



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

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

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

MINUTES: Regular Session – August 25, 2020

The Board met in regular session pursuant to adjournment of the August 18, 2020 meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

- 20-1182 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Kelly Napier within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 20-1183 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Irina Booher within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 20-1184 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Kayla Creech within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 20-1185 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Kristen Thomas within Warren County OhioMeansJobs. Vote: Unanimous
- 20-1186 A resolution was adopted to approve full-time hours for Allison Lyons, Community Manager within the Warren County Telecommunications Department. Vote: Unanimous
- 20-1187 A resolution was adopted to approve voluntary disability separation for Darrell C. Helton, Sewer Collections Worker III, within the Water and Sewer Department, effective August 21, 2020. Vote: Unanimous

- 20-1188 A resolution was adopted to cancel regularly scheduled Commissioners' meeting of Thursday August 27, 2020. Vote: Unanimous
- 20-1189 A resolution was adopted to amend Resolution #20-0399 acknowledging receipt of February 2020 Financial Statement. Vote: Unanimous
- 20-1190 A resolution was adopted to approve selection of an engineering firm for the Hunter Sewer System Improvements Project. Vote: Unanimous
- 20-1191 A resolution was adopted to enter into agreement with Ohio CSEA Directors' Association (O.C.D.A.) on behalf of Warren County CSEA. Vote: Unanimous
- 20-1192 Due to clerical error this resolution was inadvertently omitted.
- 20-1193 A resolution was adopted to enter into a temporary entrance and work agreement with James Roepke Lundt and Krista Dale Shephard Lundt for the bridge maintenance project on Edwardsville Road. Vote: Unanimous
- 20-1194 A resolution was adopted to acknowledge payment of bills
- 20-1195 A resolution was adopted to approve bond release for Pendragon Development Company, LLC for completion of improvements in Aberlin Springs, Section 1 situated in Union Township. Vote: Unanimous
- 20-1196 A resolution was adopted to accept amended certificate for the Sheriff's Office fund #2295. Vote: Unanimous
- 20-1197 A resolution was adopted to approve supplemental appropriation into Common Pleas Special Projects fund #2224. Vote: Unanimous
- 20-1198 A resolution was adopted to supplemental appropriation into Common Pleas Court Community Based Corrections fund #2289. Vote: Unanimous
- 20-1199 A resolution was adopted to approve supplemental appropriation into Sheriff's Office fund #2295. Vote: Unanimous
- 20-1200 A resolution was adopted to approve supplemental appropriation into Water Revenue fund 5510. Vote: Unanimous
- 20-1201 A resolution was adopted to approve appropriation adjustment from Commissioners General fund #11101110 into Clerk of Courts fund #11101260. Vote: Unanimous
- 20-1202 A resolution was adopted to approve appropriation adjustment within Juvenile Court fund #11011240. Vote: Unanimous

- 20-1203 A resolution was adopted to approve appropriation adjustment within Juvenile Court fund #11011240. Vote: Unanimous
- 20-1204 A resolution was adopted to approve appropriation adjustment within Sheriff's Office fund 11012200. Vote: Unanimous
- 20-1205 A resolution was adopted to approve appropriation adjustment within the Juvenile Detention fund #11012600. Vote: Unanimous
- 20-1206 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 20-1207 A resolution was adopted to approve Revised Stage 2 for Victor Nelson PUD in Washington Township subject to conditions. Vote: Unanimous

DISCUSSIONS

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

Michelle Tegtmeier, Chief Zoning Official, was present for a work session to discuss the Mixed Use Neighborhood, Mixed Use Center and the Interstate Highway Overlay zoning classifications.

Mrs. Tegtmeier presented the attached PowerPoint presentation reviewing the differences in the zoning classifications along with a review of the allowable structures and permitted density for each. She then discussed the Interstate Highway Overlay and explained how the overlay allows for an accelerated Planned Unit Development process for commercial, industrial, and nonresidential uses.

Tiffany Zindel, County Administrator, provided example developments for the different classifications.

Stan William, Regional Planning Commission, reviewed the 2018 changes the Board made to the Warren County Rural Zoning Code relative to the Mixed Use classification.

ADMINISTRATIVE HEARING
REVISED PUD STAGE 2 FOR VICTOR NELSON PUD IN WASHINGTON TOWNSHIP

The administrative hearing to consider the Revised Stage 2 PUD for Aberlin Springs in Union Township was convened this 25th day of August 2020, in the Commissioners' Meeting Room.

Tina Osborne, Clerk of Commissioners, confirmed for the record the notifications provided relative to this hearing.

Ryan Cook, Regional Planning Commission, presented the attached PowerPoint presentation stating the property owner, size of the parcel, site location and the request to an expansion to the existing building that is used for storage. He stated that the applicant has removed the building that was previously used as a Dairy Bar. He then stated the Regional Planning Commission recommendation to approve the application subject to four (4) conditions.

Victor Nelson, property owner, stated that this is his private residence and he is sampling adding a front porch to the barn in order to allow for the placement of rocking chairs. He stated that due to the zoning classification, he is required to follow this process.

Upon further discussion, the hearing was closed and the Board resolved (Resolution #20-1207) to approve the Revised Stage 2 PUD subject to four (4) conditions.

Commissioner Young provided some statistics he received from the Warren County Combined Health Department relative to deaths in Warren County from COVID-19. He stated that ten of the deaths were in Hospice Care.


The Board discussed the additional CARES dollars to be received by Warren County.

Commissioner Jones stated her desire to utilize a portion of the money as a lifeline for small businesses being severely impacted by the shutdown such as the Lebanon Theater.

There was discussion relative to the various businesses and organizations that have been severely impacted by COVID-19.

Upon further discussion, the Board stated their desire for a work session with Warren County Economic Development to receive information on the needs of Warren County small businesses and other community organizations.

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 August 25, 2020, in compliance with Section 121.22 O.R.C.



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

MXU, NEIGHBORHOOD AND CENTER

Along with IHO



▶ **Center- Commercial District that allows for residential uses.**

- ▶ SFD, duplex, live/work units, townhouses, upper story residential, multifamily, general retail (B5) and light industrial.
- ▶ Density- 8 units an acre. Upper story res is unlimited.
- ▶ Conventional style subs are NOT permitted with the exception of minor subs.
- ▶ Commercial uses are required and must happen during the initial development.
- ▶ All B5 uses are acceptable.

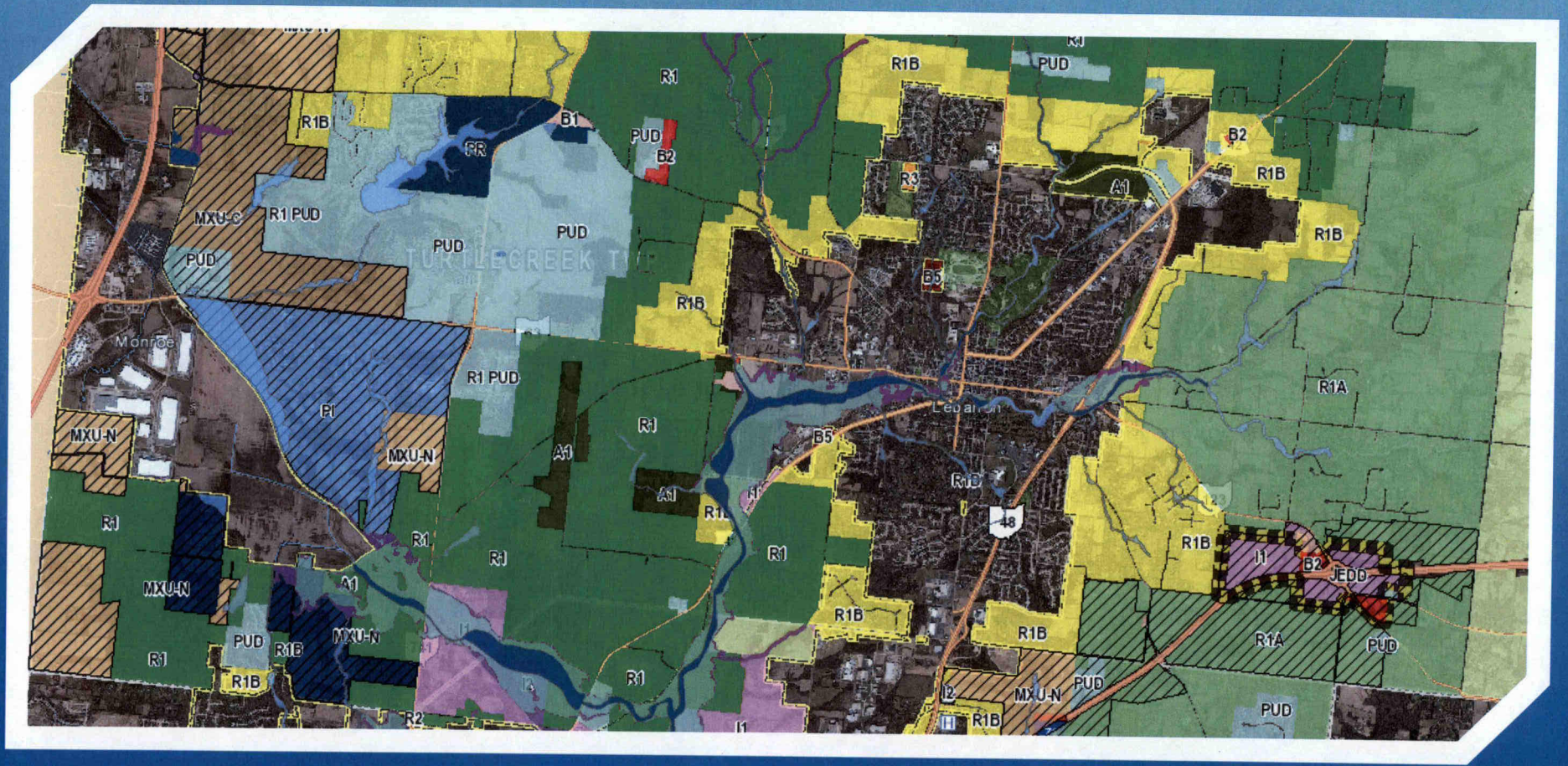
▶ **Neighborhood- Residential District where commercial uses are allowed but not required.**

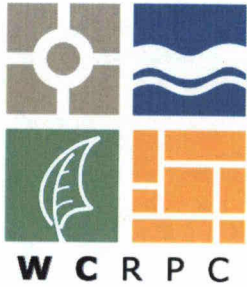
- ▶ Smaller parcels containing smaller scale mixed use and commercial office functions. SFD, duplex, live/work units, townhouses, upper story residential, multifamily, general retail (B1.)
- ▶ Density- 4 units an acre or 4.2 units per acre for two family and apartment houses. Upper story res is unlimited by density standards.
* Conventional development density is 1 unit per acre. (R-1B)

▶ **IHO- Interstate Highway Overlay- an overlay that allows an accelerated PUD process for commercial, industrial and nonresidential uses.**

- ▶ SFD uses cannot exceed 10% of the site but no SFD if the base zoning is commercial or industrial.
- ▶ Certain uses require a variety of setbacks.
- ▶ 11 uses are not allowed to utilize the IHO process.
- ▶ Base zoning dictates the density.







Victor Nelson

Revised PUD Stage 2

Washington Township

Board of County Commissioners

August 25, 2020

GENERAL INFORMATION

Property Owner	Victor Nelson
Parcel I.D.	14-34-277-001
Site Address	6929 State Route 350
Site Area	1.500 Acres
Current Zoning	General Business PUD (B-2 PUD)
Amendment	Revised PUD Stage 2

VICINITY MAP



SITE AERIAL



PROPOSAL

Revise the current approved PUD Stage 2 Site Plan (Exhibit A) to include the following:

1. Add an expansion to the existing building that is used for storage.
2. Remove the dairy bar building.

ANALYSIS

1. The expansion is proposed to improve the visual appearance.
2. The existing pole building was previously used as a machine shop. Now it is for personal storage.
3. The dairy bar business and building no longer exist.

ANALYSIS

4. The addition (585 sq. ft.) exceeds the allowance of a 20% increase (288 sq. ft.) that could have otherwise been approved administratively by staff as a PUD Stage 3 minor modification.
5. The site plan needs to show the correct location of the existing dwelling and the permitted driveways.

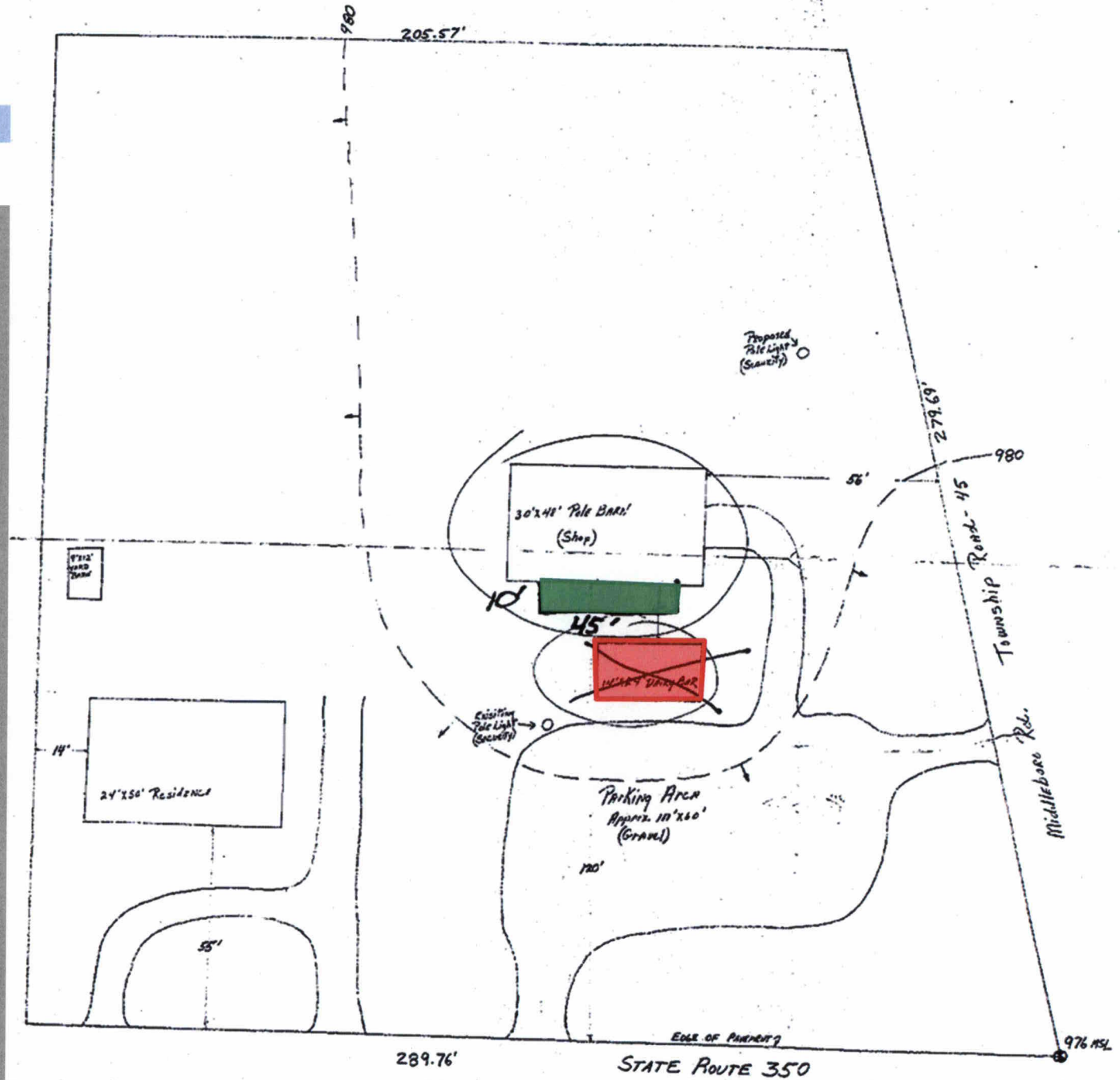
SITE PLAN



Added



Removed



RPC RECOMMENDATION

Approve the revised PUD Stage 2 Site Plan subject to the following conditions:

1. Compliance with the following:
 - A. BOCC Resolution #: 93-1476 (Exhibit B-PUD Stage 1)
 - B. Resolution #: 94-186 (Exhibit C – PUD Stage 2)
 - C. Warren County Rural Zone Code
2. PUD Stage 3 approval is required prior to issuance of the zoning and building permits from the Warren County Building and Zoning Department.

RPC RECOMMENDATION

3. The proposed improvements does not impede:
 - A. Onsite wastewater treatment system as determined by the Warren County Combined Health District.
 - B. Storm water runoff management as determined by the Warren County Engineer's Office.
 - C. Erosion sedimentation control as determined by the Warren County Soil and Water Conservation District.

RPC RECOMMENDATION

4. Update the plan to show:
 - A. The correct location of the existing dwelling.
 - B. Access points on SR 350 permitted by ODOT.
 - C. Access points on Middleboro Road permitted by the Warren County Engineer's Office.