



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

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TOM ARISS

PAT ARNOLD SOUTH

DAVID G. YOUNG

BOARD OF COUNTY COMMISSIONERS

WARREN COUNTY, OHIO

MINUTES: Regular Session – October 25, 2011

The Board met in regular session pursuant to adjournment of the October 18, 2011, meeting.

David G. Young - present

Pat Arnold South - present

Tom Ariss - present

Tina Davis, Clerk - present

Minutes of the October 18, 2011 meeting were read and approved.

- 11-1458 A resolution was adopted to approve end of 240-day Probationary Period and approve a Pay Increase for Chelsea Nichols, Clerical Specialist I, within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 11-1459 A resolution was adopted to declare various items within Garage, Water/Sewer, Coroner's Office, Building Services and Board of Elections as surplus and authorize the disposal of said items. Vote: Unanimous
- 11-1460 A resolution was adopted to authorize the President of the Board to sign a Membership Agreement with Express Scripts Inc. - RXOC relative to the Warren County Prescription Benefits. Vote: Unanimous
- 11-1461 A resolution was adopted to approve Change Order #1 with JK Excavating & Utilities, Inc. for the Columbia Road and Socialville-Fosters Road Culvert Replacement Project. Vote: Unanimous
- 11-1462 A resolution was adopted to set Public Hearing to consider adoption of the Warren County Comprehensive Plan. Vote: Unanimous

- 11-1463 A resolution was adopted to set time and date to hear objections to and endorsements of the Petition for Detach 1.0224 acres from the City of Lebanon filed pursuant to Ohio Revised Code Section 709.38. Vote: Unanimous
- 11-1464 A resolution was adopted to transfer the following listed equipment to the Hamilton Township Trustees. Vote: Unanimous
- 11-1465 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 11-1466 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 11-1467 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 11-1468 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with M/I Homes of Cincinnati, LLC for installation of certain improvements in Regency Park, Section 7, Block C situated in the Village of Maineville. Vote: Unanimous
- 11-1469 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 11-1470 A resolution was adopted to accept an Amended Certificate and approve Appropriation Decrease in Fund #439. Vote: Unanimous
- 11-1471 A resolution was adopted to accept an Amended Certificate and approve a Supplemental Appropriation within Fund #583. Vote: Unanimous
- 11-1472 A resolution was adopted to approve Supplemental Appropriations into Clerk of Courts Certificate of Title Administration Fund 250-1260 for Vacation and Sick Leave Payout. Vote: Unanimous
- 11-1473 A resolution was adopted to approve Expense Adjustment within the Building Services Fund #101-1600. Vote: Unanimous
- 11-1474 A resolution was adopted to approve Appropriation Adjustment from Commissioners Grants Fund #101-1112 into Commissioners Grants Fund #101-1111. Vote: Unanimous
- 11-1475 A resolution was adopted to approve Appropriation Adjustment within the Clerk County Court Fund #101-1282. Vote: Unanimous
- 11-1476 A resolution was adopted to approve Appropriation Adjustments within Sheriff's Funds #630 and #101-2210. Vote: Unanimous

- 11-1477 A resolution was adopted to approve Appropriation Adjustment within Children Services Fund #990. Vote: Unanimous
- 11-1478 A resolution was adopted to approve Appropriation Adjustment within Motor Vehicle Fund #202. Vote: Unanimous
- 11-1479 A resolution was adopted to approve Appropriation Adjustment within Human Services Fund #203. Vote: Unanimous
- 11-1480 A resolution was adopted to approve an Appropriation Adjustment within (Road Infrastructure) Fund #451. Vote: Unanimous
- 11-1481 A resolution was adopted to approve an Appropriation Adjustment within Probate/Juvenile Court Fund #101-2600. Vote: Unanimous
- 11-1482 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 11-1483 A resolution was adopted to approve Appropriation Adjustments from Commissioners General Fund #101-1110 into Auditor's Fund #101-1120. Vote: Unanimous
- 11-1484 A resolution was adopted to enter into Street and Appurtenances (including Sidewalks) Security Agreement with Grand Communities, Ltd, for installation of certain improvements in Shaker Run, Section Four, Phase A situated in Turtlecreek Township. Vote: Unanimous
- 11-1485 A resolution was adopted to enter into Street and Appurtenances (including Sidewalks) Security Agreement with Grand Communities, Ltd, for installation of certain improvements in Shaker Run, Section One, Phase G situated in Turtlecreek Township. Vote: Unanimous
- 11-1486 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Grand Communities, Ltd. for installation of certain improvements in Shaker Run Subdivision, Section Four, Phase A situated in Turtlecreek Township. Vote: Unanimous
- 11-1487 A resolution was adopted to approve the following Replat. Vote: Unanimous
- 11-1488 A resolution was adopted to approve the Otterbein Planned Unit Development Stage 2 Preliminary Site Plan-Life Enrichment Center (aka Roger Lott PUD). Vote: Mr. Young - yea; Mrs. South - yea; Mr. Ariss - abstain
- 11-1489 A resolution was adopted to approve the Site Plan Review Application of Bethlehem Baptist Church Harlan Township. Vote: Unanimous

- 11-1490 A resolution was adopted to approve Appropriation Adjustments from Commissioners' Fund #101-1110 into Telecommunication Data Fund #101-2812.
Vote: Unanimous

DISCUSSIONS

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

Stan Williams, Executive Director of the Regional Planning Commission (RPC), was present along with Christine Celsor, Planner I, for the State 2 Preliminary Site Plan for the Life Enrichment Center proposed in the Otterbein Home Lebanon PUD in Turtlecreek Township.

Mrs. Celsor stated that this proposal is on a 5.3 acres portion of the property. She reviewed their request to construct a Life Enrichment Center to be located where the old Bethany Hall used to be. She stated the facility will consist of a new 48,000 square foot- 4-story building plus a partial basement, a renovation of the existing multi-purpose building, a campus center, reconfiguration of the parking lots, walkways and landscaping.

Mrs. Celsor stated that the new building will include a natatorium with a pool, hot tub, fitness equipment room, walking track and lounge area on the first floor and basement. The upper three floors will include a total of 24 residential apartments to be a mix of one and two bedroom units from 750 sq. ft. to 1100 sq. ft.

Mrs. Celsor then reviewed the comments from departments and officials concerned and stated the RPC Executive Committee's recommendation to approve the Stage 2 Preliminary Site Plan subject to 13 conditions.

Upon further discussion, the Board resolved (Resolution #11-1488) to approve the Stage 2 Preliminary Site Plan subject to 13 conditions with Commissioner Ariss abstaining from the vote.

Mike Yetter, Zoning Supervisor, was present for the site plan review application of Bethlehem Baptist Church in Harlan Township.

Mr. Yetter stated that the church desire to construction an accessory building approximately 40 feet x 72 feet and 13 ft. high for storage of tractors, a church vehicle and lawn equipment.

Mr. Yetter reviewed the comments from departments and officials concerned and presented his recommendation to approve the site plan review subject to 3 conditions.

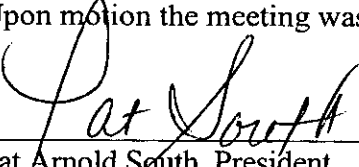
Anton and Nina Harfmann, adjacent property owners, were present to discuss their concerns relative to the church encroaching on their property.

There was discussion relative to the clear property line that was delineated by the tree line in the GIS map and upon discussion, all parties present acknowledged the property line and the pastor of the church agreed to post signs and request that the congregation refrain from entering the woods.

Upon further discussion, the Board resolved (Resolution #11-1489) to approve the site plan review application subject to 3 conditions.

On motion, upon unanimous call of the roll, the Board entered into executive session at 10:40 a.m. to discuss personnel matters pursuant to Ohio Revised Code Section 121.22 (G)(1) and matters required to be kept confidential per federal or state law pursuant to Ohio Revised Code Section 121.22 (G)(5) and exited at 1:43 p.m.

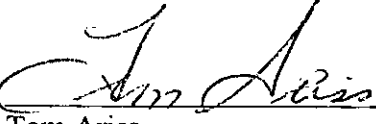
Upon motion the meeting was adjourned.



Pat Arnold South, President



David G. Young



Tom Ariss

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on October 25, 2011, in compliance with Section 121.22 O.R.C.

A handwritten signature in black ink, appearing to read "Tina Davis", written over a horizontal line.

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