



**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 – October 25, 2022

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsugPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the October 18, 2022, meeting.

Tom Grossmann – present

David G. Young – present

Shannon Jones – present

Tina Osborne, Clerk – present

Minutes of the October 18, 2022 meeting were read and approved.

- 22-1602 A resolution was adopted to accept resignation of Julie Arrowood, Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division, effective October 27, 2022.
Vote: Unanimous
- 22-1603 A resolution was adopted to approve leave donation for Darren Morsie, Litter Control Officer, within Warren County Solid Waste Management District.
Vote: Unanimous
- 22-1604 A resolution was adopted to remove probationary employee Jeremy Williams, within Water and Sewer Department. Vote: Unanimous
- 22-1605 A resolution was adopted to accept resignation of Timothy Mick, Wastewater Treatment Systems Chief Operator North, within the Warren County Water and Sewer Department, effective October 28, 2022. Vote: Unanimous
- 22-1606 A resolution was adopted to authorize the posting of the “Wastewater Treatment System Chief Operator North” position within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A).
Vote: Unanimous

- 22-1607 A resolution was adopted to approve end of 365- day probationary period and approve a pay increase for Kathryn Marks within the Facilities Management Department. Vote: Unanimous
- 22-1608 A resolution was adopted to approve reclassification of Breanna Brunzman from Protective Services Caseworker I to Protective Services Caseworker II within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 22-1609 A resolution was adopted to accept resignation of Jimmy Hollin, Infrastructure Systems Supervisor, within Warren County Telecommunications Department, effective December 30, 2022. Vote: Unanimous
- 22-1610 A resolution was adopted to authorize the posting of the “Infrastructure Systems Supervisor” position, within the Telecommunications Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A).
Vote: Unanimous
- 22-1611 A resolution was adopted to cancel regularly scheduled Commissioners’ Meeting of Thursday, October 27, 2022. Vote: Unanimous
- 22-1612 A resolution was adopted to advertise for bids for the State Route 73 at Corwin Road Forcemain Relocation Project. Vote: Unanimous
- 22-1613 A resolution was adopted to advertise for bids for the Force Main Cleaning-Morrow to River’s Bend Project. Vote: Unanimous
- 22-1614 A resolution was adopted to authorize the Garage to initiate contract negotiations for Garage Fleet Management System with Implementation Services for Warren County Garage. Vote: Unanimous
- 22-1615 A resolution was adopted to enter into contract with Rack and Ballauer Excavating Co. for the FY22 Franklin Township – NE Pennyroyal Repaving 2 CDBG Project. Vote: Unanimous
- 22-1616 A resolution was adopted to approve emergency procurement for the repair of a sanitary lateral connected to the public storm system at 8646 Woodland Pointe.
Vote: Unanimous
- 22-1617 A resolution was adopted to approve service agreement with IWorq Systems, Inc. on behalf of the Warren County Building and Zoning Department.
Vote: Unanimous
- 22-1618 A resolution was adopted to enter into contract with Harris Local Government for tax bill printing and mailing services on behalf of the Warren County Treasurer.
Vote: Unanimous

- 22-1619 A resolution was adopted to approve the destruction of various Warren County Sheriff's Office equipment. Vote: Unanimous
- 22-1620 A resolution was adopted to approve and enter into an easement agreement for waterline and appurtenances for the State Route 48 and US 22 Water Improvements Project; waive subordination of liens and approve and authorize payment of just compensation. Vote: Unanimous
- 22-1621 A resolution was adopted to approve agreement and addendum with Kids Count Too, Inc. relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 22-1622 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 22-1623 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with M/I Homes of Cincinnati, LLC for installation of certain improvements in Woodgrove, Section Two- B situated in Clearcreek Township. Vote: Unanimous
- 22-1624 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with D.R. Horton – Indiana, LLC for installation of certain improvements in Valley View, Section 2 situated in Hamilton Township. Vote: Unanimous
- 22-1625 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with D.R. Horton – Indiana, LLC for installation of certain improvements in Valley View, Section 2 situated in Hamilton Township. Vote: Unanimous
- 22-1626 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Drees Company for installation of certain improvements in Shaker Run, Section Six, phase C, Part 2 situated in Turtlecreek Township. Vote: Unanimous
- 22-1627 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Drees Company for installation of certain improvements in Shaker Run, Section Six, Phase C, Part 2 situated in Turtlecreek Township. Vote: Unanimous
- 22-1628 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Wilson Farms Development II, LLC for installation of certain improvements in Wilson Farms, Section Six, Phase B situated in Franklin Township. Vote: Unanimous
- 22-1629 A resolution was adopted to approve various record plats. Vote: Unanimous

- 22-1630 A resolution was adopted to approve operational transfers of interest earnings from Commissioners Fund #11011112 into Water Funds #5510, #5583, Sewer Funds #5580, and #5575. Vote: Unanimous
- 22-1631 A resolution was adopted to approve supplemental appropriations into Local Fiscal Recovery Fund #2211. Vote: Unanimous
- 22-1632 A resolution was adopted to approve supplemental appropriation into Common Pleas Community Corrections #2227. Vote: Unanimous
- 22-1633 A resolution was adopted to approve supplemental appropriation into Water Revenue Fund #5510. Vote: Unanimous
- 22-1634 A resolution was adopted to approve supplemental appropriation into Water Revenue Fund #5510. Vote: Unanimous
- 22-1635 A resolution was adopted to approve supplemental appropriation into Sewer Revenue Fund #5580. Vote: Unanimous
- 22-1636 A resolution was adopted to approve appropriation adjustment within Engineer's Office Fund #2202. Vote: Unanimous
- 22-1637 A resolution was adopted to approve appropriation adjustments within Board of Developmental Disabilities Fund #2205. Vote: Unanimous
- 22-1638 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 22-1639 A resolution was adopted to approve appropriation adjustment within County Court Fund #2283. Vote: Unanimous
- 22-1640 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 22-1641 A resolution was adopted to approve Melena Properties, LLC PUD Stage 2 in Union Township subject to conditions. Vote: Unanimous
- 22-1642 A resolution was adopted to declare property no longer needed for public use, obsolete, and unfit for the use for which it was acquired. Vote: Unanimous
- 22-1643 A resolution was adopted to authorize County Administrator to sign a Memorandum of Understanding, on behalf of the Warren County Water and Sewer Department and the Hamilton Township Board of Trustees.
Vote: Unanimous

DISCUSSIONS

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

The Board acknowledged receipt of the annexation petition of 1.003 acres in Union Township to the City of South Lebanon, James Smith, Agent, pursuant to Ohio Rev. Code 709.023 (AKA Expedited Type 2 Annexation).

Dawna Fogerty, Warren County Community Services, Inc., was present to provide an update on the various programs and activities of the agency.

Ms. Fogerty presented the attached PowerPoint presentation stating the mission statement, locations, the various programs for children and families, the elderly, and affordable housing for seniors. She stated that their agency serviced 9000 individuals in 2021 and served 340,339 meals to the elderly.

Ms. Fogerty provided a photo of the new mobile unit being outfitted to provide outreach to those individuals that cannot otherwise have access to their services. She then explained that they will be seeking designation as a Community Services Block Grant Eligible Entity and explained the additional resources available to Warren County from receiving that designation.

Upon discussion, the Board stated their desire to provide a letter of support relative to the designation request.

ADMINISTRATIVE HEARING
MELENA PROPERTIES, LLC PUD STAGE 2 IN UNION TOWNSHIP

The Board met the 27th day of September 2022, and again this 25th day of October, 2022, in the Commissioners' Meeting Room to consider Melena Properties, LLC PUD Stage 2 in Union Township.

Commissioner Grossmann administered the oath to those present desiring to provide testimony during today's hearing.

Cameron Goschinski, Regional Planning Commission, presented the attached PowerPoint presentation reviewing the location of the property, current and proposed site plan for a home expansion, as well as the construction of a pole building for landscape storage and office space.

Mr. Goschinski reviewed the proposed site plan as well as the review comments from agencies and departments. He then stated the Regional Planning Commission recommendation to approve the Stage 2 PUD subject to the conditions which he read aloud.

Commissioner Young questioned condition #7 relative to the requirement for a traffic impact analysis.

Stan Williams, Regional Planning Commission Executive Director, stated that the Warren County Subdivision Regulations require that anything over 10 trips per day be reviewed and determined if a traffic impact analysis is needed.

Commissioner Grossmann requested the Clerk of Commissioner to list the documents that have been filed in this matter as well as how and when notice of this hearing was given.

Dan Melena, property owner and applicant, stated that he has already been in contact with the Ohio Department of Transportation, and they determined that a traffic impact analysis is not needed. He stated that the Soil and Water Conservation District does not require an earth disturbing permit. He then stated his concurrence with all the proposed conditions from the Regional Planning Commission.

Upon further discussion, the Board closed the public hearing and resolved (Resolution #22-1641) to approve Melena Properties, LLC PUD Stage 2 in Union Township subject to conditions.

Matt Schnipke, Economic Development Director, was present along Adam Nice, Assistant County Prosecutor and Jeremy Elrod, Morley Architects, Engineers and Surveyors, the County's hired consultant relative to the Request for Proposals to Deploy, Operate, and Maintain a Broadband Internet Network which delivers High-Speed Broadband to currently underserved premises in Warren County.

Mr. Nice informed the Board that there are grounds available to hold this discussion in executive session pursuant to Ohio Revised Code Section 121.22 (G)(5)-- Matters required to be kept confidential per Federal or State Law as these proposals contain trade secret information which includes pricing as well as coverage areas, and the proposals are not public record until after a contract is signed.

Commissioner Jones stated she is not sure how we can discuss this topic openly without including that specific information.

Commissioner Young questioned if we should move forward with this project at all given that other funding is being provided in the budget bill.

Mr. Schnipke discussed the various processes the Board can follow relative to this project.

Commissioner Jones stated her opinion that this project provides the chance for us to “control our destiny”. She stated her understanding of Commissioner Young’s opinion that we shouldn’t move forward with this project.

Commissioner Young stated he was told directly by Senator Portman’s Office not to invest local funds because the Federal government is going to fund it.

Mr. Elrod stated he has not received any additional information relative to the federal funding of broadband since the last meeting with the Board. He stated he has not been given any information of when or how much will be available to the Board.

There was discussion relative to the funding that was provided to the State of Ohio which was given to areas in the Appalachian Region.

Commissioner Jones stated that the Board has designated resources to be spent for this project and she doesn’t know of any other project that the Board desires to fund.

Mr. Schnipke stated that the Board is not in a position to make any decision today, but the consultant is here to provide an overview of what has been submitted.

Upon discussion, the Board determined their desire to discuss the proposals in executive session, after other business on the agenda is handled.

Adam Nice, Assistant Prosecutor, was present to discuss the Prosecutor’s Office desire to declare various items within the inventory of the Warren County Prosecutor’s Office as no longer needed.

Mr. Nice provided background information on the Warren County Fire Investigation Team (Arson Task Force) which has been dormant for over ten (10) years. He stated that the Team has been dissolved the there are assets which are no longer needed which they would like to donate to the political subdivisions which have them in their possession.

Mr. Nice reviewed the list of items and requested the Board adopt the provided resolution to declare property no longer needed for public use, obsolete, and unfit for the use for which it was acquired and transfer ownership to Deerfield Township, City of Lebanon, and Clearcreek Township the items in each of their possession.

Upon further discussion, the Board resolved (Resolution #22-1642) to declare the personal property, described in the attached and incorporated Exhibit A, obsolete pursuant to R.C. 307.12(D), and to donate the personal property as described in Exhibit A to either the City of Lebanon, Clearcreek Township, and Deerfield Township as indicated on Exhibit A.

Tiffany Zindel, County Administrator, stated that Hamilton Township Trustees own the property adjacent to the Richard A Renneker Water Treatment Plants and are currently developing it for a Township Impound Lot. She stated that they have requested to erect a fence which would connect to the existing fence at the water treatment plant.

Mrs. Zindel presented a Memorandum of Understanding signed by Hamilton Township and approved as to form by the Prosecutor's Office, which would allow the connection of the fences.

Upon further discussion, the Board resolved (Resolution #22-1643) to approve the Memorandum of Understanding with the Hamilton Township Trustees.

Mrs. Zindel stated that with the resignation of the Human Services Director, there became vacancies on the Family Services Planning Committee, the Metropolitan Housing Authority, and the Warren County Rehab Board.

Mrs. Zindel stated the recommendation to appoint the Interim Director, Arlene Byrd, to the Family Services Planning Committee as well as Matt Fetty, Director of OhioMeansJobs Warren County, to the Metropolitan Housing Authority. She then stated that she would like to recommend a person within the Building Department to be appointed to the Warren County Rehab Board but has not had the opportunity to discuss the matter with that individual yet.

Upon discussion, the Board stated their concurrence to consider the appointments at the next meeting.

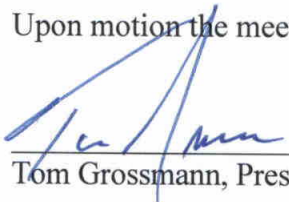
Adam Nice, Assistant Prosecutor, was present and recommended a motion pursuant to Revised Code 121.22(G)(5), matters to be kept confidential under federal or state law, specifically Ohio Revised Code Section 307.862 and Ohio Revised Code Section 1333.61 relative to requirement to not disclose competitive sealed proposals and the requirement to not release trade secret information. Commissioner Young adopted this language as his motion to move into executive session.

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:59 a.m. to discuss matters required to be kept confidential per Federal or State law pursuant to Ohio Revised Code Section 121.22 (G)(5) relative to Request for Proposals to Deploy, Operate, and Maintain a Broadband Internet Network which delivers High-Speed Broadband and exited at 11:11 a.m.

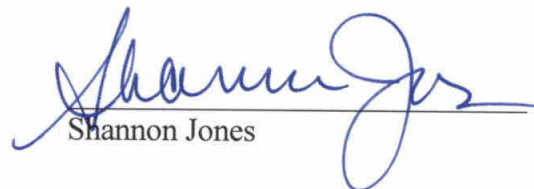
Commissioner Young exited the meeting at 11:11 a.m.

The Board held a work session in the Commissioners' Conference Room to discuss the 2023 Budget.

Upon motion the meeting was adjourned.




Tom Grossmann, President



Shannon Jones

David G. Young

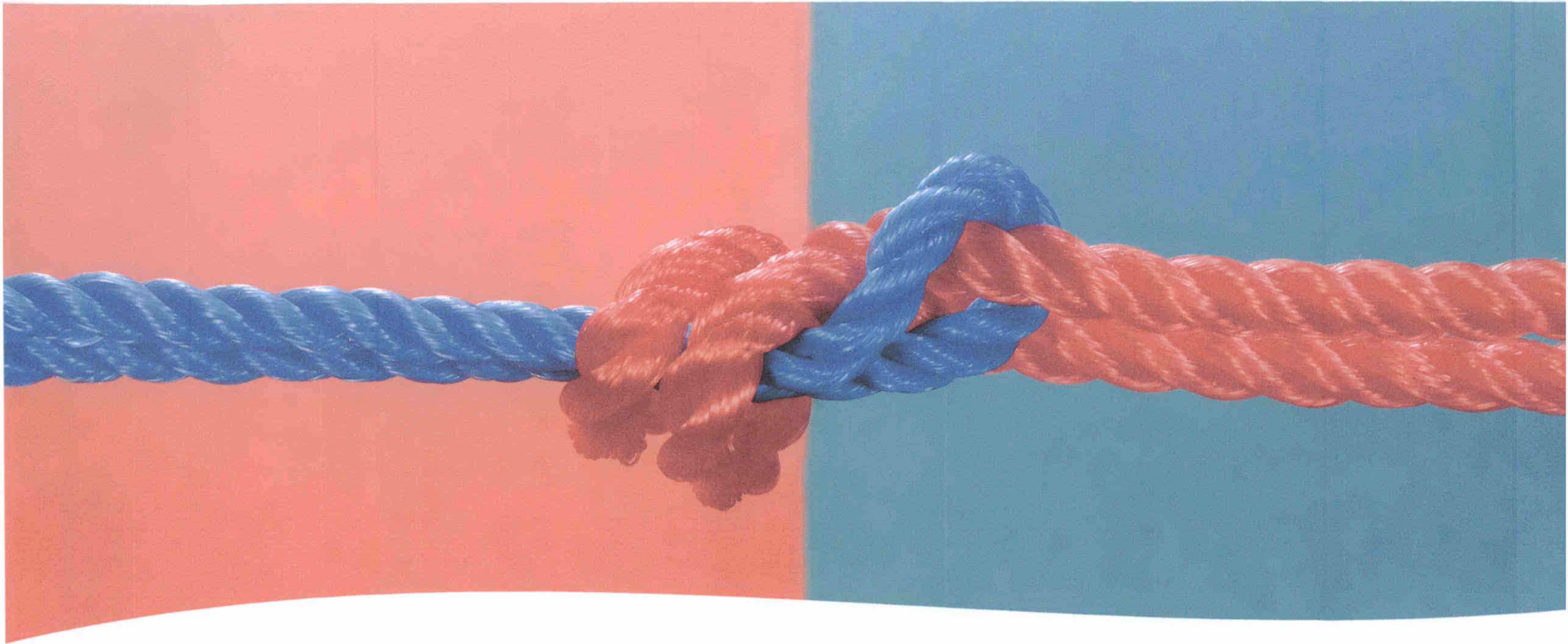
I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on October 25, 2022, in compliance with Section 121.22 O.R.C.



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

WCCS, Inc.

*SERVING WARREN COUNTY RESIDENTS &
STRENGTHENING THE FABRIC OF OUR COMMUNITY
FOR OVER 55 YEARS!*



MISSION:

WCCS strengthens the fabric of our community by providing services and connecting people to resources necessary for realizing their full potential for a quality of life

Meeting Needs + Building Community

Program Locations

WCCS Main Office

645 Oak Street
Lebanon, OH 45036

Senior Nutrition

6141 Market Avenue
Middletown, OH 45005

The 741 Center

570 N. State Rt. 741
Lebanon, OH 45036

Early Learning Centers

Carlisle ELC

Carlisle, OH

Lebanon ELC

Lebanon, OH

South Lebanon ELC

South Lebanon, OH

Helen Centers ELC

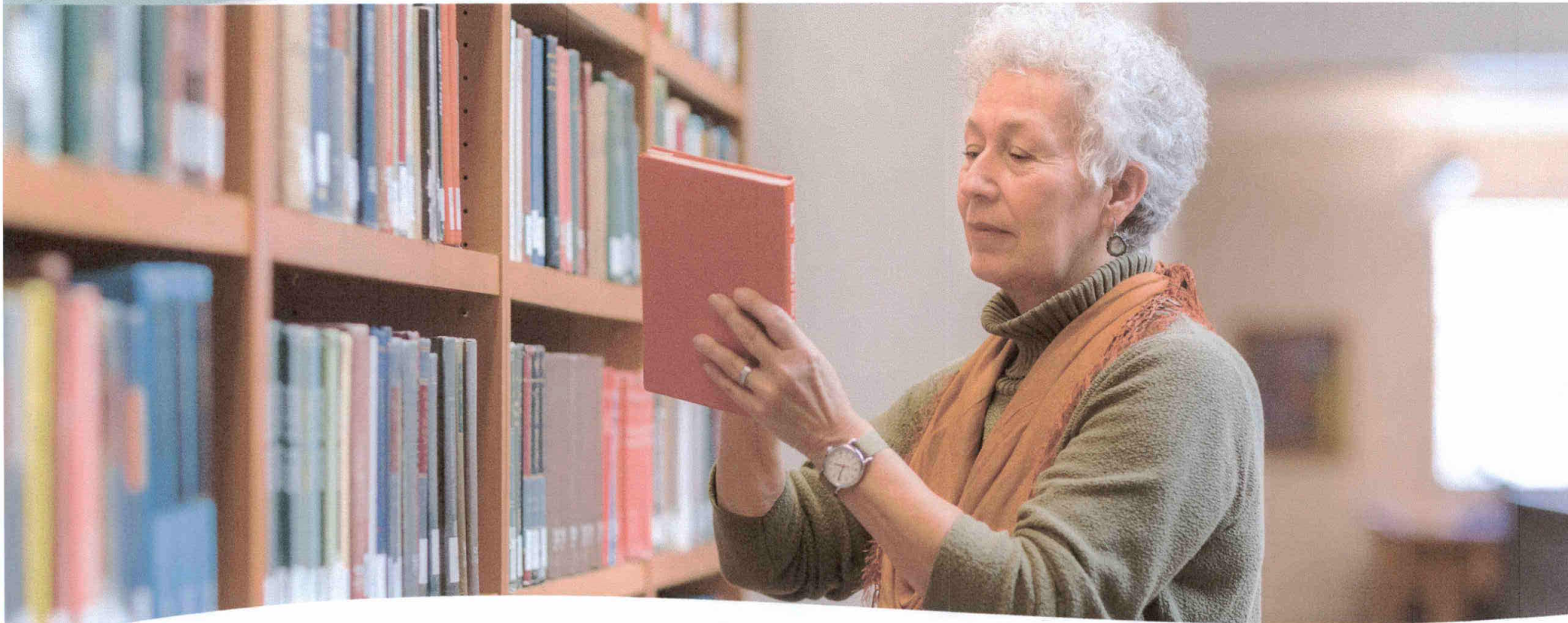
Franklin, OH

Warren County Children + Families Succeed



- *High Quality Early Childhood Education*
 - Preparing children for school success with part-day, full-day HS and full-day and home-based EHS, plus childcare

- *Community Growth*
 - Workforce Development
 - Business Partners
 - Education Partners
 - Student Support 1:1
 - Adult Literacy
 - Early Learning/Reading
 - Meaningful Volunteerism during retirement



Warren County Children + Families Succeed

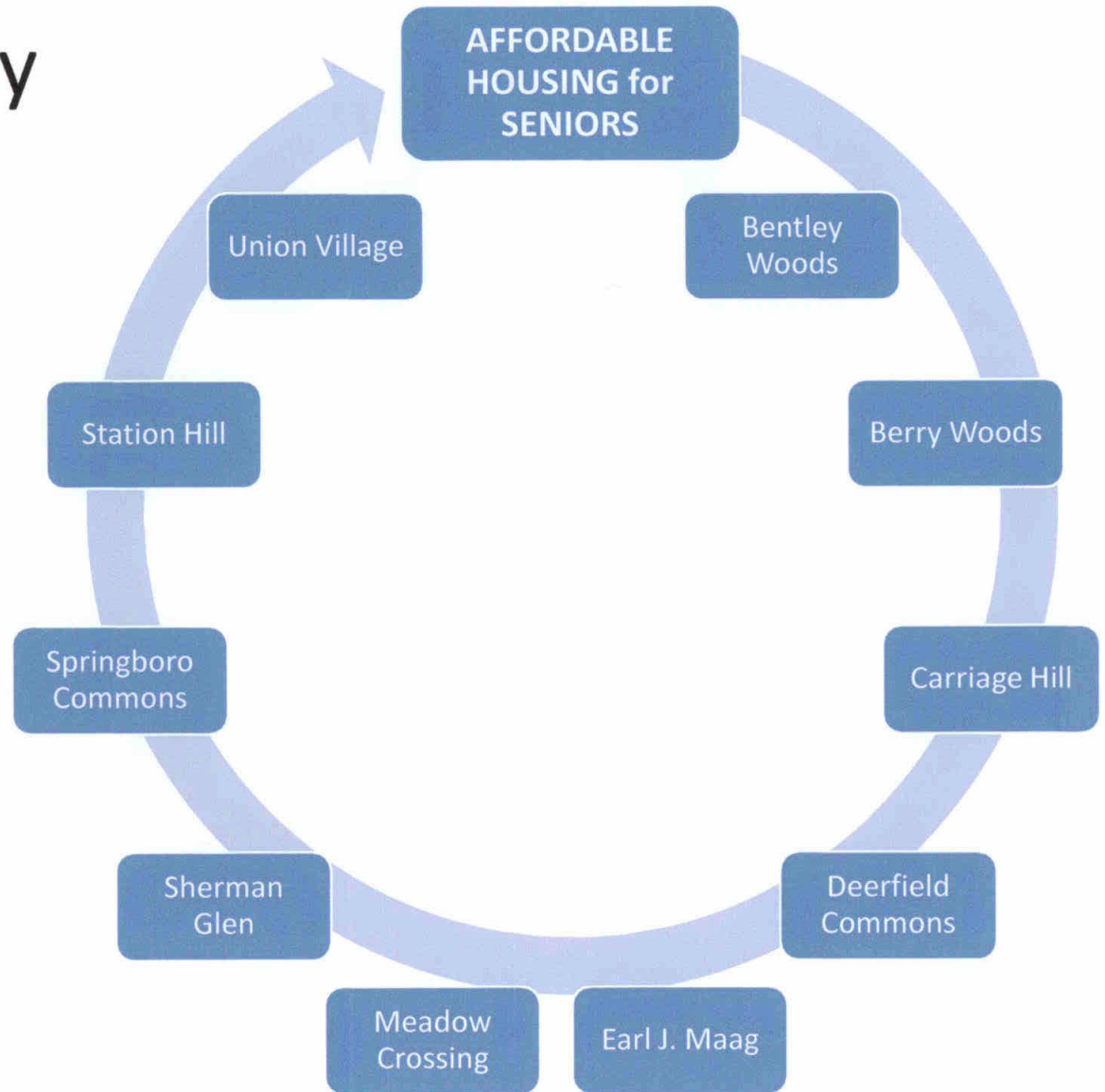
- *Adult New Readers*—Volunteer Tutors assist adults w/improving literacy skills
- *Warren County Imagination Library*—Free books for all registered children from birth to 5
- *HEAP/Energy Programs*—Reducing Energy Cost Burden for working families & those living on fixed incomes
- *Emergency Supports*— financial assistance for urgent, short-term crises with case management services to help regain financial sufficiency

Older Adults Remaining Active + Independent

- **Senior Center (The 741 Center)** Adults 50 and over are offered programs and activities to increase social interactions, physical activity and remain connection in the community
 - **Senior Nutrition ~ Home Delivered Meals + Congregate Dining Sites** Fresh nutritional meals are home delivered to adults 60 and over, as well as [number] congregate dining sites throughout Warren County
- **Supportive Services** ~ Connecting Adults 60 and over to a wide variety of services
- **Retired Senior Volunteer Program** ~ Offers volunteer placements for those 55 and over to give back to the community through meaningful service
- **Transportation** ~ Medical and Non-medical transportation for adults 60 and over
 - **Elderly Services Program** ~ Care Management and Coordination for Warren County adults 60 and over to remain independent in their homes
- **Affordable Housing** ~ High quality, affordable housing for adults 62 and over

Meeting Needs + Building Community

H
O
U
S
I
N
G



WCCS By the Numbers 2021

402

1578

396

467

158

2481

2387

194

488

340, 339



New Initiative Highlight...WCCS Mobile Outreach Unit

In the Coming Months...

- WCCS Inc. will be seeking designation as a Community Services Block Grant Eligible Entity
- What does that mean?
- How can you help?



QUESTIONS...



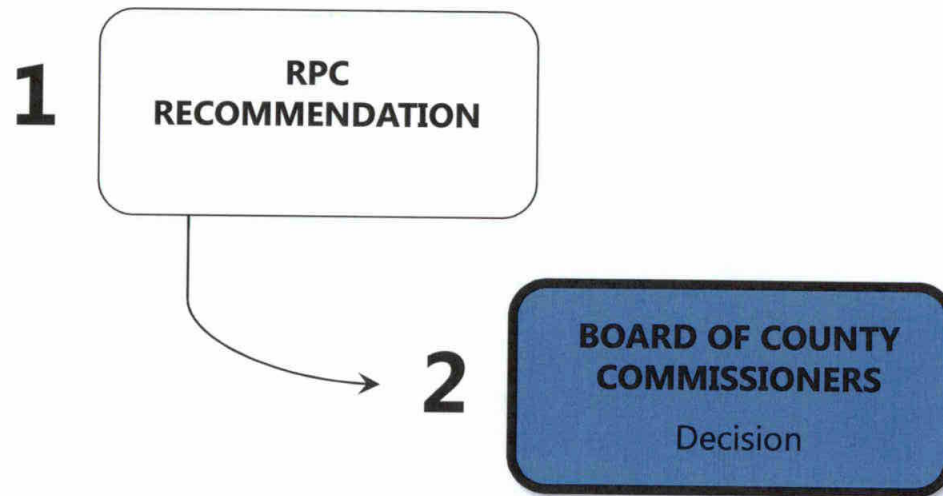
Melena Properties, LLC

PUD Stage 2

Union Township

Board of County Commissioners

REVIEW PROCESS

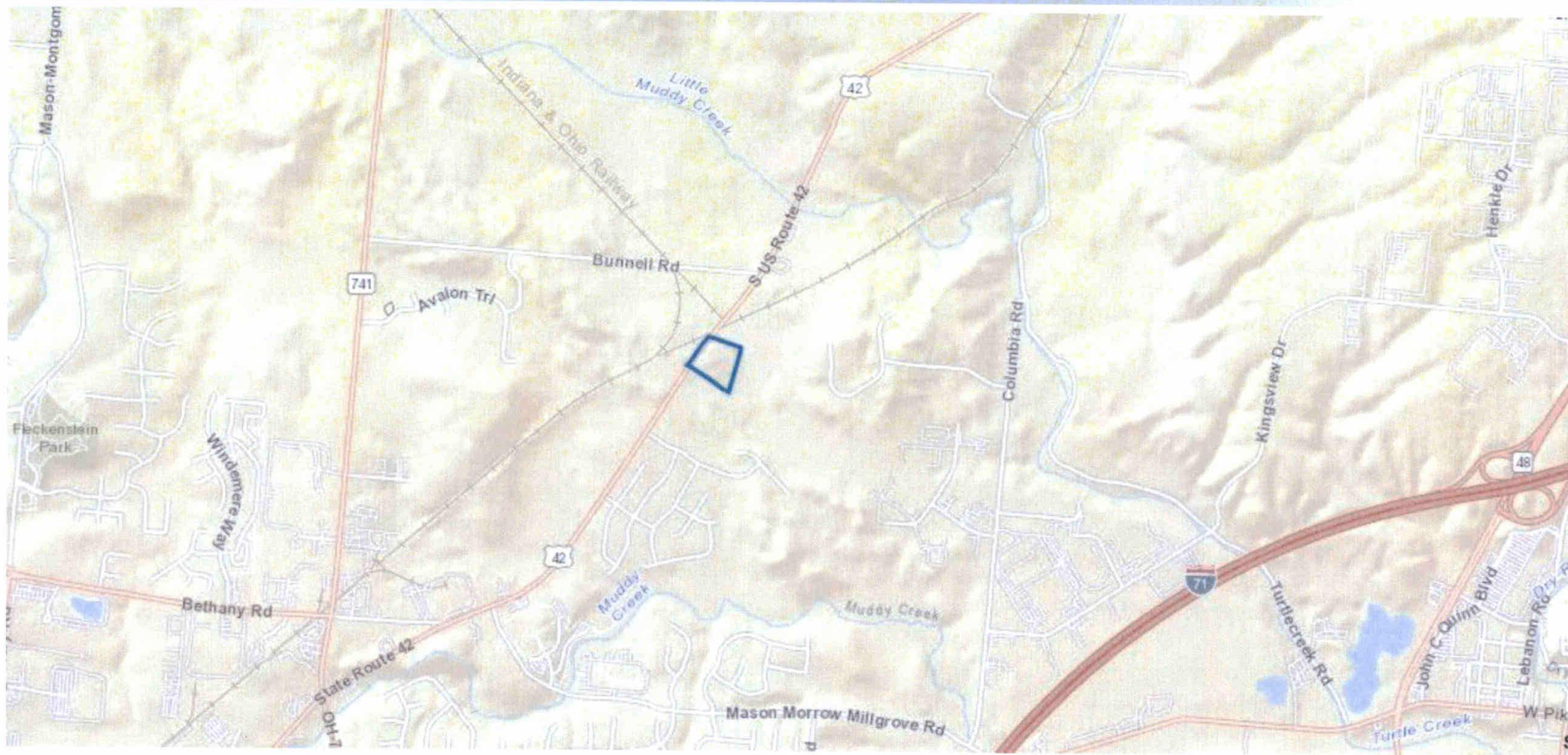


- PUD Stage 1 approved on May 26th, 2022
- BOCC Resolution added Class 1, 2 & 3 Composting Facility as a prohibited use.

PROJECT OVERVIEW

Applicant	Melena Properties, LLC
Site Address	3268 S Route 42
Site Area	10 Acres
Current Zoning	I-2 Planned Unit Development

REGIONAL VICINITY MAP



VICINITY MAP

- Union Township
- East of Highway 42
- Former Class 1-Composting Facility



SITE AERIAL



Zoning— I-2 PUD

Current Use

- Single-Family Residential
- Landscaping Services



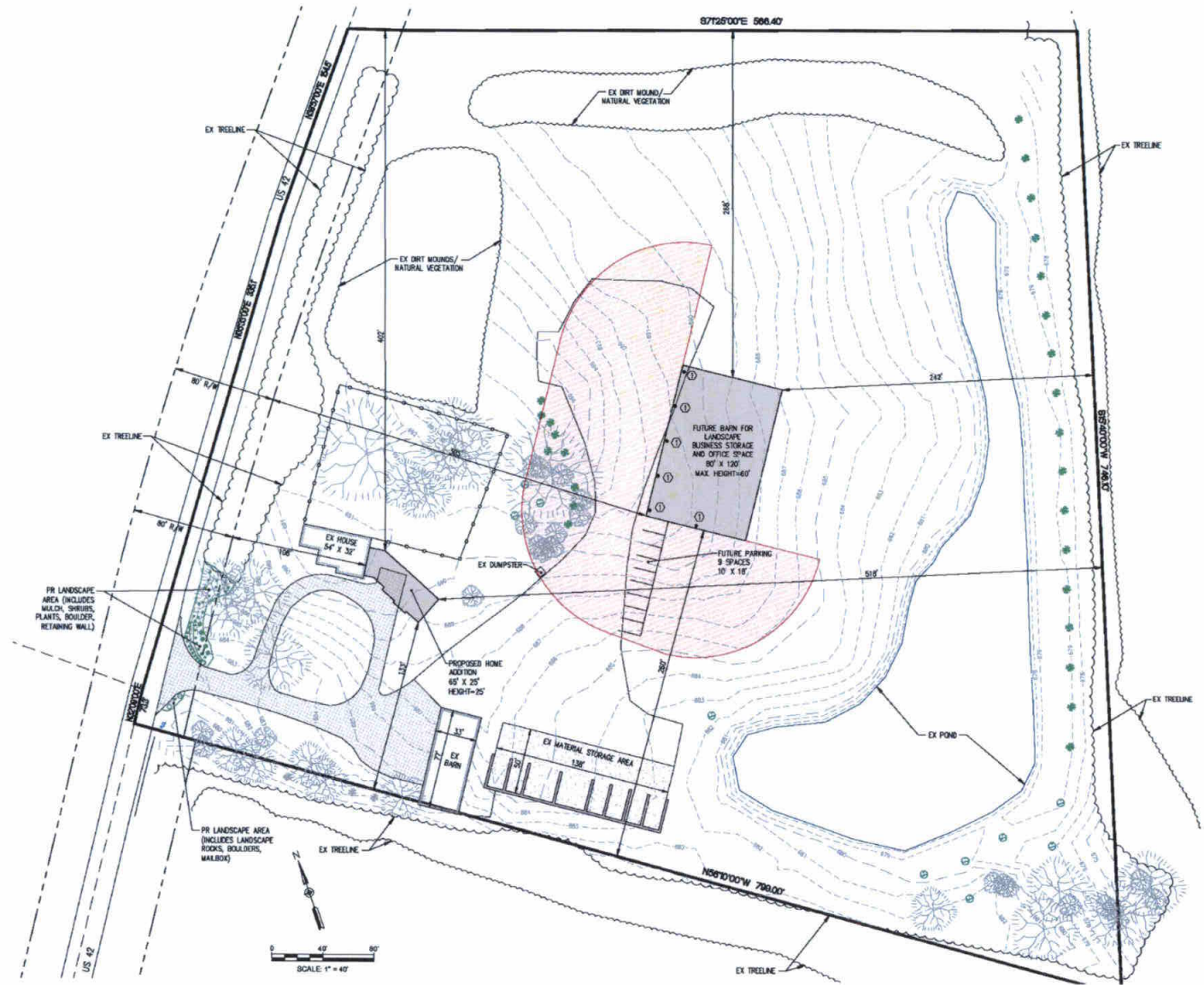
Site Plan

LEGEND

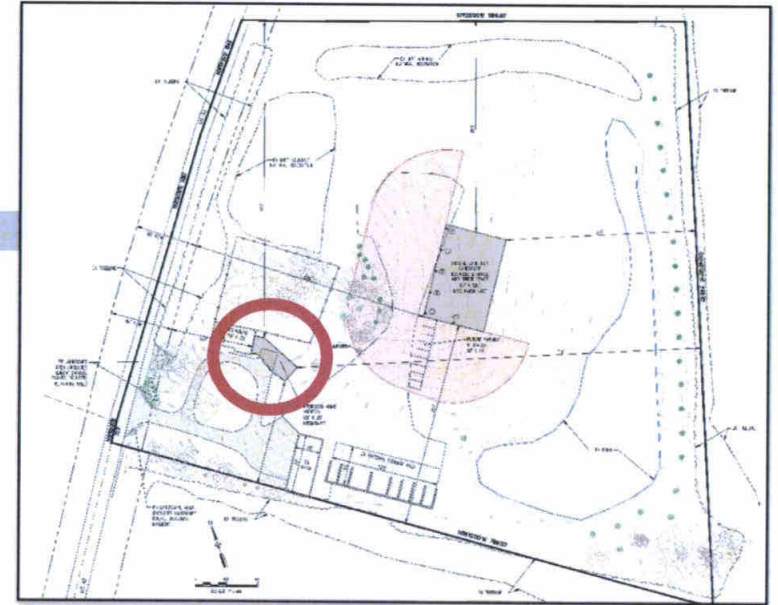
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING ASPHALT
	EXISTING FENCE
	EXISTING TREELINE
	EXISTING TREE
	EXISTING BUSH/SHRUB
	PROPOSED TREE
	PROPOSED BUSH/SHRUB
	PROVIDE (6) 28" WALL MOUNT LIGHTING FIXTURE IN INDICATED LOCATION. SEE FUTURE ARCHITECTURAL PLANS FOR LIGHTING SELECTION.
	ZERO LUMINANCE BOUNDARY FOR BARN-MOUNTED GOOSENECK DOWN-BLAST CUTOFF LIGHTS.

NOTES

1. NO SIGNAGE IS BEING PROPOSED AS PART OF THIS PROJECT.



Proposal — Home Expansion



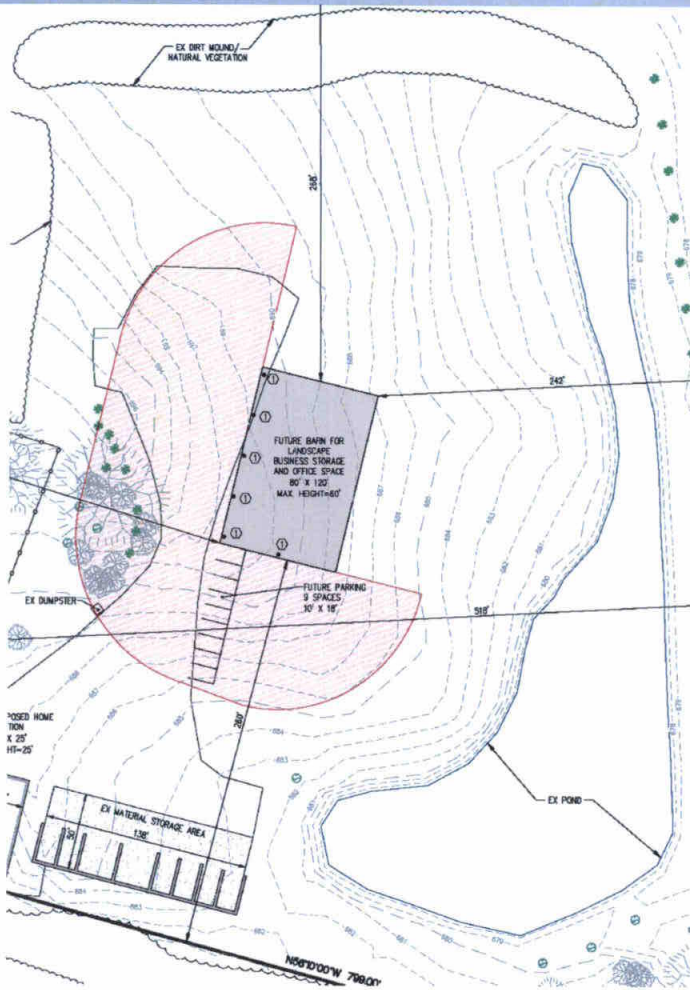
Current Square Footage: 2366 sq ft

Proposed Square Footage: 1625 sq ft

Total Square Footage: 3991 sq ft



Proposal — Landscape Storage & Office Space



Signage: No signage

Access: Existing from S.R. 42

Max Building Height: 60 ft

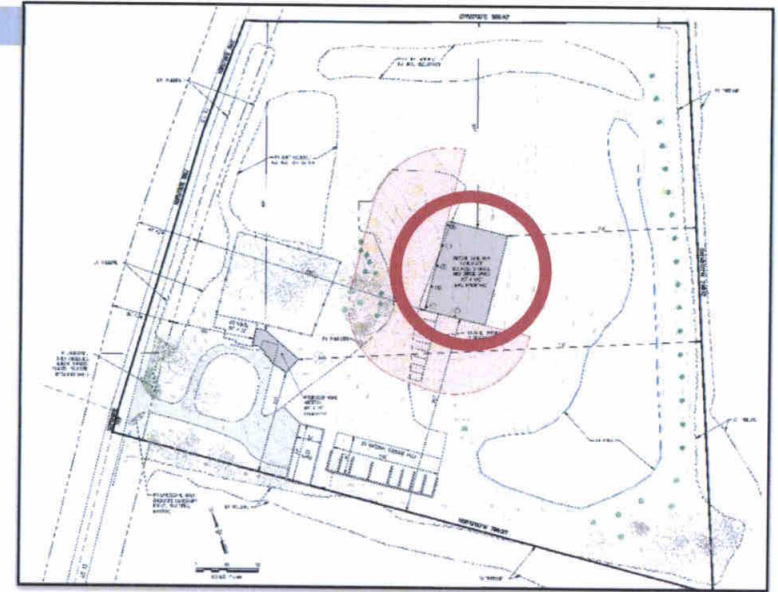
Building Material: Pole building type with metal/vinyl siding

Building Location: Center of the property (not visible from S.R. 42).

Building Size: 80' by 120' (9,600 square feet).

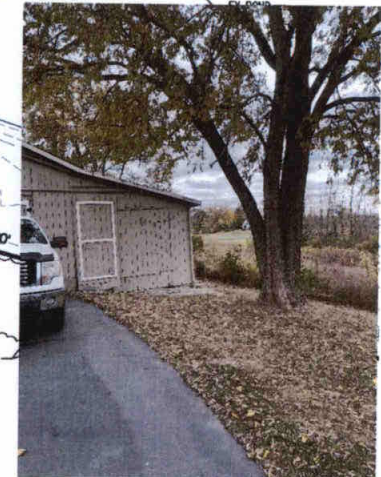
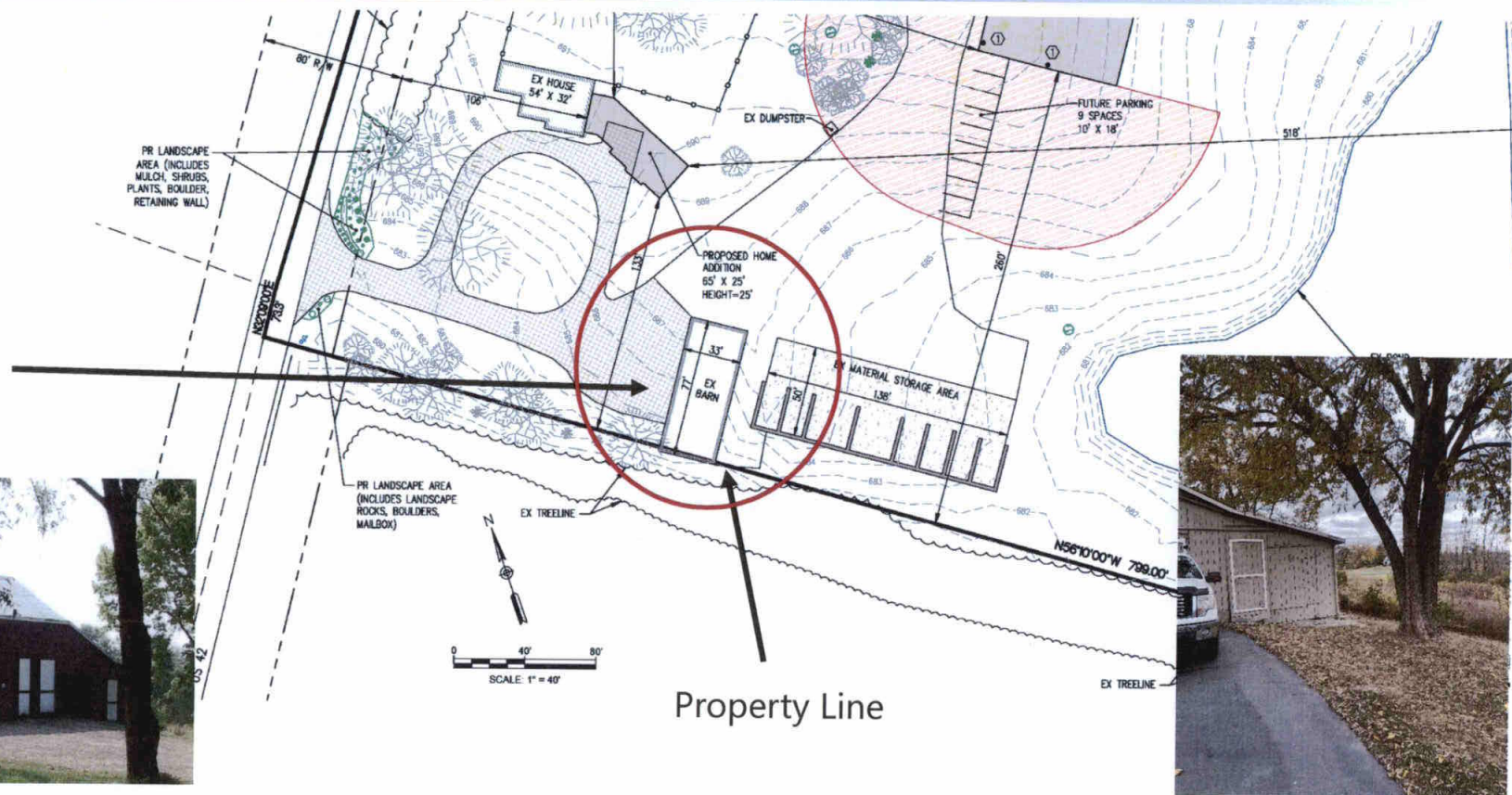
Parking: 9 Parking Spaces (10' by 18').

Lighting: 6 wall mounted fixtures (Lighting contained within the property).



Non-Conforming Structure

Existing Barn
(Non-Conforming)



RPC Recommendation

APPROVAL
Recommended
by the RPC
Executive
Committee
on August
25th, 2022



August 25, 2022

Warren County Commissioners
400 Justice Drive
Lebanon, Ohio 45036

Dear Commissioners:

This letter is in regard to the Melana PUD Stage 2 located in Dover Township, Warren County, Ohio.

At its meeting on August 25, 2022, with a vote of 11 yeas, 0 nays, and 2 abstain, the Warren County Regional Planning Commission (RPC) Executive Committee recommended approval of the Melana PUD Stage 2 subject to the following conditions:

1. The development shall comply with The Warren County Rural Zoning Code and the 1-2 zoning district standards, except where exempt by the Planned Unit Development Overlay Development Standards.
2. Compliance with the Warren County Rural Zoning Code and the PUD Stage 1 BOCC conditions of approval (Resolution# 22-1146). See Exhibit B.
3. Compliance with the Warren County Stormwater Regulations. If the existing pond is being used for stormwater management, an environmental assessment will be required to determine jurisdiction of existing water features. See Exhibit C.
4. Prior to construction, an Earth Disturbing permit must be obtained from the Warren County Soil and Water Conservation District if more than an acre of disturbance is planned.
5. Prior to obtaining an Earth Disturbing permit:
 - a. An environmental assessment is required to determine jurisdictional permits and requirements.
 - b. The SWP3 and construction drawings shall include appropriate sediment and erosion controls, with special attention to lots adjacent to the pond.
6. The applicant shall contact the Warren County Health District to conduct an inspection to verify compliance with the Ohio Administrative Code Chapter 3701-29. The applicant shall work with the Warren County Health District to determine if the proposed alterations to the property will have an adverse impact on the existing household sewage treatment systems. If necessary, the applicant will apply for a property addition evaluation through the Warren County Health Department. See exhibit D
7. The applicant shall contact the Ohio Department of Transportation (ODOT) for review and to determine if a traffic impact analysis is necessary. If a traffic impact analysis is required, the analysis shall be conducted prior to approval of PUD Stage 3. The site's internal vehicular circulation shall be reviewed and approval by the Warren County Engineer's Office prior to the approval of PUD Stage 3.
8. Prior to PUD Stage 3 Review from the BOCC, the applicant submits a detailed site plan illustrating parking, lighting, signage, and landscaping that complies with the Warren County Rural Zoning Code. The landscaping shall be installed prior to the issuance of a zoning permit for the future office/storage building.



household sewage treatment systems. If necessary, the applicant will apply for a property addition evaluation through the Warren County Health Department. See exhibit D

7. The applicant shall contact the Ohio Department of Transportation (ODOT) for review and to determine if a traffic impact analysis is necessary. If a traffic impact analysis is required, the analysis shall be conducted prior to approval of PUD Stage 3. The site's internal vehicular circulation shall be reviewed and approval by the Warren County Engineer's Office prior to the approval of PUD Stage 3.
8. Prior to PUD Stage 3 Review from the BOCC, the applicant submits a detailed site plan illustrating parking, lighting, signage, and landscaping that complies with the Warren County Rural Zoning Code. The landscaping shall be installed prior to the issuance of a zoning permit for the future office/storage building.

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

Sincerely,

Shirley Williams

Shirley Williams
Executive Director

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8. Prior to PUD Stage 2 Review from the BOCC, the applicant submits a detailed site plan illustrating parking, lighting, signage, and landscaping that complies with the Warren County Rural Zoning Code. The landscaping shall be installed prior to the issuance of a zoning permit for the future office/storage building.

RPC Recommendation

Recommend **Approval** of the Melena Properties, LLC PUD Stage 2 to the Board of County Commissioners subject to the following conditions:

1. The development shall comply with The Warren County Rural Zoning Code; and the I-2 zoning district standards, except where exempt by the Planned Unit Development Standards.
2. Compliance with the PUD Stage 1 BOCC conditions of approval (Resolution#: 22-1146).
3. Compliance with the Warren County Stormwater Regulations. If the existing pond is being used for stormwater management, an environmental assessment will be required to determine jurisdiction of existing water features.

RPC Recommendation

4. Prior to construction, an Earth Disturbing permit must be obtained from the Warren County Soil and Water Conservation District if more than an acre of disturbance is planned.
5. Prior to obtaining an Earth Disturbing permit:
 - a. An environmental assessment is required to determine jurisdictional permits and requirements.
 - b. The SWP3 and construction drawings shall include appropriate sediment and erosion controls, with special attention to lots adjacent to the pond.
6. The applicant shall contact the Warren County Health District to conduct an inspection to verify compliance with the Ohio Administrative Code Chapter 3701-29. The applicant shall work with the Warren County Health District to determine if the proposed alterations to the property will have an adverse impact on the existing household sewage treatment systems. If necessary, the applicant will apply for a property addition evaluation through the Warren County Health Department.

RPC Recommendation

7. Prior to the approval of PUD Stage 3, the applicant shall contact the Ohio Department of Transportation (ODOT) for review and to determine if a traffic impact analysis is necessary; and shall receive approval for the site's internal vehicular circulation from the Warren County Engineer's Office.
8. Prior to PUD Stage 2 Review from the BOCC, the applicant submits a detailed site plan illustrating parking, lighting, signage and landscaping **(Not to be included in the BOCC resolution)**.
9. Landscaping shall be installed prior to the issuance of a zoning permit for the future office/storage building.

RPC Staff Recommendation

10. The applicant adds a note to the site plan stating that "PUD Stage 2 approval relating to structures is limited to development for on-site structures within the subject site's property lines and shall not be construed in any way to acquiesce to or be deemed a constructive approval of any existing conditions or structures that encroach on or over the subject site's property line."

WCFIT 2022 INVENTORY
Transferred per BOCC Resolution No. 22-1042 dated 10-25-22
Warren County Fire Investigation Team
FUND: 101-1150-317

COUNTY ID	ITEM DESCRIPTION	SERIAL # or PROS. #	PURCHASED DATE	LOCATION	NEW	COST
	8x18 Trailer VIN# 4UD1C18238A036684	Model 818TA OK7216 License Plate	12/9/2007	WCFIT	X	\$ 8,800.05
22085	HP Printer Photo Smart C180	Model C8180	12/19/2008	WCFIT	X	\$ 378.93
22086	Nikon Camera (1)	Model D40	12/19/2008	WCFIT	X	\$ 485.90
22089	Nikon Camera (2)	Model D40	12/19/2008	WCFIT	X	\$ 485.90
22090	Nikon Lense for camera (1)	AF 55-200 Zoom	12/19/2008	WCFIT	X	\$ 239.00
22072	Nikon Lense for camera (2)	AF 55-200 Zoom	12/19/2008	WCFIT	X	\$ 239.00
22088	Software Office Professional 2007	Microsoft	12/19/2008	WCFIT	X	\$ 304.00
22087	Dell Laptop	Latitude Model E6500	2/20/2009	WCFIT	X	\$ 1,070.15
23088	Pelican 9460 Remote Area Light System	Model Pelican 9460	12/18/2009	WCFIT	X	\$ 1,589.96
N/A	Pelican Area Light System 12v charger	Model Pelican 9436	12/18/2009	WCFIT	X	\$ 100.00
22833	Sony Camcorder 80GB (1)	1388854	11/4/2010	WCFIT	X	\$ 331.90
22834	Sony Camcorder 80GB (2)	1388834	11/4/2010	WCFIT	X	\$ 331.90
N/A	Safariland Impulse Bag Sealer (1)	Model 3-1050	11/4/2010	WCFIT	X	\$ 207.43
N/A	Safariland Impulse Bag Sealer (2)	Model 3-1050	11/4/2010	WCFIT	X	\$ 207.43
N/A	Safariland Impulse Bag Sealer (3)	Model 3-1050	11/4/2010	WCFIT	X	\$ 207.43
N/A	Adorama- Pelican Hard Camera Case w/Foam	Model 1610	11/4/2010	WCFIT	X	\$ 172.99
N/A	Adorama- Pelican Hard Camera Case w/Foam Insert (1)	Model 1150	11/4/2010	WCFIT	X	\$ 28.49
N/A	Adorama- Pelican Hard Camera Case w/Foam Insert (2)	Model 1150	11/4/2010	WCFIT	X	\$ 28.49
22837	Nikon Digital SLR Camera (1)	Model D3000	3/29/2011	WCFIT	X	\$ 499.99
22838	Nikon Digital SLR Camera (2)	Model D3000	3/29/2011	WCFIT	X	\$ 499.99
N/A	Sony Digital Voice Recorder (1)	ICDPX820	3/29/2011	WCFIT	X	\$ 62.99
N/A	Sony Digital Voice Recorder (2)	ICDPX821	3/29/2011	WCFIT	X	\$ 62.99
N/A	Sony Digital Voice Recorder (3)	ICDPX822	3/29/2011	WCFIT	X	\$ 62.99
N/A	Poly Tac LED Helmet Light & Kit	LED Yellow	4/8/2011	WCFIT	X	\$ 62.00
N/A	Nikon D3100 Camera	D3100	12/28/2012	WCFIT	X	\$ 460.04
N/A	Nikon AF 55-200mm Zoom Lense for Nikon Camera D3	2166	12/28/2012	WCFIT	X	\$ 239.09

Transferred to City of Lebanon, Division of Fire, per BOCC Resolution No. 22-1042 dated 10-25-22.

Transferred to Clearcreek Fire District per BOCC Resolution No. 22-1042 dated 10-25-22.

Transferred to Deerfield Township Fire Rescue per BOCC Resolution No. 22-1042 dated 10-25-22.