



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

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***TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG***

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

MINUTES: Regular Session – November 21, 2017

The Board met in regular session pursuant to adjournment of the November 16, 2017, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

- 17-1833 A resolution was adopted to accept resignation, due to retirement, of James M. Carter, Water and Sewer Superintendent, within the Warren County Water and Sewer Department, effective May 11, 2018. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1834 A resolution was adopted to approve the promotion of Jason Sorrell from Sewer Collection System Foreman to the position of Superintendent within the Water and Sewer Department. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1835 A resolution was adopted to approve the promotion of Connor Davis from Sewer Collections Worker 1 to the position of Sewer Maintenance Foreman within the Water and Sewer Department. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1836 A resolution was adopted to approve the promotion of Adam Osterday from Sewer Collections Worker Ii to the position of Sewer Maintenance Foreman within the Water and Sewer Department. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1837 A resolution was adopted to authorize the posting of the “Sewer Collections Worker I or II” position, within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.

- 17-1838 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Michael Stern, Supervisor within the Warren County OhioMeansJobs. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1839 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Nicholas Brewer, Custodial Worker I within the Warren County Department of Facilities Management. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1840 A resolution was adopted to accept resignation of Jessica Turner, Case Aide, within the Warren County Department of Job and Family Services, Children Services Division, effective November 30, 2017. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1841 A resolution was adopted to authorize the posting of a “Case Aide” position, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02 (a). Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1842 A resolution was adopted to accept and authorize the Business Associate Agreement with Horan Associates, Inc. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1843 A resolution was adopted to authorize the President and/or Vice President of this Board to sign a Satisfaction of Mortgage for James and Ellen Wilson. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1844 A resolution was adopted to authorize the President and/or Vice President of this Board to sign a Satisfaction of Mortgage for Cory Gaunt and Dutchess Stogner. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1845 A resolution was adopted to authorize the President and/or Vice President of this Board to sign a Satisfaction of Mortgage for Elizabeth A. Taylor. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1846 A resolution was adopted to authorize the President and/or Vice President of this Board to sign a Satisfaction of Mortgage for Teri Lynn Evers. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1847 A resolution was adopted to authorize the County Administrator, Deputy County Administrator, and Clerk to the Board of Commissioners to sign all accounting and payroll related documents relative to departments under the Board of Commissioners authority. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.

- 17-1848 A resolution was adopted to acknowledge payment of bills. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1849 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Fischer Development Company for installation of certain improvements in Providence, Section Three Block “C” situated in Hamilton Township. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1850 A resolution was adopted to enter into Street and Appurtenances (including sidewalks) Security Agreement with Fischer Development Company, for installation of certain improvements in Providence, Section 3, Block C, situated in Hamilton Township. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1851 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Fischer Development Company for installation of certain improvements in Providence, Section Six situated in Hamilton Township. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1852 A resolution was adopted to enter into Street and Appurtenances (including sidewalks) Security Agreement with Fischer Development Company, for installation of certain improvements in Providence, Section Six situated in Hamilton Township. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1853 A resolution was adopted to approve various record plats. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1854 A resolution was adopted to approve appropriation decreases within various funds. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1855 A resolution was adopted to approve an appropriation adjustment within Prosecutor’s Office Fund #101-1150. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1856 A resolution was adopted to approve appropriation adjustment from Common Pleas Pretrial Services Fund #101-1222 into Common Pleas Court Fund #101-1220. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1857 A resolution was adopted to approve appropriation adjustment within County Court Fund #101-1280. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.

- 17-1858 A resolution was adopted to approve appropriation adjustments within Telecommunications Department Funds #101-2810, #101-2812 and from #101-2810 into #101-2812. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1859 A resolution was adopted to approve appropriation adjustments within Sewer Revenue Fund 580. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1860 A resolution was adopted to approve appropriation adjustments within Treasurer’s Office Fund #249. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1861 A resolution was adopted to authorize payment of bills. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1862 A resolution was adopted to authorize the County of Warren, Ohio to approve the Issuance of Hospital Facilities Revenue Bonds of the County of Allen, Ohio; and authorizing other documents in connection with the issuance of such bonds. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1863 A resolution was adopted to authorize Request for Qualifications from Design Build Firms relative to the construction of the addition to the Warren County Probate-Juvenile Court Building. Vote: Mr. Young – absent, Mr. Grossmann – yea, Mrs. Jones – yea.
- 17-1864 A resolution was adopted to approve rezoning application of Joseph Carter (Case #2017-05), to rezone approximately 4.3 acres from Community Commercial Business “B2” to Rural Residential Zone “RU”. Vote: Unanimous

DISCUSSIONS

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

The public hearing to consider the issuance by Allen County, Ohio Hospital Facilities Revenue Bonds (Mercy Health) was convened this 21st day of November 2017.

Abbot Thayer, Dinsmore and Shohl, explained the purpose of the hearing and stated that this issuance is being done by Allen County and that Warren County is required to consent due to having facilities within the county.

Upon discussion, the Board resolved (Resolution #17-1862) to authorize the County of Warren, Ohio to approve the Issuance of Hospital Facilities Revenue Bonds of the County of Allen, Ohio; and authorizing other documents in connection with the issuance of such bonds.

Commissioner Young entered the meeting at 9:23 a.m.

PUBLIC HEARING

REZONING APPLICATION OF JOSEPH CARTER TO REZONE 4.3 ACRES IN HARLAN TOWNSHIP FROM COMMUNITY COMMERCIAL BUSINESS "B2" TO RURAL RESIDENTIAL ZONE "RU"

The Board met this 21st day of November 2017, in the Commissioners' Meeting Room, to consider the public hearing for the rezoning application of Joseph Carter, owner of record (Case #2017-05), to rezone approximately 4.3 acres (Parcel Number 1803377002) located at 9079 State Route 123 in Harlan Township from Community Commercial Business "B2" to Rural Residential Zone "RU".

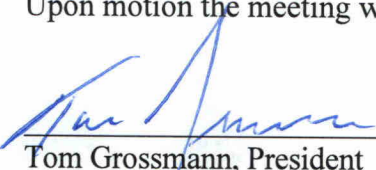
Michael Yetter, Zoning Supervisor, presented the attached PowerPoint presentation and stated the zoning history on this property. He explained that the property owner has not been successful at selling the property as business as there is a home on the property and stated he is requesting to rezone as residential.

Mr. Yetter stated that the township trustees had no comment relative to this rezoning application and stated the Regional Planning Commission recommendation to approve the rezoning application and the Rural Zoning Board's decision to approve.

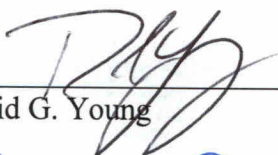
Upon further discussion, the Board resolved (Resolution #17-1864) to approve the rezoning application of Joseph Carter, owner of record (Case #2017-05), to rezone approximately 4.3 acres (Parcel Number 1803377002) located at 9079 State Route 123 in Harlan Township from Community Commercial Business "B2" to Rural Residential Zone "RU".

The Board convened into the Commissioners' Conference Room for a work session to discuss the 2018 budget.

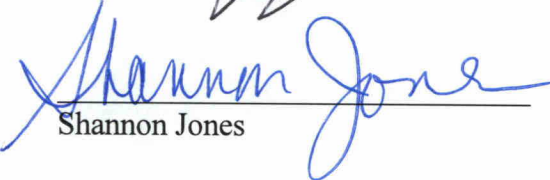
Upon motion the meeting was adjourned.



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 November 21, 2017, in compliance with Section 121.22 O.R.C.

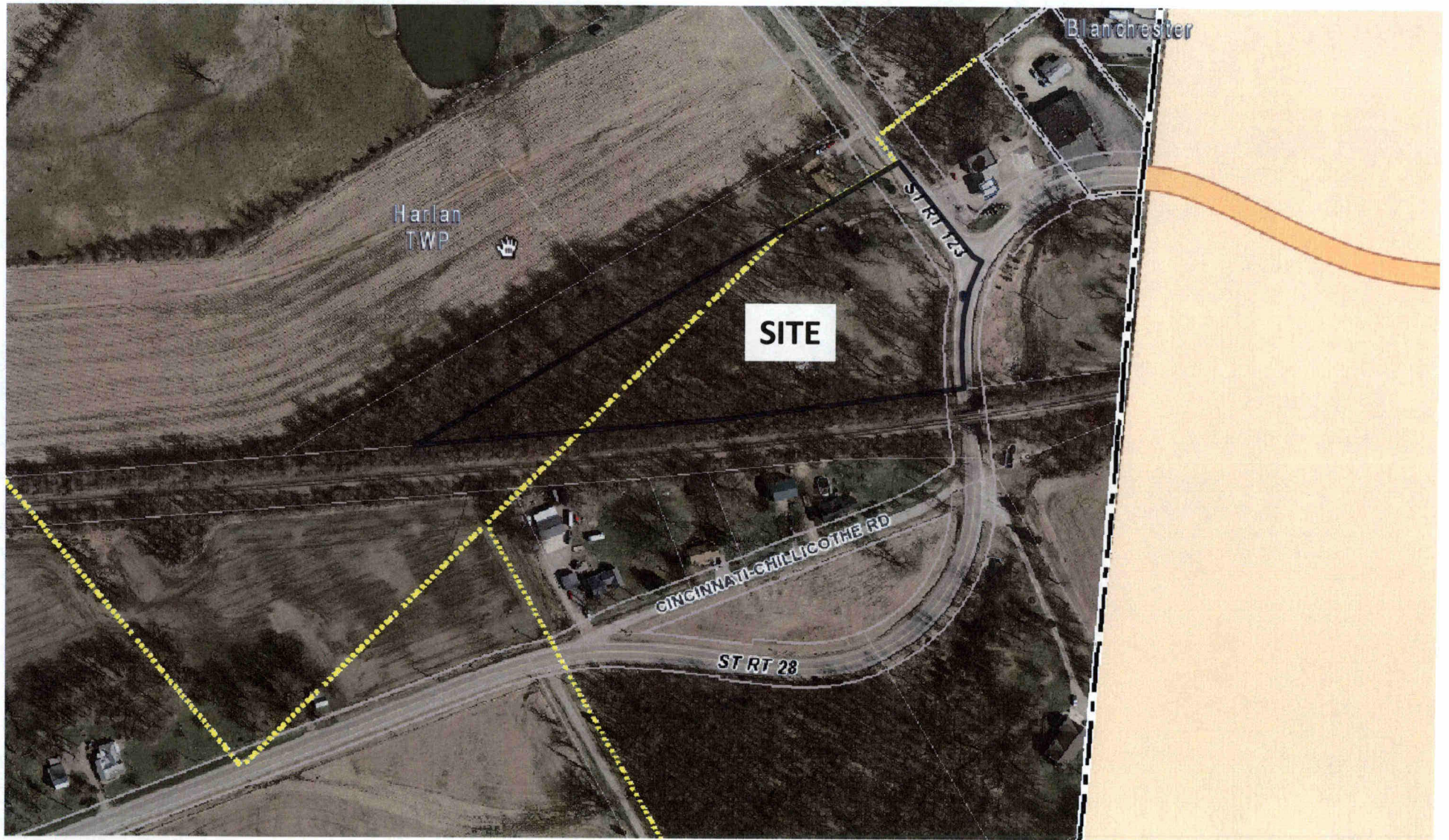


Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio

CASE #	2017-05	
APPLICANT/OWNER/AGENT	Joseph Carter	
TOWNSHIP	Harlan	
PROPERTY LOCATION	ADDRESS	9079 State Route 123
	PIN	18-03-377-002-0
PROPERTY SIZE	4.3 acres 451.58' feet of road frontage	
CURRENT ZONING DISTRICT	"B2" Community Commercial Businesses Zone	
FUTURE LAND USE MAP (FLUM) DESIGNATION	Commercial	
EXISTING LAND USE	Residential	
ZONING REQUESTED	"RU" Rural Residential (5-acre density)	
ISSUE FOR CONSIDERATION	Rezone from "B2" Commercial to "RU" Rural Residential (5-acre density)	

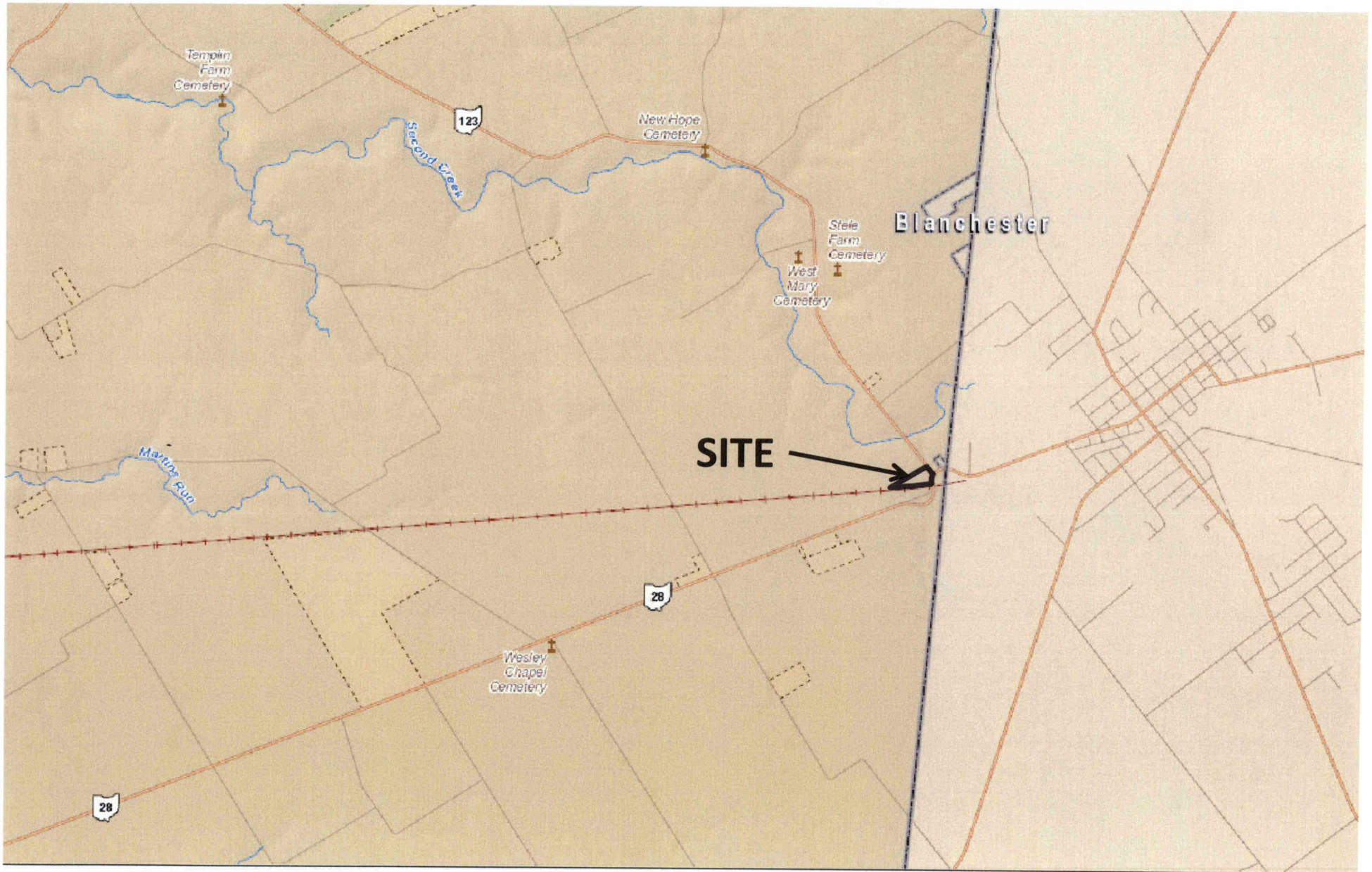
Aerial Map

2017-05



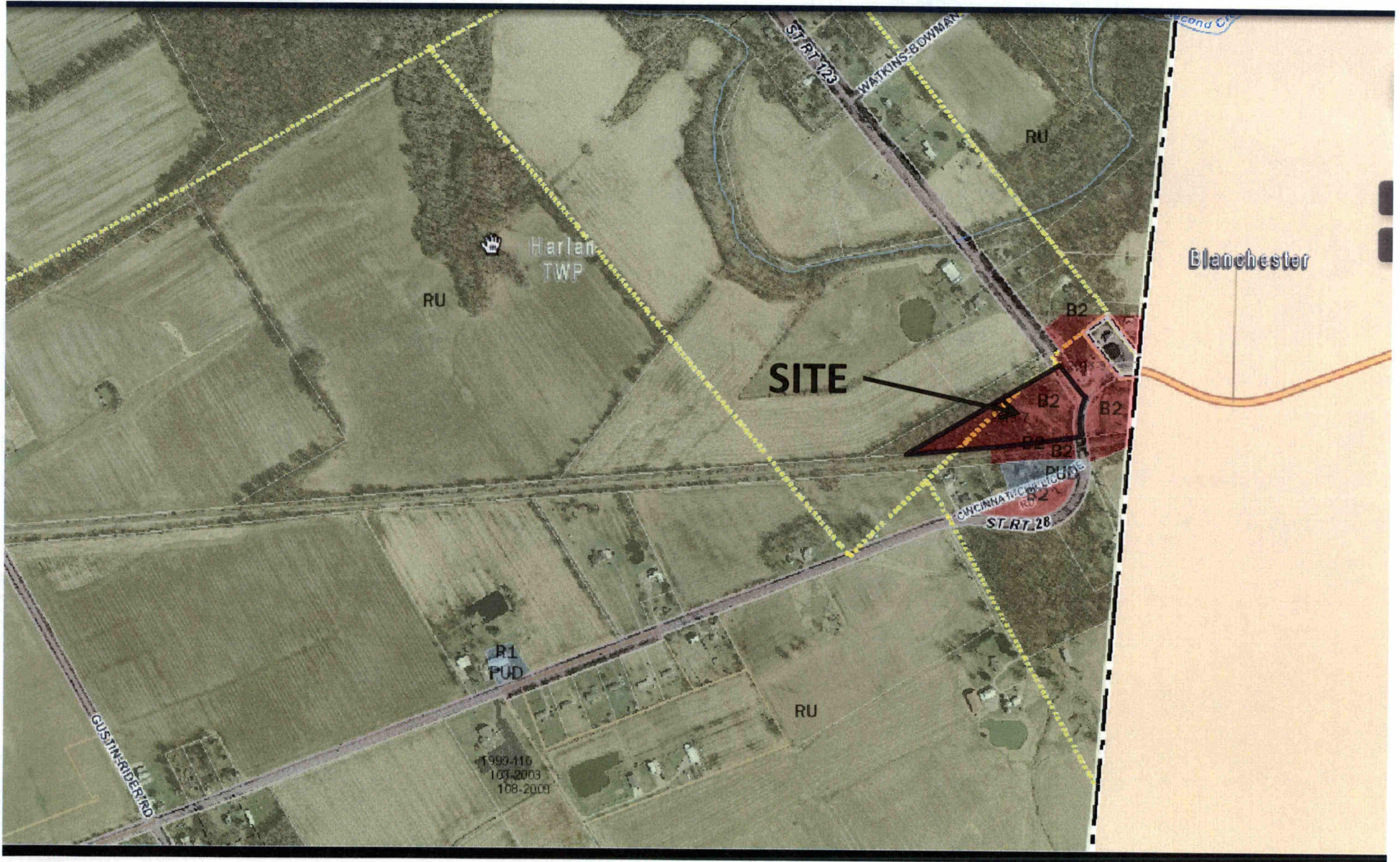
Vicinity Map

2017-05



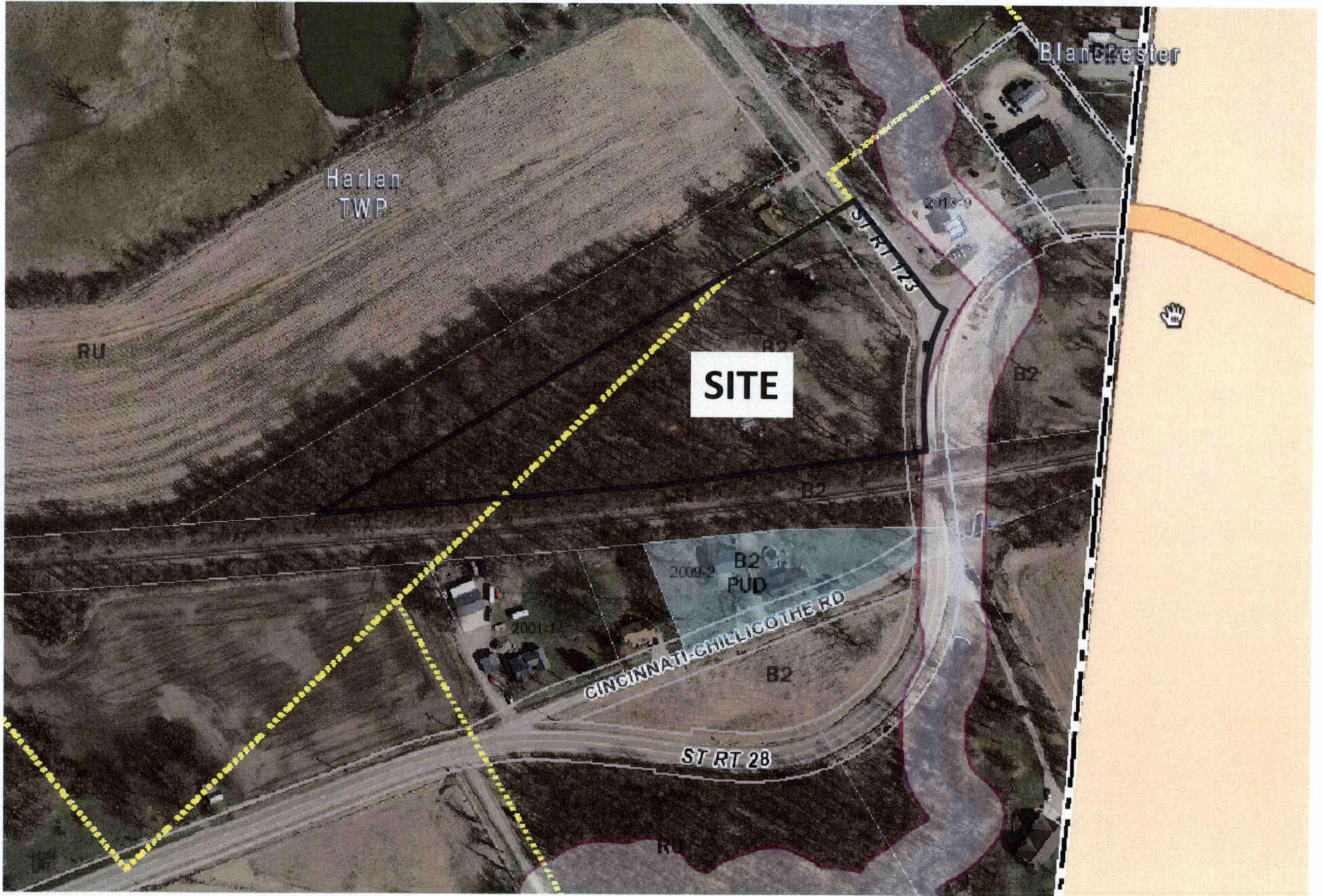
Zoning Map

2017-05

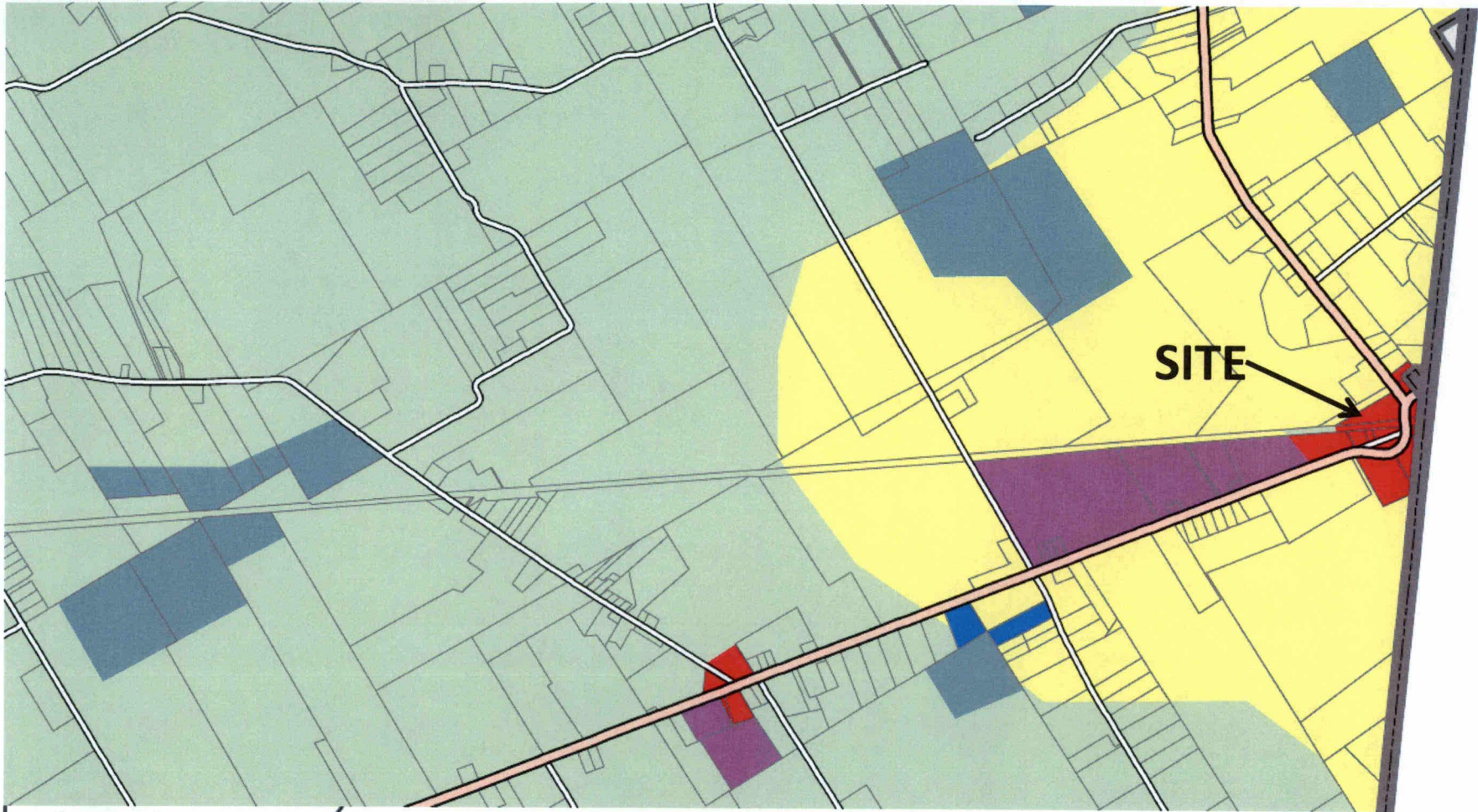


Flood Map

2017-05



Comprehensive Plan-Land Use Element



Legend

County Boundaries	Future Land Uses	Public-Semi-Public	Office Park	Salem Township Additional Uses
Political Subdivisions	Agricultural-Rural Residential	Parks and Recreational-Open Space	Regional Highway Commercial	Mixed Use Light Industrial/Office
Parcels	Commercial	Single Family Residential	Town Center Mixed Use	Mixed Use
Lakes and Rivers	Industrial	Deerfield Township Character Areas	Clearcreek Township Additional Uses	Union Township Additional Uses
Municipalities	Mixed-Use Neighborhood	Low Density Rural Neighborhoods	Township Residential	Low Density Residential
	Multi-Family Residential	Medium Density Rural Neighborhoods	Hamilton Township Additional Uses	Wayne Township Additional Uses
	Office	Neighborhood Mixed Use	Rural Residential	Mixed Use Commercial/Industrial
	Protection Area	Neighborhoods	Single Family Residential	Mixed Use Residential

PROPOSED M

Notification Map

2017-05

