



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

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***TOM ARISS***

***PAT ARNOLD SOUTH***

***DAVID G. YOUNG***

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

**MINUTES: Regular Session – November 15, 2012**

The Board met in regular session pursuant to adjournment of the November 13, 2012, meeting.

David G. Young - present

Pat Arnold South - present

Tom Ariss - present

Tina Davis, Clerk - present

Minutes of the November 8, 2012 meeting were read and approved.

- 12-1606      A resolution was adopted to hire Stefan Talley, Customer Advocate, within Workforce One of Warren County. Vote: Unanimous
- 12-1607      A resolution was adopted to Waive Fees associated with the installation of a tent during Christmas in the Village on behalf of the Waynesville Chamber of Commerce. Vote: Unanimous
- 12-1608      A resolution was adopted to declare various items within Water Department and Workforce One as surplus and authorize the disposal of said items. Vote: Unanimous
- 12-1609      A resolution was adopted to affirm “Then and Now” requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 12-1610      A resolution was adopted to approve the following Record Plats. Vote: Unanimous
- 12-1611      A resolution was adopted to approve a Cash Advance from County Motor Vehicle Fund #202 into the Columbia Road at Mason-Morrow-Millgrove Road Bridge Project Fund 427. Vote: Unanimous

- 12-1612 A resolution was adopted to approve Supplemental Appropriation into Workers Comp Self Insured Fund #636. Vote: Unanimous
- 12-1613 A resolution was adopted to approve Supplemental Appropriations into State Victims Assistance Act (SVAA) Grant Fund #245-2750 for Grant Year 2012-2013. Vote: Unanimous
- 12-1614 A resolution was adopted to approve an Operational Transfer from Commissioners Fund #101 into Human Services Fund #203. Vote: Unanimous
- 12-1615 A resolution was adopted to approve Appropriation Adjustment from Commissioners General Fund #101-1110 into Common Pleas Court Fund #101-1220. Vote: Unanimous
- 12-1616 A resolution was adopted to approve Appropriation Adjustments within Warren County Common Pleas Court Funds #101 and #289. Vote: Unanimous
- 12-1617 A resolution was adopted to approve Appropriation Adjustments within Board of Elections Fund #101-1300. Vote: Unanimous
- 12-1618 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 12-1619 A resolution was adopted to authorize payment of Bills. Mr. Ariss – yea, Mr. Young – yea, Mrs. South – abstain

#### DISCUSSIONS

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On motion, upon unanimous call of the roll, the Board entered into executive session at 4:30 p.m. to discuss acquisition of property pursuant to Ohio Revised Code Section 121.22 (G)(2) and exited at 5:26 p.m.

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

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PUBLIC HEARING  
SITE PLAN REVIEW APPLICATION OF SISTERS, LTD. /PILOT-FLYING J  
IN TURTLECREEK TOWNSHIP

The public hearing to consider the site plan review application of Sisters, Ltd./Pilot-Flying J in Turtlecreek Township was convened this 15<sup>th</sup> day of November 2012, in the Commissioners' Meeting Room.

Mike Yetter, Zoning Supervisor, explained the proposed location and surrounding zoning and stated that the current comprehensive land use plan shows the proposed use is within an appropriately zoned area.

Mr. Yetter then reviewed the comments and concerns from elected officials and departments and stated the recommendation to approve the site plan review application subject to 15 conditions.

Lance Champion, Pilot-Flying J, presented a power point (attached) that provided detail relative to the proposed development. He stated they were willing to proceed with a standalone package plant for septic had sanitary sewers not become available from the City of Lebanon.

Commissioner South stated her desire for the applicant to conduct a sound study relative to concerns from area residential property owners. She stated the need for a baseline noise study to show existing noise vs. what the neighbors should expect once the property is developed.

Mr. Champion questioned if there was a noise ordinance.

Bruce McGary, Assistant Prosecutor, stated that the Board of Commissioners has the authority to request a sound study and the ability to require landscaping in order to minimize the adverse impact to the neighbors, specifically to address noise. He then stated that a nuisance standard does exist.

Commissioner Young stated his agreement with Commissioner South to require a noise study for the area.

The Board stated their desire to continue this public hearing to a date and time to be established upon completion of the sound study.

Commissioner Young stated the Board's desire to hear testimony from anyone not available to be present at the next public hearing.

Terry Banker, McClure Road resident, stated her opinion that taxpayer's dollars should not be utilized for any improvements for this development, including sanitary sewers. She then stated that this development does not do anything for Turtlecreek Township or Lebanon City Schools.

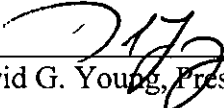
Kim Heck, area resident, stated her concern relative to air quality. She stated she has asthma and is concerned that the decrease in air quality from the diesel trucks from this development will adversely affect her breathing.

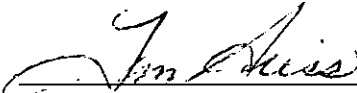
Debra Fisher, area resident, stated her desire for a property appraisal of the residential property before and after the truck stop is constructed on this site.

Upon further discussion, on motion, the Board continued this public hearing to a date and time to be determined upon completion of a sound study by the application.

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Upon motion the meeting was adjourned.

  
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David G. Young, President

  
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Tom Ariss

  
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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 November 15, 2012, in compliance with Section 121.22 O.R.C.

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



# November 15, 2012 Site Plan Review Meeting

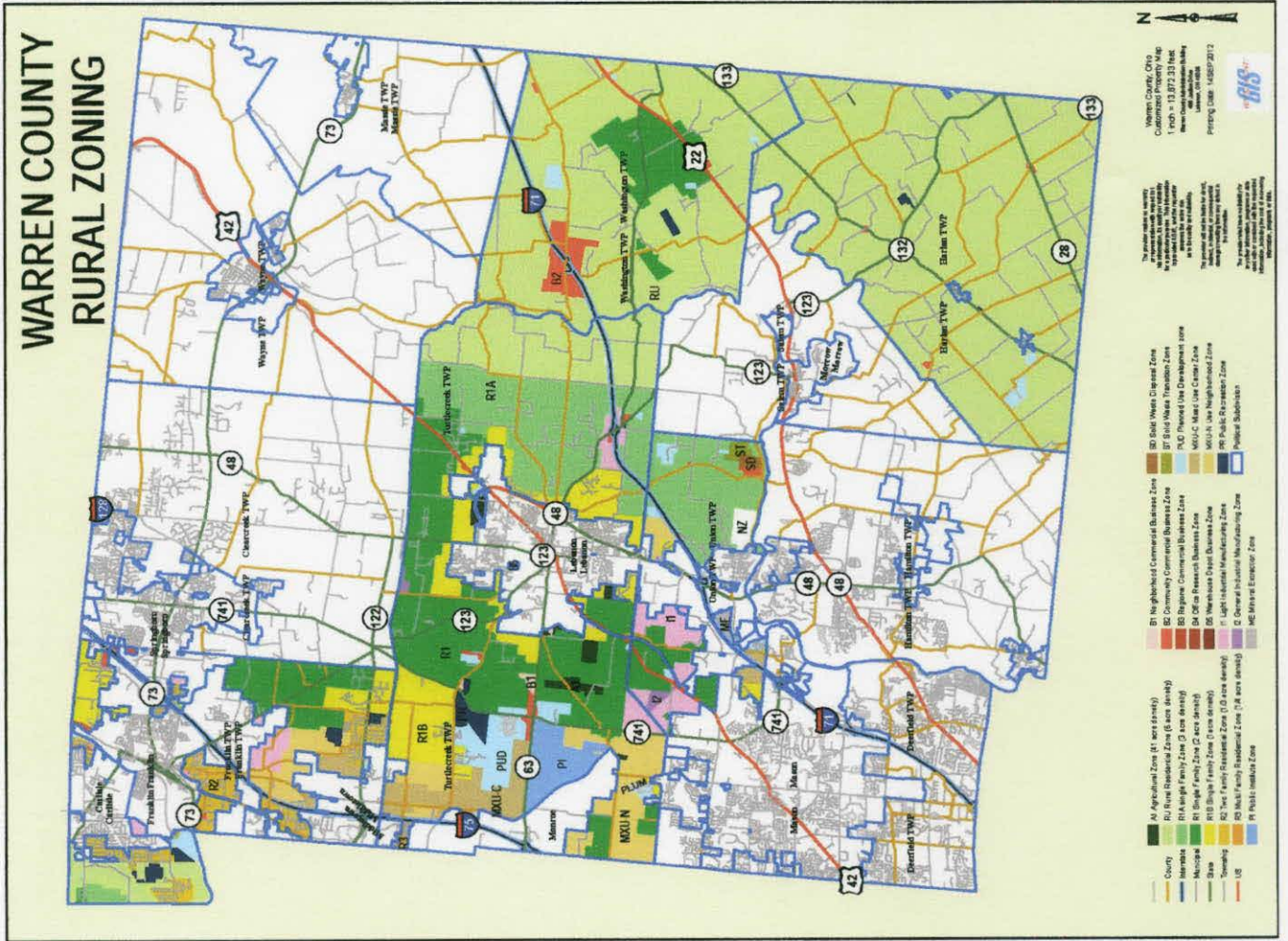




# Property Information

11 Light Industrial Manufacturing Zone

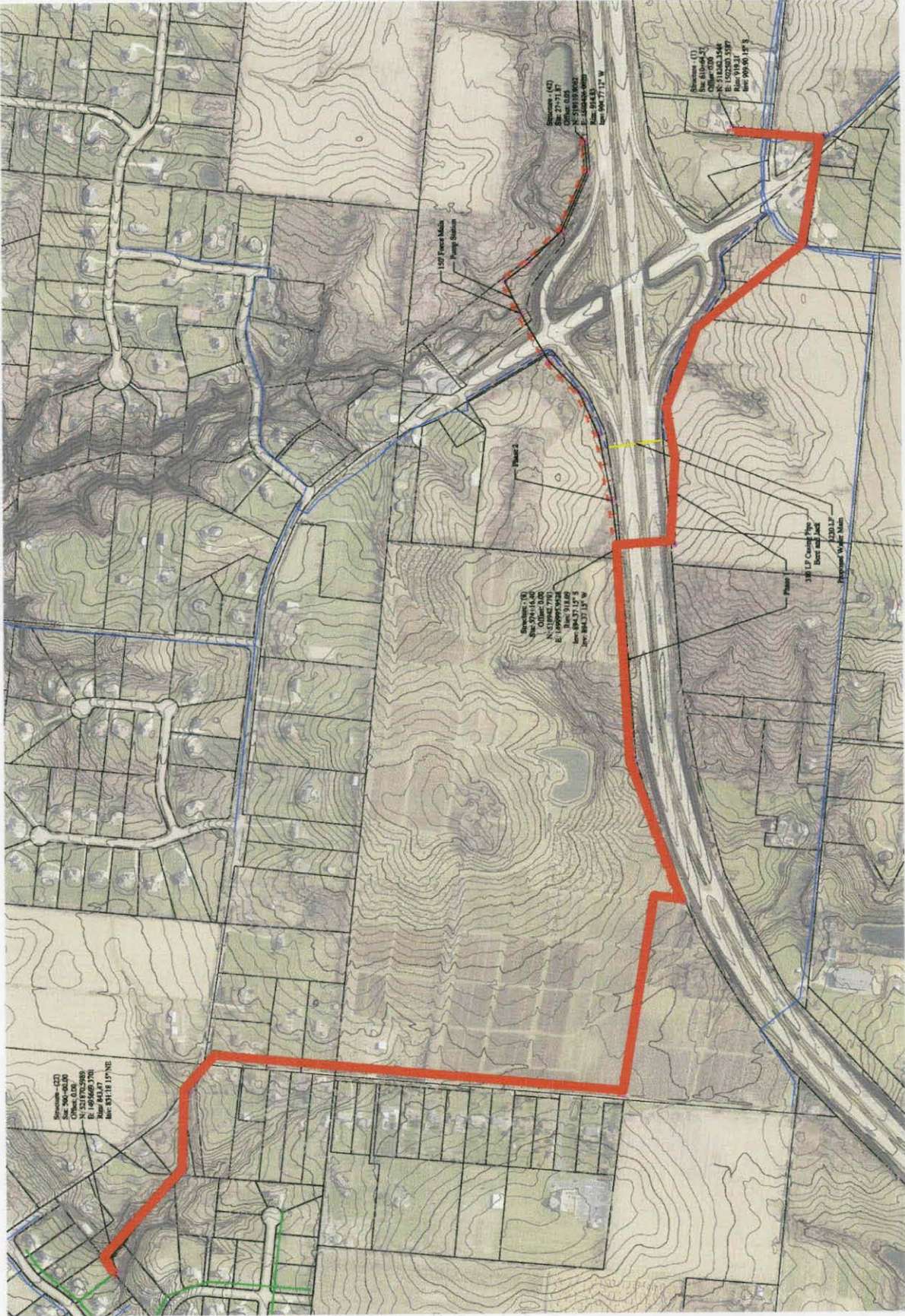
- Truck Stop / Convenience Mart is a Permitted Use subject to Site Plan Review and Approval
- Total Site Acreage – 10.91 Acres
  - Max Floor Area Ratio – 0.27
  - Min Lot Area – 1 acre
    - 11 acres proposed
  - Min Yard – 50 feet all sides
  - 81 Auto Parking; 3 HC
  - 94 Truck Parking
- Max Building Height – 60 feet
- Max Impervious Ratio – 0.63
  - Approved per JEDD Standards 0.80
- Sign Height, Area and Quantity
  - BZA Hearing – 11/29/12











Sewer Extension – JEDD





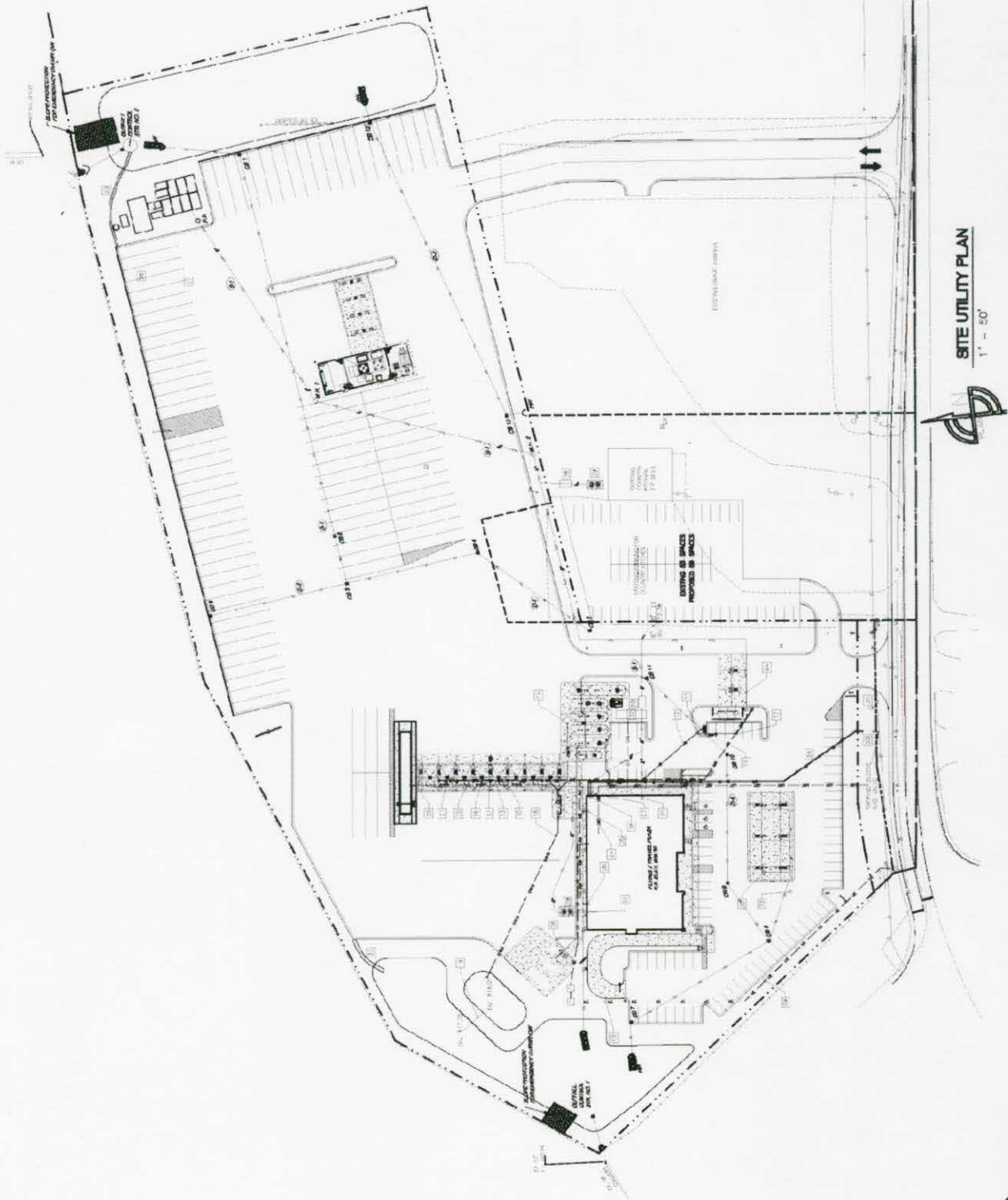








Site Lighting



**SITE UTILITY PLAN**  
 1" = 50'



Site Utilities





