



**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 – December 14, 2021

The Board met in regular session pursuant to adjournment of the December 7, 2021, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

- 21-1733 A resolution was adopted to hire Maria Haines as Customer Service Advocate I with OhioMeansJobs Warren County. Vote: Unanimous
- 21-1734 A resolution was adopted to hire Kelley Wilson as Customer Service Advocate I with OhioMeansJobs Warren County. Vote: Unanimous
- 21-1735 A resolution was adopted to approve promotion of Katie Taylor from the Clerical Specialist I position to Assistant Business Manager position within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 21-1736 A resolution was adopted to authorize the posting of the “Clerical Specialist I/Scanner” position 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
- 21-1737 A resolution was adopted to appoint Susanne Mason as the Project Coordinator of the American Rescue Plan Act (ARPA) Funds for Warren County. Vote: Unanimous
- 21-1738 A resolution was adopted to approve promotion of Devin Dawson to the position of Water Distribution Worker III within the Water and Sewer Department. Vote: Unanimous

MINUTES
DECEMBER 14, 2021
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- 21-1739 A resolution was adopted to hire Timothy Mick as Wastewater Treatment Systems Chief Operator North, within the Warren County Water and Sewer Department. Vote: Unanimous
- 21-1740 A resolution was adopted to hire Brooke Hill as Cashier Receptionist, within the Building and Zoning Department. Vote: Unanimous
- 21-1741 A resolution was adopted to approve promotion of Dusty Johnson from Building and Electrical Inspector I to Building and Electrical Inspector II within the Building and Zoning Department. Vote: Unanimous
- 21-1742 A resolution was adopted to cancel regularly scheduled Commissioners' Meetings of Thursday December 23, 2021 and Tuesday December 28, 2021. Vote: Unanimous
- 21-1743 A resolution was adopted to approve and authorize the Director of Warren County Grants Administration to submit an access form and letter of intent to Ohio Department of Development to apply for the Building Demolition and Site Revitalization Program and the Brownfield Remediation Grant Program. Vote: Unanimous
- 21-1744 A resolution was adopted to issue Request for Qualifications for Professional Consultant Services to assist in identifying specific locations within Warren County to be served by broadband infrastructure projects and to assist in planning such projects in accordance with the American Rescue Plan Act Coronavirus Local Fiscal Recovery Fund. Vote: Unanimous
- 21-1745 A resolution was adopted to permit limited access to the Otterbein Water Tower by the Franklin – Springboro Amateur Radio Club Members, and its contractors, subject to specific conditions. Vote: Unanimous
- 21-1746 A resolution was adopted to approve the Area 12 Data Sharing and Confidentiality Agreement with the Ohio Department of Job and Family Services (ODJFS) on behalf of the Area 12 Workforce Investment Board and OhioMeansJobs Warren County. Vote: Unanimous
- 21-1747 A resolution was adopted to declare various items within Child Support Enforcement Agency, Community Corrections, Facilities Management, Juvenile Detention, Metropolitan Housing, Telecommunications, and Water Department and authorize the disposal of said items through internet auction. Vote: Unanimous
- 21-1748 A resolution was adopted to acknowledge and sign renewal application for stop loss coverage with Tokio Marine HCC for Plan Year effective January 1, 2022. Vote: Unanimous
- 21-1749 A resolution was adopted to authorize acceptance of quote from Business Communication Specialist on behalf of Warren County Telecommunications. Vote: Unanimous

- 21-1750 A resolution was adopted to authorize acceptance of quote from Business Communication Specialists on behalf of Warren County Telecommunications. Vote: Unanimous
- 21-1751 A resolution was adopted to enter into youth worksite agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 21-1752 A resolution was adopted to authorize the Warren County Law Library Resources Board, pursuant to R.C. 307.51 (F), to enter into contracts with private entities for the provision of any services that the board considers necessary in the year 2022 and that which is subject to the Warren County Board of County Commissioners' Approval. Vote: Unanimous
- 21-1753 A resolution was adopted to approve Amendment #1 to the Electronic Monitoring Service Agreement with BI Incorporated on behalf of Warren County Common Pleas Court, Community Corrections Division. Vote: Unanimous
- 21-1754 A resolution was adopted to authorize the President of the Board to sign software pilot agreement with Veoci, Inc. on behalf of Warren County Department of Emergency Services/ Emergency Management Agency. Vote: Unanimous
- 21-1755 A resolution was adopted to modify rules and regulations – Warren County Water and Sewer Department. Vote: Unanimous
- 21-1756 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 21-1757 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with the Union Village Development Company, LLC for installation of certain improvements in Union Village, Phase 1B situated in Turtlecreek Township. Vote: Unanimous
- 21-1758 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Union Village Development Co. for installation of certain improvements in Union Village, Phase 1B situated in Turtlecreek Township. Vote: Unanimous
- 21-1759 A resolution was adopted to approve various record plats. Vote: Unanimous
- 21-1760 A resolution was adopted to approve supplemental appropriations into #11011112 and operating transfers into Facilities Management Construction Fund #4467 & #4494, Telecommunications Infrastructure Fund #4492, Road Infrastructure Fund #4451, and Children Services Fund #2273. Vote: Unanimous
- 21-1761 A resolution was adopted to approve supplemental appropriation and operational transfer from Commissioners' Fund #11011112 into Property Insurance Fund #6637. Vote: Unanimous

- 21-1762 A resolution was adopted to approve an operational transfer from the Motor Vehicle Fund #2202 into the North Bound Columbia Road Right Turn Lane at US 22/3 Improvement Project Fund #4438 and approve repayment of a cash advance from the North Bound Columbia Road Right Turn Lane at US 22/3 Improvement Project Fund #4438 into the Motor Vehicle Fund #2202. Vote: Unanimous
- 21-1763 A resolution was adopted to accept an amended certificate and approve a supplemental appropriation for the Fields Ertel Road Improvement Project Fund #44454. Vote: Unanimous
- 21-1764 A resolution was adopted to approve supplemental appropriations into Local Fiscal Recovery Fund #2211. Vote: Unanimous
- 21-1765 A resolution was adopted to approve appropriation decreases within the Area 12 Workforce Development Board Fund #2238. Vote: Unanimous
- 21-1766 A resolution was adopted to approve appropriation decrease in Board of Elections Fund #2209. Vote: Unanimous
- 21-1767 A resolution was adopted to approve appropriation decreases in Community Development Grant Fund #2265. Vote: Unanimous
- 21-1768 A resolution was adopted to approve appropriation decreases in OhioMeansJobs Funds #2258 and #2254. Vote: Unanimous
- 21-1769 A resolution was adopted to approve appropriation decrease within Warren County Garage Fund #6619. Vote: Unanimous
- 21-1770 A resolution was adopted to approve appropriation decrease within Sheriff's Office Fund #2293. Vote: Unanimous
- 21-1771 A resolution was adopted to rescind resolution #21-1699 and approve supplemental appropriation into Commissioners' Fund #11011112 and operational transfer into Human Services Fund #2203. Vote: Unanimous
- 21-1772 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Services Fund #11011220. Vote: Unanimous
- 21-1773 A resolution was adopted to approve appropriation adjustment within Board of Elections Fund #11011300. Vote: Unanimous
- 21-1774 A resolution was adopted to approve appropriation adjustment within Coroner's Fund #11012100. Vote: Unanimous
- 21-1775 A resolution was adopted to approve appropriation adjustment within Mary Haven Fund #2270. Vote: Unanimous

- 21-1776 A resolution was adopted to approve appropriation adjustments within Workforce Investment Board Fund #2238. Vote: Unanimous
- 21-1777 A resolution was adopted to approve appropriation adjustment within the OhioMeansJobs Warren County Fund #2258. Vote: Unanimous
- 21-1778 A resolution was adopted to approve supplemental adjustment and appropriation adjustment within Health Insurance Fund #6632. Vote: Unanimous
- 21-1779 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 21-1780 A resolution was adopted to approve 2022 Annual Appropriations. Vote: Unanimous
- 21-1781 A resolution was adopted to amend pay schedule relative to the Warren County Commissioners' Compensation Plan. Vote: Unanimous
- 21-1782 A resolution was adopted to amend pay schedule relative to the Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 21-1783 A resolution was adopted to amend pay schedule relative to the Warren County Job and Family Services, Human Services Division. Vote: Unanimous
- 21-1784 A resolution was adopted to approve salary adjustments relative to Commissioners' employees. Vote: Unanimous
- 21-1785 A resolution was adopted to approve salary adjustments for department heads under the Warren County Board of Commissioners. Vote: Unanimous
- 21-1786 A resolution was adopted to approve salary increases for County Court Probation Officers. Vote: Unanimous
- 21-1787 A resolution was adopted to approve reclassification of Krystal Powell from the position of Administrative Assistant to the position of Deputy Clerk within the Commissioners' Office. Vote: Unanimous
- 21-1788 A resolution was adopted to approve pay increase for various employees within Warren County Facilities Management Department. Vote: Unanimous
- 21-1789 A resolution was adopted to approve reclassification of Jacqueline Ruffner from the position of Custodial Worker I to the position of Custodial Worker II. Vote: Unanimous
- 21-1790 A resolution was adopted to approve reclassification of Leslie Smith from the position of Custodial Worker I to the position of Custodial Worker II. Vote: Unanimous

- 21-1791 A resolution was adopted to approve pay increases for various employees within Warren County Water and Sewer Department. Vote: Unanimous
- 21-1792 A resolution was adopted to approve reclassification of Joseph Newton to the Data Systems Supervisor Position within the Warren County Telecommunications Department. Vote: Unanimous
- 21-1793 A resolution was adopted to amend classification specification of Clerical Specialist I and II within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 21-1794 A resolution was adopted to approve reclassification of multiple employees within Warren County Job and Family Services, Children Services. Division. Vote: Unanimous
- 21-1795 A resolution was adopted to adopt classification and specifications and point factor assignments of Payroll HR Specialist within the Office of Management and Budget. Vote: Unanimous
- 21-1796 A resolution was adopted to approve reclassification of Tiffany Unika Miller from the position of HR Specialist to Payroll HR Specialist within the Office of Management and Budget. Vote: Unanimous
- 21-1797 A resolution was adopted to amend classification specification of Benefits Specialist within the Office of Management and Budget. Vote: Unanimous
- 21-1798 A resolution was adopted to approve pay increase for Kim Berry, Benefits Specialist within the Office of Management and Budget. Vote: Unanimous
- 21-1799 A resolution was adopted to appoint Nolan Cook as the Chief Mechanic of the Warren County Garage. Vote: Unanimous
- 21-1800 A resolution was adopted to approve supplemental appropriation into Commissioners' General Fund #11011111. Vote: Unanimous
- 21-1801 A resolution was adopted to approve appropriation adjustment from Telecommunications Department Fund #11012812 into #11012810. Vote: Unanimous
- 21-1802 A resolution was adopted to approve appropriation adjustment from Telecommunications Department Fund #11012812 into #11012810. Vote: Unanimous
- 21-1803 A resolution was adopted to approve rezoning application of James Thomas (Case #2021-05), to rezone approximately 42.082 acres from I-1 Light Industrial Manufacturing to R1B Single Family Residential with a Planned Unit Development Overlay in Franklin Township subject to conditions. Vote: Unanimous

DISCUSSIONS

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

Andy Russell, Chief Mechanic at the Warren County Garage for the past 40 years, was present for the Board to honor him on his retirement.

The Board presented a proclamation to proclaim today as “Robert ‘Andy’ Russell” Day in Warren County and renamed the County Garage to “The Robert ‘Andy’ Russell County Maintenance Garage.”

Martin Russell, Deputy County Administrator, presented the following relative to the 2022 Annual Appropriations:

- 2022 Annual Budget for the general fund appropriation requests = \$82,449,915
- All funds = \$328,107,321(Special, Debt Service, Capital, Enterprise, and Rotary)
- Breaking the General Fund Budget down
 - 57.3% - Public Safety
 - 39.1% - General Operations of Warren County
 - 1.5% - Social Services
 - 2.2% - Miscellaneous and Debt Service
- Comparison
 - 5.79% over 2021 annual appropriation of \$77,936,893
- All funds = 3% (2.94%) increase (Special, Debt Service, Capital, Enterprise and Rotary)
 - Factors for the increase above the target 3%
 - Wage Pressure (entry level, certified personnel and employee retention)
 - Operational expenses for the newly opened jail
 - \$1.5 million increase for jail health care expenses (270 to 500 beds)
 - Additional operating expenses (natural gas, maintenance, insurance)
 - Cybersecurity upgrades – Telecom’s proactive to protect 911 and essential services
 - Trittech – moving into maintenance contract portion of the project

- Even year election cycles
- Continued plateau in DTAC
 - Treasurer & Prosecutor's office more burden on general fund
- 2021 end-of-year revenue is trending higher than 2020 numbers (2020 was an increase over 2019)
 - Property tax up nearly \$1MM with low percentage of delinquencies (2022 tax holiday will reduce collections next year approximately \$24MM)
 - Building department/permits remain strong - \$300,000 over anticipated
 - Investment income
 - Anticipated to be lower (\$500k) in 2021, on target to hit \$3.5MM
 - Sales tax revenue is strong – currently up 5.7% over this time in 2020
 - Revenue vs. expenditures
 - Through November, revenue is at 113% (91MM/80MM)
 - 73% on expenditures (\$59MM/\$78MM)
 - Receiving more than anticipated and spending less than budgeted
 - BOCC approved the ARPA framework – beginning to fund/implement projects
 - Project Reimbursement, Infrastructure and Economic Development “Categories”
 - Health Department
 - Sheriff – Corrections officers
 - Stay in School program - COVID
 - Enhanced childcare
 - Travel and Tourism
 - Broadband
 - Broad categories throughout the County to have the greatest impact.
- Infrastructure Bank Discussion
 - Set aside \$10 million in 2022 – Monies accounted for in projects
 - \$35 million was target (potentially \$44MM now over 5-year period)
 - Evaluated each year
- Rainy day fund established in 2020 - \$12 million (evaluate as only can by 16.6% of expenditures)

Commissioner Jones thanked staff for their work on the budget as well as the department heads and elected officials for their partnership and great stewardship of taxpayers' dollars.

Commissioner Grossmann stated his agreement with Commissioner Jones and noted the remarkable collaboration with all the offices within Warren County.

Commissioner Young discussed anticipated revenue vs. actual revenue as well as appropriated funds vs. actual expenditures. He stated the key to success in receiving more revenue than anticipating and spending less than appropriated. He stated that Warren County budgets for “worst case scenario” and thanked Auditor Matt Nolan for his fiscal conservatism.

Mr. Young then stated that Warren County is not immune to the problems generated in Washington DC such as wage inflation which is shown the 2022 appropriations.

The Board then discussed that Hamilton County is following Warren County’s lead in providing a “tax holiday” and that Butler County is also considering it.

Upon discussion, the Board resolved (Resolution #21-1780) to approve the 2022 annual appropriations and approved the consent agenda relative to personnel matters associated with the 2022 budget.

PUBLIC HEARING

REZONING APPLICATION OF JAMES THOMAS (CASE #2021-05), TO REZONE APPROXIMATELY 42.082 ACRES FROM I-1 LIGHT INDUSTRIAL MANUFACTURING TO R1B SINGLE FAMILY RESIDENTIAL WITH A PLANNED UNIT DEVELOPMENT OVERLAY IN FRANKLIN TOWNSHIP

The public hearing to consider the rezoning application James Thomas, owner of record (Case #2021-05), to rezone approximately 42.082 acres (parcel #04191270050 and 04191760020) located at 7878 Sharts Road in Franklin Township from I-1 Light Industrial Manufacturing to R1B Single Family Residential (1-acre density) with a Planned Unit Development overlay was reconvened this 14th day of December 2021, in the Commissioners’ Meeting Room.

Hadil Lababidi, Regional Planning Commission, presented the attached PowerPoint presentation providing additional information on the history of the zoning and the concerns of the Soil and Water Conservation District associated with the possibility of wells in the area being affected.

Ms. Lababidi stated that the Regional Planning Commission Executive Committee discussion centered around issues with groundwater and public water service to the area. She then reviewed the Rural Zoning Commission’s reasoning for denial.

Commissioner Young stated that the questions for consideration are:

- Do we want to change from industrial use to residential?
- Do we want to allow 19 homes vs. the 8 homes that would normally be allowed within the groundwater protection area?

Rod Morris, Associate Construction, Agent and proposed developer of the property, stated the following:

- The Warren County Comprehensive Plan and Master Plan show this property as residential
- The daughter of the elderly property owners stated they were unaware of the rezoning on their property in 2012
- The proposed development is low density (1.4 acres to 4 acre lots) and they plan to place in the Covenants and Restrictions for the subdivision (which any new homeowner must "sign off" on) that only organic fertilizer is permitted.
- The proposed development is a very small portion of the aquifer protection area that no other property is being forced to comply with.
- The proposed homes will be priced at \$500,000 plus
- His company also builds and operates store and lock facilities which he will place on this parcel if the rezoning is denied

There was discussion relative to density permitted prior to the 2012 zoning change under the old zoning code as well as the potential impact on the aquifer if this area remains industrial vs. the residential uses with the proposed conditions.

Bruce McGary, Assistant Prosecutor, questioned if the Franklin Township Trustees are more concerned with annexation or aquifer protection.

Commissioner Young questioned if we could reduce the proposed density as well as regulate how far away septic systems must be from wells.

There was discussion relative to density and it was determined that, under the prior zoning, they could develop 19 lots.

Stan Williams, Regional Planning Commission Executive Director, stated that residential use is safer than industrial use on the aquifer.

Tracy Sievers, Franklin Township Administrator, stated that the township has no objections to reverting this property back to residential. She then stated that public hearing and safety is the #1 priority of the township, but they certainly don't desire the property to be annexed either.

There was discussion relative to the City of Springboro's desire to purchase the property, annex it and make half of it part of their industrial park and their other half a park.

Commissioner Young stated he does not like changing zoning from Industrial to Residential, but this is in unique circumstance. He stated the need to protect the aquifer as well as his desire to address the proximity of wells to septic systems.

Commissioner Jones stated her desire for the public owner to understand the ramifications of this rezoning.

There was discussion relative to Commissioner Young's desire to reduce the density to 2-acre maximum and include a septic setback.

Mr. Morris stated that the finances will not support any less than 19 lots to make the plan work.

Upon further discussion, the Board closed the public hearing and resolved (Resolution #21-1803) to approve the rezoning application subject to 19 conditions.

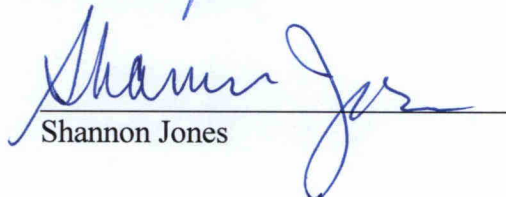
On motion, upon unanimous call of the roll, the Board entered executive session at 10:35 a.m. to discuss pending litigation with legal counsel pursuant to Ohio Revised Code Section 121.22 (G)(3) and acquisition of property pursuant to Ohio Revised Code Section 121.22 (G)(2) and exited at 11:01 a.m.

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 December 14, 2021, in compliance with Section 121.22 O.R.C.



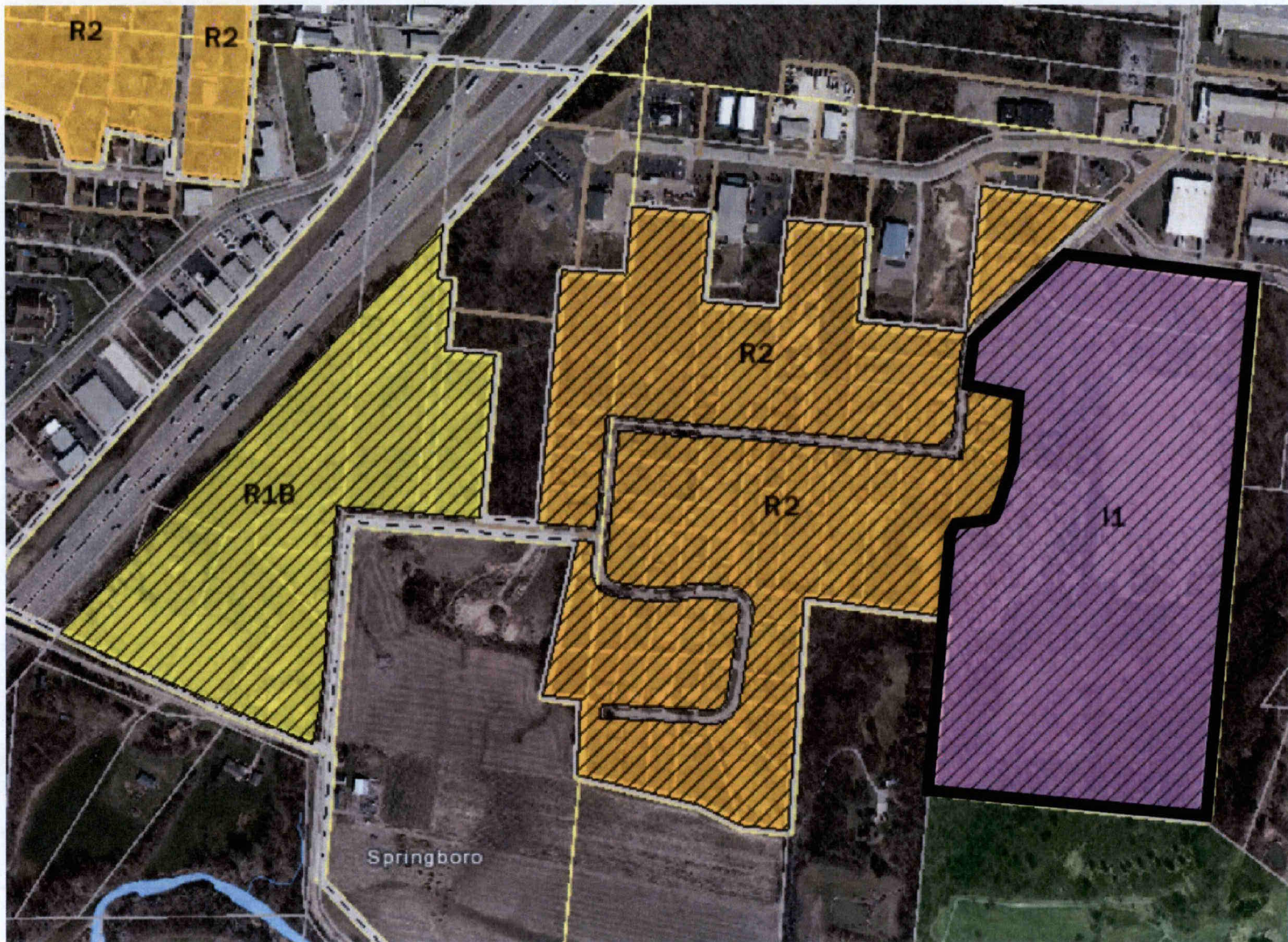
Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio



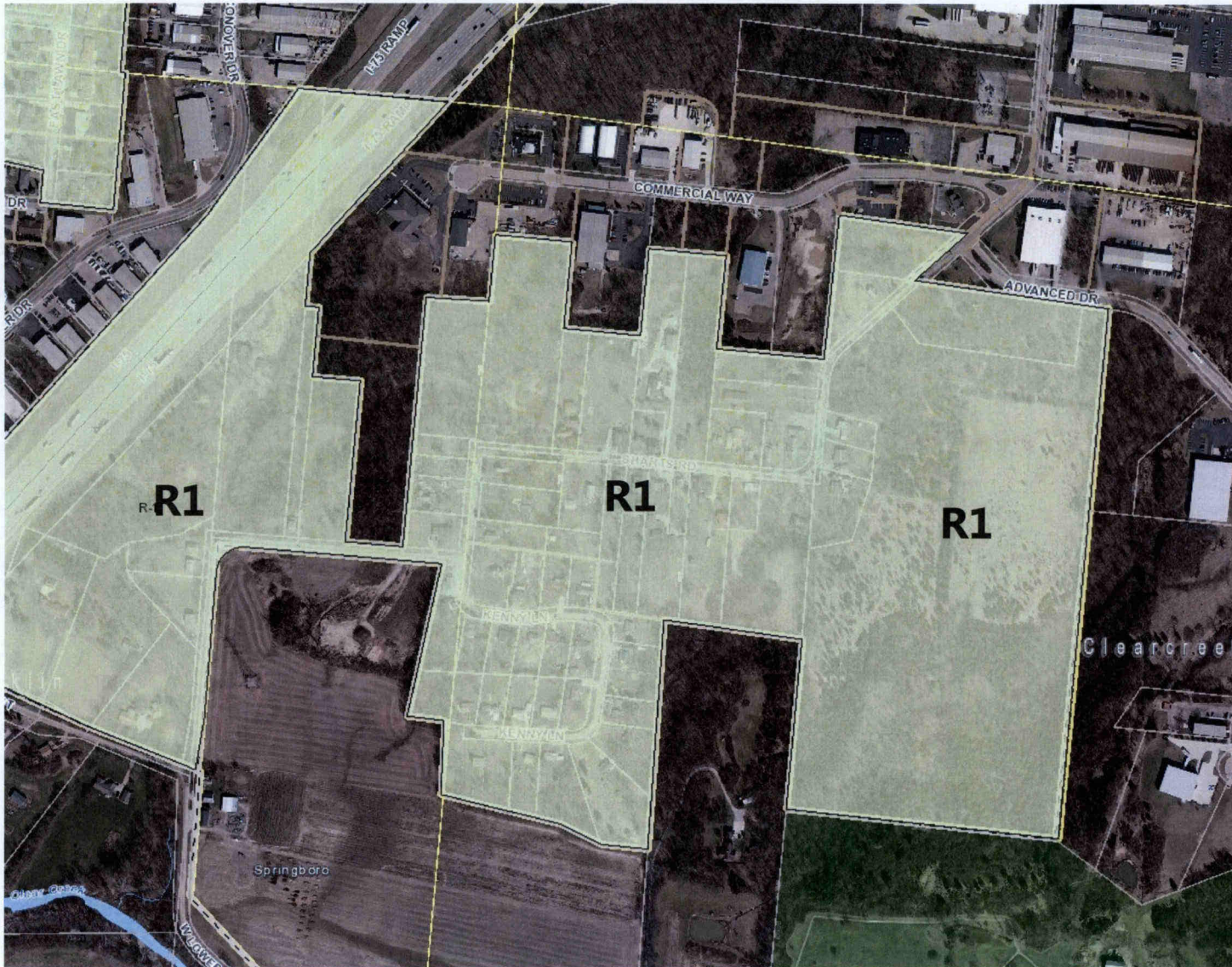
Sycamore Creek Reserve

PUD Stage 1

Current Zoning

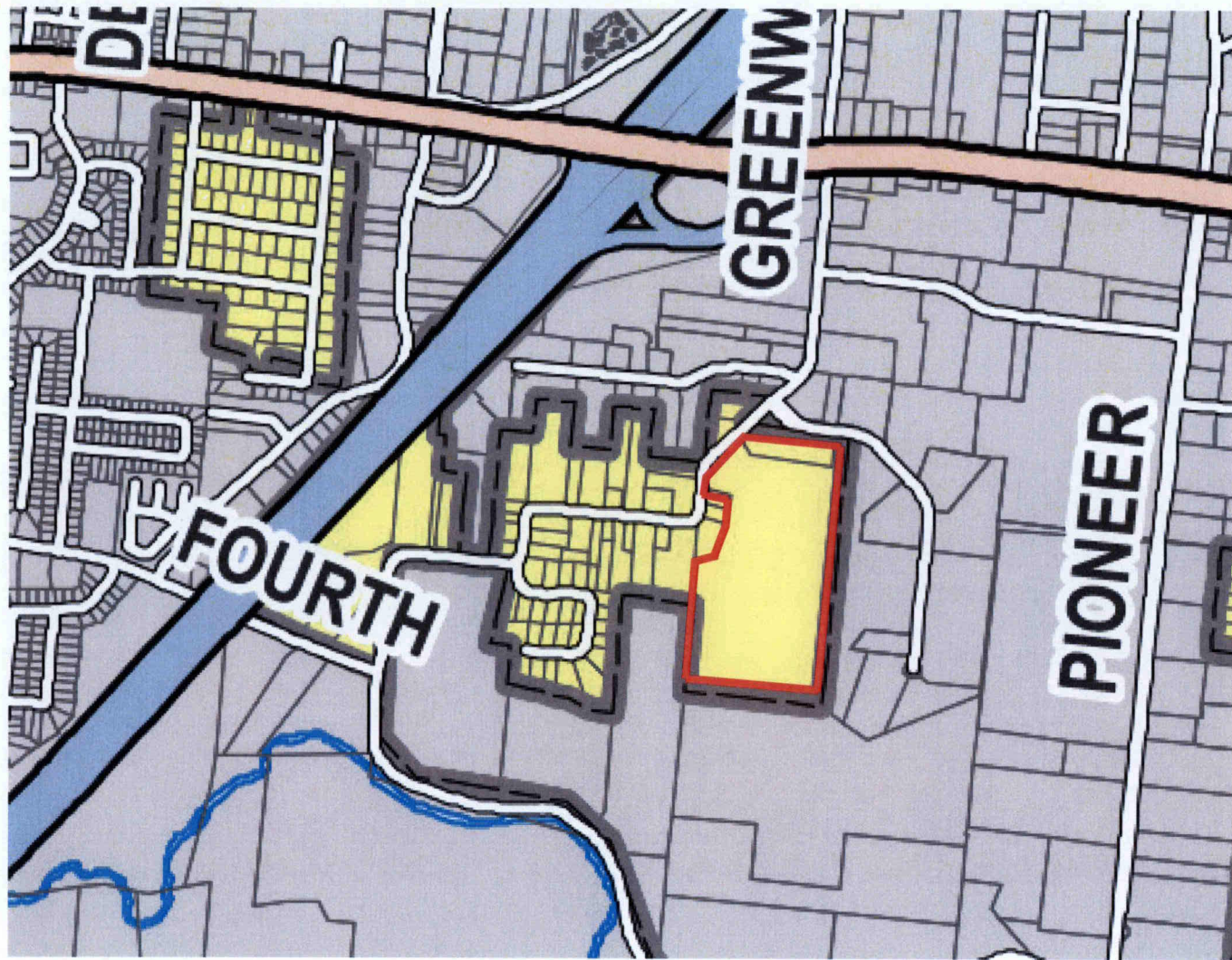


Old 2012 Zoning



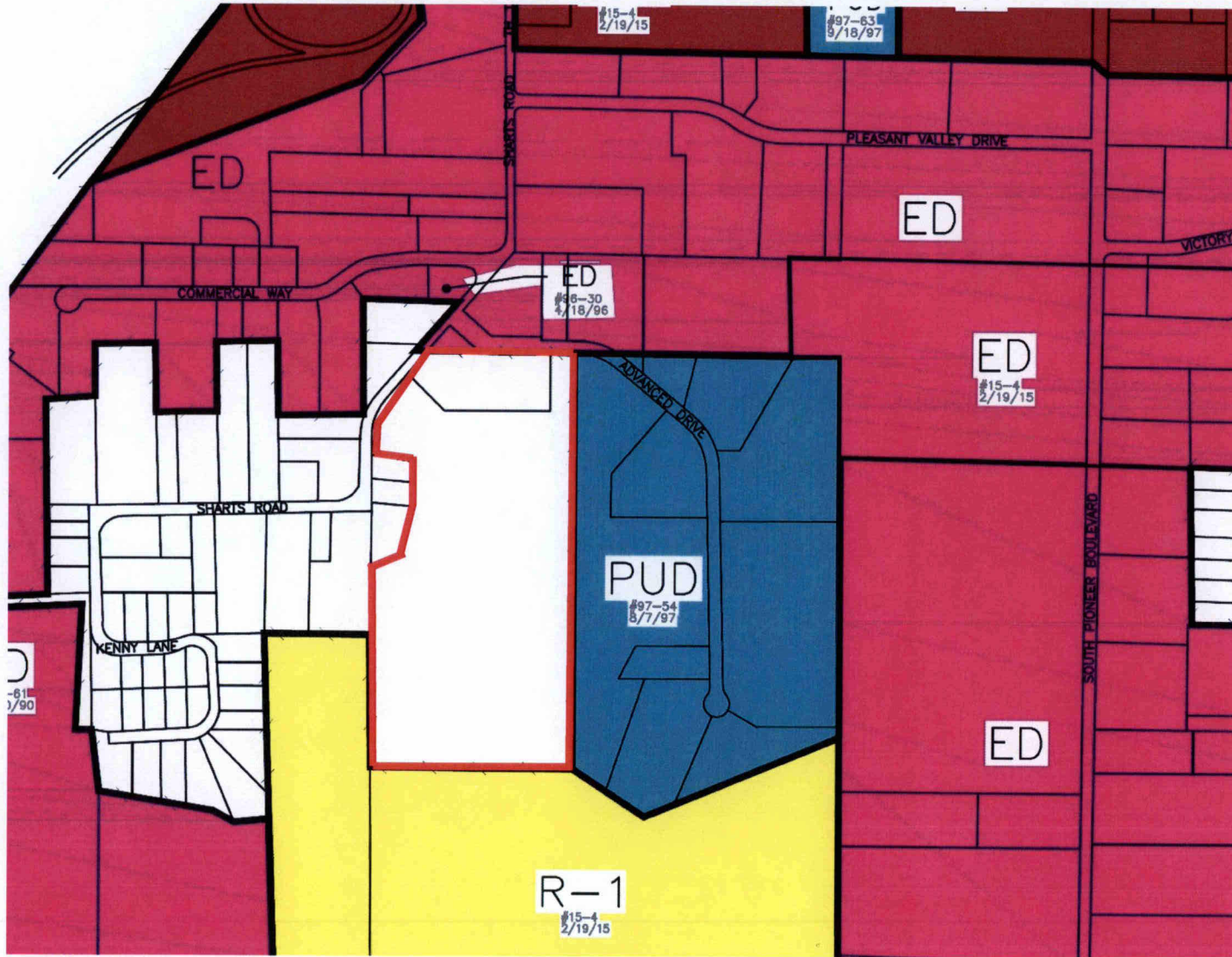
- **Total Area:**
42.082 acres
- **10% Roads + Infrastructure**
- **Buildable Area:**
37.87 acres
- **R-1: 2-acre density**
- **# of allowed units: 19**

Future Land Use



Single-Family Residential

Springboro Future Land Use



Legend

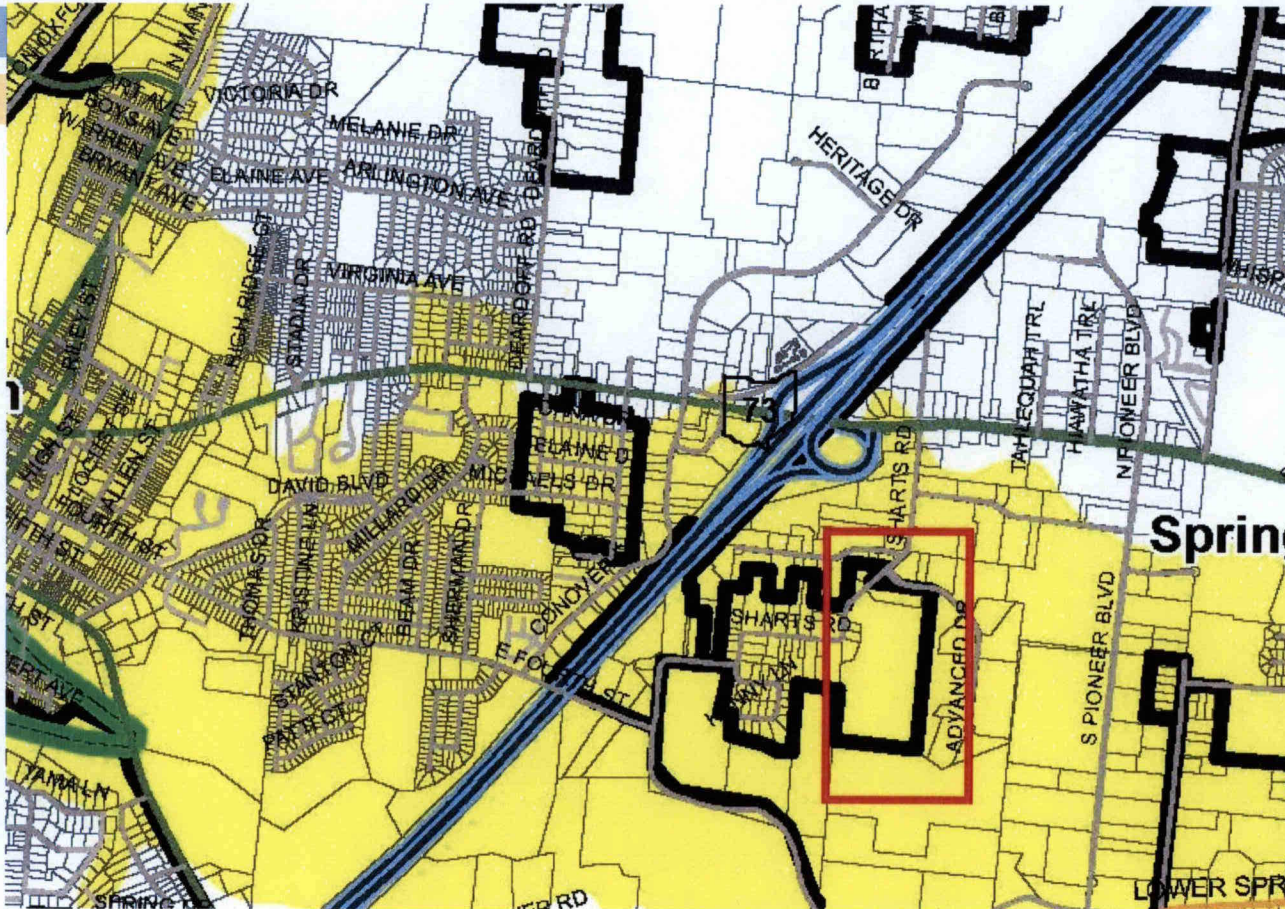
- Estate-Type Residential
- PUD
- Employment Development
- Highway Business

Natural Features



- Slight slopes
- 2 streams
- Heavily wooded

Ground Water Protection Area



- **Density:** (1) unit per (5) acres
- **Impervious Surface Ratio:** 0.5
- The area is **not** served with sewer

PURPOSE: To safeguard the public health, safety, & general welfare in the Warren County Zoning jurisdiction & to provide for the protection & availability of the existing & future potable groundwater supply in Warren County. Furthermore, it is intended that the protected public water supply, wells within designated sole source aquifer boundaries, and associated time-of-travel boundaries be protected from contamination, both by preventing increased risk and by reducing existing risk to the public water supply.

Groundwater Issues Common to Residential Development

1. Land covered with impervious surfaces such as homes, driveways, roads and parking lots may have more runoff and less groundwater recharge. Increased groundwater recharge may occur if the runoff water naturally infiltrates onsite or is infiltrated by raingardens or other Low Impact Development techniques.
2. Storm water retention ponds may divert water that otherwise would recharge groundwater.
3. Roads & the use of road salt.
4. Fertilization of lawns.
5. Improper waste disposal practices—dumping waste oil or antifreeze on the ground.

WC Rural Zoning Code

- 1. DEVELOPMENT STANDARDS:** A development project must include nonstructural and/or structural stormwater management measures that minimize the loss of groundwater recharge at the project site. Development projects shall comply with one of the following:

Requirement 1: **For Residential Development**, 80% of the pre-development infiltration volume should be maintained.

Requirement 2: For Non-Residential Development, 70% of the pre-development infiltration volume should be maintained. (C) In addition, steps should be taken to, minimize impervious surfaces; prevent mass grading; utilize conservation design techniques such as clustering, narrower street widths, reduced parking lot sizing, and pervious pavement; use best management practices, setbacks, and pretreatment to protect groundwater quality.

WC Rural Zoning Code

2. Residential developments not connected to a central sanitary sewer shall comply with Warren County Combined Health District regulations.
3. All residential wastewater disposal systems within the GP Overlay Area 1 shall be required to be inspected according to the Warren County Combined Health Regulations per its specifications. This requirement shall be implemented within one (1) year of the initial effective date of these regulations.
4. All wastewater disposal systems serving non-residential uses and residential uses of four (4) dwelling units or greater, within the GP Overlay Area 1 shall, contingent upon an agreement with the Ohio Environmental Protection Agency (OEPA), be required to be inspected annually by the Warren County Combined Health District per its specifications. This requirement shall be fully implemented within one (1) year of the effective date of the agreement with OEPA.

Proposal

- 19 residential lots.
- Primary access from Sharts Road.
- Lots ranging in size from 1.39 acres to 4.04 acres.
- Homes will consist of both ranch and 2-story single family homes with all-natural building material such as bricks, stone or wood siding.
- All homes will be custom built.



Department Comments

Warren County Soil & Water Conservation District

The group of residential housing to the west of this property have about 8 wells in use. So, compromising the groundwater in this area might directly affect the integrity of the water in these wells. The existing wells are from 50-1000 feet from the western border of this property.

City of Springboro:

The City does not see any issues with the development impacting the ground water for Springboro.

Department Comments

Warren County Combined Health District

The health district has been informed that these proposed lots will not have access to sanitary sewer. The applicant must obtain soil evaluations from a qualified soil evaluator for new parcels or any existing parcels that have had their boundaries altered to determine if there is sufficient area for both an initial and replacement household sewage treatment if these lots are to be built upon. Once the soil evaluations are completed, the Warren County Health District must be contacted to conduct a subdivision review inspection to verify compliance with Ohio Administrative Code Chapter 3701-29. The health district was also notified that two parcels reside within a ground water protection area. As such, the applicant should also consult with Ohio EPA regarding restrictions and prohibitions for those parcels.

RPC Recommendation

The RPC Executive Committee discussion centered around the following issues:

1. The impact of the development on streams and aquifers and how to monitor and enforce the use of pesticides and fertilizers .
2. Increase in density within the Groundwater Protection Overlay.
3. The water service to the development (Warren County or Springboro).

(Springboro will provide the water service to the development only with annexation).

RPC Recommendation

A motion was made by Mr. Palmer to recommend denial of the Sycamore Creek Reserve PUD Stage 1 to the Warren County Rural Zoning Commission.

Mr. Dudas seconded the motion.

The Motion Passed with a vote of:

7 aye

5 nay

4 abstain

RZC Recommendation

The RZC decision was based on the following:

1. The impact of residential versus industrial on streams and aquifers.
2. The reality of building in the area with the restrictions to be placed on the site. Policing pesticides and fertilizers etc.
3. Less dense development in the area. 1 per 5 acres to protect the aquifers.

RZC Recommendation

Mr. Gibbs moved to recommend *denial* to the Warren County Commissioners, for the Map Amendment of parcel #'s 04-19-127-005-0 & 04-19-176-002-0 from "I1" Light Industrial to "R1" Single Family Residential PUD in Franklin Township.

Mr. Cesta seconded the motion.

Fred Grimm	Yes
Joe Cesta	Yes
Jim Gibbs	Yes

BACKUP SLIDES – PUD STANDARDS

Sycamore Creek Reserve

R1-B Planned Unit Development Overlay - Development Standards

Franklin Township, Warren County, Ohio

SECTION 1 - APPLICABILITY:

Unless otherwise stated, development, within the Sycamore Creek Reserve Overlay PUD shall be governed entirely by these provisions and the provisions of the Warren County Rural Zoning Code, Warren County, Ohio, which are in effect at the time of issuance of any development order. All standards and concepts imposed herein or as represented on the PUD Site Plan are a part of the regulations which will govern how the PUD may be developed. Any standards found in the Warren County Rural Zoning Code that are not modified, varied, or addressed by this PUD document shall continue to apply to the PUD site.

SECTION 2. PERMITTED USES:

The following principal and accessory land uses are permitted by-right:

1. Single Family Dwelling
2. Home Occupation Class 1
3. Yard/Garage Sales

Accessory Structures: Accessory structures shall conform to Warren County Rural Zoning Code Article 3 Chapter 1 Section 3.102 "Accessory Uses, Buildings, and Structures Standards".

SECTION 3. PROHIBITED USES:

All uses not identified in Section 2 are prohibited.

SECTION 4. DEFINITIONS:

The definition of all terms shall be the same as the definition set forth in the Warren County Rural Zoning Code in effect at the time of zoning permit application.

SECTION. 5. SETBACK, LOT WIDTH, LOT SIZE, DENSITY, & LOT FRONTAGE.

Section 5.1. Minimum Building Setbacks

Front: 50 feet

Rear: 40 feet

Side: 15 Feet

Section 5.2 Minimum Lot Width

100 feet

Section 5.3 Minimum Lot Size

1.3 acres (56,628 square feet)

Section 5.4 Density

Maximum Number of Dwelling Units: Nineteen (19) units.

Section 5.5 Minimum Lot Frontage

Standard: 100 feet

Curved: 50 feet at the road-right-of way and 100 feet at the building setback line.

Recommendations

If approved staff recommends the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by the conditions below.
2. The development shall comply with the Warren County Subdivision Regulations and the Warren County Zoning Code, except for the modifications in the R1-B Planned Unit Development Overlay – Development Standards for the Sycamore Creek Reserve.

Recommendations

3. The Sycamore Creek Reserve Overlay PUD will comply with the Standards of the Ground Water Protection Overlay District (GP), of the Warren County Rural Zoning Code, except standards exempt by the Warren Count Board of County Commissioners.
4. The development shall comply with the Streamside Setback guidelines of Section 2.610 Stream Protection Overlay, of the Warren County Rural Zoning Code.
5. Prior to PUD Stage 2 approval, the applicant shall verify water service and approval from the Warren County Water & Sewer Department.

Recommendations

6. Prior to PUD Stage 2 approval, the applicant shall work with the Warren County Health Department to ensure that the sewage treatment system design meets all state regulations and is appropriate for the specific soils and proposed residence on the property.
7. Prior to Final Plat approval, the applicant shall obtain access permits and perform a traffic impact study that is reviewed and approved by the Warren County Engineer's Office.
8. Active recreation amenities and any phasing requirements shall be determined at PUD Stage 2 Site Plan; at a minimum, the amenities shall be required prior to developers receiving final plat approval for 75% of the lots.

Recommendations

9. A conservation area shall be placed on passive open space areas. Conservation areas shall be established at PUD Stage 2 Site Plan.
10. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office.
11. Erosion and Sediment control shall be reviewed by the Warren County Soil and Water Conservation District.
12. A HOA shall be established to own and maintain open areas and entryways.
13. A detailed landscaping plan shall be included with the PUD Stage 2 submittal.
14. All homes will be custom built and building material is limited to all-natural building material such as bricks, stone, or wood siding.

Recommendations

15. No more than 15% of a single lot may be rendered impervious to groundwater infiltration. Maximum impervious site coverage may exceed 15% if on-lot storm water mitigation devices are installed, such as rain gardens.
16. The PUD Stage 2 application shall include Low Impact Development techniques that are reviewed by the Warren County Engineer's Office and the Warren County Soil and Water Conservation District. To the extent feasible, all runoff from impervious surfaces shall be recharged to the aquifer on-site and these devices shall provide for the retention, filtration, and percolation.
17. Use of lawn care pesticides and synthetic fertilizers is prohibited.

Recommendations

18. The PUD Stage 2 application shall illustrate the location of 100-foot riparian buffers measured a horizontal distance outward to each side from the centerline of each stream. The recommendations of the Stream Protection Overlay (Sec 2.610 Stream Protection Overlay) shall be administered as mandatory standards.
19. The applicant works with the Warren County Combined Health District and the Warren County Soil and Water Conservation District to determine groundwater flow direction and the most suitable placement for onsite wastewater treatment systems. The Warren County Combined Health District may require additional wastewater treatment to ensure compliance with Ohio Administrative Code Chapter 3701-29, such as advanced pretreatment components, supplemental disinfection, or nitrogen reduction measures.