

Resolution

Number 23-0060

Adopted Date January 24, 2023

ACCEPT RESIGNATION OF DEILIBETH CRUZ, INVESTIGATIVE CASEWORKER II WITHIN THE WARREN COUNTY DEPARTMENT OF JOB AND FAMILY SERVICES, CHILDREN SERVICES DIVISION, EFFECTIVE FEBRUARY 2, 2023

BE IT RESOLVED, to accept the resignation of Deilibeth Cruz, Investigative Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective February 2, 2023.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Children Services (file)
Deilibeth Cruz's Personnel File
OMB – Sue Spencer
Tammy Whitaker

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0061

Adopted Date January 24, 2023

ACCEPT RESIGNATION OF DARBIE EVE, ADMINISTRATIVE SUPPORT, WITHIN THE WARREN COUNTY DEPARTMENT OF JOB AND FAMILY SERVICES, CHILDREN SERVICES DIVISION, EFFECTIVE JANUARY 13, 2023


BE IT RESOLVED, to accept the resignation, of Darbie Eve, Administrative Support, within the Warren County Department of Job and Family Services, Children Services Division, effective January 13, 2023.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Children Services (file)
D. Eve's Personnel File
OMB – Sue Spencer
Tammy Whitaker

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0062

Adopted Date January 24, 2023

ACCEPT RESIGNATION OF JUSTIN KILDOW, HVAC TECHNICIAN II, WITHIN WARREN COUNTY FACILITIES MANAGEMENT EFFECTIVE JANUARY 31, 2023

BE IT RESOLVED, to accept the resignation of Justin Kildow, HVAC Technician II, within Warren County Facilities Management, effective January 31, 2023.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Facilities Management (file)
J. Kildow's Personnel File
OMB – Sue Spencer
Tammy Whitaker

Resolution

Number 23-0063

Adopted Date January 24, 2023

APPROVE PROMOTION OF JODI STONE-DANA TO THE POSITION OF ONGOING SUPERVISOR WITHIN THE WARREN COUNTY DEPARTMENT OF JOB AND FAMILY SERVICES, CHILDREN SERVICES DIVISION

WHEREAS, the Director and Deputy Director have requested the promotion of Jodi Stone-Dana to the open Ongoing Supervisor Position; and

NOW THEREFORE BE IT RESOLVED, to approve the promotion of Jodi Stone-Dana to the position of Ongoing Supervisor within the Warren County Department of Job and Family Services, Children Services Division, classified, full-time permanent, exempt status, Pay Range B, \$2,480.77 bi-weekly, effective pay period starting February 25, 2023.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Children Services (file)
J. Stone-Dana's Personnel file
OMB-Sue Spencer

Resolution

Number 23-0064

Adopted Date January 24, 2023

APPROVE LATERAL TRANSFER OF AMBER PLEASANT FROM THE POSITION OF ONGOING SUPERVISOR TO SUPPORT SERVICES SUPERVISOR, WITHIN THE WARREN COUNTY DEPARTMENT OF JOB AND FAMILY SERVICES, CHILDREN SERVICES DIVISION

WHEREAS, after interviews with internal candidates the Director of Children Services has requested the lateral transfer of Ms. Pleasant to said position; and

NOW THEREFORE BE IT RESOLVED, to approve the lateral transfer of Amber Pleasant from the position of Ongoing Supervisor to Support Services Supervisor within the Warren County Department of Job and Family Services, Children Services Division effective March 1, 2023.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Children Services (file)
A. Pleasant's Personnel file
OMB – Sue Spencer

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0065

Adopted Date January 24, 2023

HIRE JERRY CASSIDY AS WATER TREATMENT PLANT TECHNICIAN, WITHIN THE WARREN COUNTY WATER AND SEWER DEPARTMENT

BE IT RESOLVED, to hire Jerry Cassidy, as a Water Treatment Plant Technician within the Warren County Water and Sewer Department, classified, full-time permanent, non-exempt status (40 hours per week), Pay Range #13, \$20.39 per hour, effective January 29, 2023, subject to a background check, negative drug screen, and a 365-day probationary period; and

BE IT FURTHER RESOLVED, Mr. Cassidy is required to obtain a Class I Water Operator's License within eighteen (18) months of his start date to maintain employment.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

H/R

cc: J. Cassidy's Personnel file
Water/Sewer (file)
OMB – Sue Spencer

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0066

Adopted Date January 24, 2023

HIRE SHAE FLANNERY AS WATER TREATMENT OPERATOR II, WITHIN THE WARREN COUNTY WATER AND SEWER DEPARTMENT

BE IT RESOLVED, to hire Shae Flannery as Water Treatment Operator II, within the Warren County Water and Sewer Department, classified, full-time permanent, non-exempt status (40 hours per week), Pay Range #17, \$29.00 per hour, effective January 31, 2023, subject to a negative drug screen, background check and 365-day probationary period; and

BE IF FURTHER RESOLVED, that Mr. Flannery will not receive the typical three percent (3%) increase upon completion of probation as his wage reflects his experience.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

H/R

cc: S. Flannery's Personnel file
Water/Sewer (file)
OMB – Sue Spencer

Resolution

Number 23-0067

Adopted Date January 24, 2023

AUTHORIZE THE INTERNAL POSTING OF THE "MEETING FACILITATOR" POSITION, WITHIN THE WARREN COUNTY DEPARTMENT OF JOB AND FAMILY SERVICES, CHILDREN SERVICES DIVISION, IN ACCORDANCE WITH WARREN COUNTY PERSONNEL POLICY MANUAL, SECTION 2.02(A)

WHEREAS, there exists an opening for an "Meeting Facilitator" position within the Warren County Department of Job and Family Services, Children Services Division; and

NOW THEREFORE BE IT RESOLVED, to authorize the internal posting of the position of "Meeting Facilitator" in accordance with Warren County Personnel Policy Manual, Section 2.02(A); posting to occur for a period of at least seven (7) consecutive calendar days beginning, January 24, 2023.

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

Mrs. Jones – yea

Mr. Young – yea

Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

H/R

cc: Children Services (file)
OMB – Sue Spencer

Resolution

Number 23-0068

Adopted Date January 24, 2023

AUTHORIZE THE INTERNAL POSTING OF THE "TRAINING COORDINATOR" POSITION, WITHIN THE WARREN COUNTY DEPARTMENT OF JOB AND FAMILY SERVICES, CHILDREN SERVICES DIVISION, IN ACCORDANCE WITH WARREN COUNTY PERSONNEL POLICY MANUAL, SECTION 2.02(A)

WHEREAS, there exists an opening for an "Training Coordinator" position within the Warren County Department of Job and Family Services, Children Services Division; and

NOW THEREFORE BE IT RESOLVED, to authorize the internal posting of the position of "Training Coordinator" in accordance with Warren County Personnel Policy Manual, Section 2.02(A); posting to occur for a period of at least seven (7) consecutive calendar days beginning, January 24, 2023.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

H/R

cc: Children Services (file)
OMB – Sue Spencer

Resolution

Number 23-0069

Adopted Date January 24, 2023

APPROVE APPOINTMENT OF DAN JENKINS, AS AN ALTERNATE, TO THE WARREN COUNTY RURAL ZONING COMMISSION TO FILL THE UNEXPIRED TERM OF GINGER HADDIX

WHEREAS, Ginger Haddix served as an alternate on the Warren County Rural Zoning Commission and was appointed to a vacant seat on the Commission; and

WHEREAS, it is necessary to appoint a replacement to fill her unexpired term as alternate; and

NOW THEREFORE BE IT RESOLVED, to approve the appointment of Dan Jenkins, as an alternate, to the Warren County Rural Zoning Commission Board to fill the unexpired term of Ginger Haddix; said term to expire December 31, 2026.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: RZC (file)
Appointments file
Appointees
L. Lander

Resolution

Number 23-0070

Adopted Date January 24, 2023

APPROVE EMERGENCY REPLACEMENT OF UPS DEVICES AT THE HATFIELD TELECOMMUNICATIONS TOWER SITE DUE TO LIGHTNING STRIKE

WHEREAS, on January 12, 2023, a fail-to-start alarm alerted the Telecommunications Department that there was an issue with the Uninterrupted Power Supply (UPS) devices located at the Hatfield Tower and upon inspection it was determined that a lightning strike had caused damage to the devices; and

WHEREAS, replacements are on order and could take a week or more to receive, at which time work will begin on replacement of these UPS devices at the Hatfield Tower site; and

WHEREAS, the UPS devices are necessary to the operation of the equipment at the Hatfield Tower to keep the tower ready in the event of a power outage; and

NOW THEREFORE BE IT RESOLVED, to authorize the replacement UPS purchase for the Hatfield Tower; and

BE IT FURTHER RESOLVED, to approve Requisition# 231292 in the amount of \$ 3525.15 for UPS replacements through CDW with an estimated repair per Quote #NDV3171.

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

Mrs. Jones – yea

Mr. Young – yea

Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Auditor
Telecom (file)

Resolution

Number 23-0071

Adopted Date January 24, 2023

APPROVE EMERGENCY REPLACEMENT OF A DEHYDRATOR LOCATED AT THE HATFIELD TELECOMMUNICATIONS TOWER SITE DUE TO LIGHTNING STRIKE

WHEREAS, on January 12, 2023 a fail to start alarm alerted the Telecommunications Department that there was an issue with the dehydrator located at the Hatfield Tower and upon inspection it was determined that a lightning strike had damaged the dehydrator; and

WHEREAS, a replacement is on order and could take a week or more to receive, at which time work will begin for the replacement of the damaged dehydrator; and

WHEREAS the replacement dehydrator is necessary to the operation of the equipment at the Hatfield Tower

NOW THEREFORE BE IT RESOLVED, to authorize the replacement dehydrator at Hatfield Tower; and

BE IT FURTHER RESOLVED, to approve Requisition# 231293 in the amount of \$ 3,716.69 for dehydrator replacements through Talley with an estimated repair per Quote #77042492 at Hatfield Tower.

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

Mrs. Jones – yea

Mr. Young – yea

Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Auditor
Telecom (file)

Resolution

Number 23-0072

Adopted Date January 24, 2023

APPROVE EMERGENCY REPAIR OF THE TOWER AVIATION LIGHTS AT THE HATFIELD TELECOMMUNICATIONS TOWER SITE DUE TO LIGHTNING STRIKE

WHEREAS, on January 12, 2023, a lightning strike to the Hatfield Tower caused damage to tower aviation lights and replacements parts are necessary to keep tower lights operational; and

NOW THEREFORE BE IT RESOLVED, to authorize the replacement parts for aviation lights at Hatfield Tower; and

BE IT FURTHER RESOLVED, to approve Requisition# 231307 in the amount of \$ 2,006.20 for replacement parts for aviation lights from SPX per Quote #2099625 at Hatfield Tower.

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

Mrs. Jones -- yea

Mr. Young -- yea

Mr. Grossmann -- yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Auditor
Telecom (file)

Resolution

Number 23-0073

Adopted Date January 24, 2023

DECLARE AN EMERGENCY FOR REPAIRS TO THE GENERATOR AT THE
WASHINGTON TOWNSHIP TOWER

WHEREAS, the generator is necessary for the operation of the equipment at the Washington Township Tower in Warren County; and

NOW THEREFORE BE IT RESOLVED, to authorize the repairs to the generator at the Washington Township Tower; and

BE IT FURTHER RESOLVED, to approve Requisition #231290 in the amount of \$2,368.52 for generator repairs from Buckeye Power Sales (BPS) estimated for power operation for Washington Township Tower by BPS.

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

Mrs. Jones – yea

Mr. Young – yea

Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Auditor
Telecom (file)

Resolution

Number 23-0074

Adopted Date January 24, 2023

ACKNOWLEDGE AND APPROVE THE DENTAL CARE PLUS SUMMARY PLAN DESCRIPTION EFFECTIVE JANUARY 1, 2023

WHEREAS, the Board of County Commissioners utilizes Dental Care Plus for the administration of its dental plan, and acknowledges the Summary Plan Description for plan year effective January 1, 2023; and

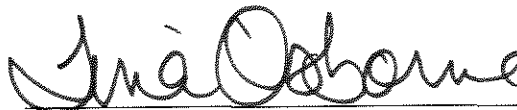
NOW THEREFORE BE IT RESOLVED, to authorize the attached Summary Plan Description Sign-off Sheet from Dental Care Plus effective January 1, 2023.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

HR/

cc: Horan & Assoc
c/a—Dental Care Plus
Tammy Whitaker, OMB
Benefits File

**Dental Care Plus, Inc.
Summary Plan Description
Plan Administrator Sign-off Sheet**

Group Name: Warren County Commissioners

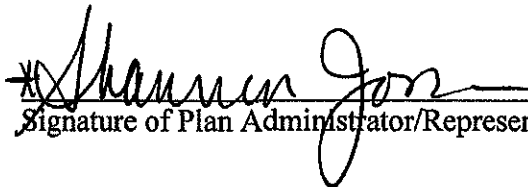
Group Number: 081116

I, the undersigned, being the appropriate person at Warren County Commissioners with the authority to sign this document, do acknowledge receipt of the attached Summary Plan Description (SPD) for Warren County Employee Healthcare Plan offered through the administrative services of Dental Care Plus.

I agree that the attached SPD is an accurate description of Warren County Employee Healthcare Plan and approve this language effective 1/1/2023.

I further agree that the attached SPD is an important legal instrument with legal and tax implications. I understand that Dental Care Plus, Inc. does not provide legal and tax advice to Warren County Commissioners and Warren County Commissioners is urged to consult with its own attorney with regard to the acceptance of this SPD.

Shannon Jones, President
Printed name of Plan Administrator/Representative


Signature of Plan Administrator/Representative

1-24-23
Date

The Dental Care 
PLUS GROUP

A DentaQuest Company

Summary
Plan Description
For
Warren County Commissioners

NOTICE: IF YOU OR YOUR FAMILY MEMBERS ARE COVERED BY MORE THAN ONE DENTAL CARE PLAN, YOU MAY NOT BE ABLE TO COLLECT BENEFITS FROM BOTH PLANS. EACH PLAN MAY REQUIRE YOU TO FOLLOW ITS RULES OR USE SPECIFIC DENTISTS, AND IT MAY BE IMPOSSIBLE TO COMPLY WITH BOTH PLANS AT THE SAME TIME. READ ALL OF THE RULES VERY CAREFULLY, INCLUDING THE COORDINATION OF BENEFITS.

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INTRODUCTION

Warren County Commissioners is pleased to present its self-insured DentaSelect Plus dental Plan. As Members of the Plan, You and Your eligible dependents are entitled to access providers who participate in the DentaSelect Plus (DSP) Preferred Provider Organization which is a network of dentists offered by the Dental Care Plus Group. The Plan, as described in this booklet, became effective January 1, 2023, and provides dental coverage for You and Your eligible dependents. It is very important that You read this booklet so that You become familiar with Your benefits and how to use them.

This document outlines eligibility requirements, services covered and Plan limits as well as how to file a claim and how to find an answer when You have a question.

We recommend that You use this booklet as Your first source of reference when You have questions about the Plan, Your benefits, and Your rights. If You have questions that don't appear to be covered in this booklet, please do not hesitate to contact the Claims Administrator, DCP Holding Company, which is part of The Dental Care Plus Group. DCP Holding Company keeps records of individual Plan Participants and supervises the administration of the Plan. The address of The Dental Care Plus Group and DCP Holding Company is listed on the back cover. When communicating with DCP Holding Company, be sure to indicate that Your Plan is a DentaSelect Plus Plan.

SECTION 1 - PLAN DEFINITIONS

Accidental Injury - an accidental physical injury to the body caused by unexpected means that does not arise out of or in the course of employment.

Actively at Work - an Employee, as hired by the Employer, working full-time, and paid regular earnings (temporary or seasonal employment is excluded) for a specific task or set of responsibilities.

This includes:

- working a specified number of hours each week, and
- working at the Employer's usual place of business or at a location to which Your Employer's business requires You to travel.

An Employee who does not complete his/her work assignments due to leave of absence, Disability, strike, or layoff is not Actively at Work.

Allowable Expense - the maximum allowable amount that the Plan establishes for a Covered Dental Service. The Plan will pay based on the lesser of the actual billed charge or the Allowable Expense, subject to the coverage levels referenced in the Schedule of Benefits. If services are obtained from an Out-of-Network Provider, the Member is responsible for payment to the Dentist for the difference between the Dentist's actual charge and the Allowable Expense.

Annual Maximum Benefit - the maximum amount payable under the Plan for Covered Dental Services received by a Member in a Benefit Year.

Benefit Year (Calendar Year) - the calendar year begins January 1 and ends December 31st.

Claims Administrator - DCP Holding Company (which is part of The Dental Care Plus Group), the organization designated by the Employer to administer claims for the Plan.

Company - Warren County Commissioners.

Copayment - the amount which the Member is required to pay for certain dental services covered under the Plan. Copayments may be a fixed dollar amount or a percentage of the Allowable Expense. The Member is responsible for payment of the Copayment directly to the Dentist. See Schedule of Benefits for Copayment levels.

Covered Dental Services / Covered Services - services which are covered under the Plan and for which the Plan will pay part or all of the Allowable Expense. Covered Dental Services are described in the Covered Dental Services section of this Summary Plan Description. Covered Dental Services does not include services that exceed any Plan limitations or maximum benefit levels.

Covered Dependent - a spouse or Dependent Child who is eligible for coverage

and enrolled under the Plan.

Deductible - the amount which the Member is required to pay for Covered Dental Services before benefits are paid under the Plan. The Deductible amount is shown in the Schedule of Benefits.

DentaSelect Plus (DSP) – the name used by The Dental Care Plus Group to describe the package of administrative services The Dental Care Plus Group provides to the Plan, including claims administration by DCP Holding Company (which is part of The Dental Care Plus Group), and access to the DentaSelect Plus Preferred Provider Organization (PPO).

Dentist - a person who is a legally licensed Doctor of Dental Surgery, dental medicine, or dental science in the state where services are rendered and who is acting within the scope of that license.

Disability - the inability of an Employee (because of injury or illness) to perform the material duties pertaining to his/her employment with the Employer. Disability of a Covered Dependent is the inability (because of injury or illness) to perform all regular and customary activities usual to that Covered Dependent's age and family status. An Employee or Covered Dependent is not considered to be suffering from a Disability if he/she is performing any work or engaging in any occupation or employment for wage or profit, unless related to rehabilitation.

Emergency - a dental condition characterized by the sudden onset of acute symptoms of sufficient severity that the absence of immediate dental attention could reasonably result in:

- permanently placing the Member's health in jeopardy;
- causing other serious dental or health consequences; or
- causing serious impairment of dental function.

Employer – Warren County Commissioners, its subsidiaries, and the affiliated businesses that are designated by Warren County Commissioners as participating Employers in the Plan as well as any other businesses that are designated by Warren County Commissioners as participating Employers in the Plan.

Experimental - any care, procedure, treatment protocol, or technology that is not widely accepted as safe, effective, and appropriate for the treatment of injury or sickness throughout the recognized medical profession and established medical societies in the United States; or is in the research or investigational stage or conducted as part of research protocol; or has not been proven by statistically significant randomized clinical trials to establish increased survival or improvement in the quality of life over other conventional therapies. This also includes drugs, tests, and technology that the Food and Drug Administration has not approved for general use; that which is considered Experimental; that which is for investigational use; or that which is approved for a specific medical

condition but applied to another condition.

Family Dependent - means a spouse or Dependent Child of a Subscriber who is enrolled in the Plan and eligible for coverage under the Plan. See Eligibility Information for specific guidelines regarding eligibility.

Immediate Family - means a person who is related to a Member in any of the following ways: spouse, brother-in-law, sister-in-law, son-in-law, daughter-in-law, mother-in-law, father-in-law, parent (includes stepparent), brother or sister (includes stepbrother and stepsister), or child.

In-Network Provider - means a Dentist who is part of the DentaSelect Plus Preferred Provider Organization and who has entered into an agreement with The Dental Care Plus Group, either directly or through an affiliate or a subcontracted vendor, to provide Covered Dental Services to Members.

Injury - an accidental physical injury to the body caused by unexpected external means which does not arise out of or in the course of employment. All injuries sustained in connection with one accident are considered to be one injury. The term "injury" does not include disease or infection, except pyogenic infection occurring through an accidental cut or wound.

Lifetime Maximum Benefit - the maximum amount payable under the Plan for Covered Dental Services received by a Member during the Member's lifetime.

Medically Necessary/Medical Necessity - means that the treatment, services, or supplies received by a Member are determined to be:

1. appropriate and necessary for the symptoms, diagnosis, or direct care and treatment of the Member's condition.
2. within the standards the organized dental community deems good dental practice for the Member's condition.
3. not primarily for the convenience of the Member, the Member's Dentist or another person or provider.
4. not investigational or unproven, as recognized by the organized dental community, or which are used for any type of research program or protocol; and
5. not excessive in scope, duration, or intensity to provide safe, adequate, and appropriate treatment.

The fact that a Dentist may prescribe, order, recommend, or approve a service, supply, or level of care does not, of itself, make the treatment Medically Necessary or the make the charge a Covered Dental Service under the Plan.

Member - means the Subscriber and Family Dependents enrolled in the Plan who are eligible to receive Covered Dental Services under the Plan.

Military Service - includes service in the Army, Navy, Air Force, Marine Corps, Coast Guard, or any other recognized branch of service, pertaining to the

military of any country.

Out-Of-Network Provider - means a Dentist who is not part of the DentaSelect Plus Preferred Provider Organization and who has not entered into an agreement with The Dental Care Plus Group, either directly or through an affiliate or a subcontracted vendor.

Placed for Adoption - means the assumption or retention by a person of a legal obligation for total or partial support of a child in anticipation of the adoption of the child. The child's placement with a person terminates upon the termination of that legal obligation.

Plan – Warren County Employee Healthcare Plan and its Schedule of Benefits as amended from time to time.

Plan Administrator – Warren County Commissioners. The Plan Administrator has the discretionary authority to interpret the Plan including those provisions relating to eligibility and benefit determination. The Plan Administrator's interpretations and determinations are final and binding.

Plan Document - the legal document governing the administration and interpretation of the Warren County Employee Healthcare Plan.

Plan Participant - see Member and Subscriber definitions.

Plan Sponsor – Warren County Commissioners.

Plan Year - the 12-consecutive month period that ends on December 31.

Subscriber, Employee, You, Your - means any Employee, eligible by virtue of employment and proper enrollment, to receive Covered Dental Services under the Plan.

Total Disability - a person's complete inability to perform any and every duty of his/her occupation or any other work or employment for wage or profit, or his/her Covered Dependent's complete inability to perform the normal activities of a person of his/her age and sex in good health.

Work In Progress - services or procedures started prior to the effective date of the coverage, with the exception of orthodontia if covered by the Plan. Prosthetic devices and crowns will not be covered if impressions are taken before the effective date of coverage. If final impressions were taken while coverage is in effect, but the prosthetic device or crown is installed more than thirty (30) days after coverage terminates, then charges for the prosthetic device or crown will not be covered.

SECTION 2 - ELIGIBILITY INFORMATION

Eligible Family Dependents are a Subscriber's legally married spouse and Dependent Children, as defined below.

Under the Plan, Your eligible Family Dependents are defined as:

- Your legally married spouse
- Your or Your legally married spouse's Dependent Children defined as:
 - Biological child(ren)
 - Child(ren) named in a divorce decree or Qualified Medical Child Support Order as being the responsibility of the Subscriber for dental benefits coverage.
 - Legally adopted child(ren), foster child(ren), or child(ren) for which You have legal custody.
 - Child(ren) who have been Placed for Adoption with You if legal adoption is anticipated but not yet finalized.
 - Child(ren) of any age who are incapable of self-support because of permanent mental or physical Disability, if the mental or physical Disability occurred before attainment of age 26. The Subscriber must principally support the disabled Dependent Child and proof of the permanent Disability must be submitted to the Claims Administrator.

Dependent Children (who are not disabled) can be covered until the end of the month in which they attain age 26, regardless of financial dependency, residency, student status or marital status.

Coverage for Dependent Children does not include coverage for such Dependent Child's spouse or children

In no event shall the term Family Dependent include (a) a spouse or child on active duty in any Military Service of any country, (b) a child who is eligible for coverage under the Plan as a Subscriber.

SECTION 3 - ENROLLMENT AND EFFECTIVE DATE OF INDIVIDUAL COVERAGE

Enrollment

An eligible Employee may enroll himself or herself and any Family Dependent during the initial eligibility period by following the Employer's enrollment procedures. A newly acquired Family Dependent is eligible to enroll in the Plan for a period of thirty-one (31) days beginning on the date he becomes a Family Dependent.

The Employer shall notify the Claims Administrator in writing of any enrollments, terminations, or changes in the coverage classification of any Member. The time period of notification cannot exceed thirty-one (31) days following the effective dates of such changes.

Effective Date of Coverage

The coverage of a Member shall become effective on the date the Plan takes effect, or as otherwise specified in the Employer's application.

Unless otherwise provided by the Plan, a Subscriber not Actively at Work (except while on paid vacation or unpaid leave under FMLA) on the date the Plan takes effect, shall have his coverage become effective on the date of his return to active work.

In no event shall a Family Dependent of any Subscriber be covered under this Plan until the Subscriber's coverage becomes effective.

Changes in Plan Coverage

You can change Your level of coverage before the next annual enrollment period if You experience a change in Your family status. If You experience a change in family status and wish to change Your level of coverage, You must submit written notification to the Employer within 31-days* of Your change in family status. The Plan reserves the right to require the applicant to submit proof of any change of status. The following are examples of qualifying events for a change in family status:

- marriage
- divorce
- birth or adoption of a Dependent Child
- death of a Family Dependent
- loss of Your spouse's employment
- employment of Your spouse
- You are called to active military duty and obtain a military leave of absence
- You change from full-time status to part-time status or vice versa
- You change from active status to an unpaid leave of absence

- Your spouse's change from full-time status to part-time status or vice versa
- Your spouse's change from active status to an unpaid leave of absence
- a spouse's change in employment that significantly changes Your spouse's or Your own dental care coverage

* The 31-day notification period is waived if court/administrative ordered coverage is required for a Dependent Child. This waiver applies when written notification/enrollment is made by either the Subscriber or other parent. The Dependent Child's coverage will not be terminated unless the Subscriber's coverage is terminated, the court/administrative order has expired, or other comparable coverage is in effect.

SECTION 4 – ACCESSING BENEFITS

Identification Card

You will be issued Identification Card(s) which will list the names of all enrolled Family Dependents and which will indicate You are covered under a DentaSelect Plus Plan. The Identification Card should be presented whenever dental services are being received. This will assist in assuring that bills for Covered Dental Services are sent directly to the Claims Administrator.

Preferred Provider Organizations (PPO)

Your coverage under the Plan includes access to the DentaSelect Plus Preferred Provider Organization (PPO). A Member is free to obtain dental care from the Dentist of his or her choice, but the Member's out-of-pocket expenses may be less in the case of treatment received from a Dentist who participates in the DentaSelect Plus PPO (referred to as an In-Network Provider). The percentage payable for Covered Dental Services is shown in the Schedule of Benefits. Services rendered to a Member by an In-Network or an Out-of-Network Provider are paid under the Plan as shown in the Schedule of Benefits. A complete list of Dentists who participate in the DentaSelect Plus PPO is available on The Dental Care Plus Group website at www.dentalcareplus.com.

Covered Dental Services incurred in the event of an Emergency, regardless as to whether or not the Dentist is an In-Network or Out-of-Network Provider, shall be paid in accordance with the Schedule of Benefits, without further deductions, subject to all Plan maximums, limitations, conditions, and exclusions.

The Dental Care Plus Group does not make any representation or warranty as to the medical competence or ability of an In-Network Provider or an Out-of-Network Provider or to their respective staff or Dentists. The Dental Care Plus Group shall not have any liability or responsibility, either direct, indirect, vicarious, or otherwise, for any actions or inactions, whether negligent or otherwise, of the In-Network Provider or Out-of-Network Provider, their staff, or Dentists.

SECTION 5 – BENEFIT PROVISIONS

Allowable Expenses

Allowable Expense is the maximum allowable amount for a Covered Dental Service. The Plan will pay based on the lesser of the actual billed charge or the Allowable Expense subject to the payment levels referenced in the Schedule of Benefits.

When Covered Services are obtained from an In-Network Provider, the Member is not responsible for the difference between the Dentist's actual charge and the Allowable Expense.

When Covered Services are obtained from an Out-of-Network Provider, the Member is responsible for payment to the Dentist for the difference between the Dentist's actual charge and the Allowable Expense.

The Member is responsible for payment of the following, regardless of whether services were obtained from an In-Network Provider or an Out-of-Network Provider:

- Copayments.
- Deductible amounts; and
- Any amount in excess of Annual or Lifetime Maximum Benefit levels.

Copayment and Maximum Benefits

Copayments are amounts that are directly payable by a Member to the Dentist for Covered Dental Services. Your Plan may also have an Annual or Lifetime Maximum Benefit level, after which no benefits are paid by the Plan. You are responsible for payment to the Dentist of any amount in excess of Annual or Lifetime Benefit levels. See the Schedule of Benefits for Copayment and Annual and Lifetime Maximum Benefit levels.

Deductible Provision

Your Deductible is per covered Member, per Benefit Year. The Deductible amount is identified in the Schedule of Benefits. Your Deductible is calculated on the Allowable Expense for Covered Services received by a Member. If the Dentist's actual charge for a Covered Service is greater than the Allowable Expense, the difference between the Dentist's actual charge and the Allowable Expense will not be counted toward Your Deductible.

After You pay the Deductible, the Plan pays a portion of the remaining Allowable Expenses up to the specified maximum(s). You pay for the balance of the Allowable Expense, which is Your Copayment.

Deductible Carryover

Any Allowable Expenses incurred in the last three months of the Benefit Year which were applied toward the Deductible, may be carried forward and applied against the Deductible for the next following Benefit Year.

Financial Obligation for Non-Covered Services

The Member is responsible for payment to the Dentist for any service that is not covered by the Plan. Non-covered services include (but are not limited to) the following:

- any service specifically listed as an exclusion of the Plan in this Summary Plan Description.
- any service not covered by the Plan due to a specified limitation of the Plan. For examples of such limitations, please see the Covered Dental Services section of this Summary Plan Description.
- any service that is denied because a Member has exceeded the Annual or Lifetime Maximum Benefits payable under the Plan. See the Schedule of Benefits for the Annual and Lifetime Maximum Benefit levels of Your Plan.

Alternative Benefit Policy

Many dental conditions can be treated in more than one way. The Plan has an "alternative benefit policy" which governs the amount of benefits the Plan will pay for treatments covered under the Plan. If two or more alternative treatments are both covered under the Plan, and You choose a more expensive treatment than is needed to correct a dental problem according to accepted standards of dental practice, the benefit payment will be based on the cost of the covered treatment which provides professionally satisfactory results at the most cost-effective level. The Member will pay the difference in cost.

SECTION 6 – SCHEDULE OF BENEFITS

Benefit Plan Number:1459

Benefit Year: The 12-month period beginning January 1st
and ending December 31st (calendar year)

Annual Maximum

Benefit: \$1500

Orthodontic Lifetime

Maximum Benefit: \$2400
Limited to dependent children under age 19.

Deductible: \$50 per individual, per Benefit Year

The Deductible applies to Basic and Major
Benefits only.

Covered Dental Services	In-Network		Out-of-Network	
	Percent of Allowable Expense Paid by the Plan	Member Copayment	Percent of Allowable Expense Paid by the Plan	Member Copayment
Preventive Benefits	100%	None	100%	None
Basic Benefits	80%	20%	80%	20%
Major Benefits	50%	50%	50%	50%
Orthodontic Benefits	60%	40%	60%	40%

SECTION 7 - COVERED DENTAL SERVICES

All payments made by the Plan for Preventive, Basic, and Major services will apply to the Annual Maximum Benefit level referenced in the Schedule of Benefits. The Plan will pay for Covered Services provided by a Dentist licensed to provide such services in the state or territory where the Covered Services are being provided.

Preventive Benefits

Preventive & Diagnostic Services

Routine oral examinations.....	limited to two visits each year
Prophylaxis (cleaning)	limited to two each year
Topical application of fluoride.....	limited to two treatments each year to children under age 18
Bitewing x-rays.....	limited to one set each year
Vertical Bitewing x-rays	limited to once every three years (7 - 8 films)
Periapical x-rays	limited to 5 films per year
Full mouth x-rays.....	limited to once every three years (complete series or panoramic)

Emergency Services

- Emergency/limited oral examinations
- Emergency palliative treatment

Basic Benefits

Diagnostic Services

- Referral consultations and examinations performed by a specialist.
- Office visit after hours for emergencies only
- Extraoral x-rays

Sealants & Preventive Resin Restorations

Permanent molar teeth only.....	limited to children under 15 years of age and once every five years per tooth
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Space Maintainers

Space maintainer – fixed,
unilateral limited to children under 19
years of age

Distal shoe space maintainer –
fixed, unilateral limited to children under 8
years of age

Oral Surgery (Includes local anesthesia and routine postoperative care)

Extractions

Simple single tooth extractions

Root removal - exposed roots

Surgical Extractions

Removal of an erupted tooth (uncomplicated)

Other Oral Surgery

Incision and drainage of abscess

Biopsy and examination

General anesthesia or intravenous
sedation..... only when necessary and provided
in connection with oral surgery

Periodontic Services (Includes local anesthesia and routine postoperative care)

Emergency treatment (periodontal abscess, acute periodontitis, etc.)

Periodontal scaling and root
planing..... limited to four quadrants each
year, as a definitive treatment
when pocket depths of at least
4mm are demonstrated.

Scaling in presence of generalized
moderate or severe gingival
inflammation limited to once in a 24 month
period when clinical
documentation demonstrates that
30% or more of teeth are involved

Surgical periodontics
(including post-surgical visits)..... limited to two additional recalls
in the first year following com-
plex surgery

Gingivectomy

Osseous and muco-gingival surgery

Gingival grafting

Guided tissue regeneration

Periodontal maintenance procedure..... limited to two each year follow-
ing a history of periodontal
disease.

Endodontic Services (Includes local anesthesia and routine postoperative care)

Root canal therapy, traditional

Retreatment of previous root canal..... must be at least three years
following previous root canal
treatment on the same tooth

Recalcification and apexification

*Restorative Services (Includes local anesthesia. Multiple restorations on a
single surface will be considered as a single restoration.)*

Restorations

(amalgam, composite and
sedative fillings)..... limited to once every two years
per tooth (same surfaces only)

Pins-pin retention as part of restoration when used instead of gold or crown
restoration

Stainless steel crowns when tooth cannot be adequately restored with filling
material

Recementation of inlays, onlays, crowns, bridges, and space maintainers

Repairs to crowns and bridges

Prosthodontic Services

Full and partial denture repairs

Repair broken, complete or partial dentures. Replacement of broken teeth on
complete or partial denture. Additions to partial dentures to replace extracted
natural teeth.

Major Benefits

Oral Surgery (Includes local anesthesia & routine postoperative care)

Surgical Extractions

- Removal of impacted tooth - soft tissue
- Removal of impacted tooth - partially bony
- Removal of impacted tooth - completely bony
- Removal of impacted tooth - completely bony, with complications
- Surgical removal of residual roots

Pre-Prosthetic oral surgery

- Alveoloplasty and vestibuloplasty

Restorative Services (Gold restorations and crowns are covered only as treatment for decay or traumatic injury and only when teeth cannot be restored with a filling material or when the tooth is an abutment to a covered partial denture or fixed bridge.)

Inlays, onlays, crowns, and post & cores..... limited to once in five years on same tooth

Prosthetic Services

Fixed bridge..... limited to one original or replacement prosthesis every five years

Complete upper or lower denture limited to one original or replacement prosthesis every five years

Partial upper or lower denture..... limited to one original or replacement prosthesis every five years

Relining and rebasing limited to once every three years

Implant Services

Implants limited to one original or replacement implant every five years (per tooth)

Implant abutments..... limited to one original or replacement implant abutment every five years (per tooth)

Implant and abutment supported crowns, bridges and dentures limited to one original or replacement prosthesis every five years (per tooth)

Orthodontic Benefits

Orthodontic Benefits may not be covered under Your Plan. Please refer to the Schedule of Benefits to determine whether Orthodontic Benefits are covered under Your Plan.

Orthodontic Treatment may be subject to a Lifetime Maximum Benefit. Refer to the Schedule of Benefits for the Lifetime Maximum Benefit of Your Plan.

Comprehensive Orthodontic Treatment

Other Orthodontic Treatment (limited to one appliance per individual)

Appliance for tooth guidance

Appliance to control harmful habits

Orthodontic retention appliance

Coverage includes orthodontic procedures provided under a treatment plan that has been submitted by Your Dentist to the Claims Administrator. The Dentist providing this service must supply the Claims Administrator with films and study models upon request.

The Plan will make an initial payment of benefits, based on the Schedule of Benefits and the initial charge submitted under the treatment plan, and additional payments will be made in installments beginning when appliances are inserted. The payments will be monthly or quarterly for the length of the estimated treatment plan. The amount of the first Member payment for the initial charge will be at the discretion of the Orthodontist. Under the Plan, up to 25% of the total treatment cost may be recognized as the initial charge, of which the payment will be the benefit level specified in the Schedule of Benefits.

If a Member is receiving orthodontic treatment which was covered under another company's benefit program(s) prior to the effective date of the Plan, payments made by the other company's benefit program(s) will be deducted from the Lifetime Maximum Benefit. All benefits paid toward orthodontic services by all previous benefit programs will be applied to the Lifetime Maximum Benefit.

All limitations can be appealed under the appeals procedure.

SECTION 8 - EXCLUSIONS

The following are expenses, charges and services specifically excluded from coverage under the Plan. The Member is financially obligated for payment to the Dentist of the full charge for any service that is excluded/not covered under the Plan.

1. Services performed for cosmetic reasons, including personalization or characterization of prosthetic devices and the bleaching of teeth.
2. Services or supplies which are considered Experimental according to standard dental practice.
3. Charges which are incurred before the Member's effective date of coverage or after the date a Member's coverage terminates.
4. Porcelain coverage on posterior crowns.
5. Missed appointment charges.
6. Completion of claim forms.
7. Replacement of lost, stolen or broken prosthetic devices or appliances unless it is after the limitation date.
8. Analgesics, nitrous oxide, non-intravenous conscious sedation and other drugs and prescriptions.
9. Localized delivery of antimicrobial or chemotherapeutic agents.
10. Hospital related charges.
11. Appliances, restorations, and procedures other than full dentures, for the primary purpose of increasing vertical dimension, restoring the occlusion or treatment of Bruxism.
12. Veneers or similar properties of crowns and pontics.
13. Services for educational purposes.
14. Splinting (if tooth does not otherwise need to be restored).
15. Services related to work conditions if the claimant is eligible for benefits under any workers' compensation act or similar law.
16. Services performed by other than a licensed Dentist, except for legally delegated services to a licensed hygienist or licensed expanded functions auxiliary.
17. Treatment for Temporomandibular Joint Disease (TMJ) or Myofacial Pain Dysfunction Syndromes (MPD).
18. X-rays for TMJ.
19. Orthognathic surgery.
20. Services or supplies rendered, or furnished in connection with, any duplicate appliance.
21. Services or supplies which are not Medically Necessary.

22. Expenses incurred for more than two oral examinations and/or prophylaxis treatments during a Benefit Year.
23. Expenses incurred for the replacement of amalgams and/or composites more often than once in any two (2) year period.
24. Expenses incurred for the replacement of fixed bridgework, crowns, gold restorations and jackets more often than once in any five (5) year period.
25. Expenses incurred for the replacement of partial or full dentures more often than once in any five (5) year period.
26. Expenses incurred for replacement of an existing denture which is or can be made satisfactory.
27. Expenses incurred for relining of dentures more often than once in any three (3) year period.
28. Expenses incurred for a temporary full denture.
29. Expenses incurred for the retreatment of root canals if it has not been at least three (3) years since the previous root canal treatment.
30. Services which are determined to be eligible expenses under any medical plan in which the Member is enrolled.
31. House calls.
32. Dental services or supplies for a condition resulting from civil disobedience, active participation in a riot or in the commission of a felony, self-inflicted injury, nonaccidental injury, or an act of war.
33. Any services not specifically listed as a Covered Dental Service.
34. Treatment by a member of the Immediate Family or a resident in the covered Employee's home; self-treatment.
35. Acid etches.
36. Expenses for the completion of periodontal charting.
37. Asepsis.
38. Claims that are not received by the Claims Administrator within one calendar year from the date of service.
39. Charges for services received after a Member has reached the Annual or Lifetime Maximum Benefits payable under the Plan.
40. Expenses for gold restorations and crowns, except when used as treatment for decay or traumatic injury when teeth cannot be restored with a filling material or when the tooth is an abutment to a covered partial denture or fixed bridge.

SECTION 9 - PRETREATMENT REVIEW

Pretreatment Review is a voluntary program designed to assist You and Your Dentist in understanding Your dental coverage before services are provided.

If You or Your Dentist would like to submit a treatment plan for pretreatment review, Your Dentist must file that request for pretreatment review. Requests for pretreatment review should be sent to the following address:

The Dental Care Plus Group
A DentaQuest Company
PO Box 502
Milwaukee, WI 53201-0502

When a proposed treatment plan for services that are expected to exceed \$400 is submitted, the Claims Administrator will review those services for coverage under the Plan. After the review is complete, Your Dentist will be provided with an estimate of the amount payable, in whole or in part (if any), by the Plan on the proposed treatment. Pretreatment review only provides an estimate of Covered Services and does not constitute a guarantee of payment. Exact benefits are determined based upon the eligibility of the Member and benefit plan in effect at the time services are actually rendered.

The Claims Administrator will notify Your Dentist of the pretreatment estimate within a reasonable period of time appropriate to the dental circumstances, but generally not later than 15 days after receipt of the request for pretreatment review. In certain circumstances this time period may be extended for an additional 15 days, and the Claims Administrator will notify You or Your Dentist of any extension. If additional information is necessary to process Your request for pretreatment review, the Claims Administrator will notify You or Your Dentist, and You or Your Dentist will have 45 days from receipt of the notice to provide the additional information. If You or Your Dentist do not provide the additional information within the 45 day period, Your request for pretreatment review may be denied. In cases where the additional information is provided within the 45 day period, the Claims Administrator will notify Your Dentist of the pretreatment estimate within 15 days after receipt of the additional information. The notice will inform You and Your Dentist of the specific basis for the pretreatment estimate and describe Your right to information concerning the estimate and Your right to appeal.

A pretreatment estimate that has been approved may be modified by the Plan at any time, and the Claims Administrator will notify Your Dentist of the modification in advance and provide You with an opportunity to appeal the modification before it is effective. Your Dentist may request that the time for the treatment plan to be completed or the number of treatments included in the pretreatment estimate be increased at any time. A request for an extension of time or increase in the number of treatments will be approved or denied after receipt of a completed request.

Pretreatment Review of Urgent Conditions:

If Your request for pretreatment review is for treatment of an urgent condition, and failure to obtain treatment quickly would jeopardize Your health or, in the opinion of Your Dentist, would subject You to severe pain which cannot be managed without the treatment, Your request for pretreatment review will be processed as soon as possible taking into account the dental circumstances, but not later than 72 hours after the Claims Administrator receives the request. If additional information is needed to process the request, the Claims Administrator will notify You or Your Dentist as soon as possible, but no later than 24 hours after the Claims Administrator receives the request, and You or Your Dentist will have at least 48 hours to provide the additional information. If You or Your Dentist do not provide the additional information within the time period allowed the request for a pretreatment estimate may be denied. If You or Your Dentist provide the additional information requested, the Claims Administrator will notify Your Dentist of the pretreatment estimate as soon as possible, but not later than 48 hours after receipt of the additional information. The notice will include the specific basis for the estimate and describe Your right to information concerning the estimate and Your right to appeal.

SECTION 10 – CLAIMS PROCEDURES

How to Submit a Claim

If you receive dental treatment from an In-Network Provider, Your In-Network Provider will submit the claim directly to the Claims Administrator. If You receive dental treatment from an Out-of-Network Provider, You may submit claims for dental treatment received while You are eligible under the Plan. If You receive dental treatment from an Out-of-Network Provider and You assign Your right to receive payment under the Plan to the Out-of-Network Provider, the Out-of-Network Provider may submit the claim directly to the Claims Administrator. Assignment of claims to an Out-of-Network Provider must be in writing and signed by You, and the Out-of-Network Provider must submit the written assignment form with the claim. Claims should be sent to the following address:

The Dental Care Plus Group
A DentaQuest Company
PO Box 502
Milwaukee, WI 53201-0502

The Claims Administrator will determine if enough information has been submitted to enable proper consideration of the claim. If not, more information may be requested from You or Your Dentist.

Claims Processing Procedures

When the Claims Administrator receives claims from You or Your Dentist, the Claims Administrator will process those claims and make a determination in accordance with Plan documents. If the claim for dental treatment provided by an In-Network Provider is paid, payment will be sent directly to the In-Network Provider. If a claim for dental treatment provided by an Out-of-Network Provider is paid, payment will be sent to You or, if You assigned Your right to payment under the Plan to the Out-of-Network Provider, payment will be sent directly to the Out-of-Network Provider.

If the claim is denied in whole or in part, the Claims Administrator will notify You, and if the claim was filed by Your Dentist, the Claims Administrator will also notify Your Dentist, within a reasonable period of time, but generally not later than 30 days after the claim is received. In certain circumstances, the 30 day time period may be extended for an additional 15 days, and the Claims Administrator will notify You that the time period has been extended.

If additional information is required to process Your claim, the Claims Administrator will notify You or Your Dentist, and You or Your Dentist will have 45 days from receipt of the notice to provide the additional information. If

You or Your Dentist do not provide the additional information within the 45 day period, Your claim may be denied. In cases where the additional information is provided within the 45 day period, the Claims Administrator will notify You and Your Dentist if the claim is denied in whole or in part within 30 days after the claim was initially received or 15 days after receipt of the additional information, whichever is later. The notice of a denial will inform You and Your Dentist of the specific reason for the denial and describe Your right to information concerning the claim and Your right to appeal.

SECTION 11 - COORDINATION OF BENEFITS (C.O.B.)

“Coordination of benefits” is the procedure used to pay dental care expenses when a person is covered by more than one plan. The Plan follows certain rules defined below to decide which plan pays first and how much the other plan must pay. The objective is to make sure the combined payments of all plans are no more than Your actual bills.

When You or Your Family Dependents are covered by another group plan in addition to the Plan, You must submit all bills first to the primary plan. The primary plan must pay its full benefits as if You had no other coverage. If the primary plan denies the claim or does not pay the full bill, You may then submit the balance to the secondary plan.

The Plan pays for dental care only when You follow the Plan’s rules and procedures. If the Plan’s rules conflict with those of another plan, it may be impossible to receive benefits from both plans, and You will be forced to choose which plan to use.

Plans that do not Coordinate

The Plan will pay benefits without regard to benefits paid by the following kinds of coverage.

- Medicaid
- Group hospital indemnity plans which pay less than \$110 per day
- School accident coverage
- Some supplemental sickness and accident policies

How the Plan Pays As Primary Plan

- When the Plan is primary, the Plan will pay the full benefit allowed by the Plan as if You had no other coverage.

How the Plan Pays As Secondary Plan

- When the Plan is secondary, payments will be based on the balance left after the primary plan has paid. The Plan will pay no more than that balance. In no event will the Plan pay more than the Plan would have paid had the Plan been primary.
- The Plan will pay only for dental care expenses that are covered by the Plan.
- The Plan will pay only if You have followed all of the Plan’s procedural requirements.
- The Plan will pay no more than the “Allowable Expenses” for the dental care involved. If the Allowable Expense is lower than the primary plan’s, the primary plan’s allowable expense will be used. The Allowable Expense may be less than the actual bill.

Which Plan is Primary?

To decide which plan is primary, both the coordination provisions of the other plan and which member of Your family is involved in a claim must be considered. The primary plan will be determined by the first of the following which applies:

1. *Non-coordinating Plan*

If You have another group plan which does not coordinate benefits, it will always be primary.

2. *Employee*

The plan which covers You as an Employee (neither laid off nor retired) is always primary.

3. *Children (Parents Divorced or Separated)*

If the court decree makes one parent responsible for dental care expenses, that parent's plan is primary.

If the court decree gives joint custody and does not mention dental care, the Plan follows the birthday rule.

If neither of those rules applies, the order will be determined in accordance with the Ohio Insurance Department rule on Coordination of Benefits.

4. *Children and the Birthday Rule*

When Your children's dental care expenses are involved, the Plan follows the "birthday rule." The plan of the parent with the first birthday in a calendar year is always primary for the children. For example, if Your birthday is in January and Your spouse's birthday is in March, Your plan will be primary for all of Your children.

However, if Your spouse's plan has some other coordination rule (for example, a "gender rule" which says the father's plan is always primary), the Plan will follow the rules of the other plan.

5. *Other situations*

For all other situations not described above, the order of benefits will be determined in accordance with Department of Insurance rules of Coordination of Benefits.

SECTION 12 - TERMINATION OF MEMBER COVERAGE

Benefits for the Member under the Plan will automatically terminate on the earliest of the following dates:

1. The date the Plan is terminated, or with respect to any specific coverage item of the Plan, the date such coverage item terminates.
2. The last day of the last Plan month for which the required Member contribution has been paid to the Plan if the Member is required to make a contribution.
3. The date specified by the Employer that a Subscriber or Family Dependent is no longer eligible for coverage under the terms of the Plan.
4. The date the Employer receives written notice from the Member for termination of coverage, or the date requested by the Member in such notice, if later.
5. The last day of the month following the date on which the Member is retired or pensioned unless a specific coverage classification is specified for retired or pensioned individuals in the Plan.
6. The date on which you or your dependent become a full time member of the armed forces of any country, except temporary duty of thirty (30) days or less.
7. For a Dependent Child, the end of the month when the child no longer qualifies as a Family Dependent.

SECTION 13 - COBRA CONTINUATION COVERAGE

If coverage under the Plan ceases for You, Your eligible spouse, and Your eligible dependents, under certain circumstances You, Your eligible spouse and Your eligible dependents may be able to continue coverage under this Plan under a federal law called COBRA. COBRA continuation coverage is a continuation of coverage under the Plan when coverage would otherwise end because of a life event known as a "qualifying event." Specific qualifying events are listed below. After a qualifying event, COBRA continuation coverage must be offered to each person who is a "qualified beneficiary." You, Your spouse, and Your Dependent Children could become qualified beneficiaries if coverage under the Plan is lost because of the qualifying event. Under the Plan, qualified beneficiaries who elect COBRA continuation coverage must pay for COBRA continuation coverage.

If You are an Employee, You will become a qualified beneficiary if You will lose Your coverage under the Plan because either one of the following qualifying events happens:

- (1) Your hours of employment are reduced, or
- (2) Your employment ends for any reason other than Your gross misconduct.

If You are the spouse of an Employee, You will become a qualified beneficiary if You will lose Your coverage under the Plan because any of the following qualifying events happens:

- (1) Your spouse dies.
- (2) Your spouse's hours of employment are reduced.
- (3) Your spouse's employment ends for any reason other than his or her gross misconduct.
- (4) Your spouse becomes enrolled in Medicare (Part A, Part B, or both);
or
- (5) You become divorced or legally separated from Your spouse.

Your Dependent Children will become qualified beneficiaries if they will lose coverage under the Plan because any of the following qualifying events happens:

- (1) The parent-Employee dies.
- (2) The parent-Employee's hours of employment are reduced.
- (3) The parent-Employee's employment ends for any reason other than his or her gross misconduct.
- (4) The parent-Employee becomes enrolled in Medicare (Part A, Part B, or both).
- (5) The parents become divorced or legally separated; or

(6) The child stops being eligible for coverage under the Plan as a "Dependent Child."

The Plan will offer COBRA continuation coverage to qualified beneficiaries only after the Plan Administrator has been notified that a qualifying event has occurred. When the qualifying event is the end of employment or reduction of hours of employment, death of the Employee, or enrollment of the Employee in Medicare (Part A, Part B, or both), the Employer must notify the Plan Administrator of the qualifying event.

For the other qualifying events (divorce or legal separation of the Employee and spouse or a Dependent Child's losing eligibility for coverage as a Dependent Child), You must notify the Plan Administrator within 60 days after the qualifying event occurs. You must send this notice to: Warren County Commissioners. In addition, if applicable, You must provide a certified copy of the court order granting the divorce or legal separation.

Once the Plan Administrator receives notice that a qualifying event has occurred, COBRA continuation coverage will be offered to each of the qualified beneficiaries. Each qualified beneficiary will have an independent right to elect COBRA continuation coverage. Covered Employees may elect COBRA continuation coverage on behalf of their spouses, and parents may elect COBRA continuation on behalf of their children.

COBRA continuation coverage is a temporary continuation of coverage. When the qualifying event is the death of the Employee, the Employee's becoming entitled to Medicare (Part A, Part B, or both), Your divorce or legal separation, or a Dependent Child's losing eligibility as a Dependent Child, COBRA continuation coverage lasts up to a total of 36 months. When the qualifying event is the end of employment or reduction of the Employee's hours of employment, and the Employee became entitled to Medicare benefits less than 18 months before the qualifying event, COBRA continuation coverage for qualified beneficiaries other than the Employee lasts until 36 months after the date of Medicare entitlement. For example, if a covered Employee becomes entitled to Medicare 8 months before the date on which his employment terminates, COBRA continuation coverage for his spouse and children can last up to 36 months after the date of Medicare entitlement, which is equal to 28 months after the date of the qualifying event (36 months minus 8 months). Otherwise, when the qualifying event is the end of employment or reduction of the Employee's hours of employment, COBRA continuation coverage generally lasts for only up to a total of 18 months. There are two ways in which this 18-month period of COBRA continuation coverage can be extended.

Disability Extension of 18-month Period of Continuation Coverage

If You or anyone in Your family covered under the Plan is determined by the Social Security Administration to be disabled and You notify the Plan Administrator in a timely fashion, You and Your entire family may be entitled to receive up to an additional 11 months of COBRA continuation coverage, for a total maximum of 29 months. The Disability would have to start at some time before the 60th day of COBRA continuation coverage and last at least until the end of the 18-month period of continuation coverage. You must make sure that the Plan Administrator is notified of the Social Security Administration determination within 60 days of the date of the determination and before the end of the 18-month period of COBRA continuation coverage. This notice should be sent to:

Warren County Commissioners
406 Justice Drive
Lebanon, OH 45036

Second Qualifying Event Extension of 18-month Period of Continuation Coverage

If Your family experiences another qualifying event while receiving 18 months of COBRA continuation coverage, Your spouse and Dependent Children can get up to 18 additional months of COBRA continuation coverage, for a maximum of 36 months, if notice of the second qualifying event is properly given to the Plan. This extension may be available to the spouse and any Dependent Children receiving continuation coverage if the Employee or former Employee dies, becomes entitled to Medicare benefits (under Part A, Part B, or both), or gets divorced or legally separated, or if the Dependent Child stops being eligible under the Plan as a Dependent Child, but only if the event would have caused the spouse or Dependent Child to lose coverage under the Plan had the first qualifying event not occurred. In all of these cases, You must make sure that the Plan Administrator is notified of the second qualifying event within 60 days of the second qualifying event. This notice must be sent to:

Warren County Commissioners
406 Justice Drive
Lebanon, OH 45036

If You Have Questions About COBRA

Questions concerning the Plan, or Your COBRA continuation coverage should be addressed to the contact or contacts identified below.

In order to protect Your family's rights, You should keep the Plan Administrator informed of any changes in the addresses of family members. You should also keep a copy, for Your records, of any notices You send to the Plan Administrator.

Plan Contact Information

Plan Administrator:

Warren County Commissioners
406 Justice Drive
Lebanon, OH 45036
513-695-1324

Claims Administrator:

The Dental Care Plus Group
A DentaQuest Company
PO Box 502
Milwaukee, WI 53201-0502
513-554-1100

SECTION 14 – RIGHT TO RECOVERY

If any payment is made under this Plan in excess of the amount properly payable to or on behalf of You or Your Covered Dependents under the terms and conditions of this Plan, then the Plan has the right to recover such excess payments from You and/or Your Covered Dependents or any entity which received such payment or was relieved from payment due to payment by this Plan.

As Participants in the Plan, You and Your Covered Dependents hereby agree that You will execute and deliver any and all instruments and papers required by the Plan in order to protect the Plan's rights of recovery, and further, You must do whatever is requested or necessary in order to fully execute and to fully protect all the Plan's rights hereunder.

SECTION 15 - SUBROGATION AND REIMBURSEMENT

This Plan reserves the right of subrogation. This means that the Plan can recover the cost of benefits paid to You or on Your behalf when a third party is or may be liable for or pays any money for an injury, illness or loss covered under the Plan.

A common situation involving subrogation is where someone injures a Plan Participant in an auto accident. The Participant suffers an injury and receives dental treatment which is covered under the Plan and the Plan pays for the treatment. The Plan can then recover the cost of the treatment directly from the driver or his insurance company. Recovery can also be made from a second medical policy, e.g., for medical malpractice; from a homeowner's policy, e.g., for accidents in another's home or property; or from general liability coverage, e.g., for a defective product; where the Plan Participant incurred dental expenses for which the other party was liable. The Plan can recover the cost of benefits paid from any person or organization including, but not limited to, insurance companies that issue liability insurance, uninsured/underinsured insurance, and medical payments coverage.

You may be asked to assist the Plan in the process of securing payment for the cost of benefits provided on Your behalf. As a Participant in the Plan, You, and Your Covered Dependents, agree to execute and deliver any and all instruments, papers or other documents required by the Plan to fully protect the Plan's right to subrogation and to cooperate fully with the Plan to secure such rights. Moreover, You, and Your Covered Dependents, shall do nothing which may prejudice the Plan's subrogation rights.

The Plan shall be legally subrogated to all claims, demands, actions and rights of recovery You may have against a third party to the extent of any and all payments of benefits by the Plan. The Plan's right to subrogation takes priority over Your right to recover from third parties, even if the third party has

insufficient resources to fully compensate You for all losses sustained or alleged.

The Plan also reserves the right of reimbursement. This means that You must reimburse the Plan for the cost of benefits paid to You or on Your behalf for any illness or injury caused by a third party in the event You, or Your Covered Dependents, receive any money for the same illness or injury. As a Participant in the Plan, You are required to hold the gross (unreduced by attorney fees, other expenses, or costs) proceeds of any third party payment in trust for the benefit of the Plan and You must immediately upon receipt pay the third party payment to the Plan. If the third party pays You before the Plan pays any benefits, then the Plan will not pay benefits for the same injury to the extent of the payment by the third party. If the third party pays You after the Plan pays benefits, then You must repay the Plan for the cost of any and all benefits provided for the same injury or illness. If You fail to repay the Plan for any payment received from a third party, then the Plan will cease paying benefits on Your behalf until either You repay the Plan or the Plan receives unrelated claims which, in the aggregate, amount to more than the amount of the third party payment.

You must reimburse the Plan regardless of whether:

- the third party payment is the result of a court judgement, arbitration award, compromise, settlement, or any other arrangement; or
- the third party admits liability.
- the medical and dental expenses or loss of income are itemized or included in the third party payment; or
- You have been fully compensated or made whole by the third party payment for all losses sustained or alleged.

Consider, once again, the auto accident example where someone injures You and You receive dental treatment that is covered under the Plan. If the Plan has already paid benefits and the other driver's insurance company sends You a check for damages or You settle a lawsuit concerning the accident, You must first repay the Plan for the cost of any and all benefits paid on Your behalf before You pay any other expenses. This is true even if the amount You receive is not sufficient to fully compensate You for all the losses You incurred or if the portion of the settlement payment allocated to pay dental expenses is smaller than the amount which must be repaid to the Plan.

You, and Your Covered Dependents, agree to reimburse the Plan in first priority and without any set-off or reduction for attorney fees, other expenses, or costs. The "common fund" doctrine does not apply to any funds recovered by any attorney You hire regardless of whether funds recovered are used to repay benefits paid by the Plan. You, and Your Covered Dependents, also agree, to notify the Plan, in writing, whenever benefits are paid under this Plan that arise out of any injury or illness that provides or may provide the Plan subrogation or reimbursement rights. You, and Your Covered Dependents, further agree, when

requested by the Plan, to execute and deliver any and all instruments, papers or other documents required by the Plan to fully protect the Plan's right to reimbursement and to cooperate fully with the Plan to secure such rights. You shall do nothing to prejudice the Plan's right to reimbursement.

Failure to comply fully with the provisions of the Plan regarding subrogation and reimbursement can result in suspension or termination of benefits.

SECTION 16 - RIGHTS AND LIMITS

This booklet is a general description of the Plan and Your benefits. It is important to remember that:

- The description of benefits in this booklet replaces and supersedes any other summary or description previously issued by Warren County Commissioners.
- All benefits are subject to the terms, conditions, and limitations of the Warren County Employee Healthcare Plan as set forth in the Plan Document.
- Nothing in the Plan or in this booklet is intended to provide Employees, former Employees, or Covered Dependents with a vested right to any benefits under the Plan and/or any rights for continued employment.
- Your rights, if any, to benefits of the Plan depend upon whether You satisfy the eligibility requirements of the Plan and whether Your submitted claims are allowed charges under the Plan.

SECTION 17 - PLAN INFORMATION

Plan Name

Warren County Employee Healthcare Plan

Plan Sponsor and Plan Administrator

Warren County Commissioners
406 Justice Drive
Lebanon, OH 45036
(513) 695-1324

The Plan Sponsor is also the Plan's Agent for the serving of legal process

Plan Effective Date

The effective date of the Plan as described in this booklet is January 1, 2023.

Eligible Participants

Please refer to the Eligibility Information section.

Claims Administrator:

The independent third party administrator who processes all Plan claims is:

The Dental Care Plus Group
A DentaQuest Company
PO Box 502
Milwaukee, WI 53201-0502
(513) 554-1100
1-800-367-9466 (Toll Free)

Plan Funding

This Plan is self-funded by the Plan Sponsor. Benefits are paid by contributions from the Employer and the Employees. Benefits are paid from the general assets of Warren County Commissioners. Employee contributions, if any, are calculated annually and are used to pay claims. DCP Holding Company is the Claims Administrator and does not insure the benefits paid by the Plan.

Benefit Records - Calendar Year

The benefit records are kept 1/1 to 12/31 for processing claims.

Plan Records - Plan Year

The fiscal records are kept 1/1 to 12/31 for IRS reporting.

SECTION 18 - APPEAL PROCEDURE

Each Plan Participant has the right to appeal and is entitled to a full and fair review of any denial of a claim, or any pretreatment estimate obtained under the pretreatment review procedure. Appeals must be filed in writing within 180 days following Your receipt of notice of the denial and should be sent to the Claims Administrator. If You are appealing a pretreatment estimate which involves treatment of an urgent condition (as defined in the Pretreatment Review section), You may request an appeal by phone. All other appeals must be filed in writing by forwarding the written appeal to the following address:

The Dental Care Plus Group
A DentaQuest Company
PO Box 502
Milwaukee, WI 53201-0502

You or Your Dentist may submit written comments, records, and other information when You file an appeal. You may also request, free of charge, copies of all records and other information which were relied on or created in the process of reviewing the claim or pretreatment review request. If the claim or estimate was denied, in whole or in part, based on the professional judgment of a Dentist that the treatment is Experimental or not Medically Necessary, the Claims Administrator will notify You of the identity of the Dentist who was initially consulted or who reviewed the claim or pretreatment review request. Your appeal and all relevant information, including information You submitted, will be re-reviewed by a different Dentist prior to deciding Your appeal.

The Claims Administrator will review Your appeal to make sure the initial determination was consistent with Your Plan benefits. If the Claims Administrator determines that the initial determination was not consistent with Your Plan benefits, the initial determination will be reversed, and the claim paid, or the pretreatment estimate modified. If the Claims Administrator determines that the initial determination was consistent with Your Plan benefits, the complete record will be forwarded to Your Plan Administrator for a final determination of Your appeal.

Your Plan Administrator will make a final determination on Your appeal and You and Your Dentist will be notified of the final determination as soon as possible taking into account the dental circumstances. If You are appealing a denial of a claim, You will be notified not later than 60 days after the date the appeal was received. If You are appealing a pretreatment estimate, You will be notified not later than 30 days after the date the appeal was received. If You are appealing a pretreatment estimate which involved urgent treatment, You will be notified as soon as possible, but not later than 72 hours after the appeal was received.

The Claims Administrator will notify You and Your Dentist of the Plan Administrators final determination in writing, or orally followed by a written confirmation if the appeal was of a pretreatment estimate involving urgent treatment. If the appeal decision is adverse, the notice will include the specific reason for the determination and the specific plan provisions on which the determination is based, and You will be entitled to request, free of charge, copies of all records and other information which was relied on or obtained in making the adverse determination.

You must file an appeal before bringing a civil action in court. If Your appeal is denied, You then have the right to file a civil action.

SECTION 19 - IN THE FUTURE

Warren County Commissioners has established this Plan with the intention of it being maintained for an indefinite period of time. However, Warren County Commissioners, reserves the right, at its sole discretion:

- to alter, amend, or terminate this Plan, in whole or in part, at any time.
- to alter, amend, or terminate retiree benefits (if any), in whole or in part, at any time.
- to change, increase, or decrease Plan contributions (if any), in whole or in part, at anytime.

All amendments will be made pursuant to written documents.

The Dental Care Plus Group
A DentaQuest Company
PO Box 502
Milwaukee, WI 53201-0502
(513) 554-1100 or 1-800-367-9466
Fax (513) 554-3187
www.dentalcareplus.com

Rev. 1/23

Resolution

Number 23-0075

Adopted Date January 24, 2023

APPROVE AND AUTHORIZE THE SUBMITTAL OF A GRANT APPLICATION FOR THE OHIO STATE EMERGENCY RESPONSE COMMISSION CHEMICAL EMERGENCY PLANNING AND COMMUNITY RIGHT-TO-KNOW FUND GRANT PROGRAM ON BEHALF OF WARREN COUNTY EMERGENCY SERVICES AND AUTHORIZE LEPC GRANT COORDINATOR TO SIGN GRANT APPLICATION

BE IT RESOLVED, to approve and authorize the submission of grant application for the Chemical Emergency Planning and Community Right-to-Know Fund Grant Program through the Ohio State Emergency Response Commission on behalf of Warren County Emergency Service, as attached hereto and made a part hereof; and

BE IT FURTHER RESOLVED, to authorize the Warren County LEPC Grant Coordinator to sign documents relative thereto: and

BE IT FURTHER RESOLVED, in the event grant funding is not available, the Warren County Board of Commissioners has no further obligation to fund this program.

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

Mrs. Jones – yea

Mr. Young – yea

Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: c/a—Ohio State Emergency Response Commission
Emergency Services
OGA

Chemical Emergency Planning and Community Right-to-Know Fund Grant Application

Completed grant application packet must be submitted to:

State Emergency Response Commission
Ohio EPA Right-to-Know Program
50 West Town Street, Suite 700
P.O. Box 1049
Columbus, OH 43216-1049
Attn: Grant Program

Phone: (614) 644-2260
Fax: (614) 644-3681
Email: Jeffrey.beattle@epa.ohio.gov

<https://epa.ohio.gov/serc>

Grant Application Deadline:	
LEPCs and Fire Departments:	February 1, 2023
State Agencies:	April 1, 2023

The total grant packet shall consist of information requested in questions in this grant application and a signed resolution "certifying" the LEPC grant application. Fire departments must coordinate and file their grant application form(s) through their LEPC. Applications postmarked after these dates shall be reduced by one percent by day of their calculated award. Applications postmarked more than 30 days after February 1 will not be considered for funding for the state grant funding year in accordance with OAC 3750-50-10(E)

Local Emergency Planning Committee
LEPC Grant Application
(due February 1, 2023)

Approved October 14, 2015

General Information	
County/Counties	Warren
LEPC Name	Warren County LEPC
Tax Identification Number	31-6000-58
Authorized Grant Applicant	Melissa Bour
<i>The Authorized Applicant is the LEPC member authorized to apply for and manage the grant and the grant account. (In most cases this will be the LEPC Chairperson.)</i>	
Authorized Applicant Telephone	(513) 695 - 1315
Designated Contact Person	Sydney Renner
<i>The designated contact person can be the Authorized Applicant or another designated member of the LEPC such as the Information Coordinator or LEPC Secretary.</i>	
Designated Contact Telephone	(513) 695 - 1313
Email	sydney.renner@wcoh.net
Make Grant Check Payable to	Warren County LEPC
Send check or electronic transfer or voucher to	520 Justice Drive, Lebanon Ohio 45036
Membership	
<input checked="" type="checkbox"/> Current LEPC membership list is attached	
Grant Eligibility	
In determining a grant award to an LEPC, the State Emergency Response Commission shall consider the following:	
Has the LEPC prepared and submitted to the SERC emergency response and preparedness plan under ORC 3750.04(A) during the last grant period? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Indicate date of the last plan submission	9 / 25 / 2022
Indicate if plan was submitted as a no change	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the plan was a no change, indicate if this was the 1 st , 2 nd , or 3 rd no change	<input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd
Indicate the last date of the hazard analysis update	9 / 25 / 2022
Indicate the percentage of EHS facilities for which the hazard analysis was reviewed and updated as needed in the previous grant period	100%
If the hazard analysis has not been updated in five years, please indicate why	
Has the LEPC conducted its annual exercise or actual incident response which was credited as an exercise? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Grant Distribution Information		
1	Total number of facilities in LEPC reporting one or more Hazardous Substances (include only those facilities that did not report an EHS) <i>Date of last review of number of Hazardous Substances reporting facilities</i>	172 1 / 5 / 2023
2	Total number of facilities in LEPC reporting one or more Extremely Hazardous Substances (EHS) <i>Date of last review of number of EHS reporting facilities</i>	76 1 / 5 / 2023
3	Estimated volume of hazardous substances and EHS transported through LEPC (average daily max/year) <i>Date of last review of estimated volume of hazardous substances or of EHS transported in LEPC</i>	1 / 5 / 2023
	<p>A. Hazardous Substances</p> <p>Range in pounds</p> <input type="checkbox"/> 0-10,000 <input checked="" type="checkbox"/> 10,001-100,000 <input type="checkbox"/> 100,001-1,000,000 <input type="checkbox"/> > 1,000,000 <p>B. EHS</p> <p>Range in pounds</p> <input type="checkbox"/> 0-10,000 <input checked="" type="checkbox"/> 10,001-100,000 <input type="checkbox"/> 100,001-1,000,000 <input type="checkbox"/> > 1,000,000	
4	Estimated amounts of extremely hazardous substances produced, used, or stored in the district	<p>Range in pounds</p> <input type="checkbox"/> 0-10,000 <input checked="" type="checkbox"/> 10,001-100,000 <input type="checkbox"/> 100,001-1,000,000 <input type="checkbox"/> > 1,000,000
5	Population within the district or under the jurisdiction of the fire department that resides in close proximity to facilities that are subject to ORC 3750 and to principal routes for the transportation of hazardous materials identified or listed by regulations adopted under the "Hazardous Materials Transportation Act," 88 Stat. 2156 (1975), 49 U.S.C.A. 1801, as amended. (An LEPC can use the population of the county for this estimate)	246,553
6	<p>Please demonstrate how this grant will enhance the ability of the recipient or, in the case of the commission, the state to prepare for and respond to releases of hazardous substances and extremely hazardous substances.</p> <p>The grant will allow Warren County LEPC to hold their regular meetings, and assist in the development of plans relating to the response and mitigation of hazardous materials incident(s). It will also help the Warren County LEPC to design and execute the annual LEPC exercise. The Warren County LEPC will maintain a database with information regarding type, quantity, and location of chemicals used and transported through the county. Also, the LEPC will inform the community and first responders of any dangerous substances in which they may encounter on a daily basis.</p>	

Performance of Baseline Requirements

Please indicate whether the LEPC commits to perform the following activities within the grant period, using the grant funds:

		Yes	No
1	Maintain an LEPC membership in accordance with ORC 3750.03(B) and submit any changes to the membership to the SERC for approval.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Appoint a chairman and vice-chairman and a secretary to keep a record of its proceedings in accordance with ORC 3750.03(D)(1).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Adopt bylaws for the conduct of its business in accordance with ORC 3750.03(D)(2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Appoint an information coordinator who shall be responsible for maintaining the committee's files of information received and for receiving and fulfilling requests from the public for that information in accordance with ORC 3750.03(D)(3).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Appoint a community emergency coordinator who shall be responsible for coordinating the development and implementation of the chemical emergency response and preparedness plan of the district and for receiving verbal and follow-up written notices of releases of hazardous substances and extremely hazardous substances, in accordance with ORC 3750.03(D)(4).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Obtained anything to be purchased, leased, or constructed in accordance with the provisions of 307.86 to 307.92 of the Revised Code applicable to boards of county commissioners, in accordance with ORC 3750.03(D)(5).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Establish and carry out a program to monitor regulated facilities within the district and to conduct compliance and enforcement activities to ensure that the facilities have submitted the information required by ORC 3750.05, 3750.07 and 3750.08 in accordance with ORC 3750.03(D)(6).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Submit the annual compliance report by October 1 in accordance with ORC 3750.03(D)(6).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Credited the LEPC grant monies to a special emergency planning fund in the treasury of the county in accordance with ORC 3750.03(F).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Prepare and submit an emergency response and preparedness plan to the SERC by no later than October 17 for review and concurrence in accordance with ORC 3750.04.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Conduct an annual exercise as required by ORC 3750.04(C).	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additional Core LEPC Activities Recommended by the SERC

Please indicate whether the LEPC commits to perform the following activities within the grant period, using the grant funds:

		Yes	No
	Meet at least once during the grant period?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Provide meeting minutes to Ohio EPA	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Prepare and submit the financial status report by July 31 for previous SFY	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For any "No" answers, please explain below (attach additional sheets as required)

Training which the LEPC plans to sponsor or support during the grant period				
Title of Training	Anticipated Number Trained	Anticipated Cost	Will grant funds be used to support this training?	
			YES	NO
LEPC Annual Exercise	30	800	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		\$	<input type="checkbox"/>	<input type="checkbox"/>
		\$	<input type="checkbox"/>	<input type="checkbox"/>
		\$	<input type="checkbox"/>	<input type="checkbox"/>
		\$	<input type="checkbox"/>	<input type="checkbox"/>
		\$	<input type="checkbox"/>	<input type="checkbox"/>
		\$	<input type="checkbox"/>	<input type="checkbox"/>
		\$	<input type="checkbox"/>	<input type="checkbox"/>

Compliance with Grant Limitations and Assurances

Chapter 3750 of Ohio Revised Code restricts the use of the grant funds and identifies uses which are prohibited. Please confirm that the grant funds will not be used for purposes identified as restricted by Chapter 3750. Please note that if the funds are passed through by contract with the LEPC to another agency, these activities cannot be part of the contract with the sub-contractor, and the sub-contractor cannot use the SERC grant funds to perform these activities.

LEPC Grant Activities Restricted by Ohio Law		Agree (Check box)
1	Grant funds will not be used to acquire first response equipment, except as otherwise provided in Division (D)(4) of Section 3750.14. Division D(4) states: <i>After a committee determines that the initial training needs for emergency management personnel within its emergency planning district set forth in the committee's plan or most recent review of its plan under section 3750.04 of the Revised Code have been met, a committee may make grants from the moneys it receives under this section to fire departments located within the district for the purchase of first response equipment.</i>	<input checked="" type="checkbox"/>
2	Grant funds will not be used to defray costs for copying and mailing hazardous chemical lists, material safety data sheets, or emergency and hazardous chemical inventory forms submitted under this chapter for distribution to the public.	<input checked="" type="checkbox"/>
3	Grant funds will not be used to reimburse any person for expenditures incurred for emergency response and cleanup of a release of a hazardous substance, an extremely hazardous substance, and/or oil.	<input checked="" type="checkbox"/>
4	Grant funds will not be used to perform any assessment of damages to natural resources resulting from a release of oil, a hazardous substance or an extremely hazardous substance.	<input checked="" type="checkbox"/>

Assurances		
In executing this agreement, the grant recipient will be committing to comply with the regulations, policies, guidelines, and requirements as they relate to the application acceptance and use of emergency planning grant funds. Also the grant recipient commits with respect to the grant that:		Agree (Check box)
1	The applicant possesses legal authority to apply for the grant; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body, authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.	<input checked="" type="checkbox"/>
2	The applicant agrees that (a) funds granted as a result of this request are to be expended for the purposes set forth in this application and in accordance with all applicable laws, regulations, policies and procedures of the State of Ohio; and (b) funds awarded by the State Emergency Response Commission may be terminated at any time for violation of any terms and requirements of this agreement.	<input checked="" type="checkbox"/>
3	The applicant will give SERC through any authorized representative access to and the right to examine all records, books, papers, or documents related to the grant. This provision shall also apply in the event of termination of this agreement.	<input checked="" type="checkbox"/>
4	The applicant will maintain such records as required by state and federal law. The minimum acceptable financial records consist of: a) documentation of employee time; b) documentation of all materials, supplies and travel expenses; c) inventory records and supporting documentation for allowable equipment purchased to carry out the program scope; d) rational supporting allocation of space charges (e.g., rent); e) any other records which support charges to program funds. The Applicant must maintain sufficient segregation of program accounting records from other programs and/or projects.	<input checked="" type="checkbox"/>
5	The applicant will at all times comply with and observe all federal and state laws, local laws, ordinances, and regulations which are in effect during the period of this grant and which in any manner affect the work or its conduct. In accordance with ORC 3750.02(F), the local emergency planning committee of an emergency planning district lying wholly within the boundaries of a county shall be considered a county board and shall receive the services of the auditor and prosecuting attorney of the county in the same manner as other county boards. As a county board, the LEPC must follow all policies established by the county auditor. The LEPC must also follow the LEPC funding policy, adopted by the SERC on December 12, 2007.	<input checked="" type="checkbox"/>
6	The SERC grant will be deposited into a special emergency planning fund in the treasury of the county in accordance with ORC 3750.03 (F) which states: "Moneys received by the committee of a district lying wholly within the boundaries of a county shall be credited to a special emergency planning fund in the treasury of the county. The fund shall be administered by the committee of the district, and moneys credited to the fund shall be expended only for the purposes of carrying out the powers and duties of the committee under this chapter and rules adopted and orders issued under it."	<input checked="" type="checkbox"/>
7	The applicant will conform with applicable county policies regarding the use of cellular phones, and applicable restrictions regarding the acquisition and disposal of assets (items valued at more than \$300 or amount specified by county policy).	<input checked="" type="checkbox"/>
8	Contracts for personal services shall be in conformance with state and local laws and regulations.	<input checked="" type="checkbox"/>
9	The applicant will comply with State Equal Employment Opportunity and hiring practices	<input checked="" type="checkbox"/>
10	The applicant will comply with public records laws and open meeting laws, including but not limited to the public records requirements in the Emergency Planning and Community Right-to-Know Act and ORC 3750.	<input checked="" type="checkbox"/>

I hereby certify that the information as provided, to the best of my knowledge, is true, accurate and complete in support of the duties assigned to the Warren County LEPC under Chapter 3750 of the Ohio Revised Code.

Melissa Bour 1 / 17 / 2023
 LEPC Authorized Signature Date
 Melissa Bour (513) 695 - 1315
 Typed/Printed Name Telephone Number

LEPC Budget Request

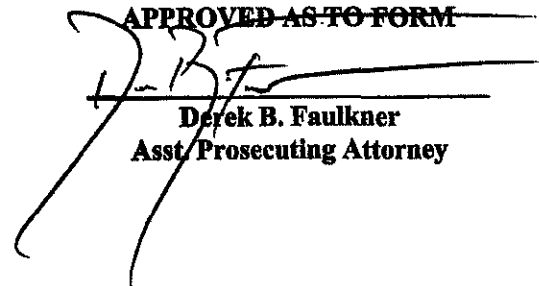
Warren County LEPC

Budget Categories	Grant Request
Personnel/Fringe	\$ 33,280
Contracted Services*	\$
Supplies	\$
Training	\$
Travel	\$
Exercise	\$ 800
Total LEPC Planning Budget Grant Request	\$

- **Contracted Services:** Includes personal and/or public service contracts
- **Supplies:** includes office supplies, telephone/communications, printing, postage, etc.
- **Travel:** includes mileage and lodging

Fire Department Grant:	Training	\$
	Response	
	Equipment	\$
Total LEPC Planning Budget Grant Request		\$ 34,080

*Attach copy of the contract for services

APPROVED AS TO FORM

 Derek B. Faulkner
 Asst. Prosecuting Attorney



WARREN COUNTY DEPARTMENT OF EMERGENCY SERVICES
520 JUSTICE DRIVE
LEBANON, OHIO 45036

REPLY TO
ATTENTION OF: Sydney Renner

January 5th, 2023

MEMORANDUM FOR RECORD

SUBJECT: SERC Grant 2023

Warren County is working hard to enhance the SERC Program to benefit the people of the community and our neighboring communities in the state of Ohio. The Warren County Department of Emergency Services employs a Local Emergency Planning Committee Information Coordinator to execute the Emergency Planning and Community Right-to-know Act, authorized by Ohio Revised Code, Section 3750.14. In serving the SERC, this position has worked to update the electronic files that the county holds in the CAMEO and E-Plan databases. The LEPC will hold their regular meetings (March 16th & September 14th), update Cameo, E-Plan and update the maps in Marplot to plot all the hazardous and extremely hazardous facilities along with several key points of interest, onto the map. The Warren County LEPC works closely with Warren County Telecommunications Department to offer these electronic resources to the surrounding jurisdictions in the County.

In 2023, the LEPC is dedicated to maintaining an accurate file system and database resource of the facilities in the county. We plan to confirm the filings we receive by coordinating facility visits with local first responders. Facility visits are crucial in reinforcing positive relationships with the LEPC, but they also bring citizens from the community, as well as, the local police and fire departments together to pre-plan emergencies.

Warren County LEPC will be conducting a functional exercise this year to test the capabilities of the community response mechanism. The LEPC is very much involved in this process and is jointly working with the different jurisdictions to update the county Emergency Operations Plan. The New Year brings new opportunities to the Warren County LEPC, further enhancing communications and resource sharing to achieve common goals and keep our community safe.

Point of contact for this memorandum is the undersigned at (513) 695-1313.

A handwritten signature in black ink, appearing to read "Sydney Renner".

Sydney Renner
LEPC Chairman
Warren County LEPC

Warren County LEPC Member List

- Melissa Bour – Director, Warren County Emergency Services
- John Franks – National Weather Service
- Michael T. Hannigan – Fire Chief, Franklin Twp.
- Paul Kindell – Director, Warren County Telecommunications
- Brooke Matzen – Office Administrator, Greater Cincinnati HazMat Unit
- Crystal Paul – Manager of Emergency, UC Cincinnati Health
- Matt Bear – Emergency Response Coordinator, Warren County Health District
- Sydney Renner – LEPC / Grants Coordinator, Warren County EMA
- Bill Romaine – Environmental Health & L-3 Harris Electronics
- Martin Russell – Deputy County Administrator, Warren County Board of Commissioners
- Larry Sims – Sheriff, Warren County Sheriff's Office
- Kay Vonderschmidt – Manager of Emergency Management & Operations, TriHealth
- Dennis Waldbillig – HazMat Officer, Greater Cincinnati HazMat Unit

5
BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

Resolution

Number 99-278

Adopted Date February 23, 1999

APPROVE AND ENTER INTO AN AGREEMENT WITH THE WARREN COUNTY
LOCAL EMERGENCY PLANNING COMMITTEE

WHEREAS, it is the desire of the Warren County Local Emergency Planning Committee (WCLEPC) to contract with this Board to provide local emergency planning services on behalf of the WCLEPC; and

WHEREAS, it is the desire of this Board to administer and provide said services through the Warren County Department of Emergency Services, formerly Communications Center; and

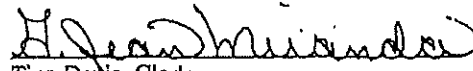
NOW THEREFORE BE IT RESOLVED, to approve and enter into an agreement between the Warren County Local Emergency Planning Committee and the Board of Commissioners to provide local emergency planning services; as attached hereto and made a part hereof.

Mr. Kilburn moved for adoption of the foregoing resolution, being seconded by Mrs. South. Upon call of the roll, the following vote resulted;

Mr. Crisenbery - absent
Mrs. South - yea
Mr. Kilburn - yea

Resolution adopted this 23rd day of February, 1999.

BOARD OF COUNTY COMMISSIONERS


Tina Davis, Clerk

tfs/

cc: c/a--Warren County LEPC
Department of Emergency Services (file)

AGREEMENT

This agreement is made and entered on Feb. 23 1999, by and between the Warren County Local Emergency Planning Committee (WCLEPC), a statutory body established and existing under authority of the Ohio Revised Code, and the Warren County Board of Commissioners (Board), a statutory body established and existing under the authority of the Ohio Revised Code.

WHEREAS, it has been deemed desirable for the WCLEPC to contract with the Board to exercise, perform, or render any power, function, or service on behalf of the WCLEPC through the Warren County Department of Emergency Services; and

WHEREAS, the WCLEPC and the Board desire to enter such an agreement; and

NOW THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. This agreement shall have an initial term of two (2) years, beginning January 1, 1999 and ending December 31, 2000. The agreement may be renewed for additional periods of one year, provided that the WCLEPC and Board shall, not less than sixty (60) days prior to the expiration of any term, give the other party written notice of its intention to not renew this agreement.
2. The Warren County Department of Emergency Services shall perform all duties of the WCLEPC, including but not limited to all requirements of Ohio Revised Code 3750.
3. All employees, including the Information Coordinator, shall be employed by the Board within the Department of Emergency Services.
4. The Board shall be the recipient of all local, state and federal monies intended for the operation of Emergency Planning.
5. This agreement shall supersede any and all contracts and agreements heretofore entered into by and between the parties. Furthermore, any modification or amendment shall be in writing and signed by the parties in the same manner provided herein.

IN WITNESS WHEREOF, the WCLEPC and the Board, through their duly authorized agents, have executed this agreement.

Signed in the presence of:

[Signature] 2-18-99
B.K. Boyer 2-18-99

Warren County Local Emergency Planning Committee

[Signature]
Michael Hannigan, Chairman

Date: February 18, 1999

Signed in the presence of:

[Signature]
[Signature]

Warren County Board of Commissioners

[Signature] v.p.
Larry Crisenbery, President

Date: _____

Approved, as to form:



Michael Powell, Assistant Prosecuting Attorney
Warren County, Ohio

Resolution

Number 23-0076

Adopted Date January 24, 2023

AUTHORIZE WARREN COUNTY ENGINEER TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT PROGRAM RELATIVE TO THE FIELDS-ERTEL ROAD WIDENING PROJECT

WHEREAS, the State Capital Improvement Program and the Local Transportation Improvement Program both provide financial assistance to political subdivisions for capital improvements to public infrastructure; and

WHEREAS, the Board of Warren County Commissioners is planning to make capital improvements for the Fields-Ertel Road Widening Project; and

WHEREAS, the infrastructure improvement herein above described is considered to be a priority need for the community and is a qualified project under the OPWC programs; and

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners, Warren County:

Section 1: The County Engineer is hereby authorized to submit the OPWC application.


Section 2: The President of the Board of Commissioners, Warren County is authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Engineer (file)

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0077

Adopted Date January 24, 2023

AUTHORIZE BOARD TO SIGN THE COUNTY HIGHWAY SYSTEM MILEAGE
CERTIFICATION

BE IT RESOLVED, to authorize the Board to sign the Ohio Department of Transportation annual County Highway System Mileage Certification for 2022 effective December 31, 2022.

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

Mrs. Jones – yea

Mr. Young – yea

Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: State of Ohio
Engineer (file)



Ohio Department of Transportation

Office of Technical Services

2022 County Highway System Mileage Certification

Note: This form must be submitted to ODOT no later than March 1, 2023 or county mileage will be certified by default based on the best information available.

The total length of county maintained public roads in WARREN County
was 268.039 miles as of December 31, 2021

As certified by the Board of County Commissioners and/or reported by the Director of Transportation in accordance with the provisions specified in Section 4501.04 of the Ohio Revised Code.

Consider all mileage changes that occurred in CY 2022 and determine the net increase or decrease in mileage. Add the net change to the 2021 certified mileage above and fill in the new total below.

We the undersigned, hereby certify that as of December 31, 2022


the county was responsible for maintaining 267.499 miles of public roads.



Signature of President of Board of County Commissioners

1-24-23

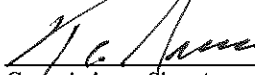
Date



Commissioner Signature

1-24-23

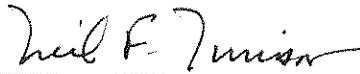
Date



Commissioner Signature

1-24-23

Date



County Engineer Signature

1/10/2023

Date

Comments:

Please return a completed, signed copy of this form along with proper documentation of any changes made to:
Ohio Department of Transportation
Office of Technical Services
Mail Stop #3210
1980 West Broad St. 2nd Floor
Columbus, Ohio 43223
Attn: Aaron Shvach (614) 466-5135 or aaron.shvach@dot.ohio.gov

Summary of 2022 ODOT Changes
for Roads in WARREN County,
Township 00 , COUNTY

Certified Mileage for 2021 : 268.039 Miles

TWP 00 Route: C 00056 Route Name: MASON RD Change: 0.456

Reason For Change CR 56 MASON RD IS NOW MAINTAINED BY THE COUNTY FROM THE JUNCTION WITH CR 11 TO THE BOUNDARY OF THE CITY OF MASON. PREVIOUSLY MAINTAINED BY DEERFIELD TOWNSHIP.

TWP 00 Route: C 00293 Route Name: LANDEN DRIVE Change: -0.996

Reason For Change CR 293 LANDEN DRIVE FROM THE JUNCTION WITH US22 TO THE JUNCTION WITH CR 32 SOCIALVILLE-FOSTERS RD IS NOW MAINTAINED BY DEERFIELD TOWNSHIP.

Total Changes: -0.540

Certified Mileage For: 2022 : 267.499 Miles

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

Resolution

Number 23-0078

Adopted Date January 24, 2023

APPROVE ADDENDUM FOR POLICE PROTECTION WITH THE CITY OF SOUTH LEBANON, ON BEHALF OF THE WARREN COUNTY SHERIFF'S OFFICE

BE IT RESOLVED, to approve the 2023 Addendum for Police Protection with the City of South Lebanon, on behalf of the Warren County Sheriff's Office as attached hereto and made a part hereof.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: c/a—City of South Lebanon
Sheriff (file)

**ATTACHMENT A
2023 PAYROLL ADDENDUM**

Police protection contract between the Sheriff of Warren County, Ohio and the City of South Lebanon, Warren County, Ohio.

In conjunction with the terms and conditions of the above referenced contract relative to the number of and the compensation for the services of Deputy Sheriff, and the following schedule of payments, shall be implemented commencing as of January 1, 2023 and continuing through midnight on December 31, 2023.

2023 South Lebanon Enforcement

Updated: 10/20/2022

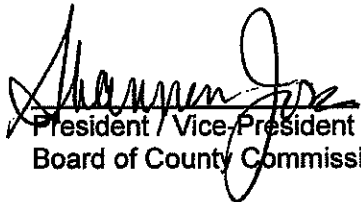
Salaries			\$350,405.00
Overtime			\$100,000.00
PERS	18.10%	\$450,404.80	\$81,523.00
Benefits			\$51,456.00
Single / Base	0	\$547.49	\$0.00
Family / Base	3	\$1,429.32	\$51,455.52
Couple / Base	0	\$719.91	\$0.00
Waive	1	\$0.00	\$0.00
Worker's Comp	2%	\$450,404.80	\$9,008.00
Medicare	1.45%	\$450,404.80	\$6,531.00
Total (South Lebanon Enforcement)			\$598,923.00

These totals may fluctuate with changes of personnel and be documented in the biweekly payroll record.

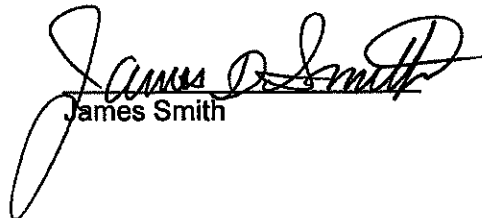
FIRST QUARTER INVOICE: \$149,730.75
FIRST QUARTER INVOICE: \$149,730.75
FIRST QUARTER INVOICE: \$149,730.75
FIRST QUARTER INVOICE: \$149,730.75


All other conditions and terms shall remain in effect.

In witness where of, the parties have hereunto set their hands on this 24 day of January, 2023, at Lebanon, Ohio


 President / Vice President
 Board of County Commissioners


 Barry A. Riley


 James Smith

APPROVED AS TO FORM

 Adam M. Nice
 Asst. Prosecuting Attorney

Resolution

Number 23-0079

Adopted Date January 24, 2023

ENTER INTO CONTRACT NEGOTIATIONS FOR INTERNET BROADBAND PROVIDER TO DEPLOY, OPERATE, AND MAINTAIN A BROADBAND INTERNET INFRASTRUCTURE

WHEREAS, pursuant to Resolution 22-1119 adopted July 26, 2022 this Board authorized a request for proposals for internet service providers to deploy, operate, and maintain a broadband internet network delivers high-speed broadband to currently underserved premises in Warren County [hereinafter "RFP"]; and

WHEREAS, on or before September 9, 2022, Warren County Economic Development received six (6) sealed proposals for internet service providers to deploy, operate, and maintain a broadband internet network; and

WHEREAS, on December 20, 2022, in a public meeting this Board ranked all proposals based on the criteria published in above referenced RFP, and ranked Altafiber as the top ranked Internet Broadband Provider; and

NOW THEREFORE BE IT RESOLVED, to authorize the Office of Economic Development on behalf of the Warren County Board of Commissioners to enter into contract negotiations with Altafiber to deploy, operate, and maintain a broadband internet network pursuant to the requirements of the RFP and consistent with Altafiber's submitted proposal; and

BE IT FURTHER RESOLVED, upon successful negotiations said contract should be brought back before this Board for final review, approval, and execution; and


BE IT FURTHER RESOLVED, if negotiations are not successful, the Office of Economic Development shall inform the board forthwith.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Economic Development (file)
Bid file

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0080

Adopted Date January 24, 2023

ADVERTISE FOR BIDS FOR THE HENDRICKSON ROAD BRIDGE #80-0.19 REHABILITATION PROJECT (WAR-CR 80-0.19)

BE IT RESOLVED, to advertise for bids for the Hendrickson Road Bridge #80-0.19 Rehabilitation Project (WAR-CR 80-0.19) for the County Engineer; and

BE IT FURTHER RESOLVED, to advertise said bid for one (1) week in a newspaper of general circulation and for three (3) consecutive weeks on the Warren County website, beginning the week of January 29, 2023; bid opening to be February 21, 2023 @ 9:30 a.m.

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

Mrs. Jones – yea

Mr. Young – yea

Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

KP/

cc: Engineer (file)
OMB Bid file

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0081

Adopted Date January 24, 2023

APPROVE AND AUTHORIZE OHIOMEANSJOBS WARREN COUNTY TO PREPARE AND SUBMIT A REQUEST FOR PROPOSAL RELATIVE TO THE CONTRACTING OF OHIOMEANSJOBS OPERATOR UNDER THE WORKFORCE INNOVATION AND OPPORTUNITY ACT

BE IT RESOLVED, to approve and authorize OhioMeansJobs Warren County to prepare and submit a Request for Proposal in collaboration with OhioMeansJobs Butler County and OhioMeansJobs Clermont County relative to the contracting of services OhioMeansJobs Operator under the Workforce Innovation and Opportunity Act.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: OhioMeansJobs (file)
Bid file

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0082

Adopted Date January 24, 2023

ENTER INTO CONTRACT WITH OUTDOOR ENTERPRISE, LLC FOR THE FORCE MAIN CLEANING- MORROW TO RIVER'S BEND PROJECT

WHEREAS, pursuant to Resolution #23-0011 dated January 3, 2023 this Board approved a Notice of Intent to Award Bid for the Force Main Cleaning- Morrow to River's Bend Project to Outdoor Enterprise, LLC, for a total bid price of \$760,000.00; and

WHEREAS, all documentation, including performance bonds, insurance certificates, etc., has been submitted by the contractor; and

NOW THEREFORE BE IT RESOLVED, to enter into contract with Outdoor Enterprise, LLC, 3655 West State Route 571 , Troy, Ohio 45373, for a total contract price of \$760,000.00; as attached hereto and made a part hereof.

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

Mrs. Jones – yea

Mr. Young – yea

Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

KP/

cc: c/a— Outdoor Enterprise, LLC
Water/Sewer (file)
OMB Bid file

**SECTION 00 60 10
CONTRACT**

THIS AGREEMENT, made this 24 day of January, 2023, with the Warren County Board of Commissioners, 406 Justice Drive, Lebanon, Ohio, hereinafter called "Owner" and **Outdoor Enterprise, LLC, 3655 West State Route 571, Troy, Ohio 45373** doing businesses as (an individual, partner, a corporation) hereinafter called "Contractor."

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the Owner, the Contractor hereby agrees with the Owner to commence and complete the construction described as follows:

FORCE MAIN CLEANING - MORROW TO RIVER'S BEND PROJECT

hereinafter called the project, for the sum of **\$760,000.00**, and all work in connection therewith, under the terms as stated in the General Conditions and Supplemental Conditions of the Contract; and as his (its or their) own proper cost and expense furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in Contract Documents. "Contract Documents" means and includes the following:

- Addendum
- Division 00 – Contract Requirements
- Division 01 to 33 – Technical Specifications
- General Conditions
- Supplemental Conditions
- Construction Drawings
- Record Construction Drawings

CONTRACTOR hereby agrees to commence work under this contract on or before a date to be specified in a Written "Notice to Proceed" of the OWNER and shall complete all work within the following requirements:

Piping Modifications Substantial Completion: 120 days from Notice to Proceed.

Pipeline Cleaning Completion: 240 days from Notice to Proceed.

Final completion: Site restoration work completed, and Contract Closeout shall be within 270 days from Notice to Proceed.

Any delays in substantial completion of the work that are within the control of the Contractor, their Subcontractor, or Supplier shall be subject to liquidated damages in the sum of \$200.00 for each consecutive calendar day that the project extends beyond the substantial completion deadline.

This Agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The nonperforming party shall have fifteen calendar days from the date of the termination notice to cure or to submit a plan for cure acceptable to the other party.

OWNER may terminate or suspend performance of this Agreement for OWNER'S convenience upon written notice to the CONTRACTOR. CONTRACTOR shall terminate or suspend performance of the services/work on a schedule acceptable to the OWNER.

The CONTRACTOR will indemnify and save the OWNER, their officers and employees, harmless from loss, expenses, costs, reasonable attorney's fees, litigation expenses, suits at law or in equity, causes of action, actions, damages, and obligations arising from (a) negligent, reckless or willful and wanton acts, errors or omissions by CONTRACTOR, its agents, employees, licensees, consultants, or subconsultants; (b) the failure of the CONTRACTOR, its agents, employees, licensees, consultants or subconsultants to observe the applicable standard of care in providing services pursuant to this agreement; (c) the intentional misconduct of the CONTRACTOR, its agents, employees, licensees, consultants, or subconsultants that result in injury to persons or damage to property. for which the OWNER may be held legally liable.

The CONTRACTOR does hereby agree to indemnify and hold the OWNER harmless for any and all sums for which the OWNER may be required to pay or for which the OWNER may be held responsible for failure of the CONTRACTOR or any subcontractors to pay the prevailing wage upon this project.

The OWNER agrees to pay the CONTRACTOR in the manner and at such times as set forth in the General Conditions and as amended in the Supplemental Conditions and in such amounts as required by the Contract Documents.

This Contract shall be construed under the laws of the State of Ohio, and the parties hereby stipulate to the venue for any and all claims, disputes, interpretations, litigation of any kind arising out of this Contract being exclusively in the Warren County, Ohio Court of Common Pleas (unless both parties mutually agree in writing to alternate dispute resolution), as well as waiving any right to bring or remove such matters in or to any other state or federal court.

This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

Contractor shall bind every subcontractor to, and every subcontractor must agree to be bound by the terms of, this Agreement, as far as applicable to the subcontractor's work particularly pertaining to Prevailing Wages and EEO requirements. Nothing contained in this Agreement shall create any contractual relationship between any subcontractor and Owner, nor create any obligations on the part of the Owner to pay or see to the payment of any sums to any subcontractor.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in two counterparts, each of which shall be deemed an original on the date first above written.

WARREN COUNTY BOARD OF COMMISSIONERS

(Owner)
Shannon Jones
Shannon Jones, President

ATTEST:

Kristen Powell
Name

(Seal)

ATTEST:

CONTRACTOR NAME HERE

Makayla Graham

(Contractor)
By: Andrew Lair
Name

Andrew Lair, President
Title

Approved as to Form:

AMM
Assistant Prosecutor

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0083

Adopted Date January 24, 2023

APPROVE COUNTY MOTOR VEHICLE TAX (CVT-380) FOR THE CITY OF LEBANON
IN THE AMOUNT OF \$101,181.51

BE IT RESOLVED, to approve the following County Motor Vehicle Tax (CVT-380) for the
City of Lebanon.

<u>Project No.</u>	<u>Description</u>	<u>CVT Funds</u>
CVT – 380	North Mechanic St. Reconstruction Project	\$101,181.51

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

Mrs. Jones – yea

Mr. Young – yea

Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Engineer (file)
Lebanon, City of

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

Resolution

Number 23-0084

Adopted Date January 24, 2023

APPROVE COUNTY MOTOR VEHICLE TAX (CVT-381) FOR THE CITY OF MASON IN THE AMOUNT OF \$1,200,000.00

BE IT RESOLVED, to approve the following County Motor Vehicle Tax (CVT-381) for the City of Mason.


<u>Project No.</u>	<u>Description</u>	<u>CVT Funds</u>
CVT – 381	S.R. 741-1.44 Widening Project (Cox Smith to Spy Glass Hill)	\$1,200,000.00

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Engineer (file)
Mason, City of

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

Resolution

Number 23-0085

Adopted Date January 24, 2023

APPROVE EXTENSION TO THE SERVICE AGREEMENT WITH THE HUMANE ASSOCIATION OF WARREN COUNTY, INC.

WHEREAS, pursuant to Resolution #06-2070 adopted December 7, 2006, this Board approved and entered into a Service Agreement with the Warren County Humane Association, Inc. effective January 1, 2007 to provide support services to the County Dog Warden's Office; and

WHEREAS, this Board of County Commissioners and the Humane Association mutually desire to continue said services for the year 2023; and

NOW THEREFORE BE IT RESOLVED, to approve a one-year extension to the Service Agreement between this Board and the Humane Association of Warren County, Inc. for a total cost of services from January 1, 2023 to December 31, 2023 of \$245,863; as attached hereto and made a part hereof.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

/tao

cc: C/A— Warren County Humane Association, Inc.
Humane Association
Dog Warden (file)

Service Agreement Extension

WHEREAS, Resolution Number 06-2070 approved and entered into a Service Agreement with the Warren County Humane Association, Inc. beginning January 1, 2007 and ending December 31, 2008 to provide support services to the County Dog Warden's Office, and

WHEREAS, Resolution Numbers 08-1850, 09-1670, 10-1679, 11-1639, 12- 1718, 13-1864, 15-0673, 15-2227, 16-2077 17-2072, 18-1866, 19-1766, 20-1874 and 21-1810 approved one-year extensions to said service agreement with the latest extension ending December 31, 2022; and

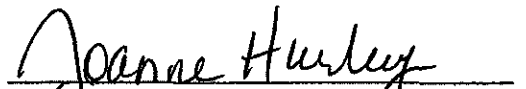
WHEREAS, the Board of County Commissioners and the Board of the Humane Association mutually desire to continue said services through the year 2023; and

NOW THEREFORE BE IT RESOLVED that the "Humane Association Service Agreement" approved pursuant to Resolution Number 06-2070 is extended for a period of one year beginning January 1, 2023, and ending December 31, 2023, at a rate of \$245,863. All terms shall remain the same, only the term is being amended hereby.



President
Board of Warren County Commissioners

1.24.23
Date



Warren County Humane Association, Inc.

12/30/22
Date

Approved as to Form:

DAVID FORNSHELL
PROSECUTING ATTORNEY
WARREN COUNTY, OHIO



Assistant Prosecutor

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0086

Adopted Date January 24, 2023

APPROVE THE CONTRACT BETWEEN HOLMES COUNTY COMMISSIONERS ON BEHALF OF HOLMES COUNTY JUVENILE COURT DIVISION AND WARREN COUNTY COMMISSIONERS ON BEHALF OF THE WARREN COUNTY JUVENILE COURT MARY HAVEN YOUTH CENTER DIVISION

BE IT RESOLVED, to approve the Contract between Holmes County Juvenile Court and Mary Haven Youth Center to provide placement services from February 01, 2023, through December 31, 2023. Copy of said agreement is attached hereto and made a part hereof.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: c/a—Holmes County
Juvenile (file)
Mary Haven Youth Center (file)
Holmes County Juvenile Court

**CONTRACT FOR RESIDENTIAL TREATMENT SERVICES
BETWEEN WARREN COUNTY, OHIO
AND
HOLMES COUNTY, OHIO**

This contract is entered into this 1st day of January, 2023, between the Warren County Board of County Commissioners on behalf of the Warren County Probate/Juvenile Court and Holmes County Board of County Commissioners for their respective Juvenile Court/Judge (hereinafter referred to as the "Participating Counties").

WHEREAS, Holmes County is in need of secure residential treatment services for male juvenile offenders; and,

WHEREAS, Mary Haven Youth Center, a division of Warren County Probate/Juvenile Court, has such a program and is willing to provide this service to Holmes County Juvenile Court on a contractual basis. The residents will participate in the Response Ability Pathways (RAP) Program. The program encourages an individualized treatment program for each resident. Programming utilized includes Cognitive Behavior Modification, Education, Recreation, and Religious Opportunities. Treatment available to residents includes Counseling, Sex Offender Treatment, Trauma and Grief Component Treatment for Adolescents (TGCTA), and Substance Abuse Treatment.

Now, therefore, the parties mutually agree as follows:

1. Warren County agrees to provide and Holmes County agrees to pay if space is available, a per diem of **\$175.00** per day/per bed.
2. The parties agree the term of said Agreement shall be from February 1, 2023 through December 31, 2023. The parties further agree that the per diem shall be negotiated and calculated annually. The per diem shall be established on or before June 1st of each calendar year.
3. The parties herein acknowledge that adjudicated delinquent juvenile(s) will be accepted into the Mary Haven Youth Center only after a thorough assessment has been performed by Mary Haven Youth Center to assure the juvenile(s) meet the criteria for admission/acceptance into the program for residential treatment services.
4. The parties agree that all expenses for any medical, dental, counseling, or any other extraordinary costs which are not provided by the Mary Haven Youth Center as part of the routine services provided shall be paid for by the juvenile's parent/guardian/custodian, their insurance provider or lastly, the Court which placed said juvenile at the Mary Haven Youth Center.
5. Warren County shall prepare a monthly invoice for Holmes County and provide details of attendance with that invoice for the services provided by this Agreement. The payment is to be made from Holmes County in full within thirty (30) days from the date of the invoice. The failure of Holmes County to make timely payments pursuant to this Agreement may result in a

suspension or termination of this agreement and the services provided herein. The payment shall be made payable to Warren County Juvenile Court and mailed to **Warren County Juvenile Justice Center, 900 Memorial Drive, Lebanon, Ohio 45036.**

6. The parties to this Agreement acknowledge that all juveniles placed at the Mary Haven Youth Center will be required to participate in the programs provided at said facility.
7. The parties acknowledge and agree that Warren County shall provide the educational requirements for all juveniles in the Mary Haven Youth Center and shall prepare and submit invoices for the same to the juvenile's home school district. Holmes County agrees to provide appropriate orders to identify each child's home school district and to establish their responsibility for payment of said child's education.
8. Warren County shall give written notice to Holmes County thirty (30) days prior to the termination of treatment of a client in Warren County's care. This written documentation will include a faxed statement to Holmes County with confirmation of receipt.
9. The parties agree that any modification or amendments to this Agreement must be agreed to, in writing, by both parties.
10. The Parties agree that the terms recited herein are the entire Agreement.

In Witness Whereof, the undersigned parties have set their hands to this Agreement and agree to terms and conditions contained herein.

Approved by:

HOLMES COUNTY



Thomas C. Lee, Judge, Juvenile Court

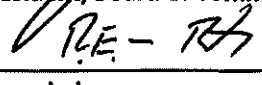
December 6, 2022
Date

COMMISSIONERS:




President, Board of Commissioners

December 12, 2022
Date



Commissioner

December 12, 2022
Date

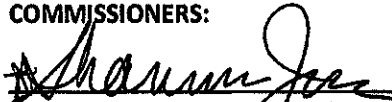


Commissioner

December 12, 2022
Date

WARREN COUNTY


COMMISSIONERS:



President, Board of Commissioners

1-24-23


Date

* 

Commissioner

1-24-23


Date

* 

Commissioner

1-24-23

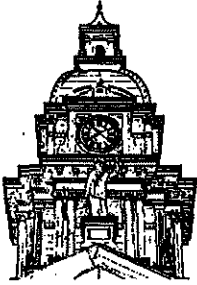
Date



Approved as to form only
Warren County Prosecutor's Office

1/5/23

Date



HOLMES COUNTY COMMISSIONERS

2 COURT STREET, SUITE 14
MILLERSBURG, OHIO 44654-2001
PHONE (330) 674-0286 FAX (330) 674-0566
E-MAIL: HCC@CO.HOLMES.OH.US



Resolution #12-12-22-2


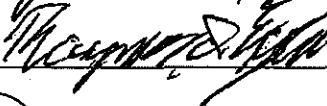
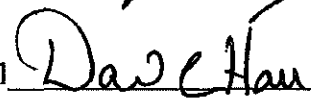
A RESOLUTION ACCEPTING THE CONTRACT FOR RESIDENTIAL TREATMENT SERVICES BETWEEN WARREN COUNTY, OHIO AND HOLMES COUNTY, OHIO

WHEREAS, the Board of County Commissioners has received a Contract for the Residential Treatment Services Between Warren County, Ohio and Holmes County, Ohio

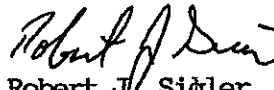
WHEREAS, the Board of County Commissioners have agreed to this Contract;

THEREFORE, BE IT RESOLVED that the Board of County Commissioners hereby executes the Contract for the Residential Treatment Services Between Warren County Probate/Juvenile Court and Holmes County Board of Commissioners for their Respective Juvenile Court Judge, Ohio, in the amount of \$175.00 per day and the Contract will be from February 01, 2023 through December 31, 2023.

Mr. Eyler moved for adoption of the preceding Resolution. Mr. Hall seconded the motion. Upon roll call the vote was as follows:

Joe D. Miller		<input checked="" type="radio"/> yes/no
Raymond Eyler		<input checked="" type="radio"/> yes/no
David L. Hall		<input checked="" type="radio"/> yes/no

The below signed Clerk to the Board hereby certifies that the preceding Resolution is a true and exact copy of a Resolution adopted during the regular business meeting of December 12, 2022 and recorded in Commissioners Journal 53 under that date.


Robert J. Siqler
Deputy Clerk to the Board

Susan L. Schie, Clerk to the Board
Holmes County Board of Commissioners

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

Resolution

Number 23-0087

Adopted Date January 24, 2023

ACKNOWLEDGE APPROVAL OF FINANCIAL TRANSACTIONS

WHEREAS, pursuant to Resolutions #10-0948 and #16-1936, this Board authorized approval of necessary financial documents in their absence by the County Administrator, Deputy County Administrator, or Clerk of Commissioners; and

WHEREAS, it is necessary to approve various financial transactions in order to make timely payments; and

NOW THEREFORE BE IT RESOLVED, to acknowledge approval of financial transactions as attached hereto and made a part hereof.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

/tao

cc: Auditor _____ Sheriff (file)
Supplemental App. file OhioMeansJobs (file)
Appropriation Adj. file Veterans (file)
Operational Transfer file Facilities Management (file)
Engineer (file) Building & Zoning (file)
Common Pleas (file) Telecom (file)
County Court (file) OMB

APPROVE A SUPPLEMENTAL APPROPRIATION INTO ENGINEER'S OFFICE P&G TIF FUND #4484

WHEREAS, TIF collections came in higher than expected for tax year 2021, collection year 2022 and those collections remain as cash in the fund and need to be passed on to the TID, a supplemental appropriation is necessary; and

NOW THEREFORE BE IT RESOLVED, to approve the following supplemental appropriation for the Engineer's Fund #4484:

\$114,215.38 ✓ into 44843120-5910 ✓ (Other Expense) ✓

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

M
M
M

Resolution adopted this 17th day of January 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

cc: Auditor _____
Supplemental Adjustment file
Engineer (file)

T. Zindel

*To be ratified
1-24-23*

APPROVE SUPPLEMENTAL ADJUSTMENT FOR WARREN COUNTY COMMON PLEAS COURT COMMUNITY BASED CORRECTIONS #2289

BE IT RESOLVED, to approve the following appropriation adjustments:

\$ 6,500.00 ✓ into BUDGET-BUDGET 22891224 5210 ✓ Materials & Supplies ✓
✓

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

M
M
M

Resolution adopted this day of January 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

Supplemental Adjustment 2289

cc: Auditor _____
Supplemental Adjustment
Common Pleas (file)
OMB

T. Zindel

to the Auditor

1-24-23

APPROVE SUPPLEMENTAL ADJUSTMENTS FOR WARREN COUNTY COMMON PLEAS COURT COMMUNITY BASED CORRECTIONS #2289

BE IT RESOLVED, to approve the following supplemental adjustments:

\$ 200.00 ✓	into	BUDGET-BUDGET	22891220	5102 ✓	Regular Salaries ✓
\$ 150.00 /	into	BUDGET-BUDGET	22891220	5871 ✓	Medicare ✓

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

M
M
M

Resolution adopted this day of January 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

Supplemental Adjustment 2289

cc: Auditor _____
Supplemental Adjustment
Common Pleas (file)
OMB

A Zindel

To be ratified 1-24-23

APPROVE SUPPLEMENTAL APPROPRIATION ADJUSTMENTS WITHIN SHERIFF'S OFFICE FUND #6630

BE IT RESOLVED, to approve the following supplemental appropriation adjustments within Warren County Sheriff's Office Fund #6630:

\$224,208.66 ✓	66302251 5991 ✓	Reimbursement
\$9,190.34 ✓	66302258 5991 ✓	Reimbursement
\$56,574.55 ✓	66302259 5991 ✓	Reimbursement
\$15,961.18 ✓	66302260 5991 ✓	Reimbursement
\$33,423.15 ✓	66302262 5991 ✓	Reimbursement

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

M
M
M

Resolution adopted this ___ day of _____ 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

cc: Auditor _____
Supplemental App. file
Sheriff (file)
OMB

A. Zindil
To be ratified 1-24-23

APPROVE SUPPLEMENTAL APPROPRIATION INTO OHIOMEANSJOBS FUND #2258

BE IT RESOLVED, to approve the following supplemental appropriations:

\$50,000 ✓	into	#22585800-5400 ✓	(Purchased Services) ✓
\$30,000 ✓	into	#22585800-5421 ✓	(Rent) ✓
\$10,000 ✓	into	#22585800-5430 ✓	(Utilities) ✓
\$ 2,000 ✓	into	#22585800-5460 ✓	(Insurance) ✓
\$30,000 ✓	into	#22585800-5651 ✓	(Support Adults) ✓

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

Mrs. Jones
Mr. Grossmann-
Mr. Young-

Resolution adopted this ^h day of November 2022.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

T. Zindil
To be reviewed 1-24-23

APPROVE A SUPPLEMENTAL APPROPRIATION WITHIN THE CVT PROJECT FUND
2229

WHEREAS, a supplemental appropriation is necessary for the CVT Projects; and

NOW THEREFORE BE IT RESOLVED, to approve the following supplemental appropriation:

\$2,000,000.00 into #22293500-5731 (CVT Projects)

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

M
M
M

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

cc: Auditor _____
Supplemental App. file
Engineer (file)

A Zindil
To be ratified 1-24-23

APPROVE APPROPRIATION ADJUSTMENT WITHIN FACILITIES MANAGEMENT
#11011600

BE IT RESOLVED, to approve the following appropriation adjustment:

\$3000.00 ✓ from #11011600-5210 ✓ (Material & Supplies) ✓
into #11011600-5370 ✓ (Software Non Data Board) ✓

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

- M
- M
- M

Resolution adopted this 17th day of January 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

cc: Auditor _____
Appropriation Adj. file
Facilities Management (file)

R Zindel
To be reviewed 1-24-23

APPROVE APPROPRIATION ADJUSTMENT WITHIN THE BUILDING AND ZONING DEPARTMENT FUND #11012300

BE IT RESOLVED, to approve the following appropriation adjustment:

\$ 5,942.00 ✓ from #11012300-5317 ✓ ~~(Capital Purchases under \$10,000)~~ *Non Capital Purchases*
into #11012300-5318 ✓ ~~(Capital Purchases under \$10,000 - Data Approval)~~ *Non Cap. w/ Data Bd.*

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

- M
- M
- M

Resolution adopted this 17th day of January 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

cc: Auditor _____
Appropriation Adjustment file
Building/Zoning (file)

*↑ Zmail
To be ratified
1-24-23*

APPROVE APPROPRIATION ADJUSTMENT FROM TELECOMMUNICATIONS
DEPARTMENT FUND #11012810 INTO 11012812

BE IT RESOLVED, to approve the following appropriation adjustment:

\$1,161.92 ✓ From #11012810-5114 ✓(TELE OVERTIME PAY) ✓
To #11012812-5114 ✓(TELE OVERTIME PAY) ✓

\$162.66 ✓ From #11012810-5811 ✓(TELECOM PERS) ✓
To #11012812-5811 ✓(TELECOM PERS) ✓

\$541.25 ✓ From #11012810-5820 ✓(TELECOM HEALTH INS) ✓
To #11012812-5820 ✓(TELECOM HEALTH INS) ✓

\$16.27 ✓ From #11012810-5871 ✓(TELECOM MEDICARE) ✓
To #11012812-5871 ✓(TELECOM MEDICARE) ✓

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

M
M
M

Resolution adopted this day of December 2022.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

cc:

A Zindel
To be ratified 1-24-23

1/17/23

APPROVE OPERATIONAL TRANSFERS FROM VETERANS FUND #11015210 INTO
COMMON PLEAS COURT #2288 AND COUNTY COURT #2283

WHEREAS, the Veterans Service Office has entered into a MOU with Common Pleas Veterans
Court and Warren County Veterans court to transfer funds into their Fund #2288 & #2283; and

NOW THEREFORE BE IT RESOLVED, to approve the following operational transfers:

\$ 17,500.00 from #11015210-5997 (Vet Operational Transfers)
\$ 10,000.00 into #2288-49000 (Common Pleas Vet Court - Transfer In)
\$ 7,500.00 into #2283-49000 22832501 AA REVENUE (County Court Vet Court –
Transfer In)

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

M
M
M

Resolution adopted this day 17th of January 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

cc: Auditor _____
Operational Transfer file
Veterans (file)
Common Pleas (file)
County Court (file)
OMB

T. Zindel
To be ratified
1-24-23

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0088

Adopted Date January 24, 2023

DECLARE VARIOUS ITEMS WITHIN FACILITIES MANAGEMENT, JUVENILE/MARY HAVEN, PARK BOARD, AND SHERIFF'S OFFICE AS SURPLUS AND AUTHORIZE THE DISPOSAL OF SAID ITEMS THROUGH INTERNET AUCTION

BE IT RESOLVED, to authorize disposal of various items from Facilities Management, Juvenile/Mary Haven, Park Board and Sheriff's Office, in accordance with the Ohio Revised Code; list of said items attached hereto and made a part hereof.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

/tm

cc: 2023 Auction file
Facilities Management (file)
Brenda Quillen, Auditor's Office

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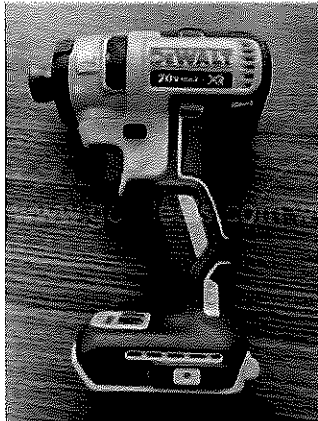
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DEWALT IMPACT DRIVER

Auction Ends **ET**

Starting Bid **\$0.00**

[Terms and Conditions](#)

[Sign In to Place Bid](#)

0 visitors

Condition

Category

Inventory ID

Used/See Description

Tools, All Types

FAC230002

DeWalt 20v MAX XR Impact Driver
Condition is unknown.

? Questions and Answers

There are currently no questions posted for this asset.

>> Seller Information



Seller Name

Warren County, OH [\[view seller's other assets\]](#)

Asset Contact

[Tammy May](#) (Phone: 513-695-1278)

Asset Location

430 Justice Dr
Lebanon, Ohio 45036-2384
[Map to this location](#)

Q Inspection

Most items offered for sale are used and may contain defects not immediately detectable. Bidders may inspect the property prior to bidding. Inspection is by appointment only. Please see the contact below to schedule an inspection.

\$ Payment

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ROOF ACCESS HATCH (2)

Auction Ends **ET**

Starting Bid **\$0.00**

[Terms and Conditions](#)

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0 visitors

Condition

Category

Inventory ID

Used/See Description

Builders Supplies

FAC230003

Two roof access hatches.
Dimensions: 24 1/4" square

These items have never been used. Made in the USA.

? Questions and Answers

There are currently no questions posted for this asset.

» Seller Information

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MISC HVAC PARTS - FAN BLADES, ACTUATOR, MORE

Auction Ends **ET**

Starting Bid **\$0.00**

[Terms and Conditions](#)

[Sign In to Place Bid](#)

0 visitors



Condition

Category

Inventory ID

Used/See Description

Builders Supplies

FAC230004

Motor fan blades - large and small; for outside units
Actuator, bearings, Variable feed drive, more items as pictured.

Condition unknown.

? Questions and Answers

There are currently no questions posted for this asset.

» Seller Information

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Office Desk

Auction Ends	1/20/23 11:29 AM ET
Starting Bid	\$1.00
Bid Increment	\$2.00
Minimum Bid	\$1.00

[Terms and Conditions](#)

[Sign In to Place Bid](#)

0 visitors

Condition	Category	Inventory ID
Used/See Description	Furniture/Furnishings	MRY23001

Office Desk

? Questions and Answers

There are currently no questions posted for this asset.

» Seller Information



Seller Name	Warren County, OH [view seller's other assets]
Asset Contact	Michael Mason (Phone: 513-695-1613 ext. 1613)
Asset Location	900 Memorial Dr Lebanon, Ohio 45036-2443 Map to this location

Q Inspection

Most items offered for sale are used and may contain defects not immediately detectable. Bidders may inspect the property prior to bidding. Inspection is by appointment only. Please see the contact below to schedule an inspection.

GovDeals' online marketplace provides services to government, educational, and related entities for the sale of surplus assets to the public. Auction rules may vary across sellers.

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Office Desk

Auction Ends **1/20/23 12:44 PM ET**

Starting Bid **\$1.00**

Bid Increment **\$2.00**

Minimum Bid **\$1.00**

[Terms and Conditions](#)

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0 visitors

Condition	Category	Inventory ID
Used/See Description	Furniture/Furnishings	MRY23002

Office Desk

? Questions and Answers

There are currently no questions posted for this asset.

» Seller Information



Seller Name	Warren County, OH [view seller's other assets]
Asset Contact	Michael Mason (Phone: 513-695-1613 ext. 1613)
Asset Location	900 Memorial Dr Lebanon, Ohio 45036-2443 Map to this location

Q Inspection

Most items offered for sale are used and may contain defects not immediately detectable. Bidders may inspect the property prior to bidding. Inspection is by appointment only. Please see the contact below to schedule an inspection.

GovDeals' online marketplace provides services to government, educational, and related entities for the sale of surplus assets to the public. Auction rules may vary across sellers.

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4 Dell Computers

Auction Ends **1/25/23 9:08 AM ET**

Starting Bid **\$1.00**

Bid Increment **\$2.00**

Minimum Bid **\$1.00**

[Terms and Conditions](#)

[Sign In to Place Bid](#)

0 visitors

Quantity	Condition	Category	Inventory ID
Lot 1	Used/See Description	Computer Hardware	MRY23003

2 Dell Optiplex 760's 2 Dell Optiplex 790's

? Questions and Answers

There are currently no questions posted for this asset.

» Seller Information



Seller Name Warren County, OH

Asset Contact [Michael Mason](#) (Phone: 513-695-1613 ext. 1613)

Asset Location 900 Memorial Dr
Lebanon, Ohio 45036-2443
[Map to this location](#)

Q Inspection

Most items offered for sale are used and may contain defects not immediately detectable. Bidders may inspect the property prior to bidding. Inspection is by appointment only. Please see the contact below to schedule an inspection.

GovDeals' online marketplace provides services to government, educational, and related entities for the sale of surplus assets to the public. Auction rules may vary across sellers.

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3 Printers

Auction Ends **1/25/23 9:43 AM ET**

Starting Bid **\$1.00**

Bid Increment **\$2.00**

Minimum Bid **\$1.00**

[Terms and Conditions](#)

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0 visitors

Quantity	Condition	Category	Inventory ID
Lot 1	Used/See Description	Computer Printers, Scanners, and Copiers	MRY23004

1 HP LaserJet 2100 TN 1 HP PhotoSmart C5580 1 HP DeskJet 895 Cse

? Questions and Answers

There are currently no questions posted for this asset.

>> Seller Information



Seller Name	Warren County, OH
Asset Contact	Michael Mason (Phone: 513-695-1613 ext. 1613)
Asset Location	900 Memorial Dr Lebanon, Ohio 45036-2443 Map to this location

Q Inspection

Most items offered for sale are used and may contain defects not immediately detectable. Bidders may inspect the property prior to bidding. Inspection is by appointment only. Please see the contact below to schedule an inspection.

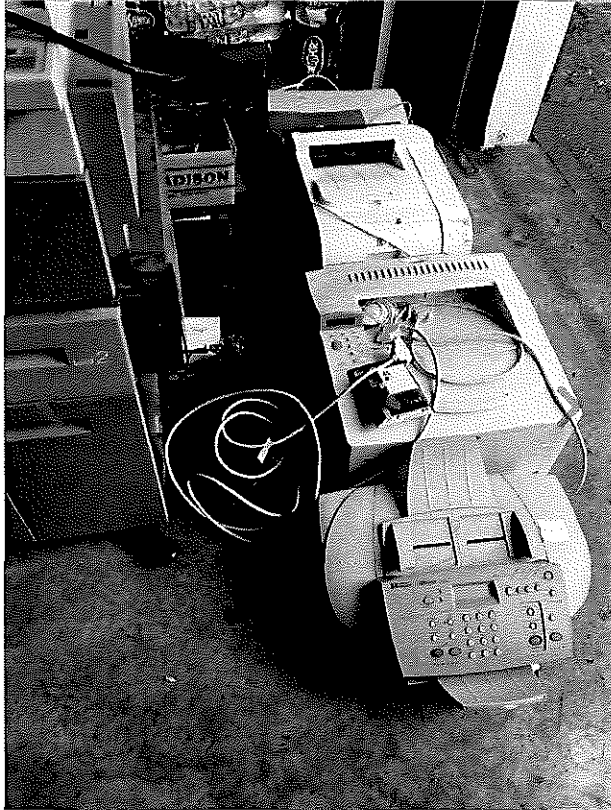
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[More Photos](#)

Make/Brand

Various

Quantity	Condition	Category	Inventory ID
Lot 1	Used/See Description	Computers, Parts, and Supplies	PRK23001

Lot of computer equipment, cash registers, copier, and other

Auction Ends **ET**

Starting Bid **\$0.00**

[Terms and Conditions](#)

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0 visitors

Lot of computers, printers, cash registers, and more. One big lot of equipment! This lot includes but is not limited to: HP Business Inkjet 2280, HP Laser Jet Pro 400 (color), Dell monitor, Fellowes shredder, Royal 425 CX cash register, SAM4S 57 (8) cash registers, HP Laser Jet 5000 GN, JVC VHS camcorder, Casio digital camera, HP Office Jet K60XI, Royal Alpha 587 CX (2) cash registers, Dell computer towers, Xerox 5018 copier, Lexmark C530dn printer, NCR metal cash registers (3), old Motorola and Realistic radio equipment and other miscellaneous stuff. All equipment is in "as is" condition.

? Questions and Answers

There are currently no questions posted for this asset.

GovDeals' online marketplace provides services to government, educational, and related entities for the sale of surplus assets to the public. Auction rules may vary across sellers.

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A Liquidity Services Marketplace



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Miscellaneous Filing Cabinets

Auction Ends **ET**

Starting Bid **\$0.00**

[Terms and Conditions](#)

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0 visitors

Quantity	Condition	Category	Inventory ID
Lot 1	Used/See Description	Containers - Storage/Shipping	PRK23002

Miscellaneous filing cabinets. Older four drawer filing cabinets in good working condition (total of six). One of the filing cabinets has fire proofing and is very heavy. Some of the drawers in this cabinet have rust in them.

? Questions and Answers

There are currently no questions posted for this asset.

» Seller Information

GovDeals' online marketplace provides services to government, educational, and related entities for the sale of surplus assets to the public. Auction rules may vary across sellers.

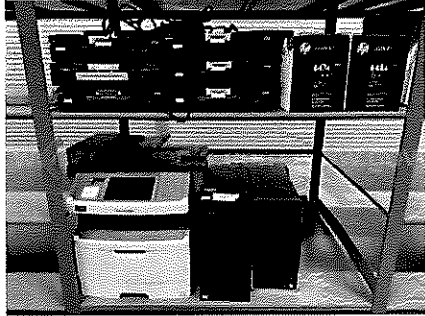
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[Advanced Search](#)



Monitors, Printers, Toughbooks, Computers, Toner, MISC

Auction Ends **3/10/23 10:24 AM ET**

Starting Bid **\$1.00**

Bid Increment **\$2.00**

Minimum Bid **\$1.00**

[Terms and Conditions](#)

Sign In to Place Bid

0 visitors

Condition	Category	Inventory ID
Used/See Description	Computers, Parts, and Supplies	SHF23500

24" View Sonic Monitor 22" View Sonic Monitor 17" Dell Monitor 15" Dell Monitor Pro Duplicator 4 DVD Drives 20 Count Zebra Wax/Resin Ribbon GX450 Size: 110x74mm 4.33 in x 2913 in Topaz Signature Pad, Misc Power Cords, and Sony DVD Player HP Laser Jet CP1525nw Color 2 - HP Photosmart D5360 Printer Lexmark Copier, Printer, Fax Zebra ZXP Series 7 Card Printer Lenovo ThinkCentre Computer Core i5 8 GIG Memory 6 - Panasonic TOUGHBOOK Dell Computer Misc Toners

? Questions and Answers

There are currently no questions posted for this asset.

» Seller Information



Seller Name Warren County, OH [\[view seller's other assets\]](#)

Asset Contact [Craig Justice](#) (Phone: 513-695-1749 ext. 1749)

Asset Location 822 Memorial Dr
Lebanon, Ohio 45036-2355
[Map to this location](#)

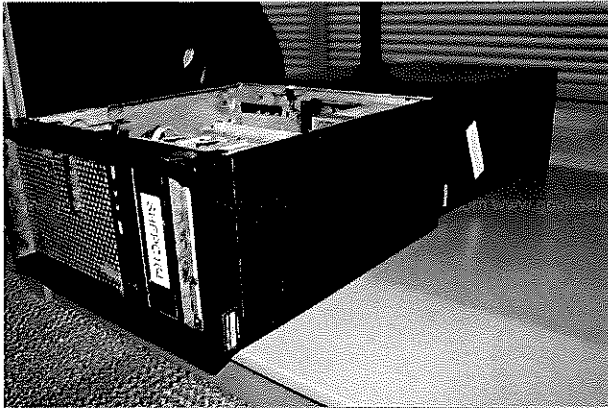
GovDeals' online marketplace provides services to government, educational, and related entities for the sale of surplus assets to the public. Auction rules may vary across sellers.

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[More Photos](#)

8 Tough Books, 2 Fingerprint Machines, laptop, 9 Monitors, Tablet, Small Computer Tower, 9 Tall Computer towers, and MIS

Auction Ends **4/12/23 2:02 PM ET**

Starting Bid **\$1.00**

Bid Increment **\$2.00**

Minimum Bid **\$1.00**

[Terms and Conditions](#)

[Sign In to Place Bid](#)

0 visitors

Condition	Category	Inventory ID
Used/See Description	Computer Hardware	SHF23501

8 Toughbooks 2 Fingerprint Machines 1 10" HP Laptop 9 Monitors 19" LG 19" LG 24" Planar 19" Princeton 20" Acer 20" Dell 20" Acer 24" LG 1 Tablet 10" Compaq Tablet with case Small Computer Tower (No County Tag) Lenovo small computer tower 9 full size computer towers HP Computer Tower HP Computer Tower HP Computer Tower Lenovo Computer Tower 6 Lenovo Computer Tower HP Computer Tower Asus Computer Tower HP Computer Tower (No County Tag) Lenovo Computer Tower MISC Computer Tower Mount EleTab Monitor Desk Mounts Super VHS ET Professional VHS Player (No County Tag) Micro Cassette X 2 and foot pedals (No County Tag) Camera 20" Vizio Sony dvd/vcr player

? Questions and Answers

There are currently no questions posted for this asset.

» Seller Information

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0089

Adopted Date January 24, 2023

ACKNOWLEDGE PAYMENT OF BILLS


BE IT RESOLVED, to acknowledge payment of bills from 1/10/23, 1/12/23, 1/17/23, and 1/19/23 as attached hereto and made a part hereof.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

/tao

cc: Auditor

Resolution

Number 23-0090

Adopted Date January 24, 2023

APPROVE A SUBDIVISION PUBLIC IMPROVEMENT PERFORMANCE AND MAINTENANCE SECURITY RELEASE WITH ERBECK DEVELOPMENT COMPANY, LTD FOR KENSINGTON, PHASE 2, BLOCK "D", SITUATED IN DEERFIELD TOWNSHIP

BE IT RESOLVED, upon recommendation of the Warren County Sanitary Engineer, to approve the following security release:

RELEASE

Bond Number	:	20-015 (W/S)
Development	:	Kensington, Phase 2, Block "D"
Developer	:	Erbeck Development Company, LTD.
Township	:	Deerfield
Amount	:	\$19,812.48
Surety Company	:	Berkley Insurance Company (0230378)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cgb

cc: Erbeck Development Co. LTD., 3940 Olympic Blvd., Suite 100, Erlanger, KY 41018
Berkley Insurance Company, 475 Steamboat Road, Greenwich, CT 06830
Water/Sewer (file)
Bond Agreement file

Resolution

Number 23-0091

Adopted Date January 24, 2023

APPROVE A SUBDIVISION PUBLIC IMPROVEMENT PERFORMANCE AND MAINTENANCE SECURITY RELEASE WITH TURNING LEAF, LLC FOR TURNING LEAF, SECTION 7B SITUATED IN HAMILTON TOWNSHIP

BE IT RESOLVED, upon recommendation of the Warren County Sanitary Engineer, to release the following security:

RELEASE

Bond Number	:	20-019 (W/S)
Development	:	Turning Leaf, Section 7B
Developer	:	Turning Leaf, LLC
Township	:	Hamilton
Amount	:	\$23,359.85
Surety Company	:	Atlantic Specialty Insurance Company (800075511)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

CGB

cc: Turning Leaf, LLC, 11025 Reed Hartman Highway, Suite B-1, Cincinnati, OH 45242
Atlantic Specialty Insurance Co., 605 Highway 169 North, Suite 800, Plymouth, MN 55441
Water/Sewer (file)
Bond Agreement file

Resolution

Number 23-0092

Adopted Date January 24, 2023

APPROVE A SUBDIVISION PUBLIC IMPROVEMENT PERFORMANCE AND MAINTENANCE SECURITY RELEASE WITH RESERVE AT CEDAR HILL JV LLC FOR THE RESERVE AT CEDAR RIDGE SITUATED IN CLEARCREEK TOWNSHIP

BE IT RESOLVED, upon recommendation of the Warren County Sanitary Engineer, to approve the following security release:

RELEASE

Bond Number	:	21-019 (W/S)
Development	:	The Reserve at Cedar Ridge
Developer	:	Reserve at Cedar Hill JV LLC
Township	:	Clearcreek
Security Amount	:	\$21,714.40
Surety Company	:	Capitol Indemnity Corporation (CIC1915523)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cgb

cc: Reserve at Cedar Hill JV LLC, Brian Green, 5378 Cox Smith Rd, Ste A, Mason, OH 45040-6803
Capitol Indemnity Corporation, Scott Donovan, P.O. Box 5900, Madison, WI 53705-0900
Water/Sewer (file)
Bond Agreement file

Resolution

Number 23-0093

Adopted Date January 24, 2023

ENTER INTO A SUBDIVISION PUBLIC IMPROVEMENT PERFORMANCE AND MAINTENANCE SECURITY AGREEMENT WITH GRAND COMMUNITIES, LLC FOR INSTALLATION OF CERTAIN IMPROVEMENTS IN PROVIDENCE, SECTION SEVEN, SITUATED IN HAMILTON TOWNSHIP

BE IT RESOLVED, upon recommendation of the Warren County Sanitary Engineer, to enter into the following security agreement:

SECURITY AGREEMENT

Bond Number	:	23-001 (W/S)
Development	:	Providence, Section Seven
Developer	:	Grand Communities, LLC
Township	:	Hamilton
Amount	:	\$10,772.30
Surety Company	:	RLI Insurance Company (CMS0351549)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cgb

cc: Grand Communities, LLC., 3940 Olympic Blvd., Suite 100, Erlanger KY 41018
RLI Insurance Company, 525 W. Van Buren Street, Suite 350, Chicago, IL 60607
Water/Sewer (file)
Bond Agreement file

**SUBDIVISION PUBLIC IMPROVEMENT PERFORMANCE AND MAINTENANCE
SECURITY AGREEMENT**

WATER AND/OR SANITARY SEWER

Security Agreement No.

23-001

This Agreement made and concluded at Lebanon, Ohio, by and between Grand Communities, LLC (1) (hereinafter the "Developer") and the Warren County Board of County Commissioners, (hereinafter the "County Commissioners"), and RLI Insurance Company (2) (hereinafter the "Surety").

WITNESSETH:

WHEREAS, the Developer is required to install certain improvements in Providence **Subdivision, Section/Phase** Seven (3) (hereinafter the "Subdivision") situated in Hamilton (4) Township, Warren County, Ohio, in accordance with the Warren County Subdivision regulations (hereinafter called the "Improvements"); and,

WHEREAS, it is estimated that the total cost of the Improvements is \$107,723.00, and that the Improvements that have yet to be completed and approved may be constructed in the sum of \$0.00; and,

WHEREAS, the County Commissioners have determined to require all developers to post security in the sum of one hundred thirty percent (130%) of the estimated cost of uncompleted or unapproved Improvements to secure the performance of the construction of uncompleted or unapproved Improvements in accordance with Warren County subdivision regulations and to require all Developers to post security in the sum of ten percent (10%) of the estimated total cost of the Improvements after the completion of the Improvements and their tentative acceptance by the County Commissioners to secure the performance of all maintenance upon the Improvements as may be required between the completion and tentative acceptance of the Improvements and their final acceptance by the County Commissioners.

NOW, THEREFORE, be it agreed:

1. The Developer will provide **performance security** to the County Commissioners in the sum of \$0.00 to secure the performance of the construction of the uncompleted or unapproved Improvements in accordance with Warren County subdivision regulations (hereinafter the Performance Obligation). If any sum greater than zero (0) is inserted herein, the **minimum performance security** shall be ten percent (10%) of the total cost of the Improvements.

2. The County Commissioners will, upon approval of the County Sanitary Engineer of all Improvements in the Subdivision, tentatively accept all Improvements.
3. The Developer shall be in default of the Performance Obligation if the construction or installation of any Improvement by the Developer is not completed within one (1) years from the date of the execution of this agreement, as determined by the County Sanitary Engineer. The same shall apply whenever construction of the Improvements is not performed in accordance with the Warren County subdivision regulations.
4. The condition of the Performance Obligation shall be that whenever the Developer shall be declared by the County Commissioners to be in default, the Surety and the Developer shall, upon written notification of default by the County Commissioners to the Surety promptly make sufficient funds available to the County Commissioners to pay the cost of the completion of the construction of the uncompleted or unapproved Improvements in accordance with Warren County subdivision regulations, including any costs incurred by the County Commissioners which are incidental to the completion of the construction of the uncompleted or unapproved Improvements, including, but not limited to costs associated with publication of legal notices, preparation of such additional plans, specifications and drawings as may, in the judgment of the County Commissioners, be necessary, preparation of bid documents, etc., but not exceeding the amount set forth in Item 1 hereof. The Developer shall have the opportunity to respond in writing within two (2) weeks of receipt of notice of intent to find the Developer in default. In the case that the performance security given is in the form of a cashier's check or certified check provided directly to the County Commissioners, the County Commissioners may apply such funds as set forth herein upon notification of default to the Surety. The determination of the amount of funds to be disbursed by Surety to the County Commissioners as set forth in the aforesaid notification is final and binding upon the parties hereto. However, the foregoing shall not release Developer from any liability for any deficiency between the amount of funds disbursed and the actual costs incurred by the County Commissioners in the completion of the construction or installation of the uncompleted or unapproved Improvements and Developer expressly agrees to be liable to the County Commissioners for any such deficiency.
5. The County Commissioners, the Developer and Surety mutually agree that the Performance Obligation created herein shall continue until the completion of the installation of the Improvements in accordance with Warren County subdivision regulations and that upon the Improvements having been inspected and approved for one year maintenance, the Performance Obligation shall become null and void.
6. The Developer will provide **maintenance security** to the County Commissioners in the sum of \$10,772.30 to secure the performance of all maintenance upon the Improvements as determined to be necessary by the County Sanitary Engineer (hereinafter the Maintenance Obligation). In no event shall the sum provided for herein be less than ten percent (10%) of the estimated total cost of the Improvements as set forth above.

7. The Developer, upon being notified by the County Sanitary Engineer of the maintenance required upon the Improvements to bring the same into compliance with Warren County Subdivision regulations shall immediately undertake to perform and complete such required maintenance within the time set forth in the notice from the County Sanitary Engineer.
8. The Developer shall be in default of the Maintenance Obligation should the Developer fail to complete or cause to be undertaken and completed required maintenance upon the Improvements as set forth in Item 7 hereof.
9. The condition of the Maintenance Obligation shall be that whenever the Developer shall be declared by the County Commissioners to be in default, the Surety and the Developer shall, upon written notification of default by the County Commissioners to the Surety promptly make sufficient funds available to the County Commissioners to pay the cost of the required maintenance upon the Improvements, including any costs incurred by the County Commissioners which are incidental to the performance of such maintenance, including, but not limited to costs associated with the publication of legal notices, preparation of additional plans, specifications and drawings, as may, in the judgment of the County Commissioners, be necessary, preparation of bid documents, etc. but not exceeding the amount set forth in Item 6 hereof. The Developer shall have the opportunity to respond in writing within two (2) weeks of receipt of notice of intent to find the Developer in default. In the case that the maintenance security given is in the form of a cashier's check or certified check provided directly to the County Commissioners, the County Commissioners may apply such funds to the completion of the required maintenance upon the Improvements upon notification of default to the Surety. The determination of the amount of funds to be disbursed by Surety to the County Commissioners as set forth in the aforesaid notification is final and binding upon the parties hereto. However, the foregoing shall not release Developer from any liability for any deficiency between the amount of funds disbursed and the actual costs incurred by the County Commissioners in the performance of maintenance upon the Improvements and Developer expressly agrees to be liable to the County Commissioners for any such deficiency.
10. That upon expiration of the one year from the date of the tentative acceptance of the Improvements by the County Commissioners and upon satisfactory completion of any required maintenance upon the Improvements to bring the Improvements into compliance with Warren County subdivision regulations, the County Commissioners hereby agree to release the maintenance security and give final acceptance to the Improvements. The Developer shall request, in writing directed to the County Sanitary Engineer, a final inspection of the Improvements and the Developer shall be responsible for all maintenance as may be necessary and as may accrue from the commencement of the one year maintenance period and until such written request for inspection is delivered.
11. In the case of default pursuant to Items 3 and 4 or 8 and 9 hereof, Developer shall make available to the County Commissioners all plans, specifications and drawing relating to the Improvements and hereby directs all third parties, including engineers and consultants, who may possess such plans, specifications and drawings, or copies thereof, to provide the same

to the County Commissioners upon request and presentation of this security agreement or a copy thereof and agrees to hold such third parties harmless from the provision of such plan specifications and drawings pursuant to this item. Developer does hereby consent to the use of such plans, specifications and drawings by the County Commissioners to complete the construction of the uncompleted or unapproved Improvements or the performance of maintenance upon the same in the case of default pursuant to Items 3 and 4 or 8 and 9 hereof.

12. In the case of conflict between the provisions of this agreement and any other security agreement relating to the same Improvements, the provisions of this agreement shall take precedence.
13. Any notice, correspondence, inquiry or request for inspection permitted or required under this security agreement shall be given as follows:

A. To the County Commissioners:

Warren County Commissioners
Attn: County Administrator
406 Justice Drive
Lebanon, OH 45036
Ph. (513) 695-1250

B. To the County Sanitary Engineer:

Warren County Water & Sewer Department
Attn: Sanitary Engineer
406 Justice Drive
Lebanon, OH 45036
Ph. (513) 695-1380

C. To the Developer:

Grand Communities, LLC

3940 Olympic Blvd

Suite 400

Erlanger, KY 41018

Ph. (859) 344 - 5956

D. To the Surety:

RLI Insurance Company

525 W. Van Buren Street, Suite 350

Chicago, IL 60607

Ph. (312) 833 - 1413

All notices and requests for inspection, unless otherwise specifically provided herein, shall be by certified mail, return receipt requested and shall be complete upon mailing. **All parties are obligated to give notice of any change of address.**

14. The security to be provided herein shall be by:

Certified check or cashier's check (attached) (CHECK # _____)

Original Letter of Credit (attached) (LETTER OF CREDIT # _____)

Original Escrow Letter (attached)

Surety Bond (this security agreement shall serve as the bond when signed by an authorized representative of a surety company authorized to do business within the State of Ohio with a **power of attorney attached** evidencing such authorized signature).

Surety obligation of national bank (by signing this security agreement the authorized representative of the national bank undertaking this surety obligation does certify, for and on behalf of the undersigned national bank, that the bank has a segregated deposit sufficient in amount to the bank's total potential liability).

15. **The term "Surety" as used herein includes a bank, savings and loan or other financial institution where the security provided is a letter of credit, escrow letter or surety obligation of a national bank. The term "Surety" when referring to a bank, savings and loan or other financial institution is not intended to create obligations beyond those provided by Paragraphs 4 and/or 9 of this security agreement.**

16. **In the event that Surety shall fail to make funds available to the County Commissioners in accordance with Paragraphs 4 or 9, as applicable, within thirty (30) days after notification of default, then amounts due shall bear interest at eight per cent (8%) per annum.**

17. This Agreement shall not be assignable or transferrable by the Developer or Surety to any third party or parties without the express written consent of the County Commissioners. Developer and Surety waive any successor developer or successor surety claim or defense unless the County Commissioners have executed a written consent of assignment.
18. This Agreement shall be construed under the laws of the State of Ohio. The Developer and Surety hereby stipulate to the venue for any and all claims, disputes, interpretations and litigation of any kind arising out of this Agreement, being exclusively in the Warren County, Ohio Court of Common Pleas (unless both parties mutually agree in writing to attempt to resolve by alternate dispute resolution prior to litigation), and do further waive any right to bring or remove such claims, disputes, interpretation and litigation of any kind arising out of this Agreement, in or to any other state or a federal court.

IN EXECUTION WHEREOF, the Developer and the Surety have caused this security agreement to be executed on the date stated below.

Grand Communities, LLC

DEVELOPER: A Kentucky Limited Liability Company **SURETY:** RLI Insurance Company

Pursuant to a resolution authorizing the undersigned to execute this agreement.

Pursuant to an instrument authorizing the undersigned to execute this agreement.

SIGNATURE: Michael Kady

SIGNATURE: Susan A. Yeazell

PRINTED NAME: Michael Kady

PRINTED NAME: Susan A. Yeazell

TITLE: President

TITLE: Attorney-in-Fact

DATE: 12/8/22

DATE: December 6, 2022

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN EXECUTION WHEREOF, the Warren County Board of County Commissioners have caused this security agreement to be executed by the President of the Board, on the date stated below, pursuant to Board Resolution Number 23-0093, dated 1-24-23.

**WARREN COUNTY
BOARD OF COUNTY COMMISSIONERS**

SIGNATURE: [Signature]

PRINTED NAME: Sharon Jaks

TITLE: President

DATE: 1-24-23

RECOMMENDED BY:

By: [Signature]

DEP. **SANITARY ENGINEER**

APPROVED AS TO FORM: _____

By: [Signature]

COUNTY PROSECUTOR

Key:

1. Name of Developer
2. Name of Person, Firm, Entity, etc. who is providing the security whether that be a bank or other financial institution (in the case of a letter of credit or escrow letter) (Surety Company in the case of a bond) or the Developer itself (in the case of a certified check or cashier's check)
3. Name of subdivision with section number and phase number where applicable
4. Name of Township

Bond No. CMS0351549

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, Grand Communities, LLC, 3940 Olympic Blvd., Suite 400, Erlanger, KY 41018 as Principal, and RLI Insurance Company, a corporation organized under the laws of the Illinois with principal place at 525 W Buren Street, Suite 350, Chicago, IL 60607, as Surety, are held and firmly bound unto Warren County Commissioners, 406 Justice Drive, Lebanon, OH 45036 (hereinafter called Obligee) in the penal sum of Ten-Thousand, Seven Hundred Seventy-Two and 30/100 Dollars, (\$ 10,772.30), for payment of which, well and truly to be made, we do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

DATED this 9th day of December, 2022.

WHEREAS, the said Principal has heretofore entered into a Subdividers Contract with the Obligee above named for certain physical improvements for

Sanitary Sewer and Water Main in Providence, Section 7 PEP006

Subdivision located in Hamilton Township, Warren County, Ohio

and

WHEREAS, the Principal submits that all work called for under the said Subdividers Contract has now been completed according to the approved plans and as a condition of acceptance of the physical improvements offers this bond to said Obligee;

NOW THEREFORE, THE CONDITION OF THE OBLIGATION IS SUCH, That is said Principal shall, for a period of One (1) year(s) from and after the 9th day of December, 2022, indemnify the Obligee against any loss or damage directly arising by reason of any defect in the material or workmanship which may be discovered within the period aforesaid, then this obligation shall be void; otherwise to be and remain in full force and virtue in law.

PROVIDED, HOWEVER, that in the event of any default on the part of said Principal, written statement of the particular facts showing such default and the date hereof shall be delivered facts showing such default and the date thereof shall be delivered to the Surety by certified mail, at its Home Office in 525 W Buren Street, Suite 350, Chicago, IL 60607 promptly an in any event within thirty (30) days after the Obligee or his representative shall learn of such default; and that no claim suit, or action by reason of any default of the Principal shall be brought hereunder after the expiration of thirty (30) days from the end of the maintenance period as herein set forth.

Grand Communities, LLC
A Kentucky Limited Liability Company

Principal

By: Michael Kady

Its: Michael Kady, President

RLI Insurance Company

Surety

By: Susan A. Yeazell

Susan A. Yeazell

Its: Attorney-in-Fact

POWER OF ATTORNEY

RLI Insurance Company Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That RLI Insurance Company and/or Contractors Bonding and Insurance Company, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Dan E. Ries, Susan A. Yeazell, Julie L. Cline, Brittany Seaborn, Dustin Stevens, jointly or severally

in the City of Cincinnati, State of Ohio its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars (\$25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or Contractors Bonding and Insurance Company, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the RLI Insurance Company and/or Contractors Bonding and Insurance Company, as applicable, have caused these presents to be executed by its respective Vice President with its corporate seal affixed this 19th day of October, 2022.



RLI Insurance Company
Contractors Bonding and Insurance Company

By: Barton W. Davis
Barton W. Davis Vice President

State of Illinois }
County of Peoria } SS

CERTIFICATE

On this 19th day of October, 2022, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the RLI Insurance Company and/or Contractors Bonding and Insurance Company and acknowledged said instrument to be the voluntary act and deed of said corporation.

I, the undersigned officer of RLI Insurance Company and/or Contractors Bonding and Insurance Company, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the RLI Insurance Company and/or Contractors Bonding and Insurance Company this 9th day of December, 2022.

By: Catherine D. Glover
Catherine D. Glover Notary Public

RLI Insurance Company
Contractors Bonding and Insurance Company
By: Jeffrey D. Fick
Jeffrey D. Fick Corporate Secretary



Resolution

Number 23-0094

Adopted Date January 24, 2023

ENTER INTO STREET AND APPURTENANCES (INCLUDING SIDEWALKS) SECURITY AGREEMENT WITH GRAND COMMUNITIES, LLC FOR INSTALLATION OF CERTAIN IMPROVEMENTS IN PROVIDENCE SUBDIVISION, SECTION SEVEN SITUATED IN HAMILTON TOWNSHIP

BE IT RESOLVED, upon recommendation of the Warren County Engineer, to enter into the following Street and Appurtenances (including sidewalks) Security Agreement:

SECURITY AGREEMENT

Bond Number	: 22-022 (P/S)
Development	: Providence Subdivision, Section Seven
Developer	: Grand Communities, LLC
Township	: Hamilton
Amount	: \$64,026.63
Surety Company	: RLI Insurance Company (CMS0351546)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Developer
Surety Company
Bond Agreement file
Engineer (file)

**SUBDIVISION PUBLIC IMPROVEMENT PERFORMANCE AND MAINTENANCE
SECURITY AGREEMENT**

**STREETS AND APPURTENANCES
(Including Sidewalks)**

Security Agreement No.

22-022 (P/S)

his Agreement made and concluded at Lebanon, Ohio, by and between Grand Communities, LLC (1) (hereinafter the "Developer") and the Warren County Board of County Commissioners, (hereinafter the "County Commissioners"), and RLI Insurance Company (2) (hereinafter the "Surety").

WITNESSETH:

WHEREAS, the Developer is required to install certain improvements in Providence Subdivision, Section/Phase Seven (3) (hereinafter the "Subdivision") situated in Hamilton (4) Township, Warren County, Ohio, in accordance with the Warren County Subdivision regulations (hereinafter called the "Improvements"); and,

WHEREAS, it is estimated that the total cost of the Improvements is \$265,472.75, and that the Improvements that have yet to be completed and approved may be constructed in the sum of \$49,251.25; and,

WHEREAS, the County Commissioners require all developers to post security in the sum of one hundred thirty percent (130%) of the estimated cost of uncompleted or unapproved Improvements to secure the performance of the construction of uncompleted or unapproved Improvements in accordance with Warren County subdivision regulations and to require all Developers to post security in the sum of twenty percent (20%) of the estimated total cost of the Improvements after the completion of the Improvements and their tentative acceptance by the County Commissioners to secure the performance of all maintenance upon the Improvements as may be required between the completion and tentative acceptance of the Improvements and their final acceptance by the County Commissioners.

NOW, THEREFORE, be it agreed:

1. The Developer will provide **performance security** to the County Commissioners in the sum of \$64,026.63 to secure the performance of the construction of the uncompleted or unapproved Improvements in accordance with Warren County subdivision regulations (hereinafter the Performance Obligation). If any sum greater than zero (0) is inserted herein, the **minimum performance security** shall be twenty percent (20%) of the total cost of the Improvements.

2. The County Commissioners will, upon approval of the County Engineer of all Improvements in the Subdivision, tentatively accept all Improvements.
3. The Developer shall be in default of the Performance Obligation if the construction or installation of any Improvement by the Developer is not completed within One (1) years from the date of the execution of this agreement, as determined by the County Engineer. The same shall apply whenever construction of the Improvements is not performed in accordance with the Warren County subdivision regulations.
4. The condition of the Performance Obligation shall be that whenever the Developer shall be declared by the County Commissioners to be in default, the Surety and the Developer shall, upon written notification of default by the County Commissioners to the Surety promptly make sufficient funds available to the County Commissioners to pay the cost of the completion of the construction of the uncompleted or unapproved Improvements in accordance with Warren County subdivision regulations, including any costs incurred by the County Commissioners which are incidental to the completion of the construction of the uncompleted or unapproved Improvements, including, but not limited to costs associated with publication of legal notices, preparation of such additional plans, specifications and drawings as may, in the judgment of the County Commissioners, be necessary, preparation of bid documents, etc., but not exceeding the amount set forth in Item 1 hereof. The Developer shall have the opportunity to respond in writing within two (2) weeks of receipt of notice of intent to find the Developer in default. In the case that the performance security given is in the form of a cashier's check or certified check provided directly to the County Commissioners, the County Commissioners may apply such funds as set forth herein upon notification of default to the Surety. The determination of the amount of funds to be disbursed by Surety to the County Commissioners as set forth in the aforesaid notification is final and binding upon the parties hereto. However, the foregoing shall not release Developer from any liability for any deficiency between the amount of funds disbursed and the actual costs incurred by the County Commissioners in the completion of the construction or installation of the uncompleted or unapproved Improvements and Developer expressly agrees to be liable to the County Commissioners for any such deficiency.
5. **The County Commissioners, the Developer and Surety mutually agree that the Performance Obligation created herein shall continue until the completion of the installation of the Improvements in accordance with Warren County subdivision regulations and that upon the Improvements having been inspected and approved for two years maintenance, the Performance Obligation shall become null and void after the Developer posts the maintenance security provided for herein.**
6. The Developer will provide **maintenance security** to the County Commissioners in the sum of \$64,026.63 to secure the performance of all maintenance upon the Improvements as determined to be necessary by the County Engineer (hereinafter the Maintenance Obligation). In no event shall the sum provided for herein be less than twenty percent (20%) of the estimated total cost of the Improvements as set forth above.

7. The Developer, upon being notified by the County Engineer of the maintenance required upon the Improvements to bring the same into compliance with Warren County Subdivision regulations shall immediately undertake to perform and complete such required maintenance within the time set forth in the notice from the County Engineer.
8. The Developer shall be in default of the Maintenance Obligation should the Developer fail to complete or cause to be undertaken and completed required maintenance upon the Improvements as set forth in Item 7 hereof.
9. The condition of the Maintenance Obligation shall be that whenever the Developer shall be declared by the County Commissioners to be in default, the Surety and the Developer shall, upon written notification of default by the County Commissioners to the Surety promptly make sufficient funds available to the County Commissioners to pay the cost of the required maintenance upon the Improvements, including any costs incurred by the County Commissioners which are incidental to the performance of such maintenance, including, but not limited to costs associated with the publication of legal notices, preparation of additional plans, specifications and drawings, as may, in the judgment of the County Commissioners, be necessary, preparation of bid documents, etc. but not exceeding the amount set forth in Item 6 hereof. The Developer shall have the opportunity to respond in writing within two (2) weeks of receipt of notice of intent to find the Developer in default. In the case that the maintenance security given is in the form of a cashier's check or certified check provided directly to the County Commissioners, the County Commissioners may apply such funds to the completion of the required maintenance upon the Improvements upon notification of default to the Surety. The determination of the amount of funds to be disbursed by Surety to the County Commissioners as set forth in the aforesaid notification is final and binding upon the parties hereto. However, the foregoing shall not release Developer from any liability for any deficiency between the amount of funds disbursed and the actual costs incurred by the County Commissioners in the performance of maintenance upon the Improvements and Developer expressly agrees to be liable to the County Commissioners for any such deficiency.
10. That upon expiration of the two years from the date of the tentative acceptance of the Improvements by the County Commissioners and upon satisfactory completion of any required maintenance upon the Improvements to bring the Improvements into compliance with Warren County subdivision regulations, the County Commissioners hereby agree to release the maintenance security and give final acceptance to the Improvements. The Developer shall request, in writing directed to the County Engineer, a final inspection of the Improvements and the Developer shall be responsible for all maintenance as may be necessary and as may accrue from the commencement of the **two year maintenance period** and until such written request for inspection is delivered.
11. In the case of default pursuant to Items 3 and 4 or 8 and 9 hereof, Developer shall make available to the County Commissioners all plans, specifications and drawing relating to the Improvements and hereby directs all third parties, including engineers and consultants, who may possess such plans, specifications and drawings, or copies thereof, to provide the same

to the County Commissioners upon request and presentation of this security agreement or a copy thereof and agrees to hold such third parties harmless from the provision of such plan specifications and drawings pursuant to this item. Developer does hereby consent to the use of such plans, specifications and drawings by the County Commissioners to complete the construction of the uncompleted or unapproved Improvements or the performance of maintenance upon the same in the case of default pursuant to Items 3 and 4 or 8 and 9 hereof.

12. In the case of conflict between the provisions of this agreement and any other security agreement relating to the same Improvements, the provisions of this agreement shall take precedence.
13. Any notice, correspondence, inquiry or request for inspection permitted or required under this security agreement shall be given as follows:

A. To the County Commissioners:

Warren County Board of County Commissioners
Attn: County Administrator
406 Justice Drive
Lebanon, OH 45036
Ph. (513) 695-1250

B. To the County Engineer:

Warren County Engineer
105 Markey Road
Lebanon, OH 45036
Ph. (513) 695-3336

C. To the Developer:

Grand Communities, LLC
3940 Olympic Blvd
Suite 400
Erlanger, KY 41018
Ph. (859) 344 - 5956

D. To the Surety:

RLI Insurance Company

525 W. Buren Street, Suite 350

Chicago, IL 60607

Ph. (312) 833 - 1413

All notices and requests for inspection, unless otherwise specifically provided herein, shall be by certified mail, return receipt requested, and shall be complete upon mailing. **All parties are obligated to give notice of any change of address.**

14. The security to be provided herein shall be by:

Certified check or cashier's check (attached) (CHECK # _____)

Original Letter of Credit (attached) (LETTER OF CREDIT # _____)

Original Escrow Letter (attached)

Surety Bond (this security agreement shall serve as the bond when signed by an authorized representative of a surety company authorized to do business within the State of Ohio with a power of attorney attached evidencing such authorized signature).

Surety obligation of national bank (by signing this security agreement the authorized representative of the national bank undertaking this surety obligation does certify, for and on behalf of the undersigned national bank, that the bank has a segregated deposit sufficient in amount to the bank's total potential liability).

15. **The term "Surety" as used herein includes a bank, savings and loan or other financial institution where the security provided is a letter of credit, escrow letter or surety obligation of a national bank. The term "Surety" when referring to a bank, savings and loan or other financial institution is not intended to create obligations beyond those provided by Paragraphs 4 and/or 9 of this security agreement.**

16. **In the event that Surety shall fail to make funds available to the County Commissioners in accordance with Paragraphs 4 or 9, as applicable, within thirty (30) days after notification of default, then amounts due shall bear interest at eight per cent (8%) per annum.**

17. This Agreement shall not be assignable or transferrable by the Developer or Surety to any third party or parties without the express written consent of the County Commissioners. Developer and Surety waive any successor developer or successor surety claim or defense unless the County Commissioners have executed a written consent of assignment.
18. This Agreement shall be construed under the laws of the State of Ohio. The Developer and Surety hereby stipulate to the venue for any and all claims, disputes, interpretations and litigation of any kind arising out of this Agreement, being exclusively in the Warren County, Ohio Court of Common Pleas (unless both parties mutually agree in writing to attempt to resolve by alternate dispute resolution prior to litigation), and do further waive any right to bring or remove such claims, disputes, interpretation and litigation of any kind arising out of this Agreement, in or to any other state or a federal court.

IN EXECUTION WHEREOF, the Developer and the Surety have caused this security agreement to be executed on the date stated below.

DEVELOPER: Gand Communities, LLC
A Kentucky Limited Liability Company

SURETY: RLI Insurance Company

Pursuant to a resolution authorizing the undersigned to execute this agreement.

Pursuant to an instrument authorizing the undersigned to execute this agreement.

SIGNATURE: Michael Kady

SIGNATURE: Susan A. Yeazell

PRINTED NAME: Michael Kady

PRINTED NAME: Susan A. Yeazell

TITLE: President

TITLE: Attorney-in-Fact


DATE: 11/30/22

DATE: November 30, 2022

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN EXECUTION WHEREOF, the Warren County Board of County Commissioners have caused this security agreement to be executed by the President of the Board, on the date stated below, pursuant to Board Resolution Number 23-0094, dated 1-24-23.

**WARREN COUNTY
BOARD OF COUNTY COMMISSIONERS**

SIGNATURE: 

PRINTED NAME: Sharon Jones

TITLE: President

DATE: 1-24-23

RECOMMENDED BY:

By: 
COUNTY ENGINEER

APPROVED AS TO FORM:

By: 
COUNTY PROSECUTOR

Key:

1. Name of Developer
2. Name of Person, Firm, Entity, etc. who is providing the security whether that be a bank or other financial institution (in the case of a letter of credit or escrow letter) (Surety Company in the case of a bond) or the Developer itself (in the case of a certified check or cashier's check)
3. Name of subdivision with section number and phase number where applicable
4. Name of Township

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS that, Grand Communities, LLC, 3940 Olympic Blvd., Suite 400, Erlanger, KY 41018, as Principal, and RLI Insurance Company, 525 W Van Buren Street, Suite 350, Chicago, IL 60607, as Surety, are held and firmly bound unto Warren County Commissioners, 406 Justice Drive, Lebanon, OH 45036, as Obligee, in the sum of Sixty-Four Thousand Twenty-Six and 63/100 Dollars (\$64,026.63) lawful money of the United States for the payment of which, well and truly be made, we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has agreed to construct and dedicate for public purpose and maintenance Streets and Appurtenances Including Sidewalks in Providence, Section Seven Subdivision in Hamilton Township, Warren County, OH.

NOW THEREFORE, if the said Principal hereinbefore set forth, shall fully and faithfully perform all the work specified to be done in accordance with plans for Streets and Appurtenances Including Sidewalks in Providence, Section Seven Subdivision in Hamilton Township, Warren County, OH, on record at Warren County Commissioners, then this obligation shall be void and of no further legal effect; otherwise, this bond shall remain in full force and effect in law; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder, shall in no event exceed the penal amount of this obligation, as herein stated to be the sum of Sixty-Four Thousand Twenty-Six and 63/100 Dollars (\$64,026.63) and no more.

SIGNED AND DATED THIS 30th day of November, 2022.

Principal: Grand Communities, LLC
A Kentucky Limited Liability Company

By: Michael Keady

Surety: RLI Insurance Company

By: Susan A. Yeazell

Susan A. Yeazell, Attorney-in-Fact

POWER OF ATTORNEY

RLI Insurance Company Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That RLI Insurance Company and/or Contractors Bonding and Insurance Company, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Dan E. Ries, Susan A. Yeazell, Julie L. Cline, Brittany Seaborn, Dustin Stevens, jointly or severally

in the City of Cincinnati, State of Ohio its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars (\$25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or Contractors Bonding and Insurance Company, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the RLI Insurance Company and/or Contractors Bonding and Insurance Company, as applicable, have caused these presents to be executed by its respective Vice President with its corporate seal affixed this 19th day of October, 2022.



RLI Insurance Company
Contractors Bonding and Insurance Company

By: B. W. Davis
Barton W. Davis Vice President

State of Illinois }
County of Peoria } SS

CERTIFICATE

On this 19th day of October, 2022, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the RLI Insurance Company and/or Contractors Bonding and Insurance Company and acknowledged said instrument to be the voluntary act and deed of said corporation.

I, the undersigned officer of RLI Insurance Company and/or Contractors Bonding and Insurance Company, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the RLI Insurance Company and/or Contractors Bonding and Insurance Company this 30th day of November, 2022.

By: Catherine D. Glover
Catherine D. Glover Notary Public

RLI Insurance Company
Contractors Bonding and Insurance Company

By: Jeffrey D. Fick
Jeffrey D. Fick Corporate Secretary



*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0095

Adopted Date January 24, 2023

APPROVE VARIOUS RECORD PLATS

BE IT RESOLVED, upon recommendation of the Warren County Regional Planning Commission, to approve the following Record Plats:

- Aberlin Springs Phase Three, Revision Two – Union Township
- Providence Subdivision, Section Seven – Hamilton Township

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Plat File
RPC

Resolution

Number 23-0096

Adopted Date January 24, 2023

APPROVE OPERATIONAL TRANSFER FROM COUNTY COMMISSIONERS' FUND #11011112 INTO MARY HAVEN YOUTH TREATMENT CENTER FUND #2270

WHEREAS, the Mary Haven Youth Center has requested that the First Quarter of their 2022 operating contribution be transferred from the County Commissioners Fund #1101 into the Mary Haven Youth Treatment Center Fund #2270; and

NOW THEREFORE BE IT RESOLVED, to approve the following operational transfer from County Commissioners Fund #1101 into Mary Haven Youth Treatment Center Fund #2270:

\$278,750.00 from #11011112-5744 (GENL BOCC OT Mary Haven Home)
into #2270-49000 (Distributions & Transfers)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Auditor
Probate/Juvenile (file)
Operational Transfer file
OMB

Resolution

Number 23-0097

Adopted Date January 24, 2023

APPROVE OPERATIONAL TRANSFERS OF INTEREST EARNINGS FROM COMMISSIONERS FUND #11011112 INTO WATER FUNDS #5510, #5583, SEWER FUNDS #5580, AND #5575

WHEREAS, pursuant to Resolution #90-502, adopted May 3, 1990, and amended by Resolution #18-1854, adopted November 27, 2018, relative to the transfer of interest earned by the County on revenues earned on various funds held by the County to the benefit of the Water and Sewer system; and

NOW THEREFORE BE IT RESOLVED, to approve the following operational transfers of interest earnings for the period of December 2022:

\$ 31,456.67	from #11011112 5997	(Operational Transfers)
	into #5510 44100 55103200 AAREVENUE	(Water Revenue - Interest Earnings)
\$ 1,897.99	from #11011112 5997	(Operating Transfers)
	into #5575 44100 55753300 AAREVENUE	(Sewer Construction Project - Interest Earnings)
\$ 36,685.85	from #11011112 5997	(Operational Transfers)
	into #5580 44100 55803300 AAREVENUE	(Sewer Revenue - Interest Earnings)
\$ 2,082.23	from #11011112 5997	(Operational Transfers)
	into #5583 44100 55833200 AAREVENUE	Water Construction Projects - Interest Earnings)

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

Mrs. Jones - yea
Mr. Young - yea
Mr. Grossmann - yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

Tz/

cc: Auditor
Water/Sewer (file)

OMB
Operational Transfer file

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0098

Adopted Date January 24, 2023

APPROVE SUPPLEMENTAL APPROPRIATION INTO TREASURER'S OFFICE FUND
2248

BE IT RESOLVED, to approve the following supplemental appropriation:

\$5,000.00 into #22481130-5400 (Purchased Services)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

/tao

cc: Auditor
Appropriation Adj. file
Treasurer (file)

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0099

Adopted Date January 24, 2023

APPROVE SUPPLEMENTAL APPROPRIATION INTO JUVENILE INDIGENT
GUARDIANSHIP FUND #2268

BE IT RESOLVED, to approve the following supplemental appropriation adjustment within
Juvenile Indigent Guardianship Fund #2268 to provide for Indigent Guardianship investigations:

\$3,000.00	into	22681250-5102	(Regular Salaries)
\$4,000.00	into	22681250-5400	(Purchased Services)
\$ 100.00	into	22681250-5871	(Medicare)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Auditor
Supplemental App. file
Juvenile (file)

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0100

Adopted Date January 24, 2023

APPROVE SUPPLEMENTAL APPROPRIATION INTO WARREN COUNTY COMMON PLEAS COURT COMMUNITY BASED CORRECTIONS DONATION FUND #2288

BE IT RESOLVED, to approve the following supplemental appropriation:

\$ 2,000.00 into BUDGET-BUDGET 22881226-5400 (Purchased Services)

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

Mrs. Jones – yea

Mr. Young – yea

Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Auditor
Supplemental Appropriation file
Common Pleas (file)

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0101

Adopted Date January 24, 2023

APPROVE SUPPLEMENTAL APPROPRIATION INTO WARREN COUNTY COMMON PLEAS COURT COMMUNITY BASED CORRECTIONS #2289

BE IT RESOLVED, to approve the following supplemental appropriation:

\$ 20,000.00 into BUDGET-BUDGET 22891224-5210 (Materials & Supplies)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Auditor
Supplemental Appropriation FILE
Common Pleas (file)

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

Resolution

Number 23-0102

Adopted Date January 24, 2023

APPROVE APPROPRIATION ADJUSTMENT WITHIN DOMESTIC RELATIONS COURT
FUND #10111230

BE IT RESOLVED, to approve the following appropriation adjustment:

\$600.00	from	11011230-5910	(Other Expense)
	into	11011230-5855	(Clothing/Personal Equipment)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Auditor
Appropriation Adj. file
Domestic Relations (file)

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0103

Adopted Date January 24, 2023

APPROVE APPROPRIATION ADJUSTMENT WITHIN THE BUILDING AND ZONING
DEPARTMENT FUND #11012300

BE IT RESOLVED, to approve the following appropriation adjustment:

\$ 5,942.00 from #11012300-5318 (Data Bd. Approval – Non Cap)
into #11012300-5317 (Non-Capital Purchases)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Auditor
Appropriation Adjustment file
Building/Zoning (file)

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0104

Adopted Date January 24, 2023

APPROVE APPROPRIATION ADJUSTMENT WITHIN HUMAN SERVICES FUND #2211

BE IT RESOLVED, to approve the following appropriation adjustment:

\$450 from #22111111-5400 (Purchased Services)
 into #22111111-5430 (Utilities)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Auditor ✓
Appropriation Adj. file
Human Services (file)

Resolution

Number 23-0105

Adopted Date January 24, 2023

APPROVE APPROPRIATION ADJUSTMENTS WITHIN RECORDER'S FUND #2216

BE IT RESOLVED, to approve the following appropriation adjustments:


\$17,587.33	from	#22161160-5400	(Purchased Services)
\$10,923.41	into	#22161160-5102	(Regular Salaries)
\$ 1,529.28	into	#22161160-5811	(PERS)
\$ 4,978.66	into	\$22161160-5820	(Health & Life Insurance)
\$ 155.98	into	#22161160-5871	(Medicare)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

tz/

cc: Auditor
Appropriation Adjustment file
Recorder (file)

Resolution

Number 23-0106

Adopted Date January 24, 2023

APPROVE APPROPRIATION ADJUSTMENTS WITHIN EMERGENCY SERVICES/
COMMUNICATIONS FUND #11012850, AND EMERGENCY SERVICES/EMERGENCY
MANAGEMENT FUND #2264

BE IT RESOLVED, to approve the following appropriation adjustment:


\$12,000.00	from #11012850 5850	(Training-Education)
	into #11012850 5400	(Purchased Services)
\$1,427.08	from #22642800 5102	(Regular Salaries)
	Into #22642800 5882	(Vacation Payout)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Auditor
Appropriation Adjustment file
Emergency Services (file)

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

Resolution

Number 23-0107

Adopted Date January 24, 2023

APPROVE APPROPRIATION ADJUSTMENTS WITHIN COMMON PLEAS COURT
COMMUNITY BASED CORRECTIONS DONATION #2288

BE IT RESOLVED, to approve the following appropriation adjustments:

\$ 500.00	from	BUDGET-BUDGET 22881226-5210	(Materials and Supplies)
\$ 1,500.00	from	BUDGET-BUDGET 22881226-5850	(Training/Education)
\$ 2,000.00	into	BUDGET-BUDGET 22881226-5400	(Purchase Services)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Auditor
Appropriation Adjustment file
Common Pleas (file)

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

Resolution

Number 23-0108

Adopted Date January 24, 2023

APPROVE APPROPRIATION ADJUSTMENT WITHIN COUNTY CONSTRUCTION
PROJECTS FUND #4467

BE IT RESOLVED, to approve the following appropriation adjustment:

\$40,000.00 from #44673730-5320 (Capital Purchase)
into #44673730-5317 (Non-Capital Purchase)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Auditor
Appropriation Adj. file
Facilities Management (file)

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0109

Adopted Date January 24, 2023

APPROVE REQUISITIONS AND AUTHORIZE COUNTY ADMINISTRATOR TO SIGN DOCUMENTS RELATIVE THERETO

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

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

/tao

cc:

Commissioners' file

REQUISITIONS

Department	Vendor Name	Description	Amount
ENG	CITY OF LEBANON	ENG. CVT-380 CITY OF LEBANON N	\$ 101,181.51
FAC	CRONIN CDFR	FAC 2023 FORD ESCAPE	\$ 30,925.00
ENG	CITY OF MASON	ENG. CVT-381 CITY OF MASON SR7	\$ 1,200,000.00
TEL	BUCKEYE POWER SALES	EMERGENCY GENERATOR REPAIRS WASH TWP TWR	\$ 2,368.52
TEL	CDW	EMRGNCY UPS REPLACEMENT HAT TWR	\$ 3,525.15
TEL	SPX	EMRGNCY AVIATION LIGHT REPAIR HAT TWR	\$ 2,006.20
TEL	TALLEY, INC.	EMRGNCY DEHYDRATOR REPLACEMENT HAT TWR	\$ 3,716.69

PO CHANGE ORDERS

Department	Vendor Name	Description	Amount
WAT	BUILDING CRAFTS	RAR MEMBRANE PROJECT	\$ 16,797.00 decrease
WAT	LARRY SMITH	COLUMBIA RD WATERMAIN IMPROVEMENTS	\$ 13,169.40 increase

1/24/2023 APPROVED:



Tiffany Zindel, County Administrator

Resolution

Number 23-0110

Adopted Date January 24, 2023

WAIVE CONDITIONAL USE AND PERMIT FEES ASSOCIATED WITH THE CONSTRUCTION OF A NEW CHURCH BUILDING FOR SUGAR RUN VALLEY BAPTIST CHURCH IN THE WASHINGTON TOWNSHIP

BE IT RESOLVED, to waive the conditional use and permit fees associated with the construction of a new church building for Sugar Run Valley Baptist Church located at 8016 U.S. Rt. 22 & 3 in the Washington Township; and


BE IT FURTHER RESOLVED, that the Sugar Run Valley Baptist Church will be responsible for any surcharge that may be required by the State of Ohio.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

/lkl

cc: Building/Zoning (file)
Sugar Run Valley Baptist Church (srvbc@tloah.com)

Resolution

Number 23-0111

Adopted Date January 24, 2023

MODIFY SECTION 9.11 (1 & 2) OF THE RULES AND REGULATIONS OF THE WARREN COUNTY WATER AND SEWER DEPARTMENT

WHEREAS, it is necessary to modify Section 9.11 (1 & 2) of the Rules and Regulations of the Water and Sewer Department; and

NOW THEREFORE BE IT RESOLVED that section 9.11 (1 & 2) of the Rules and Regulation of the Water and Sewer Department is hereby amended to read as follows:

1.) CARLISLE AREA

The System Capacity Charge for residential units shall be \$1,060.

The System Capacity Fee increases annually based on the Consumer Price Index (CPI-U) for Cincinnati for the previous 12 months.

System Capacity Charges for other than an equivalent single-family residence shall be the System Capacity Charge multiplied by a factor representing the number of equivalent single-family residences.

The System Capacity Charge for structures other than residential units shall be based on Ohio EPA's "Suggested Sewage Flow Guide", with an estimated sanitary sewage flow of 400 gpd for a single-family residence.

2.) HUNTER AREA – DICK'S CREEK SEWER IMPROVEMENT AREA

The System Capacity Charge for residential units shall be \$1,060.

The System Capacity Fee increases annually based on the Consumer Price Index (CPI-U) for Cincinnati for the previous 12 months.

System Capacity Charges for other than an equivalent single-family residence shall be the System Capacity Charge multiplied by a factor representing the number of equivalent single-family residences.

The System Capacity Charge for structures other than residential units shall be based on Ohio EPA's "Suggested Sewage Flow Guide", with an estimated sanitary sewage flow of 400 gpd for a single-family residence.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mrs. Jones. Upon call of the roll, the following vote resulted:

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Water/Sewer (file)

Resolution

Number 23-0112

Adopted Date January 24, 2023

MODIFY SECTION 9.11 (3) OF THE RULES AND REGULATIONS OF THE WARREN COUNTY WATER AND SEWER DEPARTMENT

WHEREAS, it is necessary to modify Section 9.11 (3) of the Rules and Regulations of the Water and Sewer Department; and

NOW THEREFORE BE IT RESOLVED that section 9.11 (3) of the Rules and Regulation of the Water and Sewer Department is hereby amended to read as follows:

3. POLK RUN AREA

In accordance with the Section 10 of the 2013 Agreement with Hamilton County (Resolution 13-1232), a System Capacity Fee (aka Connection Fee) shall be collected and paid monthly to Cincinnati MSD as follows:

40% of MSD Tap-in-Fee Rate

2023 MSD Tap-in-Fee Rate = \$5,030.00

$\$5,030.00 * 40\% = \$2,012.00$

The System Capacity Fee for structures other than single-family residences shall be based on Ohio EPA's "Suggested Sewage Flow Guide", with an estimated sanitary sewage flow of 400 gpd for a single-family residence.

Mr. Grossmann moved for adoption of the foregoing resolution being seconded by Mrs. Jones. Upon call of the roll, the following vote resulted:

Mr. Young – yea

Mrs. Jones – yea

Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Water/Sewer (file)

Resolution

Number 23-0113

Adopted Date January 24, 2023

CANCEL REGULARLY SCHEDULED COMMISSIONERS' MEETING OF THURSDAY,
JANUARY 26, 2023

BE IT RESOLVED, to cancel the regularly scheduled Commissioners' Meeting of Thursday,
January 26, 2023.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

/tao

cc: Auditor
Commissioners' file
Press

Resolution

Number 23-0114

Adopted Date January 24, 2023

REMOVE PROBATIONARY EMPLOYEE JOHNATHON HOWARD WITHIN FACILITIES MANAGEMENT

WHEREAS, Mr. Howard began employment as a custodian with the Warren County Facilities Management Department on November 1, 2022, and is subject to a 365-day probationary period; and

WHEREAS, Section 3.02 (G) of the Personnel Policy Manual states that a newly hired probationary employee may be terminated at any time during his/her probationary period; and

WHEREAS, the Director of Facilities Management recommends said employee be terminated for failing to meet the required standards of his position; and

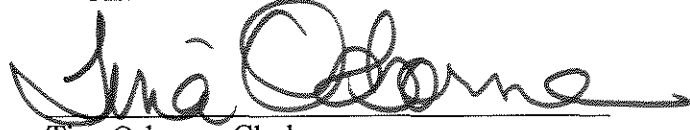
NOW THEREFORE BE IT RESOLVED, to remove Johnathon Howard from employment within the Warren County Facilities Management Department, effective January 20, 2023.

Mr. Young moved for adoption of the foregoing resolution being seconded by Mrs. Jones. Upon call of the roll, the following vote resulted:

Mr. Grossmann – yea
Mrs. Jones – yea
Mr. Young – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Facilities Management (file)
J. Howard's Personnel File
OMB – Sue Spencer
Tammy Whitaker

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 23-0115

Adopted Date January 24, 2023

APPROVE SUPPLEMENTAL APPROPRIATION INTO JAIL CONSTRUCTION SALES
TAX FUND #4495

BE IT RESOLVED, to approve the following supplemental appropriation to fully fund account
for December 2022 and the remainder of 2023 sales tax fees:

\$ 50,000.00 into #44953712-5910 (Other Expense)

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Auditor
Supplemental App. file
OMB (file)

Resolution

Number 23-0116

Adopted Date January 24, 2023

APPROVE AMENDMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN TO INCLUDE TEXT AND ACCOMPANYING EXHIBITS OF THE 2022 DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

WHEREAS, this Board met this 24th day of January 2023, to consider an amendment to the Warren County Comprehensive Plan to include text and accompanying exhibits of the 2022 Deerfield Township Comprehensive Plan; and

WHEREAS, this Board has considered the testimony presented by the Warren County Regional Planning Commission and all those present desiring to speak in favor of or in opposition to said amendment; and

NOW THEREFORE BE IT RESOLVED, to approve an amendment to the Warren County Comprehensive Plan to include text and accompanying exhibits of the 2022 Deerfield Township Comprehensive Plan as attached hereto and made a part hereof.

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

Mrs. Jones - yea
Mr. Young - yea
Mr. Grossmann - yea

Resolution adopted this 24th day of January 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: RPC (file)
Public Hearing file
Deerfield Township Trustees

BECOMING Deerfield

your voice, our future

The Deerfield Township Comprehensive Plan

2022



BECOMING DEERFIELD

The Deerfield Township Comprehensive Plan

Adopted on June 21, 2022, by the Deerfield Township Board of Trustees

Board of Trustees

Lelle Lutts Hedding, President
Kristin Malhotra, Vice President
Julie Seitz
Jim Siciliano, Former Trustee

Deerfield Township Zoning Commission

Kristi Budd
Scott Csendes
Kim Girling
John Richardson
Tim Rowell

Deerfield Township Staff

Eric Reiners, Township Administrator
Sam Hill, Planning and Zoning Director
Hayfaa Wadih, AICP, Planning Manager

Consultants



5725 Dragon Way, Suite 220
Cincinnati, OH 45227

Emily Crow, AICP
Rachel Gombosch
Swapna Babu



Brian Ashworth, PLA
Bethany Bella

Steering Committee Members

Billy Andrews
Desiree Batsche
Kimberly Bowling
Chris Brausch
Kevin Bircham
Prathima Cheeti
Bill Coffey
Lyle Dailey
Walt Daniels
Mike Geygan
Lelle Lutts Hedding
Kevin Herthel
Bill Lantry
Matt Luecke
Kristin Malhotra
Ken Natorp
Tom Petrey
John Schneeman
Rick Seitz
Jim Siciliano
Stan Williams

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EXECUTIVE SUMMARY

Introduction

Deerfield Township, located in Warren County, Ohio, is the most populous jurisdiction within Warren County. According to 2020 Census data, Deerfield Township's population is 40,525 people. The complex issues related to operating such a populous community lend themselves to being addressed through a comprehensive plan. In 1996, when the population was around 20,000, the township undertook a first effort to prepare a land use plan and adopt township administered zoning regulations. In 2007, the township embarked into new territory by pursuing a first comprehensive plan. That plan covered more than just land use recommendations by density but delved deeper into the opportunities and challenges that face the township. In 2013, the township initiated a five-year update of that first comprehensive plan. That update retained much of the structure of the first plan, with the addition of the Community Character and Land Use Chapter. With this update, goals have been re-prioritized based on accomplishments from previous plans, and to better address the contemporary management of the township. This plan is organized into three main components.



A growing Deerfield Township is strengthened by its brand and identity.

Community Agenda

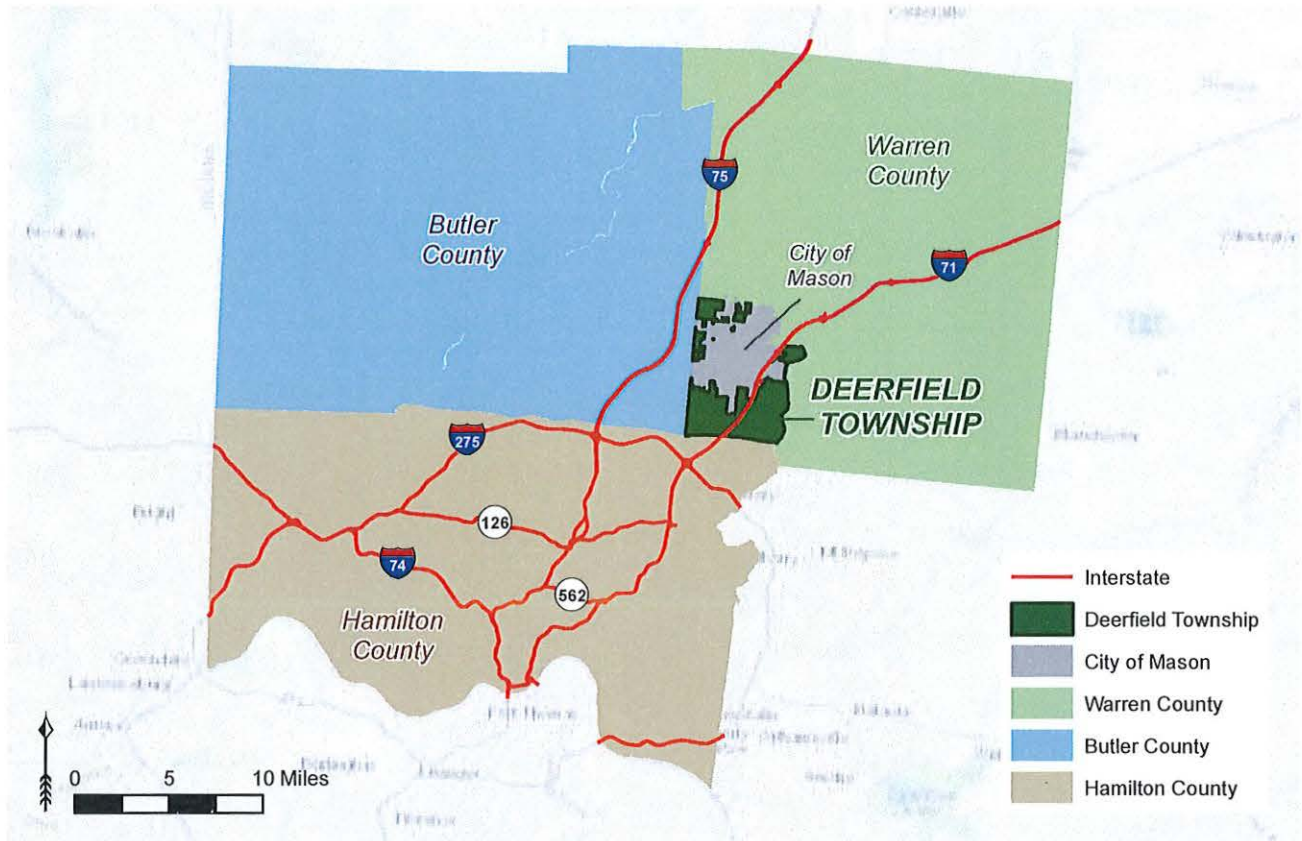
The Community Agenda is the vision or policy statements for the future of the township; the Community Agenda represents the topics of importance in the community and provides prioritization on the major issues identified through the planning process. The Community Agenda sets the framework for the following three Chapters of the plan.

Land Management Plan

The Land Management Plan includes explanations and recommendations for the township to pursue in relationship to pedestrian and trail connections, township identity, parks and open space, redevelopment, housing quality and diversity, and transportation.

Implementation Strategy

The Implementation Strategy includes guidance on how the township should carry out the recommendations and policies from the Community Agenda, the Community Character and Land Use Chapter, and the Land Management Plan.



Deerfield Township Location Map

Why do we plan?

Early in the process the committee concluded that the plan would need to:

- » Establish distinct brand and identity including place making
- » Complete transparency
- » Needs policy-based organization not just character based
- » Preservation of township borders
- » Educate the community about:
 - Value of planning
 - Cost/value of implementing the public's ideas
 - What the township can and cannot do related to land development and managing growth
 - Housing needs
 - What can be done and is being done in the places people want change



Create a
framework/strategy for
growth



Establish or protect
community identity and
heritage



Educate the community



Give the public a voice
for how they envision
their community

Planning Background

For this update of the comprehensive plan, the township once again retained McBride Dale Clarion (MDC) with Planning NEXT to assist in the process. This planning process included four major phases: project initiation, explore & framework, plan drafting, and plan adoption.

This update was strategic in nature. The planning team worked with township staff, a steering committee, the Zoning Commission, and the Township Trustees to identify the areas of the current plan that are working well and the areas that could be improved upon. This analysis process resulted in the decision that some fine tuning and additional detail for the future land use component of the plan would best assist the township along with re-prioritization of redevelopment efforts and ongoing implementation. A public survey was used to help identify the values and priorities of the community, and multiple public events were held as well as a series of open steering committee workshops focused on housing, the community agenda, future land use, and the final plan document.

Introduction

The township's first comprehensive plan, completed in 2008, established the baseline of the update in 2015. This plan update is focused on changes to trends and community direction to ensure that the comprehensive plan continues to support the vision for the future of the township.

Planning Background

- » History of Planning in Deerfield
- » Why the update
- » Summary of Growth in the Township

Township Services and Divisions

Deerfield Township currently has control over township roads (although limited), cemeteries, parks, township owned land, planning and zoning, and fire safety services. The following paragraphs describe these services in greater detail:

Township Roads

The Service Department oversees the maintenance of township roads. Maintenance includes clearing the roads of snow and ice in inclement weather. Most of the township roads are subdivision roads except for portions of Irwin-Simpson Road, Davis Road, and Rich Road. The township provides assistance in maintaining certain roads, though rights-of-ways are owned by Warren County. The township's primary ability to influence roadway improvements is to partner with other entities including the county and state.

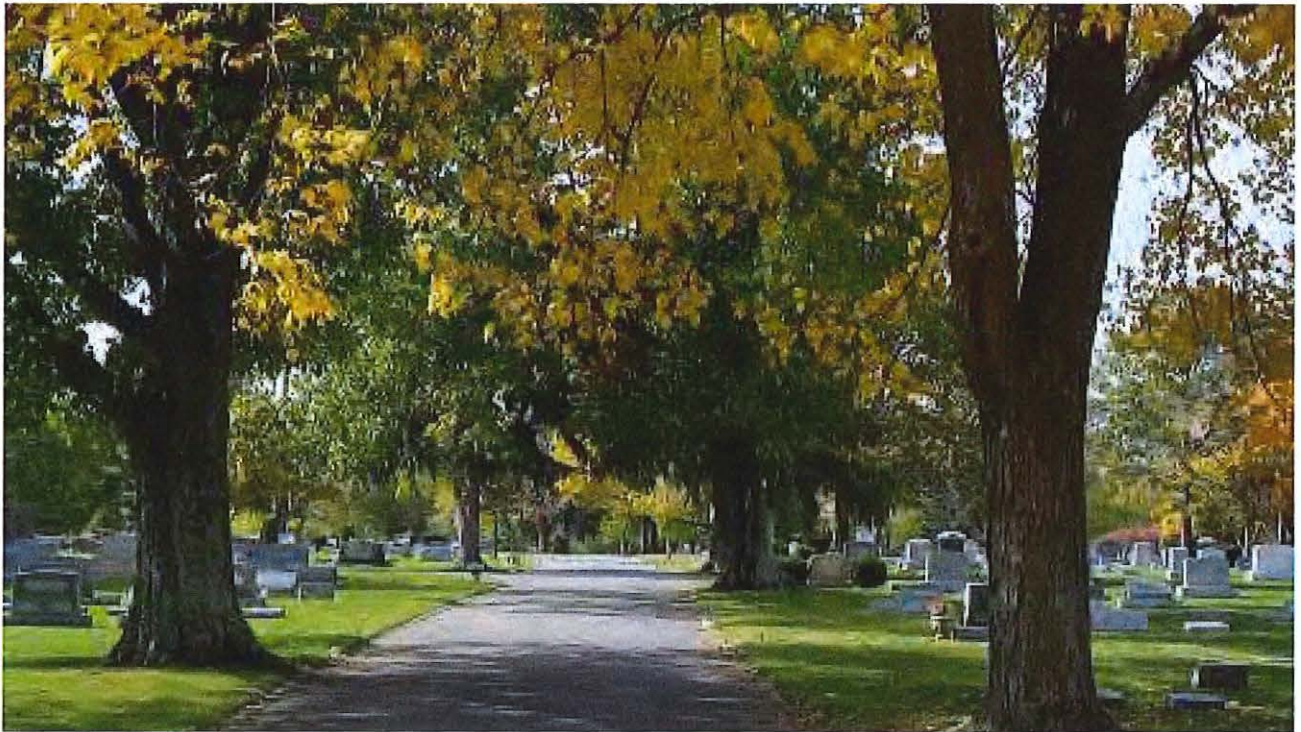
Township Cemeteries

The Service Department is also responsible for maintenance of 40 acres of cemeteries including Rose Hill Cemetery on Mason-Montgomery Road, Keltner Cemetery on Western Row Road, and Unity Cemetery on Bethany Road.

Township Parks & Township Owned Land

During the early 2000s, in anticipation of continued growth and density in Deerfield, township leaders began to acquire property to maintain sufficient park land and open space to meet the recreational and quality of life needs of residents. Today, the Service Department is responsible for administration and maintenance of more than 404 acres of dedicated park and other township owned land. In both the 2008 and 2015 plans, parks were a high priority. A parks master plan was completed in 2002 with site concepts for each planned park. In 2019, the township adopted a new park master plan.

The Township continues providing robust programming through the parks, and this new plan helps manage and enhance the township's recreational offerings. The township's existing parks are listed on the next page.



Rose Hill Cemetery



Cottell Park

TOWNSHIP OWNED LAND/PARK		
Facility	Type	Status
20 Mile Stand	Green Space	Open
Bowen Park	Ponds-Paths	Open
Carriage Gate Park	Green Space	Open
Carter Park	Historic-Paths	In Progress
Cottell Park	Ballfields-Paths	Open
Fleckenstein Park	Ballfields-Paths	Open
Foster Crossing Park	Green Space	Open
Kingswood Park	Passive	Open
Loveland Park	Green Space	Open
Roberts Park	Passive	Open
Schappacher	Dog Park	Open

Township Owned Land/Park Chart, Including Facility, Type, Status



Kingswood Park

Planning & Zoning

In 1997, Deerfield adopted its first land use plan and assumed responsibility for planning and zoning within the township. The township undertook that effort to take over control of zoning from Warren County. Today the township has adopted its own Zoning Resolution, which is managed by the Planning & Zoning Department and the Zoning Commission. The township regulates development components including signs, residential construction, commercial construction, interior renovations, and use verification certificates, all which are related to zoning and land use. All building permitting and subdivision plat approval is regulated by the Warren County offices.

Fire Safety Services

Deerfield operates its own Fire and EMS service, funded by a fire levy. Deerfield Township Fire Rescue responds to over 4,600 calls for service each year from residents, businesses and guests inside Deerfield and from neighboring jurisdictions. Staffing, equipment, and facilities have been established to handle fire response, advanced lifesaving, hazardous materials, and mass casualty calls per national response standards, which Deerfield consistently exceeds. The department operates four stations including Station 56 on Snider Road, Station 58 in Kings Mills, Station 57 on US- 22 & 3/Montgomery Road and the newly constructed Station 59 on Butler-Warren Road that commenced operations in 2021.

Economic and Community Development



Fire Station 57



Deerfield Township Community Improvement Corp. Logo

The 2015 Plan recommended specific economic and community development efforts to address the need for redevelopment of some of the commercial corridor areas in the township. The township added Economic Development to its departments following that recommendation.

In May 2019, Deerfield Township approved the creation of a Community Improvement Corporation (CIC) to manage economic development activities. CICs were established by the State of Ohio General Assembly in 1961 under Senate Bill 299 and are currently defined under the Ohio Revised Code (ORC) 1724. CICs essentially are non-profit economic development corporations created for the following purposes:

Advancing, encouraging, and promoting the industrial, economic, commercial, and civic development of a community.

According to Chapter 80 of the Ohio County Commissioners Handbook, "CIC's assist with the promotion and financing of economic development by providing loans to individuals and businesses; buying, selling, and leasing real and personal property for economic development purposes; and, by entering into contracts with the state and local governments."

By creating a CIC for economic development purposes, Deerfield Township is better able to control (re) development activity throughout the township.

The Deerfield Township CIC is guided by an Economic Development Plan and the following mission:

Facilitate collaborative, strategic, and sustainable economic development in Deerfield Township that improves the lives of residents, increases business investment, and promotes the Township as a thriving and vibrant place to call home.

Other Agencies and Jurisdictions

Warren County

The county provides services to Deerfield residents and businesses including building and subdivision permitting, sewer and water services as well as planning and maintenance of select roadways. County staff also prepares and administers the Major Thoroughfare Plan for new roadways.

Warren County Sheriff's Office

Deerfield Township contracts with the Warren County Sheriff's Office for police services. Deerfield Township provides a substation for the Deputies assigned to Deerfield Township. This contract has been in place for many years and the relationship is excellent between the two agencies. The Deerfield Township Post has nearly 30 Deputies assigned to it. This includes one Lieutenant, several Patrol Sergeants, Detectives, and one D.A.R.E./ Crime Prevention Deputy, School Resource Officers, and Enforcement Deputies.

The Warren County Sheriff's Office is a service-oriented agency that supplies superior police service to the people who live, work, and visit Deerfield.

Ohio Department of Transportation

The Ohio Department of Transportation (ODOT) is responsible for planning, development, and maintenance of I-71, OH-741, and US-22/OH-3 (Montgomery Road). The list of current and planned projects is provided in the transportation element of the Land Management Plan Chapter.

Schools

Three school districts and multiple independent schools operate in Deerfield, including:

- » Kings Local School District
- » Mason School District
- » Princeton City School District
- » Kings of Kings Lutheran Schools
- » Liberty Bible Academy
- » Loveland Baptist School
- » Mars Hill Academy
- » Montessori Academy of Cincinnati
- » St. Margaret of York Catholic School
- » St. Susanna Catholic School
- » Warren County Educational Service Center



Kings Mill Elementary



Mason High School

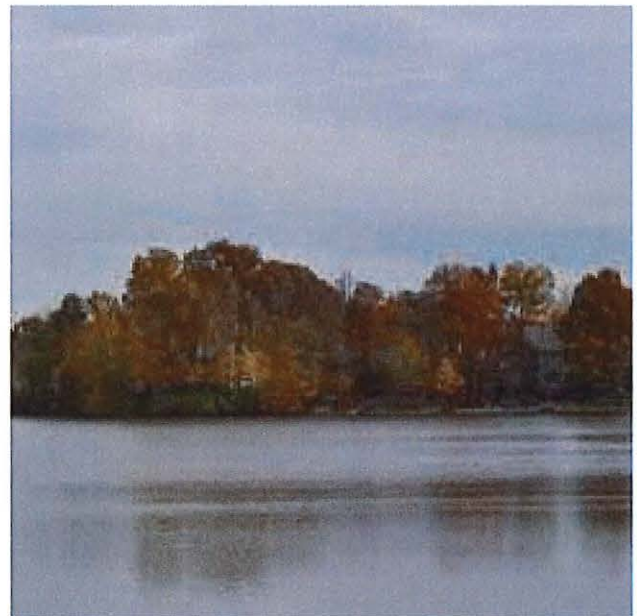
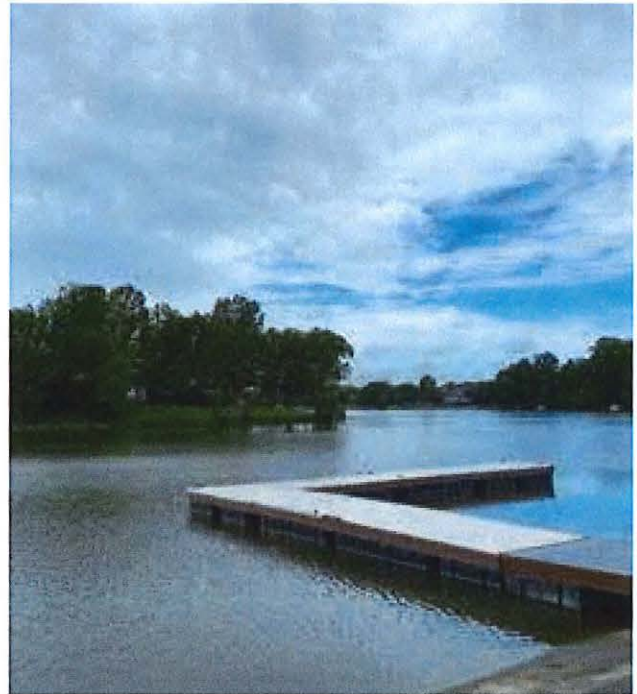
Physical Environment

This section identifies the primary features regarding the physical environment, including naturally occurring geographic features as well as man-made land use characteristics of the township. The location of natural features provides insight into locations that may be protected or create constraints to development. The existing land use inventory indicates the current development patterns of the township and indicates what land areas are available for growth. Both elements will help focus the plan in a way that addresses both the existing physical environment and preparation for future growth.

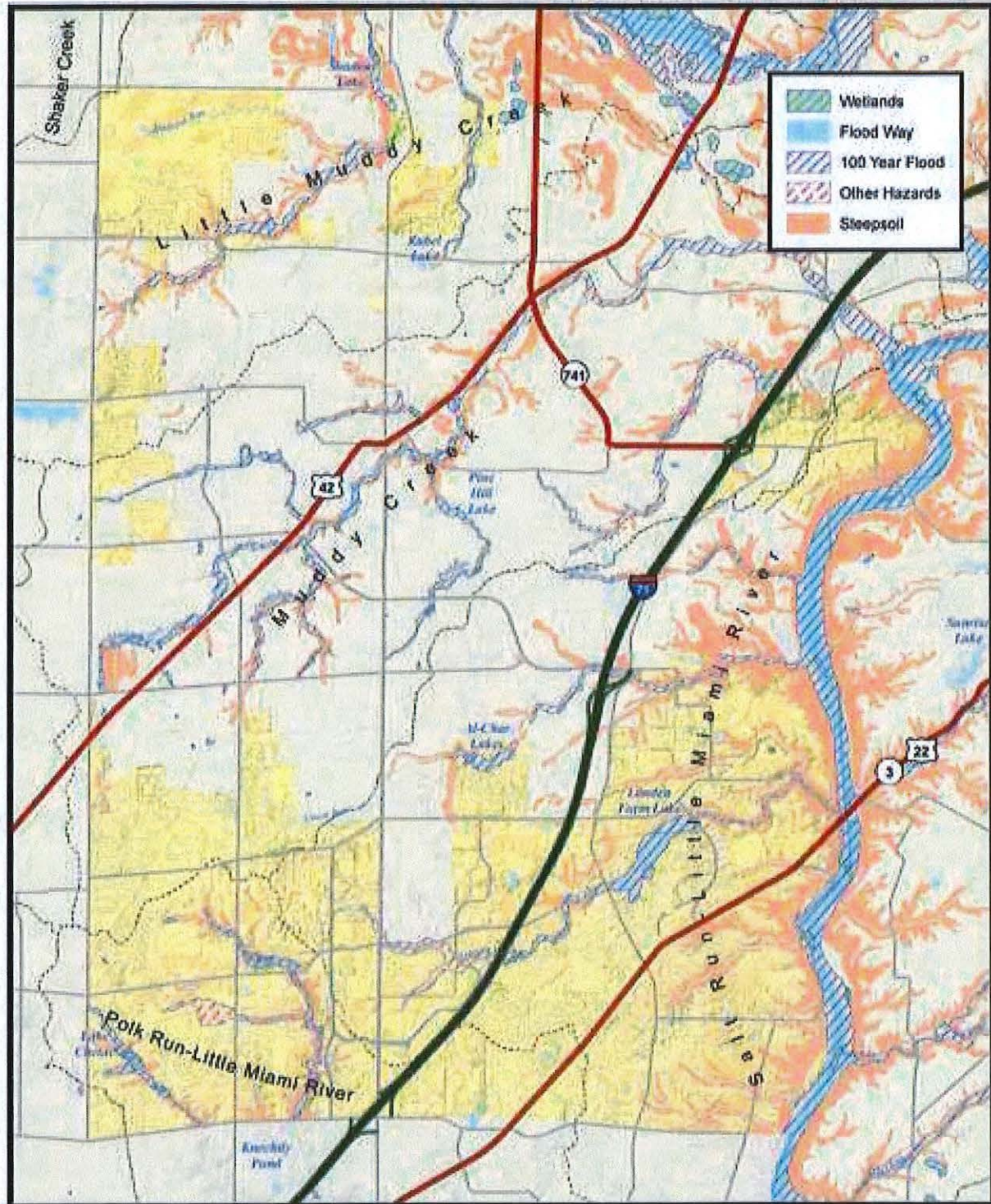
Natural Features

Burgess & Niple, in 2005, in association with LJB Inc. and OKI Regional Council of Governments, completed the Southwest Warren County Transportation Study. As part of that study they collected data on natural and environmental features including soil characteristics, floodplains, groundwater/ aquifers, wellheads and drinking water supplies, wetlands, streams, rivers and water bodies, wildlife habitats, and threatened and endangered species.

Rather than recreate this information, the Southwest Warren County Transportation Study Existing Conditions Section can be referenced. However, some mapping specific to the township has been created to help illustrate the location of the features that may have the greatest impact on the development of the remaining land in the township. The Natural Features Map shows the location of wetlands, soils with frequent or occasional flooding potential, and areas with steep slope. Land with the potential of flooding and steeply sloped land generally coincides with the larger creeks and the Little Miami River. However, there are several wetlands distributed throughout the township. The locations of these features are addressed in the capacity analysis.



Natural environment is featured throughout Deerfield Township in places such as Landen Lake.



Natural Features Map

Water and Sewer Services

Water and sewer services are provided by Warren County. The vast majority of development in the township is serviced by water and sewer lines, with a few exceptions including portions of Loveland Park. Loveland Park does not have sewer service and is serviced by two inch water mains, which are smaller than most in the system. The Warren County water and sewer system is interconnected with the Butler County and Mason/Cincinnati Metropolitan District. If shortages occur in any of the systems, the others can provide back up. The township is served by Warren County's southern system which has current water treatment capacity of 12 million gallons per day. As growth continues, Warren County is planning on linking the north and south systems to provide even more water quantity. New service is provided as development occurs with tap fees and an interconnection of the network. The township is well rated for pressure and volume for adequate fire protection.

Sanitary sewer is slightly more constrained by topography because of the depth at which the lines must be run and the need to use gravity flow when possible. Almost all of Deerfield benefits from access to sanitary sewer. The area's sewage is treated at the Lower Miami Sewer Plant which was expanded in 2008 to add another 7.2 million gallons per day treatment capacity. Historically, Warren County has upgraded existing service and provided new sewers when requested and paid for by new development.



Loveland Park water is served by 2" water mains

Key Findings

The following are the updated critical and key findings from the analysis and engagement conducted for this planning process. This information was presented in the Trends and Forces presentation in August 2019, and at the Joint Meeting of the Board of Trustees and Steering Committee, and Zoning Commission in October 2019.

Community Values

At the launch of the project, the planning team conducted a survey of the community to identify the most commonly held values and ideas about the township. This effort helped to solidify the topics and themes that were most important to guide our research and update to the plan's goals and objectives and recommendations. The results of these efforts are displayed in the following word clouds. Words that appear at a larger scale represent themes and topics that are of greater value to the community.

The things people love about the township include the good schools, the sense of community, and convenient location, and access to jobs, retail, and dining.

The things people saw as the biggest opportunities for the township include the sense of community, the available land, maintained open spaces, and parks; businesses growth and redevelopment; and the mobility provided by the township's network of streets, trails, and sidewalks.

The things people felt were the biggest challenges to address include issues related to traffic volume and travel times, new development, and building (growth), and maintaining adequate infrastructure to support the community.



What the community loves about Deerfield.



What the community feels are Deerfield's biggest opportunities.



What the community feels are Deerfield's biggest challenges.

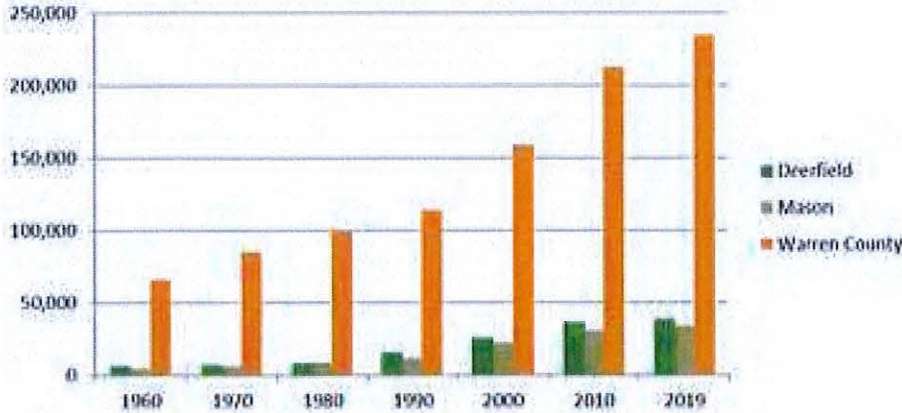
Growth Trends and Forces

How the township addresses growth, development and new buildings is a high priority for the community. The township currently has several policies and practices in place to manage growth. These policies and practices are guided by the previously adopted comprehensive plan and updated by the Board of Township Trustees in real time as adjustments are deemed necessary. These policies and practices include:

- » Zoning & Development Review—current future land use plan
- » Park Residential Zoning Standards
- » Redefined Gross versus Net Density for residential developments
- » Warren County/ODOT Transportation Plans and Projects
- » Ongoing projects

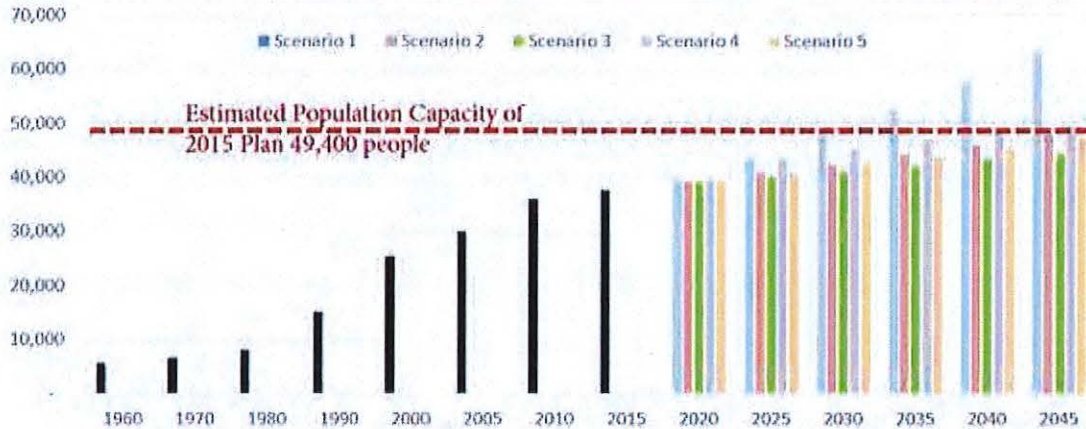
To better understand the types of pressures that the township is facing the planning team reviewed the historic population growth trends, estimated growth demand (future population forecasts), and trends in the township’s daytime population flux related to commuter traffic and employment centers in the township and City of Mason.

- » In 1960 Deerfield Population accounted for 9% of the County population.
- » Since 1990 Deerfield’s population has been higher than Mason’s.
- » By 2015 the township was 17% of the county’s population while Mason accounted for 14%
- » In 2019, Deerfield Township had a population just under 40,000 people. Mason is just under 34,000, and Warren County is now at about 235,000 people.
- » Deerfield has an estimated 15,915 housing units by April 5, 2021, and an estimated population of 40,265 at an average persons per housing unit of 2.53. This is calculated using residential zoning permit data for 2018-2021 and the 2019 ACS population and housing unit data.
- » As both Deerfield Township and Mason have limited land available for development, growth is moving elsewhere in the region. From 1980-2010 Deerfield Township experienced an average annual growth rate of 5%. That has varied over the years with the 1980s being the period of most rapid growth for the township (6% annually).
- » By 2010 the township had reached 36,000 people and the rate of growth slowed even though the number of new homes being built continued to be significant during the last 8-9 years. Since 2010 the township’s population has increased by about 315 people every year, or about 110-130 new households annually.
- » The township’s most rapid period of growth was between 1995-2006, with more than 1,000 people each year.



Historic Population Growth

Township Population Growth Scenarios



Township Population Growth Scenarios

Estimated Growth Scenarios

In both the 2008, and 2015 Plan updates growth scenarios were calculated to examine the potential rate of future growth and then estimate the timeline for housing and non-residential development demand to accommodate this growth, and how that compared with the planned capacity for growth in the township. This is common practice in long-range planning processes to help gauge the types of land use and development policies the township will need to guide growth and development in a manner that is suitable for the community. Changes in land use and development policies can significantly impact the capacity of the township, and are the primary means the township has to shape the future character of the community.

Because of the slowing rate of growth and the significant decline in numbers and rate since the peak of 1,000 people a year (since 2010 the township has grown by only 315 people annually) as noted above, the five population forecasts from the 2015 plan have been adjusted as follows.

- » Scenario 1 is the most aggressive growth rate of 1.9% from 2019 to 2045.
- » Scenario 2 assumes .8% growth.
- » Scenario 3 assumes .5% annual growth.
- » Scenario 4 assumes 1.9 to 2025, .8 from 2025-2035, and .5 from 2035 to 2045.
- » Scenario 5 assumes 315 new people annually from 2019 to 2045.

- » The planning analysis identified a population capacity of the township under the 2015 Comprehensive Plan at between 49,000 and 50,000 people.
- » Growth Rate Scenario 1 far exceeds the townships 2015 planned capacity for population assuming average household sizes remain consistent around 2.6 persons per household.
- » Scenarios 2, 4, and 5 all reach about 49-50 thousand people by 2035-2045.

How the township plans for housing development and redevelopment in this plan will influence the population capacity, but other factors such as multi-generational households, and the number of households with children will continue to drive the actual population growth and trends for the future.

Commuter Traffic’s Impact on Perceived Growth

One issue of concern that was expressed by the public is the increase in traffic in the township, it was also evident in the responses that most were attributing this traffic increase to the residential growth in Deerfield Township. To better understand this issue and how residential growth effects traffic flow in the township, the planning team reviewed commuter data for the combined Deerfield/Mason/Northern Symmes Township Area. This area was selected because of the symbiotic relationship related to I-71 and the major exits, and county roads in the area, as well as the employment concentrations found in this area.

Deerfield Township residents account for only about half of the outgoing commuter traffic on the township roads, Mason residents make up the other half with Symmes Township contributing a small amount. More than 43,300 people a day travel into the Deerfield/Mason region from other places, and 18,000 of those trips are destined for places in Mason. Only a small portion (less than 15%) of employment in the area is held by people who live within the township or City of Mason. A net import of daytime population of 13,000 people puts significant traffic on the roads during the AM/PM peaks that is neither generated by township residents nor destined for places within the township.

Based on this assessment, the township has only marginal ability to manage traffic volume increases through land use planning policies for housing. See additional information on this topic under Transportation and Mobility Trends. The township is impacted by people traveling through the township to other places and people drawn to the employment centers in Mason and the Township.



Commuter Traffic Map, Source: On the Map



A sense of community was the strongest asset identified by plan process participants.

Community Character

Community Character has been a long-standing focus for Deerfield Township since the 2008 Comprehensive Plan. That plan included guidance on development types and characteristics, as well as special considerations for the identity and character of signs, landscaping, and buildings along major gateways and corridors. Deerfield has evolved into a series of distinctive neighborhoods and business districts but has not yet fully realized a unified singular community character or identity.

The current policies and practices the township is using to help manage the creation and maintenance of community character includes:

- » Identification and definition of distinct Neighborhoods and Districts.
- » Zoning Standards.
- » Use of Planned Unit Development to create unique well-designed new neighborhoods with a variety of housing options, open spaces, and destination districts like the Deerfield Towne Center and the District at Deerfield.
- » Park Residential Zoning and changes from net density to gross density to better protect rural/agricultural lands.
- » Gateway and corridor sign and design guidelines.

- » Improved standards for parking, signs, architecture, and landscaping for business/commercial uses.
- » Expansion and enhancement of the Township's parks and recreation areas and adoption of a new Parks and Recreation Master Plan.
- » Planning & Zoning Department and Economic Development Department focusing on supporting redevelopment and reinvestment in the township.

Some of the concepts that are emerging as trends in the township related to community character and design include:

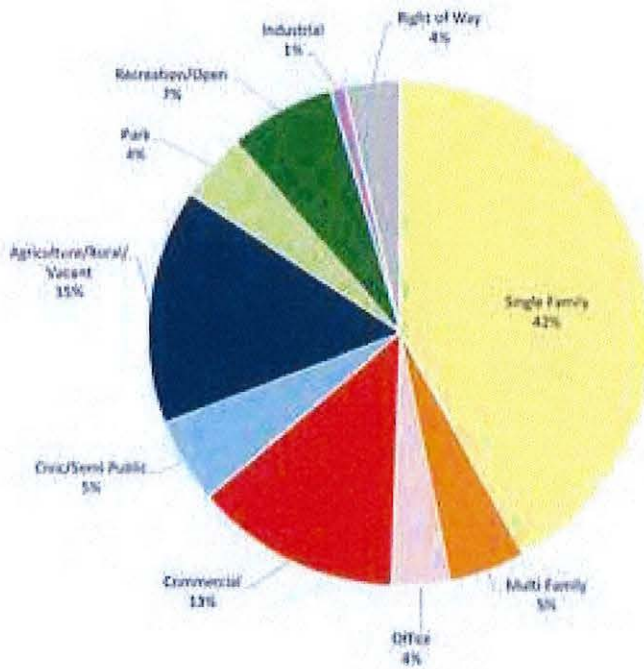
- » Mixed housing type neighborhoods
- » Increased walkability in neighborhoods and to destination districts
- » Establish desired architectural styles/character
- » Consistent streetscapes, lighting, and sign design throughout the community
- » Increase in community spaces, green spaces, recreation, and entertainment spaces where people can gather.
- » Energy efficient design
- » Green Infrastructure
- » Enhanced Land and Resource Conservation Efforts

Existing Land Use

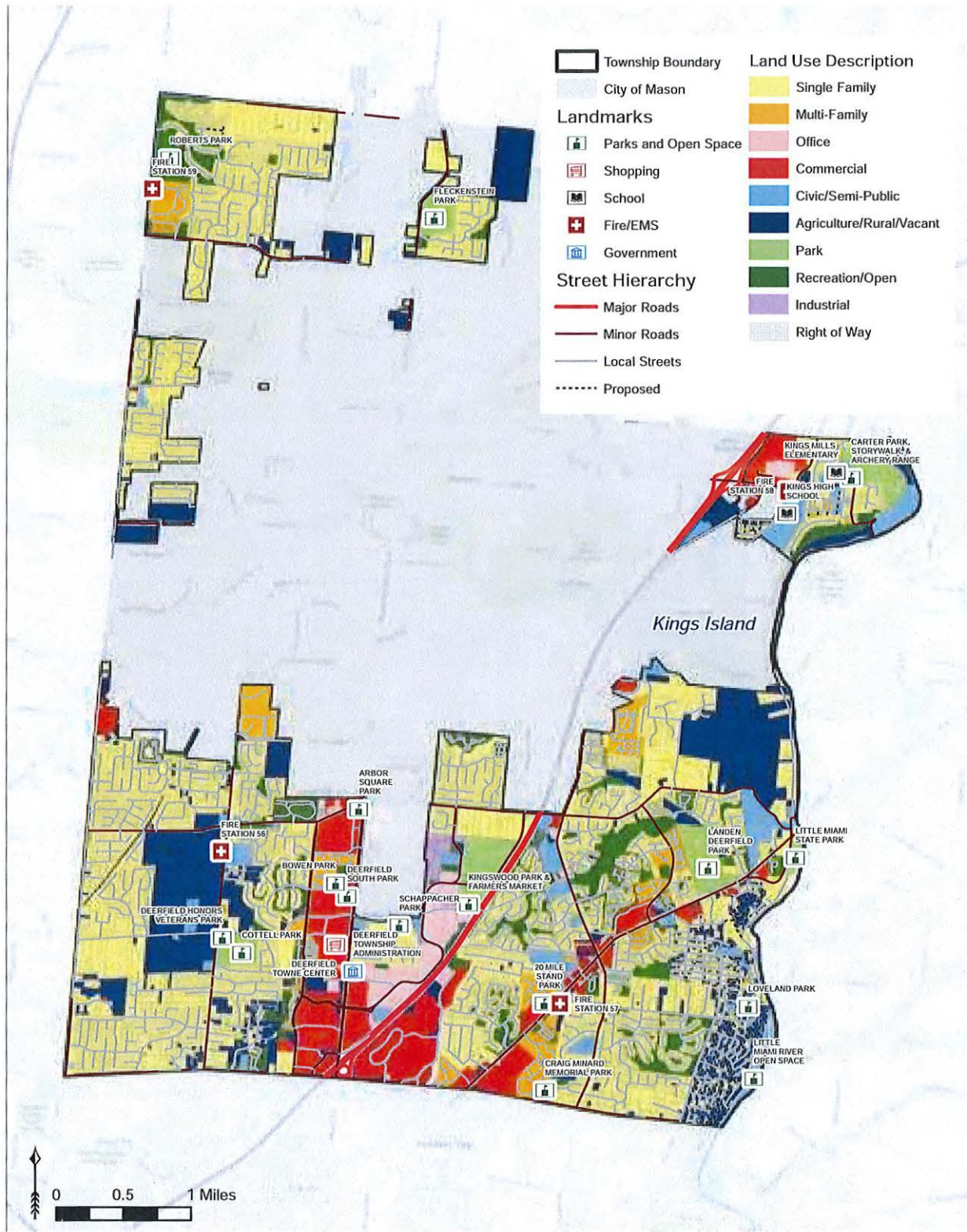
The existing land use composition in the township is primarily Single-Family Residential neighborhoods with character inherit the era in which they were developed. Each neighborhood has a slightly different character.

Land Use Description	Total Acreage
Single Family	3638
Multi-Family	429
Office	319
Commercial	1150
Civic/Semi-Public	475
Agriculture/Rural/Vacant	1299
Park	384
Recreation/Open	587
Industrial	82
Right of Way	312
TOTALS	8,675

Existing Land Use Breakdown Table



Existing Land Use Breakdown Chart



Existing Land Use Map

Commercial Areas

The Commercial and office business areas are also notable in five primary areas: the Mason-Montgomery Road Corridor, Kings Automall/Waterstone Area, the Kings Mills Exit, the Columbia Road Corridor, and US 22/3 Corridor.

The Steering Committee also reviewed the plan recommendations for the commercial areas, primarily in anticipation that some of these areas may be subject to redevelopment and the impacts of change is important to manage. These areas are included as redevelopment focus areas.



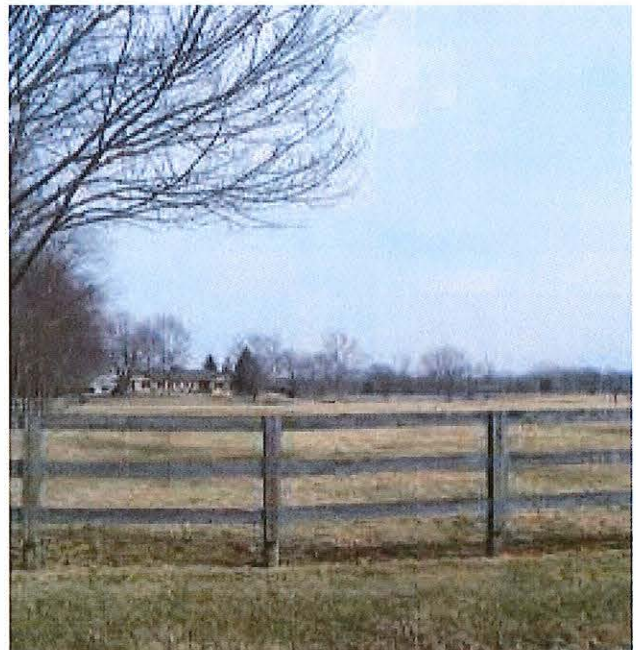
An example of commercial uses and their associated design details.

Agricultural, Rural, and Vacant Land

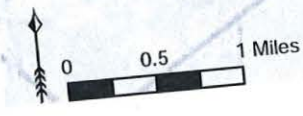
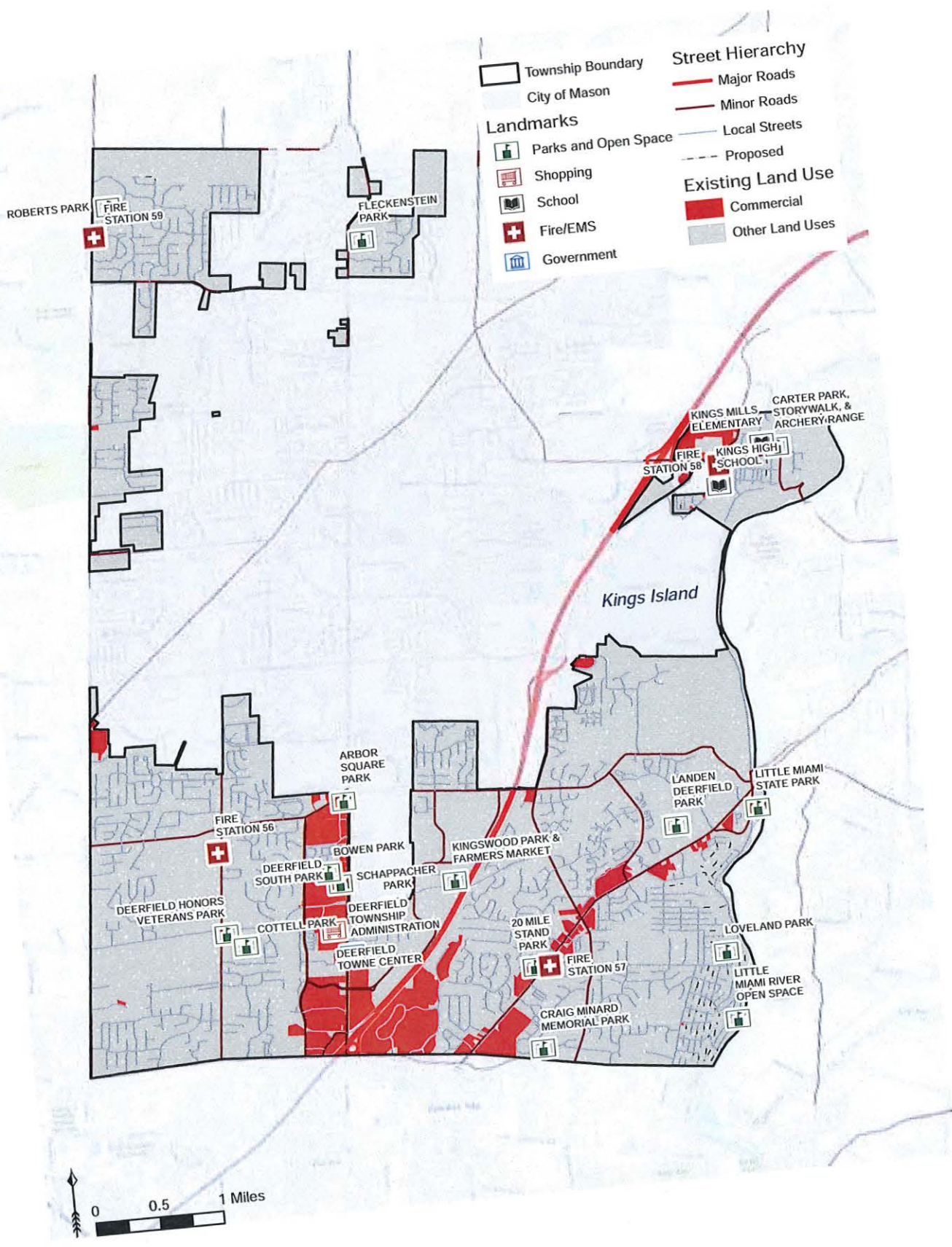
There is also a significant area of the township which still has a semi-rural appearance because of remaining large parcels with some of them still being actively farmed, this land along with some smaller vacant parcels are the areas most likely to experience development pressure and if they are developed their character would significantly change and change the appearance of the area.

These are the areas that were assessed during the planning process and are the subject of the focus areas workbook presented as an appendix. The steering committee spent 3 meetings reviewing the current zoning, 2015 Plan recommendations, and possible alternatives for these areas during the plan drafting. Their final recommendations for future land use in these areas was presented for public review and resulted in the future land use plan and focus area recommendations in this update.

The detailed review of the agricultural/rural/vacant land use and zoning and the commercial area land use and zoning resulted in some refinements to the 2015 Character Areas, and the addition of detailed maps and recommendation for a handful of areas which required additional guidance for development or redevelopment to ensure compatibility and predictability if they change. The results of this effort are presented in the Land Management Plan section of this update.

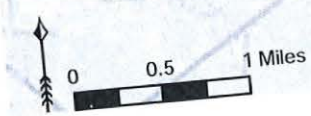
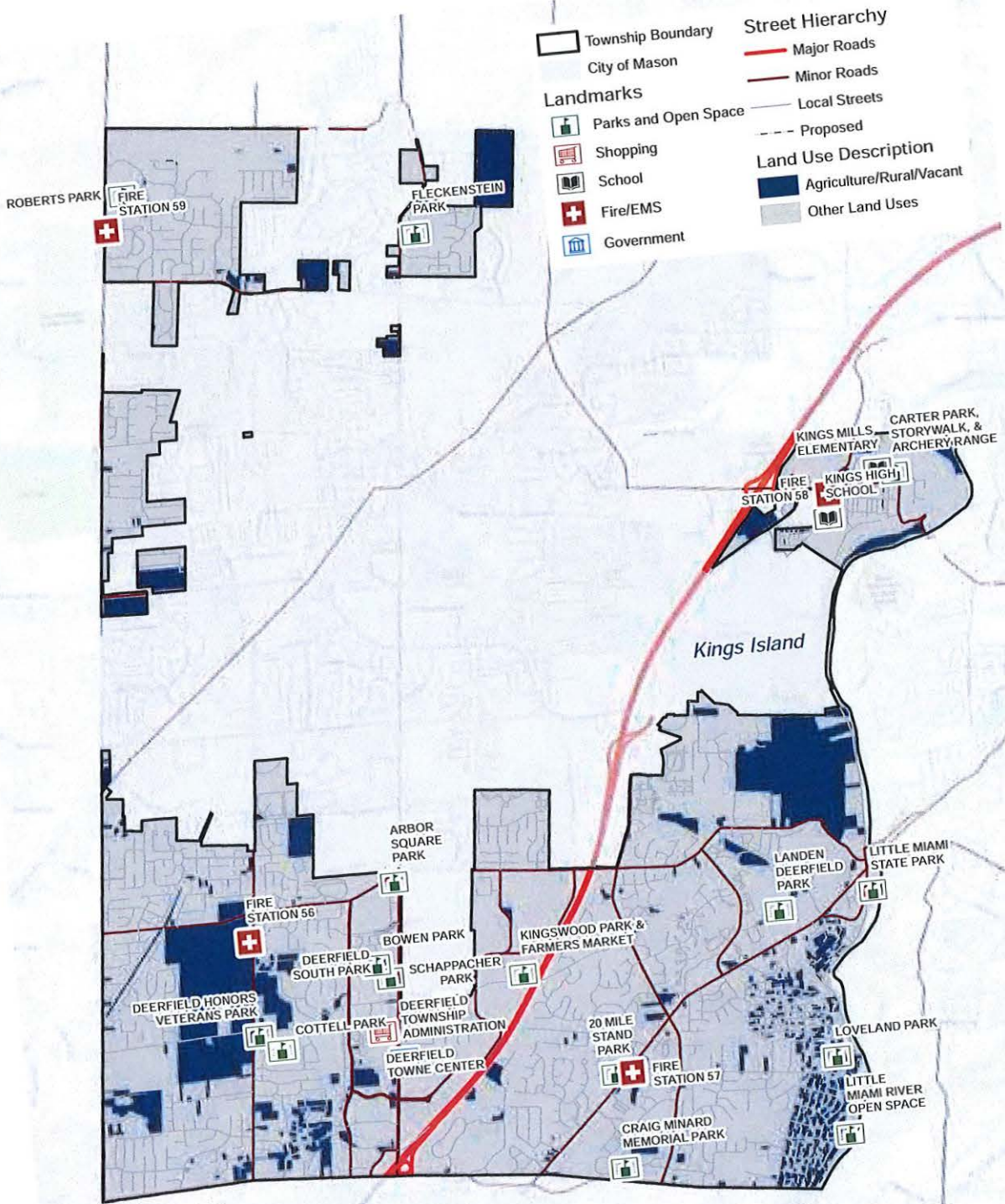


An example of agricultural land and rural residential.



Commercial Areas Map

BECOMING Deerfield



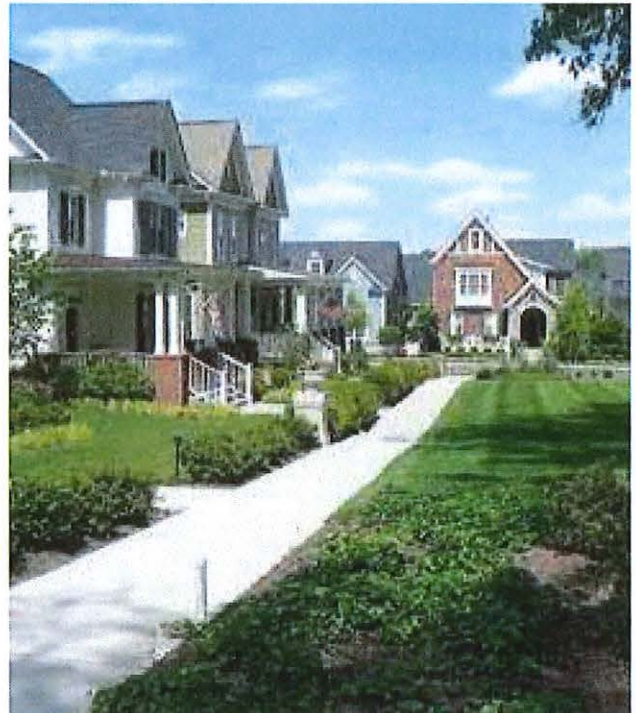
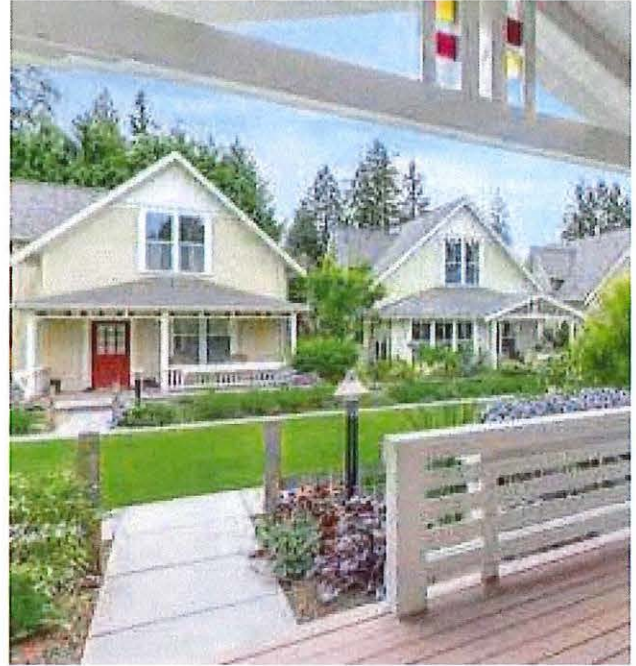
Agricultural, Rural, and Vacant Land Map

Density, Walkability, and New Residential Development

Density is usually the first and only way the public thinks about new residential development. The number of new homes that can be developed on this parcel of land is only one factor of community character. Other things play into the character, walkability, and livability of an area. Many suburban communities like Deerfield Township are experiencing a shift towards higher-density housing developments as land becomes scarcer. This can result in new development that feels out of place or context with its surroundings.

Character of the community is about more than land use. It is about the design of neighborhoods and business districts in the streets and public spaces, how close buildings are to each other, and whether lots are narrow and deep, wide and shallow, very small with lots of common open space, or relatively large with individual private green spaces. The best communities have some of each to provide variety and choice as people age in place, start a family, live alone, or just want a low maintenance home near services and work.

Deerfield Township has a broad mix of housing options and significant business development in the community. Compared to surrounding communities, Deerfield has a much more sustainable and adaptable mix that responds to the modern housing market.



The top image is an example of traditional village style residential development. The bottom image is of a neo-traditional development that clusters the open spaces into common areas rather than on individual lots.

Architecture

Character is also influenced by local architecture. The look of new buildings in Deerfield is important. High quality brick and stone construction is prevalent, modern neo-traditional styles are dominant, and this seems to be the preferred model for future development.



An example of contemporary architecture in Deerfield Township

Streetscaping/Green Infrastructure

Incorporating green space into public spaces can serve multiple benefits. Many communities are moving towards including “green infrastructure” in common space, parking lots, rights-of-ways and other found spaces to help manage stormwater runoff and provide additional green cover in the communities. Reduction of impervious surface is beneficial across the board and is something to consider in new development and retrofitting existing spaces. Also, cohesive streetscaping, signs, lighting and plantings can lend to the identity and character of the township.

Stormwater management continues to be a priority for the township and these options provide additional methods to help reduce surface runoff.



Examples of green infrastructure in developments.

Transportation & Mobility

Transportation and mobility in the township are a multi-jurisdictional topic that is complex. On many matters with the primary transportation corridors, Warren County, and Ohio Department of Transportation are the responsible agencies. Local roads and bike and trail connectivity fall under the jurisdiction of the Township, however regional collaboration on bike trails is important. Current features of the township's transportation and mobility network include:

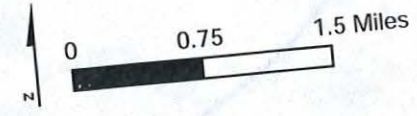
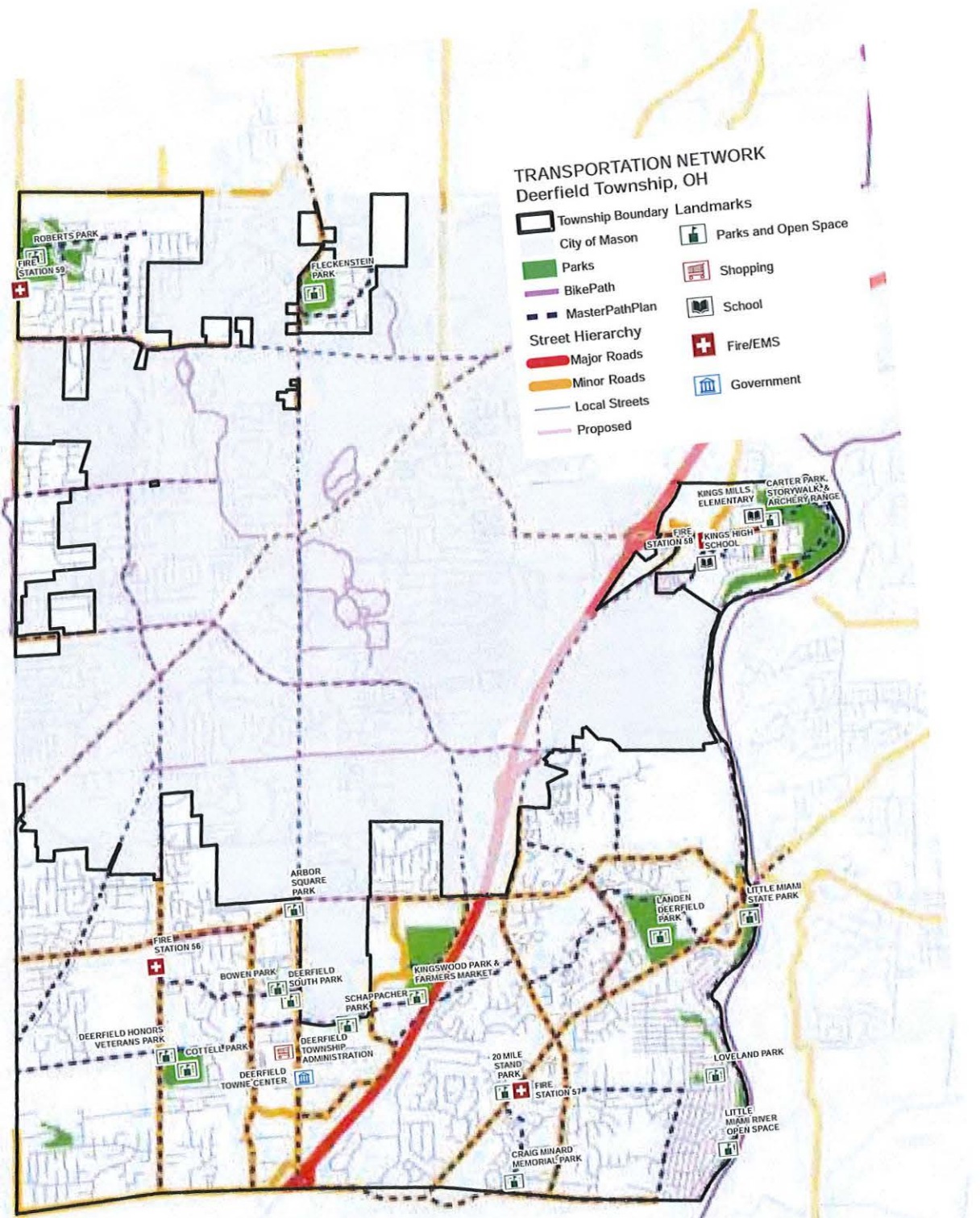
- » A gridded network of major county roads, state routes, and local township roads.
- » A prevalence of limited connectivity subdivisions—limited connectivity from neighborhood to neighborhood for people on foot, bike or in cars.
- » Heavy pass through traffic volumes (neither originating nor destined for Deerfield Township) during AM and PM commute peaks.
- » Significant improvements completed with additional planned improvements of the Fields-Ertel/Mason-Montgomery/I-71 interchange redesign.
- » The township is reliant on the Warren County Engineer for approvals and design of transportation improvements.



Deerfield Township sees heavy passthrough traffic volumes.



Single connection point subdivision limit connectivity for people on bicycle, on foot, or in car.



Transportation Map

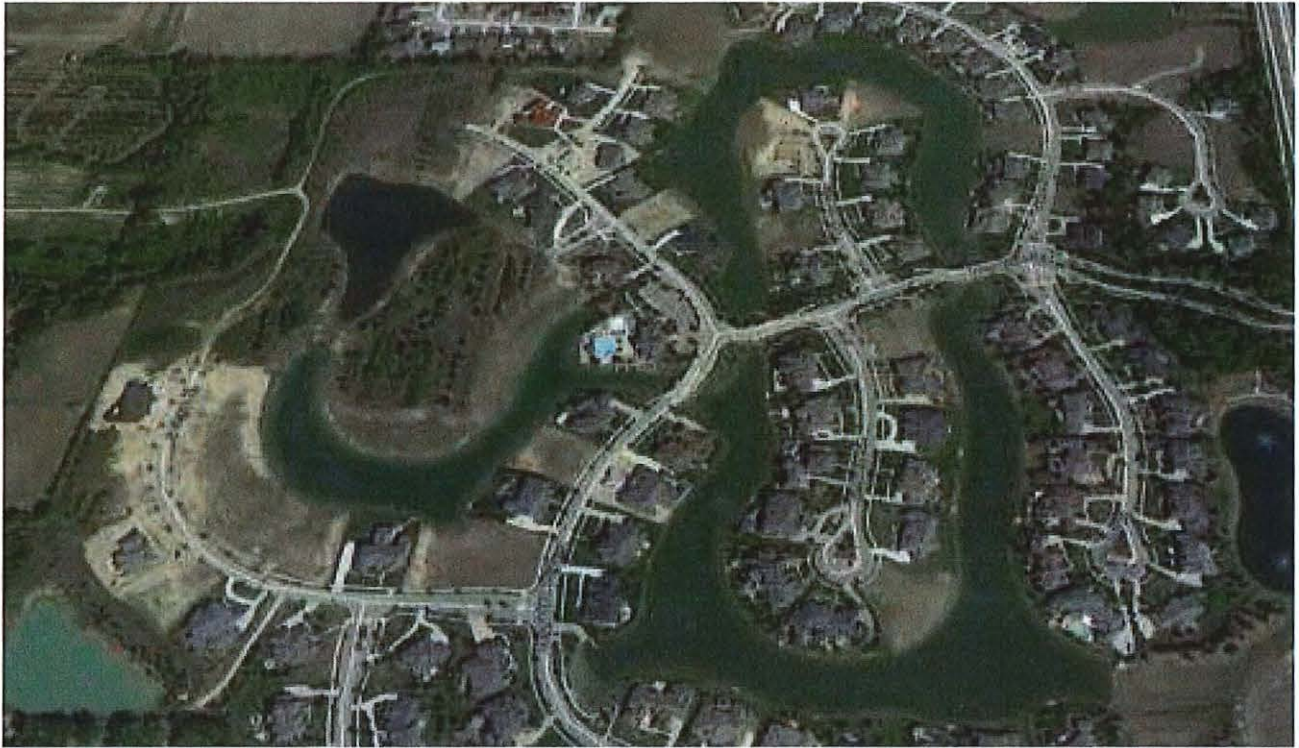
Trends and Forces

What other communities are doing, ideas for the future.

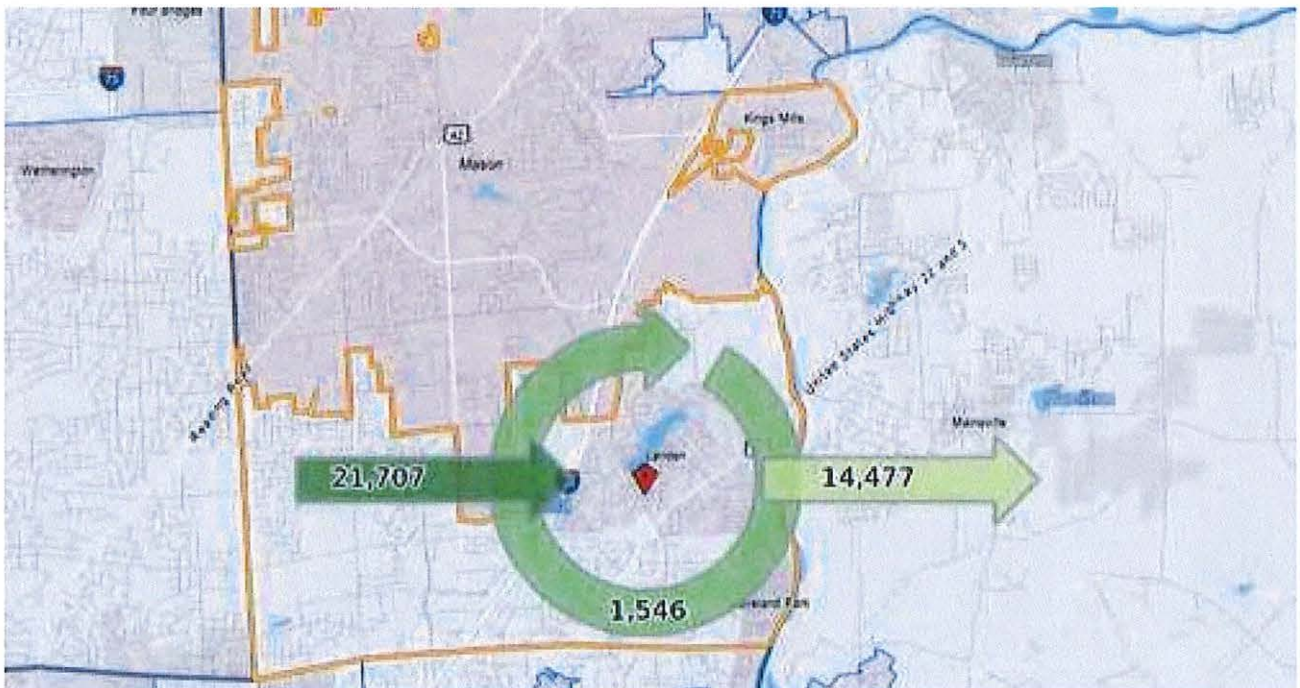
- » Improved connectivity
- » Complete Street Design
- » Alternative intersection design
- » Roundabouts
- » Flyovers
- » More/Better Recreational Trails
- » Regional Bike Trails, street markings, dedicated trails etc.
- » Integrated uses, mixed uses to reduce daily household car trips



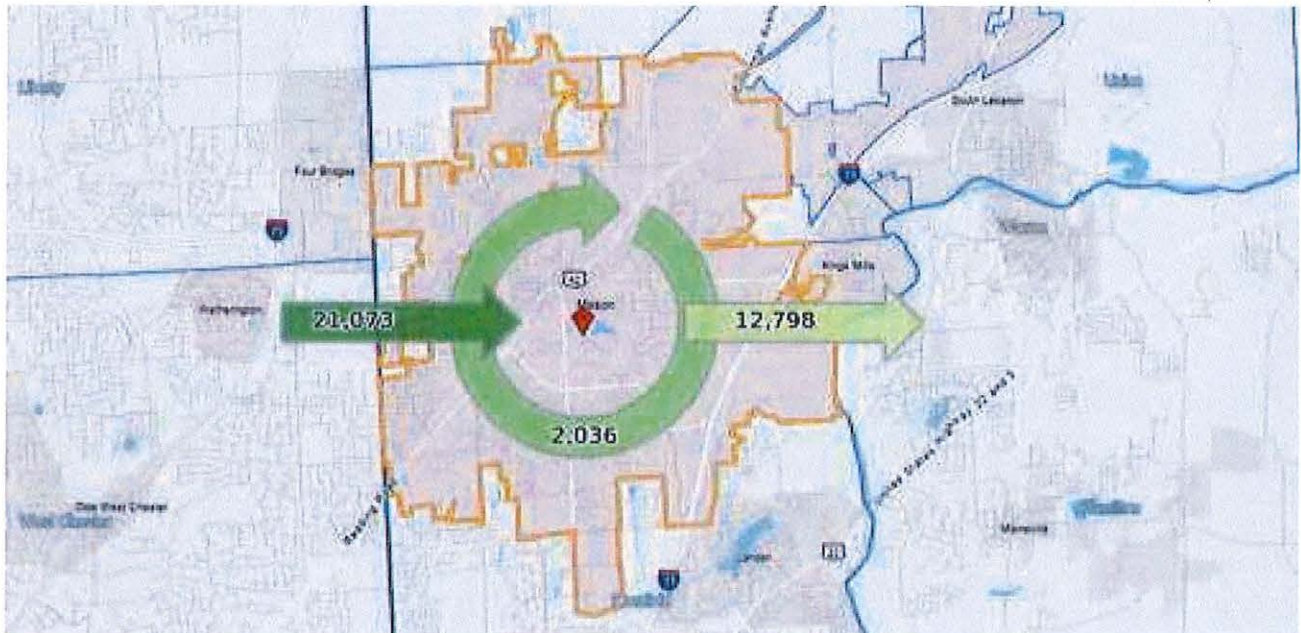
Other than Wilkens Blvd there are not many alternative collector/major thoroughfares, so all the traffic loads onto the major mile grid of county roads.



Improved connectivity is emerging in the northwest, but a predominance of cul-de-sacs still doesn't provide for true arterials at a frequency more than every mile. Citizen opposition, and Warren County's final approval have led to some planned connections being truncated at the time of development.



This map shows the trips traveling out of the township, staying in the township, and entering the township on a daily basis.



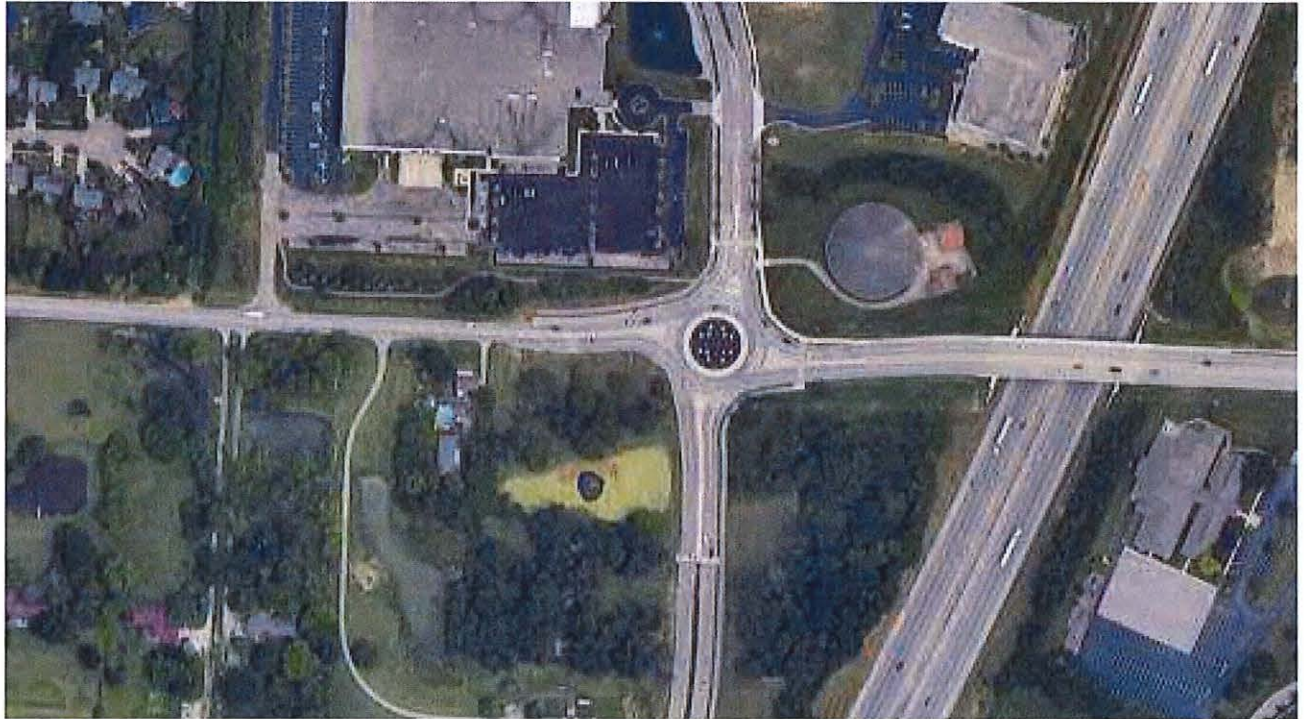
This comparable map shows the same figures for the City of Mason. A significant portion of this traffic comes through Deerfield Township.



Deerfield Township residents account for only about half of the outgoing commuter traffic on the township roads. More than 43,300 people a day travel into the Deerfield/Mason region, and 18,000 of those trips are destined for places in Mason. Only a small portion (less than 15%) of employment in the area is held by people who live within the township or City of Mason. A Net import of daytime population of 13,000 people puts a lot of traffic on the roads that is neither generated by township residents nor destined for places within the township.



Complete Street Design one option many communities are exploring is making the major thoroughfares complete streets so that they accommodate people moving by different means besides just a personal car. In theory a network of these roads provides people with alternative ways to meet daily trip needs and makes it possible/safer, and more feasible to ride a bike, walk, or take some form of transit.



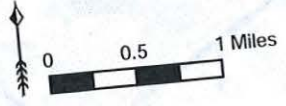
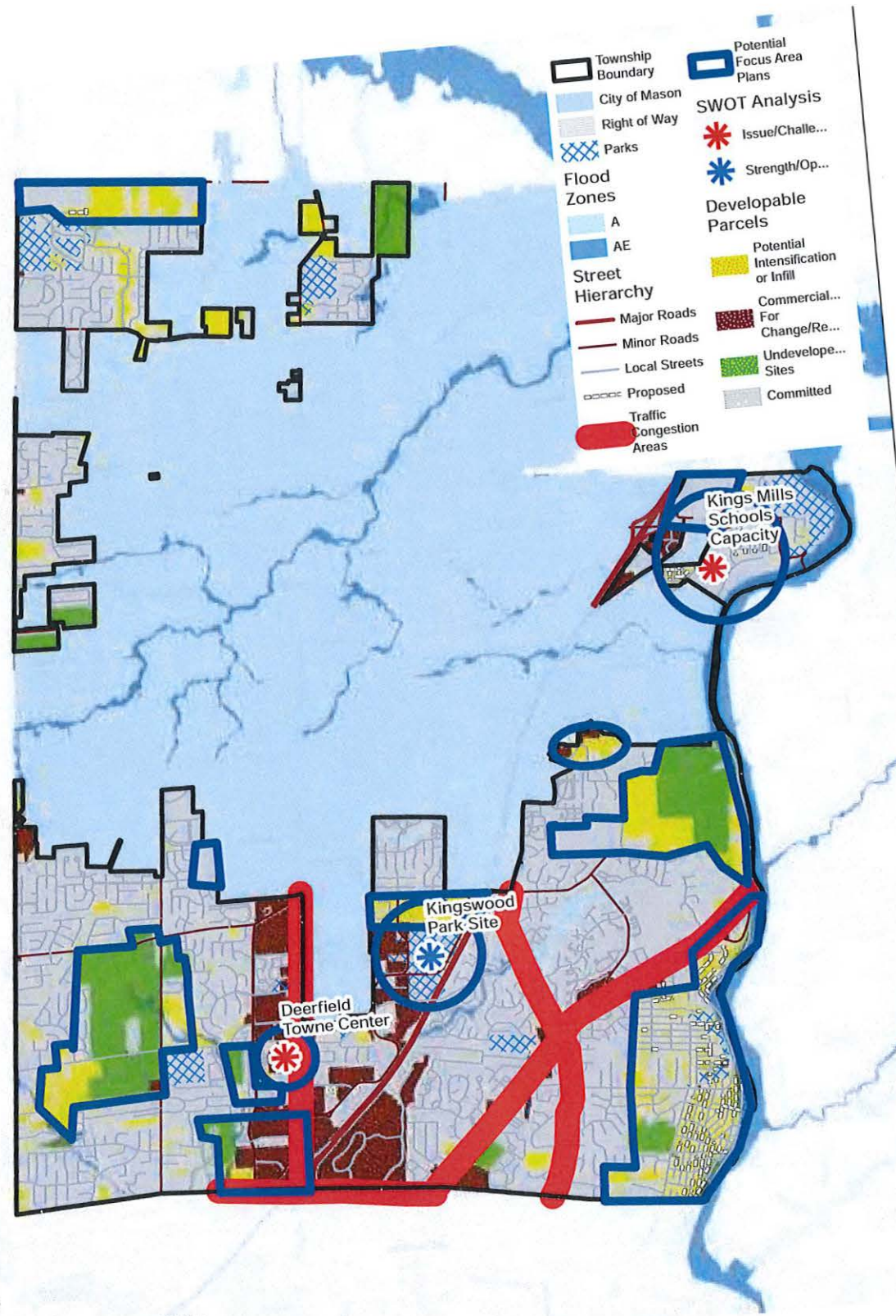
Alternative intersection design like roundabouts and flyovers of heavily traveled routes, can reduce congestion and delay times, and improve connectivity from one part of the township to another.



Mixed Use development like the District helps reduce daily trips for people who live in the development by putting them in walking distance to groceries, entertainment, shopping, and dining. But these districts also draw traffic as a destination for the larger community or even region. Examples like Liberty Town Center, Easton, and The Greene in Beavercreek all have this design. The problem comes in that not all neighborhoods have shopping, dining, and entertainment so people drive to locations like this to enjoy the walkable environment.

Redevelopment & Infill

As the township matures, one of the themes that has been a priority is redevelopment and infill. In the second round of public engagement, we asked the steering committee and citizens to help identify areas they felt needed to be addressed for changes in their existing uses. We combined that information with the land use assessment that identified vacant and agricultural lands that may be available for infill development, and commercial areas in need of reinvestment or redevelopment.



Preliminary Situation Map

The Redevelopment Process

THE KEY PLAYERS

- Property Owner
- Developer
- Potential Tenants/Occupants
- Township
- County
- Community Improvement Corporation
- Surrounding Property Owners

Just because there is a plan for redevelopment doesn't mean it will happen that way. . . Factors that need to be in place

- ✓ Profitability for owner and developer
- ✓ Tenants/occupants (demand)
- ✓ Support from surrounding residents
- ✓ Land Use and functionally appropriate
- ✓ Infrastructure to support it

The Redevelopment Process Chart

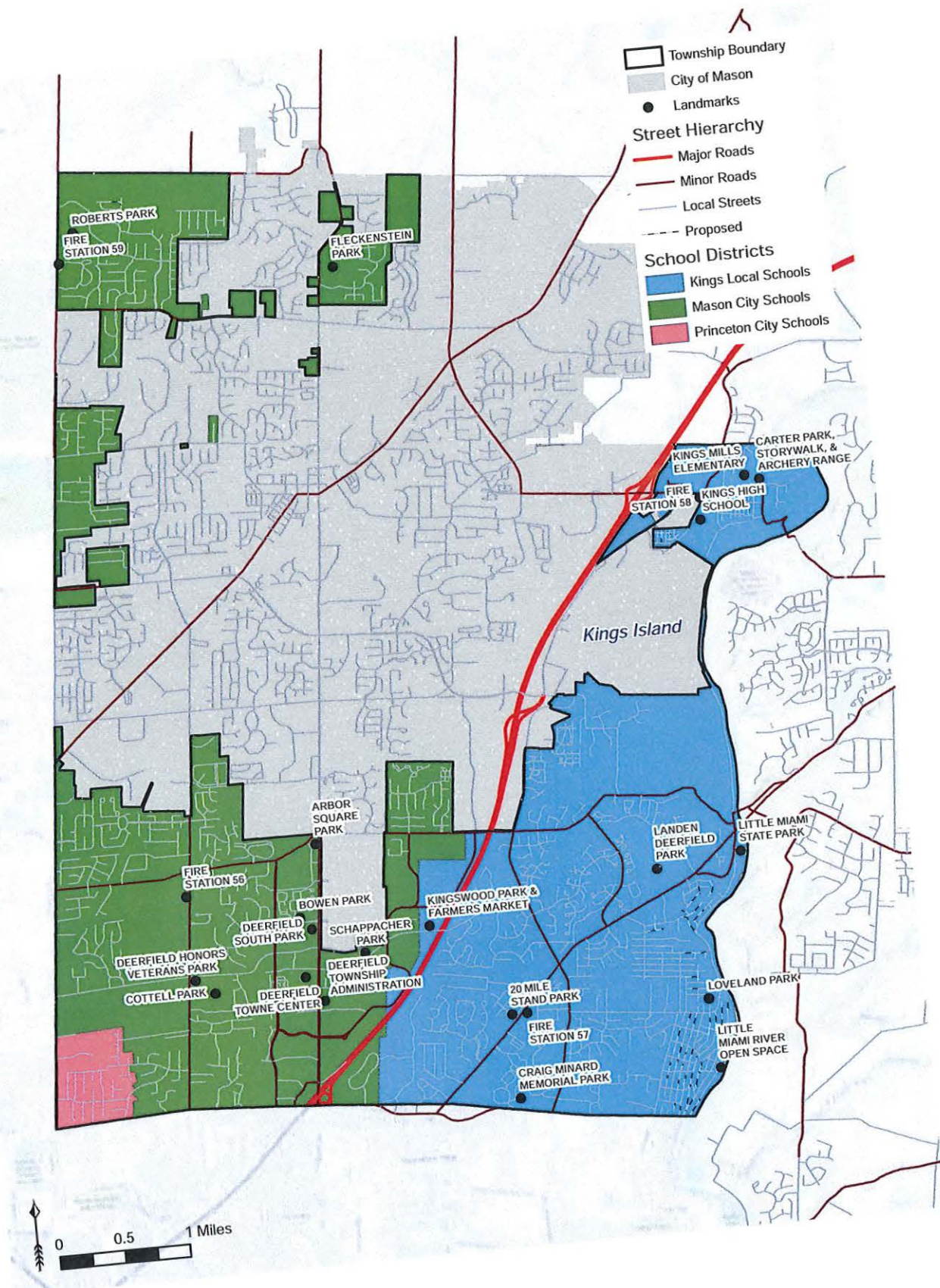
Quality of Life & Accessible Services

Existing Conditions and Policies

- » High Level of Service from Township
- » Balanced Budgets with a focus on long term financial stability. Township successfully paid off all debt on outstanding Tax Increment Financing (TIF) districts and achieved becoming completely 'Debt Free' in 2020.
- » Schools are not township specific
 - » Township doesn't have control over the schools
 - » Most of the growth in the King's school district is outside of Deerfield Township
- » Parks and Recreation are evolving and improving according to past planning efforts
- » Using partnerships with Warren County and surrounding jurisdictions to provide safety services with significant cost savings

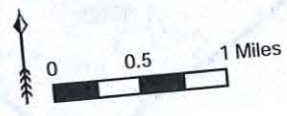
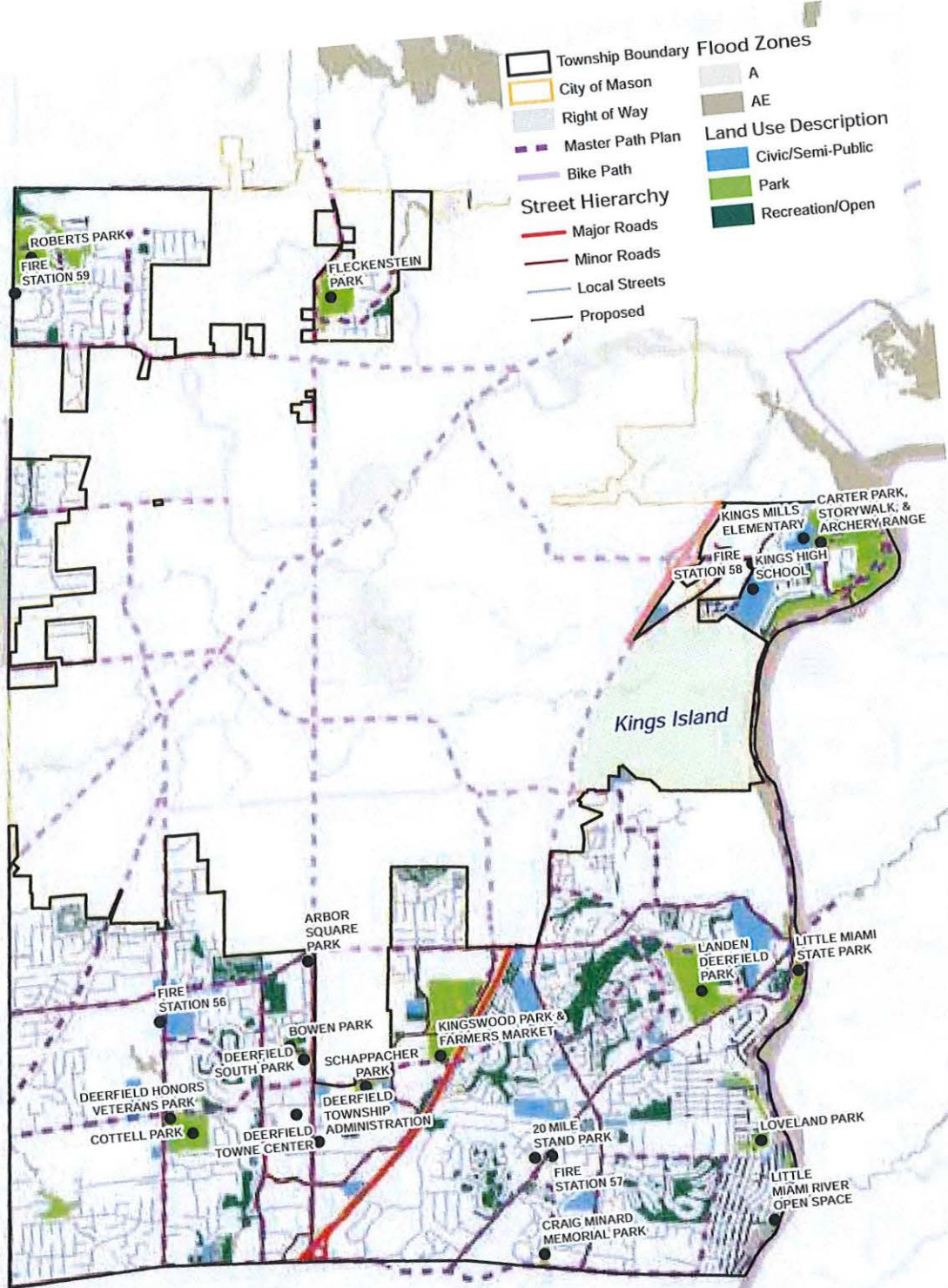
The trends for the future include:

- » Increasing demand for permanent open space/parks
- » Increasing cost of land
- » Demand for greater walkability in neighborhoods and destination districts
- » Desire to maintain safe/family-friendly community level services
- » Need for a true Township Center and destination



School Districts Map

BECOMING Deerfield



Parks & Open Space Map

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PART 1: COMMUNITY AGENDA

The community agenda lays out the framework for the comprehensive plan by stating what is important to the township, what the long-term goals are, and establishing objectives to achieve those goals. This is an update to the community agenda from the 2008 Comprehensive Plan, which was the result of an extensive planning process with the Citizen's Planning Forum. The same goals and objectives are carried through due to the extensive public involvement that went into creating the community agenda in 2008. This update accounts for the township's accomplishments, along with the goals and objectives that are on-going and still relevant, and the goals that have yet to be completed. The township has successfully concluded many of the objectives from the 2008 plan. Those objectives have been removed from the community agenda, while some new objectives have been added to reflect the recommendations set forth in this plan. The goals and objectives are organized under the following categories:

- Growth Management
- Pedestrian and Trail Connections
- Parks and Open Space
- Redevelopment
- Township Identity
- Housing Quality and Diversity
- Transportation and Mobility
- Long-Term Financial Stability for the Township
- Intergovernmental Coordination

The goals and objectives establish the direction for each of the elements of the Land Management Plan and the Implementation Strategy. The recommendations for each of these elements are in accordance with the intent of the goals and objectives.

Township Goals

Growth Management

The township will manage the rate of growth and quantity of development to ensure the desired development pattern, compatible neighborhood characteristics, and the availability of adequate public facilities and services.

Objectives

- » Regularly review the zoning resolution to ensure its continued conformance with the recommendations set forth in this plan or in conjunction with future updates.
- » Work with partner agencies such as the Warren County Water, Warren County Regional Planning Commission, schools, and other agencies which provide services to the township to identify capacity limits and improvements needed to manage growth.
- » Work with Warren County, Mason, Mason City Schools, and Kings Local Schools to develop adequate public service and facility standards for the joint service areas.
- » Update the land use plan to provide more specific guidance for identified target redevelopment and infill locations.
- » Provide more specific guidance for the development patterns and land uses in identified greenfield locations.
- » Use the Community Improvement Corporation (CIC) to catalyze redevelopment and infill as a major component of the township's growth management and development efforts.
- » Continue the promotion of sustainable development and building practices and alternative forms of energy production.
- » Adopt green infrastructure standards for township and local roads and public spaces.
- » Work with interested property owners to identify key agricultural or natural habitat areas to protect through conservation easements or other methods of permanent protection.
- » Use development regulations to guide the quality, character, and physical form that buildings take on a site to ensure quality developments within the township.

Parks, Recreation, and Open Space

PEDESTRIAN AND TRAIL CONNECTIONS

The township will have an interconnected network of trails and paths that allow travel by pedestrian and bicycle throughout the community with focus on the Miami to Miami Trail connections.

Objectives

- » Finalize the connections to complete the Deerfield Township portion of the Miami to Miami Trail connection.
- » Follow the 2019 Park Master Plan to acquire and improve identified trail connections to increase pedestrian and bike connectivity off-road especially between neighborhoods and township parks, and destination districts.
- » Support trail links which match up with plans and design standards of adjacent communities including the City of Mason, Symmes Township, and West Chester Township.
- » Work with Warren County and ODOT to prioritize and pursue opportunities to upgrade local thoroughfares with sidewalks and bicycle lanes to accommodate network connections and support alternative modes of travel, i.e. Complete Street Design.
- » Support easements dedicated through private development that link into a network of sidewalk, paths, and trails.
- » Establish trail location and design standards which promote safety through separation from vehicular traffic but provide visibility from public areas to instill a sense of security rather than isolation.
- » Encourage trail networks within riparian corridors and dedicated open spaces through the subdivision and/or planned unit development process to create a double benefit of protection of resources and improved pedestrian and bicycle accessibility.
- » Continue to require sidewalks, paths, and trails in the planned unit development standards.
- » Continue working with Warren County and ODOT to facilitate safe pedestrian crossing of Interstate-71, Mason-Montgomery Road, U.S. 22/3, and other large surface road intersections including installation of crosswalks, overpasses, signs, signals, and improvements to highway crossings.

PARKS AND OPEN SPACE

The township will have adequate parks and open space to provide recreation opportunities to the residents and will maintain open spaces to enhance the quality of life in the township.

Objectives

- » Implement the recently adopted Parks and Recreation Plan to continue providing a high level of public recreation services and adequate parks and open space.
- » Maintain the township operated parks at the plan recommended levels of functionality and quality.
- » Strive to provide park land in an equitable manner in the four quadrants of the township in accordance with the Park and Recreation Plan recommendations.
- » Continue to promote pedestrian and bicycle paths along riparian and road corridors to connect neighborhoods and parks to improve accessibility to these areas.
- » Continue using development regulations that require retention of open space which can be used for active or passive purposes in the private development process.
- » Work with churches and schools to provide private recreation areas, facilities, and programming to increase recreational opportunities within the township.
- » Establish new public or semi-public open spaces through redevelopment of obsolete commercial development.

Redevelopment and Economic Development

The township will actively facilitate compatible redevelopment of areas that become obsolete to maintain a vibrant community.

Objectives

- » Complete a market study.
- » Prepare redevelopment plans for targeted corridors such as Fields-Ertel Road, Route 22 & 3 and Mason-Montgomery Road as well as other specific sites as identified in the Focus Areas.
- » Promote redevelopment to sustain commercial and retail development.
- » Provide strategic land use recommendations for targeted redevelopment locations to facilitate redevelopment in a manner that is consistent with community character and identity that will create community focal points.
- » Create a strategy, utilizing the Community Improvement Corporation (CIC), to facilitate targeted small-scale localized redevelopment that would provide valuable services to markets within walking distance (1/4 mile) of neighborhoods to reduce auto dependency.
- » Develop a reinvestment strategy for the Loveland Park neighborhood to address issues associated with non-conforming lot configurations, potential redevelopment pressures, and public access to the Little Miami River.
- » Actively facilitate redevelopment and reinvestment in targeted areas under the guidance of an Economic Development Strategy and this Comprehensive Plan.

Township Identity

The township will have a strong and clear identity enhanced by the quality and character of neighborhoods, regional destinations, gateways, corridors, and community focal points.

Objectives

- » Promote planned development through the community character and land use guidelines and the zoning resolution to create new neighborhoods with distinct identities.
- » Include neighborhood profiles on the township's webpage and in various marketing materials to instill the connection between these neighborhoods and the township.
- » Adopt special design overlay standards for the treatment of key gateways and gateway corridors through the zoning resolution.
- » Update and improve the township's PUDs and development standards on permitted residential conservation-type uses such as Mixed Residential and/or Park Residential subdivisions to maintain open areas and aspects of the rural character throughout the township.
- » Work with interested property owners to permanently conserve agricultural and rural landscapes using voluntary conservation easements.
- » Strongly encourage redevelopment of older commercial areas with mixed-use developments (residential, commercial, civic uses) that provide community gathering spaces, open spaces, and add focal points for community identity.
- » Continue installing unified signage design and inclusion of the Deerfield logo on street signs.
- » Continue encouraging inclusion of the Deerfield logo on private signs.
- » Protect and enhance the environmental quality of the Little Miami River corridor through maintenance of township owned land and development regulations to support the identity of the eastern portions of the township.
- » Create a scenic gateway at Old 3C Highway, Kings Mills Road, and Socialville-Foster Road celebrating the Scenic Little Miami.
- » Collaborate with Warren County and ODOT to improve the safety and capacity of Old 3C Highway across the Little Miami and along Kings Mills and Socialville-Foster Roads, without over designing and losing the rural character of this area of the township.
- » Promote the Deerfield Towne Center and The District at Deerfield development as the heart of the township and continue encouraging the area as an interconnected, walkable network of streets and paths.
- » Encourage creation of public/community gathering spaces within the Towne Center and District to reinforce the Township's identity.

Housing Quality and Diversity

The township will be a community where individuals and families of different demographic and economic backgrounds can find quality and diverse housing options.

Objectives

- » Encourage a mix of residential building types to promote a variety of housing options within a neighborhood to attract families of different economic and demographic backgrounds.
- » Promote housing types (smaller detached homes, multi-family) in mixed-use developments that are attractive to older adults near groceries, retail, and health care facilities to increase mobility options outside of auto dependency.
- » Promote development of a variety of homes suitable for one and two person households, traditional families, and multi-generational extended families in mixed-use developments as part of redevelopment efforts to accommodate evolving household types. Consider incentivizing missing middle types of housing that fit in with traditional single-family neighborhoods but provide different sized units.
- » Preserve the viability and character of established larger lot single-family neighborhoods.
- » Closely coordinate with the School Districts and utility providers to ensure services are being managed at appropriate levels to serve growing populations.
- » Recognize that changing lifestyles are consistently making rental and higher-density/lower maintenance housing more attractive for families with children.
- » Require provision of large usable open spaces in residential and mixed-use development to adequately off-set increased housing density with suburban or rural character open spaces.
- » Consider modified lot coverage and scale standards for smaller lot developments to maintain adequate open spaces.

Transportation and Mobility

The township will coordinate with the various agencies that influence transportation options in the community to provide safe and efficient access and multi-modal mobility options to residents and businesses in the township.

Objectives

- » Identify locations for potential local thoroughfare connections and propose amendments to the Warren County Official Thoroughfare Plan in accordance with these recommendations.
- » Recognize the township has limited ability to influence the conditions associated with the interstate system.
- » Recognize the township has limited ability to influence the design and construction of roads associated with private development which are regulated by the Warren County Subdivision Regulations.
- » Work as a partner with ODOT and Warren County in the construction and improvements to Phase 2 of the Fields-Ertel/I-71 interchange.
- » Collaborate with Warren County, OKI, Hamilton Township, and ODOT to explore alternative routes for increased commuter traffic coming from Hamilton Township via Old 3C Highway across the Little Miami and along Kings Mills and Socialville-Foster Roads.
- » Collaborate with Warren County to replace the Old 3C Highway Bridge across the Little Miami River.
- » Support efforts to identify additional access from I-71 between Fields-Ertel Road and Western Row Road exits.
- » Promote bicycle and pedestrian facilities to increase travel options.
- » Identify potential improvements to regional transit to reduce impacts from commuter traffic.
- » Investigate the potential of localized transit to improve mobility in the township.
- » Promote mixed-use developments to reduce the need for auto dependency.
- » Encourage a balance of residential, office, and commercial growth so more needs can be met locally to reduce auto trips in and out of the township.
- » Work with the City of Mason to provide multiple routes between the four quadrants of the township.

Long-Term Financial Stability for the Township

The Township will continue to ensure that the community holds a strong financial position. While this position will evolve overtime, it is imperative that there is focus to ensure long-term financial stability, to maximize revenues, justify expenditures, and ensure sufficient reserves for those unforeseen financial circumstances; while maintaining a reasonable real estate tax rate for the community.

Objectives

- » Ensure financial transparency is prevalent.
- » Safeguarding of assets against unauthorized use or disposition.
- » Long-term financial planning in conjunction with the Township's goals and objectives from a capital planning perspective.
- » The Township's financial reporting systems shall be maintained in conformity with generally accepted accounting principles (GAAP), and the standards of the Governmental Accounting Standards Board (GASB).
- » The Auditor of State or an independent public accounting firm will perform an annual audit, and its audit opinion will be included in the Township's published Comprehensive Annual Report (CAFR).
- » Financial systems shall be maintained to monitor revenues and expenditures.
- » Seek out alternative funding sources, such as grants or low interest loans to help fund capital projects.
- » Ensure that capital improvements have adequate and stable funding sources, especially for infrastructure maintenance and replacement.
- » The Capital Improvement Program (CIP) is a fundamental management document that outlines projected capital needs, funding estimates and sources and timeframes for completion. This program shall be evaluated by the Board of Trustees on an annual basis.
- » The Township will continue to monitor and ensure fiscal accountability in undertaking all of its responsibilities.
- » Monitor cost recovery programs for Township programs/services.
- » The annual budget forecasts shall serve as the foundation for the Township's financial planning and control.
- » Newly created operating expenditures or projects that are ongoing in nature will only be considered if funds are available to maintain the project and after careful consideration by the Board of Trustees.
- » Enterprise funds should remain self-sufficient and not rely on general fund support. The Township shall set fees and user charges for each enterprise fund at a level to support the direct and appropriate indirect cost of the activity.
- » Charges for services may in part help offset the cost of providing a specific service. The cost may be recalculated periodically and the fees may be adjusted accordingly.
- » The Township's budget shall be prepared on an annual basis. The revenue and expenditure forecasts will be prepared for ten years, and updated annually.
- » Prior to applying for and accepting intergovernmental aid, the Township shall examine the program to determine if it is consistent with the Township's mission and financial policies. Grants that require a matching commitment of Township funds shall be evaluated on the availability of funding sources and on the merit of the grant program.
- » Continue to review /update relevant Financial Policies.

Intergovernmental Coordination

The township will have strong partnerships and coordination with the other jurisdictions and agencies that affect the quality of life in to promote positive growth and identity in Deerfield Township.

Objectives

- » Continue to collaborate with the Warren County Water and Sewer Department and understand the availability of treatment capacity available in Deerfield Township to accommodate growth.
- » Work with Warren County to update the Warren County Official Thoroughfare Plan particularly in the transitional areas between Union, Hamilton and Deerfield Townships to better address the pass-through commuter traffic generated by growth in adjacent communities.
- » Coordinate with Tri-State Trails, the Warren County Park District, Butler County, and West Chester Township in the creation of a green network of pedestrian and bike trails that link the neighborhoods to the regional trails, and regional and township parks.
- » Increase collaboration and coordination between the Deerfield Township Board of Trustees and the School Boards for Kings Local Schools and Mason City Schools to ensure all parties understand the capacity and impacts of development within the township on the Schools.
- » Collaborate with the Warren County Port Authority to promote commercial development within Deerfield in coordination with this plan.
- » Continue to collaborate with the Warren County Sheriff's Office to ensure safety and welfare of Township residents and businesses.

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PART 2: LAND MANAGEMENT PLAN

This chapter contains recommendations and guidance on the character of future development and redevelopment projects within the township. Through the identification and description of seven (7) character areas. The character areas are comprised of similar development forms, scale, architecture, or other characteristics that distinguish them from other areas of the township. This existing form provides the context for how each area is envisioned to develop in the future. Some areas include successful, stable developments that are not envisioned to change much. Other areas are in transition wherein new uses and building characteristics are encouraged. The information provided for each character area lays out this existing context, provides the specific vision for the area, the land uses that are appropriate or provisional, and the general development guidelines that should apply to all new and redevelopment projects.

Each character area is comprised of multiple land uses. For example, within the Neighborhoods Character Area there are Suburban Single-Family Residential, Mixed Residential, and Multi-Family land uses currently present. Each land use description is comprised of unique development guidelines that will shape the character of future proposals.

Character Areas

In this section, our vision for the future of Deerfield is defined in terms of character areas. A character area is a group of real properties with diverse owners that have similar characteristics including street widths, lot sizes, levels of tree cover, uses and building types.

Each area represents a unique character, development pattern, and scale with its own needs and expectations. The vision and general development guidelines vary for each area and provide direction for how future development is envisioned in that area. The seven character areas are as follows:

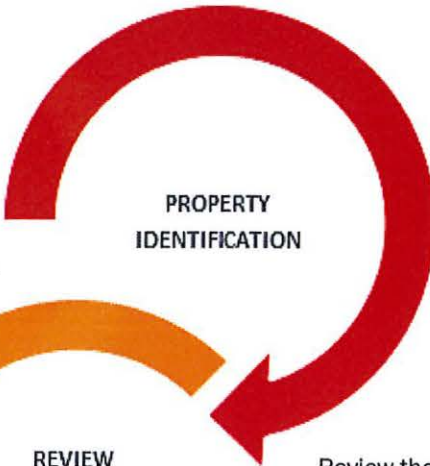
1. Low-Density Rural Neighborhoods
2. Medium-Density Rural Neighborhoods
3. Neighborhoods
4. Neighborhood Mixed-Use
5. Office Park
6. Regional Highway/Commercial
7. Town Center Mixed-Use

Character Area Map

The Character Area Map illustrates the boundaries of these seven areas and will provide the framework for development and infill for new projects in Deerfield Township.

Refer to the character area map to identify property locations.

PROPERTY IDENTIFICATION



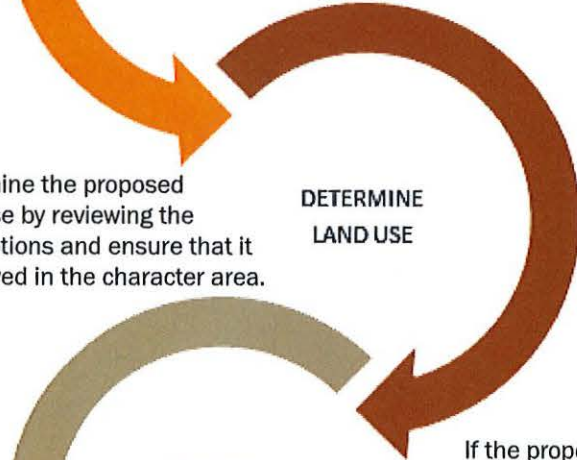
REVIEW CHARACTER AREA GUIDELINES

Review the applicable character area for allowed land uses and the general design guidelines.



Determine the proposed land use by reviewing the descriptions and ensure that it is allowed in the character area.

DETERMINE LAND USE



REVIEW LAND USE GUIDELINES

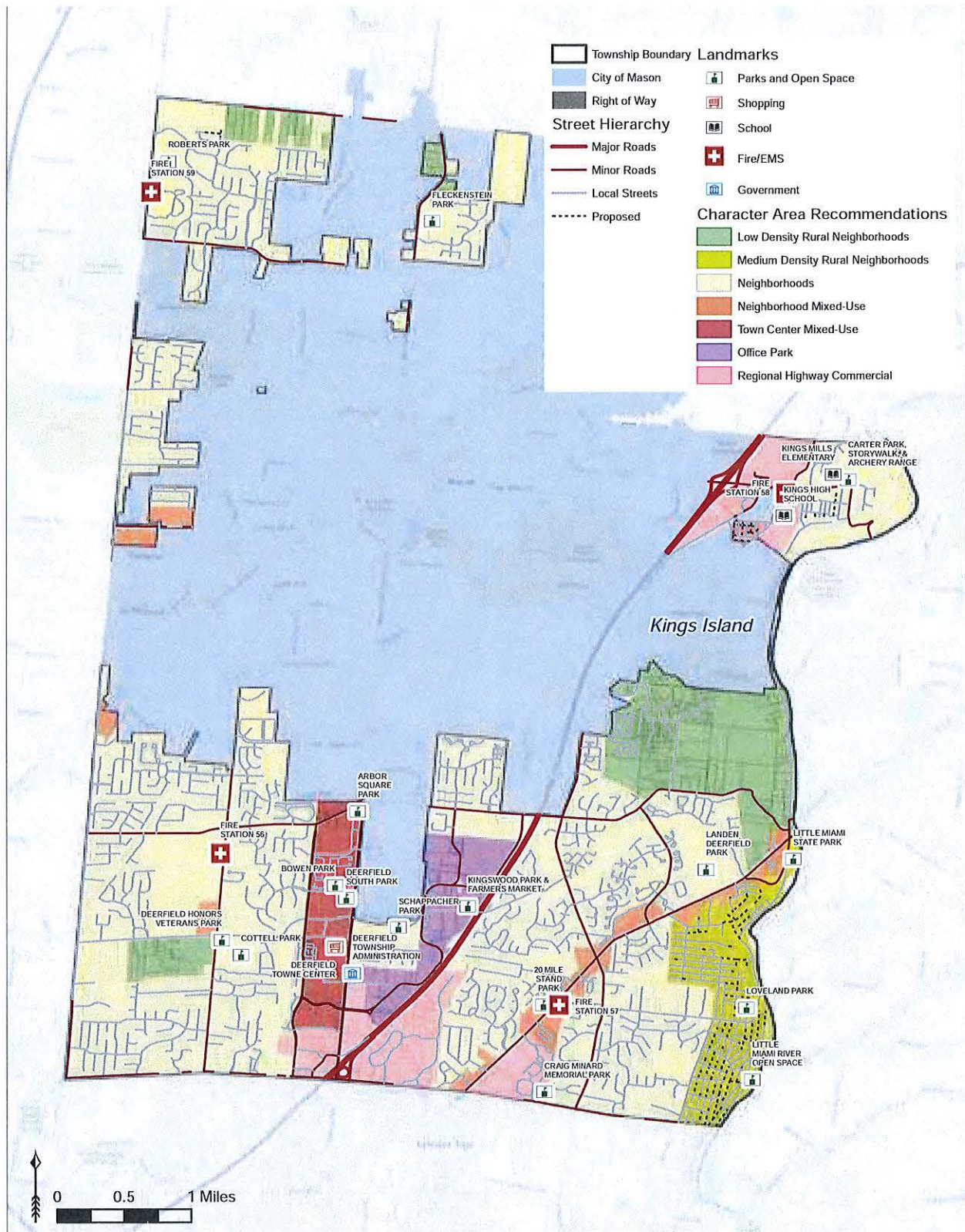
If the proposed land use is appropriate or provisionally appropriate, review the land use section for the specific development guidelines.



PROJECT REVIEW

Township staff, the Zoning Commission, and the Township Trustees review the proposal in accordance with the applicable character area and land development guidelines.





Character Area Map

Low-Density Rural Neighborhoods

VISION

The vision for the Low-Density Rural Neighborhoods Character Area is to protect the existing rural character, to an extent, while allowing for reasonable residential use of the land. Conservation subdivisions that cluster development, while maintaining large areas of open space to protect natural and rural features, may be appropriate in this area, along with open spaces and agricultural uses.

EXISTING CONTEXT

The Low-Density Rural Neighborhoods Character Area is unique from the rest of the township. This area possesses some difficult topography and natural features that deter major development and encourage large lot single-family homes, mini-farms, open spaces, equestrian operations, and historic farmsteads. The form of the Low-Density Rural Neighborhoods Character Area is rural and largely undeveloped. Compared to other areas in Deerfield, these areas have fewer access roads and existing residences and uses within the area utilize long driveways or shared drives to access their properties. Many sites have multiple structures including barns, stables, or large garages.

APPROPRIATE LAND USES

These land uses are appropriate for new development and redevelopment projects:

- » Rural Single-Family
- » Recreation & Open Space

PROVISIONAL LAND USES

These land uses may be appropriate for new development and redevelopment projects if the proposal meets the general guidelines and land use development guidelines:

- » Suburban Single-Family

GENERAL DEVELOPMENT GUIDELINES

As property within the Low-Density Rural Neighborhoods Character Area develops and/or redevelops, it is crucial that these new projects are compatible and complementary with adjacent uses. To support achieving the vision for this Character Area, the following general development guidelines are provided:

District Character

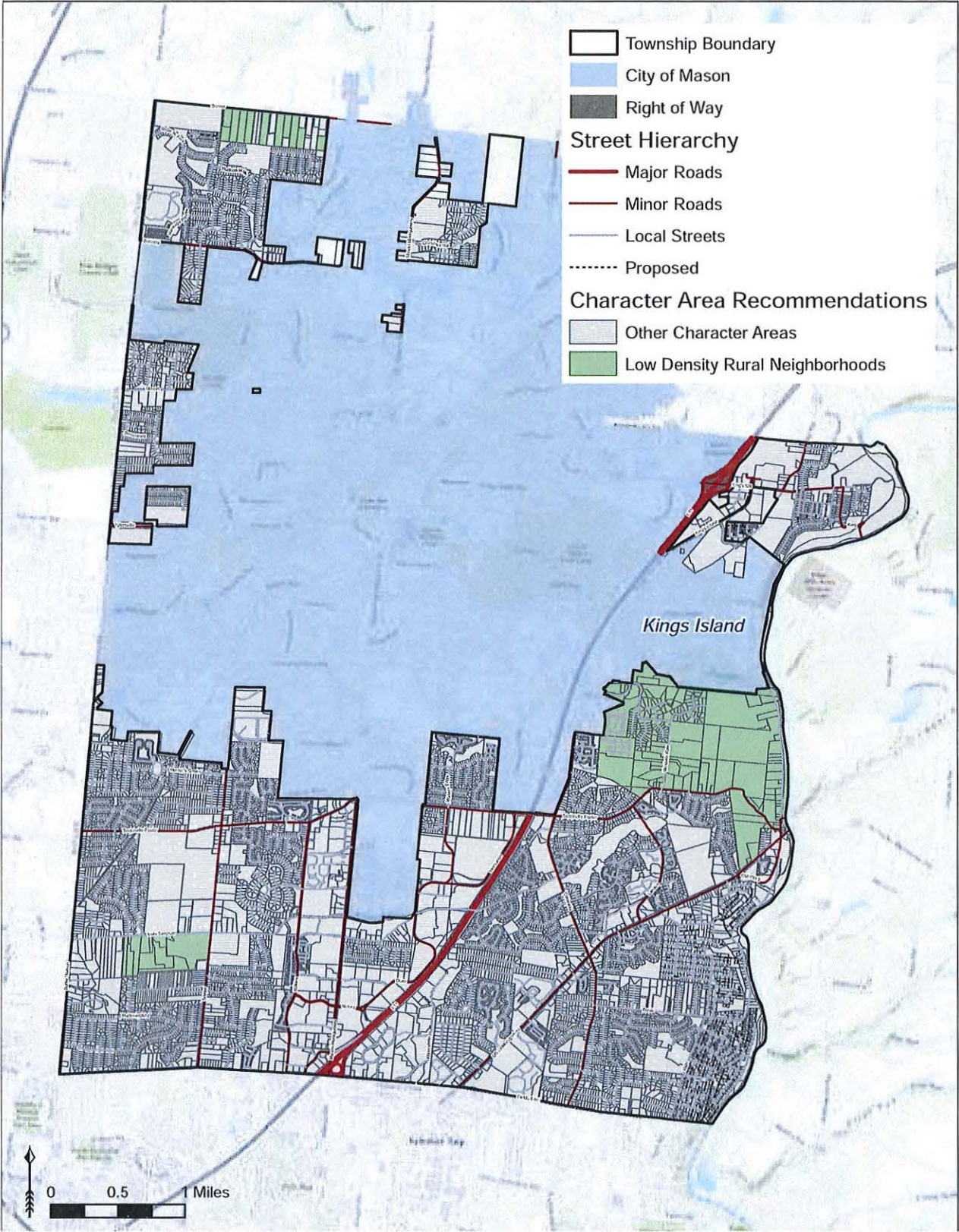
- » Open spaces and parks should be an integral part of each development.
- » Agricultural uses should be encouraged to remain in the area.
- » New development should respect the existing character of the district.
- » Residential yield is calculated based on net density to maintain a low-density, large lot environment reflective of the rural character.

Circulation and Connections

- » Pathways within open spaces and/or sidewalks along roadways should be provided to connect to surrounding pedestrian/bicycle networks.

Transitions

- » Infill, new, and redevelopment projects should be compatible with adjacent land uses in terms of size, height, scale, materials, and design elements.
- » Landscape buffers, fences, and/or walls should be used between existing or planned adjacent developments of different land uses.



Low-Density Rural Neighborhoods Map

Medium-Density Rural Neighborhoods

VISION

The vision for the Medium-Density Rural Neighborhoods Character Area is to encourage the consolidation of small lots to create buildable single-family parcels. Health and building code violations should be addressed to ensure that existing structures do not cause harm to residents or visitors to the area. New development should be residential, primarily single-family, and should facilitate connections to the adjacent neighborhoods. Due to existing conditions, much of the area may not meet current zoning regulations, therefore variances are necessary for many of the residents to add on or replace garages, decks, sheds, and other similar amenities. Consideration should be given to the creation of a new zoning district for this area that would accommodate appropriate redevelopment and new development projects on these challenging lots.

EXISTING CONTEXT

The Medium-Density Rural Neighborhoods Character Area is comprised of an older neighborhood in the southeast corner of the township. The area was platted long before county or township regulations were put in place. Therefore, the neighborhood has an obsolete layout which causes challenges for landowners and the township in regulating development and redevelopment in the neighborhood. The extremely small lot sizes require multiple lots to be combined to create a buildable site. Sewer and water service to the area is also limited. The road configuration in this area is obsolete in that there are many “paper” streets which were platted but never built. The form of the Medium-Density Rural Neighborhoods Character Area is mostly made up of winding, dead-end, narrow roads with no curbs, gutters, or sidewalks. There is challenging topography due to the neighborhood’s close proximity to the Little Miami River. The quality of housing stock varies along with the sizes of the houses and lots. There are newer suburban single-family neighborhoods, typical of the Neighborhoods Character Area, located to the west of this area, but these developments are isolated from this district.

APPROPRIATE LAND USES

These land uses are appropriate for new development and redevelopment projects:

- » Suburban Single-Family
- » Rural Single-Family
- » Recreation & Open Space

PROVISIONAL LAND USES

These land uses may be appropriate for new development and redevelopment projects if the proposal meets the general guidelines and land use development guidelines:

- » Mixed Residential

GENERAL DEVELOPMENT GUIDELINES

As property within the Medium-Density Rural Neighborhoods Character Area develops and/or redevelops, it is crucial that these new projects are compatible and complementary with adjacent developments. To support achieving the vision for this Character Area, the following general development guidelines are provided:

District Character

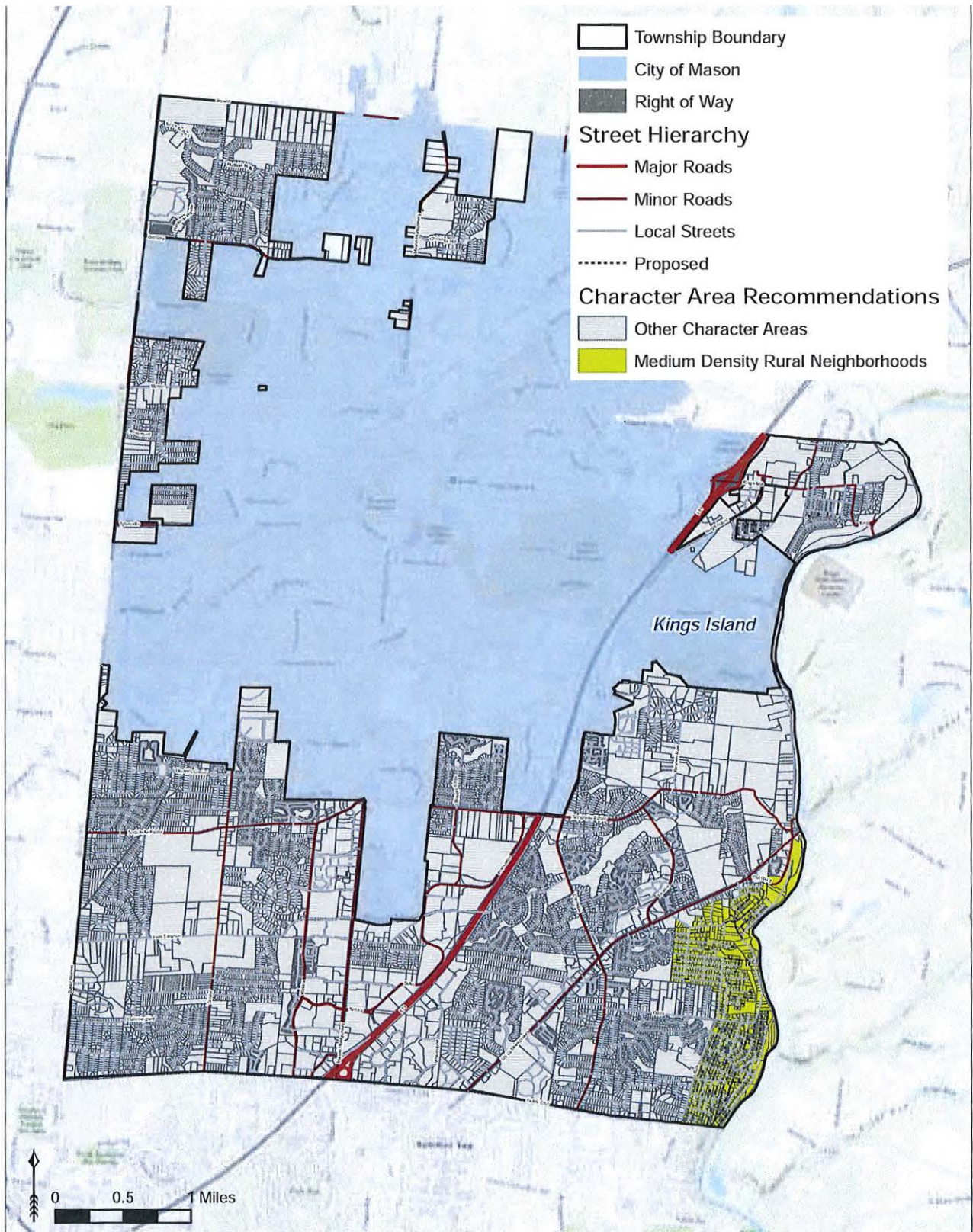
- » Open spaces and parks should be an integral part of each development.
- » Small lots should be consolidated into larger tracts of land for the purposes of zoning conformance.
- » Properties that are in violation of the health code, building code, or zoning resolution should be identified, and property owners encouraged to remedy the violations.
- » Residential yield is calculated based on net density.

Circulation and Connections

- » Vehicular and pedestrian connectivity should be provided between existing neighborhoods and adjacent developments.
- » Adjacent neighborhoods, schools and other amenities should be connected with pedestrian and bicycle access.

Transitions

- » Infill, new, and redevelopment projects should be compatible with adjacent land uses in terms of size, height, scale, materials, and design elements.



Medium-Density Rural Neighborhoods Map

Neighborhoods

VISION

The vision for the Neighborhoods Character Area is a safe and thriving residential area that includes a variety of quality housing options and amenities that serve the neighborhood. Subdivisions should connect so residents can walk or bike to adjacent neighborhoods, recreation facilities, and commercial developments located outside of the area.

EXISTING CONTEXT

The Neighborhoods Character Area covers a range of residential housing types. Most of the area is comprised of single-family subdivisions, with some multi-family, townhome, and attached single-family developments occurring on the fringes. Similar housing types are typically concentrated in sub-districts such as apartment complexes or subdivisions. Much of the development occurred individually, resulting in subdivisions that lack connections to each other. The form of the Neighborhoods Character Area is built around a framework of irregular blocks and curvilinear local streets. The existing neighborhoods are stable and should be preserved and protected as new development occurs.

APPROPRIATE LAND USES

These land uses are appropriate for new development and redevelopment projects:

- » Suburban Single-Family
- » Rural Single-Family
- » Recreation & Open Space

PROVISIONAL LAND USES

These land uses may be appropriate for new development and redevelopment projects if the proposal meets the general guidelines and land use development guidelines:

- » Multi-Family
- » Civic/Institutional
- » Mixed Residential

GENERAL DEVELOPMENT GUIDELINES

As property within the Neighborhoods Character Area develops and/or redevelops, it is crucial that these new projects are compatible and complementary with adjacent developments. To support achieving the vision for this Character Area, the following general development guidelines are provided:

Circulation and Connections

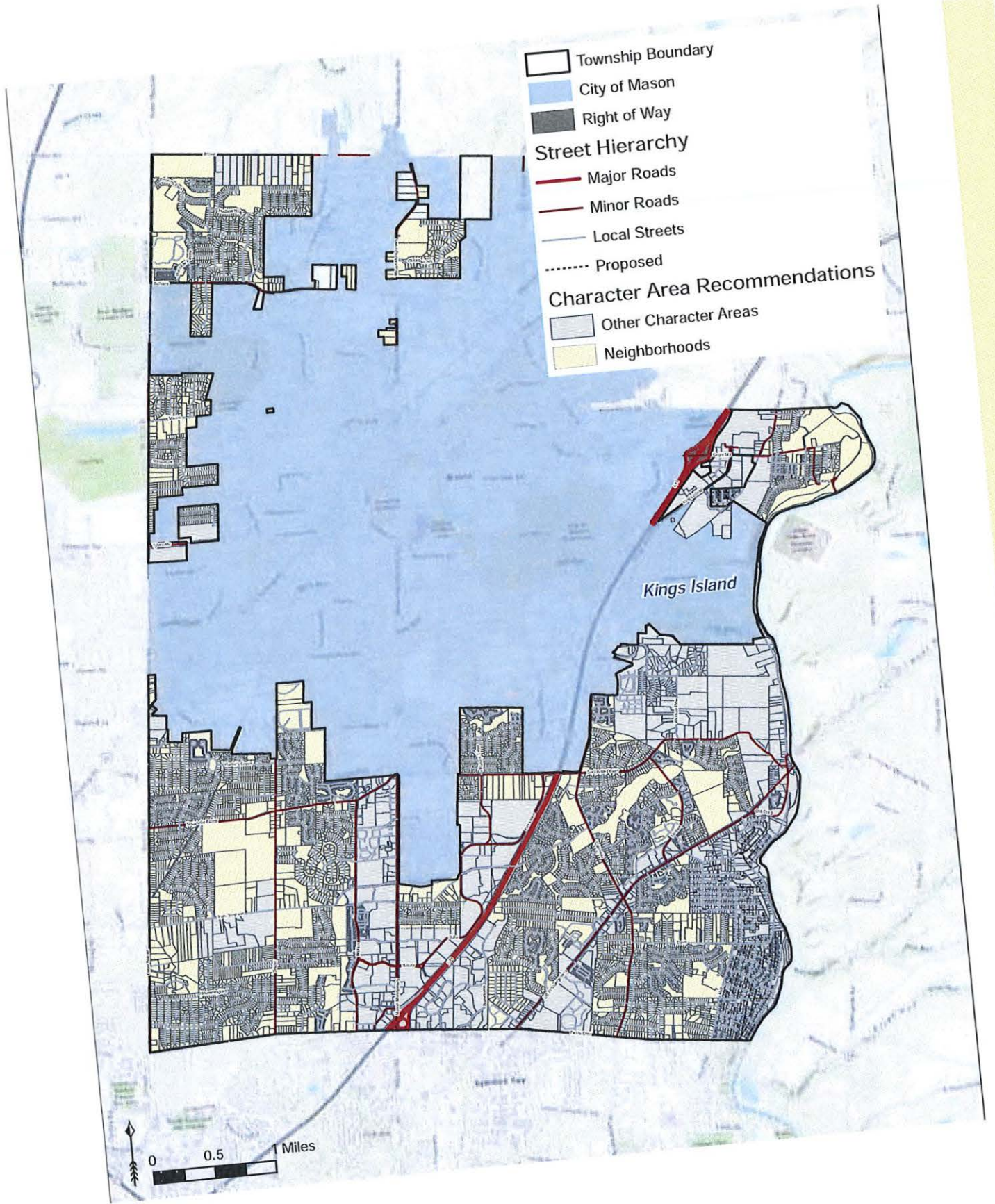
- » Projects should emphasize vehicular and pedestrian connectivity between existing and new developments to avoid the creation of isolated islands of development.
- » On-street parking should be allowed on local streets.

Transitions

- » Infill, new, and redevelopment projects should be compatible with existing or planned adjacent land uses in terms of size, height, scale, materials, and design elements.
- » Landscape buffers, fences, and/or walls should be used between adjacent developments of different land uses, including single-family developments that are adjacent to a higher density residential product.
- » Residential yield is calculated based on net density.

Corridors

- » When new neighborhood commercial, civic/institutional, or multi-family developments are adjacent to arterial or collector roads, buildings should face outward toward those roadways instead of facing interior streets, unless a significant landscape buffer is provided. Single-family and two-family developments should be oriented towards interior streets and/or local roads to prevent too many curb cuts on arterial or collector roads.



Neighborhoods Map

Neighborhood Mixed-Use

VISION

The vision for the Neighborhood Mixed-Use Character Area is a district with a mix of commercial, office, service, and residential uses that complement each other. Redevelopment and new developments should be compatible with their surroundings and should provide adequate buffering to adjacent residential developments. Developments should be connected with pedestrian, bike, and automobile options. Common streetscape elements should be utilized to provide a cohesive nature to the area. Lighting, signage, and other similar elements should be designed to the pedestrian scale to reflect the desired neighborhood feel and scale of these areas.

EXISTING CONTEXT

The Neighborhood Mixed-Use Character Area consists of a highly traveled auto-oriented corridor that includes a mix of big box retail, small commercial strip centers, multi-family and single-family residential developments, mini warehouses, and convenience retail such as drug stores and drive-thru restaurants. Many of the aging commercial developments are anticipated to redevelop over time. The form of the Neighborhood Mixed-Use Character Area varies depending on the use. The commercial developments typically have large parking lots in the front, adjacent to the road, while the residential developments are set back from the street with large landscape buffers.

APPROPRIATE LAND USES

These land uses are appropriate for new development and redevelopment projects:

- » Neighborhood Commercial
- » General Commercial
- » Office
- » Mixed-Use
- » Civic/Institutional
- » Recreation & Open Space

PROVISIONAL LAND USES

These land uses may be appropriate for new development and redevelopment projects if the proposal meets the general guidelines and land use development guidelines:

- » Multi-Family
- » Mixed Residential

GENERAL DEVELOPMENT GUIDELINES

As property within the Neighborhood Mixed-Use Character Area develops and/or redevelops, it is crucial that these new projects are compatible and complementary with adjacent developments. To support achieving the vision for this Character Area, the following general development guidelines are provided:

Circulation and Connections

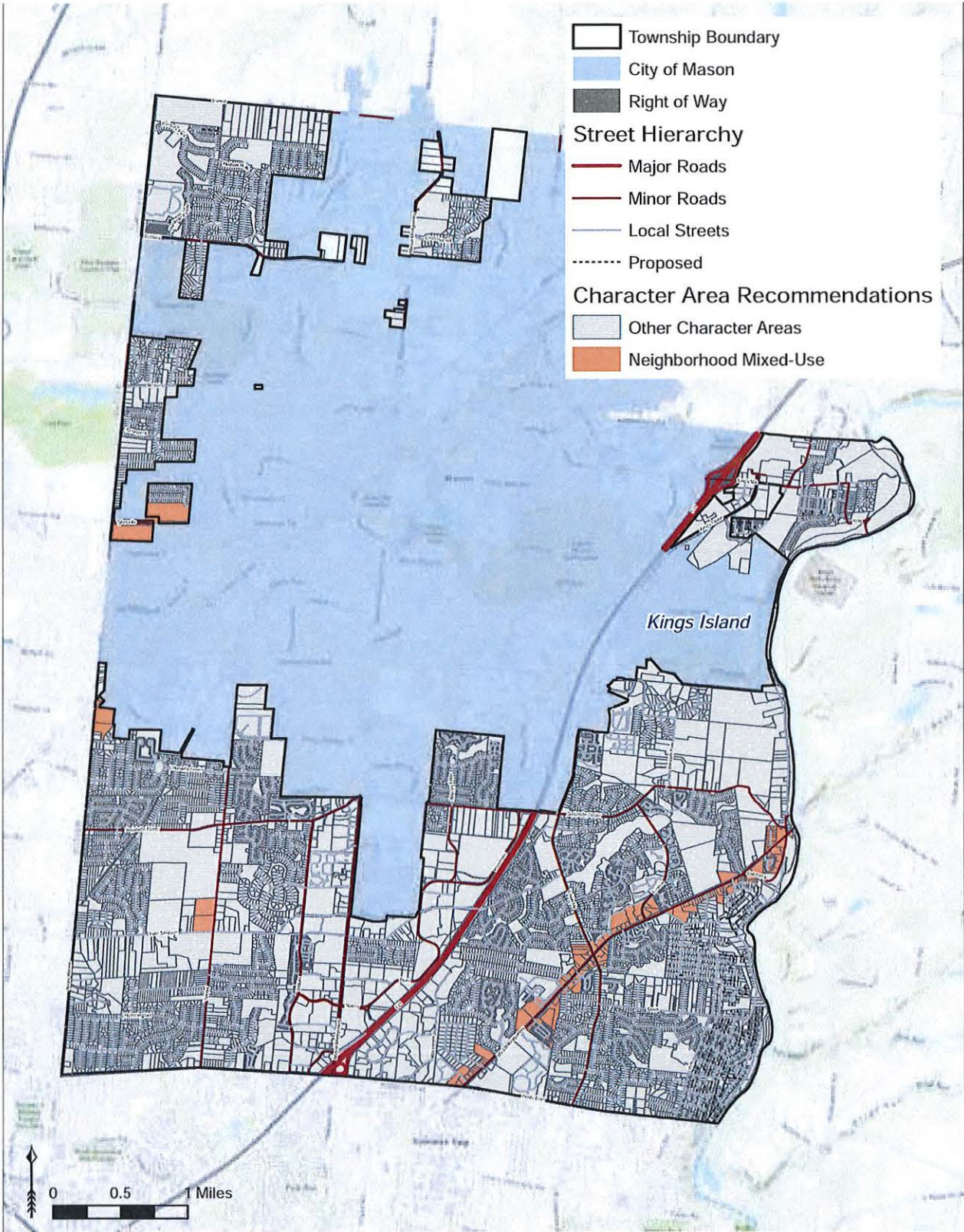
- » Vehicular and pedestrian connectivity should be provided between existing and new developments to avoid the creation of isolated islands of development.
- » Developments should re-analyze access points, signage, building materials and other similar features to ensure that projects function efficiently and effectively.

Transitions

- » Infill, new, and redevelopment projects should be compatible with existing or planned adjacent land uses in terms of size, height, scale, materials, and design elements.
- » Landscape buffers, fences, and/or walls should be used between adjacent developments of different land uses.
- » Mixed-use developments should be used as transitions between commercial and residential uses.
- » Residential yield is calculated based on net density.

Corridors

- » Consistent streetscape and landscape elements should be utilized for visual cohesion including, but not limited to, landscape buffers along arterial or collector roads with developments set back from the street.
- » Buildings adjacent to arterial or collector roads should face outward, instead of facing interior streets.



Neighborhood Mixed-Use Map

Office Park

VISION

The vision for the Office Park Character Area is a district comprised primarily of attractive office buildings and complementary support services such as parks, conservation areas, corporate offices, medical or professional offices, hospitals, medical research facilities, office suites, office condos, non-polluting manufacturing, distribution, warehousing, support services, restaurants, day cares, dry cleaners, and sports clubs. As new properties develop, or existing properties redevelop, missing pedestrian and vehicular connections should be made. Employees should be able to safely walk to nearby restaurants and commercial uses, as well as travel to and from work by bicycle or other alternative modes of transportation. Employees should also have comfortable, relaxing, and tranquil places to enjoy lunch breaks or to take a walk.

EXISTING CONTEXT

The Office Park Character Area consists of large-scale offices and light industrial uses that are located in planned developments which incorporate large buildings in a park like setting with open spaces and support services. The form of the Office Park Character Area is single developments of large office buildings with large parking lots. This area is auto-oriented and developments include interior sidewalks, but they are not linked together. Alternative modes of transportation such as mass transit and bicycles are not prevalent in this area.

APPROPRIATE LAND USES

These land uses are appropriate for new development and redevelopment projects:

- » Office
- » Civic/Institutional
- » Recreation & Open Space

PROVISIONAL LAND USES

These land uses may be appropriate for new development and redevelopment projects if the proposal meets the general guidelines and land use development guidelines:

- » Neighborhood Commercial
- » General Commercial
- » Mixed-Use

GENERAL DEVELOPMENT GUIDELINES

As property within the Office Park Character Area develops and/or redevelops, it is crucial that these new projects are compatible and complementary with adjacent developments. To support achieving the vision for this Character Area, the following general development guidelines are provided:

District Character

- » Landscape amenities including parks, picnic benches, sitting areas, and shade trees should be provided.
- » A variety of architecture and building materials should be incorporated into the design of developments.

Circulation and Connections

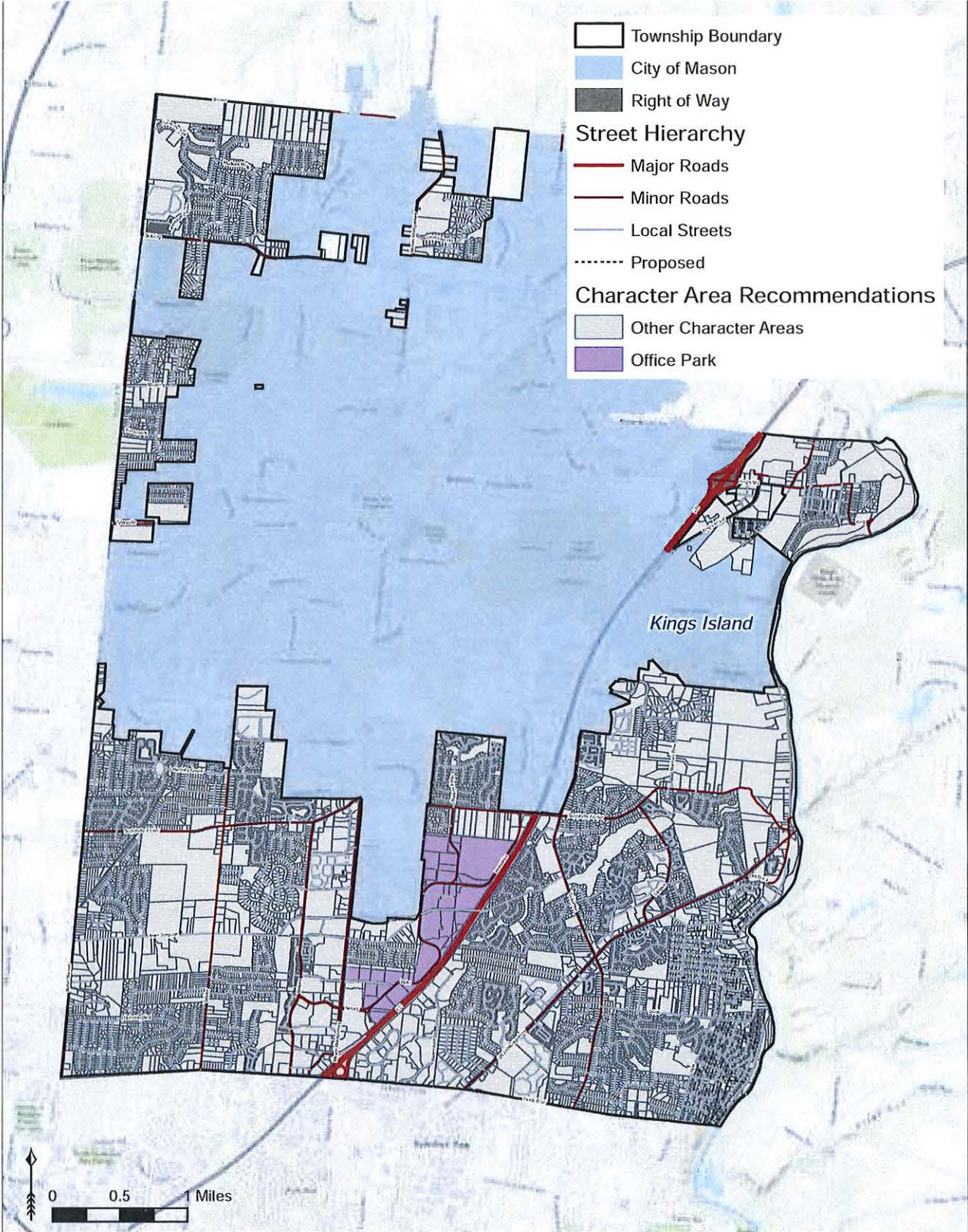
- » Vehicular and pedestrian connectivity should be provided between existing and new developments to avoid the creation of isolated islands of development.
- » Internal circulation and new roads should be designed to connect to existing infrastructure with large green areas to buffer surrounding neighborhoods.
- » Adequate infrastructure levels need to be determined and should be provided due to the high traffic demand generated by these uses at the morning, noon, and evening traffic peaks. New developments should accommodate the additional traffic generated.

Transitions

- » Infill, new, and redevelopment projects should be compatible with existing or planned adjacent land uses in terms of size, height, scale, materials, and design elements.
- » Landscape buffers, fences, and/or walls should be used between adjacent developments of different land uses.

Corridors

- » Buildings adjacent to arterial or collector roads should face outward, instead of facing interior streets.



Office Park Map

Regional/Highway Commercial

VISION

The vision for the Regional/Highway Commercial Character Area is to provide convenience retail and service needs for the surrounding area as well as travelers along the interstate. Developments should be attractive with increased levels of landscaping and architectural elements, while minimizing unattractive site features such as parking lots. The street network, development entrances, and pedestrian crossings should safely accommodate pedestrians along with the large number of vehicles that travel to and from this area daily.

EXISTING CONTEXT

The Regional/Highway Commercial Character Area is the first impression of the township from the interstate. The area consists of a variety of convenience retail including fast food restaurants, gas stations, and drive thru coffee shops, along with numerous hotels, a large auto mall, office developments, and big box retail. The highway visibility and regional market make these areas auto-oriented and not pedestrian friendly. Many of the developments within this area are prime for redevelopment, providing an opportunity for additional landscaping, connections, and higher-quality developments. The form of the Regional/Highway Commercial Character Area is individual auto-oriented developments that typically have large parking lots adjacent to the street. There is a wide range in the size of developments. Despite this range in size, the auto-oriented theme is continuous. Sidewalks do exist within some of the newer developments, but crosswalks and other pedestrian amenities are rare.

APPROPRIATE LAND USES

These land uses are appropriate for new development and redevelopment projects:

- » Mixed-Use
- » General Commercial
- » Office
- » Multi-Family
- » Recreation & Open Space

PROVISIONAL LAND USES

These land uses may be appropriate for new development and redevelopment projects if the proposal meets the general guidelines and land use development guidelines:

- » Civic/Institutional
- » Mixed Residential
- » Neighborhood Commercial

GENERAL DEVELOPMENT GUIDELINES

As property within the Regional/Highway Commercial Character Area develops and/or redevelops, it is crucial that these new projects are compatible and complementary with adjacent developments. To support achieving the vision for this Character Area, the following general development guidelines are provided:

Circulation and Connections

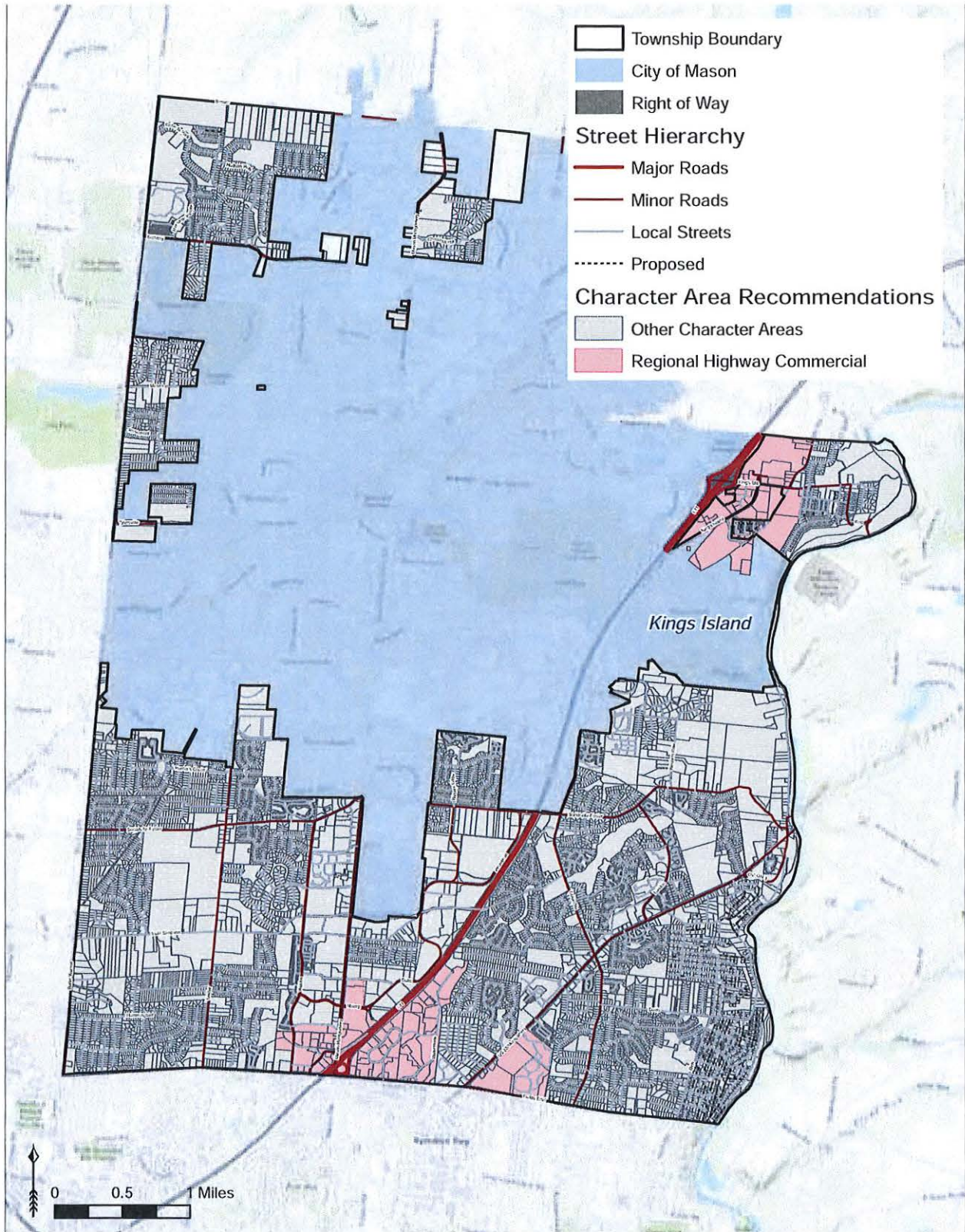
- » As sites redevelop, access points and signage should be reviewed to ensure that projects function efficiently and effectively.
- » Pedestrian and bicycle access should be provided to developments and along roads to allow for safe passage of pedestrians and bicyclists.

Transitions

- » Infill, new, and redevelopment projects should be compatible with existing or planned adjacent land uses in terms of size, height, scale, materials, and design elements.
- » Residential yield is calculated based on net density.

Gateways/Corridors

- » Streetscape and landscaping elements should be utilized where feasible to soften the look of some of the stark developments.
- » Taller signage adjacent to the highways may be appropriate, but properties further away from the highway interchanges should utilize low-scale monument signage.
- » Buildings adjacent to arterial or collector roads should face outward, instead of facing interior streets.
- » A special Highway Commercial Overlay Zoning district is recommended to provide appropriate land use and design guidance for these areas.



Regional/Highway Commercial Map

Town Center Mixed-Use

VISION

The vision for the Town Center Mixed-Use Character Area is for this district to become a gathering place for the township. It should be walkable, accessible, cater to a variety of needs and clientele, and continue to evolve to meet customer demands. Developments should be connected and have a consistency between them regarding signage, streetscape elements, and design amenities. The Town Center Mixed-Use Character Area is and will continue to be a defining area of the township and therefore should always reflect quality developments that illustrate the high standards that the township demands.

EXISTING CONTEXT

The Town Center Mixed-Use Character Area consists not only of a premier lifestyle shopping center (Deerfield Towne Center), but it also includes restaurants, entertainment, multi-family developments, hotels, office space, and service uses. It attracts patrons from throughout the greater Cincinnati region. The developments within this area are very successful with low vacancy rates and new development projects occurring regularly. The form of the Town Center Mixed-Use Character Area is consecutive developments on the west side of Mason-Montgomery Road. There are some vehicular and pedestrian connections linking these developments, but not consistently. Most of the land uses within the area are of a commercial nature, but there has been recent demand for multi-family developments adjacent to the commercial areas.

APPROPRIATE LAND USES

These land uses are appropriate for new development and redevelopment projects:

- » Mixed-Use
- » General Commercial
- » Office
- » Multi-Family
- » Recreation & Open Space

PROVISIONAL LAND USES

These land uses may be appropriate for new development and redevelopment projects if the proposal meets the general guidelines and land use development guidelines:

- » Civic/Institutional
- » Mixed Residential
- » Neighborhood Commercial

GENERAL DEVELOPMENT GUIDELINES

As property within the Town Center Mixed-Use Character Area develops and/or redevelops, it is crucial that these new projects are compatible and complementary with adjacent developments. To support achieving the vision for this Character Area, the following general development guidelines are provided:

District Character

- » Common streetscape elements such as streetlights, street trees, and signage should be provided to establish a consistent sense of place.
- » A variety of building heights should be included along with a variety of architectural styles and design elements.
- » Residential yield is calculated based on net density.

Circulation and Connections

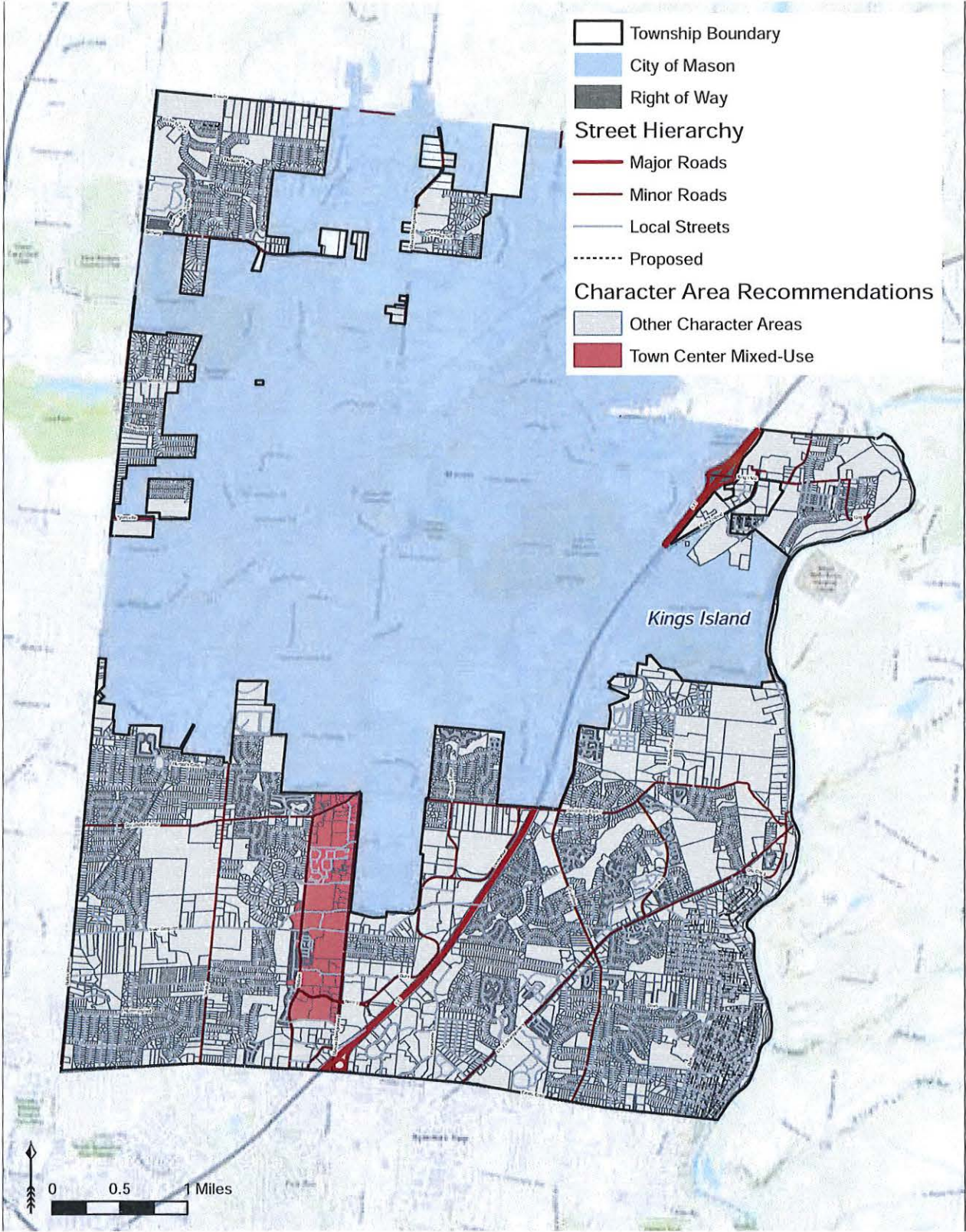
- » New developments should include pedestrian and bike amenities.
- » Connections to adjacent developments and surrounding residential neighborhoods should be established as remaining properties are developed.
- » Wayfinding and vehicular signage should be provided so patrons have a clear understanding of paths and destinations.
- » Although, the Town Center Mixed-Use area accommodates a large amount of automotive traffic, internal site configurations should be pedestrian friendly with well-articulated architecture and pedestrian paths.

Transitions

- » Infill, new, and redevelopment projects should be compatible with existing or planned adjacent land uses in terms of size, height, scale, materials, and design elements.
- » Landscape buffers, fences, and/or walls should be used between adjacent developments of different land uses.

Gateways/Corridors

- » Buildings adjacent to arterial streets should face the road and not interior parking lots.
- » Special considerations should be made at the northern and southern gateways into the Town Center Mixed-Use area. Additional landscaping, signage, or design element should be provided for an attractive entrance to the area.



Town Center Mixed-Use Map

Land Use Planning

Future Land Use

Land use is the term we apply to how a piece of real property can be used or developed. It is used in both planning and zoning contexts to describe what is on a property. Future or Planned Land Use is what we refer to when we describe what the proposed or preferred use of a piece of real property is if it changes from its existing land use or how the property is currently occupied. This is usually represented in a map and narrative.

Future Land Use should guide the recommended use for individual parcels or lots. A description of each land use is provided along with development characteristics such as density, building placement, parking, landscaping, signage, lighting, and architectural elements. The intent is to establish a baseline of standards for new development and redevelopment projects of that specific land use type. It is understood that these land uses, and descriptions will not apply in all circumstances, but the intent of this chapter should be upheld with all new and redevelopment projects within the township.

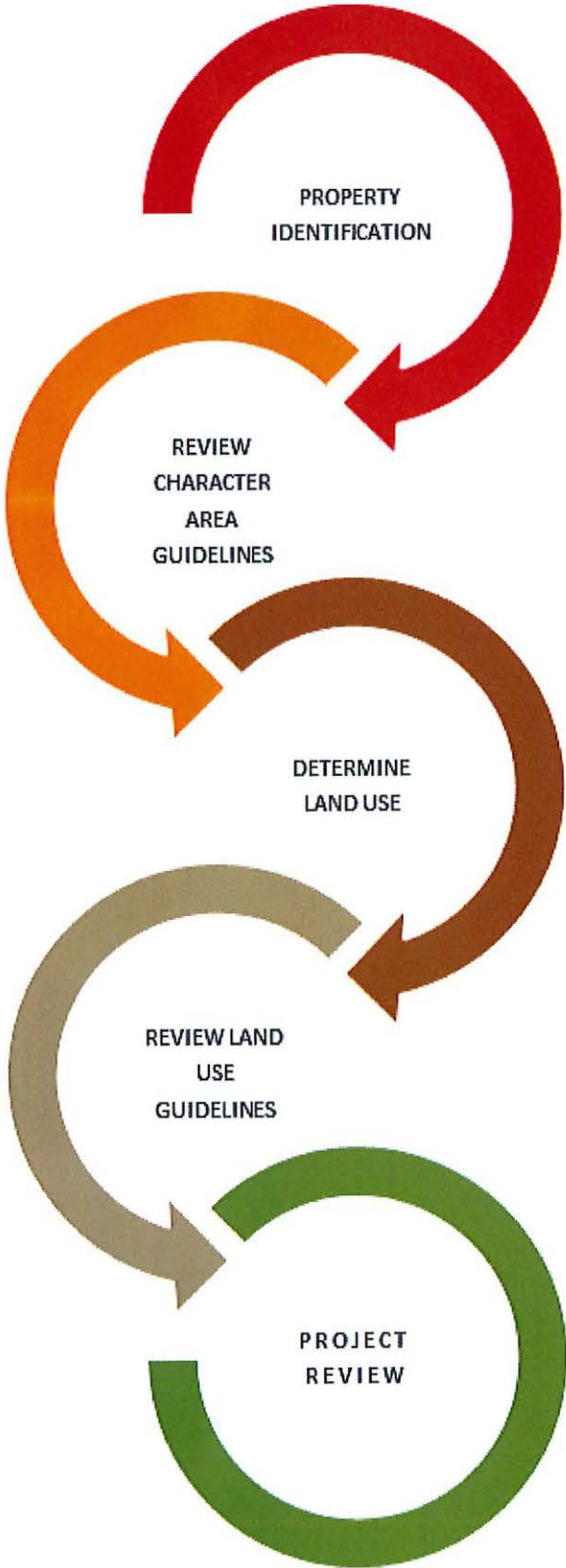
Parcels that were considered for changes in future land use consist of the Planning Focus Areas. All other parcels are suggested to remain as their existing land use and are shown in grey on the Future Land Use Map.

The land uses are as follows:

- Rural Single-Family
- Suburban Single-Family
- Multi-Family
- Mixed Residential
- Mixed-Use
- Office
- Neighborhood Commercial
- General Commercial
- Employment Commercial
- Agriculture
- Parks, Recreation, and Open Space
- Civic/Institutional

In some cases, sites may contain several Future Land Use Map categories. This provides flexibility and allows discretion in determining whether a proposed development is suitable for a particular site. The map takes into account that some areas/sites may develop in different ways and may be appropriate for transitions in intensity and density. Refer to the Planning Focus Areas for specific areas/sites that may be appropriate for transitions and rezoning considerations.

How to Use the Future LandUse Map



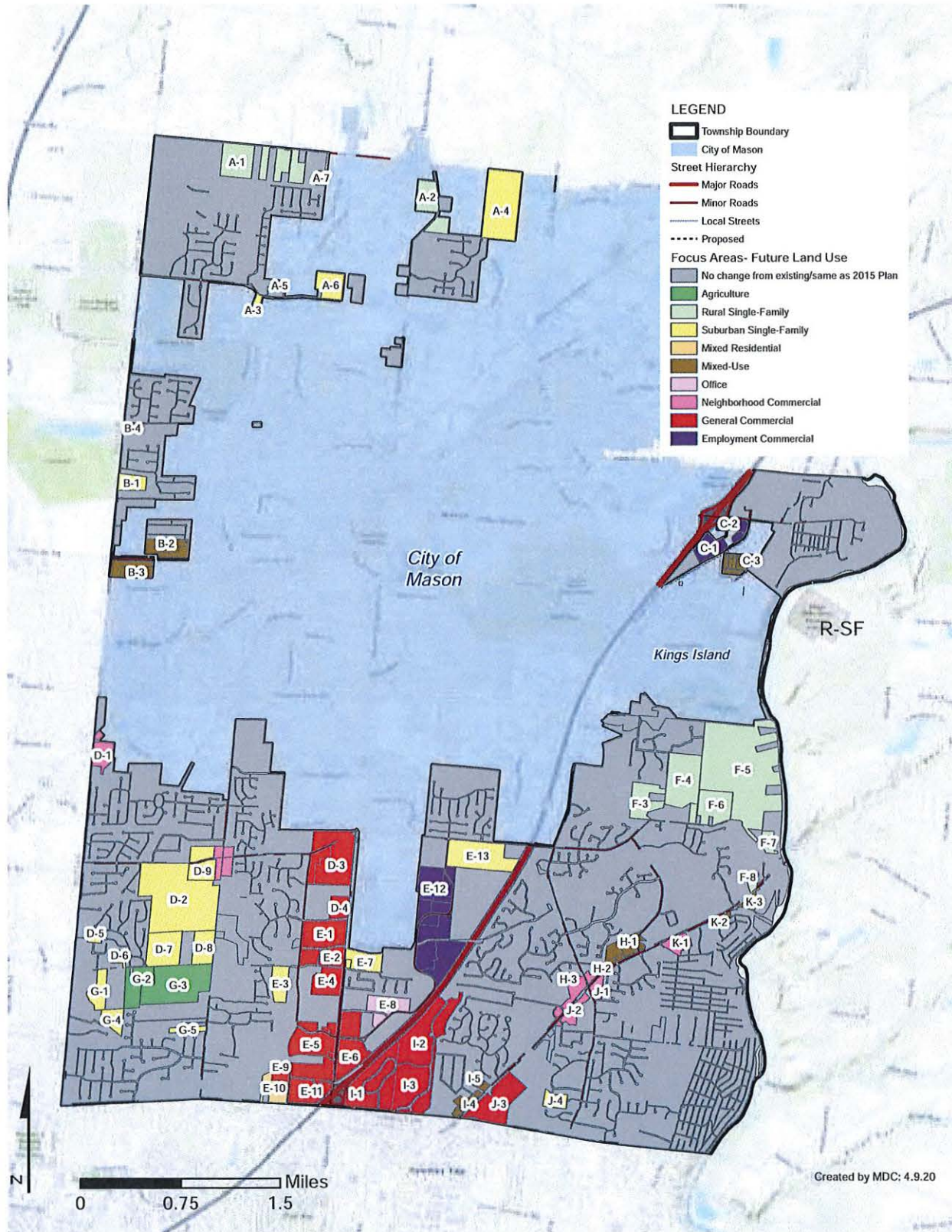
Refer to the character area map to identify property locations.

Review the applicable character area for allowed land uses and the general design guidelines.

Determine the proposed land use by reviewing the descriptions and ensure that it is allowed in the character area.

If the proposed land use is appropriate or provisionally appropriate, review the land use section for the specific development guidelines.

Township staff, the Zoning Commission, and the Township Trustees review the proposal in accordance with the applicable character area and land development guidelines.



Focus Areas- Future Land Use Map

Rural Single-Family

Rural Single-Family uses are very low-density residential developments that possess a rural agricultural character. The rural character of these areas should be protected, to an extent, while allowing for reasonable residential use of the land. Rural single-family developments should allow for mini-farms, equestrian operations, and historic farmsteads in addition to single-family homes.



DENSITIES/BUILDING SIZE

- » Rural single-family residences should have a density of approximately 1 home per 5 net acres.

BUILDING ORIENTATION/PLACEMENT

- » Building placement in the rural residential district should respect the existing vegetation and natural features.
- » Agricultural and other out-buildings associated with a primary residence should be placed where its use is appropriate on the site.
- » All buildings should respect existing viewsheds.

PARKING

- » Service and parking areas should be screened from view when possible.

LANDSCAPING

- » Natural features, mature vegetation, and existing grades should be retained.

SIGNAGE/LIGHTING

- » Adequate lighting should be provided to allow safe access to developments.
- » Signage for commercial uses should be minimal and in character with the development.

ARCHITECTURAL ELEMENTS

- » Building architecture should respect the scale and character of the district.
- » Façade elements such as front porches, stoops, balconies, and bay windows should be used.
- » Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.

Suburban Single-Family

Suburban Single-Family represents most of the existing development in the township. Common characteristics of this land use designation are moderate sized lots with detached single-family homes set on curvilinear streets with limited public spaces. Homes are roughly set in the center of lots with large front and back yards.



DENSITIES/BUILDING SIZE

- » Single-family residences should have a density of 2-4 units per net acre.

BUILDING ORIENTATION/PLACEMENT

- » Building setbacks should vary to avoid monotony.
- » Detached accessory structures should be located in the rear yard.

PARKING

- » Side garages or recessed front garages should be used. Garages should not project beyond the front façade. Architectural features and colors should be utilized to minimize the appearance of the garage.

LANDSCAPING

- » Trees should be planted in the front, side, and rear yards.
- » Natural features, mature vegetation, and existing grades should be retained.

SIGNAGE/LIGHTING

- » Lighting and signage should be designed for the pedestrian.

ARCHITECTURAL ELEMENTS

- » Façade elements such as front porches, stoops, balconies, and bay windows should be used.
- » A variety of architectural styles and building setbacks should be utilized along streets to prevent monotony.
- » Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.

Multi-Family

Multi-family developments are typically built on large lots and include multiple structures. They may be retained as rental units or as owner-occupied units with no land ownership associated with the unit. Multi-family developments can be appropriate to provide transition from commercial areas to lower density residential developments.



DENSITIES/BUILDING SIZE

- » Developments should range from 8-20 units per net acre.

BUILDING ORIENTATION/PLACEMENT

- » Buildings should be oriented towards public streets instead of interior parking lots.
- » Buildings should be located adjacent to public walkways and pedestrian ways to allow for safe pedestrian travel within the development and to adjacent properties.

PARKING

- » Parking should be located to the rear of the multi-family structures and, when feasible, should not be visible from public rights-of-way.

LANDSCAPING

- » Perimeter buffers and/or landscaping should be utilized to screen multi-family developments from adjacent properties.
- » Public open space and/or gathering areas should be provided with each multi-family development.

SIGNAGE/LIGHTING

- » Development entrance signage should be mounted on a base of stone, brick, or similar material and should include landscaping elements.
- » Lighting and signage should be designed for the pedestrian.
- » All lighting fixtures should be full cut-off.

ARCHITECTURAL ELEMENTS

- » Building facades should be articulated with smaller scale elements to preserve a relative human scale.
- » Façade elements such as front porches, stoops, balconies, and bay windows should be utilized.
- » 4-sided architecture should be utilized on all buildings. Multi-family structures may have entrances on multiple facades, so all sides of the building should incorporate architectural detailing.
- » Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.
- » Trash enclosures should be completely screened from view with an enclosure clad with compatible materials matched to the primary building.

Mixed Residential

Mixed Residential may be historic neighborhoods or new developments. They have a walkable street network, typically in a grid-like pattern, and can include a range of housing types from single-family detached to townhomes or row houses. Developments may have houses that are set close to the street with alley access to rear garages. Mixed Residential developments range from large-scale developments to smaller townhome projects with just a few buildings.



DENSITIES/BUILDING SIZE

- » Single-family residences within a mixed residential development should have a net density of 2-4 units per net acre.
- » Townhomes, row houses, zero lot line homes, and specialty residential should have a density of 4-8 units per acre.

BUILDING ORIENTATION/PLACEMENT

- » Buildings should be set close to the street and in some cases zero lot lines may be appropriate.
- » Buildings should be oriented towards public streets.
- » Detached accessory structures should be located in the rear yard.

PARKING

- » Parking should be allowed on public streets within the Mixed Residential Land Use.
- » In appropriate developments, alleys should be utilized for rear garages and trash collection.

LANDSCAPING

- » Perimeter buffers and/or landscaping should be utilized to screen higher density developments from adjacent properties.
- » Public open space and/or gathering areas should be provided with each development.

SIGNAGE/LIGHTING

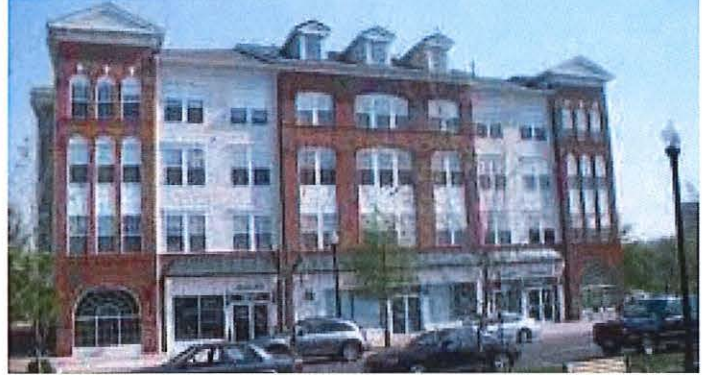
- » Lighting and signage should be designed for the pedestrian.

ARCHITECTURAL ELEMENTS

- » Façade elements such as front porches, stoops, balconies, and bay windows should be used.
- » 4-sided architecture should be utilized on all buildings.
- » A variety of architectural styles and building setbacks should be used along streets to prevent monotony.
- » Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.

Mixed-Use

Mixed-use developments should include a mixture of retail, office, residential, service, and/or civic uses such as gathering spaces, recreation centers, and open spaces that are developed in a coordinated manner to provide a focus for neighborhood activities. Developments should be pedestrian friendly with connections via sidewalks and paths to surrounding residential neighborhoods. Mixed-use projects range in size from a single building with commercial on the first floor and office above to the Deerfield Towne Center development.



DENSITIES/BUILDING SIZE

- » Mixed-use developments incorporated within nonresidential zones and/or areas should not exceed a density of 20 units per net acre.
- » Mixed-use developments incorporated within residential zones and/or areas should not exceed a density of 8 units per net acre.
- » Multi-story buildings should incorporate vertical commercial and office on the first floor and a range in building sizes should be used.

BUILDING ORIENTATION/PLACEMENT

- » Buildings should be set close to interior streets.
- » Buildings should be oriented towards public streets instead of interior parking lots.

PARKING

- » Parking areas should be oriented to the side or rear of uses to avoid an unappealing aesthetic and allow for a more attractive streetscape.

LANDSCAPING

- » Landscape materials should be used to soften the appearance of parking areas.
- » Landscape buffers should be utilized for developments adjacent to residential properties.

SIGNAGE/LIGHTING

- » Developments should utilize a single monument sign with panels for each tenant instead of having individual freestanding signs.
- » Internal site lighting and signage should be designed for the pedestrian.

ARCHITECTURAL ELEMENTS

- » For developments adjacent to residential properties, building design and scale should be compatible with the residential uses.
- » The mass and scale of buildings should be divided into small components as a means of creating visual interest and variety.
- » 4-sided architecture should be utilized on all buildings. The front façade should be the focal point in terms of the level of architecture and design, and all sides of the building that are visible should incorporate architectural detailing complementary to the front façade.
- » A variety of architectural features and design elements should be included in all projects to provide variation in projects and to avoid monotonous design within the district.
- » Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.
- » Trash enclosures should be completely screened from view with an enclosure clad with compatible materials matched to the primary building.

Office

Offices may range in size and scale from residential offices to business parks within the township. Large scale business parks are located within the Office Park Character Area, which describes the development guidelines for those uses. These office development characteristics are appropriate for small to medium size office developments of one building to up to a few smaller buildings.



DENSITIES/BUILDING SIZE

- » Building size and heights should range dependent on the development.

BUILDING ORIENTATION/PLACEMENT

- » Buildings should be oriented towards public streets instead of interior parking lots.

PARKING

- » Parking should be oriented to the side or rear of uses to avoid an unappealing aesthetic and allow for a more attractive streetscape.

LANDSCAPING

- » Landscape materials should be used to soften the appearance of parking areas.
- » Landscape buffers should be utilized for developments adjacent to residential properties.

SIGNAGE/LIGHTING

- » Monument signage should be mounted on a base of stone, brick, or similar material and should include landscaping elements.
- » All lighting fixtures should be full cut-off.

ARCHITECTURAL ELEMENTS

- » For developments adjacent to residential properties, building design and scale should be compatible with the residential uses.
- » 4-sided architecture should be utilized on all buildings. The front façade should be the focal point in terms of the level of architecture and design, and all sides of the building that are visible should incorporate architectural detailing complementary to the front façade.
- » Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.
- » Trash enclosures should be completely screened from view with an enclosure clad with compatible materials matched to the primary building.

Neighborhood Commercial

Neighborhood Commercial developments are small concentrations of retail, service, or freestanding commercial uses. They typically are uses such as convenience stores, beauty salons, restaurants, small grocery stores, drug stores, or specialty shops. Neighborhood Commercial serves a local market of an area around one to three mile radius.



DENSITIES/BUILDING SIZE

- » Buildings should be less than 15,000 square feet of leasable floor area.

BUILDING ORIENTATION/PLACEMENT

- » Building setbacks should reflect adjacent developments, especially in residential areas.
- » Buildings should be oriented towards public streets instead of interior parking lots.

PARKING

- » Parking should be oriented to the side or rear of uses to avoid an unappealing aesthetic and allow for a more attractive streetscape.

LANDSCAPING

- » Landscape materials should be used to soften the appearance of parking areas.
- » Landscape buffers should be utilized for developments adjacent to residential properties.

SIGNAGE/LIGHTING

- » Internal site lighting and signage should be designed for the pedestrian.

ARCHITECTURAL ELEMENTS

- » For developments adjacent to residential properties, building design and scale should be compatible with the residential uses.
- » 4-sided architecture should be utilized on all buildings. The front façade should be the focal point in terms of the level of architecture and design, and all sides of the building that are visible should incorporate architectural detailing complementary to the front façade.
- » Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.
- » Trash enclosures should be completely screened from view with an enclosure clad with compatible materials matched to the primary building.

General Commercial

General Commercial developments are retail and service uses including grocery stores, wholesale clubs, large format general retail, discount department stores, specialty retail, restaurants, hotels, banks, and gas stations. The heavy retail focus of these uses makes them primarily auto-oriented; however, opportunities to tie in pedestrian access between buildings and surrounding residential development are strongly encouraged.



DENSITIES/BUILDING SIZE

- » Buildings should be greater than 15,000 square feet of leasable floor area.

BUILDING ORIENTATION/PLACEMENT

- » Buildings should be oriented towards public streets instead of interior parking lots.

PARKING

- » Parking areas should be oriented to the side or rear of uses to avoid an unappealing aesthetic and allow for a more attractive streetscape.

LANDSCAPING

- » Landscape materials should be used to soften the appearance of parking areas.
- » Landscape buffers should be utilized for developments adjacent to residential properties.

SIGNAGE/LIGHTING

- » Monument signage should be mounted on a base of stone, brick, or similar material and should include landscaping elements.
- » All lighting fixtures should be full cut-off.

ARCHITECTURAL ELEMENTS

- » For developments adjacent to residential properties, building design and scale should be compatible with the residential uses.
- » 4-sided architecture should be utilized on all buildings. The front façade should be the focal point in terms of the level of architecture and design, and all sides of the building that are visible should incorporate architectural detailing complementary to the front façade.
- » Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.

Employment Commercial

Employment Commercial developments are retail and service use large format commercial, office, and light warehousing that provide a high economic return to the township. The heavy office and industrial focus of these uses makes them primarily auto-oriented; however, opportunities to tie in pedestrian access between buildings and surrounding residential development are strongly encouraged. Developments under these uses may include office park developments.



DENSITIES/BUILDING SIZE

- » Buildings should be greater than 15,000 square feet of leasable floor area.

BUILDING ORIENTATION/PLACEMENT

- » Buildings should be oriented towards public streets instead of interior parking lots.

PARKING

- » Parking areas should be oriented to the side or rear of uses to avoid an unappealing aesthetic and allow for a more attractive streetscape.

LANDSCAPING

- » Landscape materials should be used to soften the appearance of parking areas.
- » Landscape buffers should be utilized for developments adjacent to residential properties

SIGNAGE/LIGHTING

- » Monument signage should be mounted on a base of stone, brick, or similar material and should include landscaping elements.
- » All lighting fixtures should be full cut-off.

ARCHITECTURAL ELEMENTS

- » For developments adjacent to residential properties, building design and scale should be compatible with the residential uses.
- » 4-sided architecture should be utilized on all buildings. The front façade should be the focal point in terms of the level of architecture and design, and all sides of the building that are visible should incorporate architectural detailing complementary to the front façade.
- » Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.

Agriculture

These uses are plots of land currently being cultivated or used for agricultural purposes including farms or plant nurseries, larger parcels with very little development or wooded lots, and undeveloped land with no clear use such as fallow fields. Agricultural uses should be protected and preserved from major developments. These uses should be encouraged and are an appropriate land use within the Low-Density Rural Residential Character Area.



Parks, Recreation and Open Space

The park and recreation amenities within the township are one of the major attractions for both residents and visitors. The township has 14 public parks covering hundreds of acres, along with less-refined natural areas and private recreation options. These parks include athletic fields, walking paths, tennis and basketball courts, and playgrounds along with year-round programming including camps, movies in the park, and educational programs. The Recreation & Open Space land use represents the entire spectrum of private, semi-private, and public recreation facilities such as recreation centers, sports clubs, ball fields, parks, and passive open space including stream corridors, forested land, meadows, fields, or similar protected lands. These uses should be encouraged and are an appropriate land use within every character area. Proposed developments should reflect the character of the district that it is being developed in. For example, a high-traffic sports facility would not be appropriate in the Low-Density Rural Residential Character Area, but a large-acreage public park could be appropriate.



Civic/Institutional

The Civic/Institutional Land Use represents publicly owned or operated uses including, but not limited to, government facilities, government offices, cemeteries, utilities, schools, and churches. Civic/Institutional uses are either an appropriate land use or a conditional land use within the entire township, therefore one set of development characteristics is not appropriate. Developments should reflect the character of the district it is being developed in. For example, if a government office is being developed within the Montgomery Road Corridor Character Area, adjacent to an Office Land Use, the government office should follow as many of the Montgomery Road Corridor general development guidelines and the office land use development characteristics as are appropriate.



General Recommendations

In preparation for this plan, there are three major emerging ideas that planning consultants, township staff, and the steering committee conceived to provide some general guidance moving forward in the implementation of this plan.

Net Density

In 2008, the comprehensive plan introduced the concept of Park Residential Zoning, which was intended to be a by-right conservation subdivision that would help protect rural character and open spaces while allowing for residential development. The zoning regulations that were adopted to implement this concept allowed for a density bonus for protecting open space. However, through attempts to use the regulations to get desired development, the township has found that they are not restrictive enough to manage the intensity of housing development and the resulting development proposals are not acceptable. The township has initiated a change in defining how density is calculated changing it from gross density to net density. The following language from the Deerfield Township Zoning Resolution explains the maximum permitted density allowable in Planned Unit Development districts over a residential zoning district.

“The maximum permitted net residential density shall be based on the total area of land zoned as a specific residential zoning district prior to subdivision, that includes all areas of development, minus 35% for open space, and lands that will be used for roads and/or public dedications. (The aforementioned 35% is inclusive of the 20% open space set aside required in Section 5.06:B.1.6)”

Future residential development/redevelopment scenarios in any character area and/or specific land use area are based on net density.

NET DENSITY VS. GROSS DENSITY

- Net density is defined as the total number of dwelling units divided by the gross area of the site minus any land used for streets, easements, rights-of-way, open space set-asides, and/or other public dedications.
- Gross Density is defined as the total number of dwelling units divided by the gross area of a site (including streets, rights-of-way, open space set-aside, and/or other public dedications).

A new zoning district for rural preservation.

Public engagement activities had shown several property owners who expressed a desire to maintain their properties for agricultural use and not develop them. Since the plan does not change the existing zoning, they can easily continue using their properties for agricultural purposes. However, the township cannot just change the base density in the R-SF District because it would be considered “Down Zoning” and could be classified as a “taking”. Therefore, for property owners who want to have an alternative low-density preservation option, a recommended Residential Rural Agriculture zoning district that can be written but not applied on the map. Then if a property owner in a Low-Density Rural Neighborhood character area requested a zone map amendment for their property, they could ask for the rezoning to protect it. We can also offer some other preservation tools like donating the development rights to a land trust or considering self-appointed deed restrictions to the land.

The new “R-RA” Residential Rural Agriculture Zoning would allow agriculture, and low-density residential lots a minimum of one to five acres.

Supporting the redevelopment efforts of the Community Improvement Corporation (CIC).

There are several focus areas that are currently zoned “G-B” General Business or “G-B PUD” General Business Planned Unit Development. The General Business District allows for low value uses like self-storage which are not consistent with the township’s goals to have revenue generating land uses. There are also a few high profiles “G-B” General Business Focus Areas that should really be reserved for high-return employment or retail uses rather, and still others that need concerted redevelopment efforts to realize change.

For these areas it is recommended a possible Corridor Overlay District be drafted to help managed certain uses. Additionally, we have suggested a new land use and possible zoning classification “MU- LW” Mixed-Use Live/Work which could be applied in PUDs or other corridor commercial redevelopment areas to fit into the Neighborhood Mixed-Use Character Areas.

Additionally, as the CIC is able to acquire properties in the targeted redevelopment focus areas, it is also recommended rezoning these areas while under township control to a unique version of the “B-RD” Business Redevelopment District or a new Planned Unit Development to better manage the redevelopment of these sites when turned back over the private market.

Assembly uses in residential neighborhoods.

A long-standing zoning and land use practice is to conditionally permit institutional and recreational uses within the residential zoning districts. Uses like schools, and places of worship are common in our older neighborhoods. Much of this was ok because these uses served the people living in the immediate vicinity. But now these uses, often are very large capacity and function as significant destinations for regional automotive traffic. These large-scale places of worship, or recreation, or student drop off can have significant impacts on the neighborhoods.

The township should review the conditions for these uses and consider revisions if necessary, to protect existing residential neighborhoods from high impact assembly uses, which create large volumes of traffic during short periods.

Planning Focus Areas

Through assessment and land use review several locations and properties were identified as planning focus areas and needed a targeted list of recommendations for a variety of reasons. Some properties warranted efforts in beautification or in historic and environmental preservation, while other properties were considered ideal for major redevelopment, infill, or development projects.

The general guidance for each of the subareas is presented on the following pages. Specific recommendations for each focus area are presented on the spreads that follow.

Targeted Redevelopment Priorities

Redevelopment and reinvestment areas are prime locations for employment-supporting development in the township. Most of these areas have existing commercial development and they offer the best locations to intensify and redevelop the township's economic base. Strategies for these areas will include efforts to consolidate available land, infrastructure improvements, removal of obsolete and vacant structures, intensification of development with proper buffering between land uses, protections of neighborhood character and charm, and enhancement of compatible infill development opportunities.

General Guidelines for Activity Center/Corridor Redevelopment and Reinvestment Areas

1. Continue to target public infrastructure investments in prioritized Focus Areas. Public infrastructure improvements can include relatively minor investments, such as streetscapes and signage, or more major investments like utility infrastructure and road improvements.
2. Prepare area redevelopment plans where necessary and consider redevelopment alternatives to guide special development standards in a New Business Redevelopment District crafted specifically for the area to implement the plan recommendations.
3. Increase moderate density (townhouses, small lot detached housing, condominiums, low-rise multi-unit buildings) housing options in these locations, specifically as transitions to adjacent neighborhoods.
4. Encourage inclusion of organized public spaces, green spaces, and impervious surfaces into the redevelopment of strip commercial areas.
5. Use strategic incentives that the township can control to promote reinvestment in Focus Areas. Examples can range from fee reductions and expedited approvals, to more aggressive options like property assembly through the Community Improvement Corporation.
6. Utilize a design/build request for proposals to catalyze redevelopment and reinvestment in key locations/sites. Organize the effort with a coordinating team, identify qualified and interested developers, develop marketing materials, distribute information, establish, and maintain contact with developers, and assist with the development process.
7. Continue to develop and use business retention, business recruitment, entrepreneurship, and apprenticeship programs to match current and future space needs with available (or soon to be available) buildings and sites.
8. Provide a roadmap for available economic development assistance with deadlines, criteria, and pertinent information.
9. Begin a community dialogue on the use of financial incentives for redevelopment, with both quantitative and qualitative information provided.
10. Use short-term marketing through local events, pop-up exhibits/entities, recent investments, established businesses, and local champions to create buzz and interest in Focus Areas.

Focus Area Overview

Area A

Maintain the Neighborhood Character Area Recommendation and consider some areas for Low Density Rural Neighborhood Character Areas. Offer property owners the new R-RA Residential Rural Agriculture as an option to rezone if they want to protect their land for agricultural use or estate lot residential.

Area B

Maintain the Neighborhood and Neighborhood Scale Mixed-Use Character Area recommendations, and work with property owners and adjacent residents to provide detailed concept land use plans to provide adequate transitions between small scale mixed-use buildings and existing single-family homes.

Area C

Maintain the Regional Highway Commercial Character Area recommendations. Prioritize redevelopment, and possible rezoning of the focus areas to support redevelopment efforts by the CIC and or property owners.

Area D

Maintain the Neighborhood, Neighborhood Mixed-Use, and Town Center Mixed-Use Character Area recommendations. Preserve Neighborhood Mixed-Use character area recommendations for Focus Area D-1 off of Butler-Warren Road, south of US 42.

Area E

Maintain the Regional Highway Commercial, Town Center Mixed-Use, and Office Park Designations for most areas using the approved PUDs to regulate redevelopment, as necessary. Preserve Neighborhood Character Area recommendations for Focus Areas E-7, E-10, and E-3.

Area F

Maintain the Low-Density Rural Neighborhoods Character Area recommendations. Offer property owners the new “R-RA Residential Rural Agriculture” as an option to rezone if they want to protect their land for agricultural use or estate lot residential.

Area G

Maintain the Neighborhood Character area and preserve Low-Density Rural Neighborhoods for the large land areas along Irwin-Simpson Road. Offer property owners the new “R-RA Residential Rural Agriculture” as an option to rezone if they want to protect their land for agricultural use or estate lot residential.

Area H

Maintain the Neighborhood Mixed-Use Character Area. Encourage redevelopment of the Twenty-Mile Stand general business areas through efforts of the CIC with acquisition and rezoning to foster comprehensive and context sensitive redevelopment under a new PUD or BRD zoning.

Area I

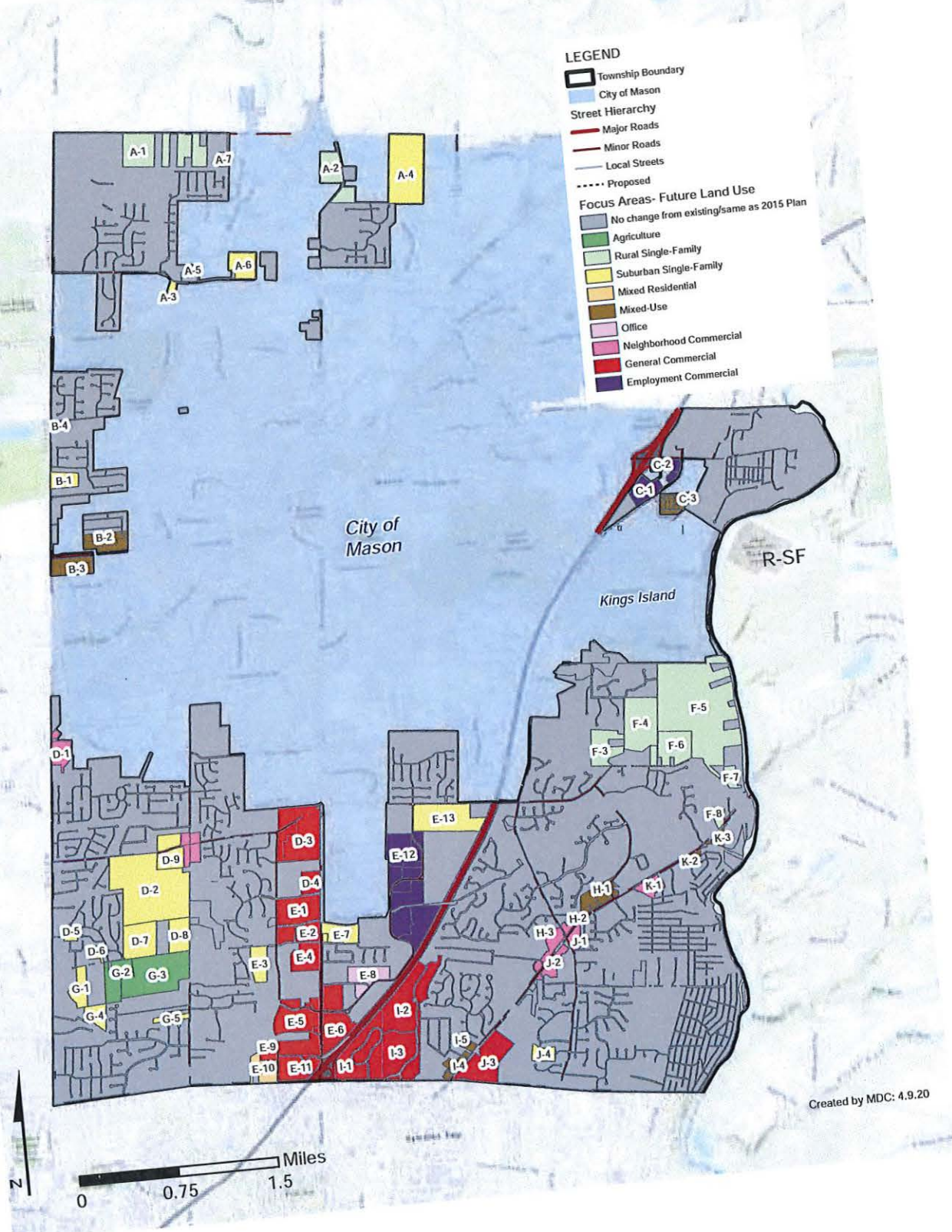
Maintain the Regional Highway Commercial Character Area and encourage business retention and ongoing adaptive reuse of the commercially zoned properties in this area.

Area J

Maintain the Neighborhood and Neighborhood Mixed-Use Character Areas. Encourage redevelopment of the Twenty-Mile Stand and general business areas along the US 22/3 corridor through efforts of the CIC with acquisition and rezoning to foster comprehensive and context sensitive redevelopment under a new PUD or B-RD. Uphold Regional Highway Commercial recommendations in Focus Area J-3.

Area K

Apply the Neighborhood Mixed-Use Character Area and support property maintenance and improvement through efforts of a county administered Community Redevelopment Area (CRA) program what would provide support for home upgrades to existing structures.

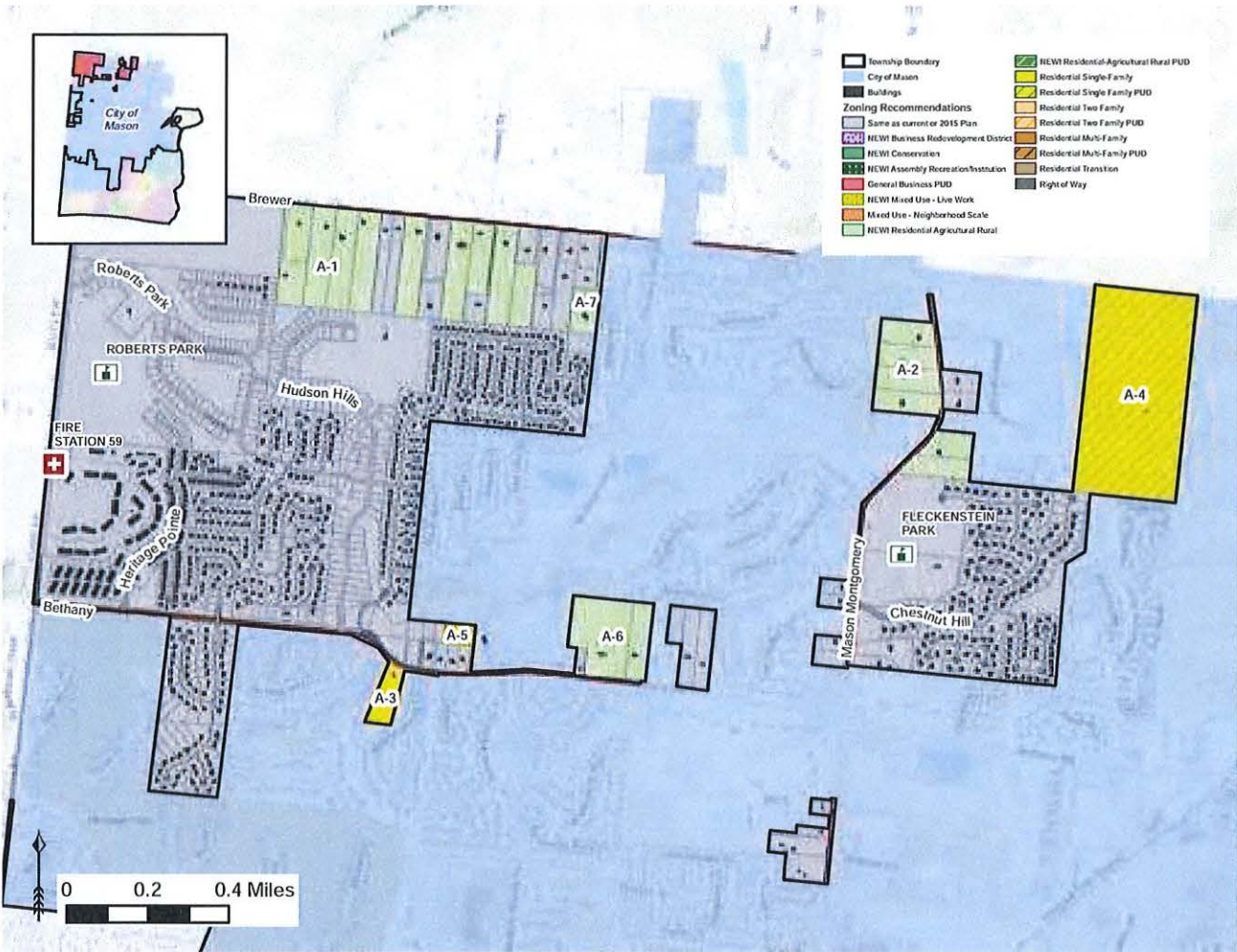


Focus Areas Map

Focus Area Recommendations

The following are the specific recommendation of each subarea including recommended changes for the subarea’s character area, future land use, and changes in zoning. If no changes were recommended for the subarea during the review process, it has not been included in this plan document but can be found in the Planning Focus Area Workbook.

Focus Area A Map



A-1

The following subarea is 77.31 acres, consisting of large lot residential parcels in the Fairview Farms subdivision, adjacent to the Roberts Park Residential Development. It sits on the south side of Brewer Road, just north of Maxfli Lane.

2022 Subarea Recommendations	
Character Area	Low-Density Rural Neighborhood
Future Land Use	Rural Single-Family
Zoning	Residential Single-Family (R-SF) & Planned Unit Development (R-SF PUD) NEW! Residential Rural Agriculture (R-RA) at owner's request

A-2

The following subarea is a large lot residential use that sits off Mason Montgomery Road, just north of the Chestnut Hill Residential Neighborhood. It is a 33.18 acre property that sits on both sides of Mason Montgomery Road.

2022 Subarea Recommendations	
Character Area	Low-Density Rural Neighborhood
Future Land Use	Rural Single-Family
Zoning	Residential Single-Family (R-SF) NEW! Residential Rural Agriculture (R-RA) at owner's request

A-3

The following property is an existing 5.11 acre, large lot residential parcel on the south side of Bethany Road.

2022 Subarea Recommendations	
Character Area	Neighborhoods
Future Land Use	Suburban Single-Family
Zoning	Residential Single-Family (R-SF)

A-4

The following subarea is an 83.77 acre, agricultural property east of Mason Montgomery Road and north of Windermere Way in the City of Mason. Future development of this area is suggested as single-family residential with a recommendation for a planned unit development (PUD) and conservation of significant areas such as floodplain and slope. Any future development of this area should consider limitations in county sewer, challenges from the floodplain, and isolation from the remainder of the township.

2022 Subarea Recommendations	
Character Area	Neighborhoods
Future Land Use	Suburban Single-Family
Zoning	Residential Single-Family (R-SF) Residential Single-Family Planned Unit Development (R-SF PUD) NEW! Residential Rural Agriculture (R-RA) at owner's request

A-5

The following property is an existing 3.12 large lot residential parcel on the north side of Bethany Road.

2022 Subarea Recommendations	
Character Area	Neighborhoods
Future Land Use	Suburban Single-Family
Zoning	Residential Single-Family (R-SF) Residential Single-Family Planned Unit Development (R-SF PUD)

A-6

The following property is a 22.89 acre site on the north side of Bethany Road with a current agricultural land use.

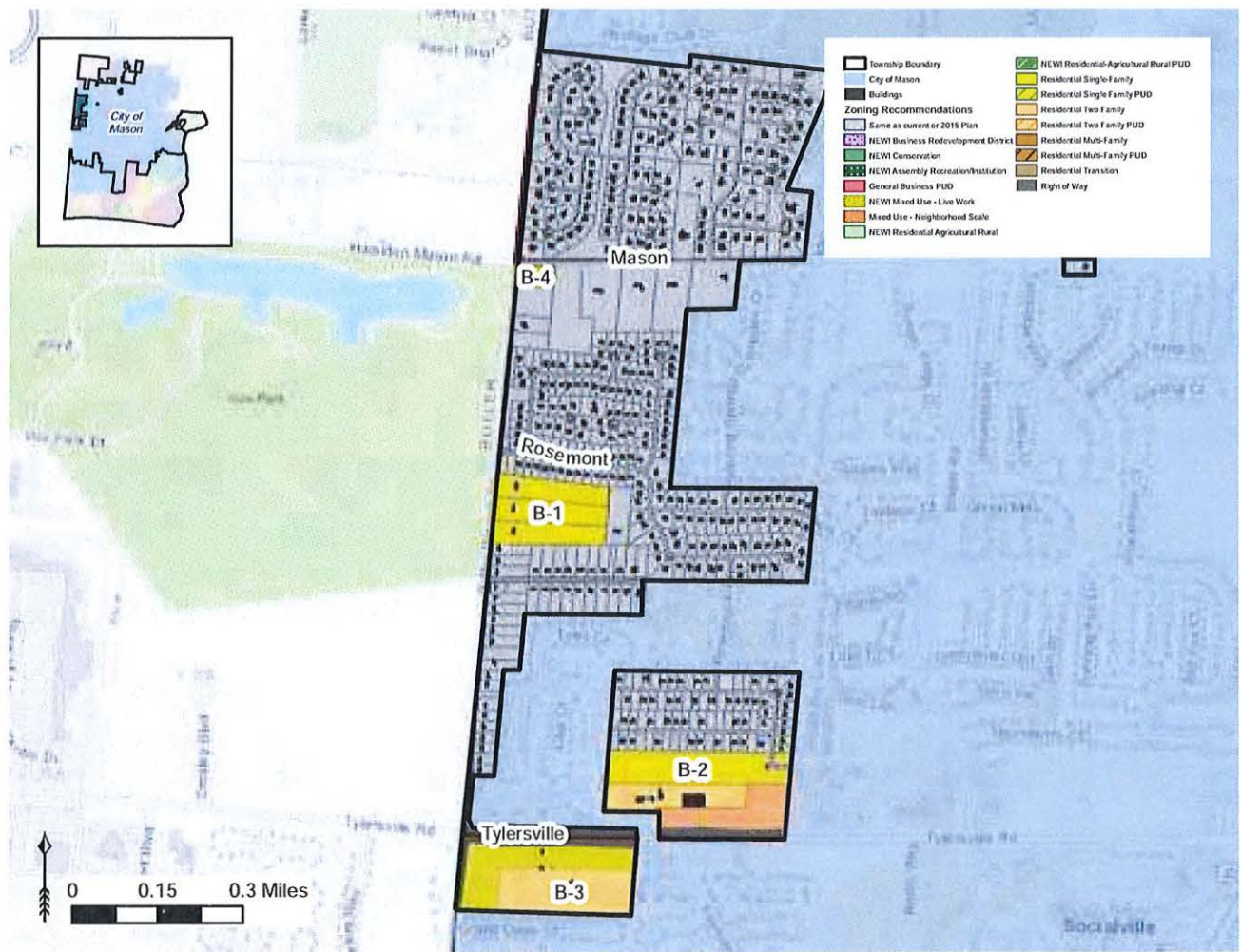
2022 Subarea Recommendations	
Character Area	Neighborhoods
Future Land Use	Suburban Single-Family
Zoning	Residential Single-Family (R-SF) NEW! Residential Rural Agriculture (R-RA) at owner's request

A-7

The following property is an existing 3.12 large lot residential parcel on the north side of Bethany Road.

2022 Subarea Recommendations	
Character Area	Low-Density Rural Neighborhood
Future Land Use	Rural Single-Family
Zoning	Residential Single-Family (R-SF) NEW! Residential Rural Agriculture (R-RA) at owner's request

Focus Area B Map



B-1

The following subarea is a 15.04 acre, existing large lot residential site on the east side of Butler Warren Road that sits between Rosemont Lane and Clover Avenue.

2022 Subarea Recommendations	
Character Area	Neighborhoods
Future Land Use	Suburban Single-Family
Zoning	Residential Single-Family (R-SF)

B-2

The following property is 25.90 acres on the north side of Tylersville Road with a current agricultural land use. Future development suggests small-scale mixed use with a gradual transition from single-family detached to small-scale mixed-use residential/commercial buildings. The property should be sensitive to surrounding residents and provide a steady transition to any commercial or mixed-use buildings.

2022 Subarea Recommendations	
Character Area	Neighborhood Mixed-Use
Future Land Use	Mixed-Use
Zoning	Residential Single-Family (R-SF) Residential Two-Family (R-TF) Neighborhood Business (N-B) Neighborhood Business Planned Unit Development (N-B PUD)

B-3

The following subarea is a 22.85 acre, agricultural property on the south side of Tylersville Road. Future development in this area recommends small scale, low density mixed-use with attached single-family (townhouses) or two-family and small-scale commercial/office mixed-use buildings.

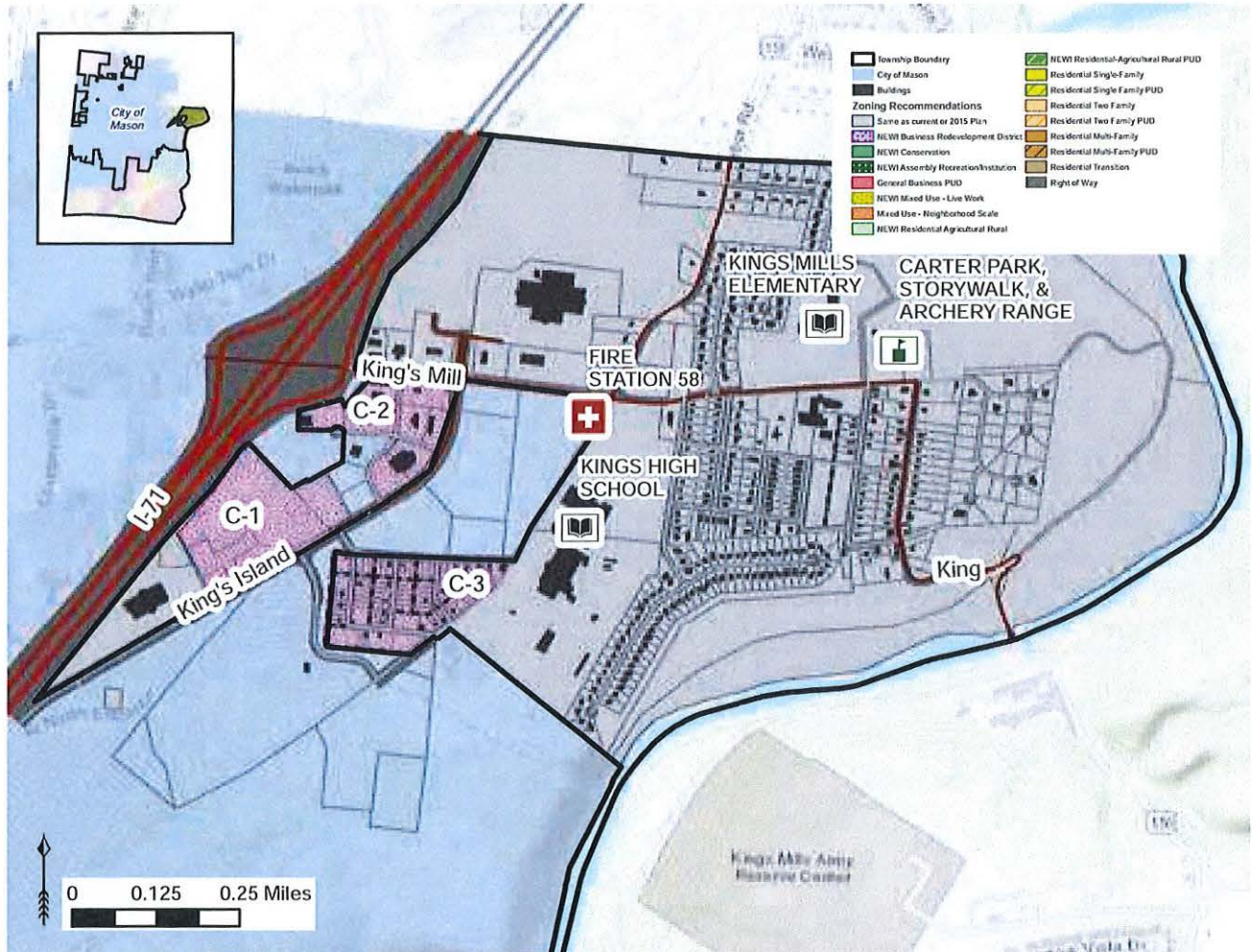
2022 Subarea Recommendations	
Character Area	Neighborhood Mixed-Use
Future Land Use	Mixed-Use
Zoning	Residential Two-Family (R-TF) Neighborhood Business (N-B) NEW! Mixed-Use Live Work (MU-LW)

B-4

The following property is an existing 1.57 acre commercial parcel that sits at the southeast intersection of Butler Warren Road and Mason Road. Uses in this subarea should consists of neighborhood/smaller scale office and residential uses.

2022 Subarea Recommendations	
Character Area	Neighborhoods
Future Land Use	Office
Zoning	Residential Single-Family (R-SF) Neighborhood Business (N-B) NEW! Mixed-Use Live Work (MU-LW) at owner's request

Focus Area C Map



C-1

This subarea is a 19.48 acre vacant commercial property that sits between I-71 and King's Island Drive. It is a top priority redevelopment property, and the land should be protected from self-storage style uses. The township should consider acquiring the land using the township's CIC for redevelopment purposes or consider a new highway overlay district. Future development in this area should focus on attracting high economic return uses for the township.

2022 Subarea Recommendations	
Character Area	Regional Highway Commercial
Future Land Use	Employment Commercial
Zoning	NEW! Business Redevelopment District (B-RD)/Highway Overlay District

C-2

This subarea is a 12.37 acre existing commercial property sitting that the intersection of King’s Island Drive and King’s Mill Road. This area should develop improved design standards as it is a major gateway for the township and should focus on attracting high economic return uses for the township.

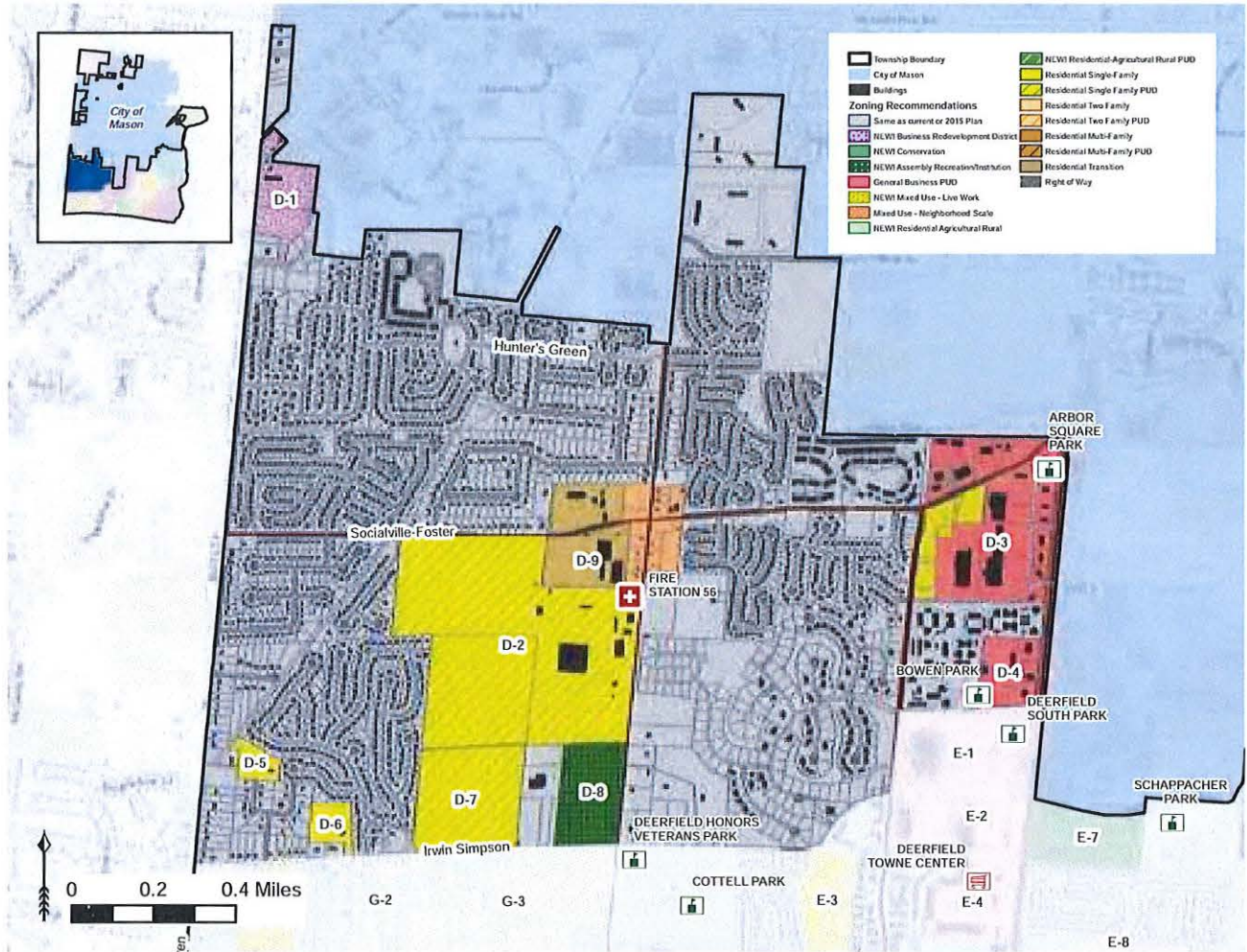
2022 Subarea Recommendations	
Character Area	Regional Highway Commercial
Future Land Use	Employment Commercial
Zoning	NEW! Business Redevelopment District (B-RD)

C-3

This subarea is 15.20 acres of existing residential properties, most of which are currently vacant. It sits between Wilson Avenue (off King’s Island Drive) and Columbia Road. This area is a top priority redevelopment area and has a potential need for sensitive transitions to adjacent residents. The location is also in proximity to the Kings School District. Future development in this area should focus on moderate-scale mixed-uses with commercial, restaurants, services, offices buildings, and other high economic return uses for the township.

2022 Subarea Recommendations	
Character Area	Regional Highway Commercial
Future Land Use	Mixed-Use
Zoning	NEW! Business Redevelopment District (B-RD) Neighborhood Business Planned Unit Development (N-B PUD)

Focus Area D Map



D-1

This subarea is an 18.62 acre commercial property off of Butler Warren Road just south of US 42. This parcel is a top priority redevelopment area and a target site for CIC acquisition to catalyze change. Future development in this area should attract small scale business uses.

2022 Subarea Recommendations	
Character Area	Neighborhood Mixed-Use
Future Land Use	Neighborhood Commercial
Zoning	NEW! Business Redevelopment District (B-RD)

D-2

This subarea is 189.79 acres, south of Socialville-Foster Road and west of Snider Road, contains existing Agriculture land uses. At its current zoning designation of Residential Single-Family, the subarea can support 507 additional units.

2022 Subarea Recommendations	
Character Area	Neighborhood
Future Land Use	Suburban Single-Family
Zoning	Residential Single-Family (R-SF) Residential Single-Family Planned Unit Development (R-SF PUD) at owner's request

D-3

This subarea, at 80.09 acres, consists of an Office Warehouse and General Business Planned Unit Development. This subarea has the potential to accommodate the new zoning classification Mixed Use Live/Work (MU-LW), due to its character area designation.

2022 Subarea Recommendations	
Character Area	Town Center Mixed-Use
Future Land Use	General Commercial
Zoning	Planned Unit Development (PUD) NEW! Mixed Use Live/Work (MU-LW)

D-4

This subarea, at 14.90 acres, contains various freestanding commercial businesses in its current zoning of a General Business, Office Warehouse and Open Space Planned Unit Development. Future development should consider the need for design improvements to keep the subarea a vital commercial spot in the region.

2022 Subarea Recommendations	
Character Area	Town Center Mixed-Use
Future Land Use	General Commercial
Zoning	Planned Unit Development (PUD)

D-5

This 5.48-acre subarea is surrounded by large lot residential land use, at 29 units of Suburban Single-Family expected, based on the buildout of current zoning. This subarea is located north of Irwin Simpson Road and east of Butler Warren Road and is recommended to remain Residential Single-Family.

2022 Subarea Recommendations	
Character Area	Neighborhoods
Future Land Use	Suburban Single-Family
Zoning	Residential Single-Family (R-SF)

D-6

This 6.53-acre subarea is surrounded by large lot residential land use, at 17 units of Suburban Single-Family expected, based on the buildout of current zoning. This subarea, in close proximity to Subarea D-5, is also located north of Irwin-Simpson Road and east of Butler Warren Road. It is recommended to remain Residential Single-Family.

2022 Subarea Recommendations	
Character Area	Neighborhoods
Future Land Use	Suburban Single-Family
Zoning	Residential Single-Family (R-SF)

D-7

This subarea is 41.26 acres and, due north of Irwin-Simpson Road, contains existing Agriculture land uses. At its current zoning designation of Residential Single-Family, the subarea can support 109 additional units.

2022 Subarea Recommendations	
Character Area	Neighborhoods
Future Land Use	Remain as is or Suburban Single-Family
Zoning	Residential Single-Family (R-SF) NEW! Residential Rural Agriculture (R-RA) at owners request

D-8

The following subarea is a 24.71 acre agricultural parcel sitting at the intersection of Irwin Simpson and Snider Road.

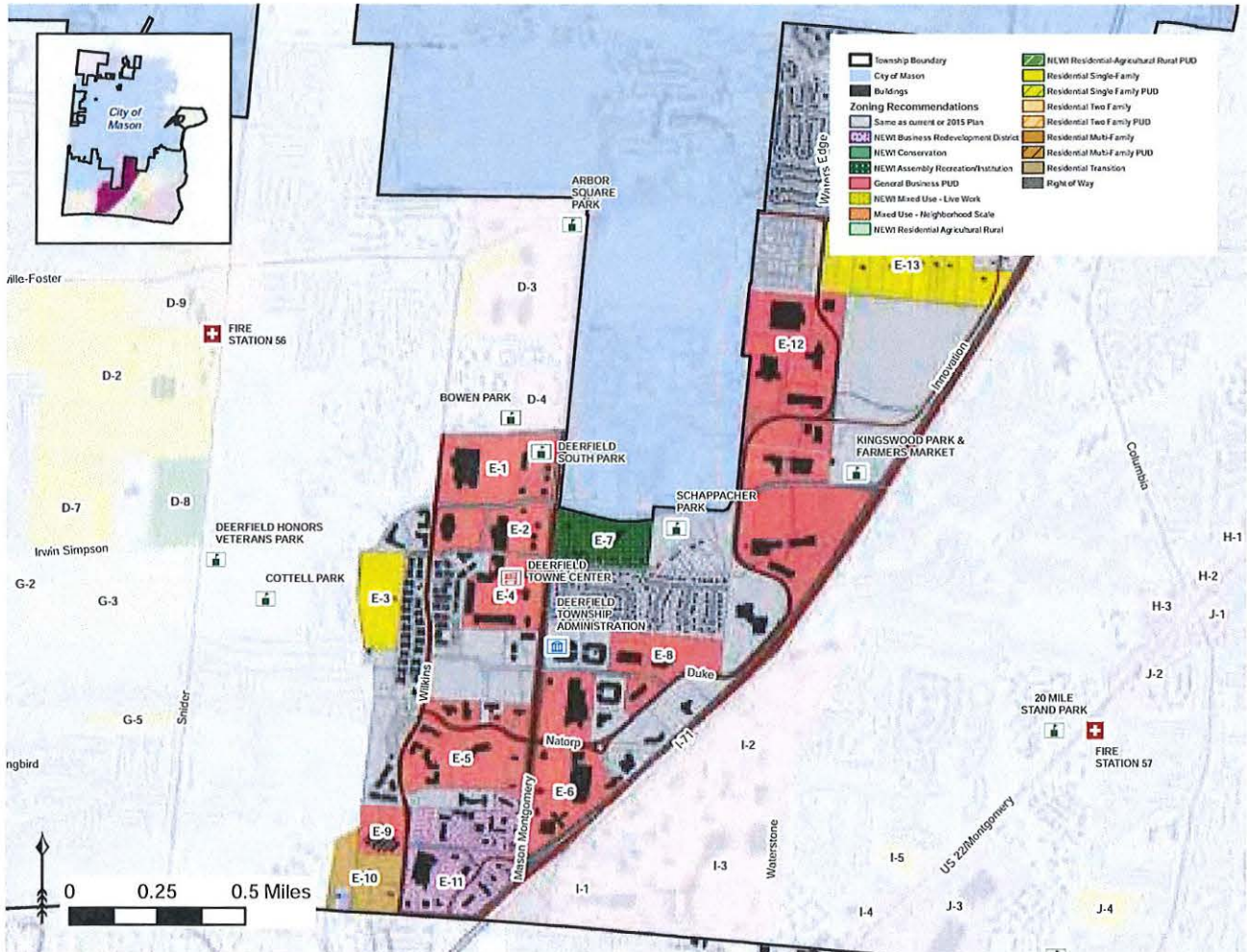
2022 Subarea Recommendations	
Character Area	Neighborhoods
Future Land Use	Suburban Single-Family
Zoning	NEW! Assembly Recreation/Institution

D-9

This focus area is 49.83 acres at the four quadrants of the Intersection of Socialville-Foster Road and Snider Road. It includes portions of 19 parcels.

2022 Subarea Recommendations	
Character Area	Neighborhood Scale Mixed-Use
Future Land Use	Mixed-Use, Neighborhood Commercial, and Mixed Residential
Zoning	Mixed Use – Neighborhood Scale Residential Transitional

Focus Area E Map



E-1

This subarea is 40.64 acres of commercial/retail west of Mason Montgomery Road and north of Irwin-Simpson Road. This subarea is also zoned as a General Business Planned Unit Development. It is recommended to retain this PUD designation, while supporting strong PUD regulations that encourage redevelopment and infill development.

2022 Subarea Recommendations	
Character Area	Town Center Mixed-Use
Future Land Use	General Commercial
Zoning	General Business, Office Warehouse, & Open Space Park (GB/OW-PUD)

E-2

This subarea is 25.44 acres of commercial/retail west of Mason Montgomery Road and north of Irwin-Simpson Road. This subarea is also zoned as a General Business Planned Unit Development. It is recommended to retain this PUD designation, while supporting strong PUD regulations that encourage redevelopment and infill development.

2022 Subarea Recommendations	
Character Area	Town Center Mixed-Use
Future Land Use	General Commercial
Zoning	Planned Unit Development (PUD)

E-3

This 20.20-acre subarea is surrounded by large lot residential land use, at 53 units of Suburban Single-Family expected, based on the buildout of current zoning. This subarea is located east of Cottell Park and south of Irwin-Simpson Road. It is recommended to remain Residential Single-Family.

2022 Subarea Recommendations	
Character Area	Neighborhoods
Future Land Use	Remain as is or Suburban Single-Family
Zoning	Residential Single-Family (R-SF)

E-4

This subarea is 27.24 acres of commercial/retail south of Irwin-Simpson Road and contains the Deerfield Towne Center Shopping Center. This subarea is also zoned as a General Business Planned Unit Development. It is recommended to retain this PUD designation, while supporting strong PUD regulations that encourage redevelopment and infill development.

2022 Subarea Recommendations	
Character Area	Town Center Mixed-Use
Future Land Use	General Commercial
Zoning	General Business Planned Unit Development (G-B PUD)

E-5

This subarea is 50.26 acres of commercial/retail west of Mason Montgomery Road. This subarea is also zoned as a General Business Planned Unit Development. It is recommended to retain this PUD designation, while focusing on commercial infill and reuse of space and attending to needed facade improvements.

2022 Subarea Recommendations	
Character Area	Town Center Mixed-Use
Future Land Use	General Commercial
Zoning	General Business Planned Unit Development (G-B PUD)

E-6

The following subarea is a 50.7 acre planned unit development with commercial, retail and hotel uses. It sits on the Mason Montgomery Road corridor and has frontage to I-71. The development standards and uses are suggested to remain as is but to be updated and revised for future redeveloped in this area. Any updates should focus on active reuse of the site and retention of the hotel.

2022 Subarea Recommendations	
Character Area	Regional Highway Commercial
Future Land Use	General Commercial
Zoning	Planned Unit Development (PUD)

E-7

This subarea is a 23.96 acre mixed-residential/institutional/services use property that sits on the southeast intersection on Mason-Montgomery Road and Irwin-Simpson Road. The township should look into better tools to manage reuse of existing institutional uses. Future development should focus on single-family residential or institutional and service based uses.

2022 Subarea Recommendations	
Character Area	Neighborhoods
Future Land Use	Suburban Single-Family Civic/Institutional
Zoning	Residential Single-Family (R-SF) NEW! Assembly Recreation/Institution

E-8

The following subarea is a 27.71 acre commercial/office/flex use on the north side of Duke Boulevard. The development standards and uses could be updated and revised for future redeveloped in this area and should focus on active reuse of the site and retention of the professional office uses. Future considerations for development in this area should remain office and flex space uses.

2022 Subarea Recommendations	
Character Area	Office Park
Future Land Use	Office
Zoning	Planned Unit Development (PUD)

E-9

This 11.43 acre parcel is a commercial/self-storage use off Wilkens Boulevard. The township should consider infrastructure and road improvements/reconfiguration to alleviate current access concerns and issues including a new roundabout proposed at Wilkens Boulevard and Bardes Road.

2022 Subarea Recommendations	
Character Area	Regional Highway Commercial
Future Land Use	General Commercial
Zoning	General Business Planned Unit Development (G-B PUD)

E-10

The following subarea is a 21.88 acre large lot residential property that sits off the northwest corner of Wilkens Boulevard and Fields-Ertel Road. Approximately 5 acres of this site is within floodways and the property will also be impacted by any reconfigurations of Fields-Ertel Road and Wilkens Blvd intersection.

2022 Subarea Recommendations	
Character Area	Neighborhoods
Future Land Use	Mixed Residential
Zoning	Residential Transitional (R-TR)

E-11

The following subarea is a 57.69 acre commercial/retail/hotel site that is located at the heart of the Mason Montgomery Road, Fields Ertel, and I-71 Interchange. This site is a top redevelopment priority and will significantly be impacted by any changes to interchange. Future uses should consist of commercial, retail, and hotels.

2022 Subarea Recommendations	
Character Area	Regional Highway Commercial
Future Land Use	General Commercial
Zoning	NEW! Business Redevelopment District (BRD)

E-12

This 142.18-acre subarea is currently zoned as a Planned Unit Development (Office Warehouse and Light Manufacturing) and contains the Governor's Point Office Park. It is recommended to remain as a mixed-business office park, while focusing on the retention of businesses, and avoiding adaptive reuse for storage or large Assembly Recreation/Institutional uses.

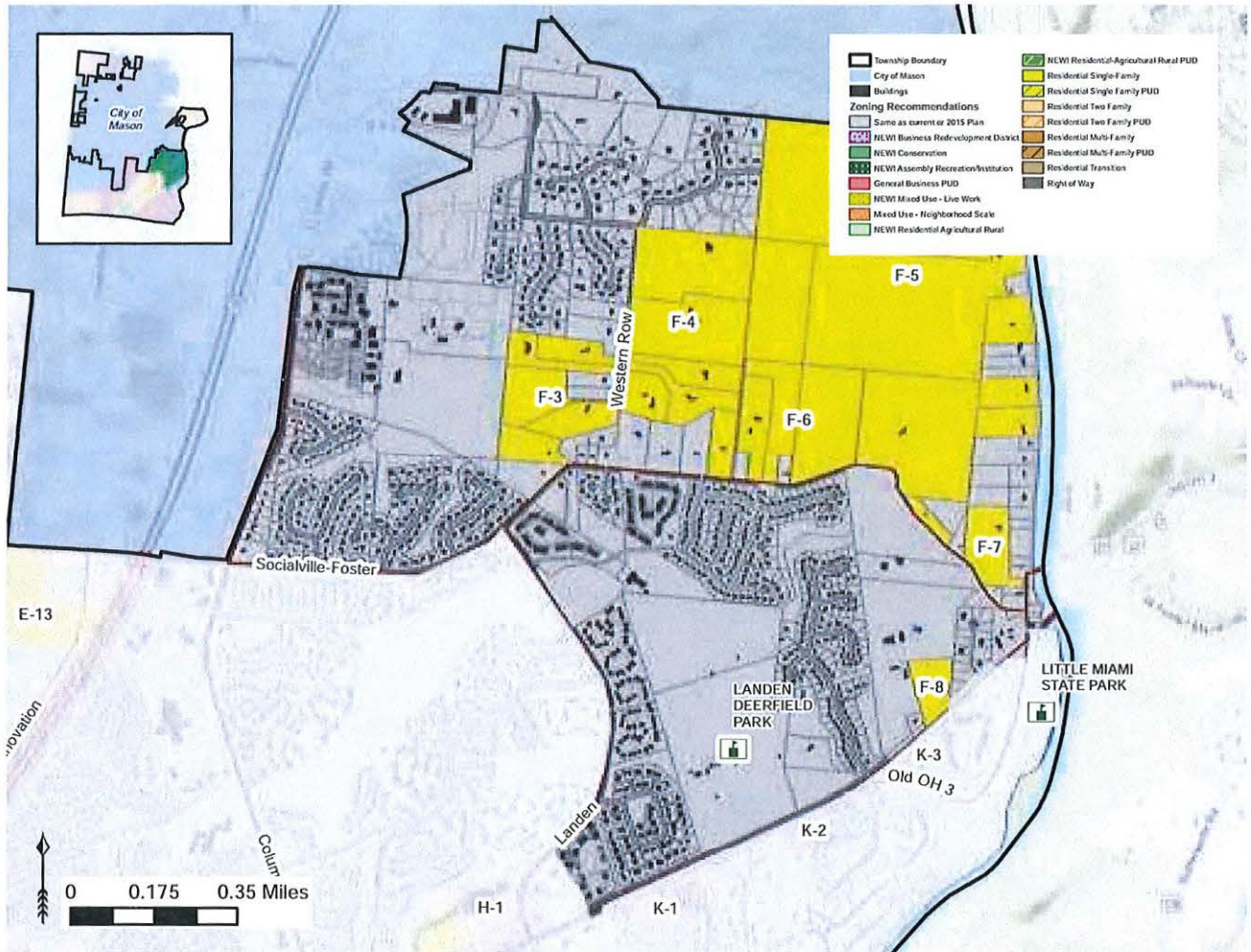
2022 Subarea Recommendations	
Character Area	Office Park
Future Land Use	Office
Zoning	PUD (Office Warehouse & Light Manufacturing)

E-13

This property is a 62.26 acre large lot residential site on the south side of Socialville-Foster Road. Main considerations for this area include the complex traffic and land use mix in this area.

2022 Subarea Recommendations	
Character Area	Neighborhood
Future Land Use	Suburban Single-Family
Zoning	Residential Single-Family (R-SF)

Focus Area F Map



F-3

This 32.04-acre subarea is surrounded by large lot residential land use, at 85 units of Suburban Single-Family expected, based on the buildout of current zoning. This subarea is north of Socialville-Fosters Road and west of Western Row Road. It is recommended to remain Residential Single-Family, with the potential for Residential Rural Agriculture at the owner's request.

2022 Subarea Recommendations	
Character Area	Low Density Rural Neighborhood
Future Land Use	Suburban Single-Family
Zoning	Residential Single-Family (R-SF) NEW! Residential Rural Agriculture (R-RA) at owners request

F-4

This 61.98-acre subarea is surrounded by large lot residential land use, at 164 units of Suburban Single-Family expected, based on the buildout of current zoning. This subarea is north of Socialville-Fosters Road and east of Western Row Road. It is recommended to remain Residential Single-Family, with the potential for Residential Rural Agriculture at the owner's request. For access management, ideally subareas F-4, F-5 and F-6 would be developed with a consolidated road plan.

2022 Subarea Recommendations	
Character Area	Low Density Rural Neighborhood
Future Land Use	Remain as is or Suburban Single-Family
Zoning	Residential Single-Family (R-SF) NEW! Residential Rural Agriculture (R-RA) at request of owner

F-5

This subarea is 228.23 acres, west of Kings Mills Road and north of Socialville-Fosters Road, contains existing Agriculture land uses. At its current zoning designation of Residential Single-Family, the subarea can support 1,207 additional units. There's also the potential for Residential Rural Agriculture at the owner's request. For access management, ideally subareas F-4, F-5 and F-6 would be developed with a consolidated road plan.

2022 Subarea Recommendations	
Character Area	Low Density Rural Neighborhood
Future Land Use	Remain as is or Suburban Single-Family
Zoning	Residential Single-Family (R-SF) NEW! Residential Rural Agriculture (R-RA) at request of owner

F-6

This 42.49-acre subarea is surrounded by large lot residential land use, at 225 units of Suburban Single-Family expected, based on the buildout of current zoning. This subarea is north of Socialville-Fosters Road and east of Western Row Road. It is recommended to remain Residential Single-Family, with the potential for Residential Rural Agriculture at the owner's request. For access management, ideally subareas F-4, F-5 and F-6 would be developed with a consolidated road plan.

2022 Subarea Recommendations	
Character Area	Low Density Rural Neighborhood
Future Land Use	Remain as is or Suburban Single-Family
Zoning	Residential Single-Family (R-SF) NEW! Residential Rural Agriculture (R-RA) at request of owner

F-7

This 9.59-acre subarea is surrounded by large lot residential land use, at 25 units of Suburban Single-Family expected, based on the buildout of current zoning. This subarea is north of Socialville-Fosters Road and west of Kings Mill Road. It is recommended to remain Residential Single-Family, with the potential for Residential Rural Agriculture at the owner’s request.

2022 Subarea Recommendations	
Character Area	Low Density Rural Neighborhood
Future Land Use	Remain as is or Suburban Single-Family
Zoning	Residential Single-Family (R-SF) NEW! Residential Rural Agriculture (R-RA) at request of owner

F-8

The following subarea is a 6.03 acre large lot residential parcel on the US 22 corridor.

2022 Subarea Recommendations	
Character Area	Low Density Rural Neighborhood
Future Land Use	Rural Single-Family
Zoning	Residential Single-Family (R-SF)

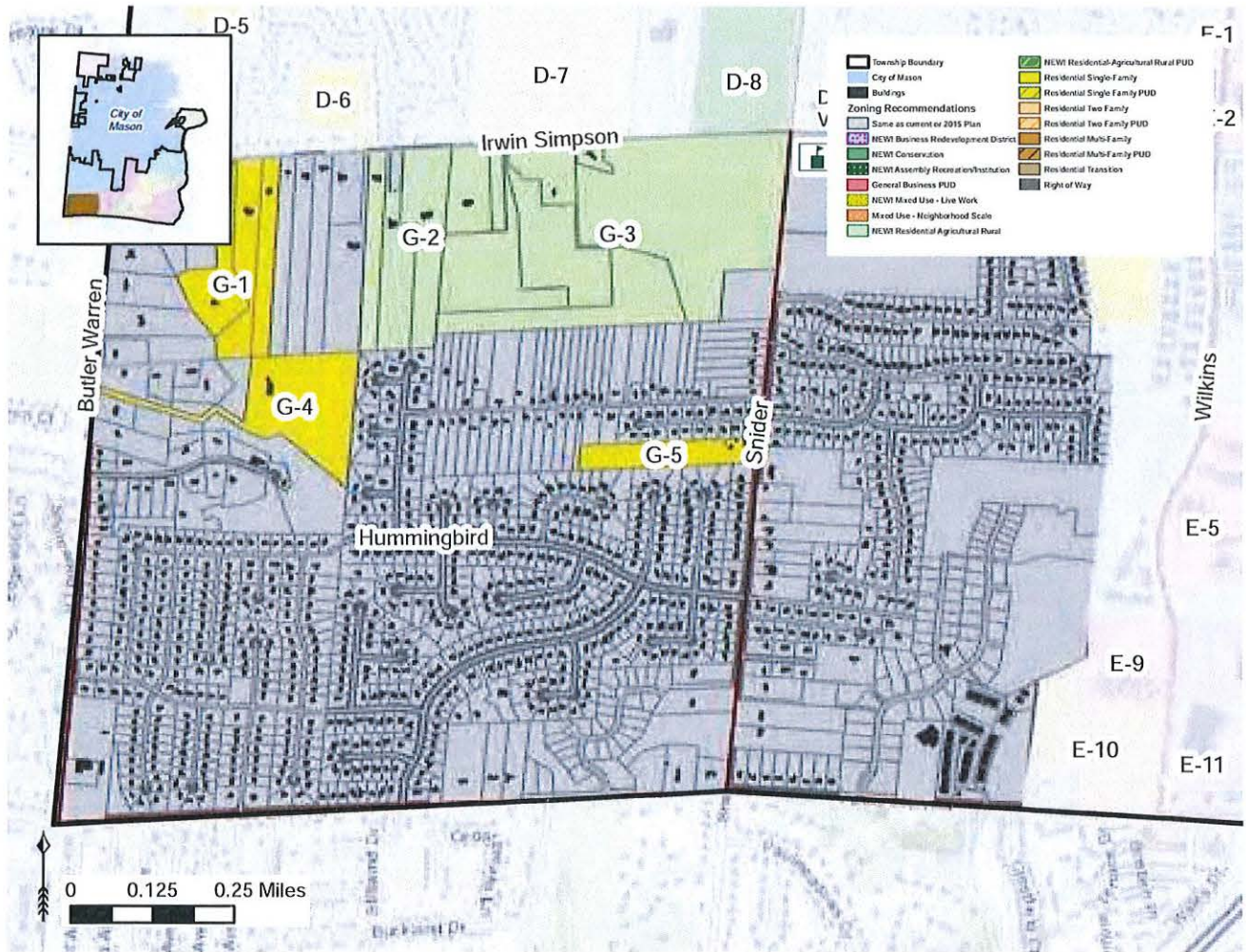
Focus Area G Map

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G-1

This 18.58-acre subarea is surrounded by large lot residential land use, at 49 units of Suburban Single-Family expected, based on the buildout of current zoning. This subarea is south of Irwin-Simpson Road and east of Butler Warren Road. It is recommended to remain Residential Single-Family. Parcels to the east of the subarea have been consolidated and a subdivision request is in process.

2022 Subarea Recommendations	
Character Area	Neighborhoods
Future Land Use	Suburban Single-Family
Zoning	Residential Single-Family (R-SF)

G-2

The following subarea is an existing 30.44 acre agricultural parcel on the south side of Irwin-Simpson Road. Additional considerations for this property include parcels to the west which have been consolidated and a subdivision request that is in process for single-family on 14,000 square foot lots.

2022 Subarea Recommendations	
Character Area	Low Density Rural Neighborhood
Future Land Use	Agriculture
Zoning	Residential Single-Family (R-SF) NEW! Residential Rural Agriculture (R-RA) at owner's request

G-3

The following subarea is an existing 83 acre agricultural property on the south side of Irwin-Simpson Road, adjacent to subarea G-2 (to the east).

2022 Subarea Recommendations	
Character Area	Low Density Rural Neighborhood
Future Land Use	Agriculture
Zoning	Residential Single-Family (R-SF) NEW! Residential Rural Agriculture (R-RA) at owner's request

G-4

This 17.38-acre subarea is surrounded by large lot residential land use, at 46 units of Suburban Single-Family expected, based on the buildout of current zoning. This subarea is south of Irwin-Simpson Road and east of Butler Warren Road. It is recommended to remain Residential Single-Family. Parcels to the north of the subarea have been consolidated and a subdivision request is in process.

2022 Subarea Recommendations	
Character Area	Neighborhoods
Future Land Use	Suburban Single-Family
Zoning	Residential Single-Family (R-SF)

G-5

This 6.67-acre subarea is surrounded by large lot residential land use, at 18 units of Suburban Single-Family expected, based on the buildout of current zoning. This subarea is west of Snider Road. It is recommended to remain Residential Single-Family. Parcels to the north of the subarea have been consolidated and a subdivision request is in process.

2022 Subarea Recommendations	
Character Area	Neighborhoods
Future Land Use	Suburban Single-Family
Zoning	Residential Single-Family (R-SF)

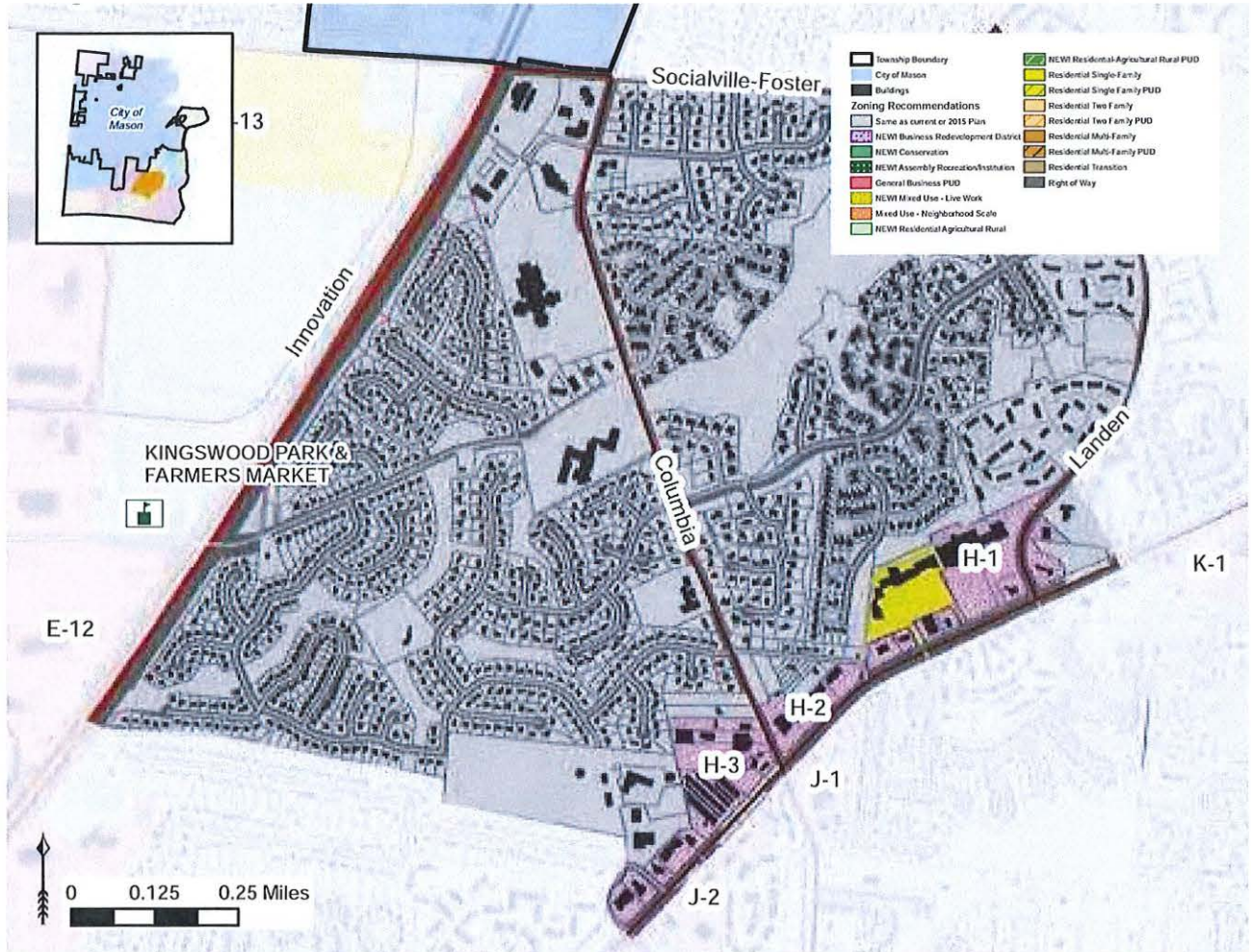
Focus Area H

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H-1

This 25.30-acre subarea is currently zoned as a General Business Planned Unit Development area and contains commercial businesses and vacant storefronts. This subarea has been identified as a top priority redevelopment and reinvestment, additional commercial opportunities, and mixed-use development, such as town-homes and/or live-work spaces. It's been recommended to be zoned as a Business Redevelopment District or an amended PUD with corridor overlay.

2022 Subarea Recommendations	
Character Area	Neighborhood Mixed-Use
Future Land Use	Mixed-Use
Zoning	Business Redevelopment District (B-RD) Amend Planned Unit Development (PUD) and Corridor Overlay

H-2

This 5.12-acre subarea is currently zoned as a Neighborhood Business Planned Unit Development area and contains commercial businesses. This subarea has been identified as a top priority for considering a redevelopment plan and special new zoning to reconfigure and improve accessibility and uses. It's been recommended to be zoned as a Business Redevelopment District or an amended PUD with corridor overlay.

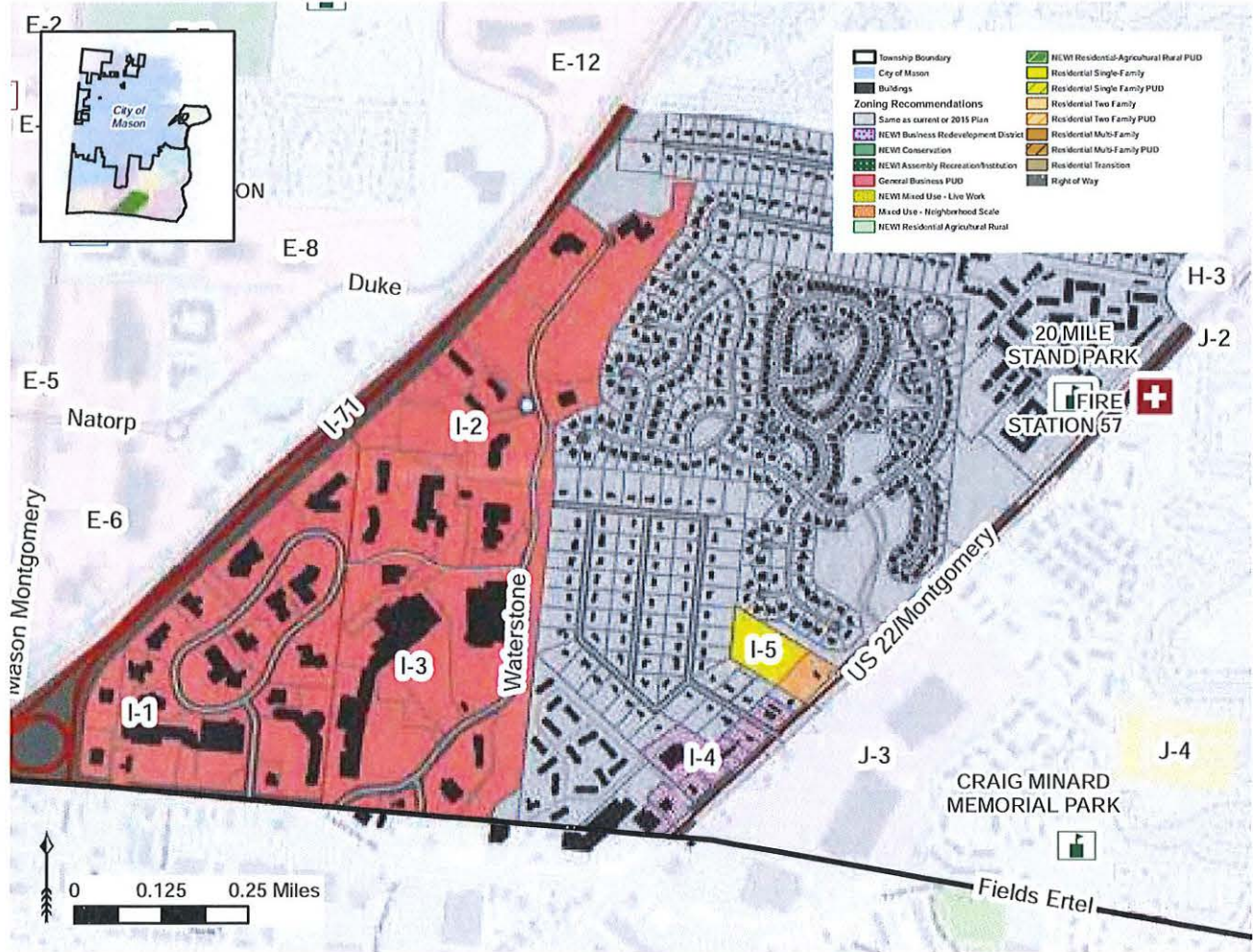
2022 Subarea Recommendations	
Character Area	Neighborhood Mixed-Use
Future Land Use	Neighborhood Commercial
Zoning	Business Redevelopment District (B-RD) Amend Planned Unit Development (PUD) and Corridor Overlay

H-3

This 17.26-acre subarea is currently zoned as a General Business, Neighborhood Business Planned Unit Development and Residential Multi-Family Planned Unit Development area and contains freestanding commercial businesses. This subarea has been identified as a top priority for considering a redevelopment plan and special new zoning to reconfigure and improve accessibility and uses. It's been recommended to be zoned as a Business Redevelopment District or an amended PUD with corridor overlay.

2022 Subarea Recommendations	
Character Area	Neighborhood Mixed-Use
Future Land Use	Neighborhood Commercial
Zoning	Business Redevelopment District (B-RD) Amend Planned Unit Development (PUD) and Corridor Overlay

Focus Area I Map



I-1

This 70.35-acre subarea exists as a General Business and Business Redevelopment-zoned area east of I-71 and north of Fields Ertel Road. It is recommended to retain the existing businesses and foster infill development and reuse, while encouraging additional retail, hospitality, or other high-level employment uses.

2022 Subarea Recommendations	
Character Area	Regional Highway Commercial
Future Land Use	General Commercial
Zoning	General Business (G-B) & Business Redevelopment (B-RD)

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I-2

This 74.37-acre subarea exists as a General Business Planned Unit Development area east of I-71 and north of Fields Ertel Road. It is recommended to retain the existing businesses and foster infill development and reuse, while encouraging additional retail, hospitality, or other high-level employment uses.

2022 Subarea Recommendations	
Character Area	Regional Highway Commercial
Future Land Use	General Commercial
Zoning	PUD (General Business)

I-3

This 62.24-acre subarea exists as a General Business Planned Unit Development area east of I-71 and north of Fields Ertel Road. It is recommended to encourage redevelopment and reuse within the subarea, promote mixed-use or flex spaces, focus on facade improvements, and avoid low-return uses like storage, warehousing, or institutional uses.

2022 Subarea Recommendations	
Character Area	Regional Highway Commercial
Future Land Use	General Commercial
Zoning	General Business Planned Unit Development (G-B PUD)

I-4

This 10.15-acre subarea exists as a Business Redevelopment area west of US 22/ Montgomery Road and north of Fields Ertel Road. It is recommended to encourage redevelopment and should be a top priority for access management and transitional uses.

2022 Subarea Recommendations	
Character Area	Neighborhood Mixed-Use
Future Land Use	Mixed-Use
Zoning	Remain as is with Business Redevelopment District (B-RD) amendments

The following 6.49 acre subarea site on the northwest side of US-22/Montgomery Road, north of Fields-Ertel Road exists as single-family residential. It is a transitional property with direct connection to US 22 and adjacent to existing homes. Access management buffering and use transitions (single-family only to rear of site) will be essential and important in site development. Future development in this area should include small scale commercial and town-house residential or live work units.

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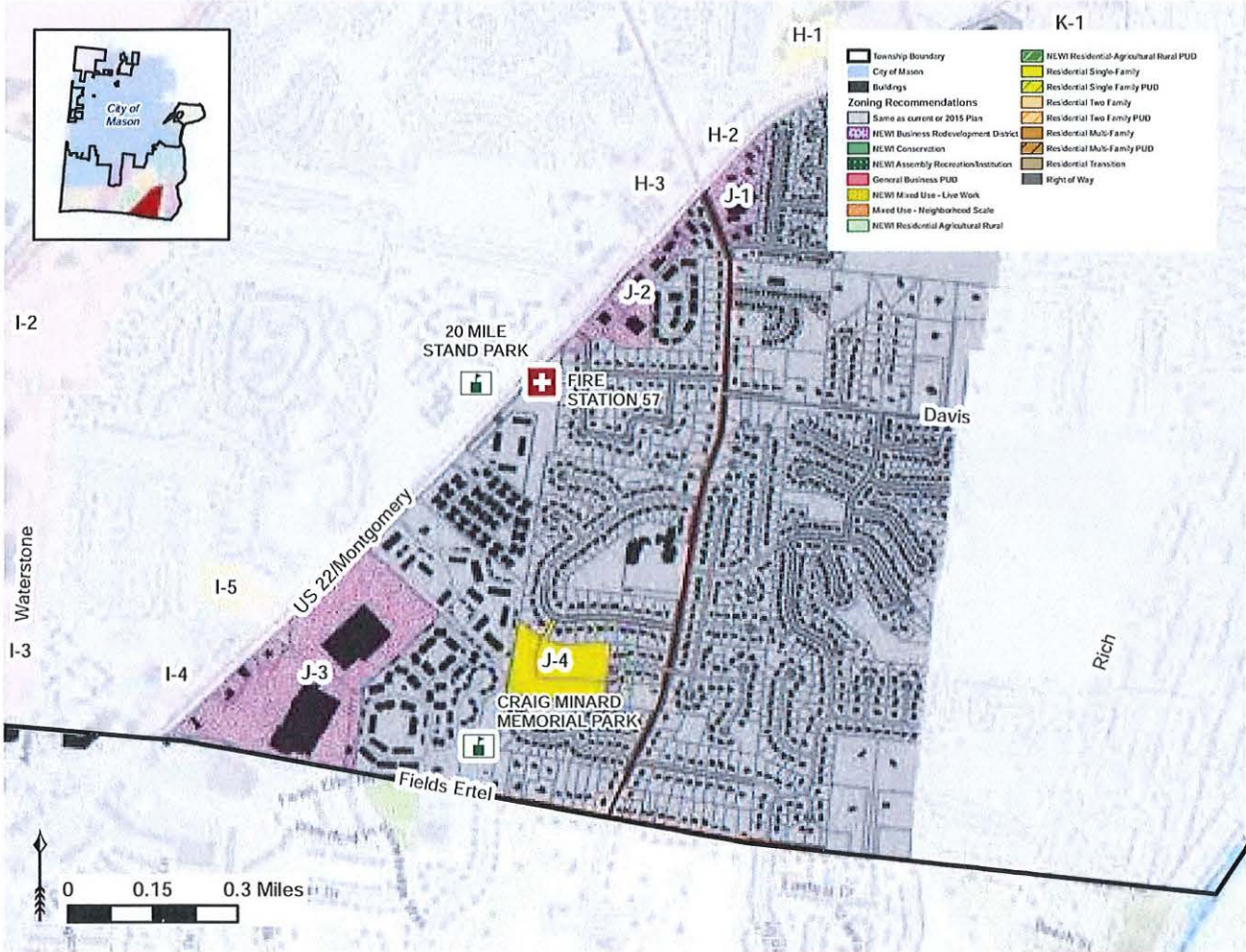
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2022 Subarea Recommendations	
Character Area	Neighborhood Scale Mixed-Use
Future Land Use	Mixed-Use
Zoning	Residential Single-Family (R-SF) Neighborhood Business Planned Unit Development (N-B PUD)

Focus Area J Map



J-1

This 7.77-acre subarea exists as General Business and General Business Planned Unit Development area east of US 22/Montgomery Road and north of Columbia Road. It is recommended that this area be considered a top priority for redevelopment and consideration of special new zoning to reconfigure and improve accessibility and uses.

2022 Subarea Recommendations	
Character Area	Neighborhood Mixed-Use
Future Land Use	Neighborhood Commercial
Zoning	Business Redevelopment District (B-RD) Amend Planned Unit Development (PUD) and Corridor Overlay

J-2

This 12.04-acre subarea exists as General Business and General Business Planned Unit Development area east of US 22/Montgomery Road and west of Columbia Road. It is recommended that this area be considered a top priority for redevelopment and consideration of special new zoning to reconfigure and improve accessibility and uses.

2022 Subarea Recommendations	
Character Area	Neighborhood Mixed-Use
Future Land Use	Neighborhood Commercial
Zoning	Business Redevelopment District (B-RD) Amend Planned Unit Development (PUD) and Corridor Overlay

J-3

The following subarea consists of 51.1 acres existing commercial property sitting on the south east side of US- 22/Montgomery Road. The current zoning is this area is General Business and Business Redevelopment (Subarea C).Uses in this area should remain commercial, retail, and service uses.

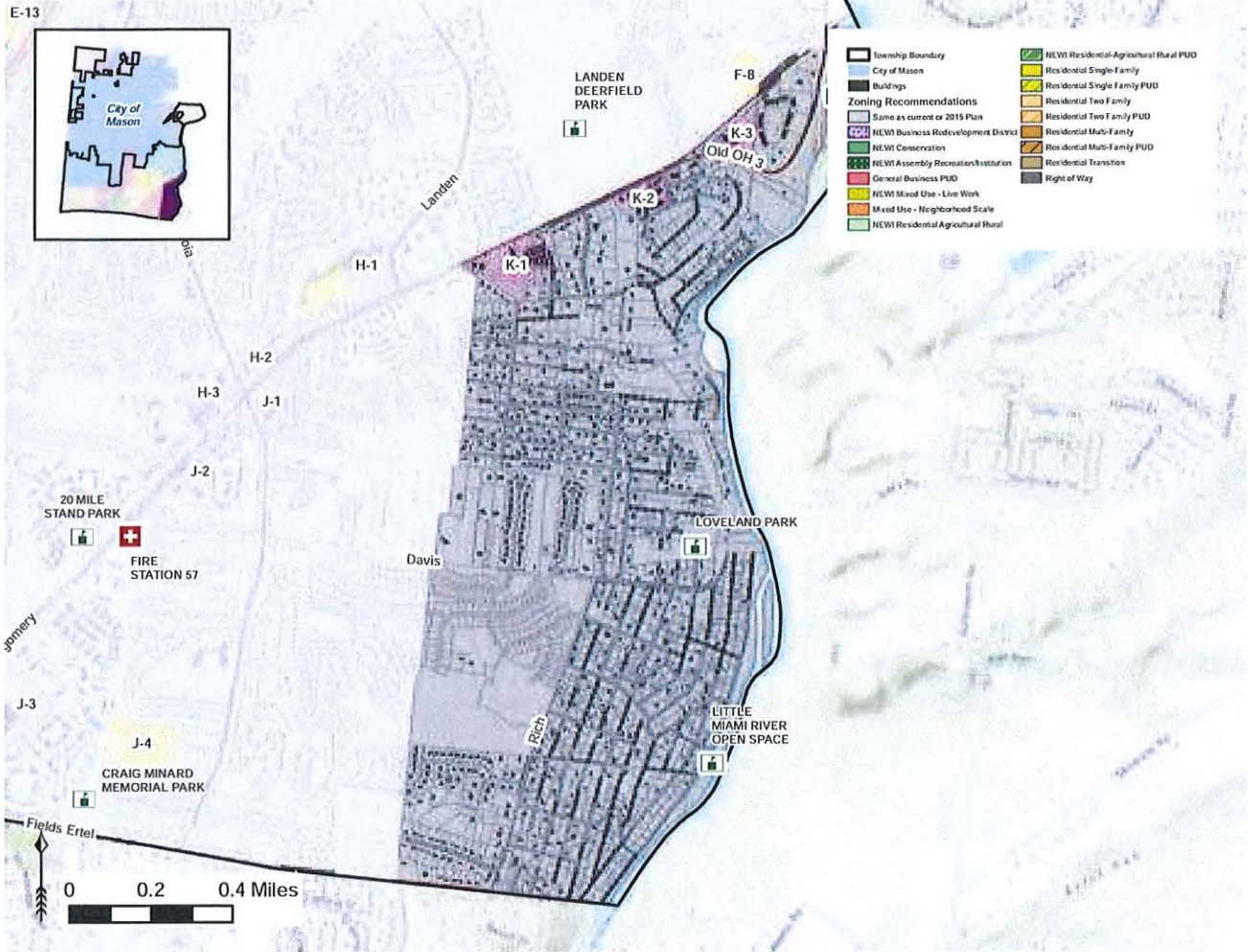
2022 Subarea Recommendations	
Character Area	Regional Highway Commercial
Future Land Use	General Commercial
Zoning	NEW! Business Redevelopment District (B-RD)

J-4

This 12.21-acre subarea is surrounded by large lot residential land use, at 32 units of Suburban Single-Family expected, based on the buildout of current zoning. This subarea is north of Fields Ertel Road and west of Columbia Road. It is recommended to remain Residential Single-Family.

2022 Subarea Recommendations	
Character Area	Neighborhood
Future Land Use	Suburban Single-Family
Zoning	Residential Single-Family (R-SF)

Focus Area K Map



K-1

The following subarea consists of existing commercial properties that have an acreage of 12.87 acres on the south side of US-22/Montgomery Road. The General Business zoned properties are low priority for CIC acquisition and redevelopment. Consideration of a redevelopment plan and special new zoning to reconfigure and improve accessibility and uses on this site. Future development in this area should include small scale commercial and office uses.

2022 Subarea Recommendations	
Character Area	Neighborhood Scale Mixed-Use
Future Land Use	Neighborhood Commercial
Zoning	NEW! Business Redevelopment District (B-RD) Planned Unit Development (PUD) with Corridor Overlay

K-2

This subarea is a 6.20 acre commercial property on the US 22 corridor and is a low-priority for CIC acquisition and redevelopment. Future development in this area should consist of small scale mixed- uses.

2022 Subarea Recommendations	
Character Area	Neighborhood Mixed-Use
Future Land Use	Mixed-Use
Zoning	NEW! Business Redevelopment District (B-RD)

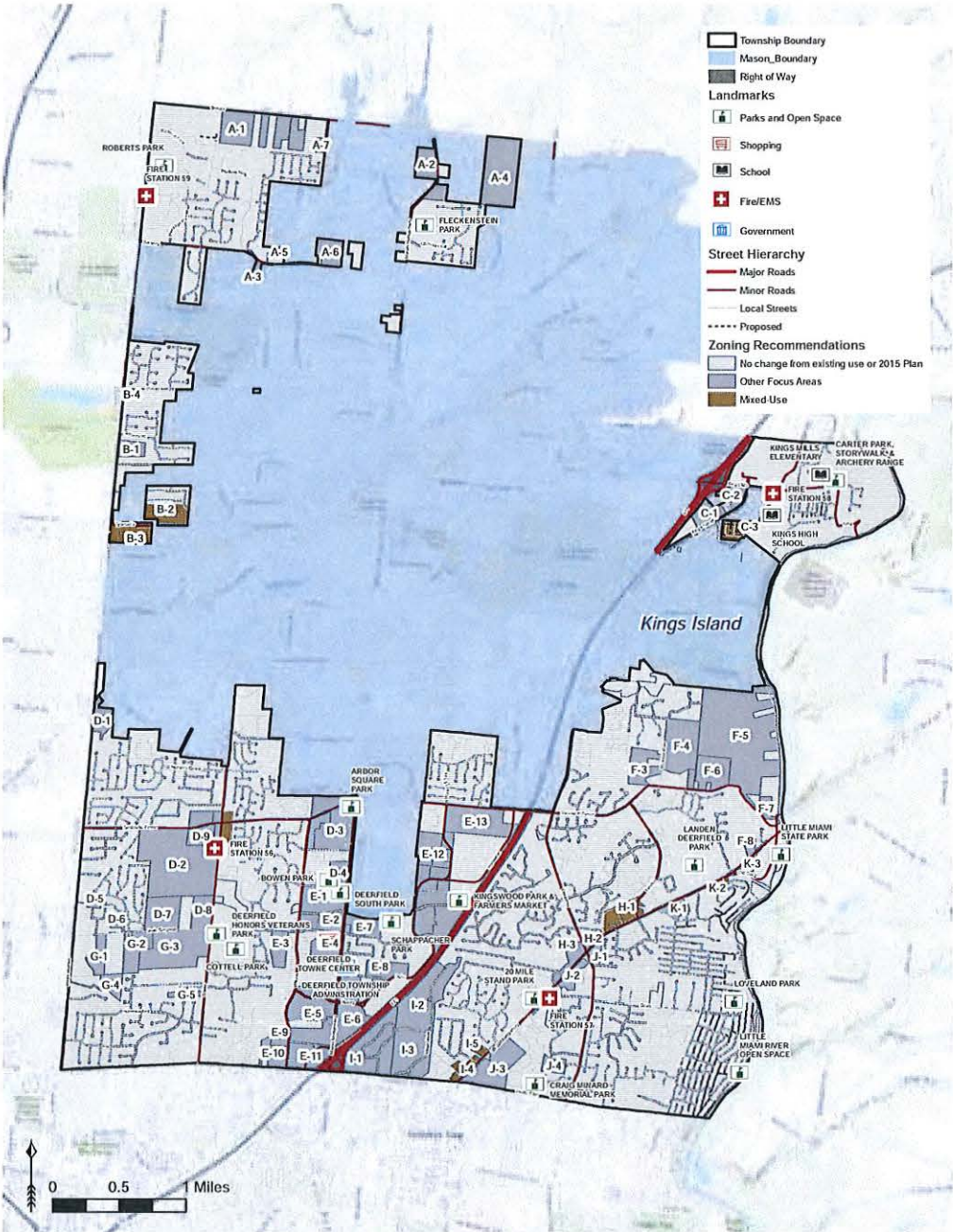
K-3

This subarea is a 6.07 acre commercial property on the intersection of US 22 and Old OH 3. It is a low- priority property for CIC acquisition and redevelopment. Future development in this area should consist of small scale mixed-uses.

2022 Subarea Recommendations	
Character Area	Neighborhood Mixed-Use
Future Land Use	Mixed-Use
Zoning	NEW! Business Redevelopment District (B-RD)

Mixed-Use Areas

These are areas within the planning focus areas with a diverse mix of uses including residential, commercial, and institutional uses. They may display aspects of disinvestment and obsolete buildings or uses, or they may need significant redevelopment efforts. The future character of these areas will likely include intensification and a continued mix of uses.



Mixed Use Areas Map

Business Redevelopment District Areas

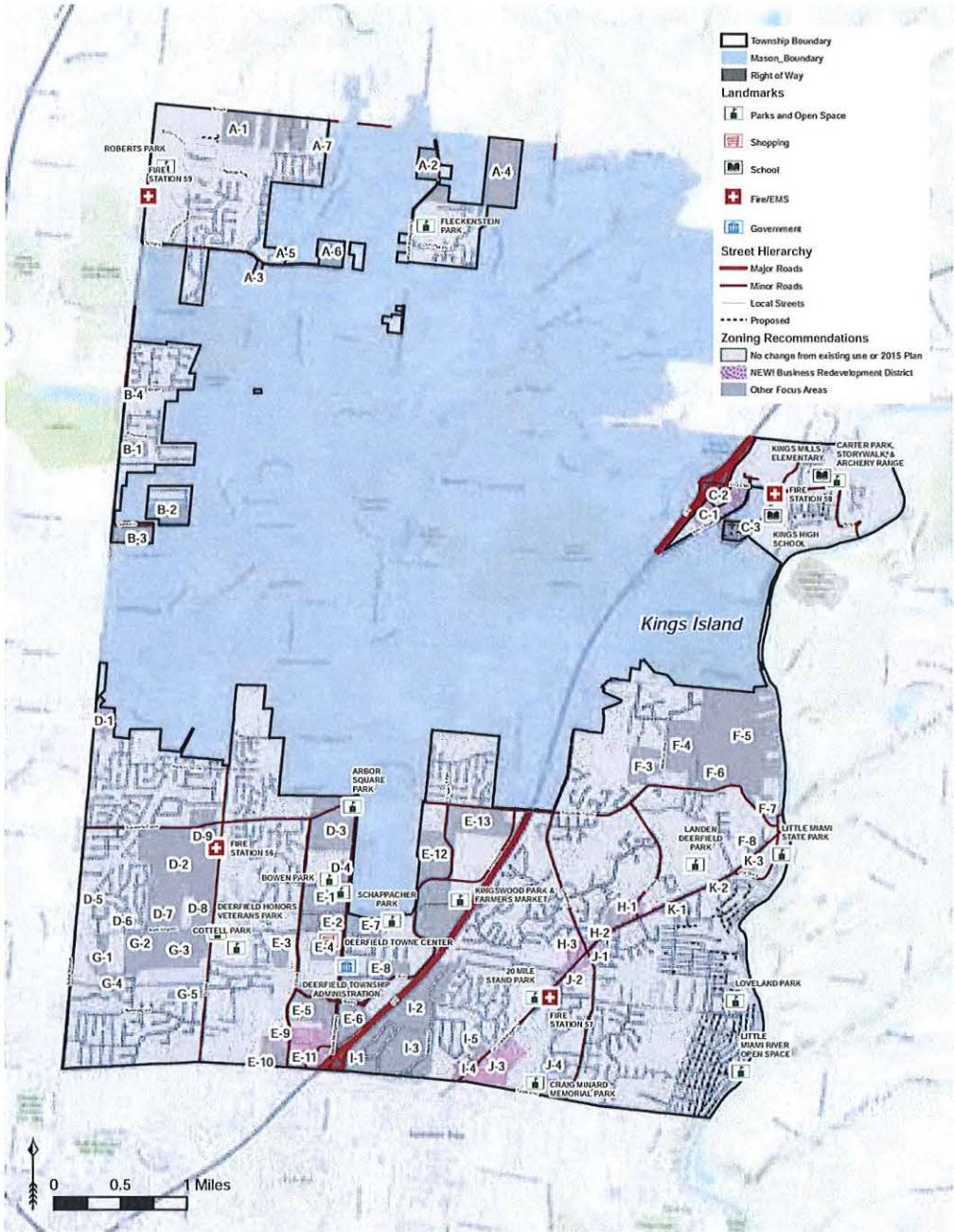
These are the township's prime locations for industrial and employment-supporting development. They are primarily commercial areas and offer the best locations to intensify and redevelop the township's economic base. Strategies for these areas will include efforts for infrastructure improvements, removal of obsolete and vacant structures, and intensification of development with proper buffering from nearby residential neighborhoods.

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Business Redevelopment District Areas Map

Parks & Recreation

Deerfield Township has an extensive and well established parks and recreational system that is highly valued and utilized by the community. To support the township's efforts in the management of this highly desired and treasured community resource, Deerfield Township initiated its first the Parks Master Plan in 2002 with its most recent update having been completed in 2019. The purpose of creating a separate plan was to focus on the community's vision for the parks and recreational system and guide the township in matters related to the development and programming of the township's parks, facilities, trails, and open spaces. The Parks Master Plan sets forth a clear set of goals, planning policies, and objectives, and concludes with a set of actionable items the township can implement to achieve the vision and goals set forth

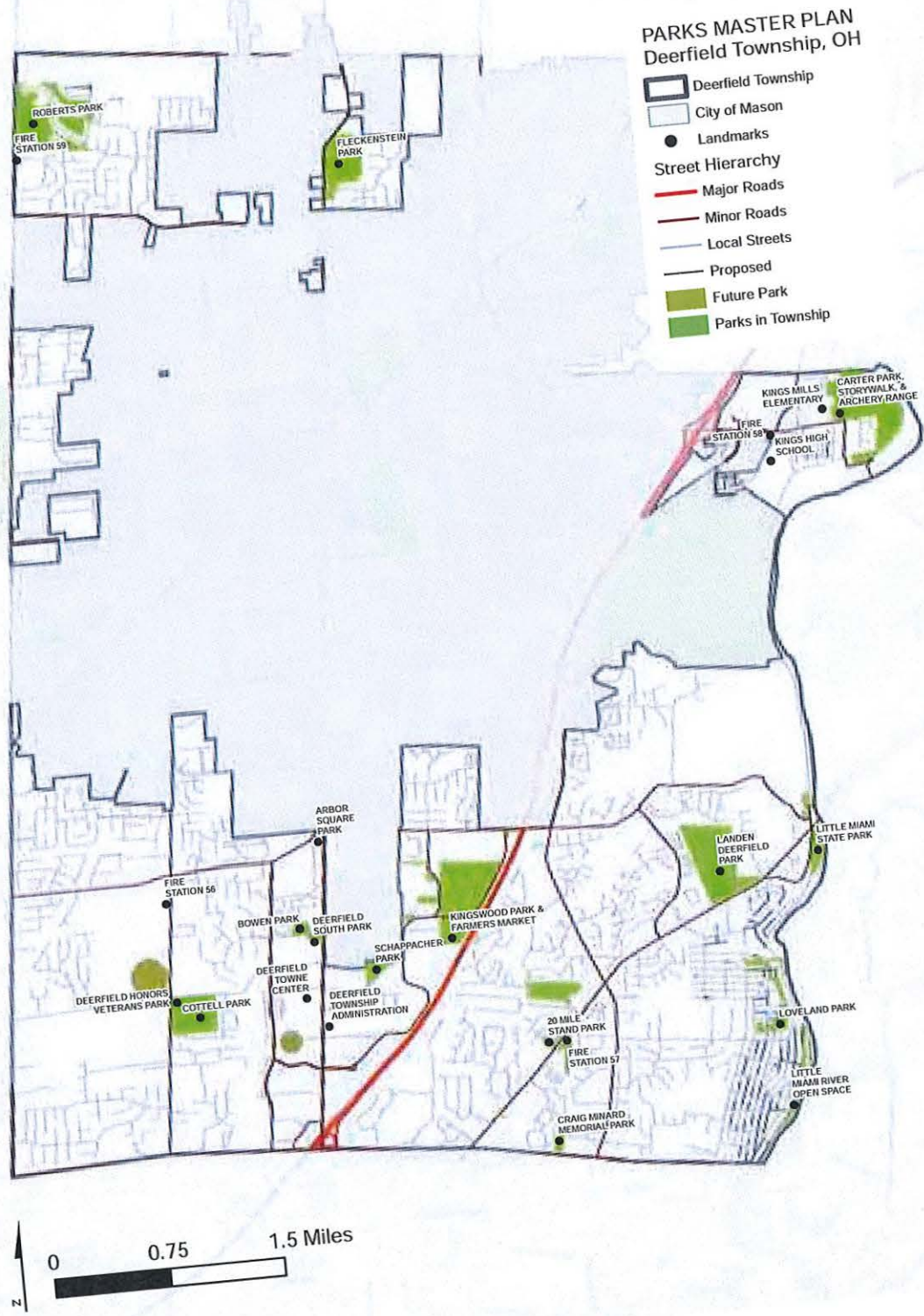


Figure 46: Master Park Plan, updated 2021

Natural Resources

Open Space

In addition to the park system maintained by the township, the township owns several properties which are designated as open spaces. The primary function of these landholdings is the preservation of open space and woodlands as a community amenity. Most of these areas have limited accessibility and have restricted development potential. Examples include the Foster's Crossing properties located along the Little Miami River north of US-22, the Loveland Park green space, and the land located behind the salt barn on US-22 just south of Columbia Road. These areas provide an amenity which influences the quality of life for residents; therefore, the township has maintained them as publicly owned land. This plan recommends a network of green or open spaces that should be provided by a combined public/private effort. The Green Network Map illustrates the distribution of existing parks and public and private open spaces. The map also shows locations where open space preservation is of high importance on the Community Agenda. The key function of the preservation of open spaces is in the quality of life enhanced by the semi-rural appearance maintained with an adequate open space system and the natural processes such as stormwater absorption improved by naturalized open areas. The following recommendations provide guidance on important features of open space and the criteria on which the township will purchase or accept new open spaces.

Strategies

The Green Network Map shows parks and public and private open spaces and locations where future protection of open spaces has been identified as important. The numbered locations include privately owned land that is located within one of the residential character areas (Neighborhoods, Low-Density Rural Neighborhood, or Medium-Density Rural Neighborhood) and may be developed residentially at some point in the future. The following lists the priority for open space preservation in each of the seven areas.

1. Open space in this location should be focused on stream corridors and the frontage along Butler- Warren Road and Brewer Road to preserve the appearance of open space from the roadways. Walking trails and connections to the Roberts' property and adjacent neighborhoods are also important.
2. As in Area 1, the stream corridor and general semi-rural character are the important open spaces to be protected in this area.
3. This area contains steep slopes, wooded areas, North American Indian mounds, and general semi-rural character visible from the roads and along the Little Miami River. Open space preservation in this area should focus on locations where these features are present.
4. Currently part of commercial plant nursery operations, this site has several water features that are potential candidates for open space if redeveloped.
5. Stream corridors and the frontage along Irwin-Simpson Road should be maintained as open space with a combination of formal open spaces and naturalized areas.

6. The Polk Run Creek corridor and the existing trees along Fields-Ertel Road are the features of most importance for open space in this location.
7. A currently fallow meadow, the open rural qualities of this location should be considered with provision of open spaces located at the corner of Rich and Davis Roads and along the frontage of the site.

Deerfield will consider the following strategies to ensure open space is protected and provided through the private development process.

- Land use and zoning regulations that allow for flexible lot sizes to be offset by the provision of permanently protected open spaces.
- Encourage the use of Warren County subdivision regulations that allow for conservation or cluster subdivisions which protect open spaces and natural resources.
- Discourage the creation of slivers of land deemed open space that have no access easements and will be difficult or impossible to maintain.
- Require adequate restrictions for ongoing maintenance and management of private open spaces by Homeowners Associations (HOAs) with provisions for enforcement should the HOA fail to uphold their responsibilities.
- Streams and river corridors may be protected by implementing a riparian corridor preservation plan.

Although the township should be the steward for quality of life, the provision of open space had a moderate priority in the Community Agenda. Deerfield will use the following criteria to consider the feasibility of purchasing or accepting land to permanently protect open space.

- Track township owned open spaces through the township's Geographic Information System (GIS) to maintain a current inventory of the green space network.
- Pursue the acquisition of open spaces or easements in open spaces where path connections can be made per the Master Plan of Paths.
- Only acquire open spaces that meet a minimum of two of the following criteria:
 - » Contain a minimum contiguous area of 0.5 acre, unless contiguous to existing township owned land.
 - » Provide a link or connection between two other existing or proposed open or green spaces.
 - » Accessible from public right-of-way or other township owned land.
 - » Contain a feature of historical, environmental, or cultural importance that can be protected in no other way.
- Consider township acceptance of any open spaces that meet the criteria for parks listed above.

As with park acquisition, open space acquisition should be of moderate priority with open space acquisition opportunities evaluated on a case-by-case basis. However, when open space and path connections can be accomplished through the same acquisitions, the priority will be higher because of the importance of the pedestrian and trail network.

Sustainability

In addition to creating standards to improve the aesthetics of development, the township should address elements within the Zoning Resolution which may hinder sustainable development practices. Additionally, land use regulations can be amended to address more sustainable land development, encourage LEED Certified Neighborhood Development, promote walkability, and allow for local food production and sales.

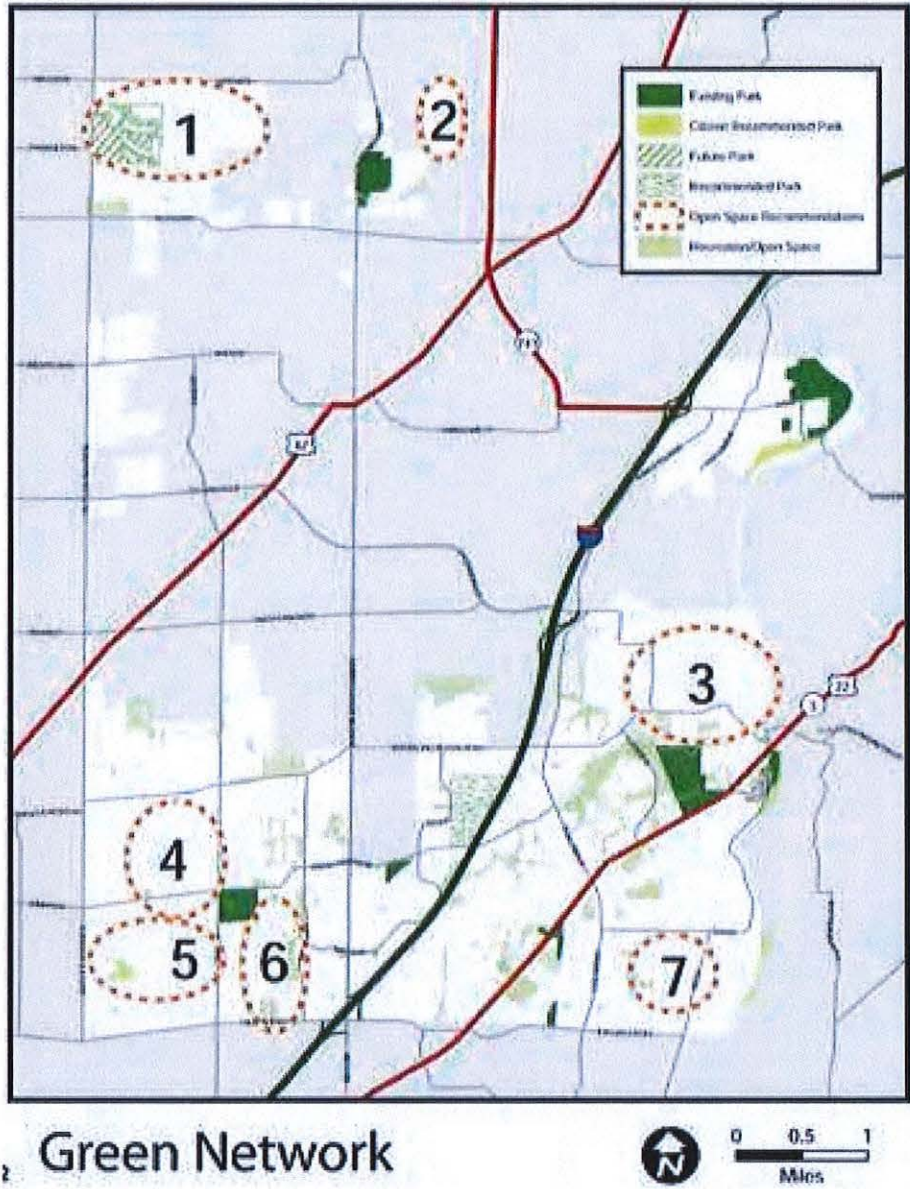


Figure 47: Green Network Map (pulled from 2015 plan)

Mobility and Connectivity

Traffic congestion, ease of movement and commuting to and from Deerfield Township are all very high level concerns of the residents. Traffic congestion can have a negative impact on the quality of life within the township. While there is little the township can do alone, collaboration with local, regional and state partners can help to mitigate congestion within the township and the region. A recent effort put forth in the region to alleviate the high levels of congestion and clogging is the Southwest Warren County Transportation Study, conducted in cooperation with the OKI Regional Council of Governments and adopted in 2005. This study analyzed and made recommendations for the area, some of which have been accomplished or are underway. Despite the accomplishments to date, current and future transportation impacts are still a concern for many.

In terms of the area's transportation network, the township relies on the Warren County Official Thoroughfare Plan as the regulating plan for new roads and roadway improvements. The thoroughfare plan is the long-term vision for the county's road network and is designed to provide guidance on the county's existing and future transportation needs. The current thoroughfare plan was last updated in 2011. Warren County adopted its most recent update to the plan in August of 2019.

Since the 2008 Comprehensive Plan, multiple transportation projects have been completed within the township and more projects are currently underway or are planned for future completion. Additional projects may be listed in the Warren County Official Thoroughfare Plan and information on all of these projects is available from Warren County.

Current/Potential Future Projects

- I71 Southbound entrance ramp off of Mason-Montgomery
- Columbia Road Intersection roundabout at Davis Road
- Columbia Road widening between 22/3 and Fields Ertel
- Roundabout project at Wilkens / Bardes / Escort
 - This project will include Complete Street modes in the form of Fixed Transit Route, Pedestrian Facility, and Traffic Calming.
- Kings Mills Hamlet Infrastructure Improvement Project
- King Avenue Bridge Replacement Project
- Fields Ertel Widening Project (Between Mason-Montg. And Snider)
- Davis and Rich Roads safety improvements and possible widening
- Parkway Drive extension and infrastructure project
- Irwin-Simpson Pathway Project, between east side of I-71 and Mason-Montgomery

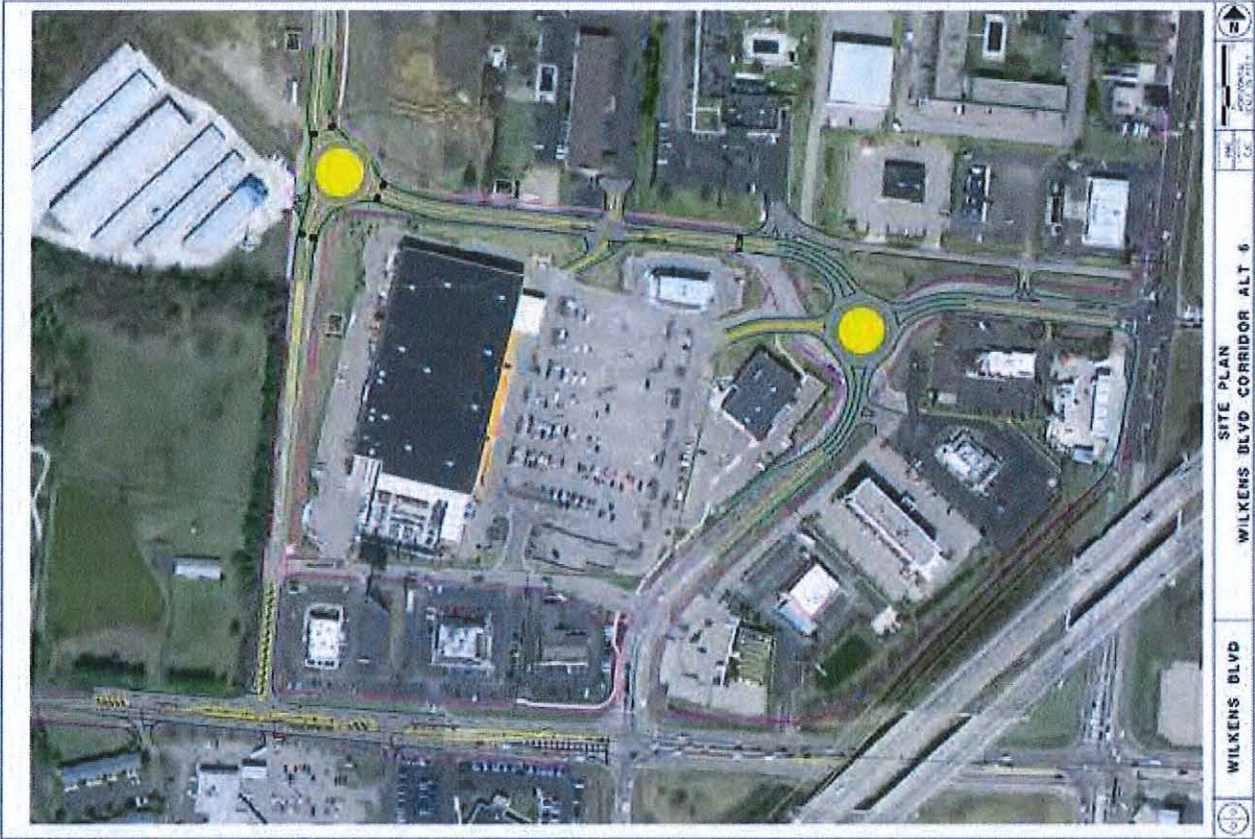


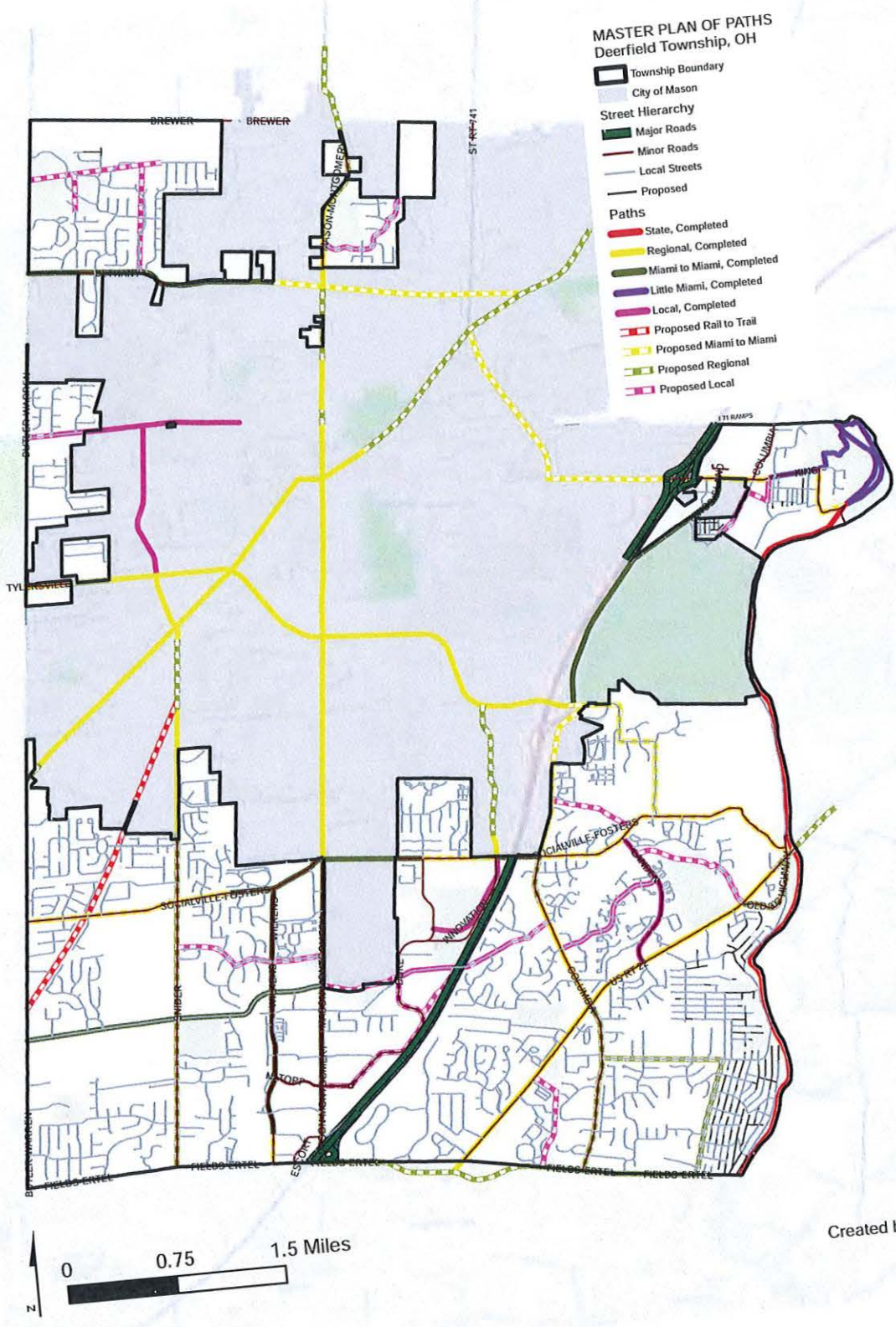
Figure 48: Site plan concept for roundabout reconfigurations at Wilkens Boulevard, Bardes Road and Escort Drive

Cost Effective Mass Transit and Alternative Modes of Travel

The township recognizes the importance of encouraging cost-effective mass transportation and alternative modes of transportation such as bike and pedestrian access to reduce the dependency on automobiles. The proportion of mixed-use development in this plan establishes a direction for the township that is conducive to walking, biking, and mass transportation options. Deerfield remains committed to supporting cost-effective and practical mass transit to areas with population density and employment areas, as well as supporting park and ride facilities in key locations in the township.

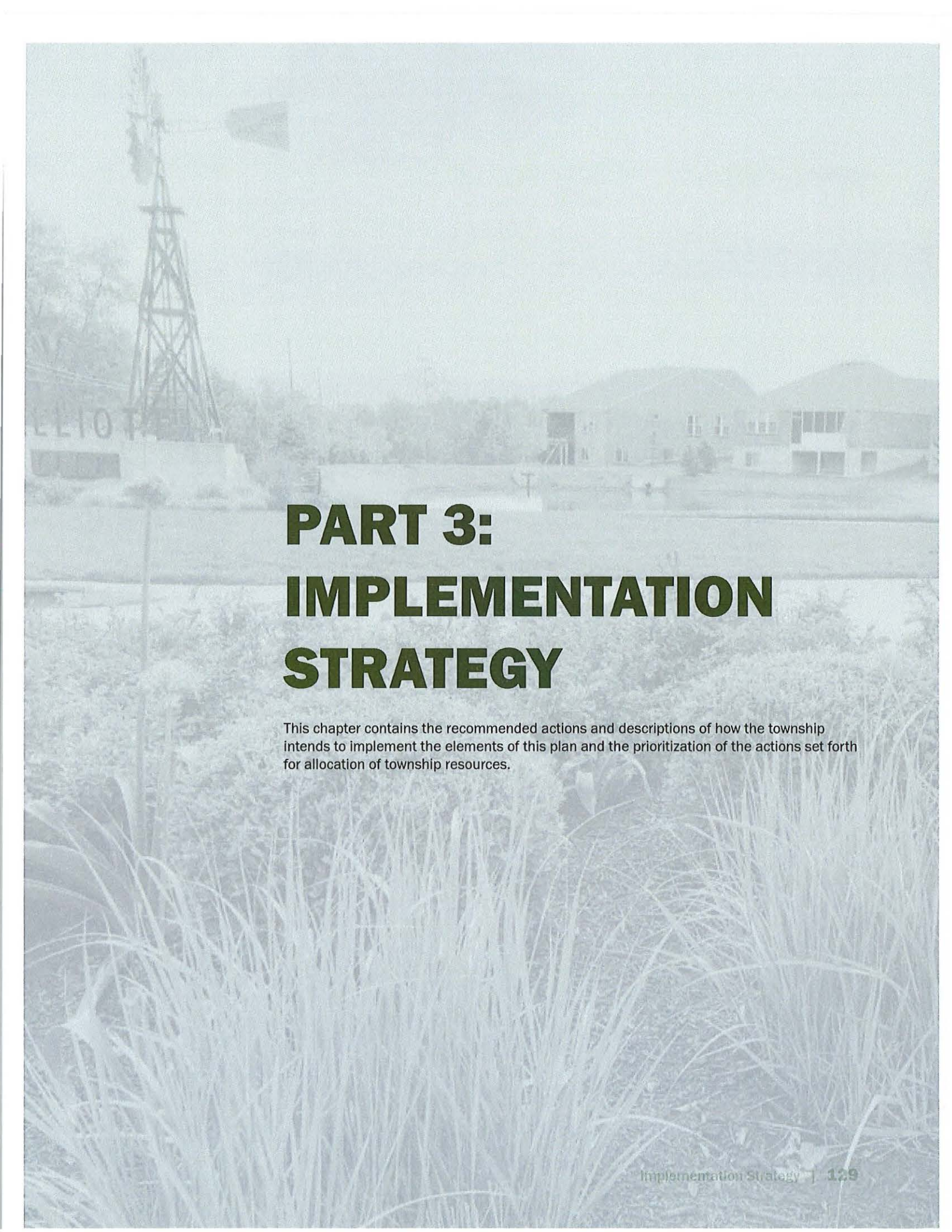
System of Trails and Paths

The identification, acquisition, and construction of trails and paths that link neighborhoods to recreation, public, and commercial uses remain a high priority for every development and redevelopment project evaluated by the township. The priority for resource use is on connecting existing links in the system.



Created by MDC: 4.9.21

Figure 49: Master Plan of Paths Map, updated 2021

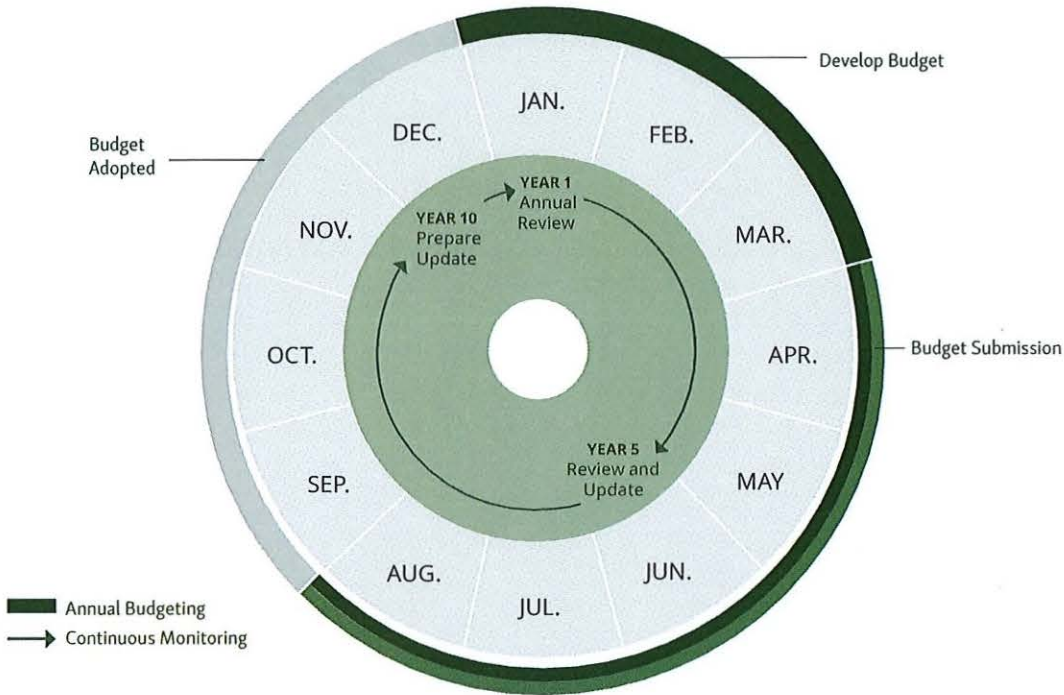


PART 3: IMPLEMENTATION STRATEGY

This chapter contains the recommended actions and descriptions of how the township intends to implement the elements of this plan and the prioritization of the actions set forth for allocation of township resources.

Plan Maintenance

Once adopted, the plan serves as the official guide and the official policy of the township for redevelopment, economic development, and provision of public infrastructure and community services. Because of its long-term visionary purpose, the goals, policies, and priorities may change as they are achieved, or trends may change beyond what is anticipated during the planning process. The township should consistently monitor the recommendations of this plan as items are completed or deemed no longer suitable for the vision of the community.



Annual Review

The recommendations of this plan create an effective checklist for each of the items recommended. Each year, township staff, administration, and officials should meet to determine which recommendations to work on over the upcoming year. At the same time, the township should look back over the previous year and evaluate what the community accomplished and where there is a need for improvement or focus. An annual review allows for flexibility in determining the tasks the township will undertake based on budgetary constraints or changing community priority and input. This annual review would be well timed with the annual budgeting cycle to coordinate capital improvements and other programs with the goals of the plan.

Five-Year Review and Update

Major changes can occur in a very short time, including changes in infrastructure funding availability, the transportation system, development methods, and even changes in township officials, state law, or other regulations that can have a significant impact on the recommendations and relevance of this plan. For this reason, the township should review data trends and applicable laws to determine if an update to the plan is warranted.

Ten-Year Update

Over the next decade, the township should continue to work toward the overall vision and goals of the plan. If it does so, many of the specific recommendations will have been accomplished in time for a ten-year update. For this reason, Deerfield Township should go through an extensive comprehensive planning process, like the one that led to this plan and its predecessors, every ten years.

Implementation Work Plan

The plan recommendations imply the township either continue or shift efforts in the everyday administration of township policies or suggest creation of programs and ongoing activities to achieve the goals of this plan. This initial work plan lays out overarching actions administration and staff can take depending on resources. The timeframe and responsible party are listed with each action and are described as follows.

Timeframe

On going

Continuous tasks that are likely already underway. They are customary practices that are typically administrative in nature. There is no set start or completion date.

Short-Term (high-priority) “catalytic efforts”

Tasks that should be started as soon as possible and take less than two years to complete. The completion of these tasks may be necessary before beginning some of the mid-or long-term tasks. These projects should begin and be completed within six to twenty-four months from the adoption of this plan.

Mid-Term (moderate-priority)

Tasks that are of a medium priority are somewhat complex and may require completion of other tasks before commencement. These projects should begin within two to five years from the adoption of the plan. They may have a completion date of six months to five years from commencement.

Long-Term (lower-priority or follow up actions)

Tasks that are of a medium to low priority because conditions may change, making these tasks less relevant over time. These projects are usually sought to be accomplished five or more years after adoption of the plan and will likely be reassessed in either the five-year update or the ten-year update of the comprehensive plan.

Implementation Actions

The implementation actions are detailed below under the following headings:

- » Regulations and Service Provision
- » Coordination Efforts
- » System of Trails and Paths
- » Township Identity Marketing
- » Planning Focus Areas

Administrative/Organizational

Administrative or organizational policies, practices, and actions that are used to implement regulations, initiatives, or other actions or tools. This is the upper level approach to assigning both human and hard resources to executing the vision of the township and plan. These changes can often be addressed within current staffing or resources through modification in daily actions, making them potentially low or no-cost actions for implementation. Examples of Administrative/Organizational Tools: Formalized interdepartmental collaboration, establishment of housing and community development functions within planning; public relations protocol; etc.

- » Service Provision-Ongoing: Continue providing exceptional levels of services to township residents and businesses
- » Ensure service delivery is being provided in the most efficient and financially sustainable manner.

Regulatory/Guidelines

Adopted standards or guidelines that are either formally enforced through police power as a law, or may provide guidance for practices and actions that are not as enforceable as law but still represent official positions of the township. Examples of Regulatory/Guideline Tools include Zoning Resolution, Stormwater Management Ordinance, etc.

- » Update Zoning Resolution-Short-term: Review and update to ensure compatibility with the recommendations of this updated plan
 - Review and revise conservation and park residential standards.
 - Draft Low-Density Rural Residential district standards
 - Use PUD and B-RD process to manage development and redevelopment
- » Establish a highway overlay district with specific zoning regulations to eliminate the need for variance requests on highway properties Plans, Studies, and Strategies - *Short-term*

Plans, Studies, and Strategies

Plans, Studies, and Strategies denotes a policy document that is created with a specific purpose to lay out a course of action that would entail the use of other types of tools or actions. Most Initiatives or Capital Improvements would use a Plan/Study/Strategy to execute their mission. Recommendations in the Plans/Studies/Strategies will provide a process for improvement and suggested changes to implement. Examples of Plan/Study/Strategy include: A Corridor Redevelopment Plan; The Parks and Recreation Master Plan; an Economic Development Strategic Plan, etc.

- » Update the Economic Development Strategic Action Plan: Review and update to ensure compatibility with the recommendations of this updated plan - *Short-term*
- » Prepare redevelopment plans including identifying financing and development partners for targeted sites - *Mid-term/Long-term*
- » Collaborate on preparations of an adequate public facilities manual-take leadership role if necessary, especially to collaborate with the schools - *Mid-term/Long-term*

Initiative/Program

An activity or event that is designed to have a tangible set of results and may involve a spectrum of tools or mechanisms to achieve those results. Initiatives or Programs may be longstanding, and the mission or vision of these efforts may evolve over time. These tools are multi-faceted and complex. Often an Initiative or Program can implement many of the objectives and recommendations of the plan. Examples of Initiative/Program Tools include Property Maintenance Programs, Civic Art Programs, Recreational Programs and Offerings, Conservation Programs, etc.

- » Continue efforts to build and use the Community Improvement Corporation to promote redevelopment and reinvestment - *On-going*
- » Consider evaluating a formal Property Maintenance

Program - *Mid-Term*

Partnership/Collaborations

Partnership/Collaborations are actions or tools that combine resources and efforts across departments, agencies, and jurisdictions to make the most of limited resources. These are critical in decision making and in capital projects or programs that impact the township across specialties or systems. Examples of Partnership/Collaboration efforts include collaboration with Warren County Engineer and ODOT on transportation improvements and stormwater management, Kings Local and Mason City School Boards, adjacent townships, and cities, and efforts like the Community Improvements Corporation which allows the Township to lead a public-private partnership to promote redevelopment.

- » Continue partnership with Warren County Sheriff's Office - *On-going*
- » Increase partnership and communication between township officials and the local school boards - *On-going*
- » Continue coordination with regional park and recreation organizations - *On-going*
- » Warren County Transportation Improvement District

(TID) - *On-going*

- » Arts Alliance - *On-going*

Capital Improvements

A capital improvement is a tangible building, structure, or device that is required for infrastructure, utilities, and the provision of services to the community. Capital Improvements are the most tangible of all the actions or implementation tools. A Capital Improvement likely has an initial cost associated with acquiring or constructing the item, and then an ongoing maintenance cost to keep the improvement in service. Examples of Capital Improvements include installation of sidewalks, roadway improvements, building new facilities in the parks, building a new administration building, building new fire stations and acquiring equipment, etc.

- » Acquire and build park facilities as detailed in the Parks and Recreation Master Plan - *On-going*
- » Design and build the new Township Administration building and facilities - *Mid-Term*
- » Continue strategic efforts to increase trails and permanently protected open spaces - *On-going*
- » Continue implementing and installing Deerfield Township branded street signage - *On-going*
- » Develop and implement a Deerfield Township wayfinding program to enhance identity and mobility - *Mid-Term*
- » Retrofit and program the recently acquired Jeremiah



Resolution

Number 23-0117

Adopted Date January 24, 2023

APPROVE AMENDMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) TO INCORPORATE THE 2022 DEERFIELD TOWNSHIP COMPREHENSIVE PLAN 2030 FLUM

WHEREAS, this Board met this 24th day of January 2023, to consider an amendment to the Warren County Comprehensive Plan Future Land Use Map (FLUM) to incorporate the Deerfield Comprehensive Plan 2030 FLUM; and

WHEREAS, this Board has considered the testimony presented by the Warren County Regional Planning Commission and all those present desiring to speak in favor of or in opposition to said amendment; and

NOW THEREFORE BE IT RESOLVED, to approve an amendment to the Warren County Comprehensive Plan Future Land Use Map (FLUM) to incorporate the 2022 Deerfield Comprehensive Plan 2030 FLUM as attached hereto and made a part hereof.

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

Mrs. Jones - yea
Mr. Young - yea
Mr. Grossmann - yea

Resolution adopted this 24th day of January 2023.

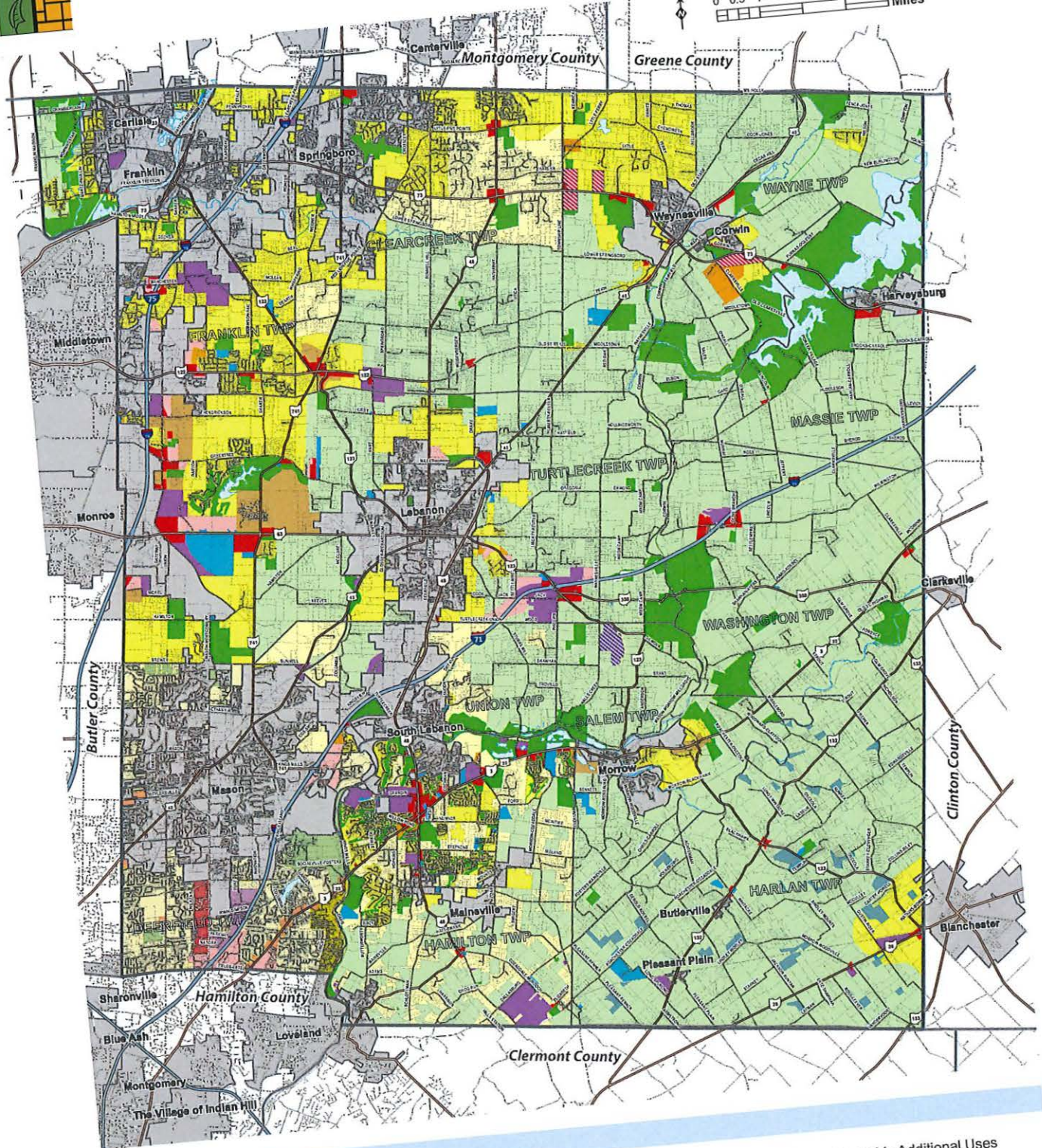
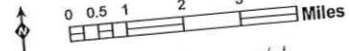
BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: RPC (file)
Public Hearing file
Deerfield Township Trustees



Future Land Use



Legend

Future Land Uses

- Agricultural-Rural Residential
- Commercial
- Industrial
- Mixed-Use Neighborhood
- Multi-Family Residential
- Office
- Protection Area
- Public-Semi-Public

Parks and Recreational-Open Space

- Single Family Residential
- Deerfield Township Character Areas
- Low Density Rural Neighborhoods
- Med Density Rural Neighborhoods
- Neighborhood MU
- Neighborhoods
- Office Park
- Regional Highway Commercial

Town Center MU

- Clearcreek Township Additional Uses
- Township Residential
- Hamilton Township Additional Uses
- Rural Residential
- Salem Township Additional Uses
- Mixed Use
- Mixed Use Light Ind/Office

Union Township Additional Uses

- Low Density Residential
- Wayne Township Additional Uses
- Mixed Use Commercial/Industrial
- Mixed Use Residential