



**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

GENERAL SESSION AGENDA

August 27, 2024

- #1** *Clerk—General*
- #2** **9:00** *ADMINISTRATIVE HEARING— RDJ PUD Stage 2 in Union Township*
- #3** **9:15** *Executive Session—Personnel Matters to Consider the Dismissal or Discipline of a Public Employee Pursuant to ORC 121.22(G)(1)*
- #4** **9:30** *Executive Session— Pending Litigation with Legal Counsel Present Pursuant to ORC 121.22(G)(3)*

The Board of Commissioners' public meetings can now be streamed live at [Warren County Board of Commissioners - YouTube](#)

APPROVING REQUISITIONS AND AUTHORIZING THE COUNTY ADMINISTRATOR
TO SIGN DOCUMENTS RELATIVE THERETO

BE IT RESOLVED, to approve requisitions as listed in the attached document and authorize Martin Russell, County Administrator, to sign on behalf of this Board of County Commissioners.

M. moved for adoption of the foregoing resolution being seconded by M. Upon call of the roll, the following vote resulted:

M
M
M

Resolution adopted this day of 2024.

BOARD OF COUNTY COMMISSIONERS

Krystal Powell, Clerk

/kp

cc:

Commissioners' file

REQUISITIONS

Department	Vendor Name	Description	Amount
WAT	POLARIS SALES INC	WAT POLARIS RANGER XD 1500 NOR	\$ 43,783.68 *vehicle/ state contract
ENG	W C STOREY & SON INC	ENG. FUEL TANKS DIESEL/UNLEADE	\$ 49,805.89 *capital purchase/ resolution in packet
TEL	BUCKEYE POWER SALES CO INC	TEL BUCKEYE POWER SALES PLANNE	\$ 9,400.00 *contract in packet
ENG	ZORESCO EQUIPMENT COMPANY	ENG FURNISH AND INSTALL NEW DU	\$ 16,002.00 *capital purchase/ obtained 3 quotes
ENG	CRONIN FORD NORTH	ENG. TWO F550 TRUCKS FOR THE H	\$ 236,750.00 *vehicles/ bid project

PO CHANGE ORDERS

Department	Vendor Name	Description	Amount
ENG	FORD DEVLPMNT CORP	ENG ROACH COZZ BRDG PROJ	\$1,967.00 *increase
WAT	BUILDING CRAFTS INC	WAT RAR WWTP SOFTENING PROJ	\$ 5,471.00 *decrease

8/27/24 APPROVED:

Martin Russell, County Administrator

CONSENT AGENDA*

August 27, 2024

PERSONNEL

1. *Hire Shelia Speaks as Protective Services Caseworker I and Hannah Patton as Assessment/ Investigative Caseworker I within Children Services and Matthew Mumma as EMA Specialist within Emergency Services*
2. *Approve end of 365- day probationary period and pay increase for Heather Glardon within Human Services and Jordan Snyder within Telecommunications*
3. *Approve wage reclassification of Sara Roberts within OhioMeansJobs Warren County and Sara Smith, Anna White, Alex Stern, and Courtney Wilson within Human Services*

GENERAL

4. *Create rates and charges for the County Storm Water Management District 1*
5. *Approve Notice of Intent to Award Bid to W.E. Smith Construction for the 2024 Hamilton Road Drilled Pier Wall Project*
6. *Award bid to Cronin Ford North of Middletown for the purchase of 2 Ford F550 4x4 Super Duty trucks*
7. *Advertise for bids for the Purchase of 2 Handicap Upfit 2024 Chrysler Voyager LX Vans and 2 Standard 2024 Chrysler Voyager LX Vans for Warren County Transit Service*
8. *Approve subgrant agreement on behalf of Warren County Drug Task Force*
9. *Approve Change Order No. 1 to the contract with Ford Development Corp. for the Roachester Cozaddale Road Bridge Rehabilitation Project*
10. *Accept quote from W.C. Storey and Sons on behalf of the Engineer*
11. *Enter into agreement with Calypso Café and Bakery on behalf of OhioMeansJobs Warren County*
12. *Accept quote from Buckeye Power Sales Inc. on behalf of Telecommunications*
13. *Approve Change Order No. 7 to the contract with Building Crafts Inc. for the RAR Water Treatment Plant Membrane Softening Upgrades Project*
14. *Acknowledge payment of bills*
15. *Approve performance bond agreements for Greentree Meadows in Turtlecreek Township*
16. *Approve various final plats*

FINANCIALS

17. *Approve a supplemental appropriation into Commissioners' 11011111*
18. *Approve appropriation adjustments within Telecommunications, Water Revenue, and Sewer Revenue*

**Please contact the Commissioners' Office at (513) 695-1250 for additional information or questions on any of the items listed on the Consent Agenda*



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Jen Haney Conover DEPARTMENT: Records Center

*POSITION: Director DATE: 8/21/2024

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:

ODNFest - explanation of the importance of digital preservation in the lifecycle of digital collections, share insights from establishing a statewide digital preservation network

LOCATION:

State Library of Ohio, 274 E 1 st Ave, Columbus, OH 43201

DATE(S): October 3rd

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: N/A

ESTIMATED COST OF TRIP: \$125 (mileage and cost of meeting)

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

Jen Haney Conover Director 8/23/2024
Signature Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

RECEIVED
BOARD OF COMMISSIONERS
AUG 21 AM 9:38

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:



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*NAME OF ATTENDEE: Laura Schnecker DEPARTMENT: Probate-Juvenile Court

*POSITION: Court Administrator DATE: 8/19/24

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

- ASSOCIATION MEETING
- CONVENTION
- ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
- TRAINING MORE THAN 250 MILES

PURPOSE:

Ohio Association for Court Administration Fall Conference

LOCATION:

100 Green Meadows Drive South Lewis Center, Ohio 43035

DATE(S): OCT 9-11, 2024

TYPE OF TRAVEL: (Check one)

- AIRLINE
- STAFF CAR
- PRIVATE VEHICLE
- OTHER

LODGING:

Nationwide Hotel & Conference Center 100 Green Meadows Drive S. Lewis Center, Ohio 43035

ESTIMATED COST OF TRIP: \$375 + \$304 + \$94 = \$773

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

[Signature] / Judge 8-19-24
 Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

 Commissioner Date

 Commissioner Date

 Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

[Empty box for listing additional attendees]



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*NAME OF ATTENDEE: James Doddy DEPARTMENT: Sheriff's Office

*POSITION: Sergeant DATE: 8/16/24

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:
Attend training related to job duties

LOCATION:
Kansas City, MO

DATE(S): 9/10/24-9/11/24

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Marriott Kansas City

ESTIMATED COST OF TRIP: \$340

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

Sam Sheriff 08/19/2024
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

Scott Williams

MO-2011-1100-0000-0

MO-2011-1100-0000-0



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

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*NAME OF ATTENDEE: Nick Zimmerman DEPARTMENT: Water & Sewer

*POSITION: Chief Water Operator DATE: 8/19/24

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:

Webinar training for contact hour to maintain Class III Water Supply Certificate.

LOCATION:

Webinar/Online

DATE(S): 8/29/2024 & 9/26/2024

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: N/A

ESTIMATED COST OF TRIP: ~~***~~ \$400

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

Amy Brugh 8/19/24
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

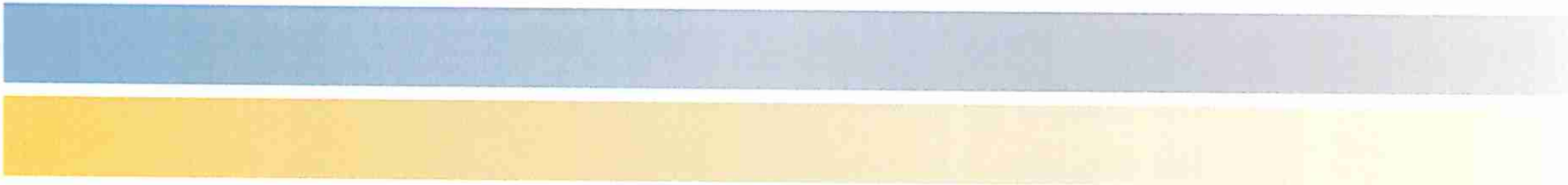
Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

2025 AUG 21 PM 2:05



RDJ Community PUD Stage 2

Union Township

Prepared for the Board of County Commissioners

Date: August 27, 2024

PUD Stage 2 Process

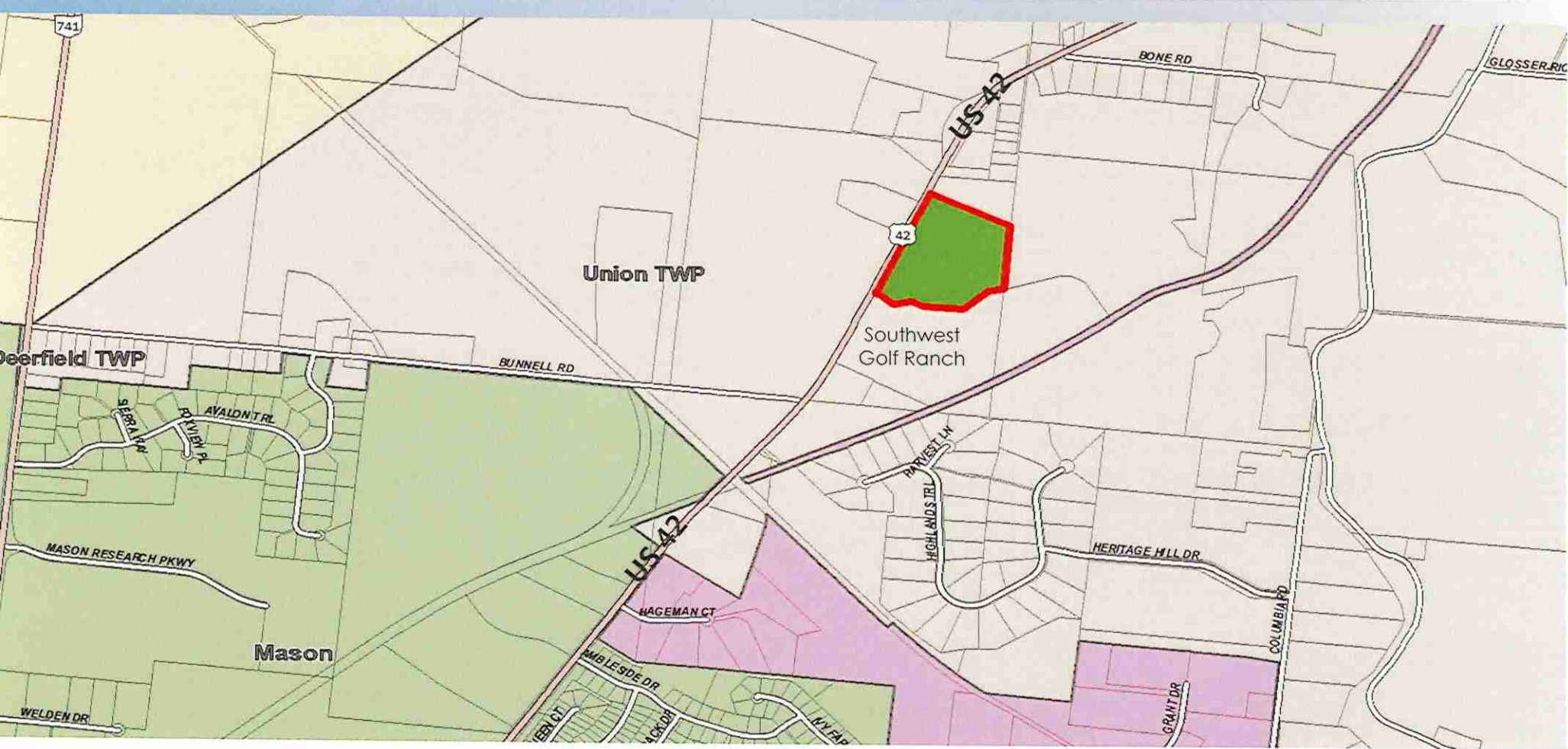


The development received revised PUD Stage 1 approval on June 7th, 2022.

Project Overview

Property Owner	RDJ Holdings LLC
Site Location	2752 S. US 42, Lebanon, OH 45306
Site Area	19.971 Acres
Zoning	B-2 PUD Community Commercial Business
Current Use	Metal Fabrication / Welding Shop
Wastewater	On-site

Vicinity Map

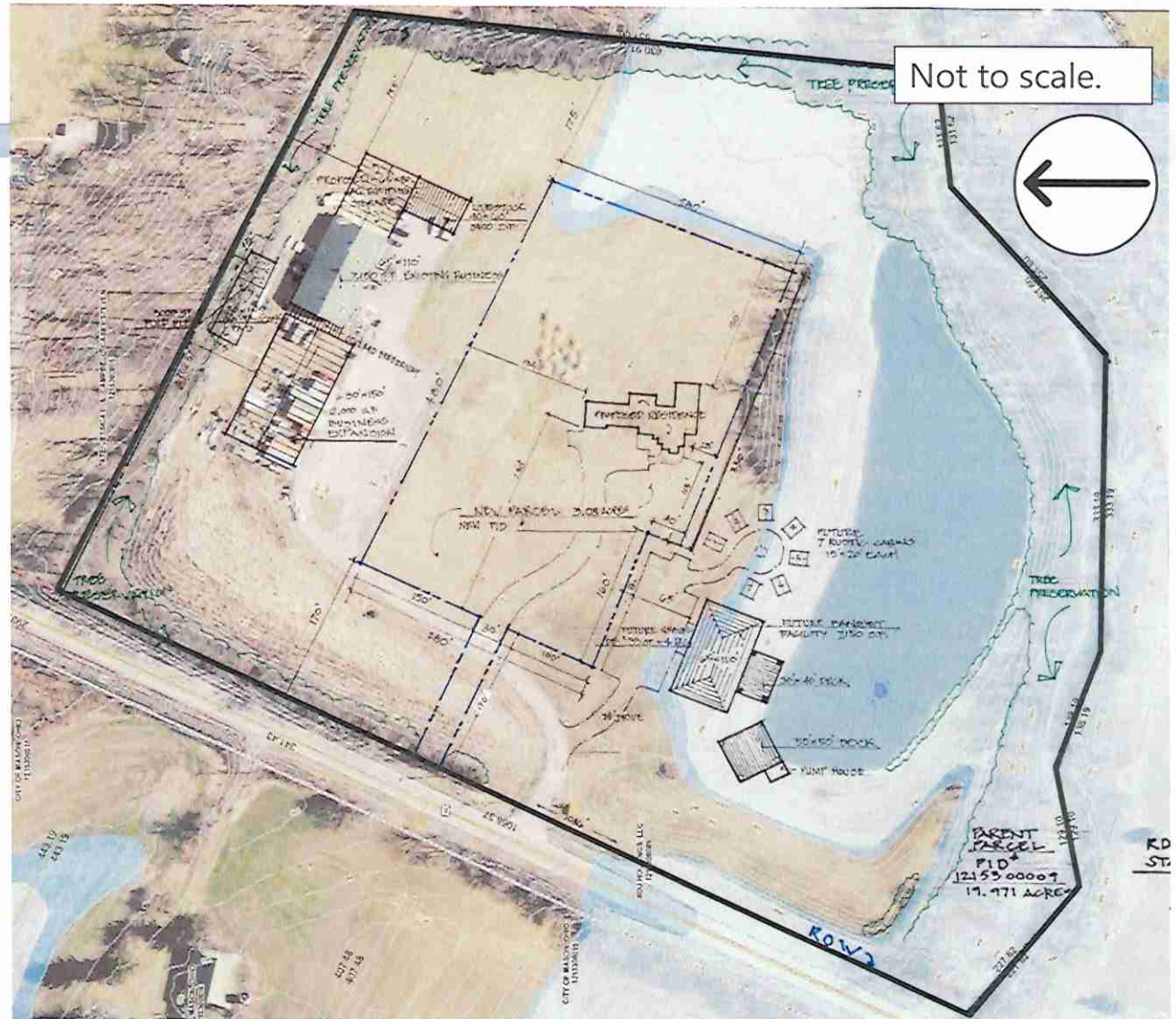


Aerial



Proposal

1. Metal Fabrication / Welding Shop
 - a. 12,000 S.F Business Expansion
 - b. 3,000 S.F Pole Building
2. Wedding / Event Center
 - a. 7,150 S.F Banquet Facility
 - b. 1,200 S.F Deck
 - c. 2,500 S.F Dock (w/ attached Pump House)
 - d. Seven (7) 300 S.F. Rustic Cabins
3. Agricultural Storage Facility
 - a. 5,200 S.F. Agricultural Equipment Storage
 - b. 2,400 Livestock Building
4. Proposed Residence



Proposal

1. Metal Fabrication / Welding Shop

- a. 12,000 S.F Business Expansion
- b. 3,000 S.F Pole Building

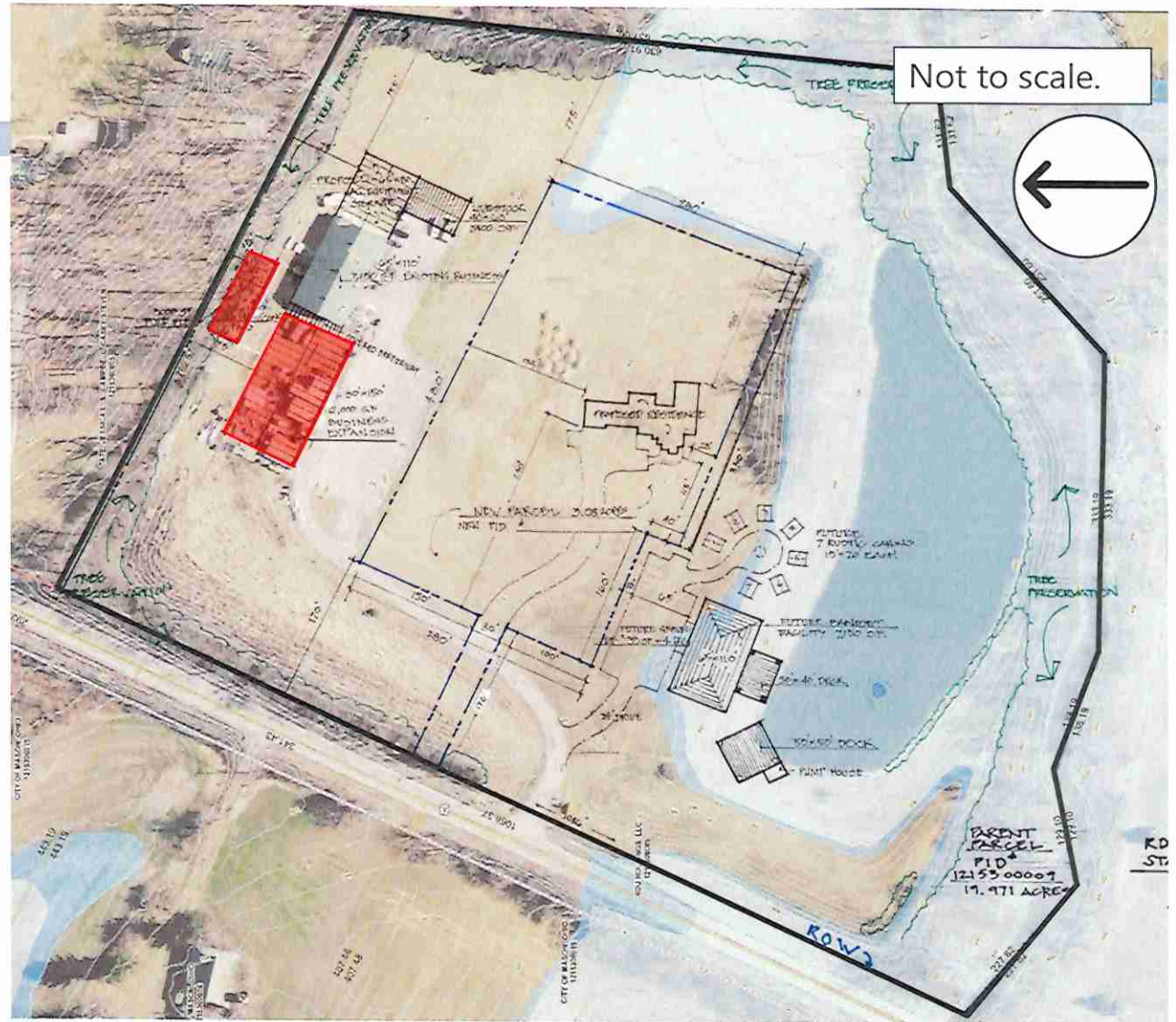
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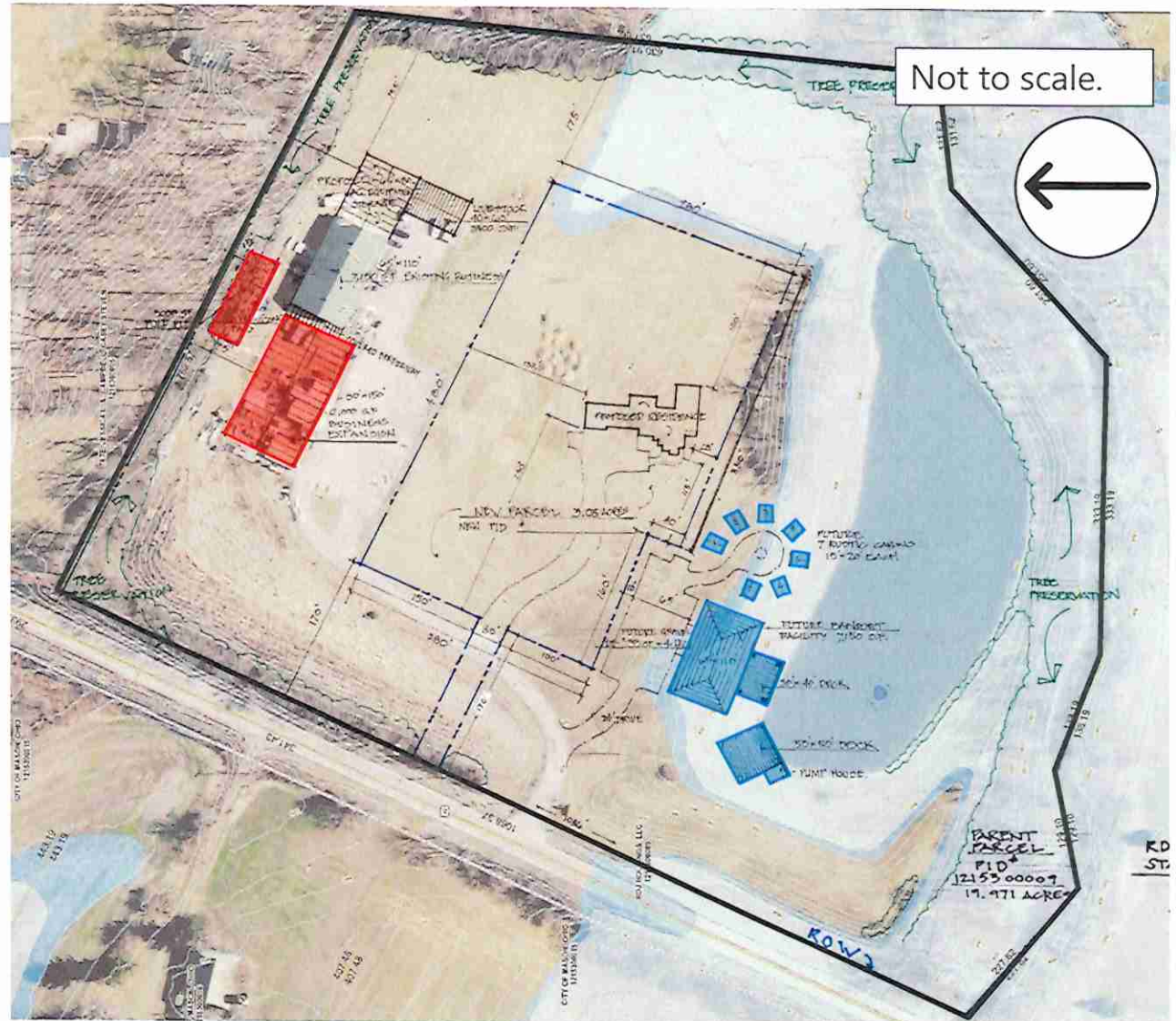
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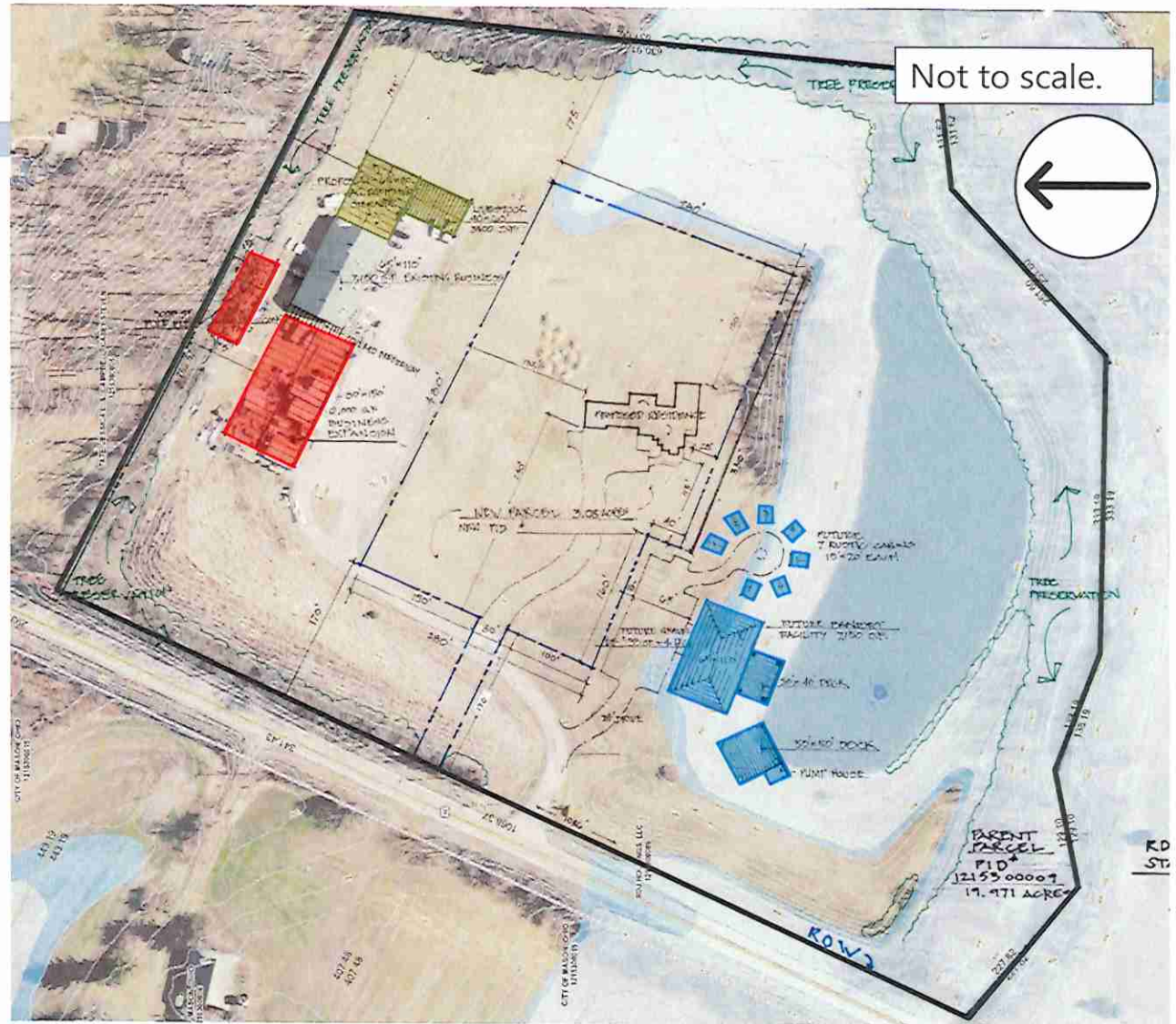
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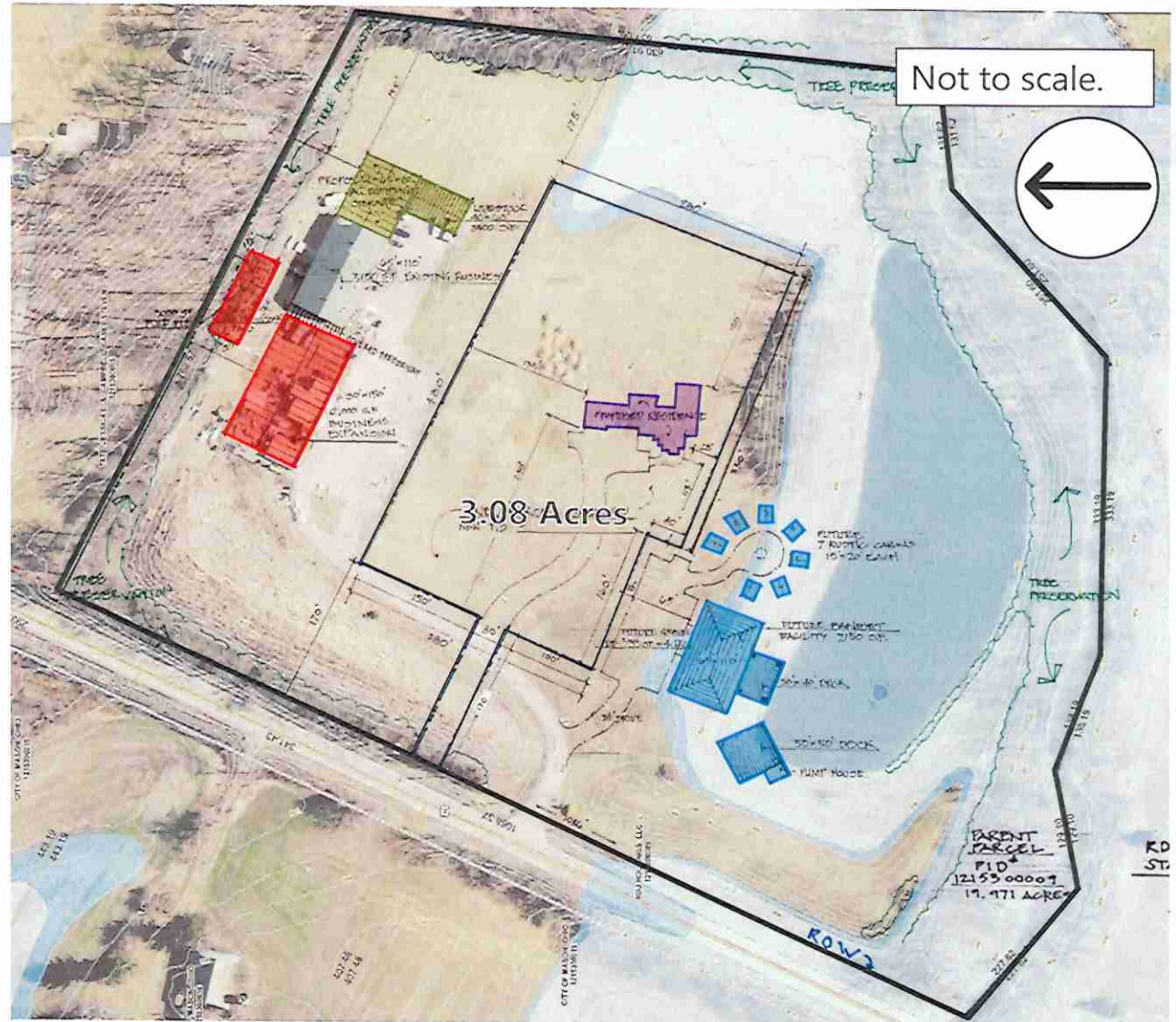
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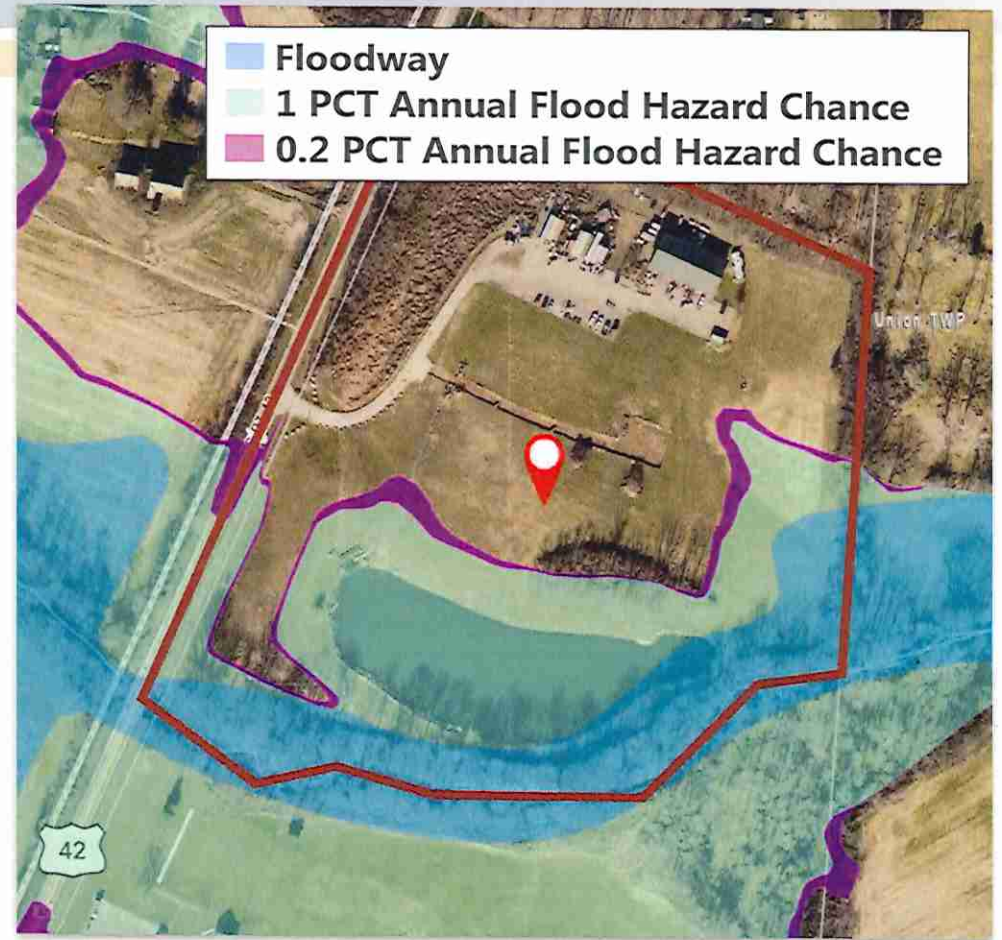
4. Proposed Residence



Zoning

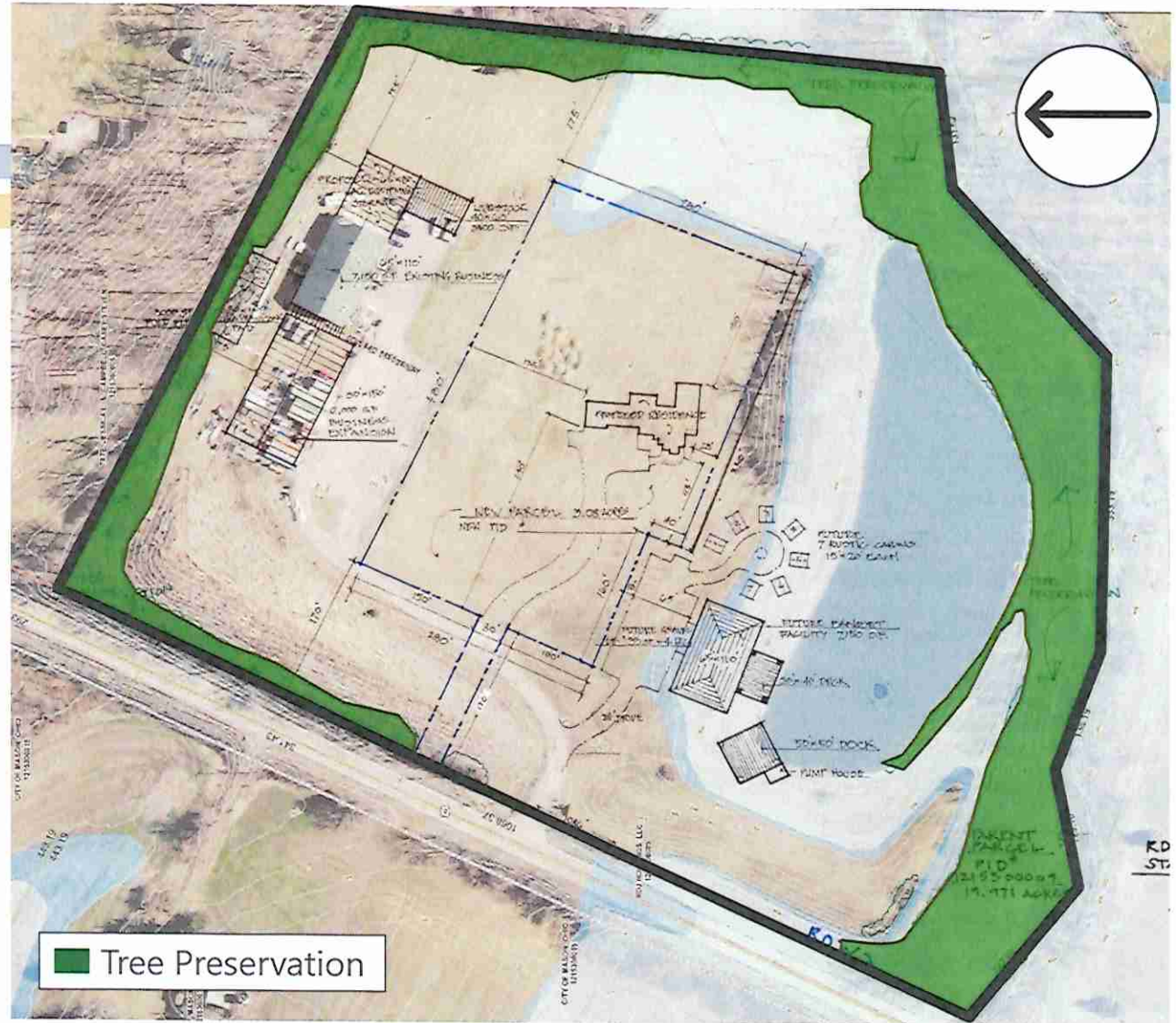


Environmental Features



Buffers

- Tree preservation along the subject site boundaries identified on Site Plan
- No additional buffers or landscaping are proposed



Staff Recommendation

Staff recommends approval of the **RDJ Community PUD Stage 2** to the Warren County Board of Commissioners, subject to the following conditions:

1. All plans and proposals from the applicant shall be made conditions of approval unless modified by one of the following conditions.
2. Compliance with the Warren County Subdivision Regulations, the Warren County Zoning Code, the Warren County Thoroughfare Plan, and the PUD Stage 1 conditions of approval (Resolution# 22-0843).
3. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. Prior to construction, an Earth Disturbing permit must be obtained from the Warren County Soil and Water Conservation District if more than an acre of disturbance is planned. The applicant shall work with the Warren County Floodplain Administrator regarding flood zones located on the property, and to determine if permitting is required.

Staff Recommendation

4. Prior to PUD Stage 3, the applicant shall work with the Warren County Soil and Water Conservation District, concerning the location of rustic cabins located within the flood fringe. All structures located within the flood fringe shall receive the Warren County Soil & Water Conservation District Administrator's (Warren County Floodplain Administrator) approval.
5. That Resolution # 22-0843, Condition #9, is interpreted to mean either of the following:
 - a. Prior to PUD Stage 3, the applicant shall submit a revised site plan illustrating the cabins located outside of the floodplain; or
 - b. Prior to PUD Stage 3, the applicant shall submit a revised site plan illustrating the cabins elevated above the base flood elevation.
6. Prior to PUD Stage 3 approval for non-residential uses, the applicant submits a stormwater management plan approved by the Warren County Engineer's Office.

Staff Recommendation


- 7. The applicant shall contact the Ohio Department of Transportation (ODOT) for review and to determine if a traffic impact analysis is necessary. If a traffic impact analysis is required, the analysis shall be conducted prior to approval of PUD Stage 3. The site's internal vehicular circulation shall be reviewed and approved by the Warren County Engineer's Office prior to the approval of PUD Stage 3.**
8. At Alternative Plat review, the applicant shall dedicate the required right-of-way, in accordance with the Warren County Thoroughfare Plan.
9. Water facilities shall comply with the Warren County Water & Sewer Department standards, and any improvements deemed necessary by the Warren County Water & Sewer Department shall be installed by the developer.

Staff Recommendation

10. On-site septic systems shall be reviewed and approved for each use by the Warren County Health Department / Ohio EPA. If it is determined that the venue will generate more than 1,000 gallons of wastewater per day, the Ohio EPA will have jurisdiction to review the septic system. The developer shall comply with the Warren County Health Department regulations and standards regarding on-site septic systems and comply with the minimum setback distances for septic systems from detention basins.
- 11. All welding shall be performed and conducted inside of the building. All materials and storage pertaining to the welding shop use shall be kept inside a building or screened from view of persons on contiguous property or persons using public right-of-way.**
12. The addition of agricultural structures and uses to the subject site constitutes a revised Site Plan review.

Staff Recommendation

13. Prior to PUD Stage 3, the applicant shall submit an updated Site Plan, in compliance with the WCRZC 1.303, identifying:
 - a. Building height;
 - b. Building elevations for the business expansion, proposed residence, future banquet facility, and cabins;
 - c. Parking location and dimensions of each parking space, and ensure that the site plan illustrates the required number of parking spaces for each use as determined in the WCRZC Table 3.307-1;
 - d. Location and dimensions of all existing and proposed easements;
 - e. Proposed landscaping and location (as applicable);
 - f. Location of the septic system(s), and leach fields;
 - g. The typical cross-section for the private driveway, and width of drive lanes; and
 - h. A driveway apron located along State Route 42, in accordance with the Warren County Rural Zoning Code, Figure 3.311-2.

Two horizontal bars are positioned at the top of the slide. The upper bar is light blue and the lower bar is yellow, both with a slight gradient and fading to the right.

Backup Slides

PUD Stage 1 – Resolution #22-0843

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 as approved by the Board of County Commissioners.
3. Compliance with the standards for Wedding and Event standards outlined in section: 3.206.17 of the Warren County Rural Zoning Code. The Wedding and Event Facility is allowed as a permitted use subject to site plan review by the Board of County Commissioners.
4. Compliance with the standards of B1 zoning of section 2.205 of the Warren County Rural Zoning Code.
5. Prior to PUD Stage 3 approval for non-residential uses, the applicant submits a stormwater management plan approved by the Warren County Engineer's Office.

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

Resolution 22-0843 Meeting Date June 7, 2022

APPROVE REZONING APPLICATION OF RHY HOLDINGS LLC (CASE #2022-044) TO REZONE APPROXIMATELY 19471 ACRES IN UNION TOWNSHIP FROM "B1 PUD" TO NEIGHBORHOOD COMMERCIAL BUSINESS "B1" AS A PLANNED UNIT DEVELOPMENT TO ALLOW ALLOWABLE USES.

WHEREAS, the Board met this 7th day of June 2022, for the public hearing to consider the rezoning application of RHY Holdings LLC, owner of record Case #2022-044, to rezone approximately 19,471 (Nineteen Thousand, Four Hundred and Seventy One) Acres in Union Township from Neighborhood Commercial Business "B1" as a Planned Unit Development to Neighborhood Commercial Business "B1" as a Planned Unit Development to allow the current allowable uses under the new rezoning; and

WHEREAS, the Board has considered the recommendation of the Regional Planning Commission Executive Committee, the decision of the Warren County Rural Zoning Commission and all those present during its work in favor of its rezoning as such application; and

NOW THEREFORE BE IT RESOLVED, to approve the rezoning application of RHY Holdings LLC to rezone 19,471 acres in Union Township to Neighborhood Commercial Business "B1" with a planned unit development subject to the following conditions and attached development standards:

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 as approved by the Board of County Commissioners.
3. Compliance with the standards for wedding and event facility outlined in section 3.206.17 of the Warren County Rural Zoning Code. The Wedding and Event Facility is allowed as a permitted use subject to site plan review by the Board of County Commissioners.
4. Compliance with the standards of B1 zoning of section 2.205 of the Warren County Rural Zoning Code.
5. Prior to PUD Stage 3 approval for non-residential uses, the applicant submits a stormwater management plan approved by the Warren County Engineer's Office.
6. The Engineer's Office shall determine if a public impact analysis is required and what was recommended. If a public impact analysis is required, it shall be done prior to PUD Stage 3.
7. Prior to PUD Stage 3 approval for non-residential uses, the applicant submits a detailed site plan showing the amount of parking, stormwater, signage, and landscaping.
8. One (1) single-family dwelling may be allowed. The single-family use shall be developed in compliance with the development standards found in the Warren County Rural Zoning Code for B1 Zoning.

RESOLUTION #22-0843
JUNE 7, 2022
PAGE 2

Prior to PUD Stage 3 approval for the subject, the applicant submits a revised site plan (showing the subject lot(s) home) for review by the Board.

Minutes request for addition of the foregoing resolutions being seconded by Mr. Young. I move call of the roll, the following were present:

Mr. Dickinson - yes
Mr. Young - yes
Mr. Jones - yes

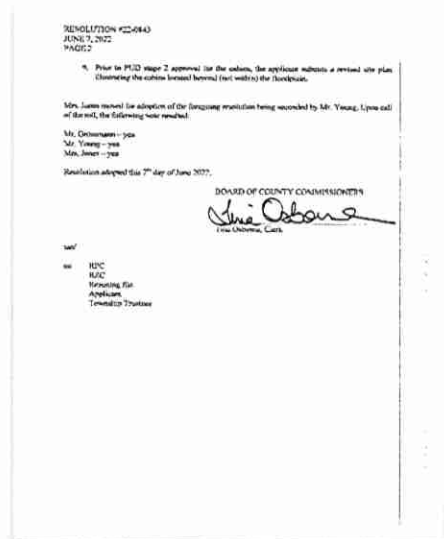
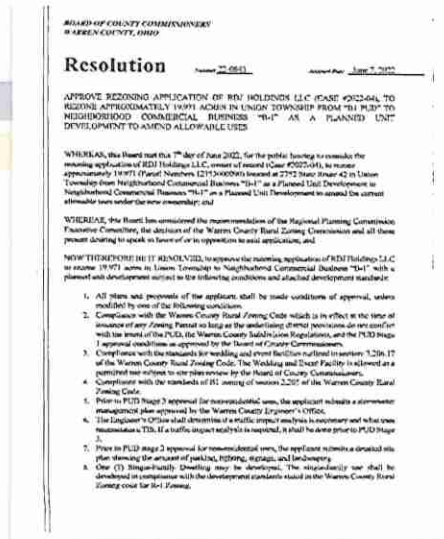
Resolution adopted this 7th day of June 2022.

BOARD OF COUNTY COMMISSIONERS
Shirley Johnson
Shirley Johnson, Clerk

W/ or
KPC
RAC
Planning Dir
Appellan
Township Trustee

PUD Stage 1 – Resolution #22-0843

6. The Engineer's Office shall determine if a traffic impact analysis is necessary and what uses necessitates a TIS. If a traffic impact analysis is required, it shall be done prior to PUD Stage 3.
7. Prior to PUD Stage 2 approval for non-residential uses, the applicant submits a detailed site plan showing the amount of parking, lighting, signage and landscaping.
8. One (1) Single-Family Dwelling may be developed. The single-family use shall be developed in compliance with the development standards stated in the Warren County Rural Zoning Code R-1 Zoning.
9. **Prior to PUD Stage 2 approval for the cabins, the applicant submits a revised site plan illustrating the cabins located beyond (not within) the floodplain.**



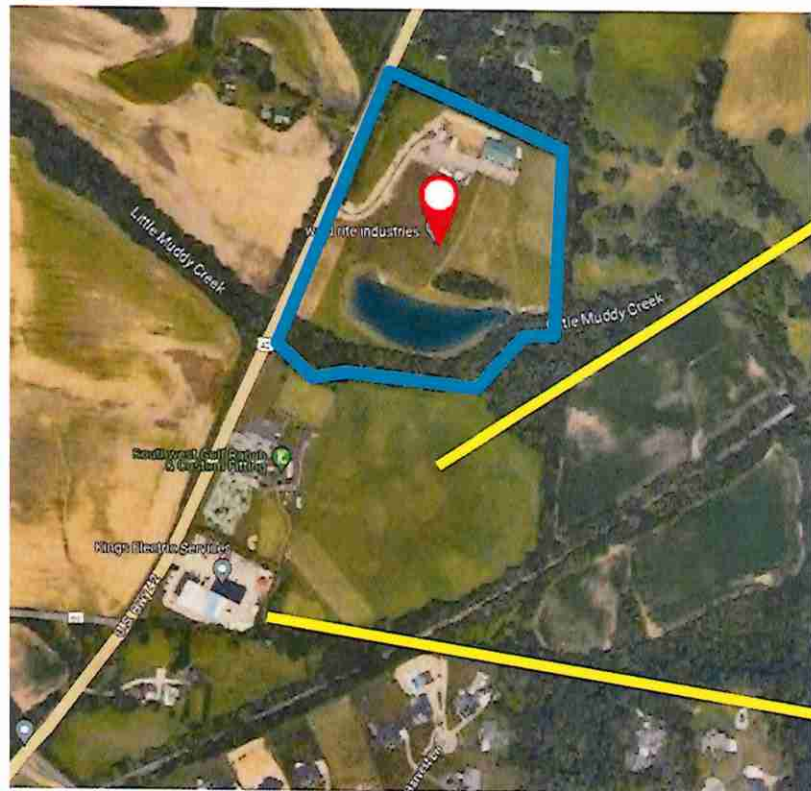
Nearby Non-Residential Uses



Southwest Golf Ranch



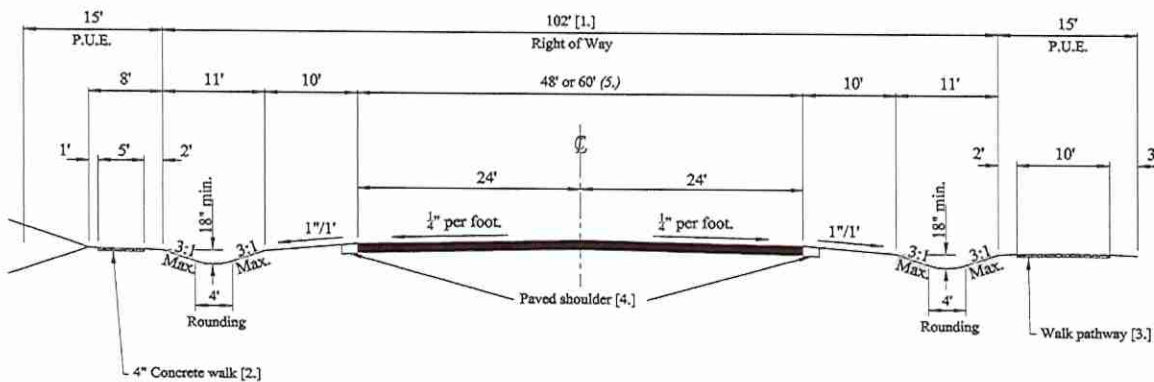
Kings Electric Services



WC Thoroughfare Plan

- 102' Right of Way required by the Thoroughfare Plan on Secondary Arterial Roads.
- Will be required to be dedicated if land is subdivided.

FIGURE A.3
Typical Section, Secondary Arterial - Rural



ODOT Comments

“Thank you for the information. **Once the property moves forward with the banquet facility and cabins, the property owners will need to provide ODOT with a traffic study base on what is being proposing for the property.** I will be the point of contact when they are ready.”

Cameron,

Thank you for the information. Once the property moves forward with the banquet facility and cabins, the property owners will need to provide ODOT with a traffic study base on what is being proposing for the property. I will be the point of contact when they are ready.

Thanks,

Dustin Williams
Transportation Technician
505 S. SR-741
Lebanon, OH 45036
D:513-933-6576 C:513-615-4033
Dustin.williams@dot.ohio.gov



Department of
Transportation

PUD Standards

Section 1 – General

The RDJ Community PUD is a 19.9ac Neighborhood Business (B-1) – Planned Unit Development in Union Township, Ohio. The standards of the Warren County Rural Zoning code and B-1 zoning district standards shall apply unless modified by one of the following sections.

Section 2 – Applicability

Development within the RDJ Community PUD shall be governed by these provisions and provisions of the Warren County Rural Zoning Codes, Warren County, OH, which are in effect at the time of issuance of a development permit.

Section 3 – Definition

Unless specified, the definition of all terms shall be the same as the definitions set forth in Warren County Zoning Resolution in effect at the time of the zoning permit application unless modified below.

1. **Cabin:** A small dwelling of 500 sq/ft or less, for temporary recreational use, often with limited amenities.
2. **Special Events:** Events conducted entirely within a temporary structure(s), including open-air tents that are on site for no longer than 4 consecutive days.

PUD Standards

Section 4 – Allowable Uses

Table 1.1 Allowable Uses

P = Permitted Use by Zoning Approval

S = A Permitted Use Subject to BOCC Approval of Site Plan Review

C = Conditional Uses Subject to BZA Approval and Site Plan Approval

Principal Use	Use Review
Single-Family Residential	P
Metal Fabrication/Welding Shop	S
Wedding/Event Center	S
Special Events (3 events per year or less)	P
Special Events (Greater than 3 events per year)	C
Cabins (8 cabins or less)	P
Cabins (Greater than eight cabins)	C

Accessory Uses	Use Review
Agricultural Storage Building	P
Livestock Shelter	P
Dock	P
Gazebo	P
Pump House	P
Open Space Uses.	P

PUD Standards

Section 5 – Prohibited Use: Uses not listed in Table 1.1 are prohibited.

Section 6 – Use Specific Standards

1. **Maximum Number of Single-Family Dwelling (Density):** One. Cabins shall not be computed in the calculation of density.
2. **Maximum Building Height:** 35 feet.

Section 7 – Setbacks and Buffers

- A. Property setbacks along State Route 42: 100 feet with existing berms and vegetation to remain.
 - B. Other property boundary setbacks. Min 50' with landscaping and existing vegetation maintained to a minimum level of buffer Type D. No fencing is required.
- A. Invasive plant species, noxious weeds, and dead/diseased vegetation may be removed.

Section 8 – Common Open Space

Common open spaces shall be set aside at a minimum of 30% of the total site. Open space uses may include gazebos, boat docks, trails, amphitheaters, and picnic shelters.

PUD Standards

Section 9 – Sidewalks, Pedestrian Connection and Facilities

- A. Sidewalks are not required along SR 42.
- B. Pedestrian Connections to SR 42 from Proposed and exiting buildings are not required.
- C. Bicycle parking is not required on the site.

Section 10 – Parking and Loading Requirements

The Parking area shall comply with Article 3, Chapter 3 of the Warren County Rural Zoning Code that each use complies with the parking standards and may be increased or decreased by Five percent (5%), or 1 space per 4 occupants depending on requirements for a Banquet Facility.

Section 11 – Design Standards

The buildings will be stick build or metal buildings with metal panels, brick and/or stone veneer, siding, rough sawn lumber.

PUD Standards



Section 12 – Miscellaneous

- A. A stormwater management plan shall be submitted for the review and approval by the Warren County Engineer's Office prior to PUD Stage 3.
- B. Compliance with the Warren County Soil and Water Conservation District (SWCD) including extra sediment and erosion control measures if deemed necessary by the SWCD.
- C. Compliance with Warren County Water and Sewer Department requirements.
- D. Compliance with Warren County Health Department and OEPA requirements.

PUD Standards

Section 13 – Project Narrative

The PUD revisions will allow the site to be transformed into a mixture of residential and commercial uses. The project will be completed in multiple phases over multiple years. The existing building is being used as a metal working / welding facility and was recently retrofitted with a new 3 phase electric service to allow for the much-needed facility expansion. The initial phase of the project will involve construction of the single-family home residence located on the eastern side of property. The next phase will include construction of a 3500 sq. ft. (with ability to expand to 7150 sq. ft.) allowable Wedding/Event Center. The final phase will add to existing building to include an 80'x150' steel building. Additional facilities include cabins, lake pump house, and dock attached to pump house. Site plan is included and labeled as Exhibit A.

Section 14 – Schedule of Development

Development shall commence within 1 year of all final approvals and be built out in approximately 5 years thereafter.