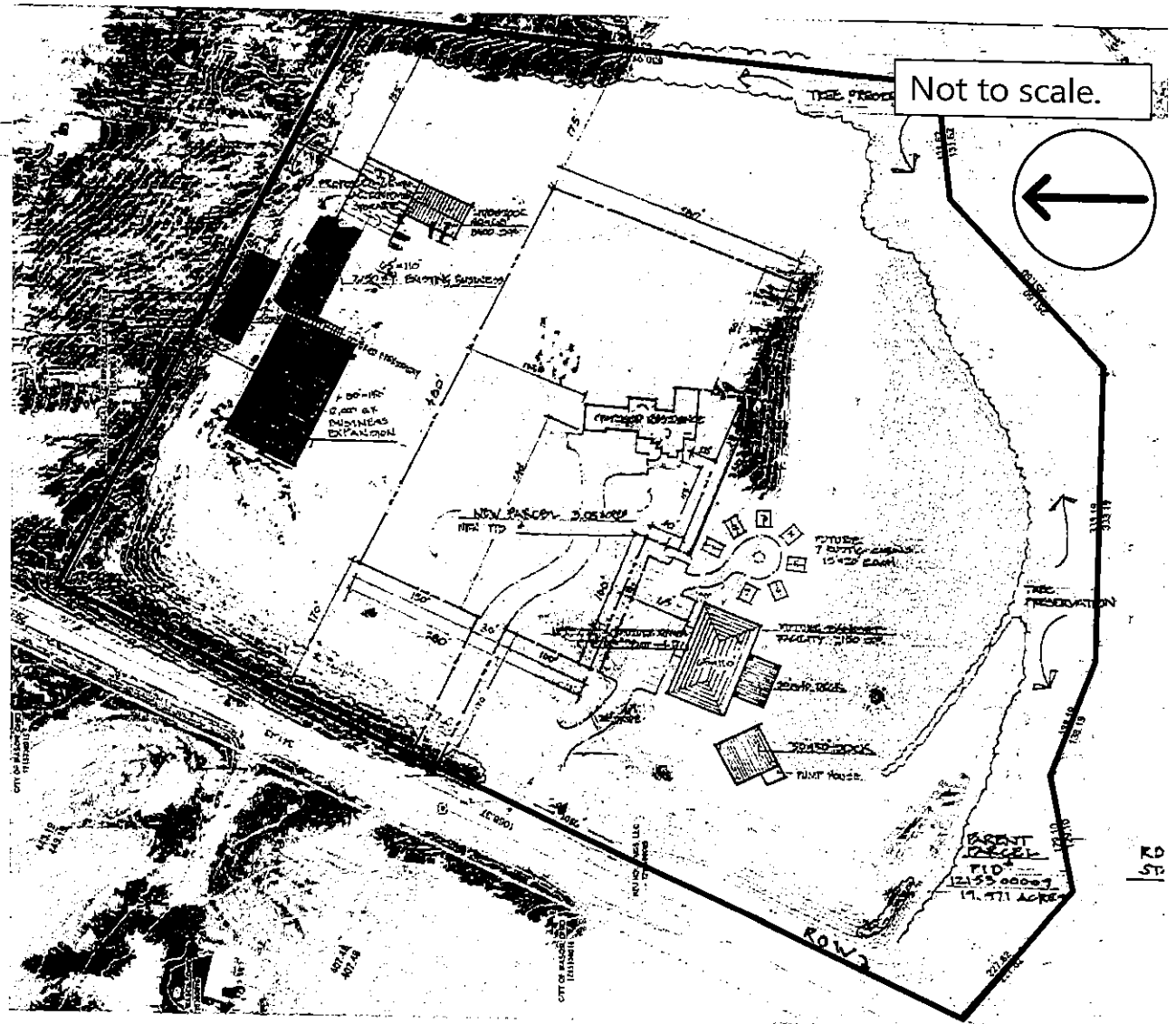
2. Wedding / Event Center

- a. 7,150 S.F Banquet Facility
- b. 1,200 S.F Deck
- c. 2,500 S.F Dock (w/ attached Pump House)
- d. Seven (7) 300 S.F. Rustic Cabins

3. Agricultural Storage Facility

- a. 5,200 S.F. Agricultural Equipment Storage
- b. 2,400 Livestock Building

4. Proposed Residence



Proposal

1. Metal Fabrication / Welding Shop

- a. 12,000 S.F Business Expansion
- b. 3,000 S.F Pole Building

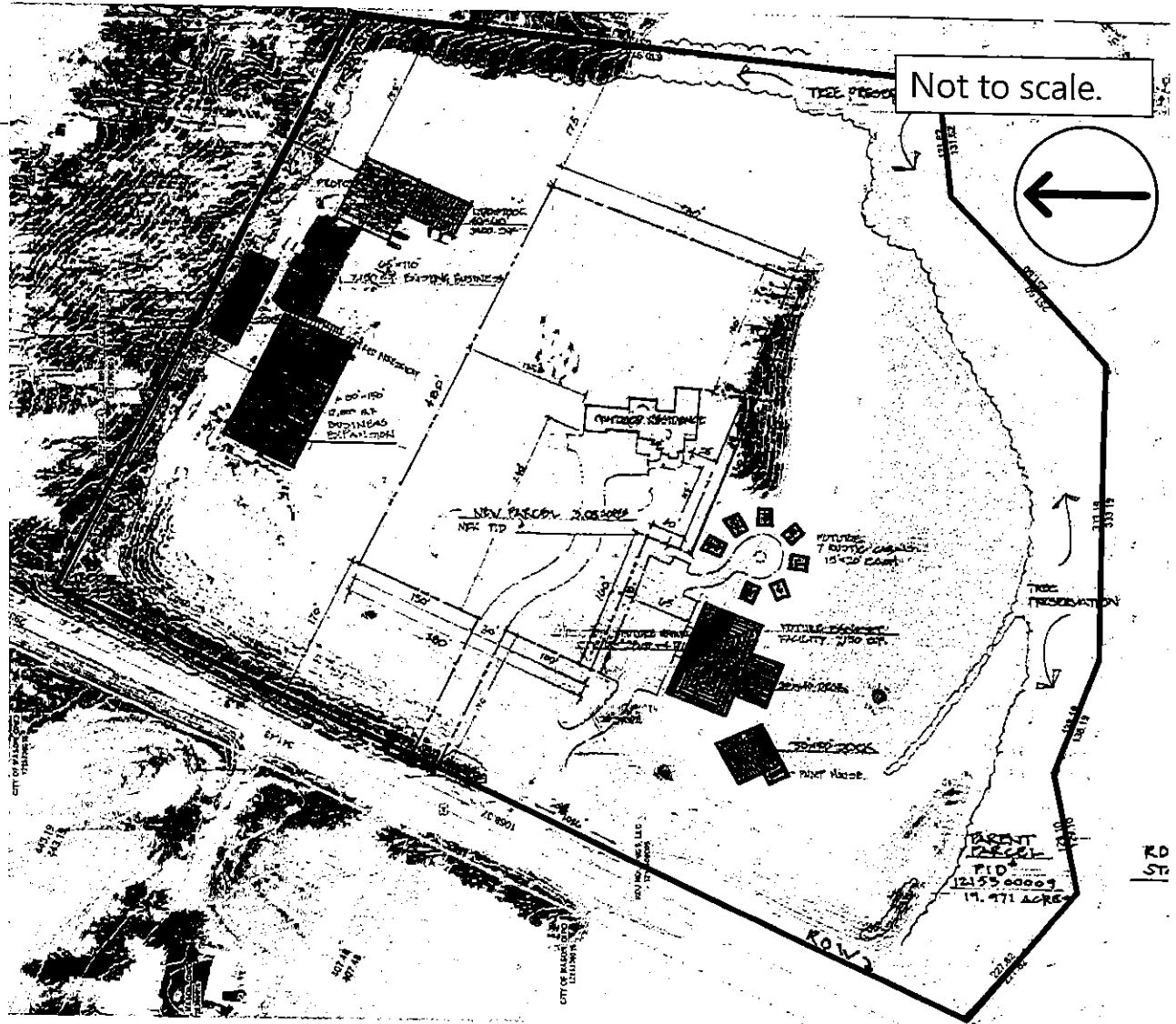
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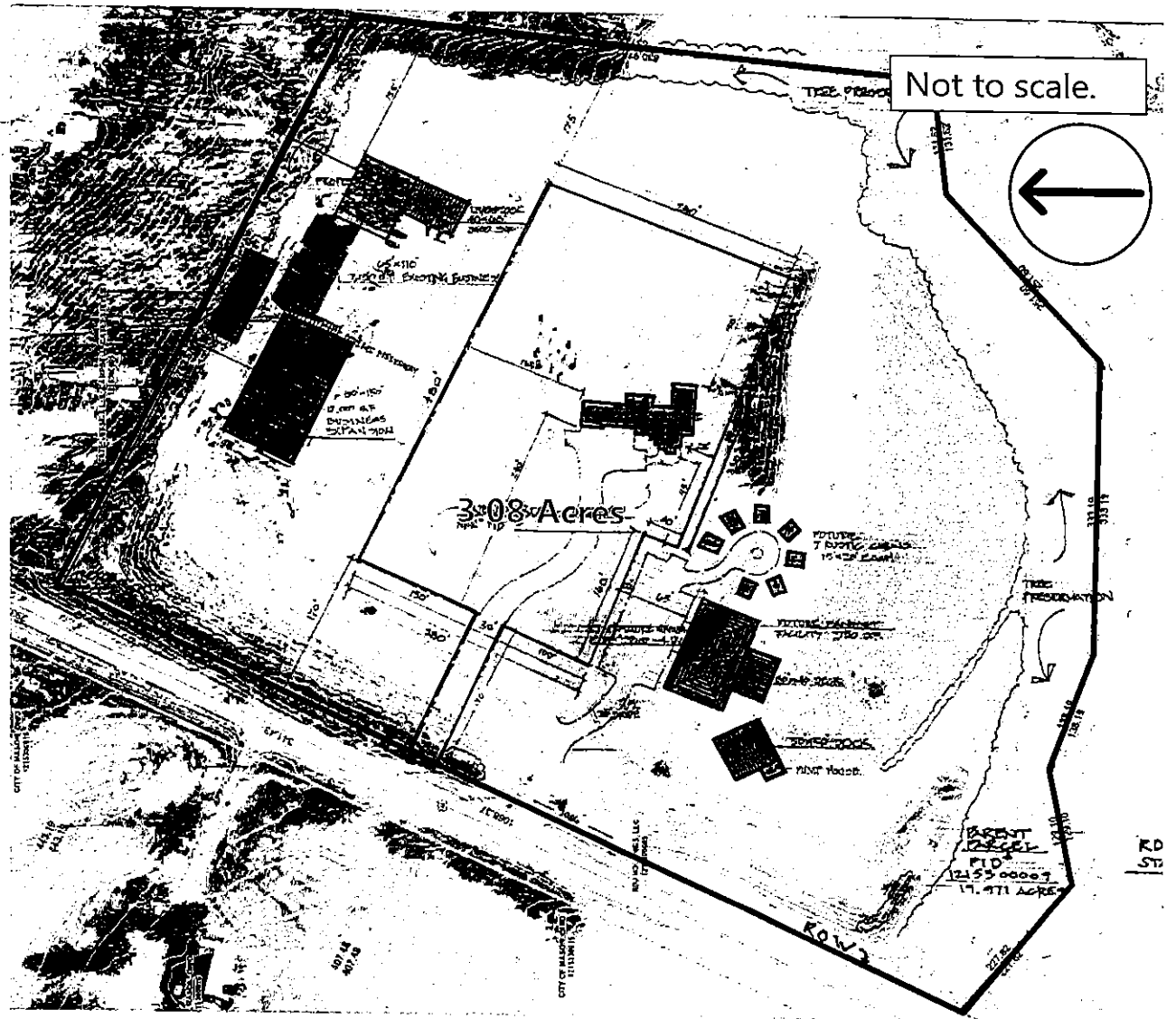
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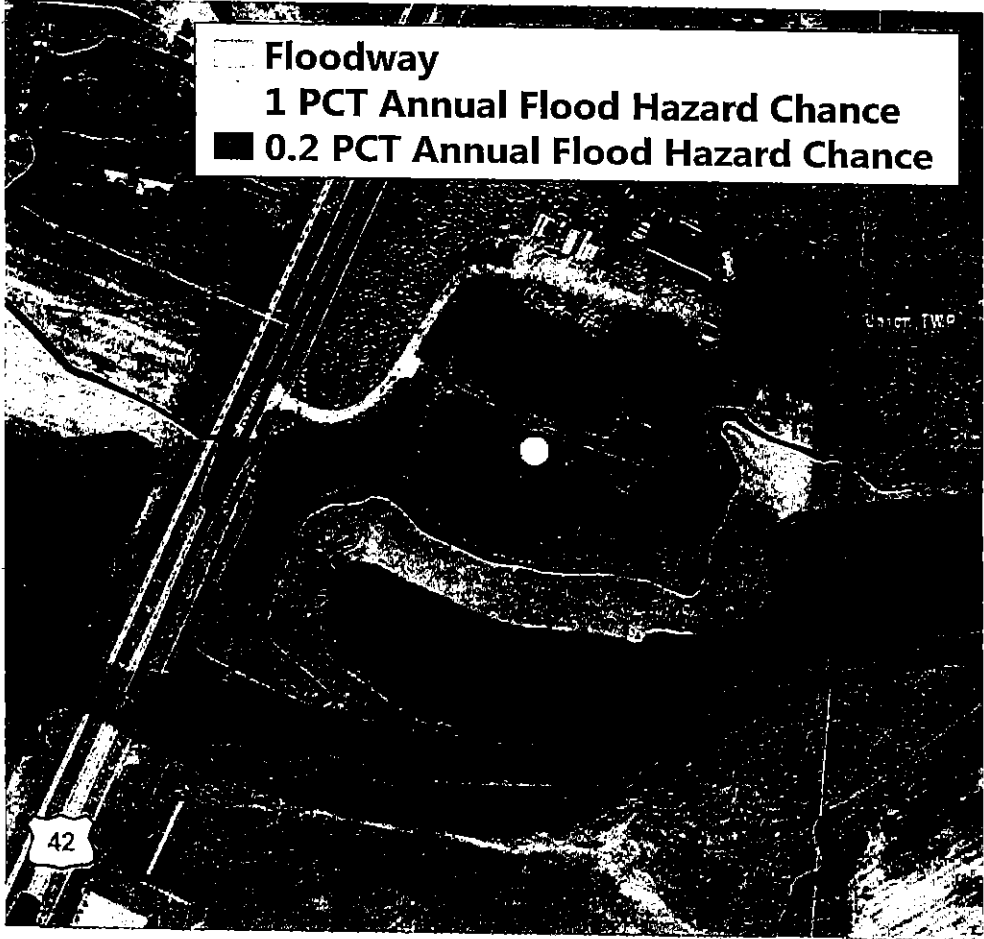
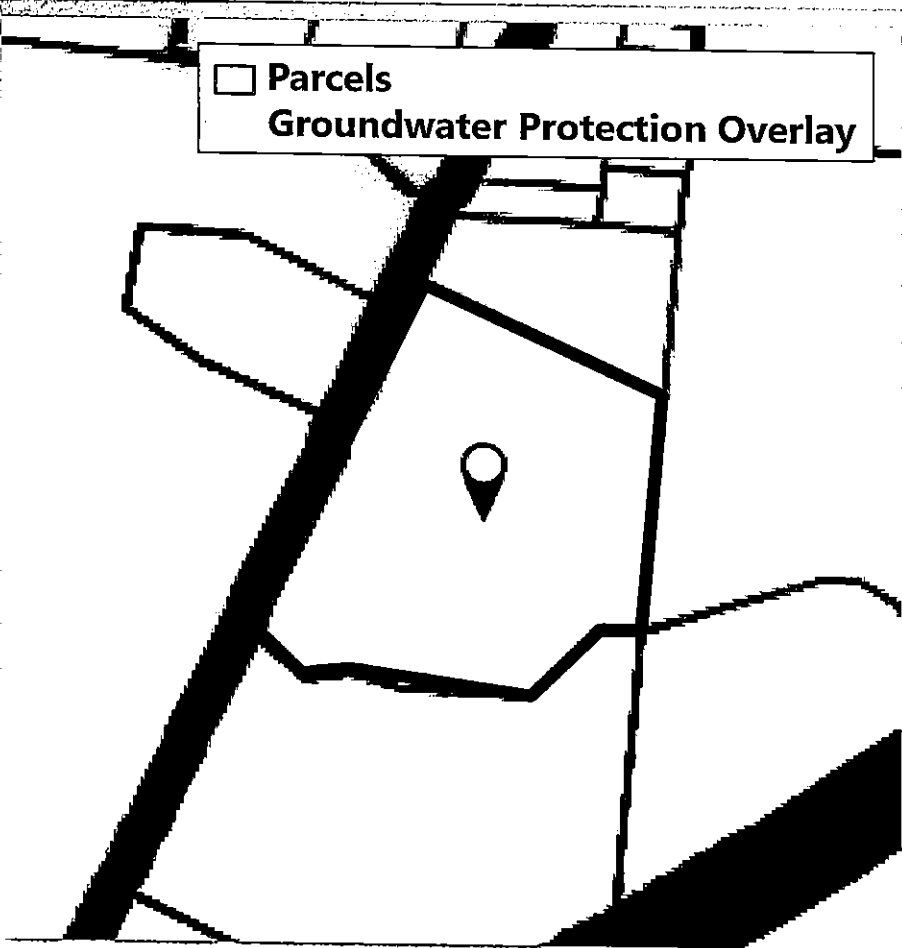


Zoning – B-2 PUD



Adjacent to B2 PUD
and R1.

Environmental Features



Staff Recommendation

Staff recommends approval of the **RDJ Community PUD Stage 2** to the Warren County Board of Commissioners, subject to the following conditions:

1. All plans and proposals from the applicant shall be made conditions of approval unless modified by one of the following conditions.
2. Compliance with the Warren County Subdivision Regulations, the Warren County Zoning Code, the Warren County Thoroughfare Plan, and the PUD Stage 1 conditions of approval (Resolution# 22-0843).
3. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. Prior to construction, an Earth Disturbing permit must be obtained from the Warren County Soil and Water Conservation District if more than an acre of disturbance is planned. The applicant shall work with the Warren County Floodplain Administrator regarding flood zones located on the property, and to determine if permitting is required.

Staff Recommendation

- 4. Prior to PUD Stage 3, the applicant shall work with the Warren County Soil and Water Conservation District, concerning the location of rustic cabins located within the flood fringe. All structures located within the flood fringe shall receive the Warren County Soil & Water Conservation District Administrator's (Warren County Floodplain Administrator) approval.**
- 5. That Resolution # 22-0843, Condition #9, is interpreted to mean any of the following:**
 - a. Prior to PUD Stage 3, the applicant shall submit a revised site plan illustrating the cabins located outside of the floodplain; or**
 - b. Prior to PUD Stage 3, the applicant shall submit a revised site plan illustrating the cabins elevated above the base flood elevation.**
- 6. Prior to PUD Stage 3 approval for non-residential uses, the applicant submits a stormwater management plan approved by the Warren County Engineer's Office.**

Staff Recommendation

7. **The applicant shall contact the Ohio Department of Transportation (ODOT) for review and to determine if a traffic impact analysis is necessary. If a traffic impact analysis is required, the analysis shall be conducted prior to approval of PUD Stage 3. The site's internal vehicular circulation shall be reviewed and approved by the Warren County Engineer's Office prior to the approval of PUD Stage 3.**
8. At Alternative Plat review, the applicant shall dedicate the required right-of-way, in accordance with the Warren County Thoroughfare Plan.
9. Water facilities shall comply with the Warren County Water & Sewer Department standards, and any improvements deemed necessary by the Warren County Water & Sewer Department shall be installed by the developer.

Staff Recommendation

10. On-site septic systems shall be reviewed and approved for each use by the Warren County Health Department / Ohio EPA. If it is determined that the venue will generate more than 1,000 gallons of wastewater per day, the Ohio EPA will have jurisdiction to review the septic system. The developer shall comply with the Warren County Health Department regulations and standards regarding on-site septic systems and comply with the minimum setback distances for septic systems from detention basins.
- 11. All welding shall be performed and conducted inside of the building. All materials and storage pertaining to the welding shop use shall be kept inside a building or screened from view of persons on contiguous property or persons using public right-of-way.**
12. The addition of agricultural structures and uses to the subject site constitutes a revised Site Plan review.

Staff Recommendation

13. Prior to PUD Stage 3, the applicant shall submit an updated Site Plan, in compliance with the WCRZC 1.303, identifying:
 - a. Building height;
 - b. Building elevations for the business expansion, proposed residence, future banquet facility, and cabins;
 - c. Parking location and dimensions of each parking space, and ensure that the site plan illustrates the required number of parking spaces for each use as determined in the WCRZC Table 3.307-1;
 - d. Location and dimensions of all existing and proposed easements;
 - e. Proposed landscaping and location (as applicable);
 - f. Location of the septic system(s), and leach fields;
 - g. The typical cross-section for the private driveway, and width of drive lanes; and
 - h. A driveway apron located along State Route 42, in accordance with the Warren County Rural Zoning Code, Figure 3.311-2.

Backup Slides

PUD Stage 1 – Resolution #22-0843

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 which is in effect at the time of issuance of any Zoning Permit so long as the underlining district provisions do not conflict with the intent of the PUD, the Warren County Subdivision Regulations, and the PUD Stage 1 approval conditions as approved by the Board of County Commissioners.
3. Compliance with the standards for Wedding and Event standards outlined in section: 3.206.17 of the Warren County Rural Zoning Code. The Wedding and Event Facility is allowed as a permitted use subject to site plan review by the Board of County Commissioners.
4. Compliance with the standards of B1 zoning of section 2.205 of the Warren County Rural Zoning Code.
5. Prior to PUD Stage 3 approval for non-residential uses, the applicant submits a stormwater management plan approved by the Warren County Engineer's Office.

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

Resolution

APPROX REZONING APPLICATION OF THE HIGHLAND LLC (GARY) OFFICE, TO REZONE APPROXIMATELY 1000 ACRES IN SHELBY TOWNSHIP FROM "U1" PUD TO NEIGHBORHOOD COMMERCIAL BUSINESS "B-1" AS A PLANNED UNIT DEVELOPMENT TO AVOID ALLOWABLE USES

WHEREAS, the Board met on the 7th day of June 2022, for the public hearing to consider the rezoning application of the Highland LLC (Gary) Office, to rezone approximately 1000 Acres, Shelburne, OH (Parcel located at 2725 State Road 101 Union Township from Neighborhood Commercial Business "B-1" as a Planned Unit Development as Neighborhood Commercial Business "B-1" as a Planned Unit Development to avoid the current allowable uses under the current zoning code;

WHEREAS, the Board has considered the recommendation of the Regional Planning Commission Planning Commission, the inclusion of the Warren County Rural Zoning Commission and all those present leading to the Board of County Commissioners and the Board of County Commissioners;

NOW THEREFORE BE IT RESOLVED, the Board of County Commissioners of Warren County, Ohio, do hereby approve the rezoning application of the Highland LLC (Gary) Office, to rezone approximately 1000 Acres in Union Township of Neighborhood Commercial Business "B-1" with a Planned Unit Development subject to the following conditions and attached development standards:

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 which is in effect at the time of issuance of any Zoning Permit so long as the underlining district provisions do not conflict with the intent of the PUD, the Warren County Subdivision Regulations, and the PUD Stage 1 approval conditions as approved by the Board of County Commissioners.
3. Compliance with the standards for wedding and event facilities outlined in section 3.206.17 of the Warren County Rural Zoning Code. The Wedding and Event Facility is allowed as a permitted use subject to site plan review by the Board of County Commissioners.
4. Compliance with the standards of B1 zoning of section 2.205 of the Warren County Rural Zoning Code.
5. Prior to PUD Stage 3 approval for non-residential uses, the applicant submits a stormwater management plan approved by the Warren County Engineer's Office.
6. The applicant shall submit a site plan and site plan to the Warren County Engineer's Office for review and approval. The site plan shall include a site plan and site plan to the Warren County Engineer's Office for review and approval.
7. Prior to PUD Stage 3 approval for non-residential uses, the applicant submits a detailed site plan showing the amount of parking, loading, storage, and landscaping.
8. The applicant shall submit a site plan and site plan to the Warren County Engineer's Office for review and approval. The site plan shall include a site plan and site plan to the Warren County Engineer's Office for review and approval.

RESOLUTION #22-0843
JUNE 7, 2022
PAGE 2

* Prior to PUD Stage 3 approval for non-residential uses, the applicant submits a detailed site plan showing the amount of parking, loading, storage, and landscaping.

Mr. Jones moved for adoption of the foregoing resolution being seconded by Mr. Young, Chairman of the Board. The following were present:

Mr. Jones – yes
Mr. Young – yes
Mr. Jones – yes

Resolution adopted this 7th day of June 2022.

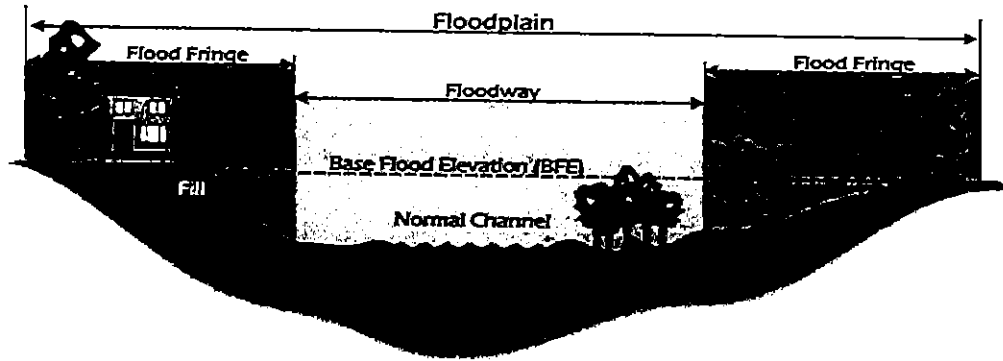
BOARD OF COUNTY COMMISSIONERS

Nina Obenshain
Nina Obenshain, Clerk

cc: BCC
B/C
Planning File
Applicant
Township Treasurer

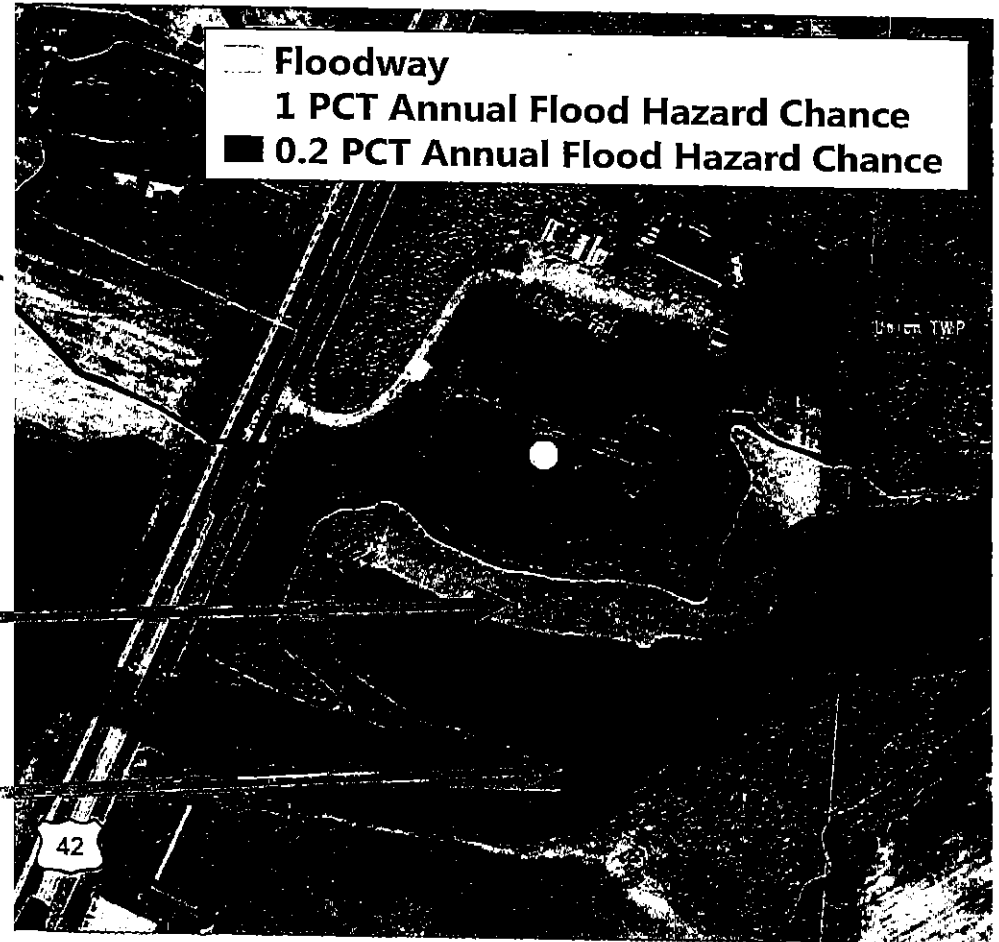
Floodplain Characteristics

Characteristics of a Floodplain

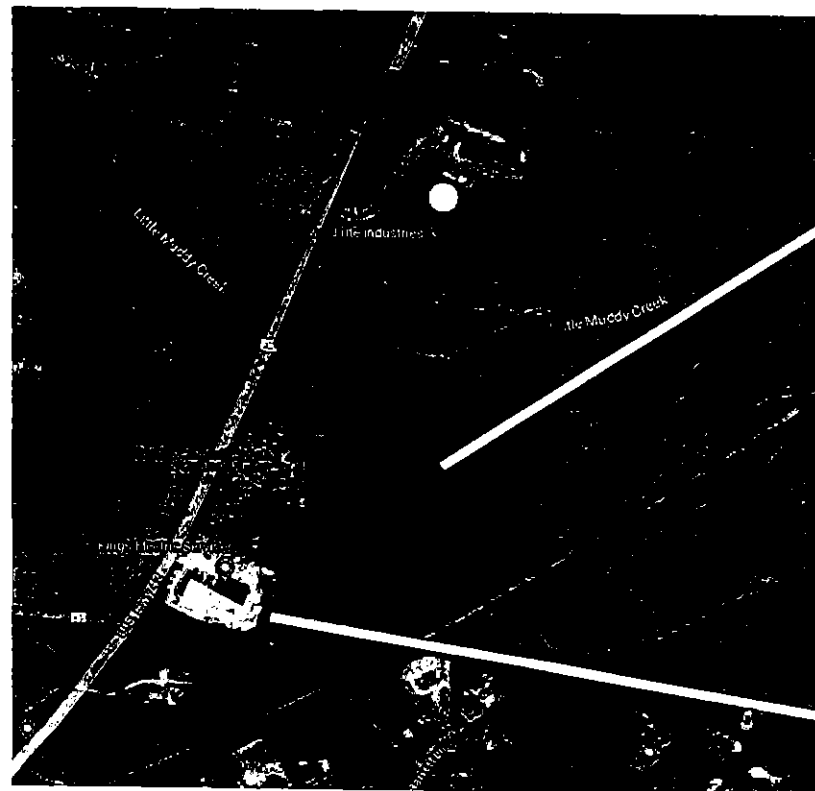
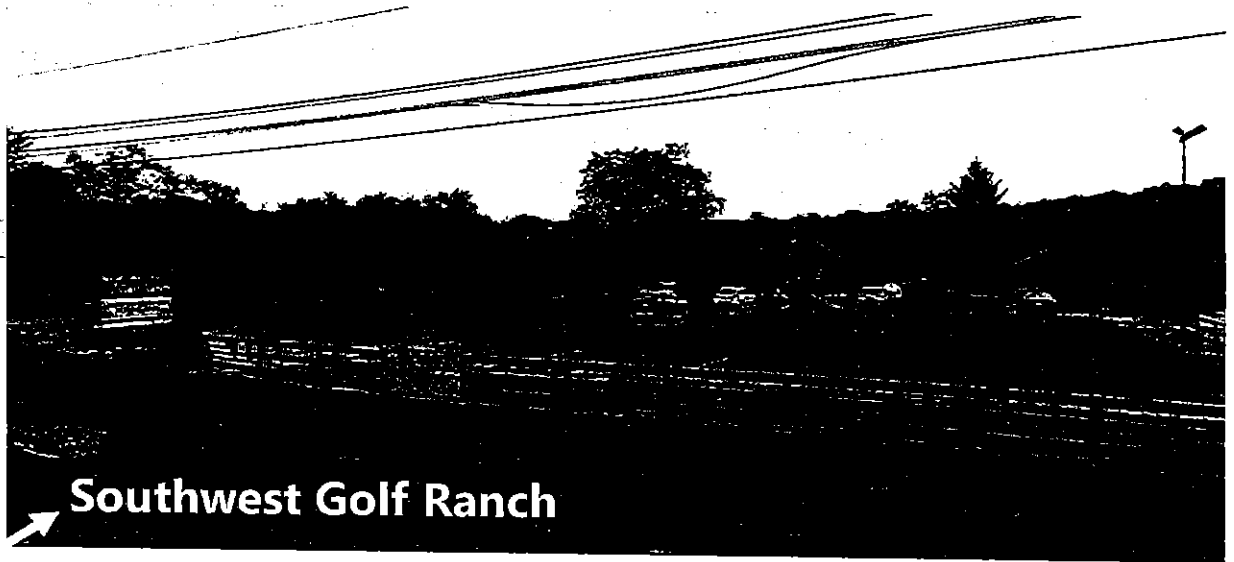


Flood Fringe

Floodway



Nearby Non-Residential Uses



ODOT Comments

“Thank you for the information. **Once the property moves forward with the banquet facility and cabins, the property owners will need to provide ODOT with a traffic study base on what is being proposing for the property.** I will be the point of contact when they are ready.”

Cameron,

Thank you for the information. Once the property moves forward with the banquet facility and cabins, the property owners will need to provide ODOT with a traffic study base on what is being proposing for the property. I will be the point of contact when they are ready.

Thanks,

Dustin Williams
Transportation Technicians
505 S. SR-741
Lebanon, OH 45036
D: 513-833-6576 C: 513-615-4033
Dustin.williams@dot.ohio.gov



Department of
Transportation

PUD Standards

Section 1 – General

The RDJ Community PUD is a 19.9ac Neighborhood Business (B-1) – Planned Unit Development in Union Township, Ohio. The standards of the Warren County Rural Zoning code and B-1 zoning district standards shall apply unless modified by one of the following sections.

Section 2 – Applicability

Development within the RDJ Community PUD shall be governed by these provisions and provisions of the Warren County Rural Zoning Codes, Warren County, OH, which are in effect at the time of issuance of a development permit.

Section 3 – Definition

Unless specified, the definition of all terms shall be the same as the definitions set forth in Warren County Zoning Resolution in effect at the time of the zoning permit application unless modified below.

1. **Cabin:** A small dwelling of 500 sq/ft or less, for temporary recreational use, often with limited amenities.
2. **Special Events:** Events conducted entirely within a temporary structure(s), including open-air tents that are on site for no longer than 4 consecutive days.

PUD Standards

Section 4 – Allowable Uses

Table 1.1 Allowable Uses

P = Permitted Use by Zoning Approval

S = A Permitted Use Subject to BOCC Approval of Site Plan Review

C = Conditional Uses Subject to BZA Approval and Site Plan Approval

Principal Use	Use Review
Single-Family Residential	P
Metal Fabrication/Welding Shop	S
Wedding/Event Center	S
Special Events (3 events per year or less)	P
Special Events (Greater than 3 events per year)	C
Cabins (8 cabins or less)	P
Cabins (Greater than eight cabins)	C

Accessory Uses	Use Review
Agricultural Storage Building	P
Livestock Shelter	P
Dock	P
Gazebo	P
Pump House	P
Open Space Uses.	P

PUD Standards

Section 5 – Prohibited Use: Uses not listed in Table 1.1 are prohibited.

Section 6 – Use Specific Standards

- 1. Maximum Number of Single-Family Dwelling (Density):** One. Cabins shall not be computed in the calculation of density.
- 2. Maximum Building Height:** 35 feet.

Section 7 – Setbacks and Buffers

- A. Property setbacks along State Route 42: 100 feet with existing berms and vegetation to remain.
 - B. Other property boundary setbacks. Min 50' with landscaping and existing vegetation maintained to a minimum level of buffer Type D. No fencing is required.
- A. Invasive plant species, noxious weeds, and dead/diseased vegetation may be removed.

Section 8 – Common Open Space

Common open spaces shall be set aside at a minimum of 30% of the total site. Open space uses may include gazebos, boat docks, trails, amphitheaters, and picnic shelters.

PUD Standards

Section 9 – Sidewalks, Pedestrian Connection and Facilities

- A. Sidewalks are not required along SR 42.
- B. Pedestrian Connections to SR 42 from Proposed and existing buildings are not required.
- C. Bicycle parking is not required on the site.

Section 10 – Parking and Loading Requirements

The Parking area shall comply with Article 3, Chapter 3 of the Warren County Rural Zoning Code that each use complies with the parking standards and may be increased or decreased by Five percent (5%), or 1 space per 4 occupants depending on requirements for a Banquet Facility.

Section 11 – Design Standards

The buildings will be stick build or metal buildings with metal panels, brick and/or stone veneer, siding, rough sawn lumber.

PUD Standards

Section 12 – Miscellaneous

- A. A stormwater management plan shall be submitted for the review and approval by the Warren County Engineer's Office prior to PUD Stage 3.
- B. Compliance with the Warren County Soil and Water Conservation District (SWCD) including extra sediment and erosion control measures if deemed necessary by the SWCD.
- C. Compliance with Warren County Water and Sewer Department requirements.
- D. Compliance with Warren County Health Department and OEPA requirements.

PUD Standards

Section 13 – Project Narrative

The PUD revisions will allow the site to be transformed into a mixture of residential and commercial uses. The project will be completed in multiple phases over multiple years. The existing building is being used as a metal working / welding facility and was recently retrofitted with a new 3 phase electric service to allow for the much-needed facility expansion. The initial phase of the project will involve construction of the single-family home residence located on the eastern side of property. The next phase will include construction of a 3500 sq. ft. (with ability to expand to 7150 sq. ft.) allowable Wedding/Event Center. The final phase will add to existing building to include an 80'x150' steel building. Additional facilities include cabins, lake pump house, and dock attached to pump house. Site plan is included and labeled as Exhibit A.

Section 14 – Schedule of Development

Development shall commence within 1 year of all final approvals and be built out in approximately 5 years thereafter.

Proclamation

From the Office of the Board of County Commissioners

Warren County, Ohio

**PROCLAIM SEPTEMBER 11, 2024 AS
"PATRIOT DAY OF SERVICE AND REMEMBRANCE"
IN WARREN COUNTY**

WHEREAS, on September 11, 2001, our country and the world witnessed the tragic suffering and loss of life from foreign terrorist attacks on American soil; and

WHEREAS, we also witnessed the demonstration of tremendous valor, selfless service and sacrifice by first responders and emergency personnel, including our law enforcement and fire, military and countless other individuals and professions rushing to aid and rescue those harmed in the terrorist attacks; and

WHEREAS, the American people responded to this tragedy with an outpouring of service, goodwill, love and prayer to all who suffered from these attacks by answering the call to serve, rebuild and restore that which was taken; and

WHEREAS, this historic day serves as a time to reflect upon the great sacrifice and loss our Nation experienced from these acts of terror and honor those brave heroes who selflessly gave their lives or were injured in service to others, and to remember the individuals lost in these terrorist attacks and the suffering borne by their families; and

WHEREAS, by their example we know the call to remember is also a call to serve; and

WHEREAS, the people of Warren County with the leadership of our sheriff's office, local police and fire chiefs' associations, military and veterans' services, school districts, Stand2Serve and other community and religious organizations, unite together and remember this day with ceremonies of honor and remembrance for all the courage, service and selfless sacrifice demonstrated on and after this historic day; and

NOW THEREFORE BE IT RESOLVED, by this Board of Warren County Commissioners, that September 11, 2024, be proclaimed as

"PATRIOT DAY OF SERVICE AND REMEMBRANCE"

in Warren County, and hereby recognize this September 11th, and encourage all citizens of Warren County to come together in unity to remember and honor the events of this historic day by attending ceremonies of remembrance and honor, to thank, and show goodwill to our first responders, military, veterans and others who served and continue to serve our Nation with courage, to pray for their protection and safety, to teach our children and our young adults the meaning of this day and that we, as Americans and as a community, answer the call to serve others in meaningful acts of community service across Warren County and thereby strengthen our bonds of peace, love, unity and goodwill to each other as Americans, by joining together in this remembrance.

IN WITNESS WHEREOF, we hereunto subscribe our names and caused the seal of Warren County to be affixed at Lebanon this 3rd day of September, in the year of our Lord, Two Thousand Twenty-Four.

BOARD OF COUNTY COMMISSIONERS

David G. Young, President

Tom Grossmann

Shannon Jones



**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: LINDA ODA DEPARTMENT: RECORDER

*POSITION: RECORDER DATE: AUGUST 29, 2024

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:

CONTINUING EDUCATION

LOCATION:

EMBASST SUITES AIRPORT, 2886 AIRPORT DRIVE, COLUMBUS, OH

DATE(S): SEPTEMBER 18-19, 2024

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: \$135

ESTIMATED COST OF TRIP: \$320

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:

Linda Oda 8-29-2024
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

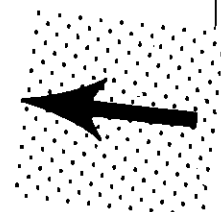
Commissioner Date

Commissioner Date

Commissioner Date

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

2025 AUG 30 AM 10:12
RECEIVED



WARREN COUNTY AUDITOR

406 JUSTICE DRIVE, LEBANON, OHIO 45036



Signature Authorization Form For Accounting Functions

Department: Facilities

Three-Character Department Code: FAC

Date: 08/21/2024

Approved by: _____
Signature of Elected Official or Board of Directors Resolution Attached



The following employees are authorized for the corresponding accounting responsibility listed below:

1. Authorized to sign adjustment of receipts, adjustment of expenses, intercounty transfers, project adjustments:

Michelle Testmaier (Michelle Testmaier) Trevor Hearn Trevor Hearn

2. Authorized to request Munis user permissions:

Michelle Testmaier (Michelle Testmaier) Trevor Hearn Trevor Hearn

WARREN COUNTY AUDITOR

406 JUSTICE DRIVE, LEBANON, OHIO 45036



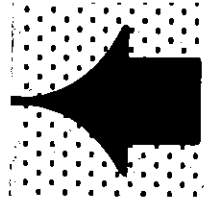
Signature Authorization Form For Payroll Functions

Department: Facilities

Three-Character Department Code: FAC

Date: 08/21/24

Approved by: _____
Signature of Elected Official or Board of Directors Resolution Attached



The following employees are authorized for the corresponding payroll responsibility listed below:

1. Authorized to sign payroll vouchers and vacation/sick leave pay out form:

Michelle Testmerien Trevor Hearn Leanne Day (Leanne Day)

2. Authorized to sign payroll maintenance forms:

Michelle Testmerien Trevor Hearn Leanne Day (Leanne Day)

3. Authorized to request Munis user permissions:

Michelle Testmerien Trevor Hearn Leanne Day (Leanne Day)



**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: KRYSTAL POWELL DEPARTMENT: BOCC

*POSITION: CLERK DATE: 8/26/24

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:

2024 FISCAL OFFICER TRAINING

LOCATION:

MIAMISBURG, OHIO

DATE(S): 10/16/24

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: N/A

ESTIMATED COST OF TRIP: \$100

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:

Krystal Powell 8-29-24
Signature/Title Date

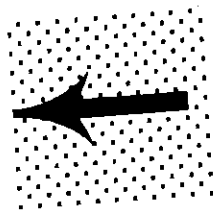
BOARD OF COMMISSIONERS' APPROVAL:

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: Taylor Bishop DEPARTMENT: Water and Sewer

*POSITION: Wastewater Treatment Super DATE: 08/22/2024

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:

Training seminar to receive Ohio EPA Contact Hours

LOCATION:

Roberts Center, Wilmington Ohio

DATE(S): 10/9/2024

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: N/A

ESTIMATED COST OF TRIP: \$190.00

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:

Taylor Bishop 8/23/24
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:

Empty box for listing additional attendees.

2025 AUG 26 AM 9:08
COUNTY BOARD OF COMMISSIONERS





**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: Nicholas Vearil DEPARTMENT: Water and Sewer

*POSITION: Water Treatment Operator 1 DATE: 8/26/2024

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:

Contact hours for license

LOCATION:

Webinar

DATE(S): 10/31/2024

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: N/A

ESTIMATED COST OF TRIP: \$195.00

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:

Chg Brumitt 8/28/24
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

2025 AUG 28 PM 3:28

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

[Empty box for listing additional attendees]

