



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

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

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

**MINUTES: Regular Session – June 21, 2016**

The Board met in regular session pursuant to adjournment of the June 14, 2016, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

- 16-0904      A resolution was adopted to hire Amanda Miller as Emergency Communications Call Taker, within the Warren County Emergency Services Department. Vote: Unanimous
- 16-0905      A resolution was adopted to hire MaKenzie Cotton as Emergency Communications Call Taker, within the Warren County Emergency Services Department. Vote: Unanimous
- 16-0906      A resolution was adopted to hire Nichole Stitzel as Emergency Communications Call Taker, within the Warren County Emergency Services Department. Vote: Unanimous
- 16-0907      A resolution was adopted to hire Kelly Mangan as a Unit Support Worker II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 16-0908      A resolution was adopted to hire Melany Petrey as a Unit Support Worker II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous

- 16-0909 A resolution was adopted to accept resignation, of Daniel Carle, Social Service Worker II, within the Warren County Job and Family Services Department, Human Services Division, effective July 6, 2016. Vote: Unanimous
- 16-0910 A resolution was adopted to authorize the posting of the "Social Service Worker II" position, within the Department of Job and Family Services, Human Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 16-0911 A resolution was adopted to promote Emily Smitley to the position of Emergency Communications Operator within the Warren County Emergency Services Department. Vote: Unanimous
- 16-0912 A resolution was adopted to accept resignation of Bryan Converse, Investigative Caseworker II, within the Warren County Job and Family Services Department, Children Services Division, effective June 28, 2016. Vote: Unanimous
- 16-0913 A resolution was adopted to authorize the posting of the "Investigative Caseworker I or II" position, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 16-0914 A resolution was adopted to approve and authorize the President of the Board to enter into crop rental agreements adjacent to the Warren County Airport in Turtlecreek Township. Vote: Unanimous
- 16-0915 A resolution was adopted to advertise and set July 12, 2016, at 9:15 a.m., for the public hearing to consider the County's Year 2017 Tax Budget. Vote: Unanimous
- 16-0916 A resolution was adopted to approve and authorize the President of the Board to enter into a classroom training agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 16-0917 A resolution was adopted to approve and authorize the President of the Board to enter into an on-the-job- training agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 16-0918 A resolution was adopted to approve and authorize the President and/or Vice-President of this Board to sign a subgrant award agreement on behalf of the Greater Warren County Drug Task Force. Vote: Unanimous
- 16-0919 A resolution was adopted to approve and authorize the Warren County Prosecutor's Office to submit a grant application for victims assistance funds. Vote: Unanimous

- 16-0920 A resolution was adopted to enter into contract with Layne Inliner LLC for the Simpson Trace Sewer Improvement Project. Vote: Unanimous
- 16-0921 A resolution was adopted to award the bid to The Detroit Salt Company for the purchase of 23,865 tons of bulk ice control salt. Vote: Unanimous
- 16-0922 A resolution was adopted to approve notice of intent to award bid to Smith & Brown Contractors, Inc. for Wayne-Massie Sewer District System Improvements Project. Vote: Unanimous
- 16-0923 A resolution was adopted to approve notice of intent to award bid to Miller Mason Paving Co. for the 2016 Chip Seal Project. Vote: Unanimous
- 16-0924 A resolution was adopted to approve and enter into a TANF Summer Youth Employment Program worksite agreement between the Warren County Board of Commissioners and The Gross Lumber Co. on behalf of Warren County Department of Human Services. Vote: Unanimous
- 16-0925 A resolution was adopted to approve and enter into a TANF Summer Youth Employment Program Worksite Agreement between the Warren County Board of Commissioners and the Village of Waynesville on behalf of Warren County Department of Human Services. Vote: Unanimous
- 16-0926 A resolution was adopted to approve and enter into a TANF Summer Youth Employment Program Worksite Agreement between the Warren County Board of Commissioners and Franklin City Schools on behalf of Warren County Department of Human Services. Vote: Unanimous
- 16-0927 A resolution was adopted to approve and enter into a TANF Summer Youth Contract with Mason City Schools on behalf of Warren County Job and Family Services. Vote: Unanimous
- 16-0928 A resolution was adopted to amend the contract between the Warren County Commissioners and Community Mental Health of Warren County dba Solutions Community Counseling on behalf of Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 16-0929 A resolution was adopted to approve and enter into a contract between the Warren County Commissioners and Winton Transportation dba Universal Transportation on behalf of Warren County Department of Human Services. Vote: Unanimous
- 16-0930 A resolution was adopted to enter into an exclusive and permanent highway easement and an exclusive and permanent storm easement and a temporary construction easement with Cheryl Christine Zirkle, an unmarried woman for the Fields Ertel Road and Columbia Road/Lebanon Road Intersection Roundabout Improvement Project. Vote: Unanimous

- 16-0931 A resolution was adopted to waive fees associated for the remodel of and addition to a barn for Heart of the Outdoors Ministry in Salem Township. Vote: Unanimous
- 16-0932 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D)(1). Vote: Unanimous
- 16-0933 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 16-0934 A resolution was adopted to approve various refunds. Vote: Unanimous
- 16-0935 A resolution was adopted to approve bond reduction for M/I Homes of Cincinnati, LLC for completion of improvements in Rivercrest, Section 3 situated in Hamilton Township. Vote: Unanimous
- 16-0936 A resolution was adopted to accept an amended certificate, approve a supplemental appropriation, create a new fund #434 and approve a cash advance for the Bethany Road Bridge #59-2.47 Replacement and Utility Relocation Project. Vote: Unanimous
- 16-0937 A resolution was adopted to approve supplemental appropriations into Human Services fund #203. Vote: Unanimous
- 16-0938 A resolution was adopted to approve supplemental appropriation into Common Pleas Court fund #228. Vote: Unanimous
- 16-0939 A resolution was adopted to approve supplemental appropriation into Community Based Corrections fund #289. Vote: Unanimous
- 16-0940 A resolution was adopted to approve supplemental appropriation into Telecom fund #492. Vote: Unanimous
- 16-0941 A resolution was adopted to approve appropriation adjustment within County Garage fund #101-1620. Vote: Unanimous
- 16-0942 A resolution was adopted to approve appropriation adjustments within Juvenile Court funds #101-1250 and #101-2600. Vote: Unanimous
- 16-0943 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 16-0944 A resolution was adopted to designate Tina Osborne, Clerk of Commissioners, as representative to receive training on behalf of David G. Young, Pat Arnold South and Tom Grossmann, Warren County Commissioners, pursuant to House Bill 9. Vote: Unanimous

- 16-0945 A resolution was adopted to cancel regularly scheduled Commissioners' meetings of Tuesday, June 28, 2016 and Tuesday, July 5, 2016. Vote: Unanimous
- 16-0946 A resolution was adopted to approve waiver of certain development standards for Mixed Use Neighborhood for Planned Development Company of Ohio (Case #101-2016) in Turtlecreek Township. Vote: Unanimous
- 16-0947 A resolution was adopted to close administrative hearing regarding the site plan review application of Planned Development Company of Ohio (Case #101-2016) in Turtlecreek Township and render a decision July 12, 2016, at 10:00 a.m. Vote: Unanimous
- 16-0948 A resolution was adopted to continue public hearing to consider modifications to the Rules and Regulations of the Water and Sewer Department relative to Section IX and other related sections that establish the tap-in and sewer connection fees for customers. Vote: Unanimous
- 16-0949 A resolution was adopted to accept resignation of Jeff Cazzell, HVAC Technician I, within the Warren County Facilities Management Department effective June 17, 2016. Vote: Unanimous
- 16-0950 A resolution was adopted to authorize the posting of the "HVAC Technician I or II" position, within the Facilities Management Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 16-0951 A resolution was adopted to accept resignation of Tiffany Weaver, Eligibility Referral Specialist II within the Department of Job and Family Services, Human Services Division, effective July 5, 2016. Vote: Unanimous
- 16-0952 A resolution was adopted to authorize the posting of the "Eligibility Referral Specialist II" position, within the Department of Job and Family Services, Human Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 16-0953 A resolution was adopted to hire Katrina Kouts as Emergency Communications Call Taker, within the Warren County Emergency Services Department. Vote: Unanimous
- 16-0954 A resolution was adopted to hire Stevenson Long as Emergency Communications Call Taker, within the Warren County Emergency Services Department. Vote: Unanimous
- 16-0955 A resolution was adopted to hire Yolanda Hamilton as Lead Foreman within the Warren County Department of Facilities Management. Vote: Unanimous

- 16-0956 A resolution was adopted to approve end of 240-day probationary period and approve a pay increase for Elizabeth Postigo, Protective Services Caseworker I, within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 16-0957 A resolution was adopted to approve supplemental appropriation into Property and Casualty Insurance fund #637. Vote: Unanimous
- 16-0958 A resolution was adopted to set special meetings for Thursday, June 23, 2016 at 4:30 p.m. Vote: Mrs. South – yea, Mr. Young – yea, Mr. Grossmann – absent

### DISCUSSIONS

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

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Megan Manuel, Superintendent of Warren County Developmental Disabilities (BDD), was present along with Michelle Swearingen, Business Services Director, to discuss important factors regarding the 2017 Tax Budget submission request.

Ms. Swearingen presented the attached handout and stated the following factors regarding their budget submission:

1. Increased locally funded services with the privatizing of PSU
2. Increased housing needs—94 between the ages of 16-21 that have waivers and will need housing in the next few years
3. Nursing services added to waivers by the State effective 7-1-16
4. Independent provider overtime costs—local Boards will be responsible as of 7-1-16

Commissioner Young questioned the dramatic increase in the number of people on the waiting list in comparison with the increase in the populations.

Commissioner South questioned how close we are to meeting the immediate needs of the waiting list.

Commissioner Grossmann questioned how they determined who on the waiting list will get served.

Ms. Swearingen explained that the waiting list is not on a "first come, first serve" basis. She stated that the list is prioritized by criteria that rank them by need, not when they were added to the list.

Ms. Swearingen stated they are requesting a 6% increase in funding from their 2016 annual appropriation in their 2017 tax budget to accommodate the required changes from the State of Ohio and the increasing number of clients on the waiting list.

Matt Nolan, Warren County Auditor, stated that his office works off of revenue and expenditures rather than budgeted amounts. He informed the Board that the BDD has done a good job at keeping their revenue and expenditures steady. He stated that they currently have a \$49 m carryover which is being added to every year. He stated that the BDD either needs to reduce their tax collection or spend the money to reduce their waiting list. He then informed the Board that his preference is for the BDD to spend the tax dollars that the voters approved to pay for the services like the taxpayers intended.

Upon further discussion, the Board stated their desire for staff to meet with BDD staff and schedule a follow up meeting at a later date.

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ADMINISTRATIVE HEARING  
SITE PLAN REVIEW APPLICATION OF PLANNED DEVELOPMENT COMPANY OF  
OHIO FOR A MIXED-USE NEIGHBORHOOD DEVELOPMENT ALONG BUTLER-  
WARREN ROAD IN TURTLECREEK TOWNSHIP

The administrative hearing to consider site plan review application of Planned Development Company of Ohio, owner of record, was convened this 21<sup>st</sup> day of June 2016, in the Commissioners' Meeting Room.

Commissioner Young requested the Clerk to read into the record when the site was posted with signage stating the site would be subject to a public process and where to get additional information and how and when written notice of the hearing was sent to the applicant and all owners of property within 500 feet from the parcel lines of the site subject to this hearing.

Tina Osborne, Clerk of Commissioners, stated that the site was posted with signage on May 20, 2016, and written notices were mailed via regular US Mail to the applicant and adjacent property owners on May 26, 2016.

Commissioner Young administered the oath to Michael Yetter, Zoning Supervisor.

Mr. Yetter presented the attached PowerPoint presentation showing the applicant's proposal to develop approximately 141.1 acres into a mixed use neighborhood (MXU-N) consisting of 61.3

acres of single family detached 70' and 100' lots, 23.1 acres of open space, 19.1 acres of right of way and 37.6 acres to be reserved for various uses allowed in the MXU-N district.

Mr. Yetter reviewed the property location, surrounding zoning classification and the issue for consideration relative to compliance with Sections 1.303 and 2.407 of the Warren County Rural Zoning Code.

Mr. Yetter reviewed the aerial map of the site, the vicinity map, zoning map, topo/flood map and the Warren County Comprehensive Plan- Land Use Element for the area. He then reviewed the map of the proposed development showing the proposed bike path, the Mixed Use area to be determined at a later date, pedestrian paths, community center, detention ponds, open space and the proposed 70' lot and 100' lot locations.

Mr. Yetter then provided a summary of the application, the reviewed departments and officials and then stated the zoning standards that are being reviewed by staff and clarified that this development is not a Planned Unit Development.

Mr. Yetter stated that there are no formal comments from the Regional Planning Commission or the Rural Zoning Commission as this property is already zoned. He informed the Board that they will not see the residential portion of this proposed development again (if approved) as the Regional Planning Commission will be the next step relative to subdivision standards and platting.

Mr. Yetter informed the Board that the developer has requested a waiver of the development standards asking the Board to make findings under Section 2.407.6 (D) of the Zoning Code to reduce the front yard, side yard, and total side yard setbacks for the proposed 70 feet wide lots; and, the site yard setbacks for the proposed 100 feet wide lots.

Mr. Yetter then presented the review criteria as established in the Zoning Code. He then read a letter from the County Engineer's Office stating they are satisfied with the Regional Planning Commission's review comments and suggested conditions.

Mr. Yetter then read the conditions proposed by staff into the record.

Commissioner Young then administered the oath to all those desiring to give testimony in today's hearing.

Matt Obringer, Regional Planning Commission, presented the Regional Planning Commission concept plan suggested conditions.

Chris Brausch, Sanitary Engineer, presented testimony and admitted into the record a letter dated June 1, 2016 (attached) relative to the needed criteria with nine conditions of service that includes the need for the Board of Commissioners to amend their service area with Butler County relative to sanitary sewers.

Bruce McGary, Assistant Prosecutor, stated the need to amend proposed condition #4 to reflect the conditions stated in Mr. Brausch's letter.



Tammy Boggs, Turtlecreek Township Administrator, stated the concern relative to the proposed stubbed road into the adjacent owner's property. She stated that Mr. Butts has addressed his concerns to the Turtlecreek Township Trustees and they are sympathetic to them.

Commissioner Young then read into the record the following statement:

Before we hear from the Applicant, I want to point out that this hearing will involve the BOARD going through one additional step it ordinarily does not have to do:

- (i) The Applicant's letter dated May 2, 2016 requests a Waiver of certain Development Standards for Mixed Use Neighborhood– the Applicant is asking this Board to make findings under Section 2.407.6 (D) of the Zoning Code to reduce front yard, side yard, and total side yard setbacks for the proposed 70 feet wide lots; and, the side yard setbacks for the proposed 100 feet wide lots. THE SITE PLAN REVIEW MAY PROCEED EVEN IF THE SETBACK WAIVERS ARE NOT GRANTED.

IN ORDER TO GRANT THE WAVIER, THIS BOARD MUST MAKE THE FOLLOWING FINDINGS:

- 1) The proposed development represents an innovative use of site design, site access, circulation, building design, orientation, or building materials/landscaping which will enhance the area;
- 2) The proposed development will NOT be injurious to the public health, safety, or general welfare of Warren County;
- 3) The strict application of the general development requirements will result in a development which is undesirable when compared with the proposed development;
- 4) The proposed development is consistent with and compatible with other development located in the area; AND,
- 5) The proposed development is consistent with the suggestions of the Comprehensive Plan.

Richard Arnold, McGill Smith Punshon, Inc., representing the developer, stated that the requested waiver is to accommodate the mixed site entry and front entry lots.

Robert Rhein, property owner and developer, stated that with the 70' lots, the widest house that could be on the lot would be 40 feet and they are requesting the house to be 56' so that all the homes won't look the same. He stated that he desire to put a larger house on the lots with a nicer streetscape.

Mr. Rhein addressed the adjacent property owner concerns by stating they could dedicate the road right of way but not construct the roadway or they are willing to cul-de-sac the roadway. He then stated that he is working with Butler County for utilities to the property.

Mr. Rhein stated that he has no idea what will be constructed on the undeveloped portion of the property but assured the Board that it would be money producing for Warren County.

George Butts, adjacent property owner to the north, stated his concern relative to fencing along the property line that is imperative to keeping his cattle. He stated the need for rules in order to maintain the integrity of the fence and questioned if any buffer was being proposed. He stated his concern relative to runoff and stated his hopes that the proposed retention pond will alleviate any potential problems. He then stated his opinion of the Regional Planning Commission being very presumptuous to require a stubbed road into his property. He stated he does not want a stubbed road.

Commissioner Grossmann shared his personal experience relative to developing property and the lowering of the value of the property by not having a connection.

Mr. Butts stated he does not want the aggravation of inviting people onto his property. He stated he has sixty head of cattle and does not want people on his property or feeling like it can be a "dumping ground" for their trash.

Mr. Yetter stated that the fence can be addressed within the landscaping requirements that will be determined at a later phase of the development.

Mr. McGary then reviewed the archaic fencing law in Ohio.

Mr. Rhein stated his agreement to dedicate the road right of way but only construct a cul de sac with the ability to connect if/when the property develops.

Mr. Butts stated his agreement with Mr. Rhein's proposal.

Commissioner Young stated that Mr. Rhein is a quality developer that will be constructing upscale housing. He then stated he does not like the density that is permitted on the undeveloped portion of the property and does not like the idea of apartments.

There was discussion relative to the proposed conditions for the site plan review.

Mr. McGary suggested the Board allow staff time to "tweak" the conditions prior to any formal action of the Board.

Mr. Yetter stated that Regional Planning Commission would like to address the waiver request from the developer.

Commissioner Young questioned what the Board can do through water and/or sanitary sewer capacity, etc. to ensure that no high density apartments are constructed within this development in the future.

Mr. McGary stated the need to work with Mr. Brausch on his conditions.

Mr. Brausch reviewed the sanitary sewer flow for the property.

Stan Williams, Regional Planning Commission, stated his agreement to the variance for all lots with allowing 50% front and 50% site entry lots.

Commissioner Young directed staff to begin taking steps to limit the number of high density apartments permitted in Warren County.

Mr. McGary stated that the zoning is in place for this property and the only way to limit apartments is through sanitary sewers as this is not a planned unit development.

Upon further discussion, the Board resolved (Resolution #16-0946) to approve a waiver of certain development standards for Mixed Use Neighborhood for Planned Development Company of Ohio (Case #101-2016) in Turtlecreek Township and resolved (Resolution #16-0947) to close the administrative hearing regarding the site plan review application of Planned Development Company of Ohio (Case #101-2016) in Turtlecreek Township and render a decision July 12, 2016, at 10:00 a.m.

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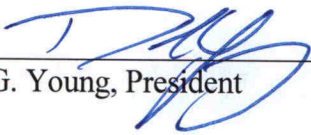
On motion, upon unanimous call of the roll, the Board entered into executive session at 12:00 p.m. to discuss personnel matters relative to reclassifications within the Water and Sewer Department pursuant to Ohio Revised Code Section 121.22 (G)(1) , imminent litigation pursuant to Ohio Revised Code Section 121.22 (G)(3) and acquisition of property pursuant to Ohio Revised Code Section 121.22 (G)(3) and exited at 1:01 p.m.

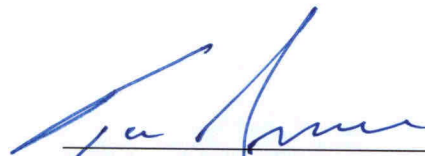
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Commissioner Grossmann exited the meeting at 12:15 p.m.

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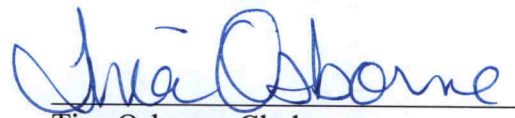
Upon motion the meeting was adjourned.

  
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David G. Young, President

  
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Tom Grossmann

  
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Pat Arnold South

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 June 21, 2016, in compliance with Section 121.22 O.R.C.

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

Warren County Board of Developmental Disabilities

6-21-2016

Megan Manuel, Superintendent

Michele Swearingen, Business Services Director

Important factors regarding this budget submission

- Increased locally funded services – with privatizing PSU
- Increased housing needs – 94 between the ages of 16 – 21 that have waivers and will need housing in next few years.
- Nursing services added to waivers 7-1-16
- Independent Provider overtime costs – we will be responsible as of 7-1-17

**Warren County Waiver Enrollments and Waiting List individuals**

	Waiver enrollees	Increase/Decrease	Waiting list individuals	Increase/Decrease
12/31/2008	267		461	
12/31/2009	433	166	387	-74
12/31/2010	557	124	457	70
12/31/2011	598	41	489	32
12/31/2012	615	17	537	48
12/31/2013	647	32	606	69
12/31/2014	669	22	602	-4
12/31/2015	685	16	668	66
4/30/2016	694	9	685	17

Other Factors:

- Waiting list for services – 685 on waiting list, 222 of these not receiving any services
- We do not want to have levy funds reduced when we have a waiting list and a budget that has been reduced.

We are trying to do the right thing for those who voted for these services and those on the waiting list for services.

FUND: 205 BOARD OF DEVELOPMENTAL DISABIL FUNCTION: 6710 DEPT DEVELOPMENTAL DISABILITY

OBJ	EXPENDITURE CLASSIFICATION	12 ANNUAL	13 ANNUAL	14 ANNUAL	15 ANNUAL	16 ANNUAL	17 INITIAL REQ
102	REGULAR SALARIES	7,974,556.00	8,117,485.00	8,361,009.00	8,361,009.00	8,885,810.00	9,149,245.00
104	TEACHERS	153,276.00	155,000.00	159,650.00	90,000.00	90,000.00	90,000.00
210	OFFICE SUPPLIES, GENERAL	470,673.00	480,093.00	469,901.00	425,000.00	350,000.00	360,000.00
220	OPERATING SUPPLIES, GENERAL	176,968.00	178,737.00	213,525.00	420,000.00	400,000.00	350,000.00
317	CAPITAL PURCHASES UNDER \$10000	60,000.00	60,000.00	90,000.00	180,000.00	150,000.00	150,000.00
320	CAP PURCHASES \$10,000 AND OVER	125,000.00	455,460.00	469,400.00	500,000.00	500,000.00	500,000.00
330	REAL PROP, CAPITAL IMP.	10,000.00	83,518.00				
370	SOFTWARE						
400	PURCHASED SERVICES	599,226.00	662,751.00	572,200.00	520,000.00	400,000.00	410,000.00
421	RENT OR LEASE	401,265.00	401,265.00	458,727.00	437,727.00	500,000.00	510,000.00
430	UTILITIES (GENERAL)						
459	PURCHASED SERVC-TRANSPORTATION	35,000.00	54,800.00	57,100.00	62,200.00	65,000.00	68,000.00
460	INSURANCE	12,724,628.00	11,991,134.00	11,995,527.00	12,534,382.00	11,535,430.00	12,500,000.00
478	CONTRACT SERVICES-RESIDENTIAL						
482	CONTRACT SERVICES-CARE PROGRAM						
495	SPECIALIZED CARE PROGRAM						
811	P.E.R.S.	1,131,472.00	1,159,436.00	1,194,219.00	1,194,219.00	1,262,424.00	1,311,580.00
815	S.T.R.S.	21,459.00	21,700.00	22,351.00	12,600.00	12,600.00	12,600.00
820	HEALTH INS (GENERAL)	2,668,000.00	2,171,816.00	2,606,179.00	2,400,000.00	2,800,000.00	3,000,000.00
830	WORKERS COMPENSATION-D.A.W.R.	120,483.00	150,000.00	150,000.00	170,000.00	150,000.00	150,000.00
840	UNEMPLOYMENT COMP.	23,086.00	33,086.00	33,086.00	75,000.00	75,000.00	75,000.00
850	TRAINING-EDUCATION	75,036.00	81,749.00	91,060.00	104,560.00	125,000.00	130,000.00
855	CLOTHING-PERSONAL EQUIP.	1,200.00	1,200.00	1,600.00	1,600.00	2,000.00	2,000.00
871	MEDICARE	117,854.00	119,952.00	123,594.00	123,594.00	128,900.00	133,969.00
881	ACCUM. SICK LEAVE (PAYOUT)	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	30,000.00
882	ACCUM. VACATION (PAYOUT)	30,000.00	30,000.00	30,000.00	35,000.00	40,000.00	40,000.00
883	VACATION BUYOUT						
890	EMPLOYER HSA CONTRIBUTION	30,000.00	500,000.00	500,000.00	355,000.00	365,000.00	380,000.00
901	FEE SHARE, STATE	325,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
909	AUDITOR & TREASURER FEES	362,859.00	362,859.00	398,020.00	709,000.00	325,000.00	325,000.00
910	OTHER EXPENSE					2,128,453.00	2,640,453.00
912	ADMIN COSTS						
926	INSURANCE PREMIUM	115,000.00	125,000.00	131,983.00	140,000.00	156,383.00	166,000.00
940	TRAVEL (GENERAL)	100,000.00	100,000.00	110,000.00	140,000.00		
991	REIMBURSEMENT						
997	OPERATIONAL TRANSFERS						
999	CONTINGENCY						
	FUNCTION TOTALS	27,872,041.00	27,872,041.00	28,614,131.00	29,375,891.00	30,497,000.00	32,513,847.00

6/02/16 08:22:25 BD OF DEVELOPMENTAL DISABILITIES

FUND: 205 BOARD OF DEVELOPMENTAL DISABIL FUNCTION: 6715 DDD DONATION EXPENSES

OBJ EXPENDITURE CLASSIFICATION	12 ANNUAL	13 ANNUAL	14 ANNUAL	15 ANNUAL	16 ANNUAL	17 INITIAL REQ
900 MISC.	2,500.00	2,500.00	2,500.00	3,000.00	3,000.00	4,000.00
FUNCTION TOTALS	2,500.00	2,500.00	2,500.00	3,000.00	3,000.00	4,000.00

FUND: 205 BOARD OF DEVELOPMENTAL DISABIL

	12 ANNUAL	13 ANNUAL	14 ANNUAL	15 ANNUAL	16 ANNUAL	17 INITIAL REQ
FUND TOTALS	27,874,541.00	27,874,541.00	28,616,631.00	29,378,891.00	30,500,000.00	32,517,847.00



BDD Fund 205

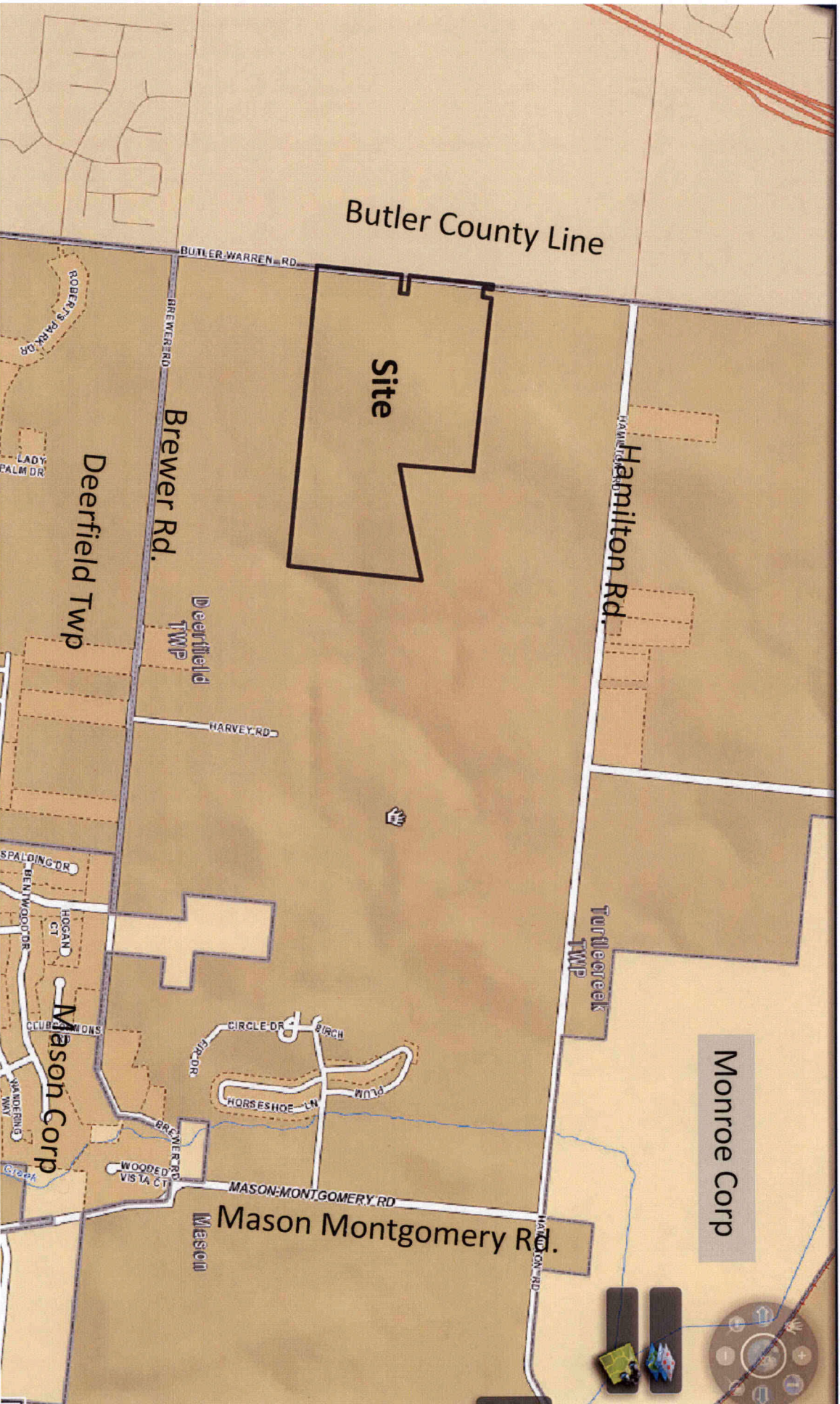
	<b>Fund Balance</b>	<b>COG Fund Balance</b>	<b>Total Fund Balance</b>	<b>Annual Revenue</b>	<b>Annual Expenditures</b>
12/31/2011	27,145,476.12	5,253,488.82	32,398,964.94		
12/31/2012	27,307,015.29	7,267,464.71	34,574,480.00	25,061,675.51	24,900,136.34
12/31/2013	31,272,820.22	8,581,279.53	39,854,099.75	27,378,532.68	23,412,727.75
12/31/2014	35,636,118.13	9,540,963.36	45,177,081.49	27,856,890.96	23,493,593.05
12/31/2015	37,906,920.19	11,049,345.72	48,956,265.91	26,371,221.06	24,100,419.00

Case No.	101-2016 SP	
<u>Applicant/Owner Agent</u>	Planned Development Company of Ohio	
Township	Turtlecreek	
Property Location	Address	2490, 2492 Butler Warren Road
	PIN	11-03-100-002 and 11-03-100-005
Property Size	141.108 acres	1936 feet of road frontage
Future Land Use Map (FLUM) Designation	Single Family Residential	
Current Zoning District	"MXU-N" Mixed Use Neighborhood	
Existing Land Use	Residential/Agricultural	
Site Plan Requested	Development of 141.108 acres under the MXU-N District for 186 single-family residential and MXU-N Uses TBD	
Issue for consideration	Compliance with Sections 1.303 (Site Plan Review) and 2.407 Mixed Use Zone Regulations	

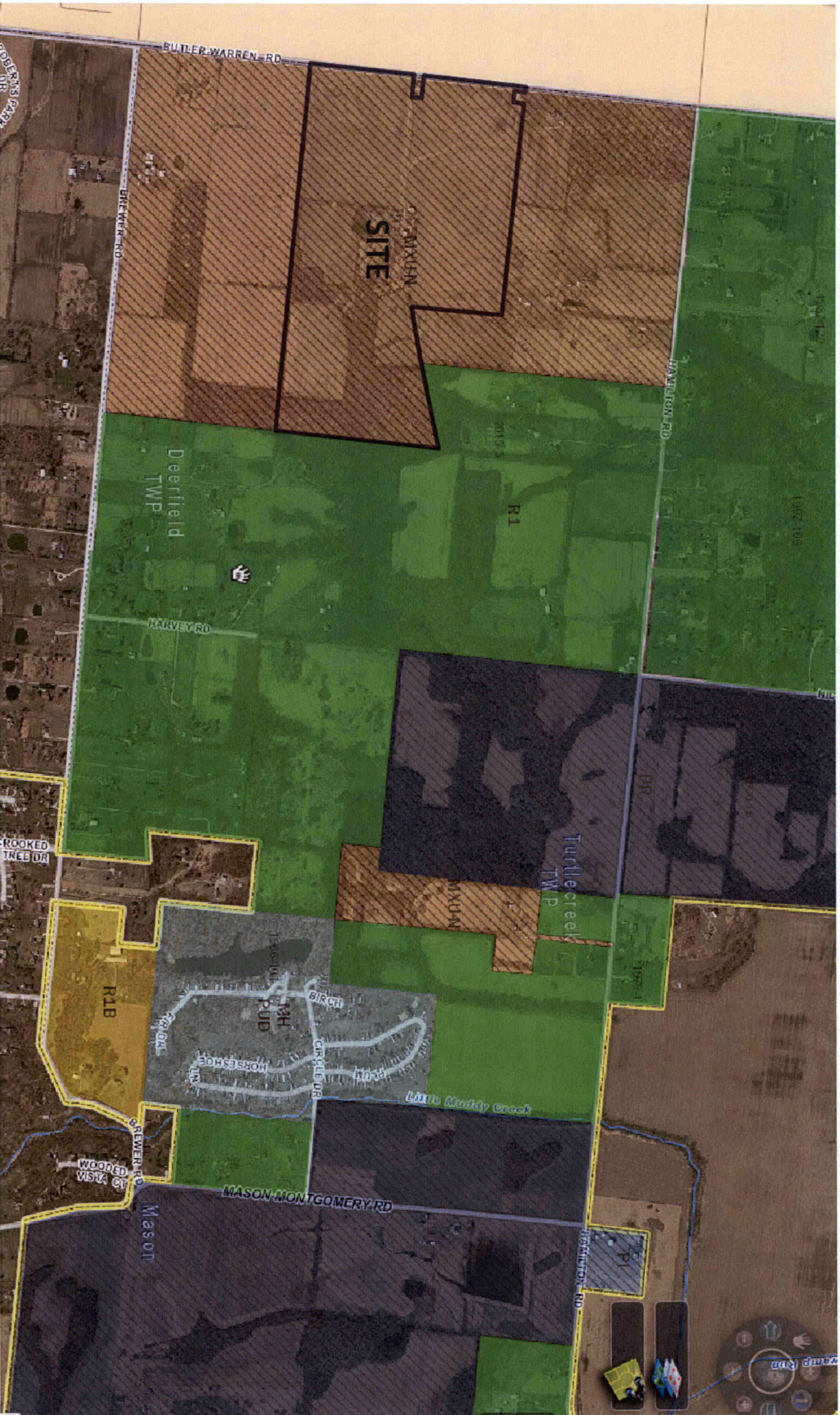


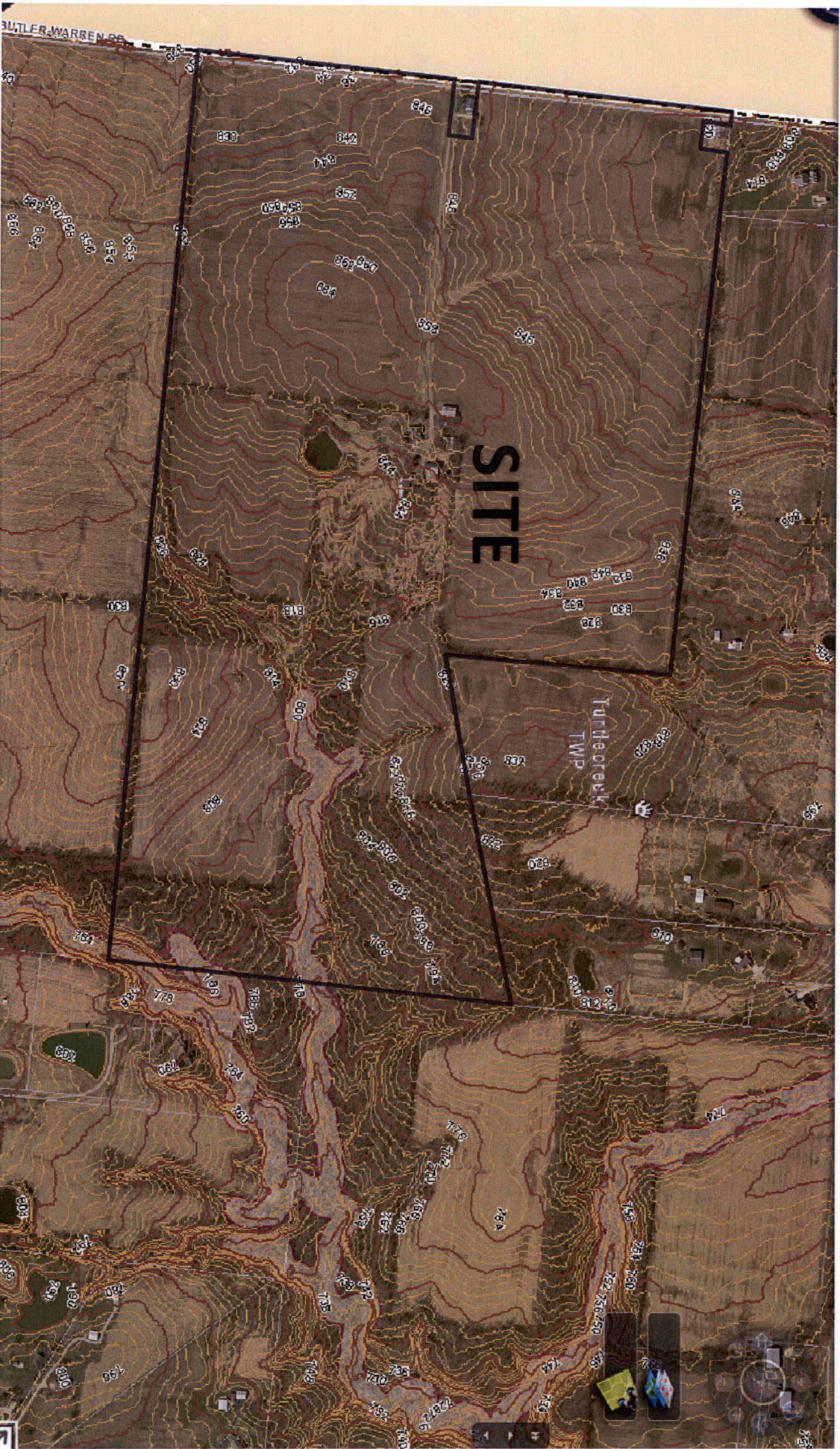
# Aerial Map 101-2016 Turtlecreek Twsp.

# Vicinity Map 101-2016 Turtlecreek Twsp.



# Zoning Map 101-2016 Turtlecreek Twsp.



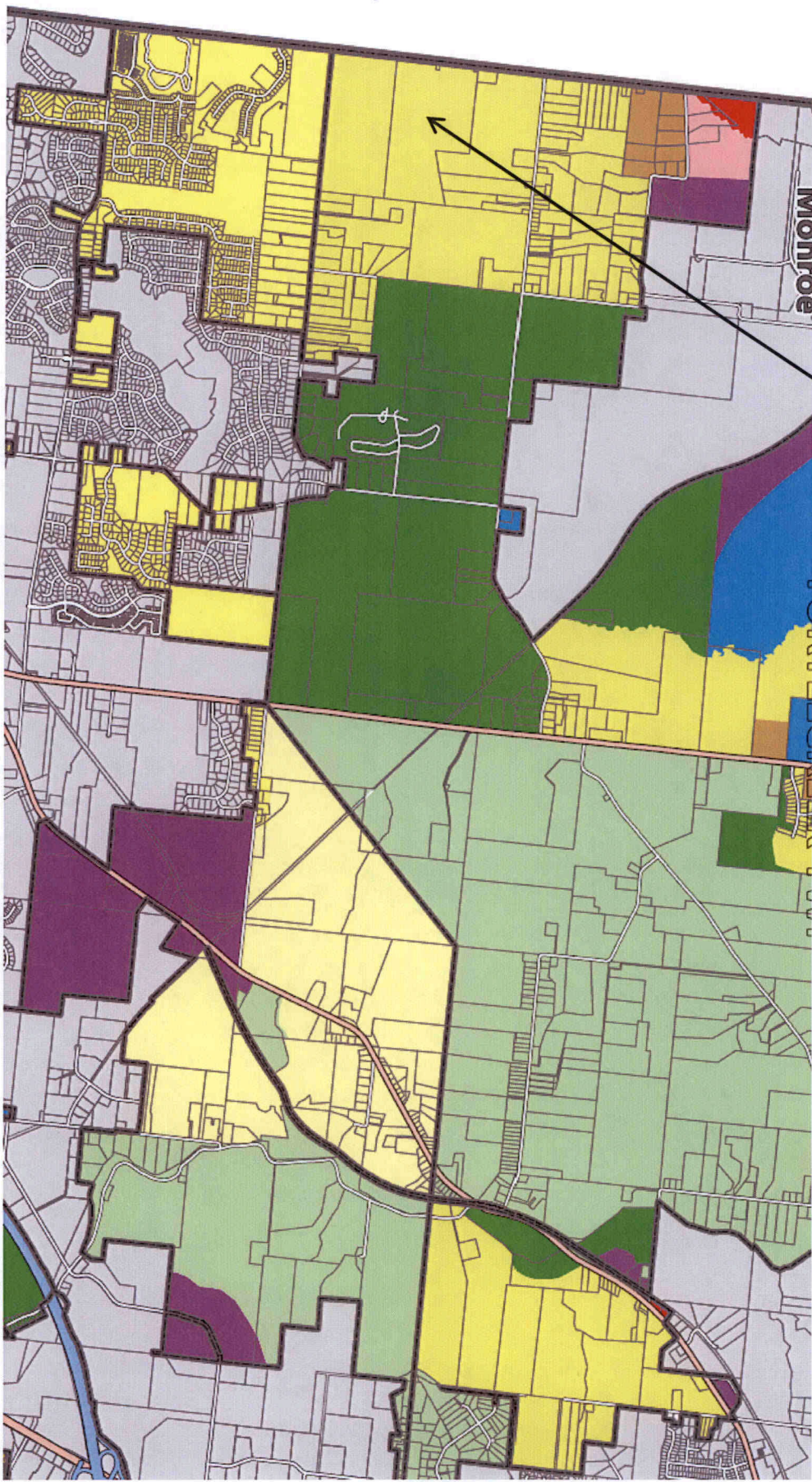


**Topo/Flood Map 101-2016 Turtlecreek Twsp.**

# Legend

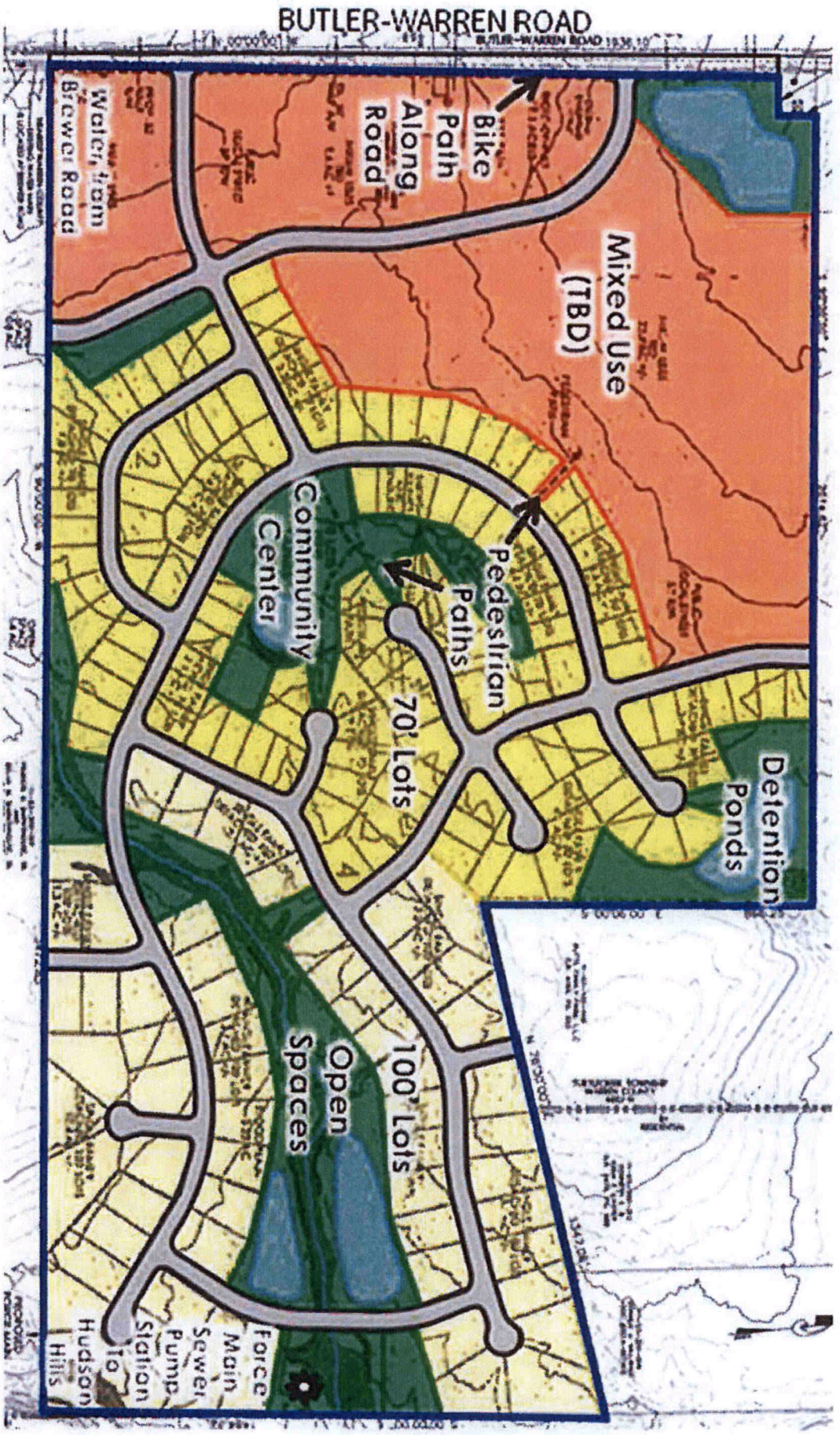
- County Boundaries
  - Political Subdivisions
  - Parcels
  - Lakes and Rivers
  - Municipalities
- 
- Future Land Uses
  - Agricultural-Rural Residential
  - Commercial
  - Industrial
  - Mixed-Use Neighborhood
  - Multi-Family Residential
  - Office
  - Protection Area
- 
- Public-Semi-Public
  - Parks and Recreational-Open Space
  - Single Family Residential
  - Deerfield Township Character Areas
  - Low Density Rural Neighborhoods
  - Medium Density Rural Neighborhoods
  - Neighborhood Mixed Use
  - Neighborhoods
- 
- Office Park
  - Regional Highway Commercial
  - Town Center Mixed Use
  - Clearcreek Township Additional Uses
  - Township Residential
  - Hamilton Township Additional Uses
  - Rural Residential
  - Single Family Residential
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- Salem Township Additional Uses
  - Mixed Use Light Industrial/Office
  - Mixed Use
  - Union Township Additional Uses
  - Low Density Residential
  - Wayne Township Additional Uses
  - Mixed Use Commercial/Industrial
  - Mixed Use Residential

# Butler County

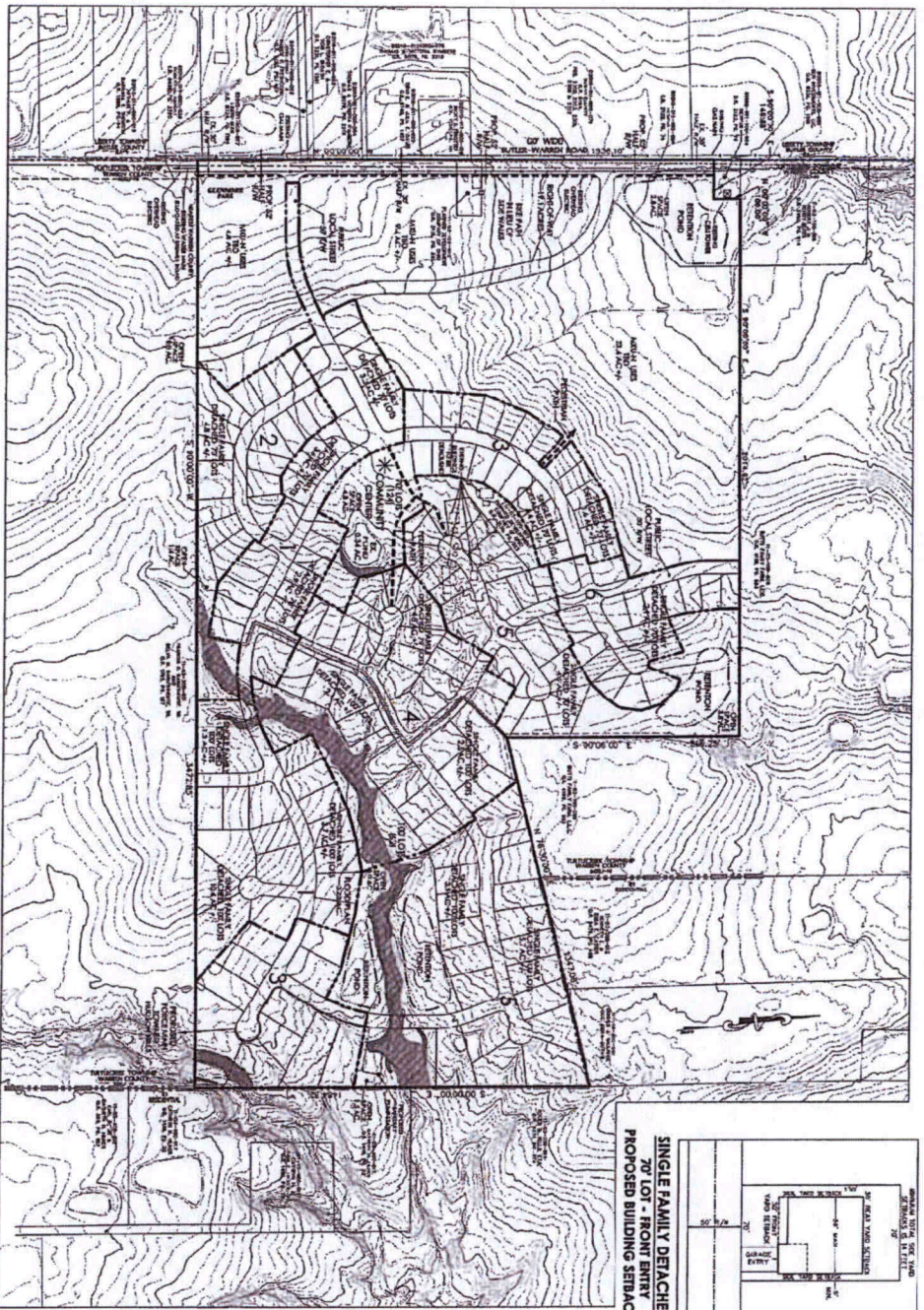


# Comprehensive Plan-Land Use Element

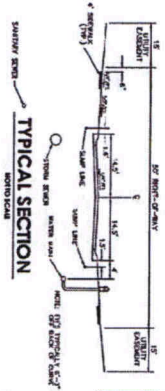
- |   |          |                       |                                       |
|---|----------|-----------------------|---------------------------------------|
| Single-Family – 70' wide lots:          | 124 lots | Total SF Residential  | 61.3 acres (43.4% of site gross area) |
| Single-Family – 100' wide lots:         | 62 lots  | Mixed-Use Area (TBD): | 37.6 acres (26.7% of site gross area) |
| Total                                   | 186 lots | Open Space:           | 23.1 acres (16.4% of site gross area) |
| (see Exhibit A for full plan submitted) |          | Rights-of-Way         | 19.1 acres (13.5% of site gross area) |





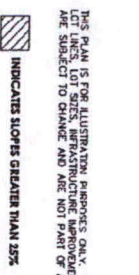


AREA OF EASEMENT: 1.33 ACRES  
 PERCENTAGE OF SITE OCCUPIED BY EASEMENTS: 0.94%



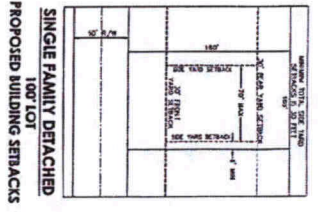
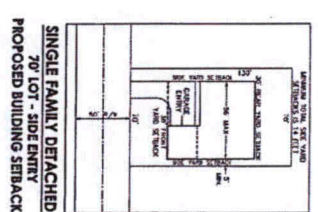
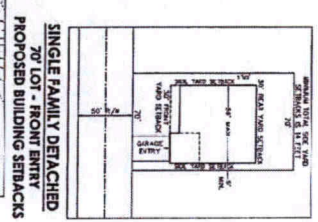
**STANDARD PAVEMENT COMPOSITION**

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- 145. 73" - 73.5" CRUSHED GRANITE
- 146. 73.5" - 74" CRUSHED GRANITE
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- 148. 74.5" - 75" CRUSHED GRANITE
- 149. 75" - 75.5" CRUSHED GRANITE
- 150. 75.5" - 76" CRUSHED GRANITE
- 151. 76" - 76.5" CRUSHED GRANITE
- 152. 76.5" - 77" CRUSHED GRANITE
- 153. 77" - 77.5" CRUSHED GRANITE
- 154. 77.5" - 78" CRUSHED GRANITE
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- 159. 80" - 80.5" CRUSHED GRANITE
- 160. 80.5" - 81" CRUSHED GRANITE
- 161. 81" - 81.5" CRUSHED GRANITE
- 162. 81.5" - 82" CRUSHED GRANITE
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- 164. 82.5" - 83" CRUSHED GRANITE
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- 172. 86.5" - 87" CRUSHED GRANITE
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- 180. 90.5" - 91" CRUSHED GRANITE
- 181. 91" - 91.5" CRUSHED GRANITE
- 182. 91.5" - 92" CRUSHED GRANITE
- 183. 92" - 92.5" CRUSHED GRANITE
- 184. 92.5" - 93" CRUSHED GRANITE
- 185. 93" - 93.5" CRUSHED GRANITE
- 186. 93.5" - 94" CRUSHED GRANITE
- 187. 94" - 94.5" CRUSHED GRANITE
- 188. 94.5" - 95" CRUSHED GRANITE
- 189. 95" - 95.5" CRUSHED GRANITE
- 190. 95.5" - 96" CRUSHED GRANITE
- 191. 96" - 96.5" CRUSHED GRANITE
- 192. 96.5" - 97" CRUSHED GRANITE
- 193. 97" - 97.5" CRUSHED GRANITE
- 194. 97.5" - 98" CRUSHED GRANITE
- 195. 98" - 98.5" CRUSHED GRANITE
- 196. 98.5" - 99" CRUSHED GRANITE
- 197. 99" - 99.5" CRUSHED GRANITE
- 198. 99.5" - 100" CRUSHED GRANITE



**LAND USES**

**SINGLE FAMILY DETACHED:**

- 70' - 100' LOTS

**OPEN SPACE:**

- PASSIVE
- COMMUNITY CENTER
- WATER FEATURES

**LAND USE TABLE**

MADE USED AREA: 37.4 ACRES  
 SINGLE FAMILY DETACHED 70' LOTS: 31.7 ACRES  
 SINGLE FAMILY DETACHED 100' LOTS: 29.6 ACRES  
 OPEN SPACE: 23.1 ACRES  
 RIGHT OF WAY: 19.1 ACRES  
 CROSS AREA: 141.1 ACRES

THE ANTICIPATED NUMBER OF 70' LOTS IS 124.  
 THE ANTICIPATED NUMBER OF 100' LOTS IS 42.

**MAXI-M ALLOWED USES:**

- RETAIL SMALL SCALE
- LIGHT MANUFACTURING
- SINGLE FAMILY DWELLINGS
- TWO FAMILY DWELLING UNITS
- LIVING/WORK UNITS
- APARTMENT HOUSES
- TOWNHOUSES
- FARM, AGRIBUSINESS AND LOT LINE
- MULTIFAMILY DWELLING UNITS

**DEVELOPMENT SCHEDULE**

PHASE	YEAR	70' LOTS	100' LOTS
1	2017	25	20
2	2018	19	12
3	2019	24	13
4	2020	18	21
5	2021	21	17
6	2022	17	..

**Glennmore Park**  
 SITE PLAN  
 2490 & 2492 BUTLER-WARREN ROAD  
 SECTION 3, TOWN 3, RANGE 3  
 TURTLECREEK TOWNSHIP  
 WARREN COUNTY, OHIO

**MSP**  
 McCall Smith Purston, Inc.  
 2700 Pearl Dr. Suite 1100  
 Columbus, OH 43224  
 614.461.1100  
 www.mspinc.com

Engineering: A. Anderson • Surveying: J. Koenig  
 Planning: J. Anderson • Construction: J. Anderson

## SUMMARY OF APPLICATION:

The applicant plans to develop the property consisting of 141.108 acres with 124 lots 70' feet wide and 62 lots 100' feet wide of single-family residential on 61.3 acres. The Mixed Use Area is to be determined and will be developed on 37.6 acres of the site. Open Space 23.1 Ac. and R/W 19.1 Ac.

# ANALYSIS OF ZONING:

<p style="text-align: center;"><b>North</b></p>	<p style="text-align: center;"><b>“MXU-N”, with “IHO”</b></p>	<p style="text-align: center;"><u>Mixed Residential, Low Impact Commercial And Office Commercial &amp; Industrial Uses</u></p>
<p style="text-align: center;"><b>West</b></p>	<p style="text-align: center;"><b>Butler County</b></p>	<p style="text-align: center;"><b>Butler County</b></p>
<p style="text-align: center;"><b>South</b></p>	<p style="text-align: center;"><b>“MXU-N”, with “IHO”</b></p>	<p style="text-align: center;"><u>Mixed Residential, Low Impact Commercial And Office “IHO” Commercial &amp; Industrial Uses</u></p>
<p style="text-align: center;"><b>East</b></p>	<p style="text-align: center;"><b>“R1” Single Family Residential</b></p>	<p style="text-align: center;"><u>Single Family Residential (2-acre density)</u></p>

## REVIEWING DEPARTMENTS :

Site Plans were circulated to the Warren

County Engineer, Warren County Soil & Water

Conservation, Warren County Regional

Planning Commission, Turtlecreek Township

Trustees and Fire Department, Warren County

Combined Health District, Warren County

Water & Sewer, Butler County Sewer, Warren

County Building Department, Warren County

Sheriff, and Bruce McGary.

## ZONING INSPECTORS REVIEW

### OF W. C. CODE STANDARDS :

1. Compliance with the Warren County Rural Zoning Code Standards for Site Plan Review Section 1.303 and Mixed Use Zone Regulations Section 2.407.
2. We are here to discuss a Site Plan Review for a MXU-N Development. (Not a PUD)

## Continue

Note: There is no formal recommendation or comments from the RPC Executive Committee or RZC as this property is zoned for a MXU-N Development.

The RPC Executive Committee did review and discuss a Concept Plan at its 2-25-16 meeting.

The RPC Executive Committee will review the site for subdivision platting.

# Review Process Per the W.C. Rural Zoning

## Code

1. Concept Plan Reviewed By RPC Executive Committee with comments to the developer. (RPC Staff will give testimony at this hearing)

2. Site Plan Review By BOCC. (Final Decision)

BOCC will not see the residential component of the development again.

3. Preliminary Plan by RPC Executive Committee (Final Decision)

# **BOCC Considerations for today:**

- A) Site Plan Review ( to review the development design not the use)**
- B) Waiver for setbacks Section 2.407.7 ( see slide 26)**



# Site Plan Review 1.303 For MXU-N

**1.303.6 Review Criteria:** The site plan review is conducted to determine anticipated impacts on the public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable. Factors to be considered include those in Section 1.303.1, and the following additional criteria:

- (A) Adequacy of Information and Compliance with Zoning Code:
- (B) Design Layout Sufficiency and Sensitivity:
- (C) Design Character, Operational Compatibility, and Coordination:
- (D) Preservation of Significant Features:
- (E) Pedestrian Access and Circulation:
- (F) Vehicular Access and Circulation Streets:
- (G) Parking and Loading:
- (H) Landscaping and Screening:
- (I) Exterior Lighting:
- (J) Signage:
- (K) Public Service Impact:
- (L) Stormwater Drainage Stormwater Management Plan:
- (M) Soil Erosion and Sediment Control:
- (N) Emergency Access and Service Facilities and Public Safety:
- (O) Building Design:
- (P) Compliance with Public Health and Safety:

# Mixed-Use Neighborhood

## Permitted Uses

**(Mixed Use/Integrated Projects Only)**

**(A conventional development project that does not include a mix of uses and does not satisfy the criteria for an integrated development)**

**Single-Family**

**Two Family Dwelling Units**

**Live/Work Units**

**Apartment Houses & Townhouses**

**Upper Story Residential**

**Multi-Family**

**Retail Small Scale/Light Manufacturing**

**DEVELOPMENT STANDARD**

**MIXED USE SUB-DISTRICTS**

**18.**

		MXU-C	MXU-N			
			Single Family	Duplex & Apartment Houses	Structures containing more than 4 units	
Density <sup>1</sup> & 2 (Units per acre)	Free Standing Residential	8	4	4.2	6	
	Upper Story Residential	Unlimited by the density standards				
Minimum House Size (Sq. Ft. of living space per unit)	Single Family	1,200		1,200		
	Two-Family or Multi-Family	960		960		
Maximum Floor Area Ratio	Front	Arterial		0.3		
		Collector & Local		30		
		On-Site Streets		20		
	Side	Non Residential Structure	Adjacent to off-site residential use or undeveloped site		0	
			Adjacent to off-site non-residential use		30	
	Rear	Non Residential Structure	Adjacent to off-site residential use or undeveloped site		0	
			Adjacent to off-site non-residential use		15	
Residential Structure				15		
Maximum Height <sup>4</sup> (feet)*	Residential					
	Non Residential & Mixed Use Structures					
Maximum Impervious Surface Ratio <sup>5</sup>	Residential					
	Non Residential & Mixed Use Structures					
Mixed Use Development	Free Standing Residential Component					
	Non Residential Component					
Minimum Open Space <sup>6</sup> (percent of site)	Free Standing Residential Component					
	Non Residential Component					

## **Staff Recommended Conditions**

1. Compliance with the MXU-N Zoning and other requirements of the Warren County Rural Zoning Code and the Board of County Commissioners (BOCC) plan approval Resolution.

## **Staff Recommended Conditions**

2. Provide the following information with Preliminary

Plan:

- elevation renderings of the proposed dwellings;
- details about the proposed community center recreation facility (eg. pool, playgrounds, etc.);
- a landscaping concept plan indicating proposed buffers and street trees required per Zoning Code Article 3 Chapter 4; and
- gateway signage and landscaping if proposed;
- conceptual street connections to the MXU-N area.

**Continued:**

3. The community center shall be constructed prior to Phase 4. No building permit shall be issued beyond 100 lots until the facility and associated amenities are constructed.
4. Satisfy the requirements of the Warren and Butler County Sanitary Engineers for sanitary sewer and Warren County for water service.

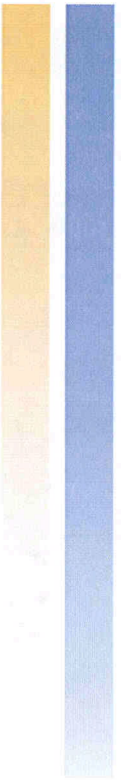
**Continued:**

5. This site plan does not constitute approval of the MXU-N area (37.6 acres) of the site. Fulfill design principals as provided in Regional Planning Staff Report Exhibit C

# RPC Concept Plan Suggestions

1. Street connectivity to adjacent properties
2. Internal pedestrian connections
3. Bike path location along Butler-Warren Rd
4. Internal road connectivity to future MXU area
5. Work with Warren and Butler Co. Water & Sewer Departments
6. The proposed building setback modifications could be acceptable to allow for side loading garages.



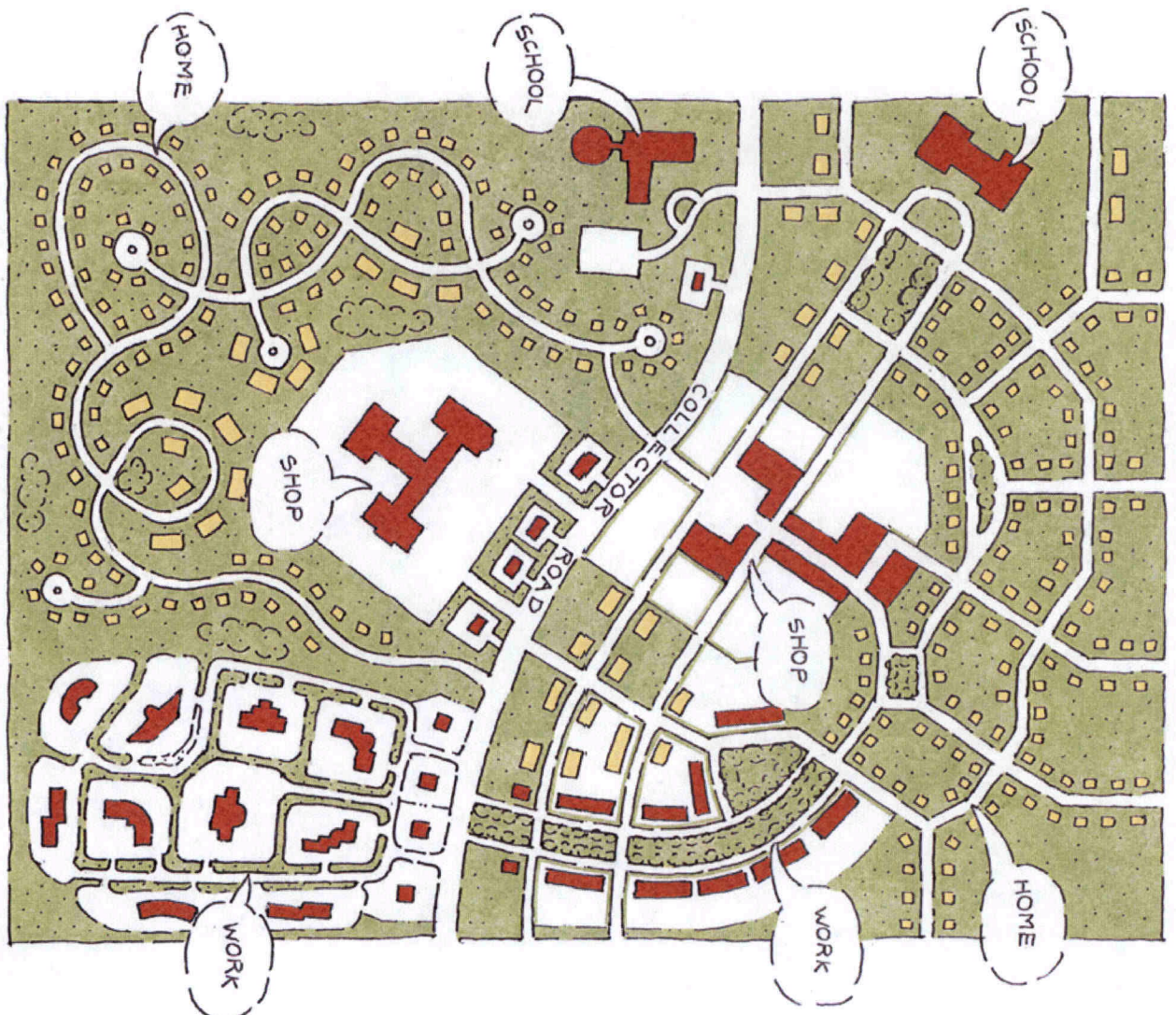


# Integrated Mixed-use

VS.

# Conventional Development

TRADITIONAL NEIGHBORHOOD

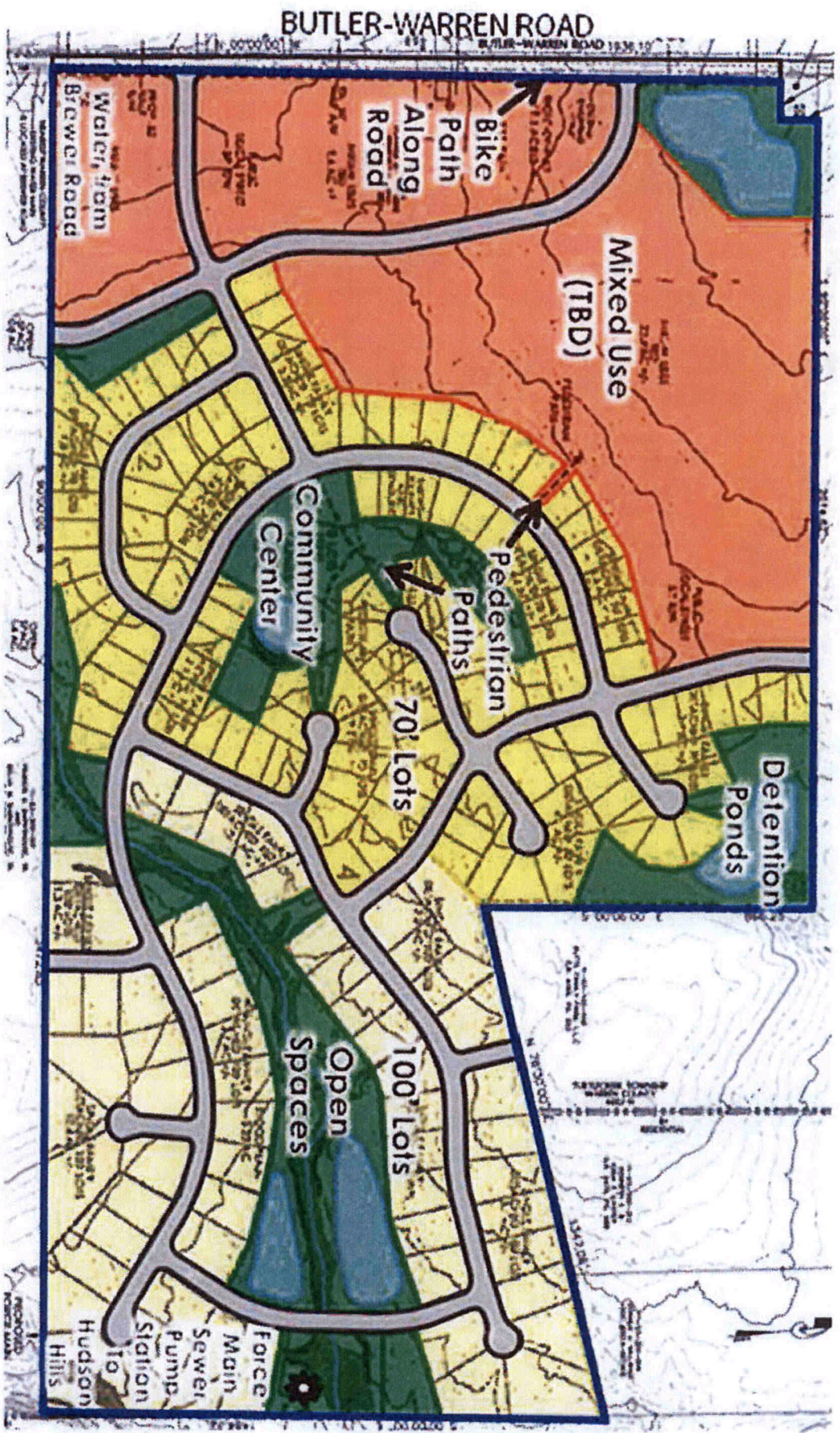


SUBURBAN SPRAWL

- Single-Family – 70' wide lots: 124 lots
- Single-Family – 100' wide lots: 62 lots
- Total: 186 lots

(see Exhibit A for full plan submitted)

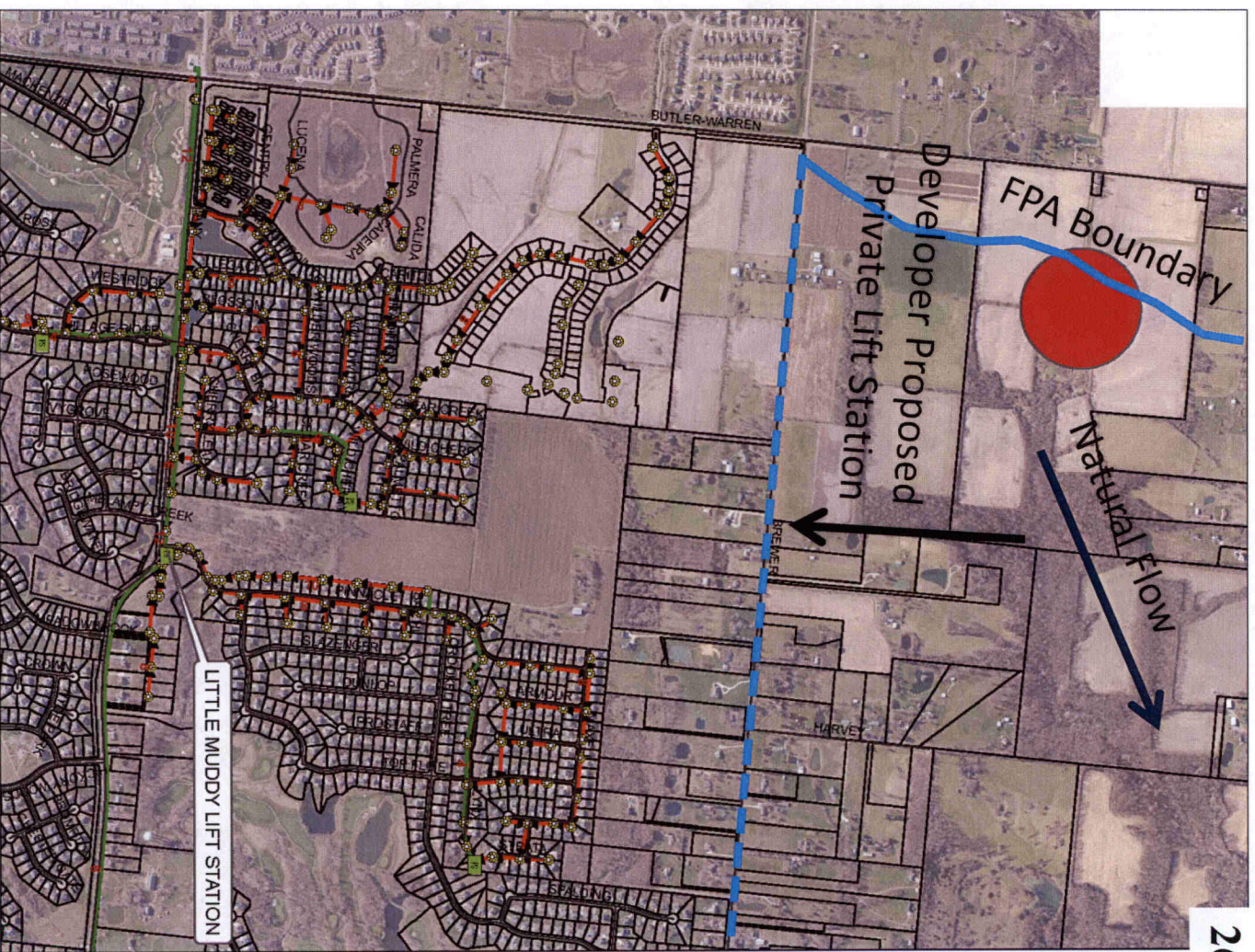
Total SF Residential	61.3 acres (43.4% of site gross area)
Mixed-Use Area (TBD):	37.6 acres (26.7% of site gross area)
Open Space:	23.1 acres (16.4% of site gross area)
Rights-of-Way	19.1 acres (13.5% of site gross area)



# Sewer Service

Nine requirements for service including:

- 1998 Butler County Wholesale Sewer Agreement amendment.
- Verification from Butler County that they have sufficient sewer capacity.
- Private Lift Station & Force Main
- Legal service agreement with neighboring properties regarding future sewer service.



## **2.407.6 (D) Waiver of Development Standards**

The approval authority may approve a waiver of the general development requirements, for lighting, parking, signage, access, landscaping and buffer, height, lot size and development, or additional development requirements only upon finding that:

- innovative use of site design
- will not be injurious to the public health, safety, or general welfare
- desirable development
- compatible with other development located in the area
- consistent with the suggestions of the Comprehensive Plan

## **Waiver Requested By Applicant:**

### 70 feet wide lots

Adjustment of minimum front yard setback from 35 feet to 30 feet.

Adjustment of minimum side yard setback from 15 feet to 5 feet.

Adjustment of minimum total side yard setbacks from 30 feet to 14 feet.

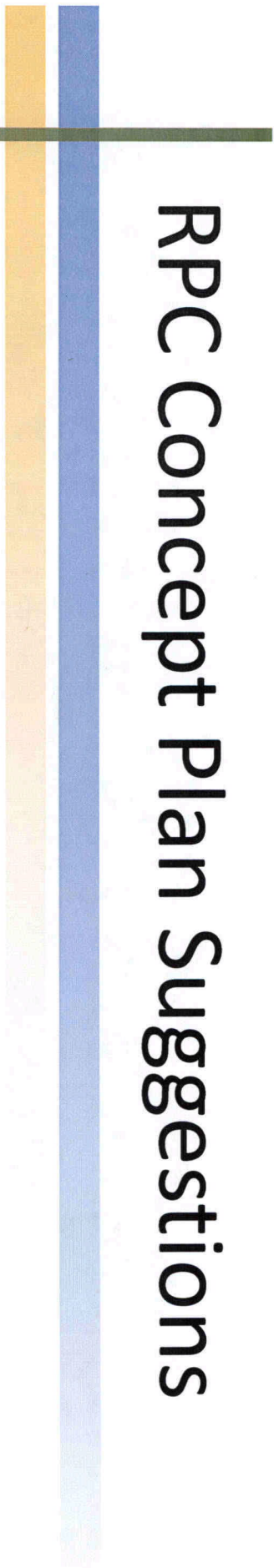
### 100 feet wide lots

Adjustment of minimum side yard setback from 15 feet to 8 feet.

The aforementioned variance requests will allow for a mixture of homes having front and side garage entries and an assortment of architectural packages.

Continued:

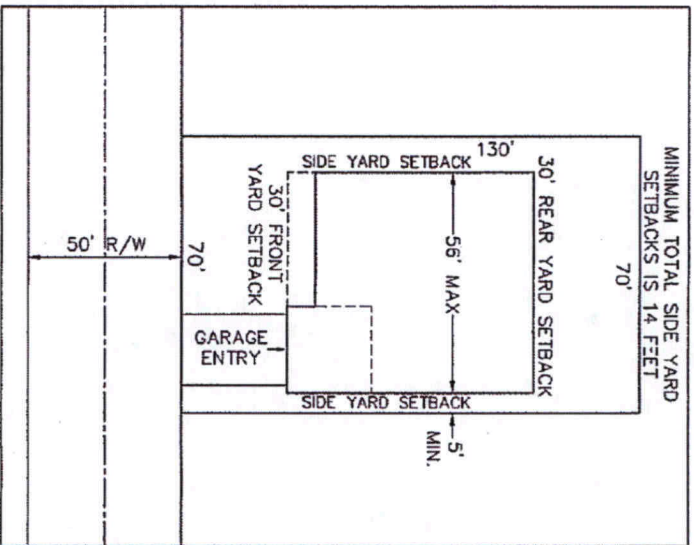
6. The waiver for the side yard setbacks shall only be approved for dwelling lots with side entry garage.



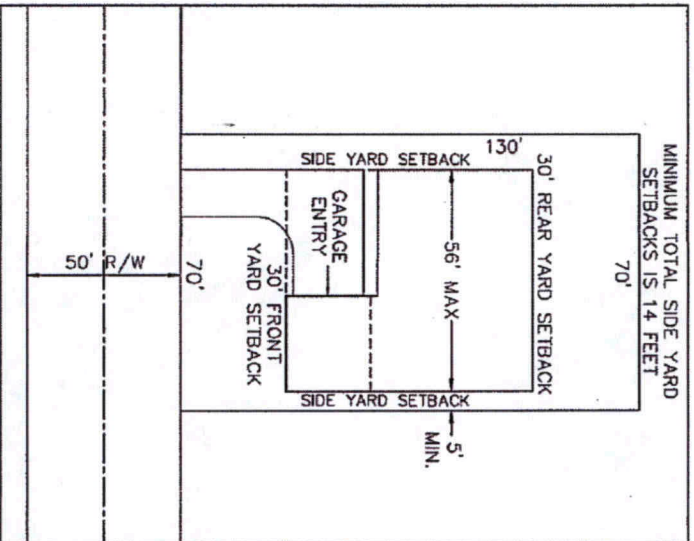
## RPC Concept Plan Suggestions

The proposed building setback modifications could be acceptable to allow for side loading garages.

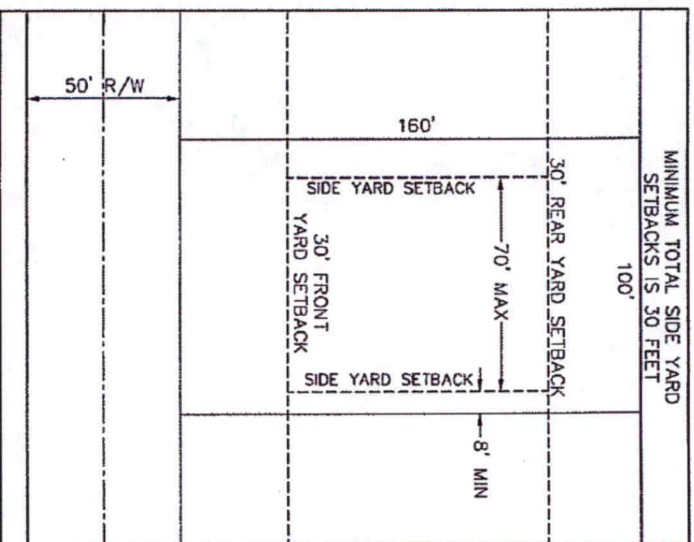
# Lot Layout



**SINGLE FAMILY DETACHED**  
**70' LOT - FRONT ENTRY**  
**PROPOSED BUILDING SETBACKS**



**SINGLE FAMILY DETACHED**  
**70' LOT - SIDE ENTRY**  
**PROPOSED BUILDING SETBACKS**



**SINGLE FAMILY DETACHED**  
**100' LOT**  
**PROPOSED BUILDING SETBACKS**



# Front-loading Garage

32.



# Side-loading Garages

33.



# Rear-loading Garages

34.



# Rear-loading Garages

35.



Exhibit B  
**WARREN COUNTY**  
**WATER & SEWER DEPARTMENT**

**CHRIS G. BRAUSCH, P.E.**  
COUNTY SANITARY ENGINEER

TO: Mike Yetter  
FROM: Chris Brausch  
  
DATE: June 1, 2016  
  
Re: Site Plan Review  
Glenmore Park, Turtlecreek Twp.

The Warren County Water & Sewer Department has reviewed the Site Plan for the above referenced project. The following are our comments with respect to water and sanitary sewer service to the property:

1. Water service is not readily available to the property. The developer will be required to extend water service to the property. The closest mains are located along Hamilton and Brewer Roads. Fire hydrant testing performed near 6768 Brewer Road, located east of Butler Warren Road, resulted in a static pressure of 85 pounds per square inch (psi) and a fire protection flow of 1,200 gallons per minute. The anticipated water pressure at this location is sufficient to require pressure reducing valves on all residential homes.
2. The Developer proposes to extend sanitary sewer service to the single family residential portions of the parcel through the use of a privately owned lift station to be operated and maintained by the Developer or their designee. Warren County's review comments are limited to the single family residential development and include the following :
  - The Sewer Service Agreement between Butler and Warren County must be amended to include the proposed development which is currently outside of the agreement's service area.
  - The 208 Water Quality Facility Planning Area map that is maintained and managed by the Ohio Kentucky Indiana Regional Council of Governments (OKI) must be amended to transfers those lots outside of Warren County's Facility Planning Area to Warren County.
  - The Developer shall complete a sanitary sewer collection system capacity analysis to confirm that sufficient capacity exists in Warren County's collection system to properly convey flow from the development to Butler County. The capacity analysis shall include potential gravity flow from neighboring properties.
  - The Developer shall obtain confirmation from the Butler County Water and Sewer Department verifying that they have sufficient conveyance and treatment capacity to serve the proposed development.
  - The proposed development shall be subject to current and future Warren County sewer capacity and connection fees.
  - The proposed private lift station and force main shall be designed and constructed in accordance with Warren County Water & Sewer Department design standards. This includes onsite backup generator, pump station controls and remote alarms, and valve pits with bypass pump connections.
  - The Developer shall obtain private easements necessary for their operation, maintenance and repair of the proposed private force main.

P. O. BOX 530 ■ 406 JUSTICE DR. ■ LEBANON, OH 45036  
513-695-1377 ■ 513-925-1377 ■ 937-425-1377 ■ FAX 513-695-2995  
E-MAIL [waterdept@co.warren.oh.us](mailto:waterdept@co.warren.oh.us)

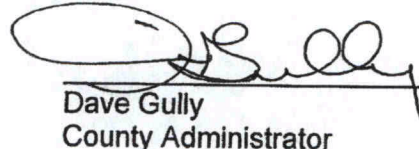
- The sanitary sewer collection system, excluding the private lift station and force main, shall be owned, operated, and maintained by Warren County. The collection system shall be constructed to County standards and may include extensions to neighboring properties as established in the capacity analysis.
- Should sufficient conveyance and treatment capacity exist in both Warren and Butler County's system to serve additional neighboring properties, the developer shall agree to design, construct, and operate their pump station and force main to serve additional properties as identified by Warren County. The pump station wet well, piping, valve pit and force main shall be sized to serve those properties as identified by the County and shall be expandable to buildout conditions. Service to neighboring properties shall be through a legal service agreement with all terms and conditions approved by Warren County.

Please contact the Water & Sewer Department with questions or comments.



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Chris G. Brausch, P.E.  
County Sanitary Engineer



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Dave Gully  
County Administrator