



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

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***TOM GROSSMANN
PAT ARNOLD SOUTH
DAVID G. YOUNG***

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

MINUTES: Regular Session – March 17, 2015

The Board met in regular session pursuant to adjournment of the March 10, 2015, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

- 15-0385 A resolution was adopted to accept Resignation, of Sarah Robers, Emergency Communications Operator, within the Warren County Emergency services Department, effective March 27, 2015. Vote: Unanimous
- 15-0386 A resolution was adopted to authorize the Posting of the “Emergency Communications Operator” position, within the Emergency Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 15-0387 A resolution was adopted to authorize the posting of the “Emergency Communications Call Taker” position within the Emergency Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 15-0388 A resolution was adopted to Rescind Resolution #15-0224 which authorized the hiring of Melanie Hornung as Unit Support Worker II within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 15-0389 A resolution was adopted to Designate Family and Medical Leave of Absence to Greg Squire, Wastewater Chief Operator, within the Water and Sewer Department. Vote: Unanimous

- 15-0390 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to sign a Lien Subordination Agreement for Vanessa White. Vote: Unanimous
- 15-0391 A resolution was adopted to approve County Motor Vehicle Tax (CVT-344) for the City of Lebanon in the amount of \$90,677.75. Vote: Unanimous
- 15-0392 A resolution was adopted to Set Public Hearing concerning Proposed Amendments to the Warren County Subdivision Regulations. Vote: Unanimous
- 15-0393 A resolution was adopted to Set Public Hearing to consider Amendment to the Warren County Comprehensive Plan to Adopt and Include the Gateway Plan - West. Vote: Unanimous
- 15-0394 A resolution was adopted to approve Agreement with Carrington Youth Academy, LLC. as a Child Placement and Related Service Provider for the Warren County Board of Commissioners on behalf of Warren County Children Services. Vote: Unanimous
- 15-0395 A resolution was adopted to enter into an Executive and Permanent Highway Easement Agreement with Joseph Eugene Doner, Trustee and Sarah Allison Doner, Trustee, Husband and Wife (Grantors) for the Irwin-Simpson Road Improvement Project. Vote: Unanimous
- 15-0396 A resolution was adopted to enter into Purchase Agreement with Xerox on behalf of the County Engineer. Vote: Unanimous
- 15-0397 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 15-0398 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 15-0399 A resolution was adopted to approve Appropriation Decreases within Various Funds. Vote: Unanimous
- 15-0400 A resolution was adopted to approve Supplemental Appropriation into Prosecutor's Office Technology Crimes Unit Fund #252-1150. Vote: Unanimous
- 15-0401 A resolution was adopted to approve Appropriation Adjustment within Facilities Management Fund #101-1600. Vote: Unanimous
- 15-0402 A resolution was adopted to approve Appropriation Adjustment within Sheriff's Office Fund #295. Vote: Unanimous

- 15-0403 A resolution was adopted to approve Appropriation Adjustment within the Sewer Revenue Fund #580. Vote: Unanimous
- 15-0404 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 15-0405 A resolution was adopted for Declaration of Official Intent with respect to reimbursement of temporary advances made for capital expenditures to be made from subsequent borrowings for the Towne Center Boulevard Extension Project. Vote: Unanimous
- 15-0406 A resolution was adopted to determine the necessity for a certain Road Improvement Project for public use without charge where special assessments are not to be levied or collected, to be known as the Towne Center Boulevard Extension (CR 2413) in Hamilton Township, Warren County, Ohio. Vote: Unanimous
- 15-0407 A resolution was adopted to enter into an Engineering Services Contract with LJB, Inc. on behalf of the Warren County Engineer. Vote: Unanimous
- 15-0408 A resolution was adopted to accept an Amended Certificate, approve a Supplemental Appropriation, Create a New fund #489 and approve a Cash Advance for the Towne Center Boulevard Extension Project. Vote: Unanimous
- 15-0409 A resolution was adopted to Adopt County Special Hauling Permit for Overweight and Oversized Vehicles, Developing Manual of Issuance, and Assignment of Issuance, approval and Enforcement Functions. Vote: Unanimous
- 15-0410 A resolution was adopted to approve Reappointments to the Warren County Rural Zoning Commission and Rural Zoning Board of Appeals. Vote: Unanimous
- 15-0411 A resolution was adopted to approve Appointment of Tony Workman as Alternate on the Warren County Rural Zoning Commission. Vote: Unanimous
- 15-0412 A resolution was adopted to authorize the posting of the "Temporary Summer Youth Employment Program Supervisor" position within the Department of Job and Family Services, Human Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 15-0413 A resolution was adopted to authorize the posting of the "Temporary Summer Youth Employment Program Coordinator" position within the Department of Job and Family Services, Human Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous

- 15-0414 A resolution was adopted to administer Disciplinary Action against James bishop, Emergency Communications Operator within the Emergency Services Department. Vote: Unanimous

DISCUSSIONS

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

Neil Tunison, County Engineer, was present or a work session to discuss the Towne Center Boulevard Extension proposed to be located from State Route 48 to connect with US RT 22-3 at West Street in Hamilton Township.

Mr. Tunison explained that the original plan was to let development drive when the extension would be developed but for safety concerns, he feels it is necessary to begin the improvements in advance.

Mr. Tunison reviewed the proposed alignment of the extension and presented a preliminary engineering agreement with LBJ, Inc.

Upon discussion, the Board resolved (Resolution #15-0406) to determine the necessity for a certain Road Improvement Project for public use without charge where special assessments are not to be levied or collected, to be known as the Towne Center Boulevard Extension (CR 2413) in Hamilton Township, Warren County, Ohio, and resolved (Resolution #15-0407) to enter into an Engineering Services Contract with LJB, Inc. on behalf of the Warren County Engineer.

Neil Tunison, County Engineer, was present to request the Board consider adoption of a resolution to authorize a special hauling permit for overweight and oversized vehicles for county roadways.

Mr. Tunison explained that the legal authority for the issuance of permits is within the Board of County Commissioners but is authorize approval to have his office handle the permitting, etc. on their behalf.

Upon discussion, the Board resolved (Resolution #14-0409) to adopt a County Special Hauling Permit for Overweight and Oversized Vehicles, Developing Manual of Issuance, and Assignment of Issuance, approval and Enforcement Functions.

Skip Moorman, Timbercreek Subdivision resident, was present to congratulate the Engineer's road crews on the excellent job with snow removal during the last weather event and to also request the Board to consider lobbying the State of Ohio to limit size and amount of allowable truck traffic on State Route 123 (Alexander Hill) in the same manner they limit SR 350 towards Ft. Ancient.

Michael Yetter, Zoning Supervisor, was present along with Stan Williams, Regional Planning Commission, and Bruce McGary, Assistant Prosecutor, for a work session to discuss the conditional use permit ability within the R1A Zoning.

Commissioner South stated her concern relative to the ability to obtain a conditional use permit within a rural area to construct a 6500 square foot facility with 150 parking spaces.

Commissioner Young stated his concern relative to the dramatic change to the residential area if the Zoning Board of Appeals approves a conditional use permit under those circumstances.

Mr. Yetter explained that the application in questions is for a banquet facility. He explained that there is no table of use within the existing zoning code for that specific use. He then stated that within the zoning code is specific criterion that must be met in order for the Zoning Board of Appeals to approve a conditional use permit.

Mr. McGary reviewed the policy decision make by the Board of Commissioners in 2012 when the Board opted to include the conditional use permit as a way to encourage economic development in the "mom and pop" businesses.

There was discussion relative to the possibility of requiring an increase to the minimum lot size required for a conditional use permit.

There was also discussion relative to the difference between a conditional use permit and a Home Occupation.

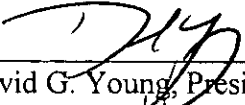
Mr. McGary stated that the Zoning Board of Appeals is required to look at each specific use and decide if the requested use is appropriate.

Upon discussion, the Board determined the need to review the specific criteria and possible amendments to the Rural Zoning Code at a later date.

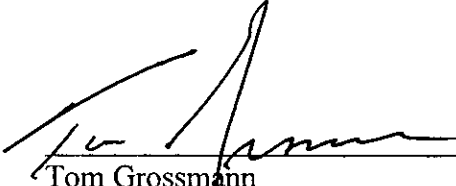
On motion, upon unanimous call of the roll, the Board entered into executive session at 10:38 a.m. to discuss negotiations with other political subdivisions respecting request for economic development assistance pursuant to Ohio Revised Code Section 121.22 (G)(8) and exited at 11:40 a.m.

On motion, upon unanimous call of the roll, the Board entered into executive session at 11:40 a.m. to discuss personnel matters relative to disciplinary action within Emergency Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:50 a.m.

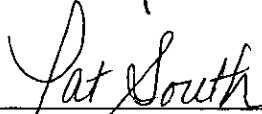
Upon motion the meeting was adjourned.



David G. Young, President




Tom Grossmann



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 March 17, 2015, in compliance with Section 121.22 O.R.C.



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