



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

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TOM ARISS

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

MINUTES: Regular Session – June 2, 2011

The Board met in regular session pursuant to adjournment of the May 31, 2011, meeting.

David G. Young - present

Pat Arnold South - present

Tom Ariss - present

Tina Davis, Clerk - present

- 11-0747 A resolution was adopted to remove Probationary Employee from Employment within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 11-0748 A resolution was adopted to approve Promotion of Cynthia West from the position of Income Eligibility Verifications and Benefit Recovery Coordinator to the position of Eligibility Referral Supervisor I. Vote: Unanimous
- 11-0749 A resolution was adopted to hire Aryan Bogle as a Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 11-0750 A resolution was adopted to declare various items within Warren County TASC as surplus and authorize the Disposal of said items. Vote: Unanimous
- 11-0751 A resolution was adopted to declare various items within Telecom, County Court and Auditor's Office as surplus and authorize the disposal of said items. Vote: Unanimous
- 11-0752 A resolution was adopted to Advertise for Bids for the improvements to various Township Roads. Vote: Unanimous

- 11-0753 A resolution was adopted to approve and authorize the President of the Board to approve and sign a Limited English Proficiency Plan for Workforce One of Warren County. Vote: Unanimous
- 11-0754 A resolution was adopted to enter into a Reimbursement Agreement between Warren County and the City of Mason. Vote: Unanimous
- 11-0755 A resolution was adopted to Amend Resolution 08-821 to Modify Boundaries of the Old 122 & Utica Road Water Improvement Area, Warren County Water District. Vote: Unanimous
- 11-0756 A resolution was adopted to approve Bond Reduction for Emeriweg Deerfield, LLC, for partial completion of improvements in 5535 Irwin-Simpson Road (aka Emeritus at Long Cove Pointe), situated in Deerfield Township. Vote: Unanimous
- 11-0757 A resolution was adopted to approve Bond Release for HDC II, LLC, for completion of improvements in Greycliff Landing, Section 1, situated in Franklin Township. Vote: Unanimous
- 11-0758 A resolution was adopted to approve Bond Release for HDC II, LLC, for completion of improvements in Greycliff Landing, Section 2, situated in Franklin Township. Vote: Unanimous
- 11-0759 A resolution was adopted to approve the following Replat. Vote: Unanimous
- 11-0760 A resolution was adopted to approve Appropriation Adjustment from Commissioners Grants Fund #101-1112 into County Court Fund #101-1280. Vote: Unanimous
- 11-0761 A resolution was adopted to approve Appropriation Adjustment within Probate Court Fund #101-1250. Vote: Unanimous
- 11-0762 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 11-0763 A resolution was adopted to approve and authorize the submittal of a Grant Application for the Community Oriented Policing Services (COPS) Child Sexual Predator Program (CSPP) on behalf of the Warren County Prosecutor's Office. Vote: Unanimous

- 11-0764 A resolution was adopted to approve the Rezoning Application initiated by the Warren County Board of Commissioners (SanMarGale Development Co. LLC, owners of Record) (Case 2011-01), to rezone 2,912.3 acres of property currently zoned Rural Residence Zone (“R-1”) as a Planned Unit Development; 157.0 acres currently zoned Two Family Residence Zone (“R-2”) as a Planned Unit Development; 147.2 acres currently zoned Multi-Family Residence Zone (“R-3”) as a Planned Unit Development and 22.5 acres currently zoned neighborhood Business Zone (“B-1”) as a Planned Unit Development in Turtlecreek Township to Rural Residence (“R-1”). Vote: Unanimous

DISCUSSIONS

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

Chad Taylor, Waterway Safety Fund Board of Directors, was present along with Art Harden, Caesar Creek Sailing Association, to discuss their concern with the Senate version of the Budget Bill that is proposed to divert the funds designated for the Caesar Creek Marina Construction to a project at Grand Lake – St. Mary’s.

There was discussion relative to Warren County’s \$4 million being the only County funds being “robbed” due to the request of a State Senator from St. Mary’s, Ohio.

Upon further discussion, the Board agreed to write a letter to Shannon Jones, State Senator, as well as our House of Representatives members requesting the funds to remain in Warren County.

PUBLIC HEARING

REZONING APPLICATION INITIATED BY THE WARREN COUNTY BOARD OF COMMISSIONERS (SANMARGALE DEVELOPMENT CO. LLC, OWNERS OF RECORD) (CASE 2011-01), TO REZONE 2,912.3 ACRES OF PROPERTY CURRENTLY ZONED RURAL RESIDENCE ZONE ("R-1") AS A PLANNED UNIT DEVELOPMENT; 157.0 ACRES CURRENTLY ZONED TWO FAMILY RESIDENCE ZONE ("R-2") AS A PLANNED UNIT DEVELOPMENT; 147.2 ACRES CURRENTLY ZONED MULTI FAMILY RESIDENCE ZONE ("R-3") AS A PLANNED UNIT DEVELOPMENT AND 22.5 ACRES CURRENTLY ZONED NEIGHBORHOOD BUSINESS ZONE ("B-1") AS A PLANNED UNIT DEVELOPMENT IN TURTLECREEK TOWNSHIP
TO RURAL RESIDENCE (R-1)

The public hearing to consider the rezoning application initiated by the Warren County Board of Commissioners (SanMarGale Development Co. LLC, owners of record) (Case # 2011-01), to rezone 2,912.3 acres of property currently zoned Rural Residence "R-1" as a planned unit development; 157.0 acres currently zoned Two Family Residence Zone "R-2" as a planned unit development; 147.2 acres currently zoned Multi-Family Residence Zone "R-3" as a planned unit development and 22.5 acres currently zone Neighborhood Business Zone "B-1" as a planned unit development to Rural Residence "R-1" in Turtlecreek Township was convened this 2nd day of June 2011, in the Commissioners' Meeting Room.

Stan Williams, Regional Planning Commission, presented the Regional Planning Commission Executive Committee's recommendation to approve the rezoning application.

Mike Yetter, Zoning Supervisor, reviewed the recommendation to approve the rezoning application with a vote of 4 in favor and 1 opposed.

There was much discussion relative to the timeline in which SanMarGale Development Co., LLC had to comply with the conditions of the rezoning resolution approved in 2006.

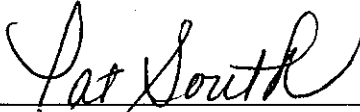
Commissioner Young stated that the Ohio EPA Permit to Install expired in October 2010. He then stated that the New Community Authority Board of Director members have all resigned due to SanMarGale Development Co. LLC not renewing their surety bonds.

Bruce McGary, Prosecutor's Office stated that SanMarGale Development Co., LLC did not purchase the property they had optioned from the Stolle Family and therefore, they do not own enough acreage (1000 acres) to legally have a New Community Authority. He then stated that at the 2nd Rural Zoning Commission public hearing, Chris Brausch, Sanitary Engineer, stated that the property owners did not request any additional extension to the Ohio EPA Permit to Install expiration date. He then stated that he has spoken with Bill Hines, property owner, and he is not objecting to this rezoning application.

Commissioner South stated that she has spoken with a representative of the Stolle family and they are not opposed to the rezoning application.

Upon further discussion, the public hearing was closed and the Board resolved (Resolution #11-0764) to approve the rezoning application initiated by the Warren County Board of Commissioners (SanMarGale Development Co. LLC, owners of record) (Case # 2011-01), to rezone 2,912.3 acres of property currently zoned Rural Residence "R-1" as a planned unit development; 157.0 acres currently zoned Two Family Residence Zone "R-2" as a planned unit development; 147.2 acres currently zoned Multi-Family Residence Zone "R-3" as a planned unit development and 22.5 acres currently zone Neighborhood Business Zone "B-1" as a planned unit development to Rural Residence "R-1" in Turtlecreek Township.

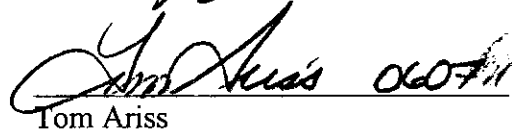
Upon motion the meeting was adjourned.



Pat Arnold South, President

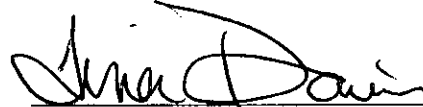


David G. Young



Tom Ariss

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 June 2, 2011, in compliance with Section 121.22 O.R.C.



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