



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

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

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

MINUTES: Regular Session – December 7, 2021

The Board met in regular session pursuant to adjournment of the November 30, 2021, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – absent

Tina Osborne, Clerk – present

21-1672 A resolution was adopted to accept resignation of Emalee Williams, Custodial Worker I, within the Warren County Facility Management Department effective November 29, 2021. Vote: Unanimous

21-1673 A resolution was adopted to accept resignation of Elnora Hamilton, Assistant Business Manager, within the Warren County Department of Job and Family Services, Children Services Division, effective December 10, 2021. Vote: Unanimous

21-1674 A resolution was adopted to authorize the posting for “Assistant Business Manager” 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). Vote: Unanimous

21-1675 A resolution was adopted to cancel regularly scheduled Commissioners’ Meeting of Thursday, December 9, 2021. Vote: Unanimous

21-1676 A resolution was adopted to approve renewal of Consulting Agreement with Horan Associates for period January 1, 2022 through December 31, 2022. Vote: Unanimous

21-1677 A resolution was adopted to enter into a renewal agreement with Chard, Snyder, & Associates, LLC for the administration of the S125 Flexible Benefits Program effective January 1, 2022. Vote: Unanimous

- 21-1678 A resolution was adopted to enter into lease agreement with the Warren County Career Center. Vote: Unanimous
- 21-1679 A resolution was adopted to approve and enter into lease agreement with Warren County Soil and Water Conservation District. Vote: Unanimous
- 21-1680 A resolution was adopted to approve the destruction of various Warren County Sheriff's Office Equipment. Vote: Unanimous
- 21-1681 A resolution was adopted to approve and enter into a Subgrant Agreement with the Ohio Department of Job and Family Services (ODJFS) on behalf of the Warren County Department of Children Services (Subgrantee). Vote: Unanimous
- 21-1682 A resolution was adopted to approve agreement and addendum with UMCH Family Services as a child placement and related services provider for the Warren County Board of Commissioners on behalf of Warren County Children Services. Vote: Unanimous
- 21-1683 A resolution was adopted to approve a subsidy grant agreement addendum to the Ohio Department of Rehabilitation and Correction modifying the FY2022/23 Community- Based Corrections Program 407 Subsidy Grant Agreement on behalf of the Warren County Common Pleas Court. Vote: Unanimous
- 21-1684 A resolution was adopted to approve Notice of Intent to Award Bid to JNT Excavating, LLC for the Socialville Transmission Water Main- Contract 2 Project. Vote: Unanimous
- 21-1685 A resolution was adopted to approve an Emergency Purchase Order to replace a failing motor for Production Well #3 located at the North Well Field. Vote: Unanimous
- 21-1686 A resolution was adopted to enter into contract with Insight Pipe Contracting, LLC for the Waynesville Collection System Improvements, Phase 2 Project. Vote: Unanimous
- 21-1687 A resolution was adopted to authorize the County Administrator to sign Assurances and Certifications with the Department of Homeland Security, Federal Emergency Management Agency on behalf of Warren County Department of Emergency Services. Vote: Unanimous
- 21-1688 A resolution was adopted to authorize the President of the Board to sign software pilot agreement with CueHit, Inc. on behalf of Warren County Emergency Services. Vote: Unanimous
- 21-1689 A resolution was adopted to authorize acceptance of quote and statement of work from Secure Cyber Defense on behalf of Warren County Telecommunications for renewal of Monitoring Services. Vote: Unanimous

- 21-1690 A resolution was adopted to authorize the President of the Board to enter into an agreement with Southwest Ohio Regional Transit Authority (SORTA) relative to Warren County Transit Service. Vote: Unanimous
- 21-1691 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 21-1692 A resolution was adopted to acknowledge receipt of November 2021 Financial Statement. Vote: Unanimous
- 21-1693 A resolution was adopted to acknowledge approval of Financial Transaction. Vote: Unanimous
- 21-1694 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Grand Communities, LLC for installation of certain water and/ or sanitary sewer improvements in Renaissance, Section 10 situated in the City of Middletown. Vote: Unanimous
- 21-1695 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for Maronda Homes of Cincinnati, LLC for completion of improvements in Providence Subdivision, Section Thirteen situated in Hamilton Township. Vote: Unanimous
- 21-1696 A resolution was adopted to enter into street and appurtenances security agreement with Legacy Landing, LLC for installation of certain improvements for Legacy Landing situated in Clearcreek Township. Vote: Unanimous
- 21-1697 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Legacy Landing LLC for installation of certain improvements in Legacy Landing Subdivision, situated in Clearcreek Township. Vote: Unanimous
- 21-1698 A resolution was adopted to approve various record plats. Vote: Unanimous
- 21-1699 A resolution was adopted to approve an operational transfer from Commissioners' Fund #11011112 into Human Services Fund #2203. Vote: Unanimous
- 21-1700 A resolution was adopted to declare a surplus of funds in the Certificate of Title Administration Fund #2250, approve a supplemental appropriation into the Certificate of Title Fund #2250, and transfer funds into the County General Fund #1101. Vote: Unanimous
- 21-1701 A resolution was adopted to approve repayment of cash advance from COAP Grant Fund #2251 into General Fund #1101. Vote: Unanimous
- 21-1702 A resolution was adopted to accept amended certificate for Funds #2206, #3307, #2223, #2228, #2233, #2243, #3345, #2246, #2262, #2266, #2269, #2274, #2275, #2278, and #2279. Vote: Unanimous

- 21-1703 A resolution was adopted to approve appropriation decreases within Human Services Fund #2203. Vote: Unanimous
- 21-1704 A resolution was adopted to approve appropriation decrease from Juvenile Reclaim Grant Fund #2247. Vote: Unanimous
- 21-1705 A resolution was adopted to approve appropriation decreases in COAP Grant Fund #2251. Vote: Unanimous
- 21-1706 A resolution was adopted to approve appropriation decrease in Pass Through Grant Fund #2261. Vote: Unanimous
- 21-1707 A resolution was adopted to approve appropriation decrease within Sheriff's Office Fund #2267. Vote: Unanimous
- 21-1708 A resolution was adopted to approve appropriation decreases for Warren County Common Pleas Court Community Based Corrections Donation #2288. Vote: Unanimous
- 21-1709 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Sheriff's Office- Corrections Fund #11012210. Vote: Unanimous
- 21-1710 A resolution was adopted to approve appropriation adjustment within Juvenile Court Fund #110111240. Vote: Unanimous
- 21-1711 A resolution was adopted to approve appropriation adjustment within Probate Court Fund #1011250. Vote: Unanimous
- 21-1712 A resolution was adopted to approve appropriation adjustment within Coroner's Fund #11012100. Vote: Unanimous
- 21-1713 A resolution was adopted to approve appropriation adjustment within Coroner's Fund #11012100. Vote: Unanimous
- 21-1714 A resolution was adopted to approve appropriation adjustment within Coroner's Fund #11012100. Vote: Unanimous
- 21-1715 A resolution was adopted to approve appropriation adjustment within Coroner's Fund #11012100. Vote: Unanimous
- 21-1716 A resolution was adopted to approve appropriation adjustment within Coroner's Fund #11012100. Vote: Unanimous
- 21-1717 A resolution was adopted to approve appropriation adjustments within Telecommunications Department Fund #11012810 and #11012812. Vote: Unanimous

MINUTES
DECEMBER 7, 2021
PAGE 5

- 21-1718 A resolution was adopted to approve appropriation adjustments within Telecommunications Department Fund #4492. Vote: Unanimous
- 21-1719 A resolution was adopted to approve appropriation adjustment within Common Pleas Special Projects Fund #2224. Vote: Unanimous
- 21-1720 A resolution was adopted to approve appropriation adjustment within Facilities Management Fund #4467. Vote: Unanimous
- 21-1721 A resolution was adopted to approve appropriation adjustment within the Water Revenue Fund #5510. Vote: Unanimous
- 21-1722 A resolution was adopted to approve appropriation adjustment within the Water Revenue Fund #5510. Vote: Unanimous
- 21-1723 A resolution was adopted to approve appropriation adjustment within the Water Revenue Fund #5510. Vote: Unanimous
- 21-1724 A resolution was adopted to approve appropriation adjustments within Sheriff's Office Fund #6630. Vote: Unanimous
- 21-1725 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 21-1726 A resolution was adopted to authorize receipt adjustment of American Recovery Act Funds into Water Project Fund #5583. Vote: Unanimous
- 21-1727 A resolution was adopted to remove probationary employee from employment within the Emergency Services Department. Vote: Unanimous
- 21-1728 A resolution was adopted to approve appropriation adjustment within Veteran's Fund #11015210. Vote: Unanimous
- 21-1729 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 21-1730 A resolution was adopted to approve supplemental appropriation into Lodging Tax Fund #2231. Vote: Unanimous
- 21-1731 A resolution was adopted to continue Public Hearing for rezoning application of James Thomas (Case #2021-05), to rezone approximately 42.082 acres from I-1 Light Industrial Manufacturing to R1B Single Family Residential with a Planned Unit Development Overlay in Franklin Township. Vote: Unanimous
- 21-1732 A resolution was adopted to approve Greentree Meadows PUD Stage 2 in Turtlecreek Township subject to conditions. Vote: Unanimous

DISCUSSIONS

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

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

The public hearing to consider the rezoning application James Thomas, owner of record (Case #2021-05), to rezone approximately 42.082 acres (parcel #04191270050 and 04191760020) located at 7878 Sharts Road in Franklin Township from I-1 Light Industrial Manufacturing to R1B Single Family Residential (1-acre density) with a Planned Unit Development overlay was convened this 7th day of December 2021, in the Commissioners' Meeting Room.

Michelle Tegtmeier, Director of Building and Zoning and Chief Zoning Official, presented the attached PowerPoint presentation reviewing the location, size, and future land use map relative to the rezoning request. She stated that the applicant is requesting to develop 19 residential lots within the groundwater protection area. She then stated that both the Regional Planning Commission Executive Committee and the Rural Zoning Commission recommended denial of this application.

There was discussion relative to the reasoning for their denial.

Commissioner Jones questioned if the reasons mostly related to the aquifer.

Commissioner Young discussed the need for balanced growth between industrial uses and residential and stated his concerns related to creating a bedroom community with no tax base to support government services and the schools. He then discussed the need to protect the groundwater as well as the proposed density being well above the maximum allowed with the groundwater protection area overlay area.

It was stated that the applicant would be required to comply with the aquifer protection overlay and any EPA requirements.

Rod Morris, Associate Construction, stated he was approached by the elderly owner to purchase this property. He stated he is an established homebuilder within the area and agreed to put into the covenants and restrictions within the homeowners' association the mandate that only organic fertilizer can be utilized within the development. He then stated that this is a very low-density development (1.39 acre lots to 4 acres lots) and has a natural tree line buffer. He stated it is hard to find large lots in this area and that the original zoning was residential prior to 2012. He then stated

that he has worked with the Health Department, and they feel septic systems will work well in this area.

Commissioner Jones stated she typically sides on property owner rights but with both the Regional Planning Commission and the Rural Zoning Commission recommending denial, she is finding discomfort in approving this request.

Bruce McGary, Assistant Prosecutor, questioned if knowing the reasoning behind their decision would help in deciding on this request.

Commissioner Young stated that it will take a “high hurdle” for him to rezone this property from Industrial when it is surrounded by Industrial uses and is also on top of an aquifer. He then discussed his concerns relative to balanced growth.

Commissioner Jones stated his desire for additional information relative to the reasoning behind the recommendations for denial.

Upon further discussion, the Board resolved (Resolution #21-1731) to continue this rezoning application to December 14, 2021, at 9:30 a.m.

ADMINISTRATIVE HEARING

GREENTREE MEADOWS PUD STAGE 2 IN TURTLECREEK TOWNSHIP

The Board met this 7th day of December 2021, in the Commissioners’ Meeting Room to consider the Greentree Meadows PUD Stage 2 in Turtlecreek Township.

Hadil Lababidi, Regional Planning Commission, presented the attached PowerPoint presentation providing the background information on this development proposing 198 single family lots with 25% open space and a 10-foot-wide multi-purpose trail with 1 traffic access off Greentree Road.

Ms. Lababidi stated that one of the conditions of the rezoning was to perform a traffic impact study and upon receiving the results of the study, the site entrance will need to shift approximately 175 feet to the east in order to provide sight distance and the need to be a separated boulevard style entrance.

There was discussion relative to the requirement for two entrances for a subdivision.

It was determined that it is not possible for two entrances on this development but with the street stubs proposed, this development was granted a waiver from the requirement.

Ms. Lababidi reviewed the development standard for the subdivision and presented the Regional Planning Commission Executive Committee’s recommendation to approve the Stage 2 PUD subject to six (6) conditions.

John Bayer, Bayer Becker Engineers, stated he is present to answer any questions the Board may have relative to this development.

Isaac SeEVERS, Lebanon School Superintendent, was present along with Treasurer Karin Ervin, to discuss their concerns relative to new developments within the district and the need for responsible growth. He discussed the enrollment study currently underway to review the growth that includes already approved lots. He urged the Board to consider density relative to the schools when making future land use decisions. He then discussed the price point of a home value of more than \$500,000 being needed to cover the cost of education.

There was discussion relative to the factors related to this original rezoning approval.

Mr. Young reviewed the minutes of the original zoning hearing, citing the reasoning behind the approval.

Upon further discussion, the Board resolved (Resolution #21-1732) to approve the approve the Greentree Meadows PUD Stage 2 subject to the following conditions:

1. All plans and proposals from the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Warren County Subdivision Regulations, the Warren County Rural Zoning Code and the PUD Stage 1 BOCC conditions of approval (Resolution #21-1001).
3. Prior to Final Plat approval, the applicant receives approval for the extension of the sewer system from the Butler County Board of Commissioners.
4. Compliance with the Warren County Water and Sewer Department requirements including but not limited to the following:
 - a) The water network shall include a 12-inch waterline extending from Greentree Road to the Haven Road stub street at the northern property line and to the Liam Road stub street to the west.
 - b) Customers will be required to install pressure reducing valves.
 - c) New homes equipped with residential irrigation systems shall install Reduced Pressure Principal Backflow Prevention Assemblies that conform to ASSE 1013.
5. Compliance with the Warren County Soil & Water requirements for the stormwater control. An earth disturbing permit will be required from Warren County SWCD before construction can commence.
6. Prior to building residences, property owners should contact the Warren County Health District's Plumbing Division to obtain any necessary permits.

Chris Brausch, Sanitary Engineer, was present for a work session to discuss the request to release the Vista Creek Subdivision (AKA Village on the Green Section 14) in Hamilton Township for water service by Western Water.

Mr. Brausch explained that this property is on the border between the Warren County and Western Water service boundary. He stated that the challenge for the developer to connect to our water system is a creek crossing. He stated it is much easier to connect with Western Water.

Mr. Brausch then recommended the Board allow Western Water to provide water services for the development.

Upon further discussion, the Board agreed to the release.

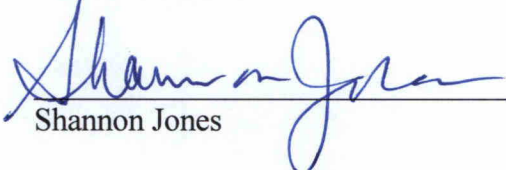
On motion, upon unanimous call of the roll, the Board entered into executive session at 10:17 a.m. to discuss imminent litigation with legal counsel pursuant to Ohio Revised Code Section 121.22 (G)(3) and acquisition of property pursuant to Ohio Revised Code Section 121.22 (G)(2) and exited at 11:28 a.m.

Upon motion the meeting was adjourned.

David G. Young, President




Tom Grossmann



Shannon Jones

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on December 7, 2021, in compliance with Section 121.22 O.R.C.



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

CASE #	2021-08	
APPLICANT/OWNER/AGENT	James Thomas, Owner Rod Morris, Agent	
TOWNSHIP	Franklin	
PROPERTY LOCATION	ADDRESS	7878 Sharts Road
	PIN	04-19-127-005-0 04-19-176-002-0
PROPERTY SIZE	42.082 acres 1,042 feet of frontage per GIS	
CURRENT ZONING DISTRICT	"I1" Light industrial Manufacturing Zone	
FUTURE LAND USE MAP (FLUM) DESIGNATION	Single Family Residential	
EXISTING LAND USE	Vacant	
ZONING REQUESTED	"R1B" Planned unit Development – Single Family Residential (1 Acre Density)	
ISSUE FOR CONSIDERATION	REZONE from I1 to R1B PUD for a new residential development consisting of 19 Lots.	

Rezoning Process

**Regional Planning
Commission**
(October 28, 2021)



**Warren County Rural Zoning
Commission**
(November 2, 2021)



**Board of County
Commissioners**

Aerial Map

2021-08



FLUM

Legend

Future Land Uses



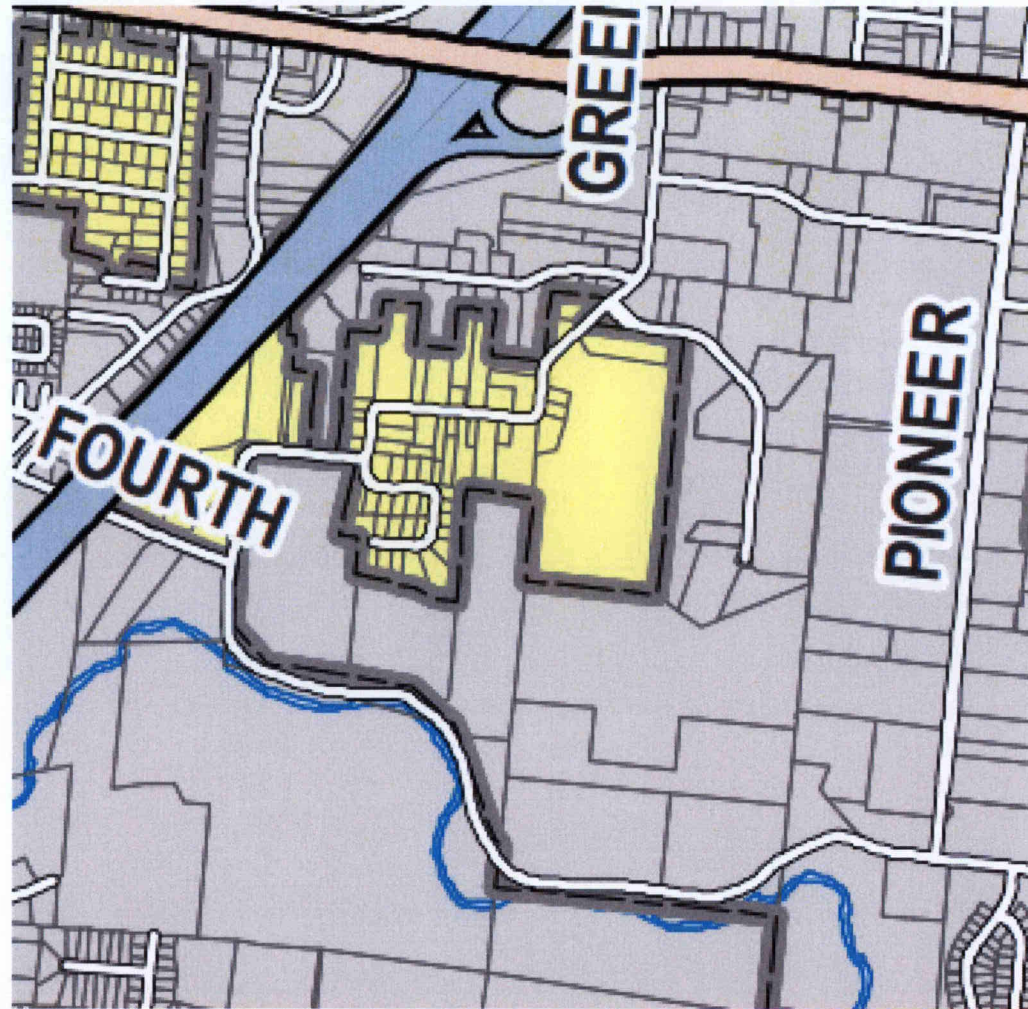
Agricultural-Rural Residential



Parks and Recreational-Open Space

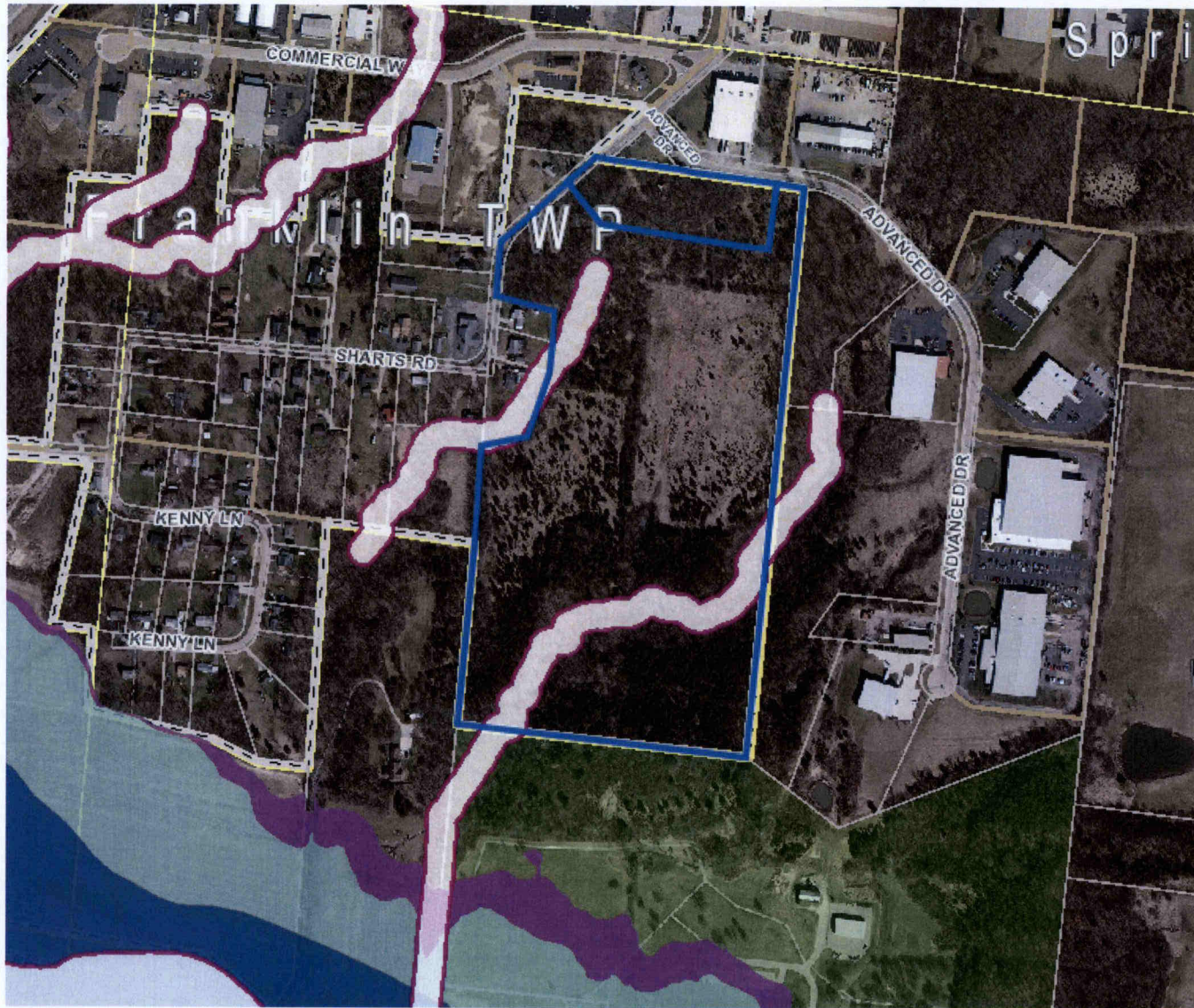


Single Family Residential



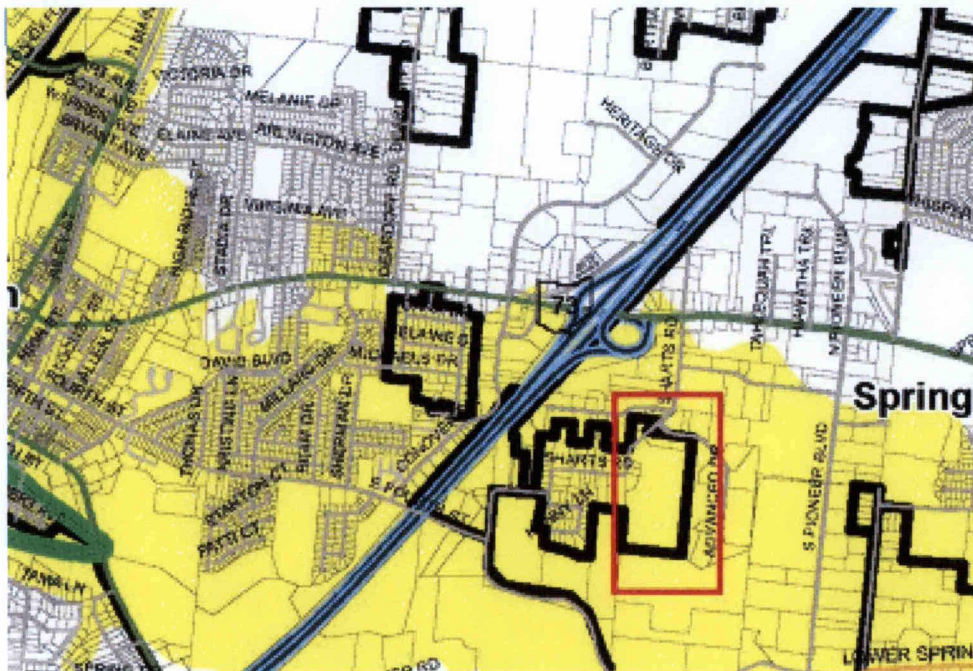
Flood Map

2021-08



- FEMA Flood Data ...
- Stream Setback ...
- Floodway ...
- Base Flood Elev. Provided ...
- 1 PCT ANNUAL CHANCE ...
- 2 PCT ANNUAL CHANCE ...
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD ...

Ground Water Protection Area



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

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

Proposal

2021-08

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



Associate Construction is passionate about building quality homes for the local communities in Warren County as well as adding value to those communities. For Sharts Road our goal is the following:

- Associate Construction is looking to rezone the land to develop 19 residential lots on two parcels totaling 42.082 Acres. Parcel ID# 04-19-127-005-0 and Parcel ID# 04-19-176-002-0.
- Rezoning the land to R1B will follow the County's future land use plan which calls for residential development.
- The development will provide lots to serve the growing demand of housing in the Franklin Township market.
- The homes will consist of both ranch and 2-story single family homes with all-natural building material such as bricks, stone or wood siding. All homes will be Custom Built by Associate Construction.
- Development would begin in early Spring of 2022 and start building homes in early Summer of 2022.

Associate Construction will create a nice private development with large lots and custom homes to blend in with the natural wooded setting. We will establish a balance between development and growth management by retaining the rural character Sharts Road currently maintains. Associate plans to preserve the natural elements as far as trees to provide little impact on the environment.

PUD Standards

Zoning	I1 (Current)	R1-B	(Proposed) R1-B PUD
Density	-	1 unit per acre	19 units (0.45 units per acre-gross density)
Maximum Floor Area Ratio	0.27	-	-
Front Yard Setback (Feet)	50	40	50
Side Yard Setback (Feet)	50	15	15
Rear Yard Setback (Feet)	50	40	40
Lot Frontage (Feet)	-	100	100
Maximum Impervious Surface Ratio	0.63	-	-



WARREN COUNTY
REGIONAL
PLANNING
COMMISSION
RECOMMENDATION:

Recommend approval of the **Sycamore Creek Reserve PUD Stage 1** subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by the conditions below.
2. The development shall comply with the Warren County Subdivision Regulations and the Warren County Zoning Code, except for the modifications in the R1-B Planned Unit Development Overlay – Development Standards for the Sycamore Creek Reserve, as indicated on Exhibit D.
3. The Sycamore Creek Reserve Overlay PUD will comply with the Standards of the Ground Water Protection Overlay District (GP), of the Warren County Rural Zoning Code, except standards exempt by the Warren County Board of County Commissioners.
4. The development shall comply with the Streamside Setback guidelines of Section 2.610 Stream Protection Overlay, of the Warren County Rural Zoning Code.
5. Prior to PUD Stage 2 approval, the applicant shall verify water service and approval from the Warren County Water & Sewer Department.
6. Prior to PUD Stage 2 approval, the applicant shall work with the Warren County Health Department to ensure that the sewage treatment system design meets all state regulations and is appropriate for the specific soils and proposed residence on the property.

7. Prior to Final Plat approval, the applicant shall obtain access permits and perform a traffic impact study that is reviewed and approved by the Warren County Engineer's Office.
8. Active recreation amenities and any phasing requirements shall be determined at PUD Stage 2 Site Plan; at a minimum, the amenities shall be required prior to developers receiving final plat approval for 75% of the lots.
9. A conservation area shall be placed on passive open space areas. Conservation areas shall be established at PUD Stage 2 Site Plan.
10. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office.
11. Erosion and Sediment control shall be reviewed by the Warren County Soil and Water Conservation District.
12. A HOA shall be established to own and maintain open areas and entryways.
13. A detailed landscaping plan shall be included with the PUD Stage 2 submittal.
14. All homes will be custom built and building material is limited to all-natural building material such as bricks, stone, or wood siding.

15. No more than 15% of a single lot may be rendered impervious to groundwater infiltration. Maximum impervious site coverage may exceed 15% if on-lot storm water mitigation devices are installed, such as rain gardens.
16. The PUD Stage 2 application shall include Low Impact Development techniques that are reviewed by the Warren County Engineer's Office and the Warren County Soil and Water Conservation District. To the extent feasible, all runoff from impervious surfaces shall be recharged to the aquifer on-site and these devices shall provide for the retention, filtration, and percolation.
17. The PUD Stage 2 application shall illustrate the location of 100-foot riparian buffers measured a horizontal distance outward to each side from the centerline of each stream. The recommendations of the Stream Protection Overlay (Sec 2.610 Stream Protection Overlay) shall be administered as mandatory standards.
18. Use of lawn care pesticides and synthetic fertilizers is prohibited.
19. The applicant works with the Warren County Combined Health District and the Warren County Soil and Water Conservation District to determine groundwater flow direction and the most suitable placement for onsite wastewater treatment systems. The Warren County Combined Health District may require additional wastewater treatment to ensure compliance with Ohio Administrative Code Chapter 3701-29, such as advanced pretreatment components, supplemental disinfection, or nitrogen reduction measures.

October 28, 2021

Ms. Michelle Tegtmeier
Warren County Rural Zoning
406 Justice Drive
Lebanon, OH 45036

Dear Ms. Tegtmeier:

This letter is in regard to the request for Sycamore Creek Reserve PUD Stage 1 in Franklin Township.

At its meeting on October 28, 2021 the Warren County Regional Planning Commission Executive Committee voted to recommend denial of the PUD Stage 1 to the Warren County Rural Zoning Commission with a vote of 7 aye, 5 nay, 4 abstain.

A copy of the staff report is attached.

If you have any questions regarding this action, please contact this office.

Rural Zoning Commission Recommendation:

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

Mr. Cesta seconded the motion.

Fred Grimm	Yes
Joe Cesta	Yes
Jim Gibbs	Yes

ANY
QUESTIONS?



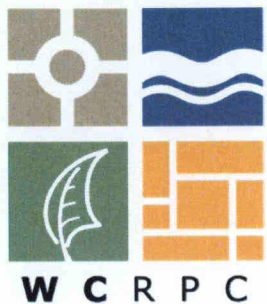
1.304.5 Decision-Making Determination Considerations: The approving authority shall review the proposed Zoning Amendment in the interest of public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable, by considering the following factors:

- (A) Is the proposed amendment consistent with the purposes and intent of this Zoning Code?
- (B) Does the proposed amendment deviate from the suggestions of the Warren County Comprehensive Plan?
- (C) Is the proposed amendment justified because of changed or changing conditions of the surrounding area since the time the current zoning designation for the property was established, and has assumptions on, capital investments, road locations, population trends, land committed to development, density, use, or other elements changed to justify the amendment?
- (D) Is the proposed zoning compatible with the present zoning, nearby uses, and the character of the surrounding area?
- (E) Is the site suitable for the uses to which it has been restricted, or does the current zoning deprive the site of all economically viable uses?
- (F) How long has the property remained vacant as zoned and is it zoned different from an adjacent properties?
- (G) Are there available sites elsewhere in the County that are already zoned for the proposed use?
- (H) Are public central sanitary sewer, stormwater facilities, roads and other public facilities available and do they have adequate capacity to serve allowable uses?
- (I) Will approval of this amendment result in existing land uses, parcels, or structures becoming non-conforming or somehow result in conflict with any provision, restriction, or requirement of this code?

Topo Map

2021-08





Greentree Meadows

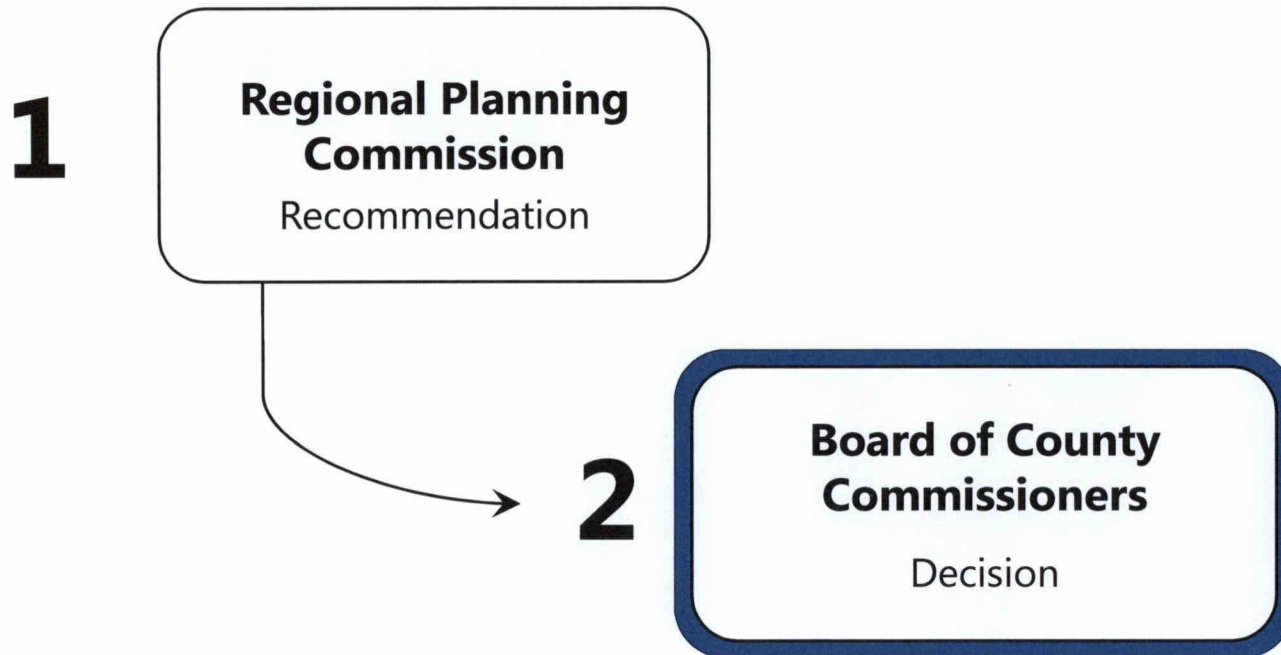
PUD Stage 2

Turtlecreek Township

Board of County Commissioners

December 7, 2021

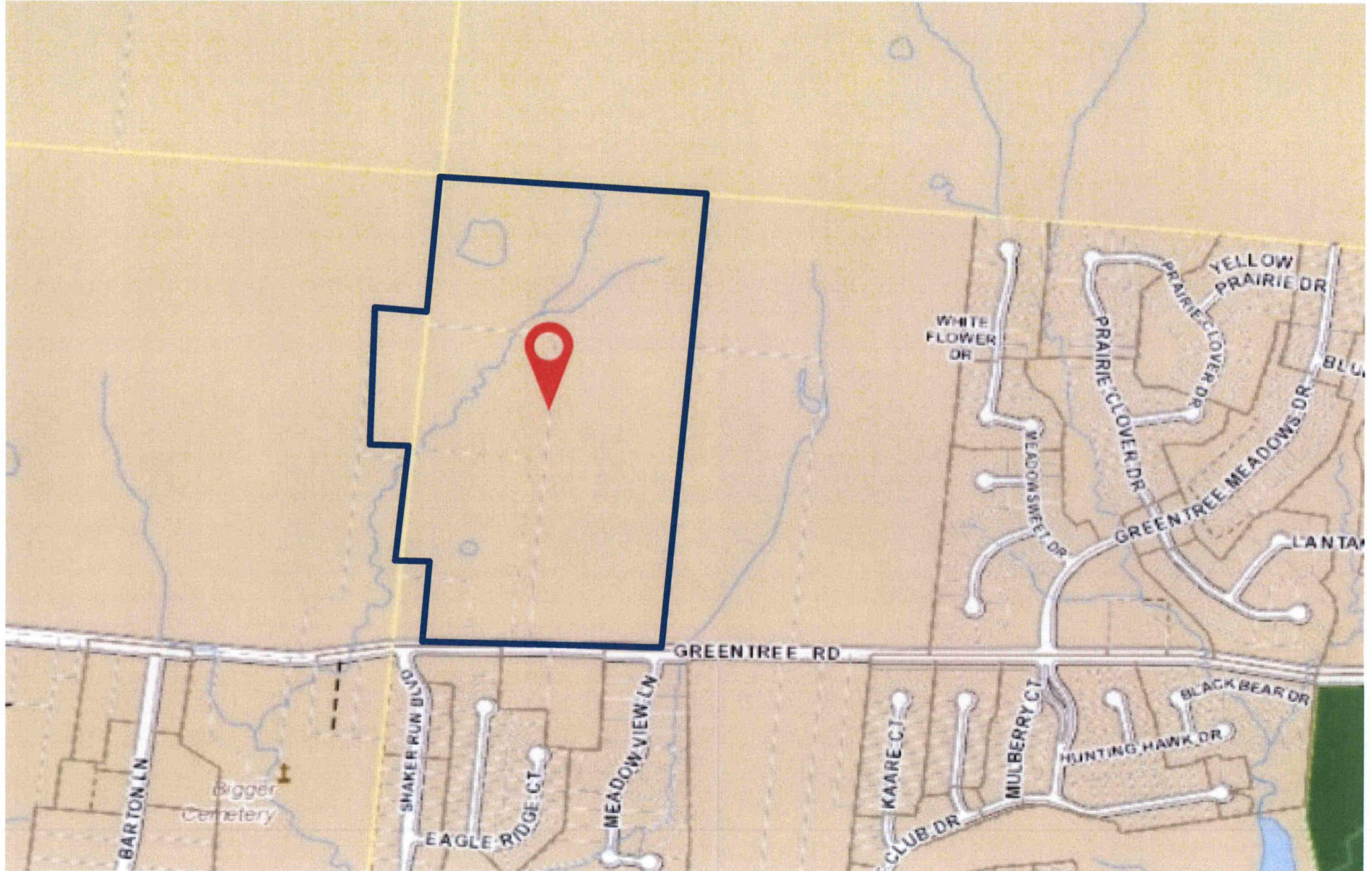
PROCESS



GENERAL INFORMATION

Applicant	Turtlecreek Investments LLC
Surveyor/Engineer	Bayer Becker
Site Address	4850 Greentree Rd, Lebanon, 45036
Site Area	87.35 acres
Current Zoning	R2-PUD

VICINITY MAP

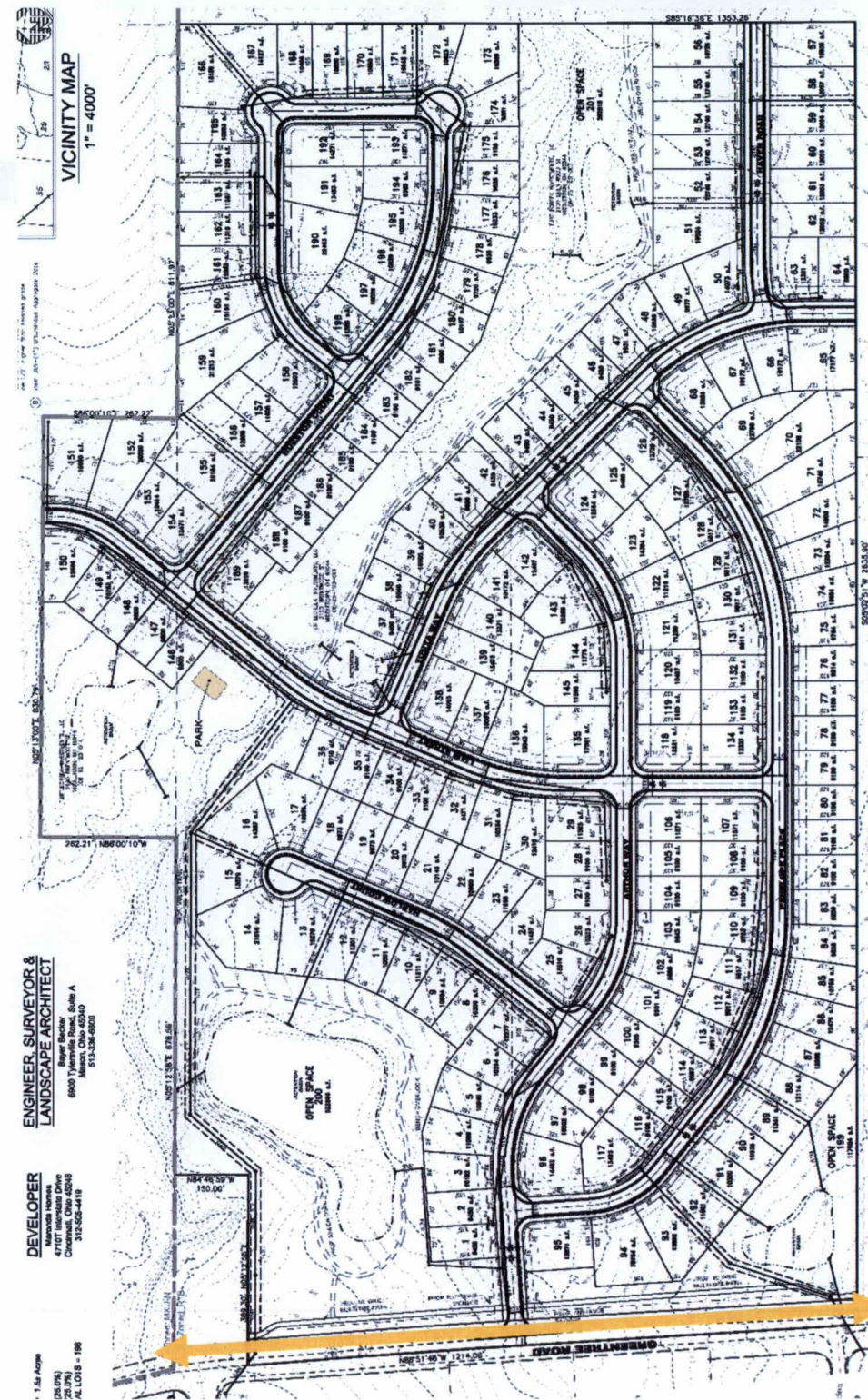


SITE AERIAL



PROPOSAL

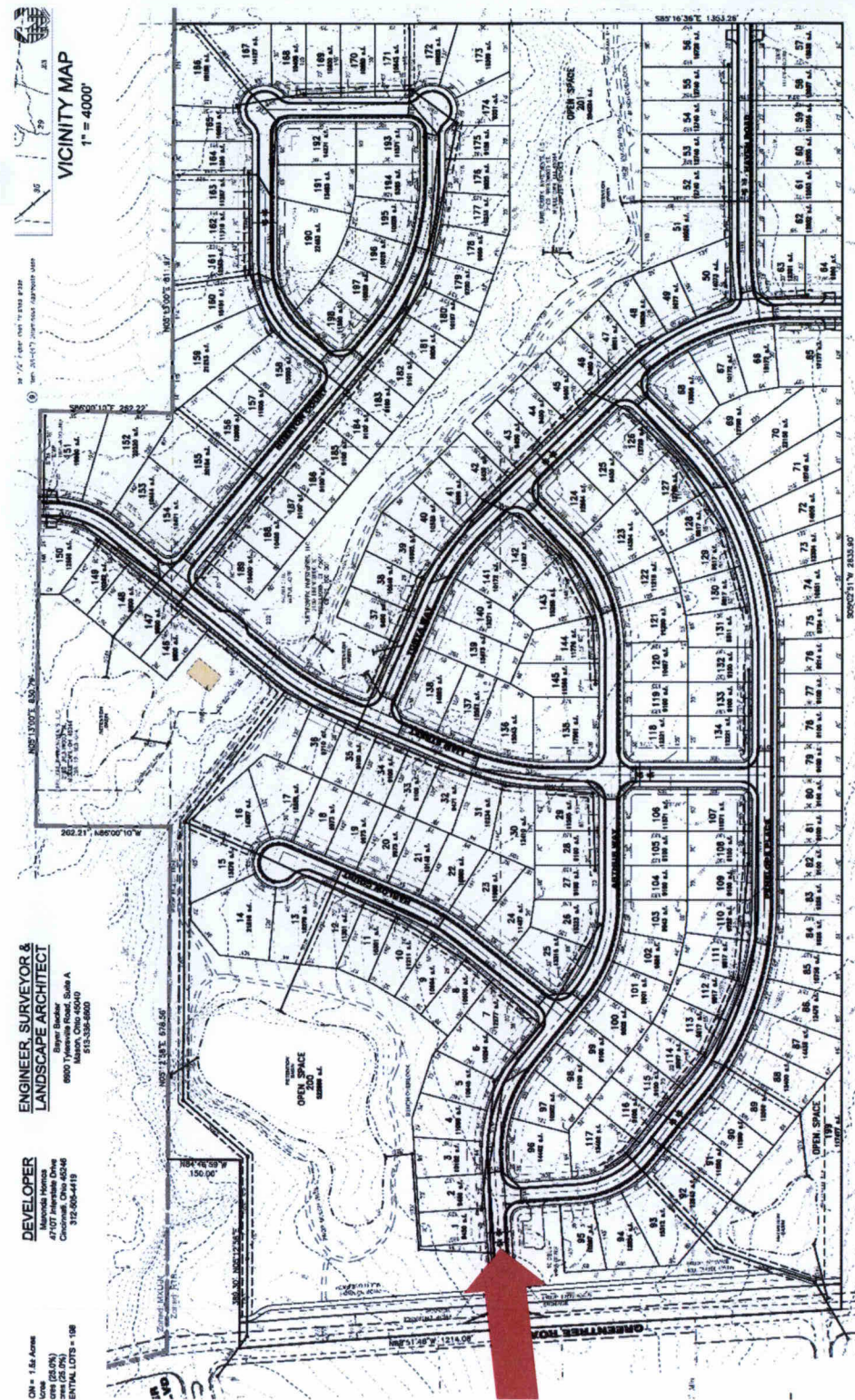
- **198** Single Family lots
(complies with PUD Stage 1)
- **3** Open Space lots; 21.4 Acres;
25%
(complies with PUD Stage 1 requirement of 25%)
- **5** Retention Basins.
- **10 ft.** wide Multi-Purpose Trail
(complies with PUD Stage 1 requirements)



PROPOSAL

- 1 Traffic Access off Greentree Road (The access was approved at PUD Stage 1)

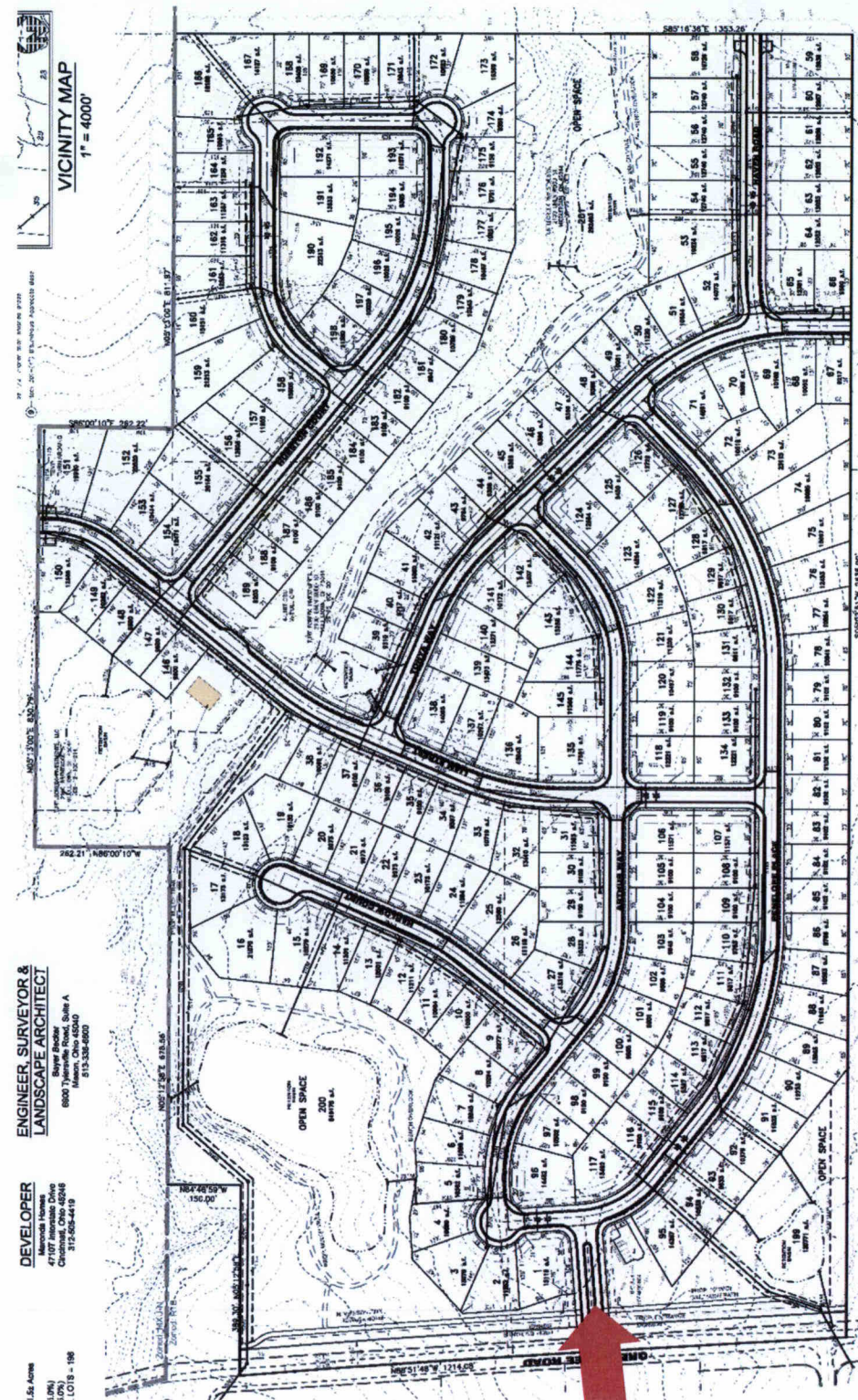
PUD STAGE 1 STANDARD: Prior to Final Plat approval, the applicant shall obtain access permits and perform a traffic impact study that is reviewed and approved by the Warren County Engineer's Office.



Revised Plan

After performing the Traffic Impact Study, it has been determined that the site entrance will need to shift approximately **175** feet to the east in order to provide sight distance.

Also, the entrance will need to be a separated boulevard style.

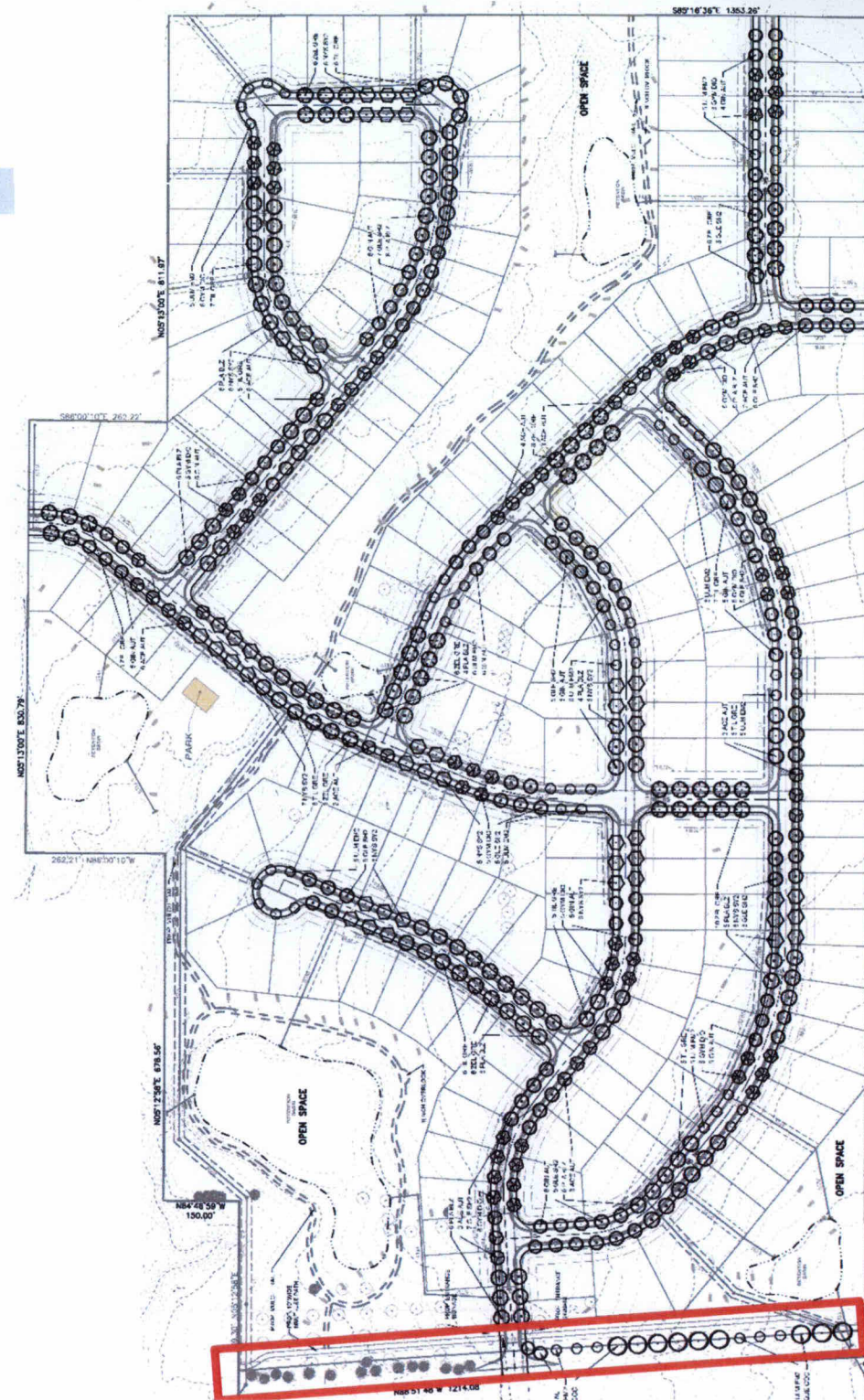


Development Standards

Development Standards	
Density	2.31/Ac.
Front Yard Setback (Feet)	30 ft.
Side Yard Setback (Feet)	10 ft.
Rear Yard Setback (Feet)	30 ft.
Lot Frontage (Feet)	70 ft.
Minimum Lot Size	9,100 sq. ft.
Minimum Open Space	25%

Landscaping

- **8 ft.** streetscape buffer
- **1 tree** per 40 LF of frontage
- Landscaping along Greentree Road
- No buffer is required along the northern, eastern and western property lines



Signage



Sewer-Butler County

- Situated on two drainage sheds.
- Sewer flow will be divided between the mains serving those individual drainage sheds.
 - a) Western Drainage Shed:** Service is available from a 10-inch main on Greentree Rd and Shaker Run Blvd.
 - b) Eastern Drainage Shed:** Service is available from an 8-inch main located on Greentree Road and Meadow View Lane.
- The extension of the sewer system for the Greentree Meadows development will require the **approval of separate legislation by the Butler County Board of Commissioners.**

Water-Warren County Water Service

- **12-inch** water main along Greentree Road.
- Sufficient pressure & capacity are available to serve the proposed development.
- Customers **required to install pressure reducing valves.**
- New homes with residential irrigation systems **shall install Reduced Pressure Principal Backflow Prevention Assemblies**

RPC RECOMMENDATION

Recommend **Approval** of the **Greentree Meadows PUD Stage 2** to the BOCC subject to the following conditions:

1. All plans and proposals from the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Warren County Subdivision Regulations, the Warren County Rural Zoning Code and the PUD Stage 1 BOCC conditions of approval (Resolution#: 21-1001).
3. Prior to Final Plat approval, The applicant receives approval for the extension of the sewer system from the Butler County Board of Commissioners.

RPC RECOMMENDATION

4. Compliance with the Warren County Water and Sewer Department requirements including but not limited to the following:
 - a) The water network shall include a 12-inch waterline extending from Greentree Road to the Haven Road stub street at the northern property line and to the Liam Road stub street to the west.
 - b) Customers will be required to install pressure reducing valves.
 - c) New homes equipped with residential irrigation systems shall install Reduced Pressure Principal Backflow Prevention Assemblies that conform to ASSE 1013.

RPC RECOMMENDATION

5. Compliance with the Warren County Soil & Water requirements for the stormwater control. An earth disturbing permit will be required from Warren County SWCD before construction can commence.
6. Prior to building residences, property owners should contact the Warren County Health District's Plumbing Division to obtain any necessary permits.

BACKUP SLIDES – PUD STANDARDS

Frasik Property

R-2 PLANNED UNIT DEVELOPMENT OVERLAY

Turtlecreek Township, Warren County, Ohio

SECTION 1 - APPLICABILITY:

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

SECTION 2 – PERMITTED USES:

Single Family Dwelling	Parks & Open Space
Home Occupation Class 1	Model Dwelling Sales Units
Yard/Garage Sales	Estate Sales, and Private Auctions

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

SECTION 3 - PROHIBITED USES:

All uses not identified in Section 2 are prohibited.

SECTION 4 - DEFINITIONS:

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

SECTION 5 - SETBACK, LOT SIZE, DENSITY, LOT FRONTAGE & UNIT SIZE

Section 5.1. Minimum Building Setbacks

Front: 30 feet

Rear: 30 feet

Side: 10 Feet

Side Yard setbacks- No fence, air conditioning units, patio, or any other type of obstructions are allowed within the required side yard setbacks.

Section 5.2 Minimum Lot Size

9,100 Square Feet

Section 5.3. Density

Maximum Number of Dwelling Units: One Hundred & Ninety-Eight (198) units.

Section 5.4 Minimum Lot Frontage

Standard: 70 feet

Curved: 25 feet at the road-right-of way and 70 feet at the building setback line.

Section 5.5 Dwelling Unit Size

Minimum Dwelling Unit Size: 1,600 sq. ft. for single story homes, 1,800 sq. ft. for one and a half story homes, and a 2,000 sq. ft. for two story homes.

SECTION 6 – OPEN SPACE AND STREAMSIDE SETBACKS

Section 6.1 Minimum Open Space

Minimum Open Space: 25%

Location—Open space shall be located in close conformance to the locations illustrated on the PUD Stage 1 Concept Plan.

Amenities - Active recreation amenities and any phasing requirements shall be determined at PUD Stage 2 Site Plan; at a minimum, the amenities shall be required when 75% of the lots have been granted a zoning permit.

Conservation Area— **A conservation area shall be placed on passive open space areas. Conservation areas shall be established at PUD Stage 2 Site Plan.**

Trail— The hiking trail shall be constructed in conformance with the Stage 1 Concept Plan, details of which may be refined at PUS Stage 2. **Phasing requirements for constructing the trail shall be determined at Stage 2 Site Plan.**

Section 6.2 Streamside Setback

The Frasier Property Overlay PUD will comply with the Streamside Setback guidelines of Section 2.610 Stream Protection Overlay, of the Warren County Rural Zoning Code.