



**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 – June 27, 2017**

The Board met in regular session pursuant to adjournment of the June 20, 2017, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

- 17-0989      A resolution was adopted to accept resignation of Daniel Thurman, Unit Support Worker II, within the Warren County Department of Job and Family Services, Human Services Division, effective June 30, 2017. Vote: Unanimous
- 17-0990      A resolution was adopted to accept resignation of Laura Oeder, Cashier/Receptionist, within the Warren County Department of Building and Zoning, effective July 7, 2017. Vote: Unanimous
- 17-0991      A resolution was adopted to authorize the posting of the “Cashier/Receptionist” position within the Building and Zoning Department, in accordance with Warren County Personnel Policy Manuel, Section 2.02(A). Vote: Unanimous
- 17-0992      A resolution was adopted to set the public hearing for hearing objections to proposed improvements and to the estimated assessment relative to the road improvements on State Route 741 along the frontage of the Estates of Keever Creek Subdivision in Turtlecreek Township.
- 17-0993      A resolution was adopted to set public hearing to consider amendments to the fee schedule within the Warren County Building and Zoning Department.  
Vote: Unanimous

- 17-0994 A resolution was adopted to set and advertise for applications from financial institutions for the deposit of public funds under the control of this Board. Vote: Unanimous
- 17-0995 A resolution was adopted to enter into an Engineering Services Contract with Palmer Engineering Co. on behalf of the Warren County Engineer. Vote: Unanimous
- 17-0996 A resolution was adopted to approve and enter into contract between the Warren County Commissioners, for and on behalf of Warren County Children Services with the Warren County Board of Developmental Disabilities, Recovery Services of Warren and Clinton Counties, Warren County Juvenile Court, and the Warren County Educational Service Center for the purpose of pooling funds to provide clinical committee services to multi-need children in Warren County. Vote: Unanimous
- 17-0997 A resolution was adopted to approve and enter into contracts with various providers relative to providing towing and storage services on behalf of the Warren County Sheriff's Office. Vote: Unanimous
- 17-0998 A resolution was adopted to approve and authorize the President of the Board to enter into Classroom Training Agreements on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 17-0999 A resolution was adopted to approve and authorize the President of the Board to enter into an On-the-Job-Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 17-1000 A resolution was adopted to approve Ohio Department of Job and Family Services Local Workforce Development System Subgrant Agreement on behalf of Area 12 Workforce Development Board. Vote: Unanimous
- 17-1001 A resolution was adopted to authorize President of the Board to sign permit applications from the Ohio Department of Commerce, Division of Liquor Control on behalf of the Warren County Agricultural Society. Vote: Unanimous
- 17-1002 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 17-1003 A resolution was adopted to approve various refunds. Vote: Unanimous
- 17-1004 A resolution was adopted to enter into Erosion Control Bond Agreement for Ford Development Corp. for completion of improvements in Shawhan Trails Section 7 situated in Union Township. Vote: Unanimous

- 17-1005 A resolution was adopted to enter into a Subdivision Public Improvement Performance Maintenance Security Agreement with M/I Homes of Cincinnati, LLC for installation of certain improvements in Rivercrest Section Four, Phase A situated in Hamilton Township. Vote: Unanimous
- 17-1006 A resolution was adopted to enter into Street and Appurtenances (including sidewalks) Security Agreement with M/I Homes of Cincinnati, LLC for installation of certain improvements in Rivercrest, Section Four, Phase A situated in Hamilton Township. Vote: Unanimous
- 17-1007 A resolution was adopted to approve the following record plats. Vote: Unanimous
- 17-1008 A resolution was adopted to approve operating transfers from Water Revenue Fund 510-3219 (surplus) into Fund 583 Water Revenue Projects and Subfund Adjustments in 583. Vote: Unanimous
- 17-1009 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into Communications Center- Dispatch Fund #101-2850. Vote: Unanimous
- 17-1010 A resolution was adopted to approve appropriation adjustment within Prosecutor Funds #101-1150. Vote: Unanimous
- 17-1011 A resolution was adopted to approve appropriation adjustments within Children Services Fund #273. Vote: Unanimous
- 17-1012 A resolution was adopted to approve appropriation adjustment within Treasurer's Office Fund #101-1130. Vote: Unanimous
- 17-1013 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 17-1014 A resolution was adopted to approve the Stage 2 PUD for the New Otterbein Campus Entry for Union Village-Otterbein (a portion of Union Village Special District 1) in Turtlecreek Township. Vote: Unanimous

#### DISCUSSIONS

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

---

ADMINISTRATIVE HEARING

STAGE 2 PUD FOR THE NEW OTTERBEIN CAMPUS ENTRY FOR UNION VILLAGE-  
OTTERBEIN (A PORTION OF UNION VILLAGE SPECIAL DISTRICT 1)  
IN TURTLECREEK TOWNSHIP

This Board met this 27<sup>th</sup> day of June 2017, in the Commissioners' Meeting Room, to consider the Stage 2 PUD for the New Otterbein Campus Entry for Union Village – Otterbein (a portion of Union Village Special District 1) in Turtlecreek Township.

Commissioner Grossmann administered the oath to all those present desiring to give testimony in today's hearing.

Greg Orosz, Regional Planning Commission, presented the attached PowerPoint presentation reviewing the timeline for the application, property owners, size of the property, the proposed site plan and the new roadwork entry network.

Mr. Orosz then presented the Regional Planning Commission Executive Committee's recommendation to approve the Stage 2 PUD subject to 15 conditions.

Rick Evans, Evans Civil Pro Engineers, representative of the property owner, stated his agreement to the 15 proposed conditions.

Upon further discussion, the hearing was closed and the Board resolved (Resolution #17-1014) to approve the New Otterbein Campus Center Entry PUD Stage 2 (a portion of Union Village Special District 1), subject to the following conditions:

1. All plans, renderings, and items submitted as a part of the PUD Stage 2 application shall be made conditions of approval, unless modified by one of the following conditions. Any future modifications to the preliminary site plan shall be submitted to the Warren County Zoning Inspector for review and approval.
2. Compliance with all requirements of the Warren County Water & Sewer Department.
3. Compliance with all requirements of the Warren County Soil and Water Conservation District (SWCD), including extra sediment and erosion control measures if deemed necessary by the SWCD.
4. Compliance with all requirements of ODOT, including any improvements to State Route 741 needed for pedestrian and vehicular safety.
5. Compliance with all requirements of the Warren County Engineer's Office.
6. The applicant shall work with the Warren County Engineer's Office to designate the side of King Street that will have parallel parking, and parking spaces shall include surface markings to delineate each space. Angled and pull-in parking are prohibited on King Street.

7. The "ST-50-26" Thoroughfare Type of the Union Village PUD Stage 1 shall apply to King Street, inclusive of sidewalks on both sides of the street and street trees planted at a rate of 30 feet on center along both sides of the street. Sidewalks may be six feet wide to better accommodate scooters and wheelchairs. The sidewalk planned along the northern edge of King Street may be built within future phases of the Union Village development.
  8. The parking area for "Optional Future Parking B" shall be revised to remove direct access to Cogan Street. Access may be provided from the parking lot to the south and/or Clippinger Court.
  9. The porte cochere shall be similar in terms of design, character, and materials to the existing porte cochere and buildings on the campus of Otterbein, such as the Life Enrichment Center and Terrace Place Apartments.
  10. A pedestrian connection and crosswalk shall be provided from the porte cochere to the parking lot to the north (as shown in Figure 1).
  11. A pedestrian connection and crosswalk shall be provided at the intersection of Cogan Street and Clippinger Court (as shown in Figure 1).
  12. The landscaping standards of Union Village PUD Stage 2 (adopted 3-15-16) shall apply, including the requirement for buffers where parking lots front major thoroughfares. Landscaping for the parking lot buffer shall include a combination of trees, shrubs, and/or berms with berms limited to a height of 4 feet. Minimum plant materials shall include one (1) evergreen, one (1) deciduous tree, and one (1) shrub per ten (10) lineal feet along the length of the parking area adjacent to State Route 741. The landscape buffer along "Optional Future Parking A" may be added in the future when the existing house is razed or when "Optional Future Parking A" is implemented.
  13. A landscaping plan for all parking areas shall be provided with the application for PUD Stage 3. At a minimum, trees and shrubs shall be added within parking islands and along parking areas to soften the view from Cogan Street, Circle Drive, and residential areas (including future redevelopment areas).
  14. A photometric plan shall be provided with the application for PUD Stage 3 to demonstrate compliance with Section 3.5 of the Warren County Rural Zoning Code (RZC).
  15. Gateway signage is allowable on both sides of King Street near the intersection of State Route 741 and shall be similar in terms of size, design, and materials to the gateway signage located at the intersection of Shaker Drive and State Route 741. All other signage shall comply with the signage standards of the most current Warren County Rural Zoning Code.
-

Sheriff Larry Sims was present with members of the Architectural Review Committee relative to the request for qualifications issued for architectural services for the New Warren County Jail Project.

Sheriff Sims discussed with the Board the staffing proposed in the new jail along with his goal to keep staffing as low as possible based upon the new design technology.

The following three architectural firms submitting qualifications relative to the request were present and gave presentations to the Board:

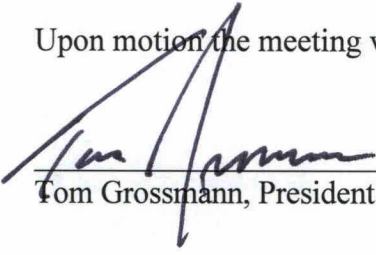
1. K2M Design
2. KZF
3. Wachtel and McAnally

The Board discussed the various presentations and opinions from each member of the review committee.

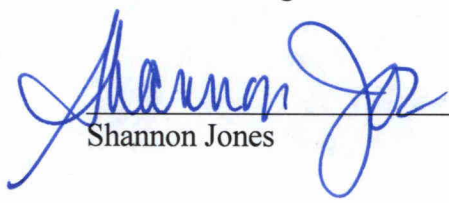
The Board then requested a legal opinion relative to their ability to deliberate in private on the selection of an architect.

Upon discussion, it was determined that the answer to the question would be presented at the June 29, 2017, Commissioners' Meeting.

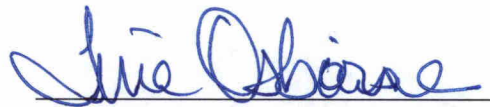
\_\_\_\_\_  
Upon motion the meeting was adjourned.

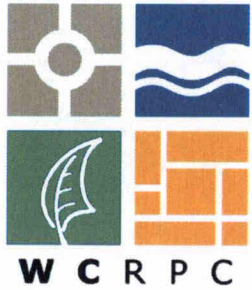
  
\_\_\_\_\_  
Tom Grossmann, President

\_\_\_\_\_  
David G. Young

  
\_\_\_\_\_  
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 June 27, 2017, in compliance with Section 121.22 O.R.C.

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



# **New Otterbein Campus Entry**

## **PUD Stage 2**

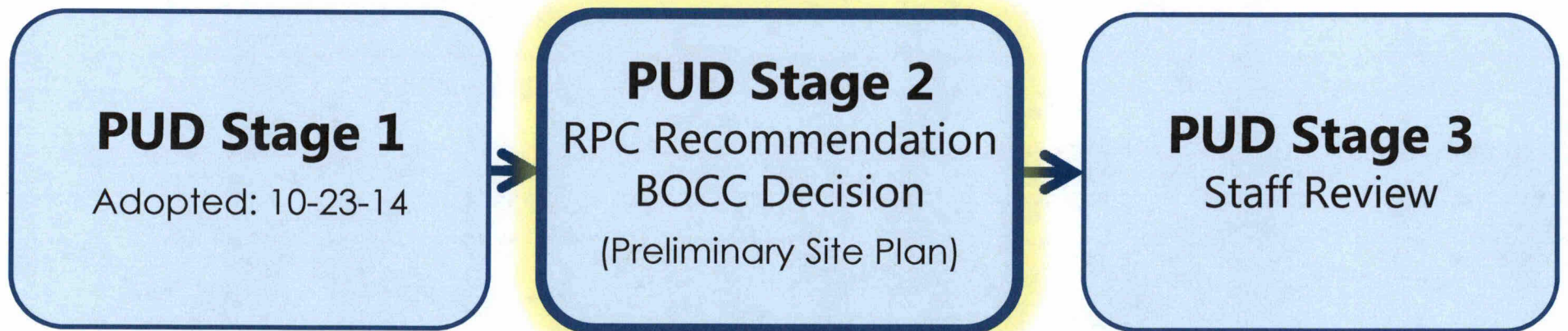
Prepared for the  
Warren County Board of County Commissioners

RPC Meeting: May 25, 2017

# Union Village PUD Process

---

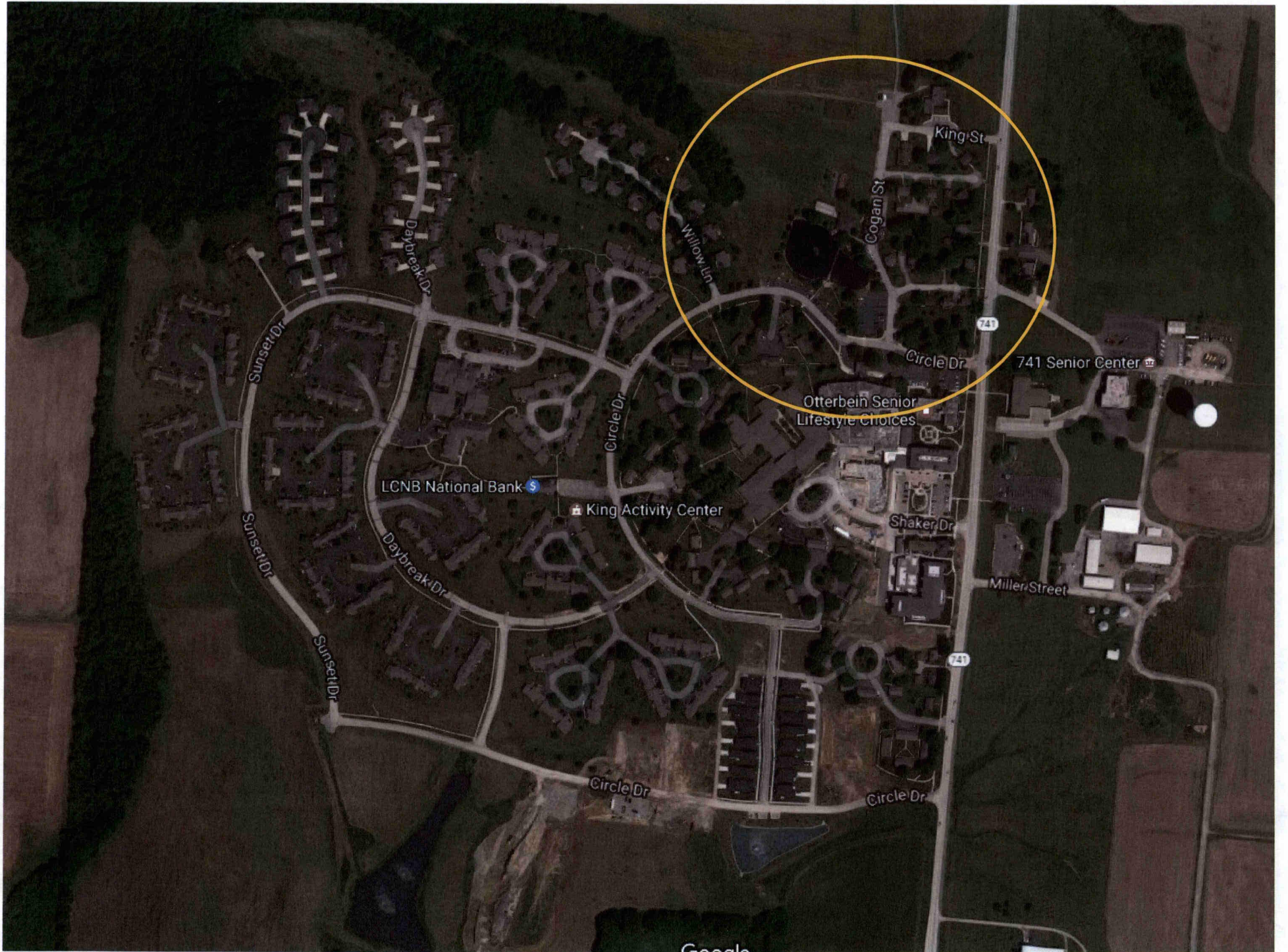
---





# Project Overview

<b>Property Owner</b>	Otterbein Lebanon, LLC
<b>Planner/Engineer</b>	Evans Civil Pro Engineers, LLC
<b>Site Area</b>	≈5.2 acres
<b>Current Zoning</b>	Union Village PUD
<b>Proposed Use</b>	Street and parking lot reconfiguration



King St  
Cogan St  
Willow Ln  
Circle Dr  
741

LCNB National Bank  
King Activity Center

Otterbein Senior Lifestyle Choices

741 Senior Center

Shaker Dr

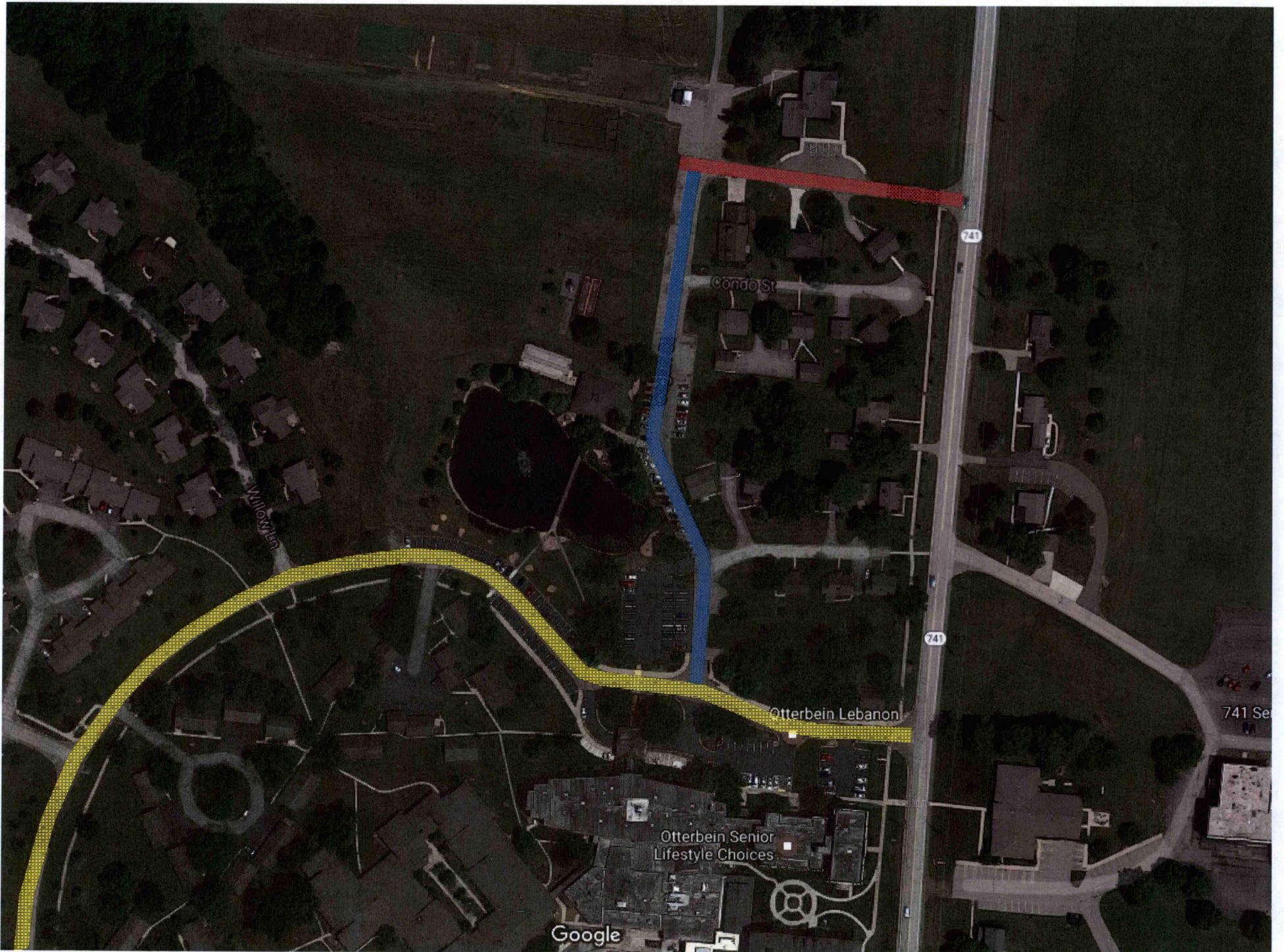
Miller Street

921

Circle Dr

Circle Dr

Google



Condo St

741

Willow Ln

741

Otterbein Lebanon

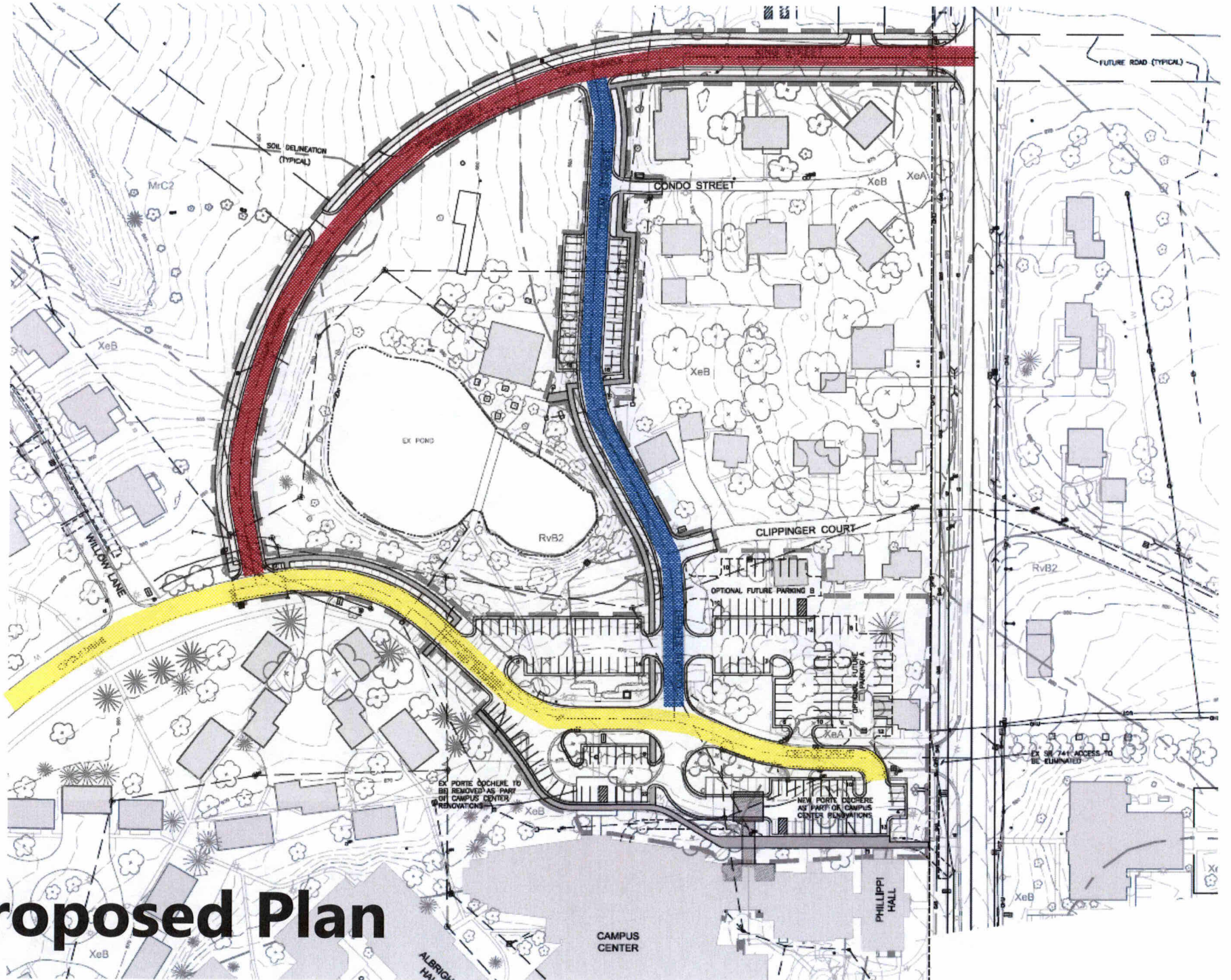
741 Se

Otterbein Senior Lifestyle Choices

Google

# Union Village Regulating Plan



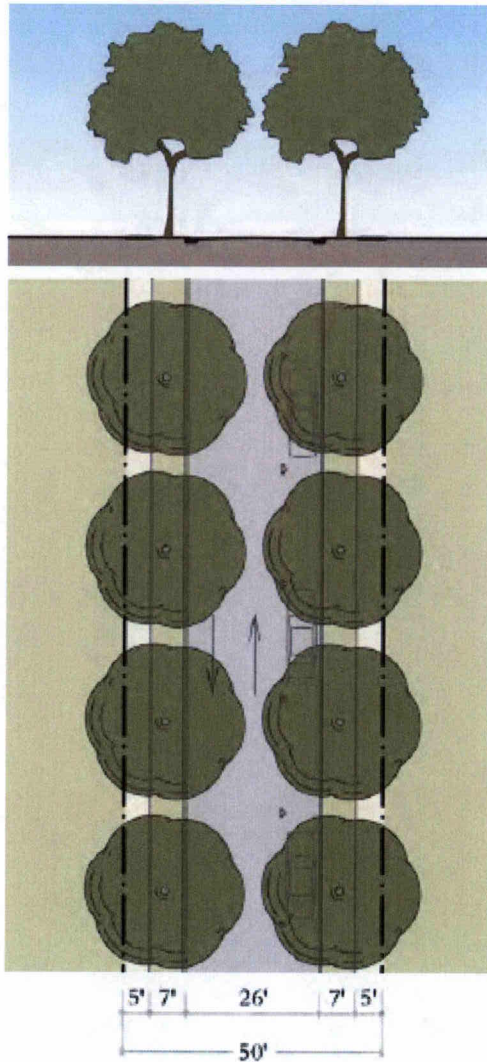


# Proposed Plan

# Thoroughfare Types

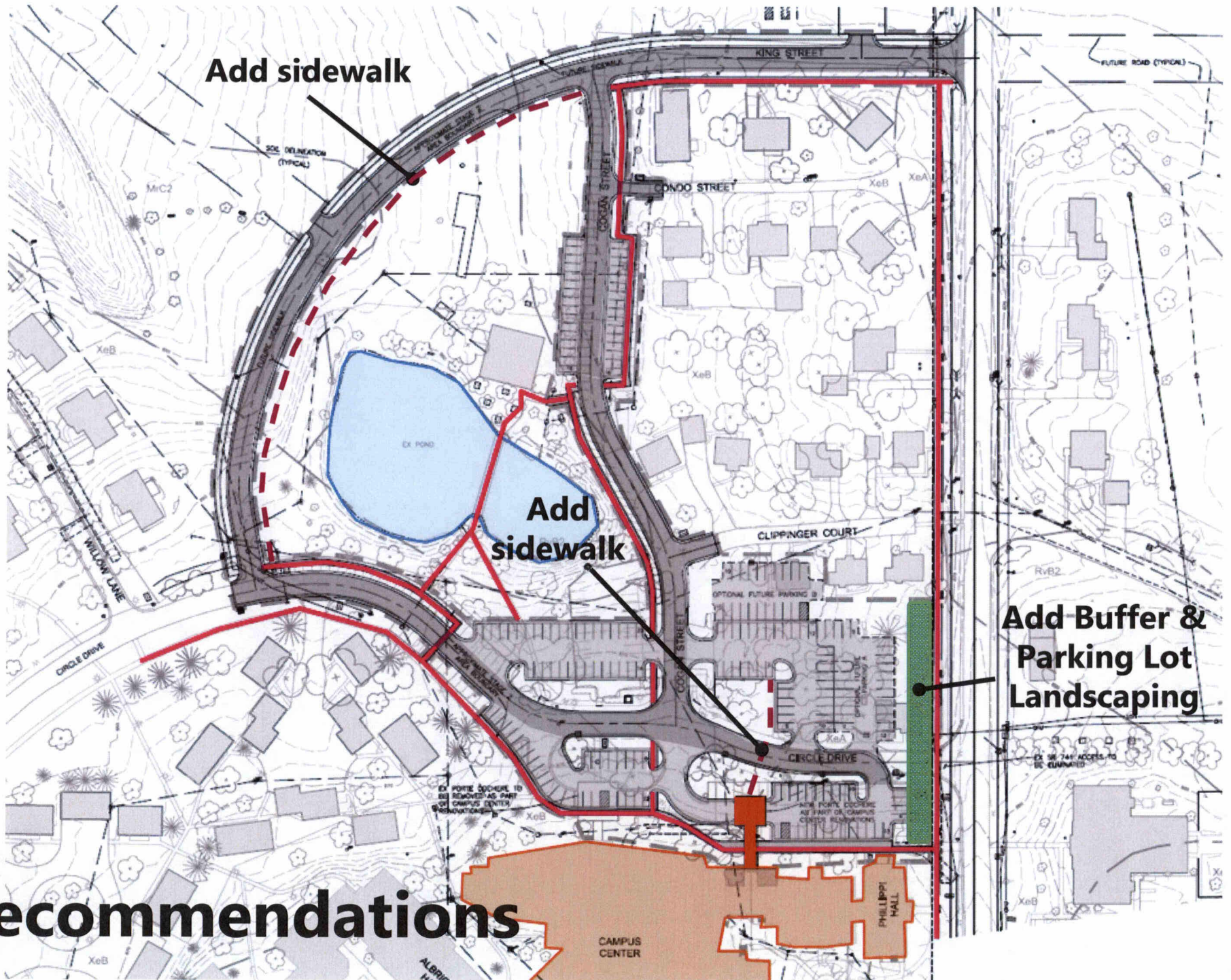


# Thoroughfare Types



ST-50-26

<b>Street</b>
T4, T5
50' R.O.W.
26' Pavement
Slow Movement
Two-Way Traffic
Parking One Side
12' Curb Radius
5' Sidewalks
7' Continuous Planters
6" Header Curbs
Allee 33' o.c.
SL



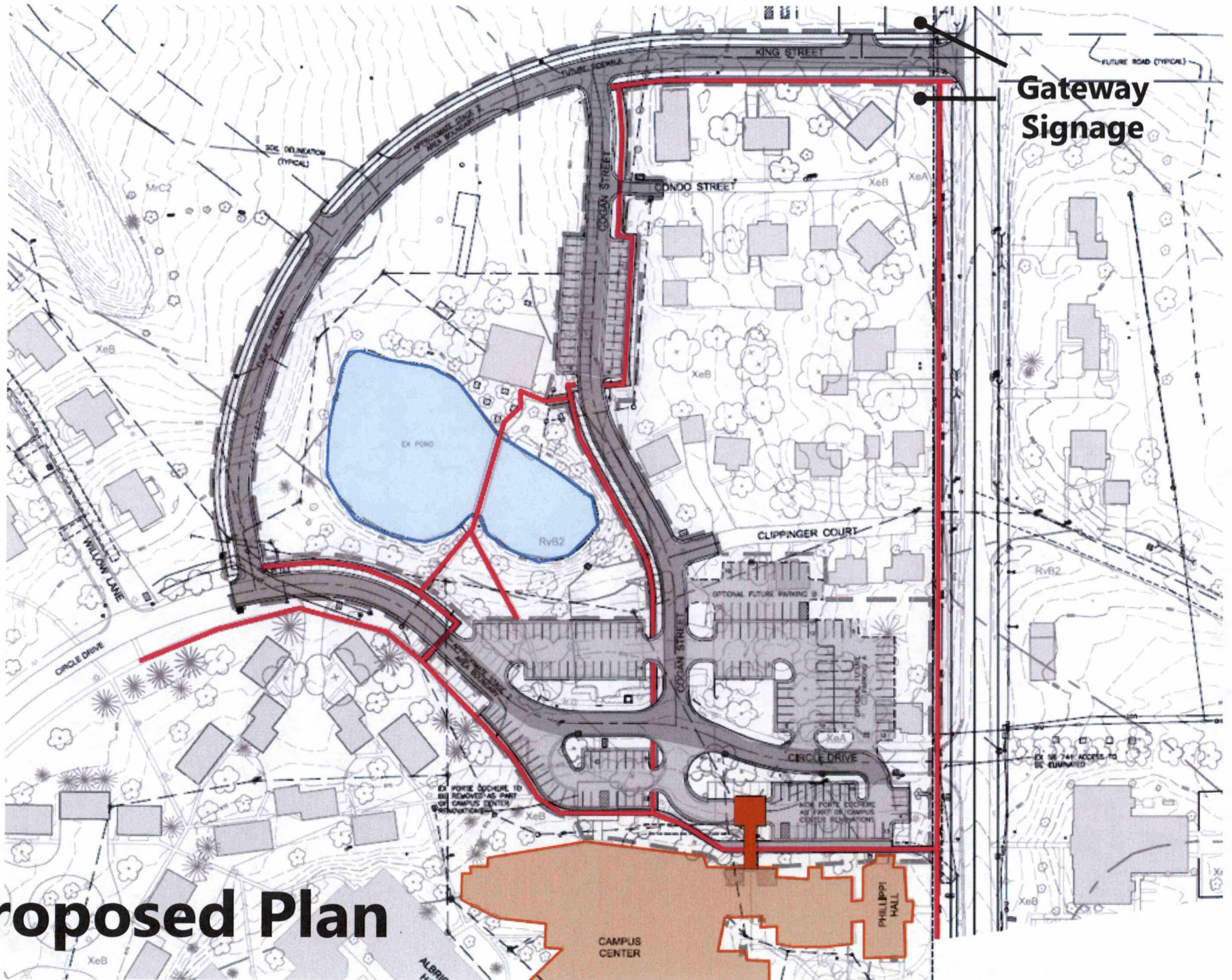
**Add sidewalk**

**Add sidewalk**

**Add Buffer & Parking Lot Landscaping**

# Recommendations





**Gateway Signage**

**Proposed Plan**

CAMPUS CENTER

PHILIPPY HALL

EX FUTURE SIGNAGE TO BE REMOVED AS PART OF CAMPUS CENTER RENOVATIONS

EX 98 741 ACCESS TO EX GYMNASIUM

NEW PORTE COCHERE AS PART OF CAMPUS CENTER RENOVATIONS

OPTIONAL FUTURE PARKING

EX POND

RvB2

CLIPPINGER COURT

CONDO STREET

KING STREET

COCAN STREET

WILLOW LAKE

CIRCLE DRIVE

SIC DELINEATION (TYPICAL)

FUTURE ROAD (TYPICAL)

XeB

XeB

XeA

RvB2

XeA

XeB

XeB

XeB

ALBRI

# Shaker Drive Signage



# RPC Executive Committee Recommendation

## Approval

subject to conditions recommended by the RPC Executive Committee.