



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

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***LARRY CRISENBERY***

***C. MICHAEL KILBURN***

***PAT ARNOLD SOUTH***

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

**MINUTES: Regular Session--May 13, 2003**

The Board met in regular session pursuant to adjournment of the May 8, 2003, meeting.

C. Michael Kilburn - present                      Larry Crisenbery - present

Pat Arnold South - present                      Tina Davis, Clerk - present

03-648                      A resolution was adopted to approve and authorize a Grant Application for Victims Assistance Funds on behalf of the Warren County Prosecutor's Office.  
Vote: Unanimous

03-649                      A resolution was adopted to enter into a Temporary Construction Easement with Billy W. Haley and Wanda Lee Cowery for the Socialville-Fosters Road and Snider Road Intersection Improvement Project. Vote: Unanimous

03-650                      A resolution was adopted to enter into Agreement for Acquisition of a Permanent Right – of – Way Easement from Jonathan R. Freeze and Beverly G. Freeze for the Socialville-Fosters and Snider Road Intersection Improvement Project.  
Vote: Unanimous

03-651                      A resolution was adopted to approve various Refunds. Vote: Unanimous

03-652                      A resolution was adopted to authorize reimbursement to Harold Handy for a Portion of Pekin Road Water Main. Vote: Unanimous

- 03-653 A resolution was adopted to designate Extended Illness Leave of Absence for Carman Crase, Custodial Worker I, within the Building Services Department. Vote: Unanimous
- 03-654 A resolution was adopted to designate Family and Medical Leave of Absence to Jessie Madden, Emergency Communications Operator, within the Department of Telecommunications. Vote: Unanimous
- 03-655 A resolution was adopted to enter into Street and Appurtenances Security Agreement with Timbercreek Assoc. Inc., for installation of certain improvements in Timbercreek III, Section Four, situated in Hamilton Township. Vote: Unanimous
- 03-656 A resolution was adopted to enter into Erosion Control Bond Agreement with Timbercreek Assoc. Inc., for improvements in Timbercreek III, Section Four, situated in Hamilton Township. Vote: Unanimous
- 03-657 A resolution was adopted to approve the Final Plat of Timbercreek III, Section Four. Vote: Unanimous
- 03-658 A resolution was adopted to approve Appropriation Adjustments within Commissioners Fund #101-1110, 1111 and 1113. Vote: Unanimous
- 03-659 A resolution was adopted to approve Appropriation Adjustment into Emergency Services / Communications Center Fund #101-2850. Vote: Unanimous
- 03-660 A resolution was adopted to approve Supplemental Appropriation into Domestic Preparedness Fund #260-2800. Vote: Unanimous
- 03-661 A resolution was adopted to approve Appropriation Adjustments within Building Inspection Fund #101-2300 and Veterans Office Fund #101-5220. Vote: Unanimous
- 03-662 A resolution was adopted to approve Hiring of Temporary Employees for the Water and Sewer Department for a Period not to exceed twelve weeks per employee, actual days worked. Vote: Unanimous
- 03-663 A resolution was adopted to hire Ashley Brown as Emergency Communications Operator, within the Warren County Emergency Services Department. Vote: Unanimous
- 03-664 A resolution was adopted to hire Ronald Kronenberger III as Emergency Communications Operator, within the Warren County Emergency Services Department. Vote: Unanimous
- 03-665 A resolution was adopted to intent to Transfer Virginia Franz to the position of

Customer Representative within the Water and Sewer Department.  
Vote: Unanimous

- 03-666 A resolution was adopted to authorize the posting of the “Billing Clerk I” position within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A). Vote: Unanimous
- 03-667 A resolution was adopted to authorize the posting of the “Eligibility Specialist I” position, within the Human Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A). Vote: Unanimous
- 03-668 A resolution was adopted to authorize payment of Bills.  
Vote: Mr. Kilburn – yea; Mrs. South – yea; Mr. Crisenbery - abstain
- 03-669 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 03-670 A resolution was adopted to continue Public Hearing to consider Text Amendments to Chapter 3 (definitions), Chapter 6 (Rural Residence R-1 Zone) and Chapter 18, (Planned Unit Development “PUD” Regulations) of the Warren County Rural Zoning Code, also adding Chapter 6.5 (Single Family Residence R-1a Zone Regulations)

#### DISCUSSIONS

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On motion, upon unanimous call of the roll, executive session was entered into at 9:34 a.m. to discuss personnel matters pursuant to Ohio Revised Code Section 121.22 (G) (1) and exited at 10:35 a.m.

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Karen Garrett, Economic Development, was present for a work session along with representatives from Tomak Precision to discuss the enterprise zone abatement agreement, which is in non-compliance.

Al Schaeper, President of Tomak Precision, stated that his company primarily serves the aerospace industry. He stated that since September 11, 2001, his business has been hurting. He stated that with the current economic upswing, they are now beginning to recover. He then stated his hopes to meet all the criteria prior to the deadline of the agreement.

Commissioner Kilburn stated his concern for the contractual agreement not being fulfilled.

Upon further discussion, the Board determined to continue with the existing agreement.

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PUBLIC HEARING

PROPOSED AMENDMENTS TO THE WARREN COUNTY RURAL ZONING CODE  
TO AMEND CHAPTER 3 (DEFINITIONS), CHAPTER 6 (RURAL RESIDENCE R-1 ZONE)  
AND CHAPTER 18 (PLANNED UNIT DEVELOPMENT "PUD" REGULATIONS AND  
ALSO ADD CHAPTER 6.5 (SINGLE FAMILY RESIDENCE R-1A ZONE REGULATIONS)

The public hearing to consider amendments to the Warren County Rural Zoning Code was convened this 13<sup>th</sup> day of May 2003, in the Commissioners' Meeting Room.

Commissioner Crisenbery opened the hearing by stating the purpose of the public hearing and stating that due to the complicated issues being discussed today, no decisions will be made at this time.

Robert Craig, Regional Planning Commissioner, explained the proposed changes in the definitions of open space, open space active and open space passive. He then explained the amendment to section 6.05 (intensity of use). He stated the recommendation to change the minimum lot size to two acres when sanitary sewers aren't available and ½ acre in sewered areas. He stated the recommendation to add chapter 6.5 "R-1A" zone and to amend the planned unit development regulations to a 25% open space requirement within any development. He then stated the RPC Executive Committee's recommendation to approve the proposed amendments to the zoning code but changed the minimum road frontage requirement to 175 feet rather than 200 feet.

Barry Sullivan, Zoning Department, presented the following recommendations from the Rural Zoning Commission:

**ZONING TEXT AMENDMENT RECOMMENDATIONS**

The Warren County Zoning Commission is submitting the below proposed text amendments to the Warren County Commissioners, having been initiated by the Warren County Commissioners per Resolution No. 2003-50 on January 14, 2003. The amendments respectively involve revisions and/or additions to Chapter 3 (DEFINITIONS), Chapter 6 (RURAL RESIDENCE R-1 ZONE AND Chapter 18 (PLANNED UNIT DEVELOPING "PUD" REGULATIONS) ADDING Chapter 6.5 (SINGLE FAMILY RESIDENCE "R-1A") of the Warren County Zoning Code.

In the proposed amendments submitted as initiated by the Warren County Commissioners and subsequently recommended for adoption without any modifications by the Warren County Regional Planning Commission, existing zoning code wording is normal, Warren County Commissioners proposed amendments are CAPITALIZED and wording for deletion is ~~struck~~

~~through with one line.~~ In the subsequent modifications recommended by the Warren County Zoning Commission, wording to be deleted is double ~~struck through~~ and wording to be added is simply **CAPITALIZED and BOLD**.

Chapter 3: Definitions

SEC. 3.2952 OPEN SPACE: LAND, PUBLIC OR PRIVATE, USED FOR RECREATION, RESOURCE PROTECTION, AS AN AMENITY AND/OR BUFFERING. ASIDE FROM BUFFERING NEEDS, IN NO EVENT SHALL ANY AREA OF A LOT CONSTITUTING THE REQUIRED MINIMUM LOT AREA, NOR ANY PART OF EXISTING OR FUTURE ROAD RIGHTS-OF-WAY BE CONSIDERED TOWARD AN OPEN SPACE REQUIREMENT.

SEC. 3.2953 OPEN SPACE, ACTIVE: OPEN SPACE DESIGNED TO BE IMPROVED AND SET ASIDE, DEDICATED, DESIGNATED OR RESERVED FOR RECREATIONAL FACILITIES, INCLUDING BUT NOT LIMITED TO SWIMMING POOLS, OR FISHING PONDS, **LAKES**, PLAY EQUIPMENT FOR CHILDREN, BALL FIELDS, COURT GAMES, PICNIC FACILITIES, **ALTERNATIVE PEDESTRIAN CIRCULATION PATHWAY SYSTEMS**, ETC. AREAS SHALL BE DETERMINED TO BE SUFFICIENT IN SIZE AND SHAPE TO BE POTENTIALLY USABLE. DESIGNATED FLOOD PLAIN, STORMWATER RETENTION BASINS OR PONDS AND **STORMWATER DETENTION BASINS GREATER THAN ONE-HALF (1/2) ACRE IN SIZE DESIGNED TO BE UTILIZED FOR ACTIVE RECREATIONAL PURPOSES SHALL QUALIFY PROVIDED A PERPETUAL MECHANISM HAS BEEN ESTABLISHED FOR MAINTAINING AND INSURING SUCH AREAS; OTHERWISE SUCH AREAS SHALL BE CONSIDERED PASSIVE OPEN SPACE.** ~~ALTERNATIVE PEDESTRIAN CIRCULATION PATHWAY SYSTEMS MAY BE DETERMINED TO QUALIFY.~~ HOWEVER, IN NO EVENT SHALL AREAS SLOPED GREATER THAN **FIFTEEN (15) TWELVE (12) PERCENT**, COMPLETELY WOODED AREAS NOT INCORPORATING **PEDESTRIAN CIRCULATION SYSTEMS OR OTHER ACTIVE RECREATIONAL FACILITIES, OR NORMALLY REQUIRED SIDEWALKS OUTSIDE OPEN SPACE AREAS QUALIFY. LAND DEDICATED FOR PUBLIC PURPOSES CONSISTENT WITH THE PURPOSES SET FORTH IN THIS SECTION SHALL QUALIFY.** ~~STORMWATER DETENTION BASINS, COMPLETELY WOODED AREAS OR NORMALLY REQUIRED SIDEWALKS OUTSIDE OPEN SPACE AREAS QUALIFY.~~

SEC. 3.2954 OPEN SPACE, PASSIVE: ALL OPEN SPACE THAT IS NOT DESIGNATED AS ACTIVE OPEN SPACE. ~~OPEN SPACE DESIGNED TO BE ESSENTIALLY UNIMPROVED AND SET ASIDE, DEDICATED, DESIGNATED OR RESERVED FOR PEACEFUL, AESTHETIC ENJOYMENT.~~

Chapter 6: Rural Residence R-1 Zone Regulations

Sec. 6.05 Intensity of Use

- A. Every lot or tract of land not connected to a central sanitary sewage system shall have a minimum continuous width of not less than ~~one hundred (100)~~ **ONE HUNDRED AND TWENTY FIVE (125)** feet at any point, except on a cul-de-sac or curve with a centerline radius of less than or equal to three hundred (300) feet, in which case it shall have a continuous minimum width at any point of at least fifty (50) feet, a width of ~~one hundred (100)~~ **ONE HUNDRED AND TWENTY FIVE (125)** feet at the building line and a minimum area, exclusive of any road or street area, of ~~three fourths (3/4) of TWO ACRES (87,120 SQUARE FEET)~~ **ONE AND ONE-HALF ACRES (65,340 SQUARE FEET)**, subject ALSO to approval by the Warren County Combined Health District. ~~Subdivision regulations shall be applicable for any subdividing of properties.~~
- B. Every lot or tract of land connected to a central sanitary sewage system ~~approved by the Warren County Sanitary Engineer and the Ohio Environmental Protection Agency~~ shall have a minimum continuous width of not less than eighty (80) feet at any point, except on a cul-de-sac or curve with a centerline radius of less than or equal to three hundred (300) feet, in which case it shall have a continuous minimum width at any point of at least forty (40) feet, a width of eighty (80) feet at the building line and a minimum area, exclusive of any road or street area, of **FORTY TWO HUNDREDTHS (42%) OF AN ACRE (18,295 SQUARE FEET)** ~~fourteen thousand (14,000) square feet ONE HALF ACRE (21,780 SQUARE FEET)~~, the sewage system shall have been completed and in operable condition prior to the issuance of the certificate of compliance with zoning regulations. ~~SUBDIVISION REGULATIONS SHALL BE APPLICABLE FOR ANY SUBDIVIDING OF PROPERTIES.~~
- C. **ALL LOTS OF RECORD OR SUBDIVISIONS WITH PRELIMINARY PLATS APPROVED BY THE WARREN COUNTY REGIONAL PLANNING COMMISSION PRIOR TO THE EFFECTIVE DATE OF THESE REGULATIONS (WHICH APPROVAL HAS NOT LAPSED BY REASON OF INACTIVITY AS PROVIDED IN THE WARREN COUNTY SUBDIVISION REGULATIONS) SHALL BE CONTROLLED BY THE**

**ZONING REGULATIONS UNDER WHICH THEY WERE APPROVED AND SHALL NOT BE CONSIDERED AS "NON-CONFORMING" TO THIS ZONE.**

**D. FOR ANY SUBDIVISION OF TEN (10) OR MORE LOTS APPROVED ON OR AFTER THE EFFECTIVE DATE OF THESE REGULATIONS. THE MINIMUM AREA AND WIDTH OF ANY LOT(S) WITHIN A SUBDIVISION MAY BE REDUCED BY FIFTEEN PERCENT (15%), PROVIDED THAT THE AVERAGE AREA AND WIDTH OF ALL LOTS IS AT LEAST EQUAL TO THE MINIMUM AREA AND WIDTH FOR THIS ZONE AND THE TOTAL NUMBER OF LOTS DOES NOT EXCEED THE NUMBER OF LOTS THAT WOULD BE ALLOWED IF ALL LOTS WERE THE MINIMUM SIZE.**

**E. CLUSTER DEVELOPMENT IS PERMITTED IN ACCORDANCE WITH THE FOLLOWING REGULATIONS:**

**(i) SUBJECT TO SUBPARAGRAPH (ii) AND (iii) BELOW, A CLUSTER DEVELOPMENT NEED NOT MEET THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS SET OUT IN Sec. 6.05 B AND THE SETBACK REQUIREMENTS SET IN SEC. 6.04 A, C AND D PROVIDED THAT THE DEVELOPMENT DOES NOT EXCEED A MAXIMUM GROSS DENSITY OF (2.38) LOTS PER ACRE, AND PROVIDING THAT A MINIMUM OF TWENTY (20) PERCENT OF THE TOTAL PROJECT AREA SHALL BE SET ASIDE AS OPEN SPACE OF WHICH AT LEAST ONE-FOURTH (1/4) SHALL BE ACTIVE OPEN SPACE.**

**(ii) EACH LOT SHALL HAVE A MINIMUM WIDTH AT THE BUILDING LINE OF NOT LESS THAN SIXTY (60) FEET EXCEPT ON A CUL-DE-SAC OR CURVE WITH A CENTERLINE RADIUS LESS THAN OR EQUAL TO THREE HUNDRED (300) FEET, IN WHICH CASE, IT SHALL HAVE A MINIMUM CONTINUOUS WIDTH OF AT LEAST THIRTY (30) FEET, WIDTH OF SIXTY (60) FEET AT THE BUILDING LINE AND A MINIMUM AREA, EXCLUSIVE OF ANY ROAD OR STREET AREA, OF NINE THOUSAND (9,000) SQUARE FEET.**

**(iii) THE MINIMUM SETBACK REQUIREMENTS FOR EACH LOT SHALL BE ESTABLISHED AS FOLLOWS:**

**(a) THERE SHALL BE A FRONT YARD HAVING A MINIMUM DEPTH OF FORTY (40) FEET.**

**(b) THERE SHALL BE MINIMUM SIDE YARDS OF FIVE (5) FEET FOR LOTS LESS THAN SEVENTY (70) FEET IN WIDTH, SEVEN (7) FEET FOR LOTS SEVENTY (70) FEET OR GREATER IN WIDTH BUT LESS THAN EIGHTY (80) FEET**

**IN WIDTH, AND NINE (9) FEET FOR LOTS EIGHTY (80) FEET OR GREATER IN WIDTH.**

- (c) THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN THIRTY (30) FEET, EXCEPT FOR LOTS WITH THREE (3) FRONT YARDS, IN WHICH CASE THE MINIMUM REAR YARD SHALL BE (10) FEET.**

CHAPTER 6.5: SINGLE FAMILY RESIDENCE R-1A ZONE REGULATIONS

SEC. 6.51 THE REGULATIONS SET FORTH IN THIS CHAPTER, OR SET FORTH ELSEWHERE IN THE ZONING CODE, ARE THE ZONING REGULATIONS FOR THE SINGLE FAMILY RESIDENCE ZONE "R-1A".

SEC. 6.52 PERMITTED USES: PERMITTED USES ARE THE SAME AS THOSE IN THE RURAL RESIDENCE ZONE "R-1".

SEC. 6.53 HEIGHT REGULATIONS: THE HEIGHT REGULATIONS ARE THE SAME AS THOSE IN THE RURAL RESIDENCE ZONE "R-1".

SEC. 6.54 YARDS: REQUIRED FRONT, SIDE, REAR AND ACCESSORY BUILDING YARDS ARE THE SAME AS THOSE IN THE RURAL RESIDENCE ZONE "R-1".

SEC. 6.55 INTENSITY OF USE:

- A. EVERY LOT OR TRACT OF LAND NOT CONNECTED TO A CENTRAL SANITARY SEWAGE SYSTEM SHALL HAVE A MINIMUM CONTINUOUS WIDTH OF NOT LESS THAN ONE HUNDRED (100) FEET AT ANY POINT, EXCEPT ON A CUL-DE-SAC OR CURVE WITH A CENTERLINE RADIUS OF LESS THAN OR EQUAL TO THREE HUNDRED (300) FEET, IN WHICH CASE IT SHALL HAVE A CONTINUOUS MINIMUM WIDTH AT ANY POINT OF AT LEAST FIFTY (50) FEET, A WIDTH OF ONE HUNDRED (100) FEET AT THE BUILDING LINE AND A MINIMUM AREA, EXCLUSIVE OF ANY ROAD OR STREET AREA, OF THREE-FOURTHS (3/4) OF AN ACRE (32,670 SQUARE FEET), SUBJECT ALSO TO APPROVAL BY THE WARREN COUNTY COMBINED HEALTH DISTRICT. ~~SUBDIVISION REGULATIONS SHALL BE APPLICABLE FOR ANY SUBDIVIDING OF PROPERTIES.~~
- B. EVERY LOT OR TRACT OF LAND CONNECTED TO A CENTRAL SANITARY SEWAGE SYSTEM APPROVED BY THE WARREN COUNTY SANITARY ENGINEER AND THE OHIO ENVIRONMENTAL



PROTECTION AGENCY SHALL HAVE A MINIMUM CONTINUOUS WIDTH OF NOT LESS THAN EIGHTY (80) FEET AT ANY POINT, EXCEPT ON A CUL-DE-SAC OR CURVE WITH A CENTERLINE RADIUS OF LESS THAN OR EQUAL TO THREE HUNDRED (300) FEET, IN WHICH CASE IT SHALL HAVE A CONTINUOUS MINIMUM WIDTH AT ANY POINT OF AT LEAST FORTY (40) FEET, A WIDTH OF EIGHTY (80) FEET AT THE BUILDING LINE AND A MINIMUM AREA, EXCLUSIVE OF ANY ROAD OR STREET AREA, OF FOURTEEN THOUSAND (14,000) SQUARE FEET, THE SEWAGE SYSTEM SHALL HAVE BEEN COMPLETED AND IN OPERABLE CONDITION PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF COMPLIANCE WITH ZONING REGULATIONS. ~~SUBDIVISION REGULATIONS SHALL BE APPLICABLE FOR ANY SUBDIVIDING OF PROPERTIES.~~

**SEC. 6.55 C. FOR ANY SUBDIVISION OF TEN (10) OR MORE LOTS APPROVED ON OR AFTER THE EFFECTIVE DATE OF THESE REGULATIONS. THE MINIMUM AREA AND WIDTH OF ANY LOT(S) WITHIN A SUBDIVISION MAY BE REDUCED BY FIFTEEN PERCENT (15%), PROVIDED THAT THE AVERAGE AREA AND WIDTH OF ALL LOTS IS AT LEAST EQUAL TO THE MINIMUM AREA AND WIDTH FOR THIS ZONE AND THE TOTAL NUMBER OF LOTS DOES NOT EXCEED THE NUMBER OF LOTS THAT WOULD BE ALLOWED IF ALL LOTS WERE THE MINIMUM SIZE.**

SEC. 6.56 MINIMUM DWELLING SIZE: THE MINIMUM DWELLING SIZE SHALL BE THE SAME AS THAT IN THE RURAL RESIDENCE ZONE "R-1".

SEC. 6.57 PANHANDLE LOTS ARE PERMITTED, SUBJECT TO MEETING ALL REQUIREMENTS IN THE RURAL RESIDENCE ZONE "R-1", EXCEPTING THAT THE MINIMUM AREA OF THE BODY OF SUCH LOTS SHALL COMPLY WITH SEC. 6.55 (INTENSITY OF USE).

SEC. 6.58 APPROVAL OF A SITE PLAN, IN ACCORDANCE WITH SEC. 5.14 OF THE ZONING CODE, IS REQUIRED FOR ANY USE IN THIS ZONE, UNLESS SPECIFICALLY EXEMPTED BY SEC. 5.14(F).

#### Chapter 18: Planned Unit Development "PUD" Regulations

Sec. 18.03 Planned Unit Developments in Residential Zones: In the event that a planned unit development is proposed by an owner or developer and approved by the County Commissioners, the density provisions set forth in any residential zone wherein such a planned unit development is located, ~~WITH THE~~

~~EXCEPTION OF THE RURAL RESIDENCE R-1 ZONE,~~ may be abated to the extent of twenty percent (20%).

Sec. 18.10 Common or Public Open Space: The Planned unit developments WITH A RESIDENTIAL COMPONENT(S) shall provide for the reservation of ~~within the tract to be developed of a stated percentage~~ A MINIMUM OF **TWENTY (20)** ~~TWENTY FIVE (25)~~ PERCENT OF THE OVERALL PROJECT AREA, AT LEAST **ONE-FOURTH (1/4)** ~~ONE HALF~~ OF WHICH SHALL BE SUITABLE (IF NOT ACTUALLY UTILIZED) FOR ACTIVE RECREATIONAL USE, AS DEFINED IN SEC. 3.2953 OF THE ZONING CODE, ~~of the gross land area of the plan for use~~ as common or public open space, unless the Warren County Board of County Commissioners decides that this requirement is not necessary for the proper execution of the planned unit development. ~~This common or public open space may include such areas as pedestrian walkways, park land (exclusive of publicly maintained parks), open areas, vehicular parking areas and driveways, but not public roads or streets, drainage ways and other lands of essentially open character reserved for common or public usage.~~

**Sec. 3.0945 CENTRAL SANITARY SEWAGE SYSTEM: AN OPERATING SYSTEM OF WASTE WATER COLLECTION AND TREATMENT FACILITIES APPROVED BY THE WARREN COUNTY SANITARY ENGINEER OR OTHER GOVERNMENTAL AUTHORITIES HAVING FINAL PERMITTING APPROVAL.**

There was much discussion relative to certain language that was deleted from the Zoning Commission recommendations in which the Board desires to remain in the amendments.

There was discussion relative to the possibility of the proposed amendments causing annexations. Commissioner Kilburn stated that the Board should do what they feel is right and not be concerned with annexation.

Larry Sprague, Ohio Valley Development Council, explained the minimum width requirements for cluster housing on a cul-de-sac.

Steven Hunt, Attorney for the Homebuilder's Association and Ohio Valley Development Council, stated their support of the amendments recommended by the Rural Zoning Commission. He stated their objections to the proposed amendments initiated by this Board for the following reasons:

- Non-conforming plats
- Illegal to regulate housing sizes

Commissioner Kilburn requested Mr. Hunt to place his comments in writing to the Board.

Larry Sprague stated that the amendments initiated by the Board of Commissioners do not provide what they intended them to do. He then requested the Board consider the thought out recommendations of the Rural Zoning Commission and stated the Homebuilder's approval of those recommendations.

Bob Buffenbarger, Resident's Association of Western Turtlecreek Township, requested the Board to adopt the amendments which were initiated by them.

George Butts, Turtlecreek Township resident, stated his desire to protect his property rights and encouraged the Board to promote sanitary sewers and planned unit developments within his area.

Dave Reibold, Ohio Valley Development Council, stated his agreement to the regulations proposed by the Rural Zoning Commission.

Commissioner Kilburn exited the meeting at 1:10 p.m.

Upon further discussion, the Board resolved (Resolution #03-670) to continue the public hearing to June 3, 2003, at 2:00 p.m.

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Karen Garrett, Economic Development, was present for a work session with representatives from J.W. Harris relative to their non-compliance with certain conditions within the rural enterprise zone abatement agreement.

Robyn Harris, President of J.W. Harris, explained the problems the company has been experiencing due to the economy.

Upon discussion, the Board determined to continue with the existing agreement.

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Upon motion the meeting was adjourned.

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Larry Crisenbery, President

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C. Michael Kilburn

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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 May 13, 2003, in compliance with Section 121.22 O.R.C.

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