



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

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TOM GROSSMANN

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DAVID G. YOUNG

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

MINUTES: Regular Session – January 7, 2020

The Board met in regular session pursuant to adjournment of the December 17, 2019, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the December 17, 2020, meeting were read and approved.

- 20-0007 A resolution was adopted to hire Kimberly Adams as Emergency Communications Operator within the Warren County Emergency Services Department. Vote: Unanimous
- 20-0008 A resolution was adopted to hire Tammi Wolf as Emergency Communications Operator within the Warren County Emergency Services Department. Vote: Unanimous
- 20-0009 A resolution was adopted to hire Kimberly Jent as Emergency Communications Operator within the Warren County Emergency Services Department. Vote: Unanimous
- 20-0010 A resolution was adopted to hire Kelsey Davis as Emergency Communications Operator within the Warren County Emergency Services Department. Vote: Unanimous
- 20-0011 A resolution was adopted to hire Jeanne Johnson as Emergency Communications Operator within the Warren County Emergency Services Department. Vote: Unanimous

- 20-0012 A resolution was adopted to approve promotion of Kristen Miller to the position of Emergency Communications Supervisor within the Emergency Services Department. Vote: Unanimous
- 20-0013 A resolution was adopted to approve promotion of David Sauer to the position of Emergency Communications Supervisor within the Emergency Services Department. Vote: Unanimous
- 20-0014 A resolution was adopted to hire Miranda Griffith as Clerical Specialist I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 20-0015 A resolution was adopted to accept resignation of Rachel Brockhuis, Social Services Worker II, within the Warren County Department of Job and Family Services, Human Services Division, effective January 22, 2020. Vote: Unanimous
- 20-0016 A resolution was adopted to authorize the posting of the "Social Worker II" position, within the department of Job and Family Services, Human Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 20-0017 A resolution was adopted to approve lateral transfer of Molly Miller from the position of Protective Services Caseworker II to Foster Care/Adoption Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 20-0018 A resolution was adopted to approve lateral transfer of Bradley Kreuzsch from the position of Protective Services Caseworker I to Alternative Response Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 20-0019 A resolution was adopted to approve lateral transfer of Janine Jackson from the position of Alternative Response Caseworker III to Screener III, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 20-0020 A resolution was adopted to accept resignation of Kariee Bedinghaus, Protective Services Caseworker II, within the Warren County Job and Family Services Department, Children Services Division, effective January 8, 2020. Vote: Unanimous
- 20-0021 A resolution was adopted to authorize the posting of the "Protective Services Caseworker I or II" positions, 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: Unanimous

- 20-0022 A resolution was adopted to hire Jennifer Lyons as Cashier Receptionist, within the Building and Zoning Department. Vote: Unanimous
- 20-0023 A resolution was adopted to approve promotion of Andrew Napier to the position of Water Distribution Worker II within the Water and Sewer Department. Vote: Unanimous
- 20-0024 A resolution was adopted to accept resignation of Jeff Garland, Water System Treatment Chief Operator, within the Warren County Water and Sewer Department, effective February 29, 2020. Vote: Unanimous
- 20-0025 A resolution was adopted to authorize the posting of the "Water Treatment System: Chief Operator, within the Water and Sewer Department, in accordance within Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 20-0026 A resolution was adopted to enter into amendment of agreement with ComPsych Services relative to the Employee Assistance Program effective January 1, 2020. Vote: Unanimous
- 20-0027 A resolution was adopted to approve and authorize the President of the Board of County Commissioners to enter into a Professional Service Agreement by and between Environmental Educators, Inc. and the Board of Warren County Commissioners relevant to the Warren County Water and Sewer Departments source of Water Protection Program. Vote: Unanimous
- 20-0028 A resolution was adopted to enter into lease agreement with the Warren County Career Center. Vote: Unanimous
- 20-0029 A resolution was adopted to approve agreement and addendum with One Way Services for Youth, Inc. as a child placement and related service provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services. Vote: Unanimous
- 20-0030 A resolution was adopted to authorize Warren County Administrator, on behalf of the County Commissioners, to sign IPAWS open platform for emergency networks agreement with the Federal Emergency Management Agency Integrated Public Alert and Warning System (IPAWS) Program Management Office. Vote: Unanimous
- 20-0031 A resolution was adopted to advertise for bids for Precast Reinforced Concrete Box Culverts for Bridge Replacement Projects. Vote: Unanimous
- 20-0032 A resolution was adopted to enter into contract with Moody's of Dayton, Inc. for the 2019 Well Redevelopment Project. Vote: Unanimous

- 20-0033 A resolution was adopted to approve and authorize the President of the Board of County Commissioners to enter into an agreement by and between Southwest Ohio Regional Transit Authority (SORTA) and the Board of Warren County Commissioners Relative to Warren County Transit Service. Vote: Unanimous
- 20-0034 A resolution was adopted to enter into equipment purchase and scope of services agreement with Woodhull, Inc. on behalf of County Engineer. Vote: Unanimous
- 20-0035 A resolution was adopted to approve and ratify the Ohio Water/Wastewater Agency Response Network Mutual Aid Agreement and authorize the Warren County Sanitary Engineer to register the Water and Sewer Department as a member. Vote: Unanimous
- 20-0036 A resolution was adopted to acknowledge approval of financial transactions. Vote: Unanimous
- 20-0037 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 20-0038 A resolution was adopted to acknowledge receipt of December 2019 Financial Statement. Vote: Unanimous
- 20-0039 A resolution was adopted to authorize the President of the Board to sign Assumption of Liability Riders relative to change of surety for various performance bond agreements. Vote: Unanimous
- 20-0040 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with D.R. Horton – Indiana, LLC, for installation of certain improvements in villages of Hopewell Valley, Section Six situated in Hamilton Township. Vote: Unanimous
- 20-0041 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release with Hopewell Valley Development, LLC for the villages of Hopewell Valley, Section Six situated in Hamilton Township. Vote: Unanimous
- 20-0042 A resolution was adopted to enter into a new streets and appurtenances (including sidewalks) security agreement with D.R. Horton – Indiana, LLC for the villages of Hopewell Valley Section Six, in Hamilton Township, replacing the current street and appurtenances security agreement #19-007(p/s). Vote: Unanimous
- 20-0043 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for Hopewell Valley Development, LLC due to a replacement bond being executed by the new owner/developer, D.R. Horton – Indiana LLC, for the villages of Hopewell Valley Section Six, situated in Hamilton Township. Vote: Unanimous

- 20-0044 A resolution was adopted to enter into a new sidewalk security agreement with D.R. Horton – Indiana, LLC for the villages of Hopewell Valley Section Five, in Hamilton Township, replacing the current sidewalks security agreement #17-026(S). Vote: Unanimous
- 20-0045 A resolution was adopted to approve a sidewalk bond release for Hopewell Valley Development, LLC due to a replacement bond being executed by the new owner/developer, D.R. Horton – Indiana LLC, for the villages of Hopewell Valley Section Five, situated in Hamilton Township. Vote: Unanimous
- 20-0046 A resolution was adopted to approve bond reduction for Prus Properties, LLC for completion of improvements in the villages of Classicway Section 5 situated in Hamilton Township. Vote: Unanimous
- 20-0047 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for a Fischer Development Company, for completion of improvements in Miami Bluffs Section Fifteen situated in Hamilton Township. Vote: Unanimous
- 20-0048 A resolution was adopted to approve Indian Bluffs Drive and Bluffton Terrace Drive in Miami Bluffs Section Fifteen for public maintenance by Hamilton Township. Vote: Unanimous
- 20-0050 A resolution was adopted to approve an operational transfer from Commissioners Fund #11011112 into Crime Victim/Witness #2245. Vote: Unanimous
- 20-0051 A resolution was adopted to approve operating transfers from Sewer 5580 (surplus) into 5575 Sewer Revenue Projects. Vote: Unanimous
- 20-0052 A resolution was adopted to approve supplemental appropriation into Sewer Revenue Fund 5580. Vote: Unanimous
- 20-0053 A resolution was adopted to approve supplemental appropriation into Water Revenue Fund 5510. Vote: Unanimous
- 20-0054 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #11011110 into Emergency Services Fund #11012850. Vote: Unanimous
- 20-0055 A resolution was adopted to approve an appropriation adjustment within Prosecutor Fund 11011150. Vote: Unanimous
- 20-0056 A resolution was adopted to approve an appropriation adjustment within Prosecutor Fund 11011150. Vote: Unanimous

- 20-0057 A resolution was adopted to approve appropriation adjustment within the Building and Zoning Department Fund #11012300. Vote: Unanimous
- 20-0058 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 20-0059 A resolution was adopted to approve appropriation adjustment within Transit Fund #2299. Vote: Unanimous
- 20-0060 A resolution was adopted to approve appropriation adjustment within Transit Fund #2299. Vote: Unanimous
- 20-0061 A resolution was adopted to enter into contract with Queen City Mechanicals, Inc. for the Carlisle Are Lift Station Upgrades – Phase 1 – Fairview and Jill Lift Stations Project. Vote: Unanimous
- 20-0062 A resolution was adopted to approve rezoning application of Daniel Jones, Agent for Colleen Jones, Owner of Record, to rezone 10 acres from Single Family Residence “R-1B” to Planned Unit Development “PUD” in Turtlecreek Township. Vote: Unanimous
- 20-0063 A resolution was adopted to approve the road name change of Mintwood Road in Clearcreek to Rothschild Court. Vote: Unanimous

DISCUSSIONS

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

PUBLIC HEARING

REZONING APPLICATION OF DANIEL JONES, AGENT
FOR COLLEEN JONES, OWNER OF RECORD,
TO REZONE 10 ACRES FROM SINGLE FAMILY RESIDENCE "R-1B"
TO PLANNED UNIT DEVELOPMENT "PUD"
IN TURTLECREEK TOWNSHIP

The public hearing to consider the rezoning application of Daniel Jones, Agent for Colleen Jones, Owner of Record, to rezone approximately 10 acres located at located at 2206 Drake Road in Turtlecreek Township from Single Family Residence "R-1B" to Planned Unit Development "PUD" was convened this 7th day of January 2020, in the Commissioners' Meeting Room.

Michelle Tegtmeier, Chief Zoning Official, reviewed the attached PowerPoint presentation and stated that the wedding facility they desire to develop on the property is not permitted in the R-1B Zone and therefore they are requesting to rezone the property to Planned Unit Development "PUD".

Mrs. Tegtmeier reviewed the PowerPoint and stated the Regional Planning Commission recommendation to approve the rezoning application subject to conditions. She then stated that the Rural Zoning Commission also approved the application subject to the recommended conditions from the Regional Planning Commission.

Kelly Woodall, 260 Lively Plain Drive, stated she and her husband are purchasing the property and plan to reside there as well as renovate the barn to create a gathering space and wedding facility. She stated that they have spoken with the neighbors on each side of the facility and talked through their concerns.

There being no one else present to speak in favor of or in opposition to this rezoning application, on motion, the Board closed the public hearing and resolved (Resolution #20-0062) to approve the rezoning application of Daniel Jones, Agent for Colleen Jones, Owner of Record, to rezone approximately 10 acres located at located at 2206 Drake Road in Turtlecreek Township from Single Family Residence "R-1B" to Planned Unit Development "PUD" subject to conditions.

PUBLIC HEARING

CONSIDER THE ROAD NAME CHANGE OF MINTWOOD ROAD TO ROTHSCHILD COURT IN CLEARCREEK

The public hearing to consider the road name change of Mintwood Road within Soraya Farms Subdivision to Rothschild Court in Clearcreek Township was convened this 7th day of January 2020, in the Commissioners' Meeting Room.

Adam Sweeny, Design Homes and Development, provided the background for the road name change stating that the original plat provided for a connection to the existing Mintwood Court within the adjacent subdivision, Centerville Forest. He stated that during the zoning process, there were concerns raised and the Clearcreek Township Trustees required that the proposed connection be terminated which left two disconnected roads with the name of Mintwood Court.

Commissioner Young acknowledged a message from Neil Tunison, County Engineer, stating that he has no objection to the road name change.

Pat Walsh, 9998 Mintwood Road, questioned the timing of the name change, stating that his family will be required to change all of their information including driver's license and passport.

Bruce McGary, Assistant Prosecutor, stated that the effective date will be when the resolution is certified to the County Auditor and County Recorder.

Steve Watts, 9973 Mintwood Road, stated there are 4-5 residences on Mintwood and several under construction. He stated his opinion that the request is odd and if it is legally required.

Commissioner Young explained that the change is a matter of safety in the event of an emergency, the few minutes it take for emergency personnel to turn around could be a matter of life and death.

There was discussion relative to the notification to the US Post Office.

Mr. McGary stated that the County Engineer works with the postal service.

Upon further discussion, the public hearing was closed and the Board resolved (Resolution #20-0063) to approve the road name change of Mintwood Road in Soraya Farms Subdivision to Rothschild Court in Clearcreek Township.

There was discussion relative to the compensation for members of the Board of Zoning Appeals relative to the current pay of \$50 per meeting vs. the consideration of \$50 per case.

Bruce McGary, Assistant Prosecutor, explained the time required to hear even a simple case is a minimum of one hour. He then discussed the lengthy cases which require several hearings as well as the appeal process relative to a decision of the Zoning Inspector.

Mr. McGary discussed the \$500 filing fee required to appeal a decision of an inspector and the fairness of the appellant being required to pay in the event they prevail and it is determined that the Zoning Inspector's interpretation of the Rural Zoning Code is overturned. He then discussed the circumstances where a portion of the interpretation is upheld with a portion being overturned.

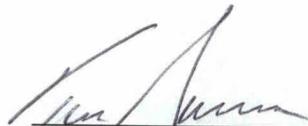
There was discussion relative to the difficulty to proportionally reimburse an applicant when they prevail on an appeal when individuals "pile on" objections.

Upon discussion, the Board determined to proceed with text amendment to the Rural Zoning Code that allows for an appellant to be reimbursed the application fee in the event they prevail on any portion of an appeal.

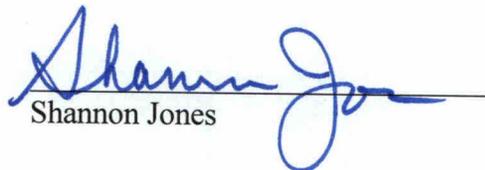
On motion, upon unanimous call of the roll, the Board entered into executive session at 10:26 to discuss union negotiations pursuant to Ohio Revised Code Section 121.22 (G)(4) and exited at 10:39 a.m.

Upon motion the meeting was adjourned.

David G. Young, President

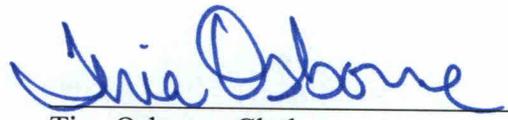


Tom Grossmann



Shannon Jones

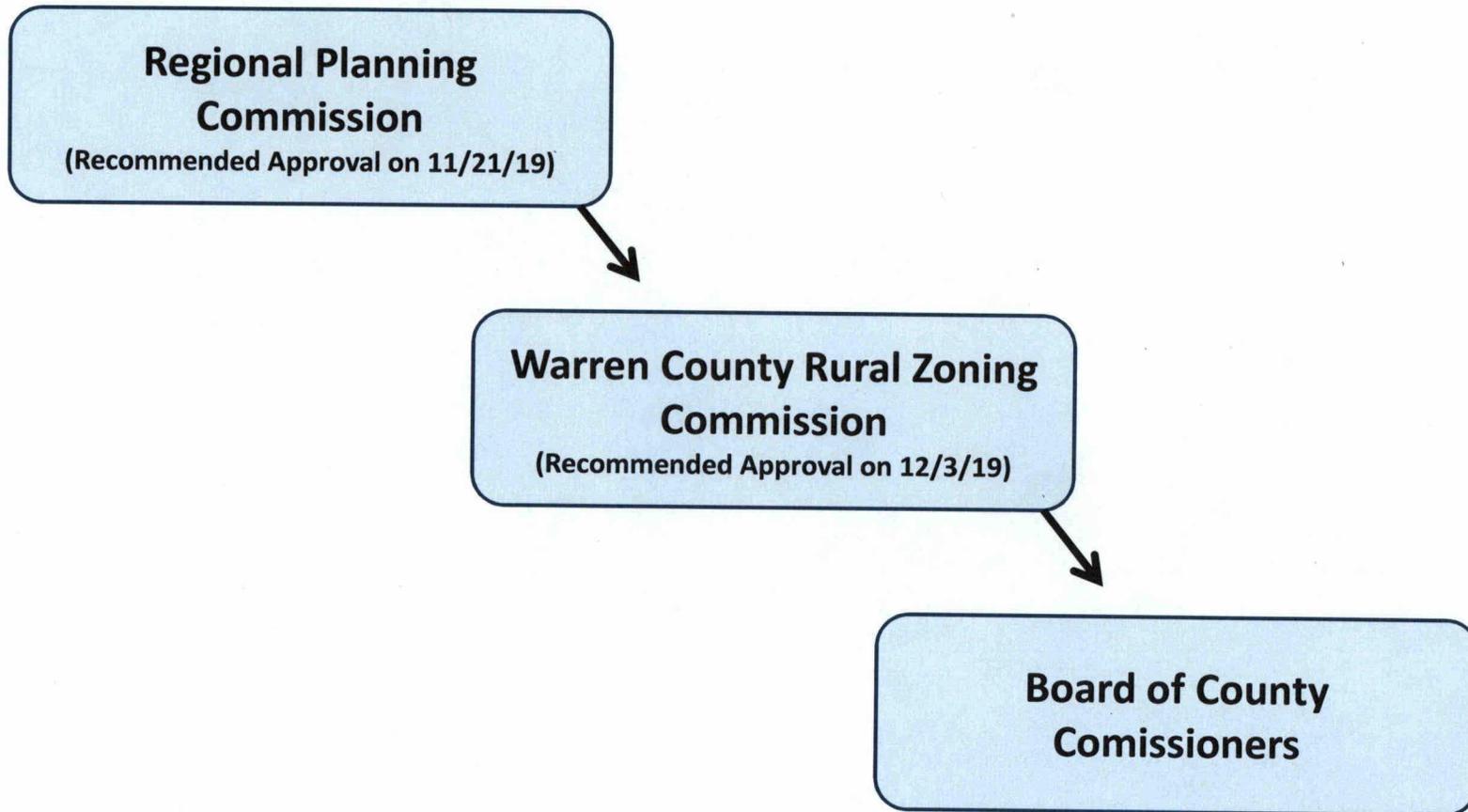
I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on January 7, 2020, in compliance with Section 121.22 O.R.C.



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

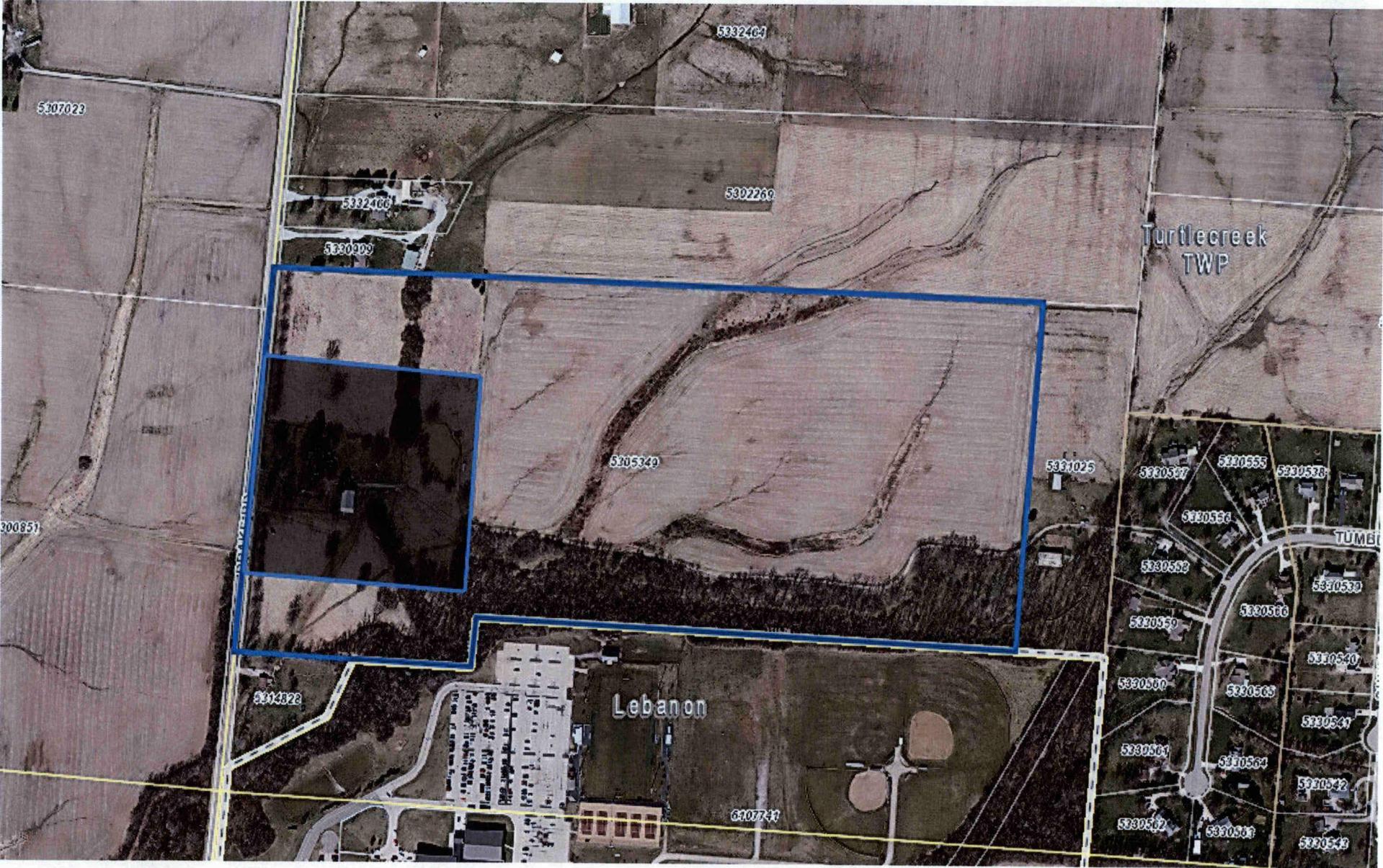
CASE #	2019-04	
APPLICANT/OWNER/AGENT	DANIEL & COLLEEN JONES (POA) (PURCHASERS- BENJAMIN & KELLY WOODALL)	
TOWNSHIP	TURTLECREEK	
PROPERTY LOCATION	ADDRESS	2206 DRAKE ROAD
	PIN	09-26-300-023-0
PROPERTY SIZE	10.0+ ACRES OF THE 62.8 TOTAL ACRES 650 +/- FEET OF ROAD FRONTAGE OF THE 1183 TOTAL FRONTAGE.	
CURRENT ZONING DISTRICT	"R1B" SINGLE-FAMILY RESIDENTIAL ZONE (1-ACRE DENSITY)	
FUTURE LAND USE MAP (FLUM) DESIGNATION	SINGLE-FAMILY RESIDENTIAL	
EXISTING LAND USE	AGRICULTURE / RESIDENTIAL	
ZONING REQUESTED	"R-1 PUD" PLANNED UNIT DEVELOPMENT	
ISSUE FOR CONSIDERATION	REZONE FROM "R1B" SINGLE-FAMILY RESIDENTIAL TO "R-1 PUD" PLANNED UNIT DEVELOPMENT FOR A WEDDING VENUE.	

Rezoning Process



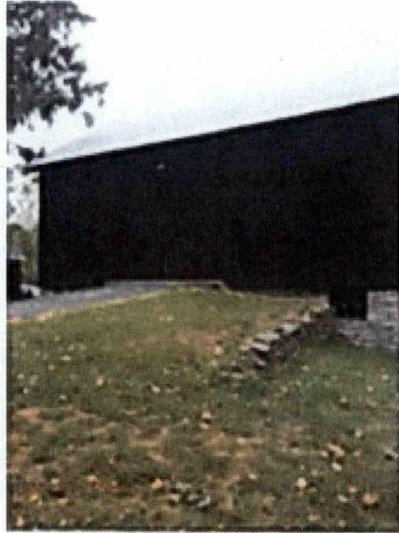
Aerial Map

2019-04

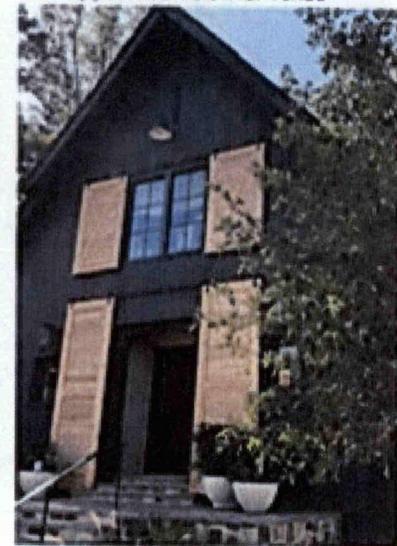
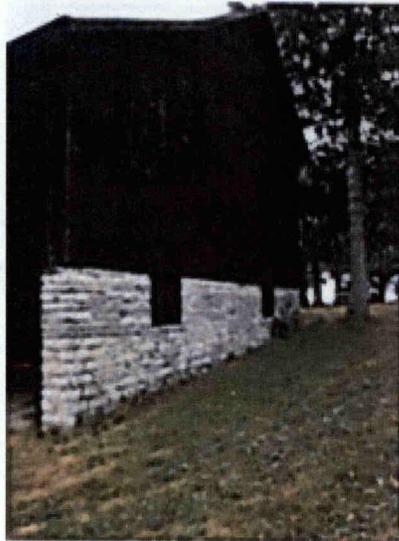


Wedding Venue Proposal

2019-04



Applicant's vision for venue



Applicant's vision for venue

WC Zoning Code Section 3.206.17

3.206.17 **Wedding Facility, Event Center:**

- (A) **Site Plan:** The application shall include a detailed site plan, description of all uses, an exhibit map showing the location and distance of the facility to single family and other housing types, and shall comply with the standards set forth under this section. All temporary structures such as tents, stages and dance floors shall abide by all setbacks, and their use area must be identified on the site plan. The application shall also include strategies to mitigate the noise impacts that would be generated by the facility. A parking analysis shall be provided at the time of submittal demonstrating that adequate parking is accounted for in the plans.

- (B) **Minimum Lot Size:**
 - (1) Residential Zoning Districts: Ten (10) acres
 - (2) Commercial Zoning Districts: Two (2) acres

- (C) **Minimum Setbacks from Residential:** All structures, parking lots, and outdoor use areas shall be a minimum of 100 feet from the property lines of all residential zoning districts and uses.

- (D) **Landscaping:** A landscaped buffer is required along the property boundaries adjacent to existing residential uses. The quantity of trees and landscaping required shall be equivalent to a Buffer Type D, and may require additional buffering based on the Approving Authority's evaluation of the design effectiveness of landscaping/structures to screen and mitigate negative visual impacts. The Approving Authority may require additional buffers along property boundaries other than those of existing residential uses.

3.206.17 Cont.

- (E) **Design**: The use will be designed, constructed, operated and maintained so as to be harmonious and appropriate with the prevailing existing or intended character of the general vicinity.
- (F) **Maximum Occupancy**: The primary event facility shall not exceed 300 persons for conditional use allowance within residential districts. There shall be no maximum occupancy in commercial districts.
- (G) **Event Duration**: The duration of an event shall not exceed 12 hours per day, and the hours of operation shall be set by the Approving Authority.
- (H) **Sounds**: There shall be no outside amplified music – except for music performed during a wedding ceremony for conditional use allowance within residential districts. This provision does not apply within commercial districts.
- (I) **Signage and Lighting**: All signage shall comply with Article 3, Chapter 6 and all lighting shall comply with Article 3, Chapter 5 of the Warren County Rural Zoning Code.
- (J) **Operations**: Events may occur entirely within a structure, outside of a structure, or both inside and outside a structure.

3.206.17 Cont.

- (K) **Fire and EMS:** Adequate ingress and egress and circulation for emergency vehicles, and other factors to ensure public safety, to the satisfaction of the Township Fire Department.

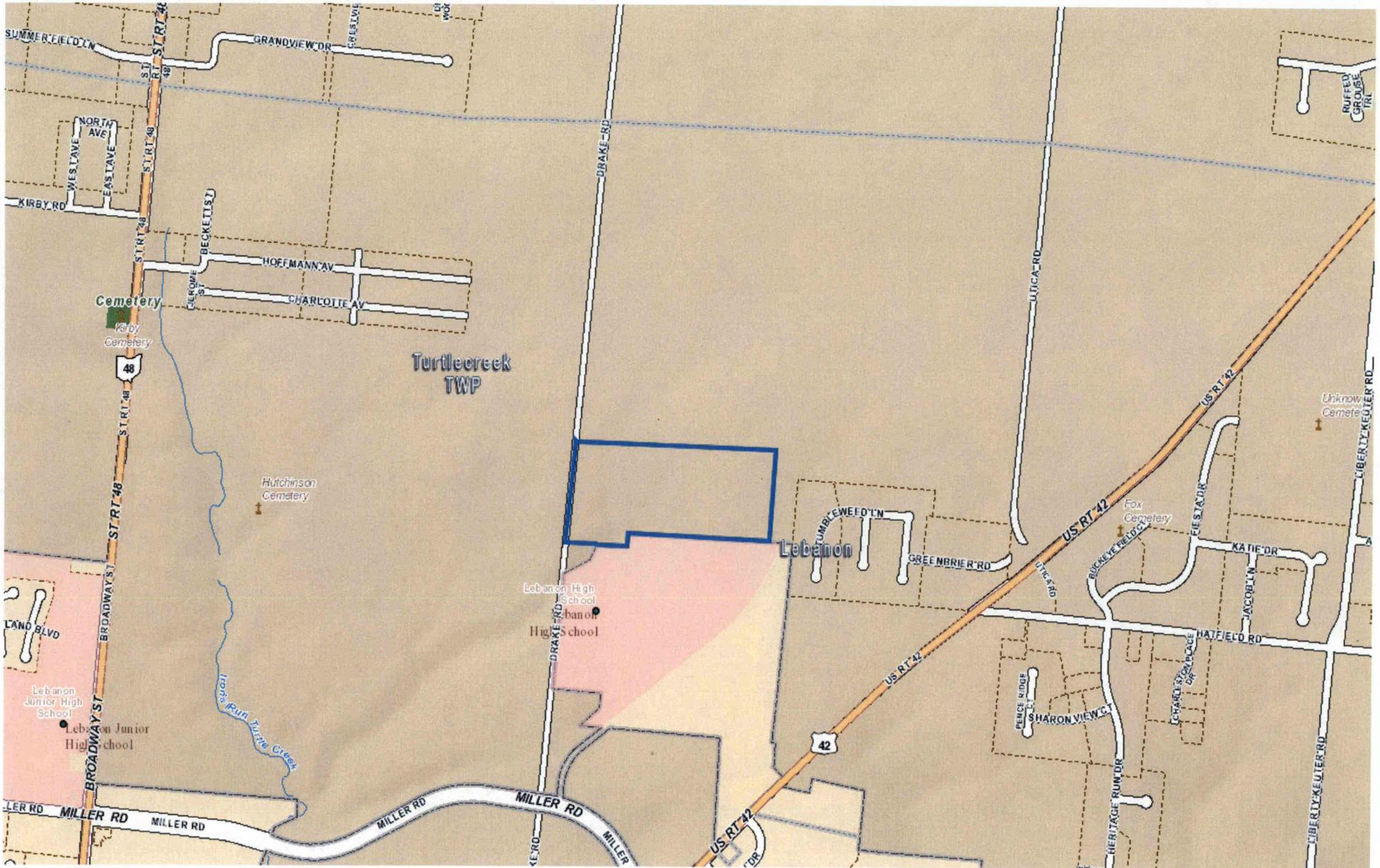
- (L) **Traffic Circulation:** The use shall be conditional upon the approval of the following by the Warren County Engineer's Office:
 - (1) Access conforming to the Warren County Engineer's Office access management regulations.

 - (2) Site design that ensures the orderly and safe arrival, parking, and departure of all vehicles.

 - (3) A traffic impact study, if deemed necessary by the Warren County Engineer's Office.

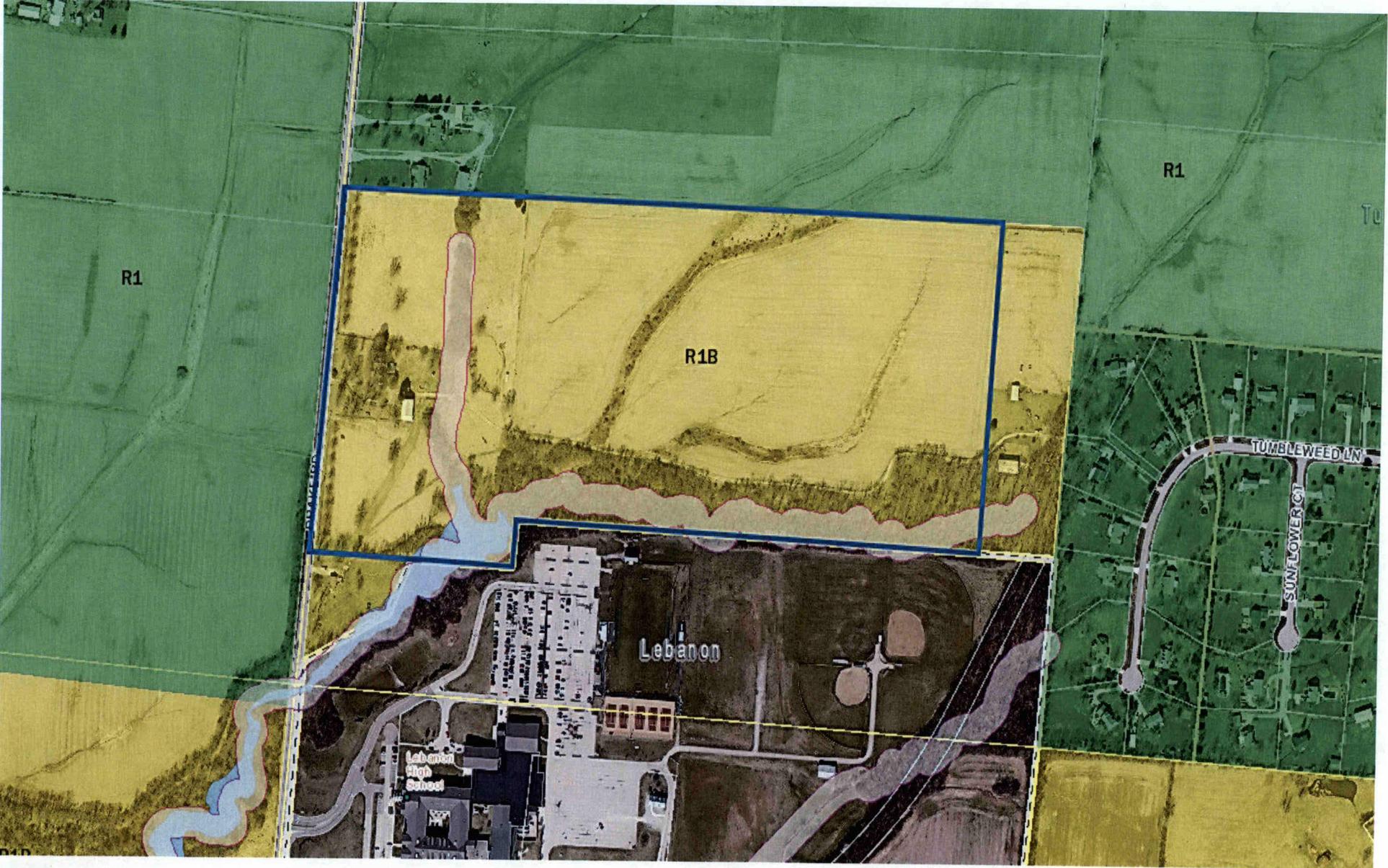
Vicinity Map

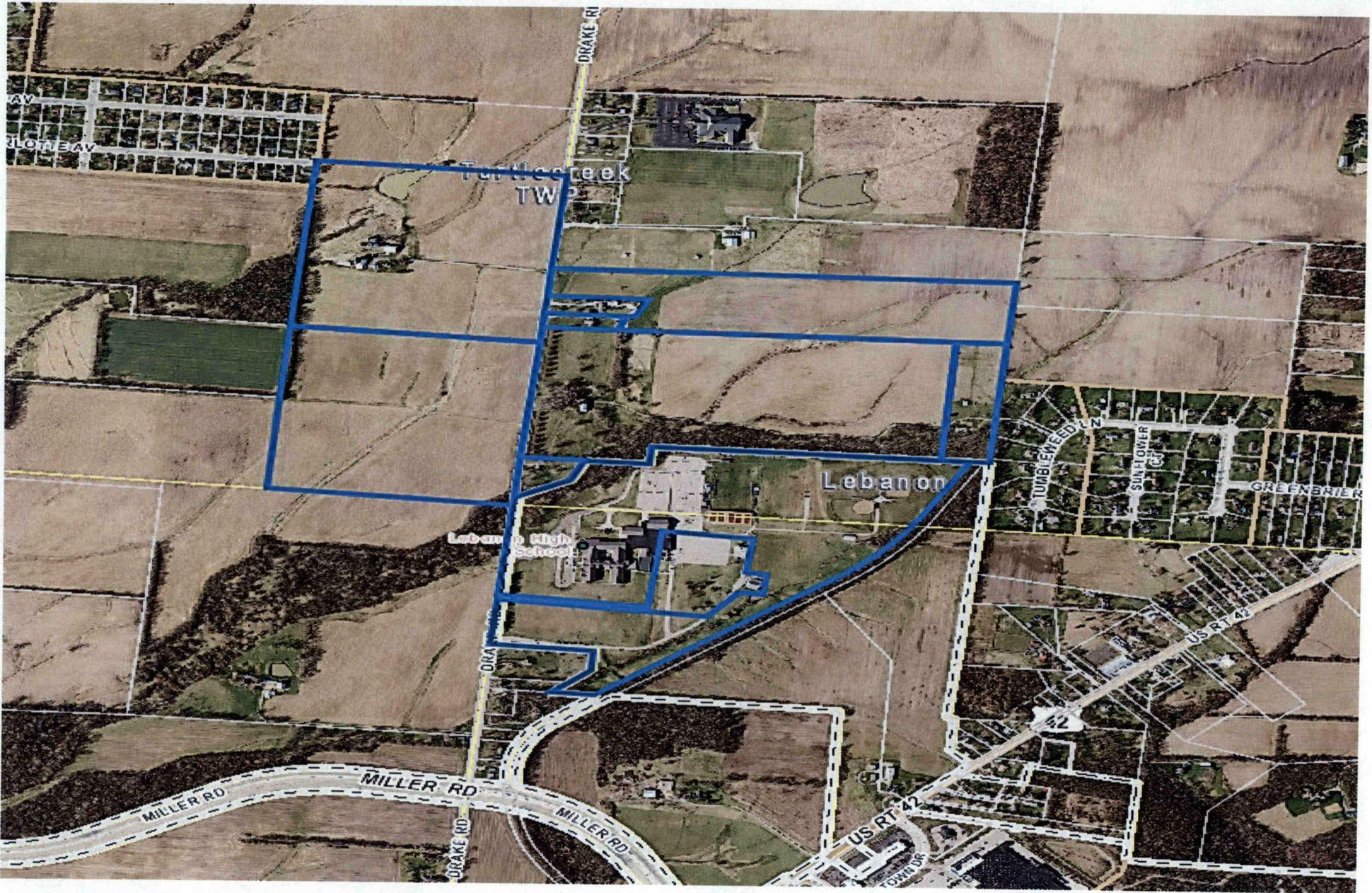
2019-04



Zoning & Flood Map

2019-04





Notification Map

2019-04

Legend

- County Boundaries
- Political Subdivisions
- Parcels
- Lakes and Rivers
- Municipalities

Future Land Uses

- Agricultural-Rural Residential
- Commercial
- Industrial
- Mixed-Use Neighborhood
- Multi-Family Residential
- Office
- Protection Area

Public-Semi-Public

- Parks and Recreational-Open Space
- Single Family Residential

Deerfield Township Character Areas

- Low Density Rural Neighborhoods
- Medium Density Rural Neighborhoods
- Neighborhood Mixed Use
- Neighborhoods

Office Park

- Regional Highway Commercial
- Town Center Mixed Use

Clearcreek Township Additional Uses

- Township Residential

Hamilton Township Additional Uses

- Rural Residential
- Single Family Residential

Salem Township Additional Uses

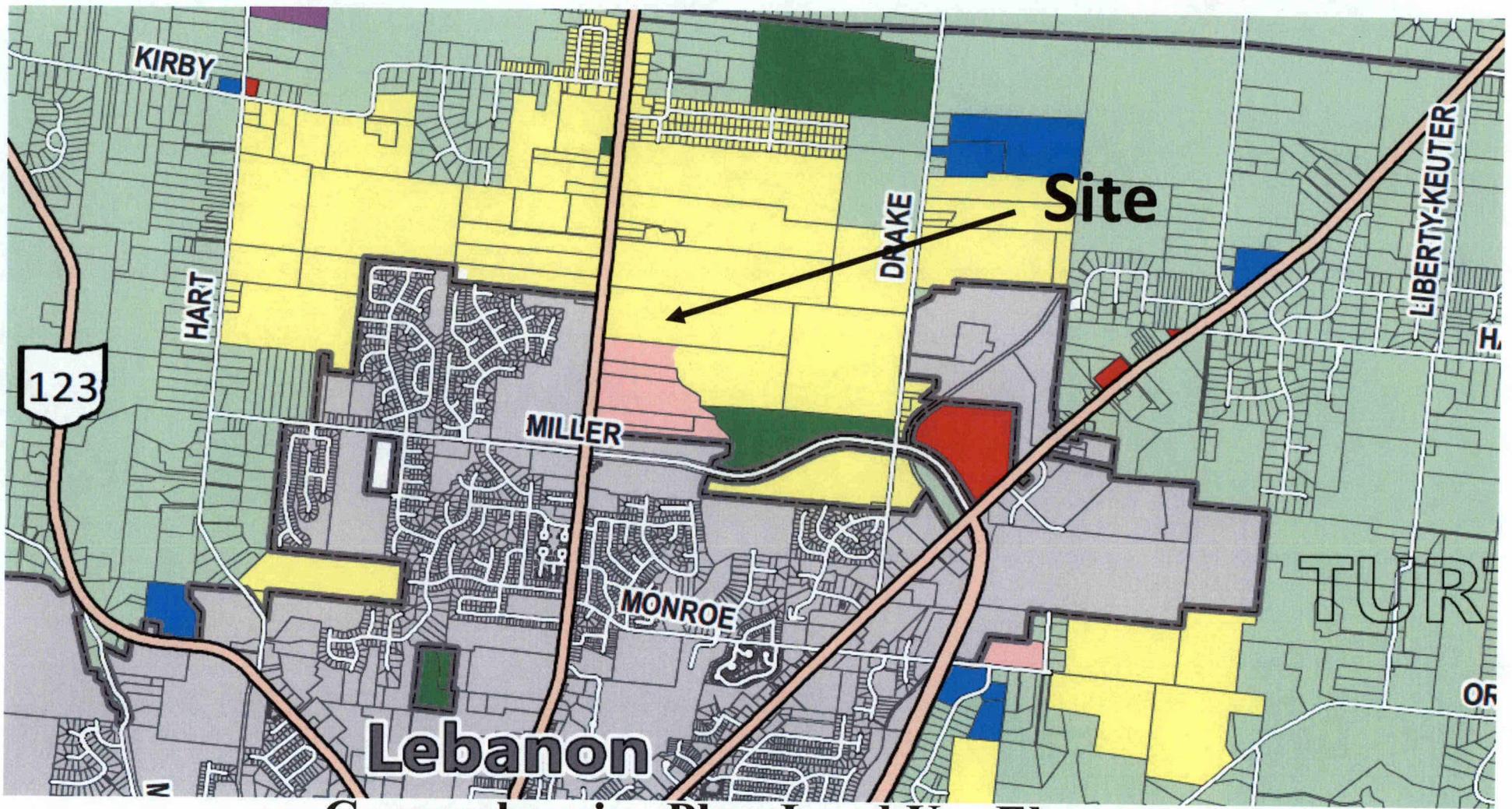
- Mixed Use Light Industrial/Office
- Mixed Use

Union Township Additional Uses

- Low Density Residential

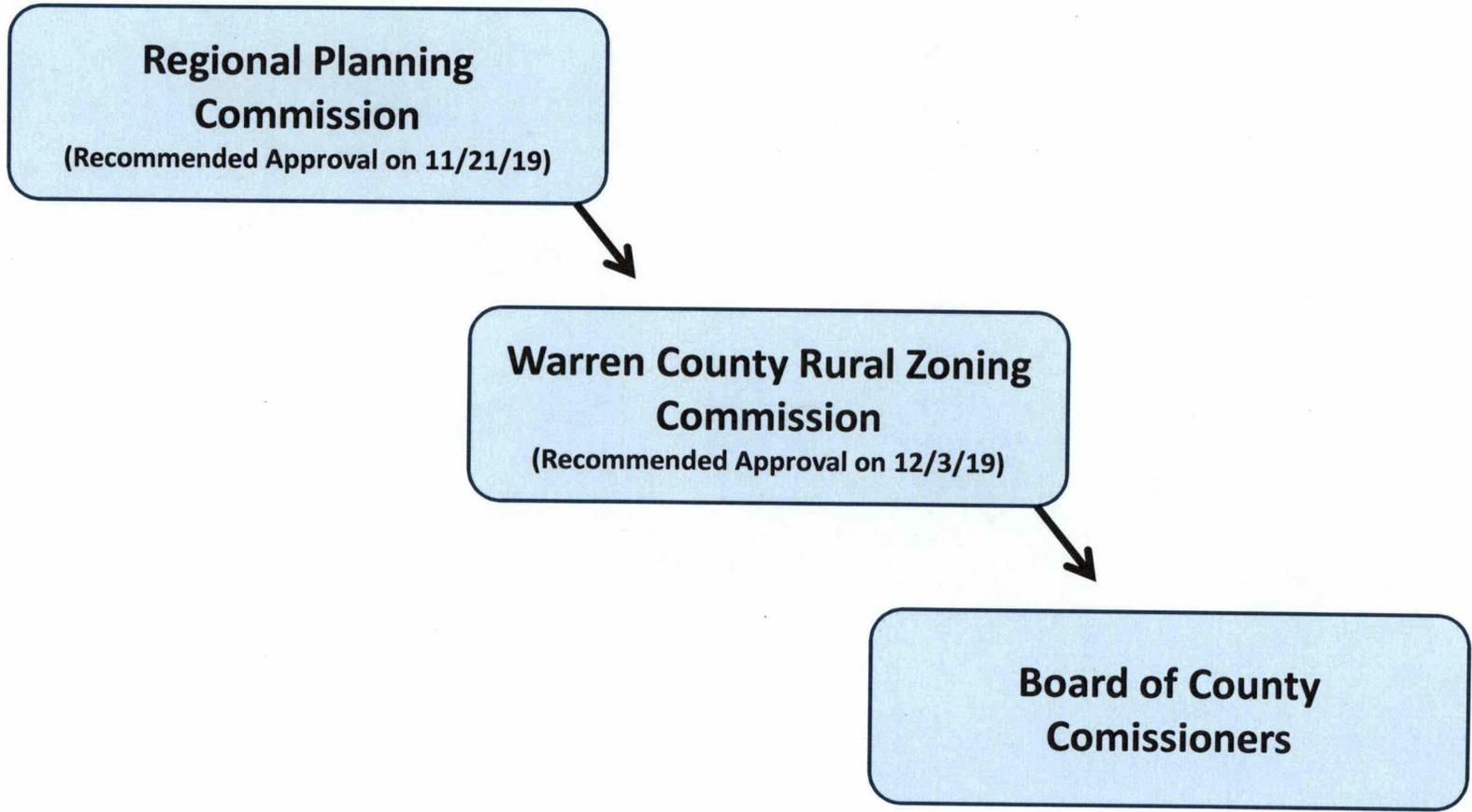
Wayne Township Additional Uses

- Mixed Use Commercial/Industrial
- Mixed Use Residential



Lebanon Comprehensive Plan-Land Use Element

Rezoning Process



Warren County Regional Planning Commission Recommendation:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Warren County Rural Zoning Code which is in effect at the time of issuance of any Zoning Permit so long as the underlining district provisions do not conflict with the intent of the PUD, the Warren County Subdivision Regulations, and the PUD Stage 1 approval conditions.
3. Compliance with the standards for wedding and event facilities outlined in section: 3.206.17 of the Warren County Rural Zoning Code.
4. The applicant submits a stormwater management plan approved by the Warren County Engineer's Office prior to PUD Stage 3.
5. Submit a detailed site plan showing the amount of parking, lighting, and signage at PUD Stage 2.
6. Landscaping shall be proposed and approved at Stage 2 Preliminary Site Plan.
7. The public roadway design receives approval by the Warren County Engineer's Office prior to the approval of PUD Stage 3. The Engineer's Office shall determine if a traffic impact analysis is necessary. If a traffic impact analysis is required, it shall be done prior to PUD Stage 3.
8. The 10 acre subject parcel is subdivided from the parent tract (09263000230) prior to PUD Stage 2 and the PUD Zoning applies to only the 10 acre tract.

ANY
QUESTIONS?

