



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

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***TOM ARISS  
PAT ARNOLD SOUTH  
DAVID G. YOUNG***

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

**MINUTES: Regular Session – October 28, 2014**

The Board met in regular session pursuant to adjournment of the October 21, 2014, meeting.

Pat Arnold South - present

Tom Ariss - present

David G. Young - present

Tina Osborne, Clerk - present

Minutes of the October 14, 2014 meeting were read and approved.

- 14-1641      A resolution was adopted to designate Family and Medical Leave of Absence to Stefan Talley, Customer Advocate, within OhioMeansJobs. Vote: Unanimous
- 14-1642      A resolution was adopted to Amend Personnel Policy Manual by adding section 7.22, Social Media Policy. Vote: Unanimous
- 14-1643      A resolution was adopted to approve and authorize the President of the Board to enter into a Youth Worksite Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 14-1644      A resolution was adopted to approve Change Order #1 to Corporate Interiors Group relative to Office Furniture purchased for the New Justice Drive Office Building. Vote: Unanimous
- 14-1645      A resolution was adopted to approve and authorize the President and/or Vice President of this Board to sign a Subrecipient Agreement between the City of Lebanon and Warren County in regards to the FY2014 High Street Improvement Community Development Block Grant Project. Vote: Unanimous

- 14-1646 A resolution was adopted to enter into Agreement with Global Security Systems LLC on behalf of Warren County Emergency Services/Emergency Management. Vote: Unanimous
- 14-1647 A resolution was adopted to approve an Amendment to the Engineering Contract with American Structurepoint, Inc. on behalf of the Warren County Engineer's Office. Vote: Unanimous
- 14-1648 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 14-1649 A resolution was adopted to Affirm "Then and Now" requests pursuant to Ohio Revised Code Section 5705.41 (D) (1). Vote: Unanimous
- 14-1650 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 14-1651 A resolution was adopted to approve Bond Reduction for Robert Abernathy for completion of improvements in Country Brook North, Section 8, situated in Clearcreek Township. Vote: Unanimous
- 14-1652 A resolution was adopted to approve Bond Release for VWC holdings, Ltd. for completion of improvements in Boulevards, Section 3, in Clearcreek Township. Vote: Unanimous
- 14-1653 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 14-1654 A resolution was adopted to approve Supplemental Appropriation Adjustment into Sheriff's Office Fund #287. Vote: Unanimous
- 14-1655 A resolution was adopted to approve Supplemental Appropriation into the Workforce Investment Act Fund #258. Vote: Unanimous
- 14-1656 A resolution was adopted to approve Supplemental Appropriation into Developmental Disabilities Fund #218-5401-447. Vote: Unanimous
- 14-1657 A resolution was adopted to approve Appropriation Adjustments within Developmental Disabilities Fund #205. Vote: Unanimous
- 14-1658 A resolution was adopted to approve Appropriation Adjustments within Emergency Services / EMA Fund #264. Vote: Unanimous
- 14-1659 A resolution was adopted to approve Appropriation Adjustment within Common Pleas Court Mental Health Grant Fund #228. Vote: Unanimous

- 14-1660 A resolution was adopted to approve Appropriation Adjustment within Veterans Fund #101-5210. Vote: Unanimous
- 14-1661 A resolution was adopted to approve Appropriation Adjustment within Common Pleas Court Fund #101-1220. Vote: Unanimous
- 14-1662 A resolution was adopted to approve Appropriation Adjustments within Community Corrections Fund #101-1224 and Adult Probation Fund #101-1223. Vote: Unanimous
- 14-1663 A resolution was adopted to approve Appropriation Adjustments within Adult Probation Fund #101-1223 and Community Corrections Fund #101-1224. Vote: Unanimous
- 14-1664 A resolution was adopted to approve Appropriation Adjustments within Children Services Fund #273 and Treasurer's Office Fund #101-1130. Vote: Unanimous
- 14-1665 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 14-1666 A resolution was adopted to approve an Appropriation Adjustment within Prosecutor Fund #255. Vote: Unanimous
- 14-1667 A resolution was adopted to approve Appropriation Adjustments within Sheriff's Office Funds #101-2211 and #630. Vote: Unanimous
- 14-1668 A resolution was adopted to approve Appropriation Adjustment within Juvenile Court Detention Center Fund #101-2600. Vote: Unanimous
- 14-1669 A resolution was adopted to approve Modification of the Rezoning Application of Otterbein Homes Inc. (Union Village) (Case #2014-02), to rezone approximately 1,430 acres in Turtlecreek Township from "PDP" Planned Development Project, "R3" PUD Multi-Family Residential Planned Unit Development, "R-1" Rural Residential, "B1" Neighborhood Commercial Business Zone, "B2" Community Commercial Business Zone "PUD" Planned Unit Development. Vote: Mr. young – yea; Mrs. South – yea; Mr. Ariss – abstain
- 14-1670 A resolution was adopted to approve the Transfer of Nicole Cegin to the position of Business Manager within the Department of Job and Family Services, Children Services Division from Fiscal Coordinator within Warren County OhioMeansJobs. Vote: Unanimous
- 14-1671 A resolution was adopted to authorize the posting of "Fiscal Coordinator" position within Warren County OhioMeansJobs, in accordance with Warren County Personnel Policy Manual, Section 2.02 (a). Vote: Unanimous

- 14-1672            A resolution was adopted to accept Resignation of Chawnette Clark, Case Aide, within the Warren County Job and Family Services Department, Children Services Division, effective October 27, 2014. Vote: Unanimous

#### DISCUSSIONS

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

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Neil Tunison, County Engineer, was present along with Savannah Shafer, Public Relations Coordinator, and Allison Lyons, Warren County Telecommunications, for the Board to proclaim November 1, 2014, as "Shake Your Mailbox Day" in Warren County and presented a video to coincide with the proclamation that has been posted on the County website.

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#### PUBLIC HEARING

REZONING APPLICATION OF OTTERBEIN HOMES INC. (UNION VILLAGE) (CASE # 2014-02), TO REZONE APPROXIMATELY 1,430 ACRES IN TURTLECREEK TOWNSHIP FROM "PDP" PLANNED DEVELOPMENT PROJECT, "R3" PUD MULTI-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT, "R1" RURAL RESIDENTIAL, "B1" NEIGHBORHOOD COMMERCIAL BUSINESSES ZONE, "B2" COMMUNITY COMMERCIAL BUSINESSES ZONE TO "PUD" PLANNED UNIT DEVELOPMENT

The continuation of the public hearing to consider the rezoning application of Otterbein Homes Inc. (Case # 2014-02), to rezone approximately 1,430 acres (parcel numbers: 12-23-100-014-0; 08-19-400-005-0; 12-24-200-010-2; 12-18-100-001-0; 12-24-200-010-1; 12-24-200-011-1; 12-30-200-011-2; 12-24-200-010-3; 08-13-300-003-0; 12-30-200-003-2; 12-30-200-003-1; 12-30-200-003-3; 12-30-200-003-4; 12-30-200-003-5) located at 580 North State Route 741 in Turtlecreek Township, from "PDP" Planned Development Project, "R3" PUD Multi-Family Residential Planned Unit Development, "R1" Rural Residential, "B1" Neighborhood Commercial Businesses Zone, "B2" Community Commercial Businesses Zone to "PUD" Planned Unit Development was reconvened this 28<sup>th</sup> day of October 2014, in the County Commissioners Meeting Room.

Mike Yetter, Zoning Supervisor, presented a revision to the Planned Unit Development along with a summary sheet (attached). He stated that the total maximum number of residential remains at 4500 and that the applicant has added a special district 5 for the sports complex. He then reviewed the residential alternative to the sports complex in the event that the Warren County Convention and Visitor's Bureau does not take title to the property by November 1, 2017.

Mr. Yetter stated that there is a 20% minimum open space that is met without the proposed sports complex.

Commissioner South reviewed the concerns from the previous public hearing.

Commissioners Young stated that Otterbein has worked out a plan with the Lebanon City Schools that the schools are happy with and that the proposed sports complex has been relocated towards the Armco Park side of the development as the Board had requested. He then stated his opinion that the proposed plans looks great and this development will change the landscape of the area for the better.

Commissioner Young then stated that Otterbein had a significant vision, a plan to implement the vision and they are now ready to implement their plan.

Commission South stated her excitement that a place called "Union Village" will once again appear on a Warren County map.

Jill Hreben, CEO of Otterbein Home, Inc., thanked the Board for continuing to work with them. She stated that this development will be a tremendous asset to Warren County but more importantly, to the residents.

Ms. Hreben then stated that the development will take between 30 – 40 years to development depending on the market upturn and downturn and they propose to begin construction next year. She then stated they are working on developing a New Community Authority and also working with the Turtlecreek Township Trustees on tax increment financing.

Joe Yurasek, area resident, stated his excitement for the new development as well as the need to re-focus on the aging population.


Upon further discussion, the Board resolved (Resolution #14-1669) to approve the modification of the rezoning applications to rezone approximately 1,430 acres in Turtlecreek Township, from "PDP" Planned Development Project, "R3" PUD Multi-Family Residential Planned Unit Development, "R1" Rural Residential, "B1" Neighborhood Commercial Businesses Zone, "B2" Community Commercial Businesses Zone to "PUD" Planned Unit Development with Commissioner Ariss abstaining from the vote.

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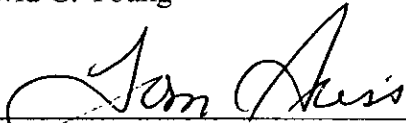
On motion, upon unanimous call of the roll, the Board entered into executive session at 10:04 a.m. to discuss personnel matters relative to hiring within Children Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:31 a.m.

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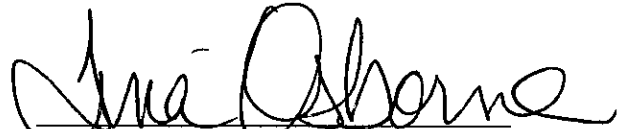
Upon motion the meeting was adjourned.

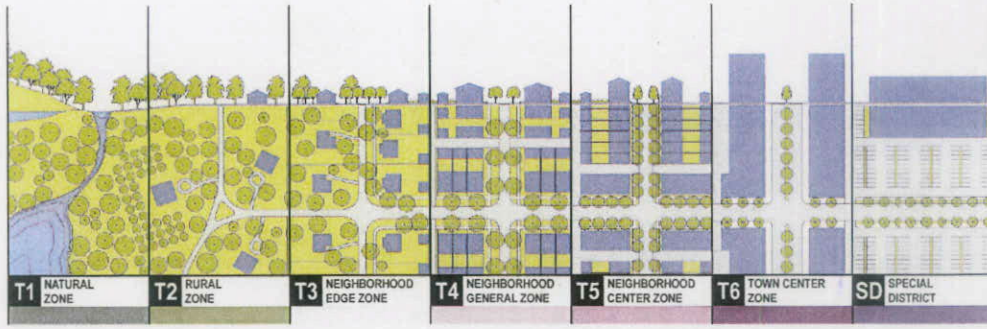
  
\_\_\_\_\_  
Pat Arnold South, President

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

  
\_\_\_\_\_  
Tom Ariss

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 October 28, 2014, in compliance with Section 121.22 O.R.C.

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



**PROGRAM** \*These residential numbers may increase or decrease by as much as 20% with the understanding that the total will not exceed 4500 units.  
 Total commercial, retail, and manufacturing (excluding live-work units) for the entire PUD shall not exceed a maximum of 1 million square feet.  
 The number of residential units in for the residential options for the SD2, SD4 and SD5 sites are shown in the SD2, SD4 and SD5 rows.

	T1	T2	T3	T4	T5	T6	SD
<b>Union Village Neighborhoods</b>							
Number of Residential Units			1,121*	1,421*	1,215*		
Density			1 u/a min. - 10 u/a max.	1 u/a min. - 30 u/a max.	1 u/a min. - 30 u/a max.		
Sq. Ft. of Commercial				40,000 net max.	300,000 net max.		
<b>Union Village Special Districts</b>							
SD1: Senior Campus							See D.27
SD2a: College, Housing				152* (res. option)		OR	356
SD2b: College, Other							As required
SD3: (Regional) Commercial							400,000 s.f. net max.
SD4: (Regional) Commercial			76* (res. option)			OR	300,000 s.f. net max.
SD5: Sports and Rec. Complex			163* (res. option)	129* (res. option)	126* (res. option)		
<b>Civic</b>							Civic Building sq. ft. is in addition to Commercial sq. ft.
<b>THOROUGHFARES (D.19)</b>							
Road			permitted				
Street			permitted	permitted	permitted		
Avenue			permitted	permitted	permitted		
Boulevard			permitted	permitted	permitted		
Commercial Street					permitted		
Arcaded Street					permitted		
Rear Lane			permitted	permitted			
Rear Alley				permitted	required		
Access Drive, 1-way				permitted	permitted		
Access Drive, 2-way				permitted	permitted		
Path			permitted	permitted			
Passage			permitted	permitted	permitted		
<b>CIVIC SPACES (D.15-D.16)</b>							
Park			permitted				
Green			permitted	permitted	permitted		
Square				permitted	permitted		
Plaza					permitted		
Playground			permitted	permitted	permitted		
Pocket Park			permitted	permitted	permitted		
Cemetery			permitted	permitted	permitted		
<b>BUILDING TYPES (D.17)</b>							
Mansion			permitted				
Large House			permitted				
House			permitted	permitted			
Small House			permitted	permitted	permitted		
Cottage			permitted	permitted	permitted		
Odd Lot				permitted	permitted		
Duplex				permitted	permitted		
Townhouse				permitted	permitted		
Multi-Family House				permitted	permitted		
Multi-Family Building				permitted	permitted		
Live-Work Unit				permitted	permitted		
Mixed-Use Building					permitted		
<b>FRONTAGE TYPES (D.18)</b>							
Common Lawn			permitted				
Porch & Fence			permitted				
Terrace & Light Court			permitted	permitted			
Forecourt				permitted	permitted		
Stoop				permitted	permitted		
Shopfront & Awning				permitted	permitted		
Gallery				permitted	permitted		
Arcade					permitted		
<b>USE (D.19)</b>							
Residential			restricted use	limited use	open use		
Lodging			restricted use	limited use	open use		
Office			restricted use	limited use	open use		
Retail			restricted use	limited use	open use		
Manufacturing			restricted use	limited use	open use		
Civic			restricted use	limited use	open use		
Institutional			restricted use	limited use	open use		permitted

**RECEIVED**  
**OCT 27 2014**  
**ZONING INSPECTION**

**UNION VILLAGE**  
 PUD ZONING STANDARDS  
 SUMMARY



"SD5" Special District 5: The SD5 portion of the regulating master plan as illustrated on page D5 shall be implemented unless Owner does not transfer title to the SD5 area to the Warren County Convention and Visitors Bureau (CVB) on or before November 1, 2017 due to a failure of contingencies in the contract between the Owner and CVB. Should the title to the SD5 area not be timely transferred, the SD5 (residential alternative) plan as illustrated on page D6 of this document will become the plan of record that shall be implemented.



# UNION VILLAGE

## PUD ZONING STANDARDS

### REGULATING PLAN - ZONING MAP

#### Transact Zones

- T3 Neighborhood Edge Zone
- T4 Neighborhood General Zone
- T5 Neighborhood Center Zone

#### Civic Spaces & Buildings

##### Civic Space

note: Civic Spaces may include tree stands, ponds, trails, recreation fields, buildings, cemeteries, playgrounds, pavilions, recreation related structures, and the like.

##### Civic Buildings

note: Civic Buildings may include premises available for not-for-profit organizations dedicated to religion, arts and culture, education (including schools), government, social service, transit, post offices, and the like.

#### Special Districts

- SD1: Otrerebin Campus
- SD2a: College Campus, Housing (See next page for alternative zoning)
- SD2b: College Campus, Other (See next page for alternative zoning)
- SD3: (Regional) Commercial
- SD4: (Regional) Commercial (See next page for alternative zoning)
- SD5: Sports and Recreation Complex (See next page for alternative zoning)

#### Special Requirements

(to be added at Stage 1 and/or Site Plan Review)

- Required Storefront Frontage
- Recommended Storefront Frontage
- Common Lawn Frontage
- Required Terminated Vista
- Recommended Terminated Vista

#### Thoroughfares

See Thoroughfares (D)9-D.14)



**UNION VILLAGE**  
**PUD ZONING STANDARDS**  
 REGULATING PLAN - ZONING MAP ALTS.

- Transect Zones**
- T3 Neighborhood Edge Zone
  - T4 Neighborhood General Zone
  - T5 Neighborhood Center Zone
- Civic Spaces & Buildings**
- Civic Space  
 note: Civic Spaces may include tree stands, ponds, trails, recreation fields, buildings, cemeteries, playgrounds, pavilions, recreation related structures, and the like.
  - Civic Buildings  
 note: Civic Buildings may include premises available for not-for-profit organizations dedicated to religion, arts and culture, education (including schools), government, social service, transit, post offices, and the like.
- Special Requirements**  
 (to be added with each phase submission)
- Required Storefront Frontage
  - Recommended Storefront Frontage
  - Common Lawn Frontage
  - Required Terminated Vista
  - Recommended Terminated Vista
- Thoroughfares**  
 See Thoroughfares (D.9-D.14)



**SD4: Regional Commercial, Residential Alternative**

76 Total Dwelling Units  
 36.6 Acres (5,390 Linear Feet of Frontage)



**SD2a & 2b: College Campus, Residential Alternative**

152 Total Dwelling Units  
 30.5 Acres (6,340 Linear Feet of Frontage)



**SD5: Sports and Recreation Complex, Residential Alternative**

418 Total Dwelling Units  
 93.6 Acres (18,440 Linear Feet of Frontage)

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Thoroughfares with speeds of 30 m.p.h. or less, may have offset intersections, or occur at angles as means of calming traffic as shown in this example in Kentlands, Gaithersburg, Md.

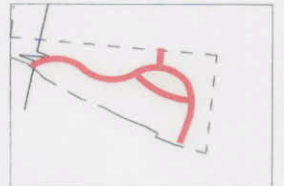
The Engineer's Office, Turlecreek Township Trustee, County Sheriff, relevant fire department, and RPC shall approve all street sections, ROW widths, one way streets, street stubs, roundabouts, access points, turning radii, and internal circulation.

The Warren County Engineer, Township Trustee, County Sheriff, and relevant fire department shall determine on street parking restrictions and location of "no parking" signs throughout the development.

A Roadway Mitigation Plan (Sub, Reqs Section 403) shall be provided for necessary offsite roadway improvements following the completion of a Traffic Impact Study for Greenree Road, SR 741, and SR 63.

Rear lanes (RL), rear alleys (RA), and access drives (AD) shall be privately owned and maintained, or as determined at Stage 2.

Roundabout and traffic signal locations along SR 741 shall be determined at Stage 2 and are subject to approval by ODOT.



# UNION VILLAGE

## PUD ZONING STANDARDS

### THOROUGHFARES

#### THOROUGHFARE TYPES PLAN

	T3	T4	T5
RD - 60 - 20	X		
RD - 44 - 20	X	X	
RD - 50 - 26	X	X	X
YS - 50 - 26	X	X	X
ST - 44 - 20	X		
ST - 50 - 26	X	X	X
ST - 60 - 32	X	X	X
AV - 80 - 34	X	X	X
BV - 120 - 20/20	X	X	X
CS - 70 - 34	X		
AS - 64 - 28	X		
AS - 70 - 34	X		
RL - 24 - 12	X	X	X
RA - 24 - 20	X		
AD - 10 - 10	X	X	X
AD - 24 - 24	X	X	X
PT - 12 - 5	X	X	X
PS - 24 - 10	X		

As a Thoroughfare passes through a transect zone, its character may adjust to that of the transect zone, while its capacity (number and width of travel lanes) will likely remain the same.

Specification of which thoroughfare is which thoroughfare type is subject to refinement at the time of Stage 2 submittal.

Landscaping, lighting and signage designs for the 741 and 63 corridors will be included in the Stage 2 submittal for the adjacent property, if not sooner.

Changes and refinement to the Thoroughfare Types may be warranted by:

- Unusual site conditions such as topography or existing trees.
- The intent to slow vehicular traffic.
- The intent to facilitate pedestrian traffic.
- Specialized uses,
- and the like.





# UNION VILLAGE

## PUD ZONING STANDARDS CIVIC SPACES & CIVIC BUILDINGS

### CIVIC SPACE TYPE PLAN

	T3	T4	T5
PK Park	X		
GR Green	X	X	X
SQ Square	X	X	X
PZ Plaza	X		
PG Playground	X	X	X
PP Pocket Park	X	X	X
CY Cemetery	X	X	X

Greens, squares, plazas, playgrounds, and pocket parks will be completed simultaneously with the phase in which they are located. The much larger park or open space system may be completed in larger segments simultaneous with the completion of the last adjacent phase.

Civic space (parks, greens, squares, plazas, playgrounds, and pocket parks) shall be incorporated into neighborhood designs at Stage 2.

Civic Space Types shown at represent the likely type for each Civic Space. However, the assignment of a Civic Space Type to each Civic Space will occur at Stage 2 submittal. Exact location site and shape of each Civic Space will be determined at that time as well.

Parks will include trails and paths. In order to be woven into the landscapes as sensitively and usefully as possible, their exact location will be determined as Stage 2 submittal.

The Civic Spaces in the plan at left represent approximately 385.1 acres\* of the 1417.2 acre site, or 27.2% of the site. As plans are verified in future submittals, this percentage may decrease. Should the Ballfields from SD5 be built, they shall count as Civic Space. [A minimum of 20% excluding Civic Building footprints of the site will remain Civic Space.]

Regional bike paths (or multi-purpose trails) shall be incorporated within the development in accordance with the concepts shown in the I-75 Area Plan. Changes and amendments to the Union Village thoroughfare plan and types may be made at Stage 2 to incorporate shared bike lanes and trails, subject to approval by the Warren County Engineer's Office.

