



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

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***LARRY CRISENBERY  
C. MICHAEL KILBURN  
PAT ARNOLD SOUTH***

BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO

MINUTES: Regular Session--December 16, 2003

The Board met in regular session pursuant to adjournment of the December 11, 2003, meeting.

Larry Crisenbery - present

Pat Arnold South - present

C. Michael Kilburn - present

Tina Davis, Clerk – present

- 03-1939      A resolution was adopted to approve an Asbestos Hazard Abatement Project Agreement with American Services Group, Inc., relative to the Old Administration Building. Vote: Unanimous
- 03-1940      A resolution was adopted to establish Tap-in Charges / Bi-Monthly Water Billings for properties within the Mason-Montgomery Road Water Improvement Area, Warren County Water District. Vote: Unanimous
- 03-1941      A resolution was adopted to enter into Street and Appurtenances Security Agreement with G.T.R. Development, LLC., for installation of certain improvements in Columbia Woods, situated in Deerfield Township. Vote: Unanimous
- 03-1942      A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with G.T.R. Development L.L.C. to install certain water and/or sanitary sewer improvements in Columbia Woods, situated in Deerfield Township. Vote: Unanimous

- 03-1943 A resolution was adopted to enter into an Erosion Control Bond Agreement with G.T.R. Development L.L.C. for improvements in Columbia Woods, situated in Deerfield Township. Vote: Unanimous
- 03-1944 A resolution was adopted to approve following Record Plat. Vote: Unanimous
- 03-1945 A resolution was adopted to approve Bond Reduction of Subdivision Public Improvement Performance and Maintenance Security Agreement with Cypress Ridge LLC., for completion of water and/or sewer improvements in Cypress Ridge, Phase II, situated in Clearcreek Township. Vote: Unanimous
- 03-1946 A resolution was adopted to Remove Delinquent Water and Sewer Charges from property taxes at 500 Main Street in Harveysburg. Vote: Unanimous
- 03-1947 A resolution was adopted to enter into Contract with Freeze Underground for the Bonnie Lee Lane Sewer Improvement Project. Vote: Unanimous
- 03-1948 A resolution was adopted to approve and authorize the President of this Board to enter into a Cooperation Agreement with the Village of Maineville relative to the FY 2003 Community Development Block Grant Formula Program.  
Vote: Unanimous
- 03-1949 A resolution was adopted to approve Natorp Boulevard, Wilkens Boulevard, and Duke Boulevard for public maintenance by Warren County Engineer's Office.  
Vote: Unanimous
- 03-1950 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 03-1951 A resolution was adopted to approve Appropriation Adjustments within Employment and Training Administration Fund #258. Vote: Unanimous
- 03-1952 A resolution was adopted to approve Appropriation Adjustment within Sewer Revenue Fund #580. Vote: Unanimous
- 03-1953 A resolution was adopted to approve Repayment of Cash Advances from Airport Construction Fund #479 into General Fund #101. Vote: Unanimous
- 03-1954 A resolution was adopted to approve Appropriation Adjustment within the Water and Sewer Department for Sewer Revenue Fund No. 580. Vote: Unanimous
- 03-1955 A resolution was adopted to approve Appropriation Adjustments within Coroner's Fund #101-2100, Clerk of Courts Fund #284, Commissioners Fund #101-1110 and an Appropriation Decrease within MR/DD Fund #205. Vote: Unanimous
- 03-1956 A resolution was adopted to approve Appropriation Adjustment into Emergency

- Services / Communications Center Fund #101-2850. Vote: Unanimous
- 03-1957 A resolution was adopted to approve Supplemental Appropriation into Common Pleas Court Fund #101-1230. Vote: Unanimous
- 03-1958 A resolution was adopted to accept Resignation of Amy Allen, Administrative Support, within the Warren County Human Resources Division, effective December 26, 2003. Vote: Unanimous
- 03-1959 A resolution was adopted to waive Warren County portion of the Turn-on (Delinquent Account) charge of Sheri Hanna. Vote: Unanimous
- 03-1960 A resolution was adopted to waive Turn-on (Delinquent Account) charge for Mark Kovacs. Vote: Unanimous
- 03-1961 A resolution was adopted to declare various items within Dog and Kennel as surplus and authorize the disposal of said items. Vote: Unanimous
- 03-1962 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 03-1963 A resolution was adopted to approve Site Plan Review Application for Great Midwest Development in Franklin Township. Vote: Unanimous

#### DISCUSSIONS

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Barry Sullivan, Zoning Inspector, was present for the site plan review application for Great Midwest Development to construct a pool house/recreation center within the Renaissance Subdivision in Franklin Township.

Mr. Sullivan reviewed the proposed project and comments from all department and officials concerned.

There was discussion relative to the proposed height of the fence surrounding the pool. The Board stated their desire for the fence to be six feet tall rather than 48".

Mr. Stenger, Great Midwest Development, stated he did not have a problem building the fence six feet tall rather than 48". He stated that safety was the paramount issue in the project.

There was discussion relative to needing additional screening on a portion of the east side of the property line. Mr. Stenger agreed to the addition of screening.

Upon further discussion, the Board resolved (Resolution #03-1963) to approve the site plan review subject to two conditions.

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Richard Renneker, Sanitary Engineer, was present for a work session to discuss after hours water turn on's.

Upon discussion, the Board determined to do away with the after hours turn on.

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Mrs. Smith, 2872 Shawhan Road, Union Township, was present along with Mike Yetter and Barry Sullivan, Zoning Department, and Jerry Spurling, Chief Building Official, to discuss zoning violations on the Smith property.

Mr. Yetter stated that they received two anonymous complaints relative to various items being stored on the front porch of the house, a fruit stand being built too close to the road, and a camper/trailer being stored on the property with someone living in it.

Upon discussion, the Board told Mrs. Smith than no one is allowed to live in the camper without a zoning permit being issued and only for the purpose of remodeling or construction of a house. They also informed Mrs. Smith to move the fruit stand away from the road right-of-way by the end of February and to move the camper to the rear of the property.

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Upon motion the meeting was adjourned.

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Larry Crisenbery, President

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C. Michael Kilburn

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Pat Arnold South

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 December 16, 2003, in compliance with Section 121.22 O.R.C.

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