



**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 Work Session – January 21, 2025

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/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the January 21, 2025 General Session meeting.

Tom Grossmann – present

David G. Young – present

Shannon Jones – present

Krystal Powell, Clerk – present

- 25-0102 A resolution was adopted continuing the public hearing to consider a request from the Myers Y Cooper Company to depart from the Official Thoroughfare Plan. Vote: Mrs. Jones – yea, Mr. Young – yea, Mr. Grossmann - yea
- 25-0103 A resolution was adopted approving text amendments to the Warren County Rural Zoning Code. Vote: Mrs. Jones – yea, Mr. Young – yea, Mr. Grossmann – yea
- 25-0104 A resolution was adopted approving Union Village Revised PUD Stage 2 in Turtlecreek Township subject to conditions. Vote: Mrs. Jones – yea, Mr. Young – yea, Mr. Grossmann - yea
- 25-0105 A resolution was adopted authorizing the Warren County Board of Commissioners to submit an America 250-Ohio Grant Program application to the America 250-OH Commission. Vote: Mrs. Jones – yea, Mr. Grossmann – yea, Mr. Young - absent

DISCUSSIONS

Jack DeBrunner, President of the Warren County Airport Authority Board, was present for a work session to discuss details relative to the Warren County Airport Master Plan.

Nick Brown, Lead Engineer Crawford, Tilly, and Murphy Inc., presented the attached PowerPoint presentation outlining the proposed Master Plan, the decision-making process of the Airport relative to the Master Plan, and the FAA's position on operation waivers.

Mr. Brown stated he previously met with the FAA District Office to discuss the current operation waiver at the Warren County Airport. The FAA advised Mr. Brown that no modification of standards would be considered upon the development of the proposed extension of the airport runway. He further stated the current runway protection area is non-compliant with the FAA standards and moving the end of the runway changes the status quo of the runway protection area.

There was discussion relative to issuance of a new waiver, the realignment of Greentree Road, the impact of the expansion to surrounding properties, and the return on investment on extending the current runway.

Bruce McGary, Assistant Prosecuting Attorney, advised the Board that the FAA would not issue grant money to the Airport if the Airport is not compliant with the FAA standards and regulations.

Upon further discussion, the Board recommended the Airport Authority move forward with submitting the Airport Master Plan to the FAA.

Jonathan Sams, Turtlecreek Township Trustee, stated Turtlecreek Township is in objection to extending the runway to 5,000 feet.

PUBLIC HEARING CONTINUATION

TO CONSIDER THE REQUEST FROM THE MYERS Y. COOPER COMPANY TO DEPART FROM THE ORIGINAL THROUGHFARE PLAN RELATIVE TO THE HOPKINSVILLE 2021 ACCESS MANAGEMENT PLAN IN HAMILTON TOWNSHIP

The continuation of the public hearing to consider the request from The Myers Y. Cooper Company to depart from the original throughfare plan relative to the Hopkinsville 2021 access management plan in Hamilton Township was convened this 21st day of January 2025 in the Commissioners' Meeting Room.

The Engineer's Office has requested a continuation of the hearing due to the non-receipt of the Traffic Impact Study by the Ohio Department of Transportation.

The Board resolved (Resolution #25-0102) to continue the public hearing to consider a request from the Myers Y Cooper Company to depart from the Official Thoroughfare Plan.

PUBLIC HEARING

TO CONSIDER TEXT AMENDMENTS TO THE WARREN COUNTY RURAL ZONING CODE

The public hearing to consider text amendments to the Warren County Rural Zoning Code was convened this 21st day of January 2025 in the Commissioners' Meeting Room.

Ray Dratt, Director of Building and Zoning, presented the attached PowerPoint presentation summarizing the proposed amendments originally initiated by the Board of County Commissioners.

There was discussion relative to the enforcement and regulation of abandoned solar energy systems.

Upon further discussion, The Board resolved (Resolution 25-0103) to approve text amendments to the Warren County Rural Zoning Code.

ADMINISTRATIVE HEARING

UNION VILLAGE REVISED PUD STAGE 2 IN TURTLECREEK TOWNSHIP

The Board met this 21st day of January 2025, in the Commissioners' Meeting Room, for the administrative hearing to consider the application for the Union Village Revised PUD Stage 2 in Turtlecreek Township.

Commissioner Grossmann opened the administrative hearing and requested Krystal Powell, Clerk of Commissioners, identify for the record when the site was posted with signage stating the site would be subject to a public process, how and when the written notice of this hearing was sent to the Applicant and all owners of property within 500 feet from the parcel lines of the site subject, and how and when the administrative hearing was advertised.

Commissioner Grossmann then proceeded to administer the oath to anyone desiring to give testimony during this hearing.

Hadil Lababidi, Regional Planning Commission, presented the attached PowerPoint presentation outlining the property location, parcel size, and current zoning. Ms. Lababidi stated the applicant is seeking approval to modify the northeast corner of State Route 741 and State Route 63, to add Page 3A to the approved PUD Stage 2 Plan, and modify the Southwest corner of the Union Village PUD,

Matt Obringer, Project Manager Union Village Development Company, presented a portion of the same PowerPoint presentation outlining the proposed revisions. He stated the proposed revisions are a change in needs of the development as a result of the economy.

Upon further discussion, the Board resolved (Resolution 25-0104) to approve Union Village Revised PUD Stage 2 in Turtlecreek Township subject to conditions.

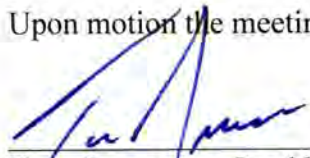
Commissioner Young exited the meeting at 11:50

Candace Miller, Deputy Director of Economic Development, was present for a work session to seek approval for the participation of Warren County in the AM-250 Ohio Heritage Tree Planting Project and seeking the approval to submit and America 250- Ohio Grant Program application to fund a traveling exhibit to honor Revolutionary War Heroes and key events, people, and milestones of the Revolution within the county.


Commissioner Jones suggested adding the AM-250 Ohio logo to the Board of County Commissioners website, stationary, and additional media to highlight the importance of the County's recognition as an AM-250 Ohio Community.

Upon further discussion, the Board resolved (Resolution 25-0105) to authorize the Warren County Board of Commissioners to submit an America 250-Ohio Grant Program application to the America 250-OH Commission.

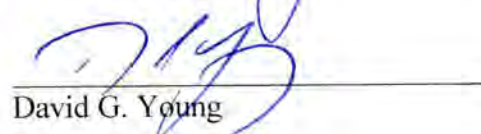
Upon motion the meeting was adjourned.



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 January 21, 2025, in compliance with Section 121.22 O.R.C.

A handwritten signature in blue ink that reads "Krystal Powell". The signature is written in a cursive style and is positioned above a horizontal line.

Krystal Powell, Clerk
Board of County Commissioners
Warren County, Ohio



Airport Master Plan Update Presentation to **County Commissioners**

Warren County Airport Authority
Warren County Airport-John Lane Field (I68)

January 21, 2025

Agenda

- FAA position on “waivers”
- Master Plan Evaluation Process

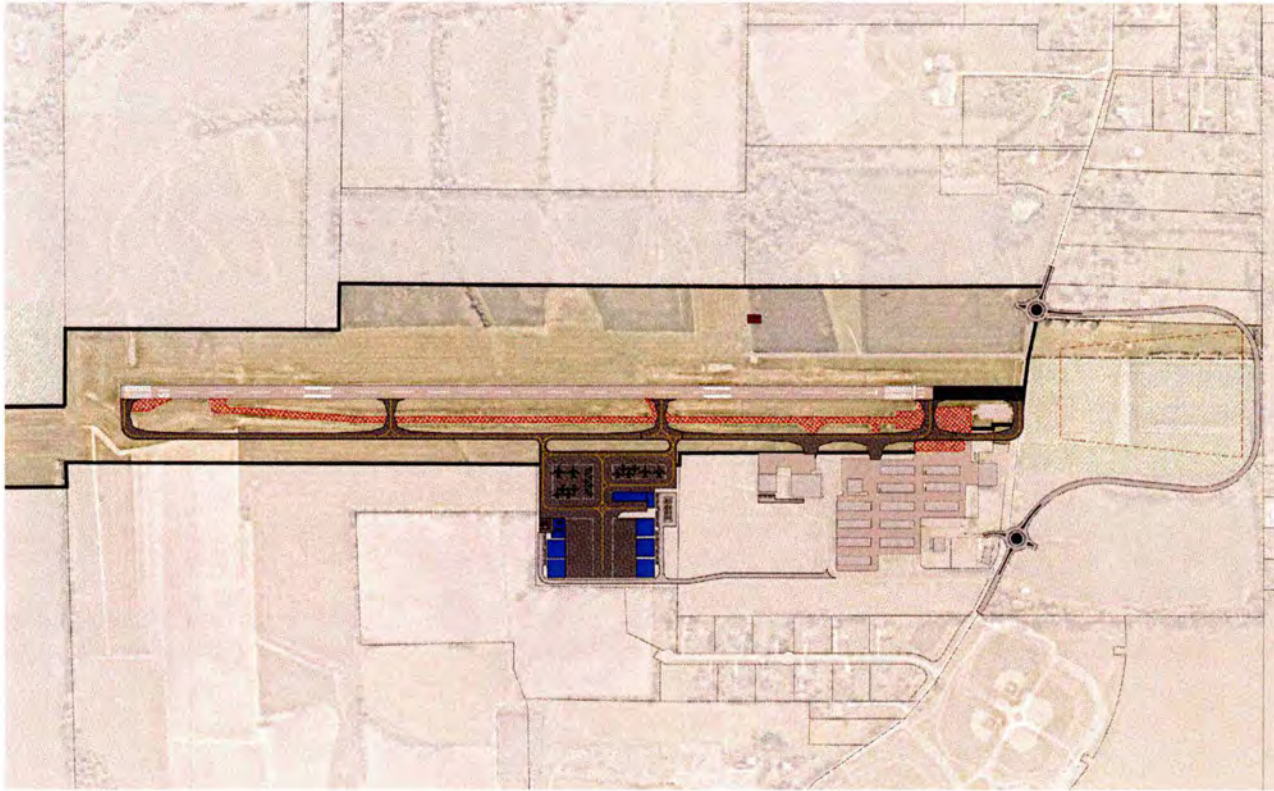
FAA Position on “Waivers”

- FAA Detroit Airports District Office (ADO) contacted on October 23, 2024
- FAA Community Planner & Program Manager confirmed no Modifications of Standards (MOS) would be considered associated with a runway extension
 - Past MOS were considered as they were incrementally improving compliance over existing conditions
 - Applying MOS to a runway extension is considered a degradation of compliance

Major Master Plan Recommendations

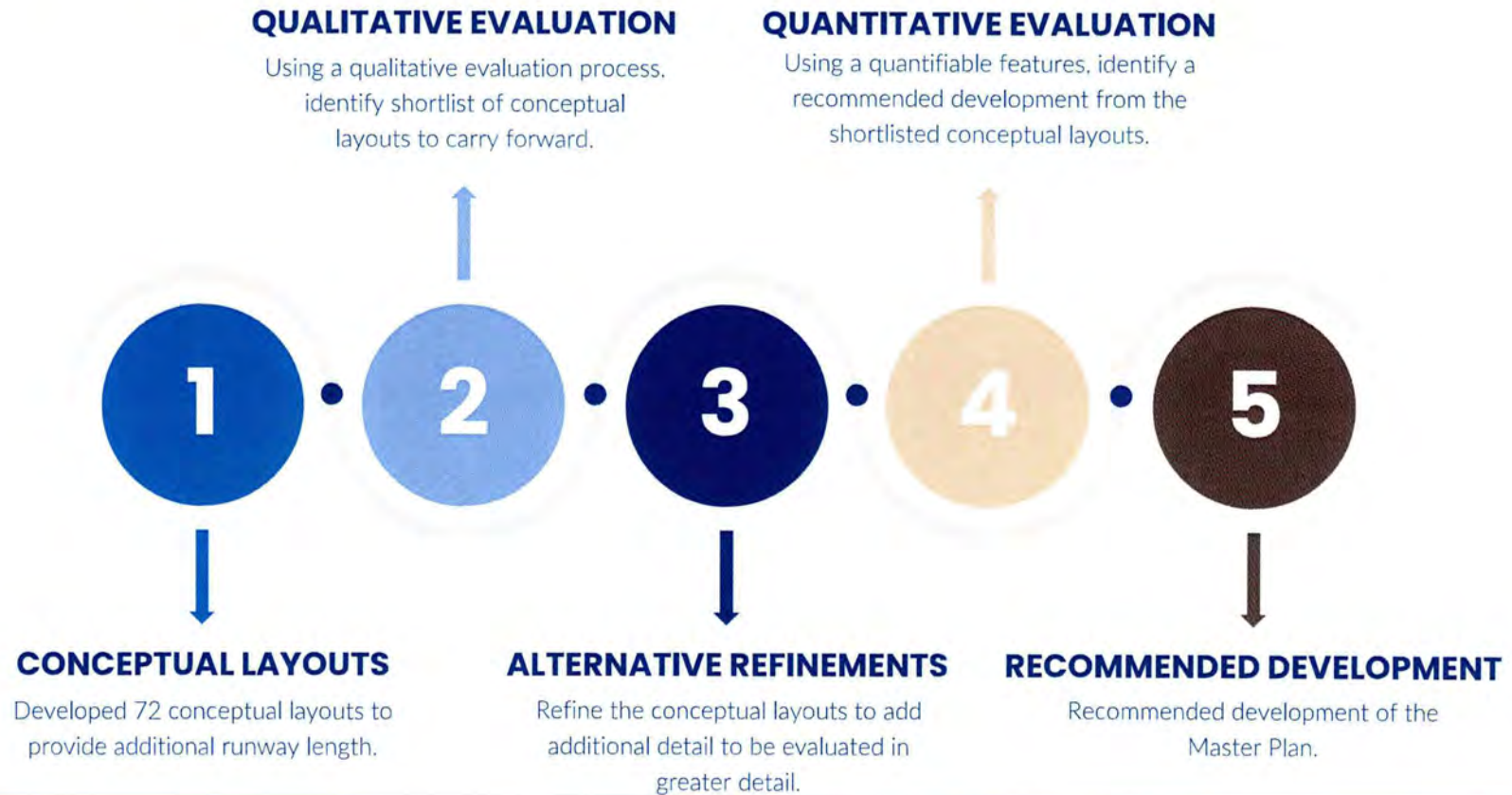
- 1 Additional apron space for itinerant aircraft
- 2 Additional hangar development
- 3 Wider full-length parallel taxiway for increased safety
- 4 Runway to 100 feet wide and 5,006 feet long

Preferred Development Plan



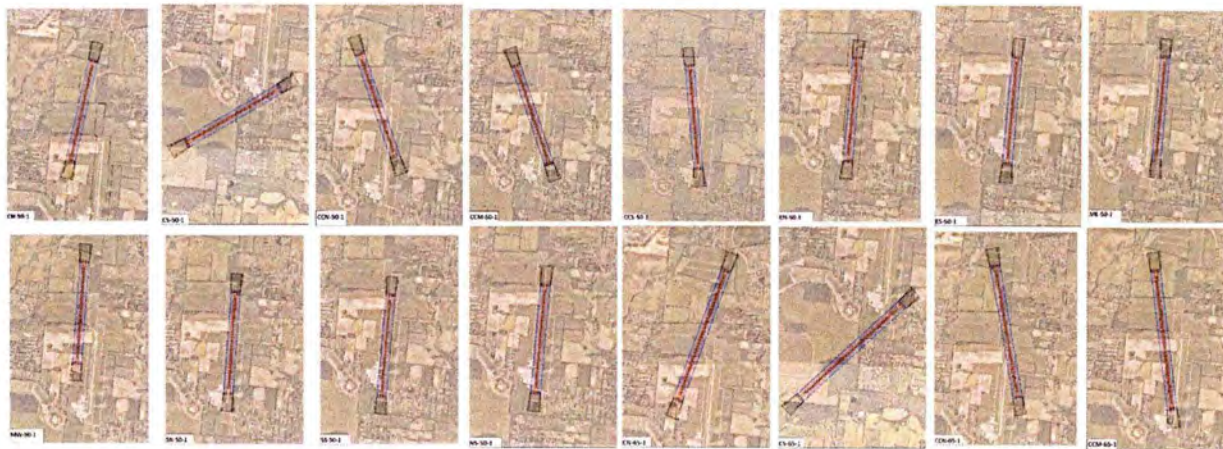
- Extends runway to 5,006 feet
- Re-routes Greentree Rd. outside of Runway Protection Zone
 - Establishes new entrances to airport and additional entrance to sports park
- Enables greater capacity for corporate jet traffic
- Full-length parallel taxiway
- Additional development of Hangars and Apron

How did we get there?



Initial Conceptual Layouts

- 72 total runway concepts considered
- Runway lengths of 4,800', 5,000', and 6,500'
- Reduced approach minimums considered



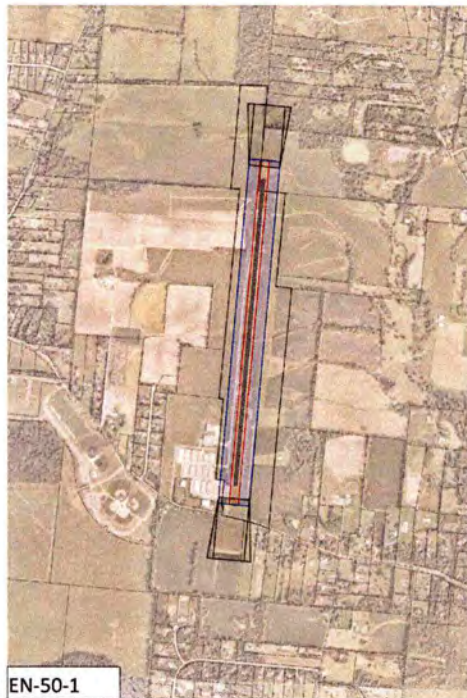
Level 1 Evaluation

- Workshop to evaluate all 72 concepts
- Qualitative stoplight evaluation

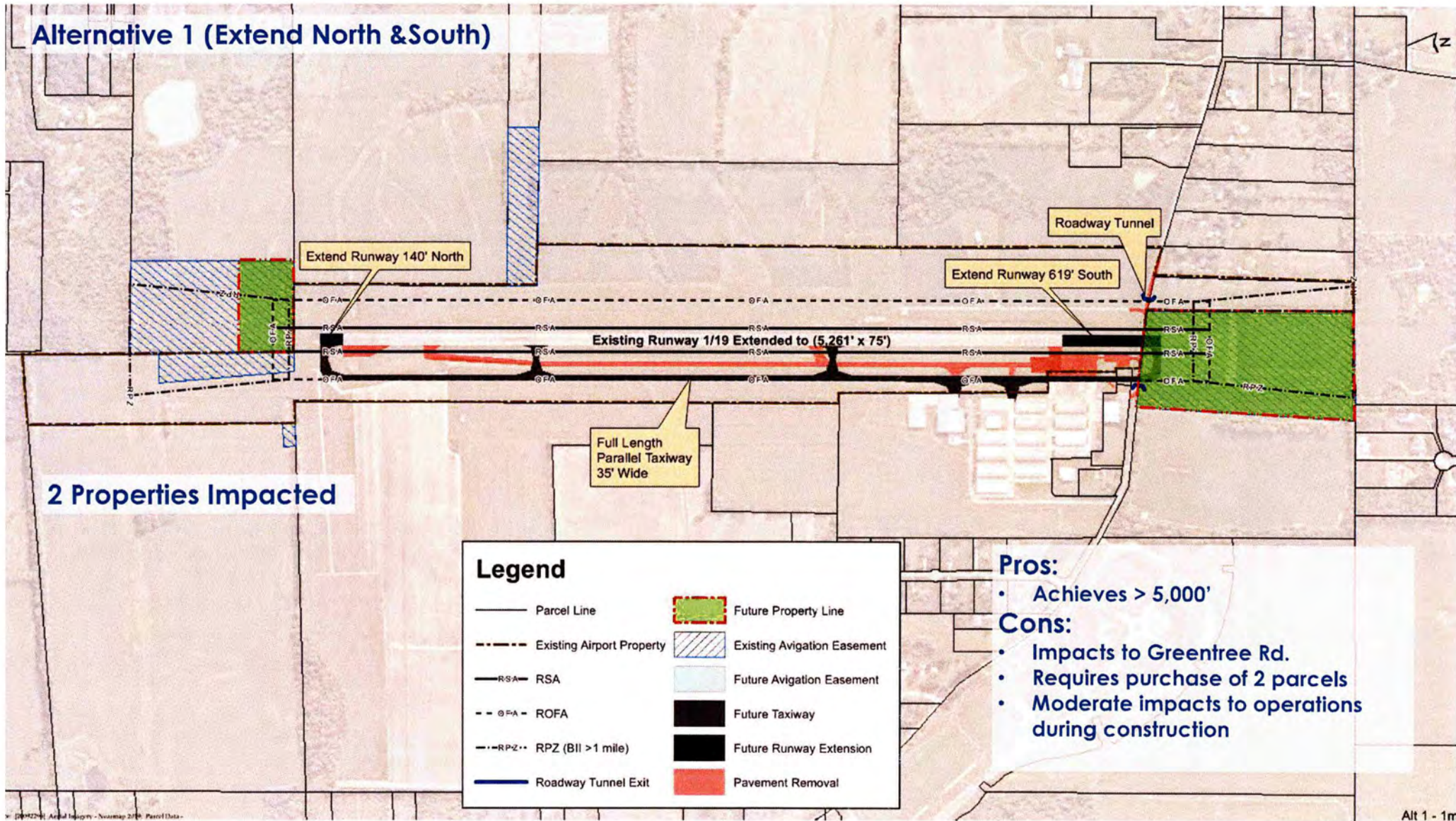
Group	Evaluation	Definition
Roadway Impacts	Impacts to Greentree Rd.	Impacts to Greentree Road by airfield pavement or safety areas?
	Impacts to OH-123	Impacts to OH-123 by airfield pavement or safety areas?
	Impacts to OH-741	Impacts to OH-741 by airfield pavement or safety areas?
Property Impacts	Impacts to Rural Parcels	Impacts to non-county owned parcels classified as rural/agricultural?
	Impacts to Residential Parcels	Impacts to non-county owned parcels classified as residential?
	Impacts to Park/Sportsplex	Impacts to park or Sportsplex property?
Airport Facilities	Meets Runway Length Objective	Runway length objective met(5,000 ft)?
	Integration of Existing Facility	Can the existing airport facilities be utilized?
	Utilization of Existing Airfield	Can the existing airfield be utilized?
	Crosswind Performance	Does the direction improve crosswind performance?
	Potential Noise Impacts/Overflights	Do the new flight paths impact more residential areas?
	Development Potential	Is there room for future airport development?



Shortlisted Concepts



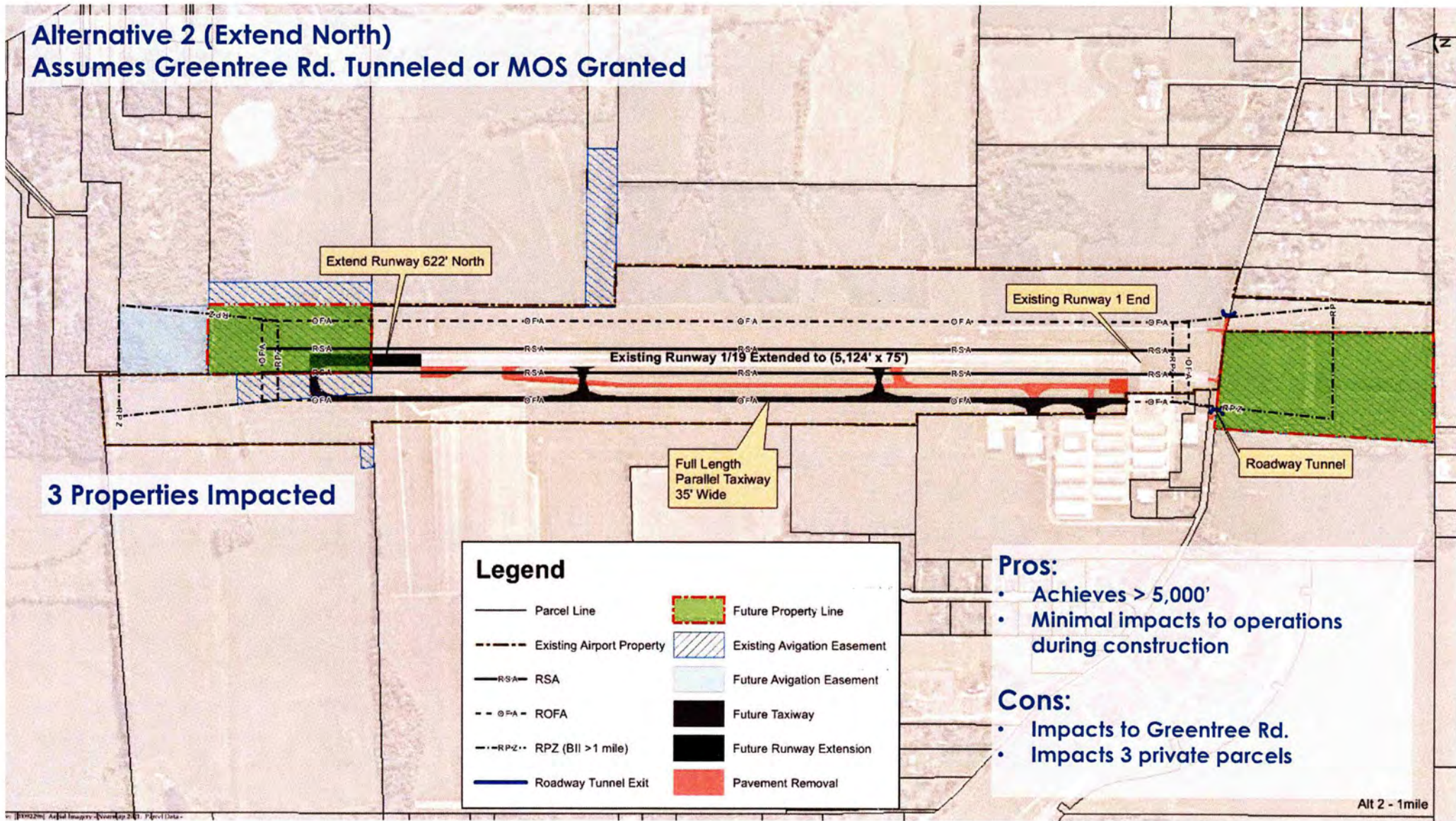
Alternative 1 (Extend North & South)



Legend	
— Parcel Line	Future Property Line
- - - Existing Airport Property	Existing Avigation Easement
—RSA— RSA	Future Avigation Easement
- - @FA - ROFA	Future Taxiway
- - -RPZ - - RPZ (BII > 1 mile)	Future Runway Extension
— Roadway Tunnel Exit	Pavement Removal

- Pros:**
- Achieves > 5,000'
- Cons:**
- Impacts to Greentree Rd.
 - Requires purchase of 2 parcels
 - Moderate impacts to operations during construction

Alternative 2 (Extend North)
Assumes Greentree Rd. Tunnelerd or MOS Granted

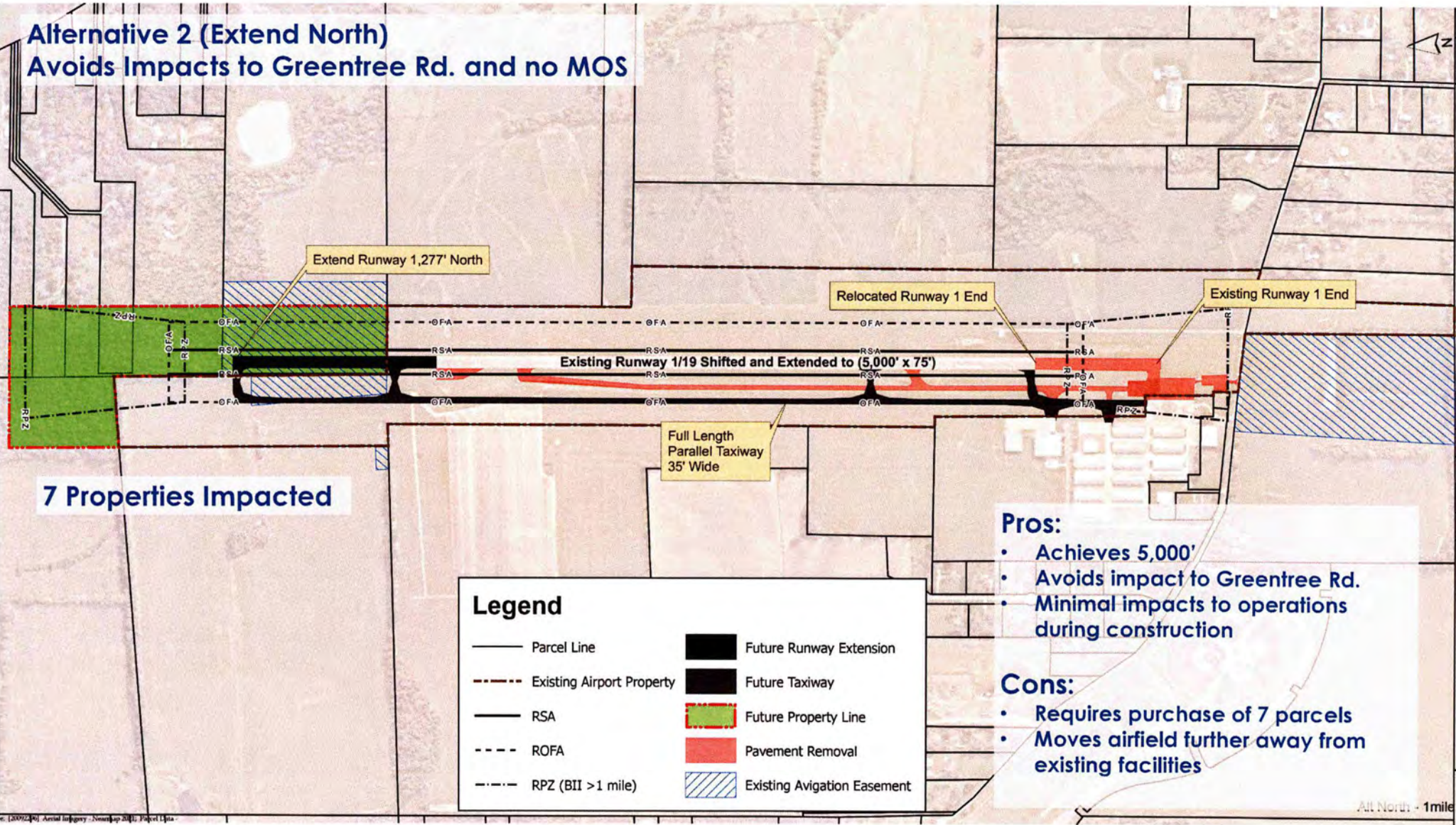


Legend

— Parcel Line	▨ Future Property Line
- - - Existing Airport Property	▨ Existing Avigation Easement
— RSA — RSA	▨ Future Avigation Easement
- - @FA - ROFA	▨ Future Taxiway
- - RPZ - RPZ (BII > 1 mile)	▨ Future Runway Extension
— Roadway Tunnel Exit	▨ Pavement Removal

- Pros:**
- Achieves > 5,000'
 - Minimal impacts to operations during construction
- Cons:**
- Impacts to Greentree Rd.
 - Impacts 3 private parcels

Alternative 2 (Extend North)
Avoids Impacts to Greentree Rd. and no MOS



7 Properties Impacted

Legend

—	Parcel Line	■	Future Runway Extension
- - -	Existing Airport Property	■	Future Taxiway
—	RSA	■	Future Property Line
- - -	ROFA	■	Pavement Removal
- · - · -	RPZ (BII > 1 mile)	▨	Existing Avigation Easement

Pros:

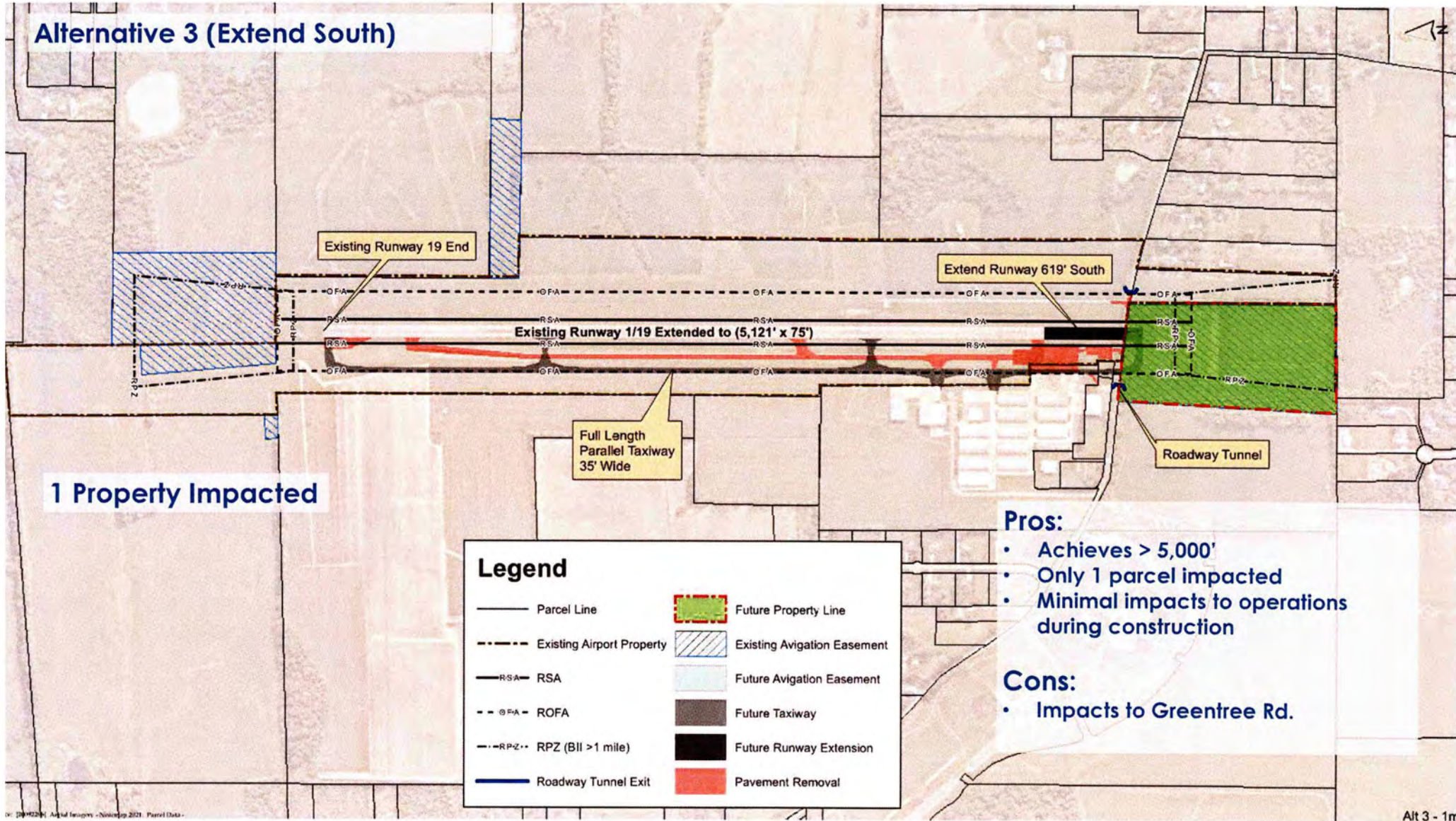
- Achieves 5,000'
- Avoids impact to Greentree Rd.
- Minimal impacts to operations during construction

Cons:

- Requires purchase of 7 parcels
- Moves airfield further away from existing facilities

All North - 1 mile

Alternative 3 (Extend South)



1 Property Impacted

Legend

— Parcel Line	Future Property Line
- - - Existing Airport Property	Existing Avigation Easement
— RSA — RSA	Future Avigation Easement
- - @FA - ROFA	Future Taxiway
- - RPZ - - RPZ (BII > 1 mile)	Future Runway Extension
— Roadway Tunnel Exit	Pavement Removal

- Pros:**
- Achieves > 5,000'
 - Only 1 parcel impacted
 - Minimal impacts to operations during construction












- Cons:**
- Impacts to Greentree Rd.

© 2012 HNTB Airport Engineers - November 2021 - Parcel Data

Alternative 4 (Rotate)

3 Properties Impacted

Legend

 Parcel Line	 Future Taxiway
 Existing Airport Property	 Future Runway
 RSA	 Future Property Line
 ROFA	 Existing Avigation Easement
 RPZ (BII > 1 mile)	 Future Avigation Easement
 Pavement Removal	

Pros:

- Achieves > 5,000'
- Avoids impact to Greentree Rd.
- Opens additional acreage for aeronautical development

Cons:

- Requires purchase of 3 parcels
- Moves airfield further away from existing facilities
- Significant disruption to operations during construction

Level 2 Evaluation

- All concepts refined sufficiently to estimate all evaluated features
- 18 total metrics evaluated (5 major categories)
 - Airside
 - Landside
 - Environmental Impacts
 - Property Impacts
 - Project Implementation

Level 2 Evaluation Results

Each alternative scored on a scale of -2 to +2

- -2, -1, 0, +1, +2
 - Poorest performing alternative scored with -2
 - Best performing alternative scored with +2
 - Scores weighted by prioritization of metrics



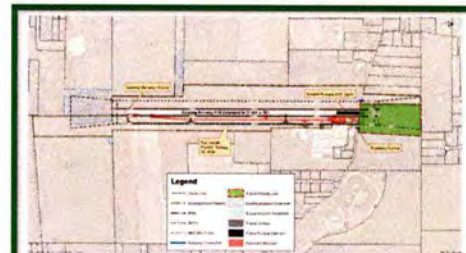
Alt 1

70 points



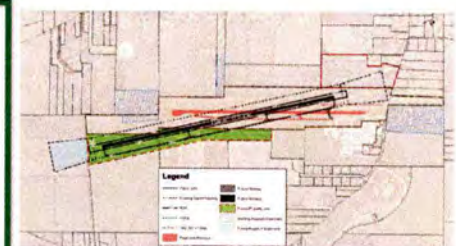
Alt 2

100 points



Alt 3

124 points



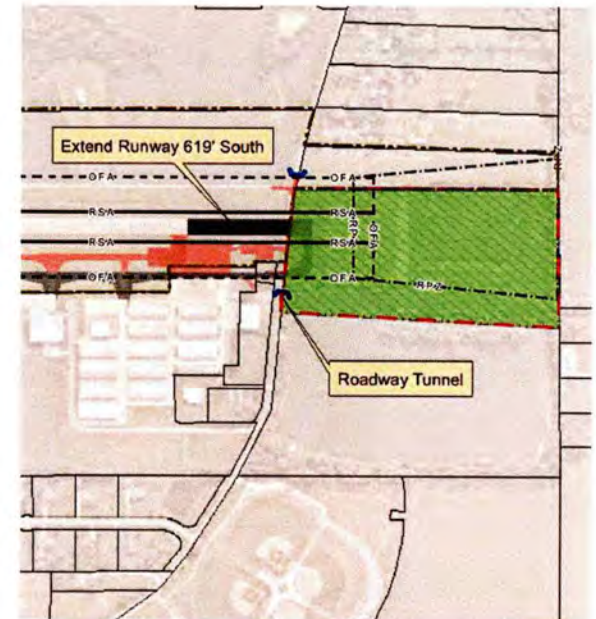
Alt 4

73 points

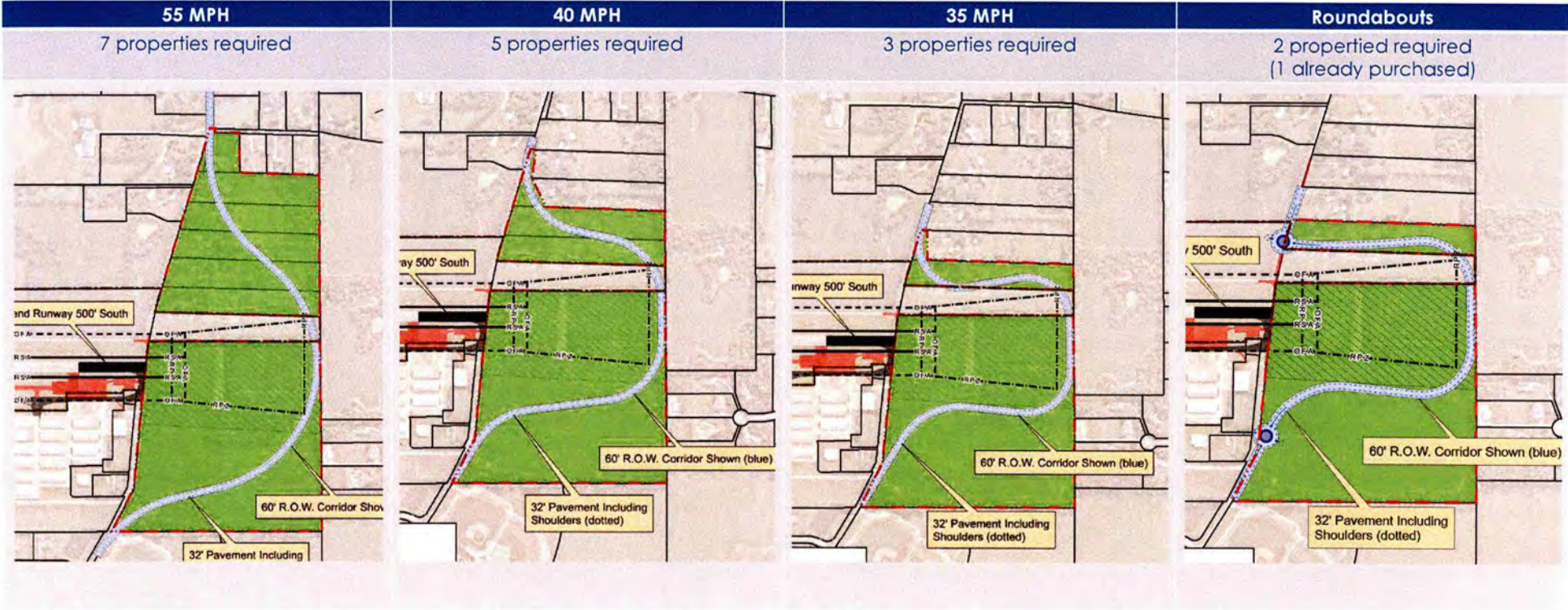
Initial Recommended Alternative

Alternative 3

- Extends runway to the south to minimize property acquisition required
- Requires modification of Greentree Rd.
 - Tunneling
 - Green County Airport set precedent for roadway tunneling in Ohio
 - Warren County Engineer strongly opposed to tunnel option and preferred re-alignment of Greentree Rd.
 - Safety
 - Operations & Maintenance Costs



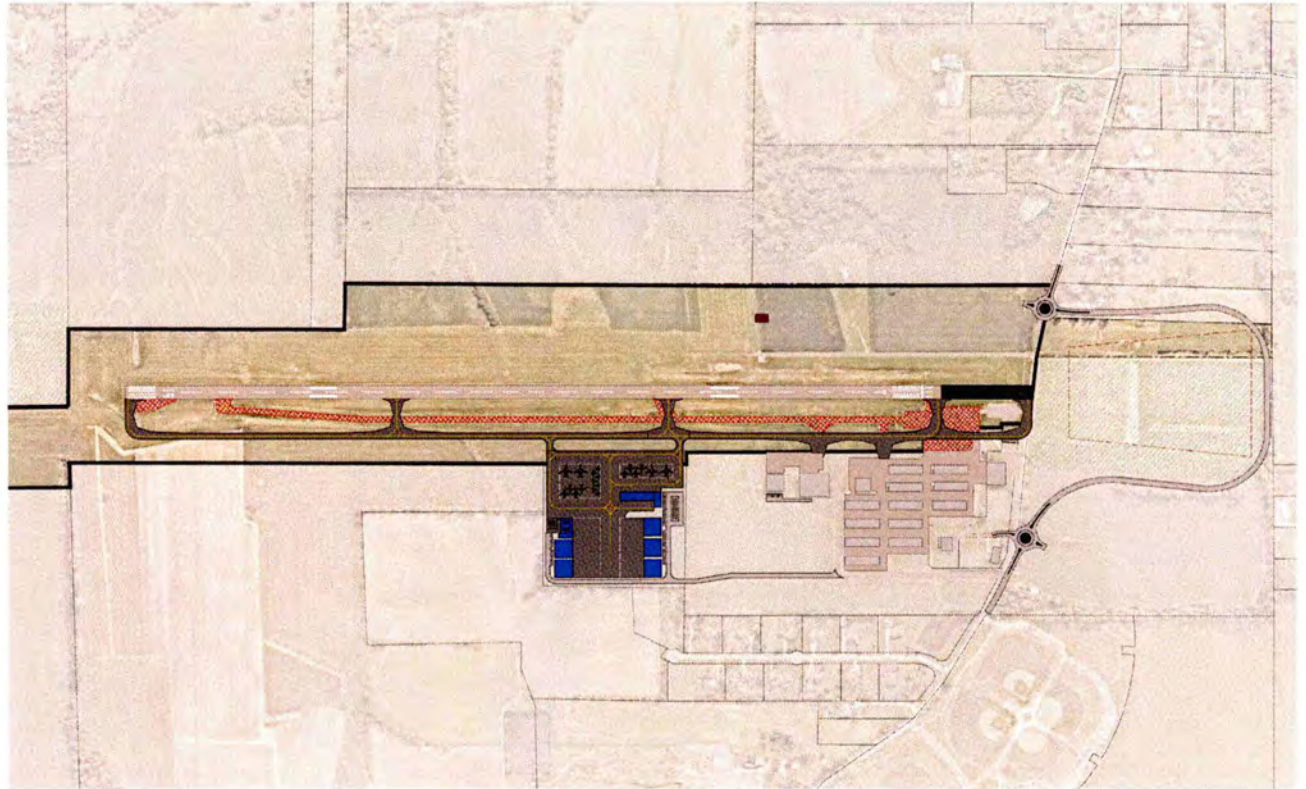
Refinements to Greentree Road Alignment



NOTE: Reduction of speed limit may be feasible with ODOT, roundabouts allows for speed limit to remain 55 MPH

Final Recommendation

- Speed limit remains 55MPH
- Improved safety at entrance to airport (east and west)
- Opportunity for 2nd entrance into and expansion of Sports Park





Warren County

Zoning Code Text Amendments

Prepared for the
Warren County Board of County Commissioners

Meeting Date: January 21st, 2025

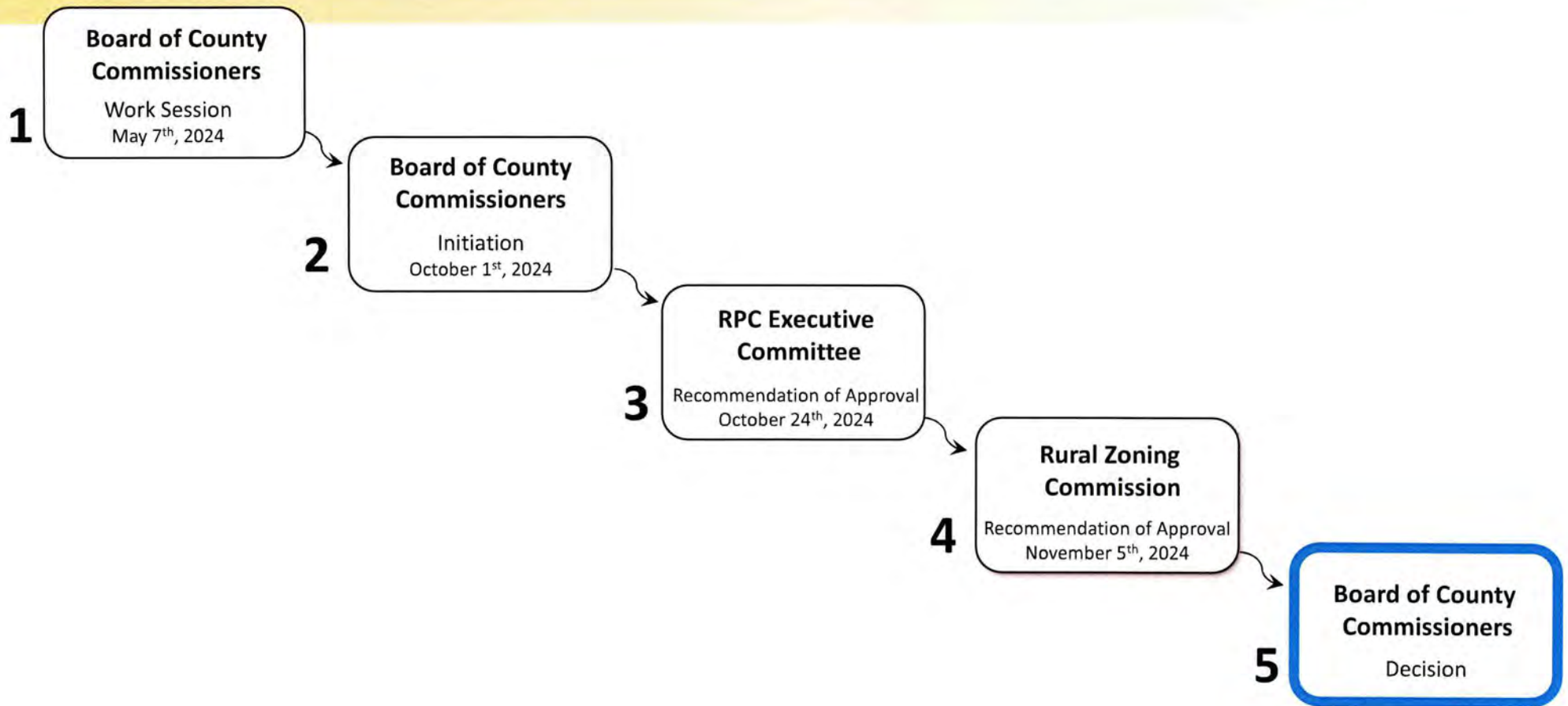
Introduction



Amendments to the Warren County Rural Zoning Code.

- **Drafted by Planning/Zoning staff.**
- **Reviewed by the Prosecutor's Office.**

Review Process



Summary of Proposed Amendments



The proposed amendments related to Solar Uses:

1. Adds regulations for Principal Solar Facility,
2. Defines components and elements of a Solar Facility, and
3. Includes Solar use in the Table of Uses (Section 2.205 Table of Uses by Zoning District) as new land uses.

Summary of Proposed Amendments



Other proposed text amendments:

1. **Restate the public notification process for various zoning applications.**
2. **Clarify the requirements for Lot Width and Minimum Lot Width,**
3. **Modify and clarify the multi-family/non-residential access requirements**
4. **Define/Re-define lot, street, and structure.**

SOLAR ENERGY SYSTEMS

Proposed Amendments

The proposed language for “Principal Solar Energy Production Facility” includes standards for:

- Lot size
- Lot coverage
- Underground Utilities
- Height
- Setback
- Screening and Buffering
- Driveway Materials
- Decommission or Removal
- Road Use Maintenance Agreement
- Emergency Response Comments
- Site Plan Review
- Surrounding Properties Owner’s Notification

Summary of Proposed Standards – Section 3.102.10 (B)

1. Located on a lot of **at least twelve (12) acres in size.**
2. Regulates lot coverage.
3. Requires underground utilities (utility, distribution, and transmission lines).
4. **Roof mounted: May be mounted to a principal or accessory building and shall not exceed 10 feet beyond the building height.**
5. Ground and pole mounted:
 - a) **Shall be no taller than 15 feet.**
 - b) **20% or less of onsite solar energy production.**
6. Building mounted/Other structure mounted/integrated: **No taller than the primary mounting structure**
7. Screen mechanical equipment (to include storage structures).

Summary of Proposed Standards – Section 3.102.10 (B)

8. Buildings and solar equipment screened from ground-level view.

9. Setbacks:

a) Non-Participating Parcel:

1) One-hundred and fifty (150) feet from lot lines.

2) Three-hundred (300) feet from any dwelling.

3) One-hundred and fifty (150) feet from the edge of any adjacent road right-of way.

b) Participating Parcel: Setbacks for all other buildings and structures comply with the applicable zoning setback standards

10. Decommission: removed from the property within six (6) months.

11. Road Use Maintenance Agreement is required

Notification Requirements: First class mail to property owners within 1,000 feet of the subject site

Proposed Standards – Definitions

1. Small Solar Facility
2. Solar Energy
3. Solar, Community
4. Solar Energy, Accessory
5. Solar Energy Equipment
6. Solar Energy System
7. Solar Photovoltaic (PV)
8. Solar, Ground/Pole Mounted Energy Systems
9. Solar, Building Mounted/Other structure mounted / Integrated Energy Systems
10. Solar, Participating Parcels
11. Solar, Principal Energy Production Facility
12. Solar, Roof Mounted Energy Systems

PUBLIC NOTIFICATION

Proposed Amendments (Article 1, Chapter 3, Zoning Enforcement)

Updates for the **public notification** sections for zoning applications:

- **Site Plan Review**
- **Zoning Amendments**
- **PUD**
- **Conditional Use**
- **Variance**

Article 1, Chapter 3, Sec. 1.303.3(C) Site Plan Review, Public Notification

The Zoning Inspector shall post a sign, ~~stating~~ advertising a ~~public hearing~~ the administrative hearing and where to get additional information, on the subject property. The sign shall be posted at least 10 calendar days prior to the administrative hearing.



MINIMUM LOT WIDTH

Proposed Amendments

Updates for the “**Residential Zones Development Standards Table**” to include **Minimum Lot Width** along with Minimum Lot Frontage and add definitions for “Lot Width” and “Maximum Lot Depth to Width Ratio” to the table’s notes.

Article 2, Ch. 3

Sec. 2.302.1

Residential Zones Development Standards Table

Development Standard			Residential Zoning Districts					
			RU	R-1A	R1	R1B	R2	R3
Density (Units per acre)			0.2	0.33	0.5	1.0	3	4
Minimum *Yard (feet)	Front		50	50	50	40	40	35
	Side		Total of 50 feet with a minimum side of 20 feet	Total of 50 feet with a minimum side of 20 feet	Total of 50 feet with a minimum side of 20 feet	15	15	10
	Rear		50	50	50	40	40	30
Maximum Height (feet)*			35	35	35	35	35	35
Minimum Lot Frontage and Lot Width (feet)	Standard	Lots ≤ 2 Acres	150	150	140	100	75	65
		Lots > 2 Acres	200	200	140	100	75	65
	Curved* Frontage	Frontage at road right-of-way	50	50	50	50	25	25
		Minimum Lot Width at minimum front building setback line	150	150	140	100	75	65
Minimum Lot Width*			The minimum continuous width and frontage shall be equal to the required lot width determined by applying the minimum maximum depth to width ratio. Unless otherwise provided in Section 3.103.2(c) (Panhandle Lots) Refer to Maximum Lot Depth to Width Ratio below					
Maximum Lot Depth to Width Ratio* (Applies to lots ≤ 5 acres. Irregularly shaped panhandle lots are exempt)	Lots ≤ 2 Acres		4:1		4:1			
	Lots > 2 Acres		5:1					
Minimum House Size (Sq. Ft. of living space per unit)			Single Family: 1,200			Single Family: 1,200 Two-Family or Multi-Family: 960		

Sec. 2.302.1 Residential Zones Development Standards Table

3. ~~*Minimum Lot Frontage and Width~~ **Curved Frontage**: Lots along a road curve with a centerline radius of less than or equal to three hundred (300) feet are permitted to have a continuous minimum frontage at the required road right-of-way or easement and the required width measured at the building setback line. Except as otherwise provided in Section 3.103.2(C) (Panhandle Lots).
4. ***Lot Width**: The Lot Width and Minimum Lot Width at minimum front building setback line is applicable to all standard and curved frontage lots and shall be regulated by whichever value is greater. The Lot Width is applied at the minimum front building setback line.
5. ***Maximum Lot Depth to Width Ratio**: Each new lot created that is less than five acres in size shall not have a depth of more than four times its width (lots less than or equal to 2 acres), and no more than five times its width (lots greater than 2 acres) within the RU and R-1A zoning districts. Each new lot created that is less than five acres shall not have a depth of more than four times its width within the R1, R1B, R2 and R3 zoning districts.

**MULTI-FAMILY OR NON-RESIDENTIAL ACCESS
AND DRIVEWAYS**

Proposed Amendments- Article 3, Ch. 3, Parking, Loading, And Circulation Standards

Updates the minimum setback distance for multi-family and non-residential driveways from residential and non-residential properties.

SEC 3.311 Design Requirements:

(B) Multi-Family or Non-Residential Access and Driveways:

1. There shall be adequate provision for ingress and egress to all parking areas as regulated by the Warren County Engineer's Office Access Management Regulations.
2. The width of a driveway (ingress/egress) for a multi-family or non-residential use, at the street right-of-way line, shall have a minimum width of twenty-four (24) feet and maximum width of thirty-six (36) feet (unless otherwise permitted or required by the Warren County Engineer's Office).
3. Shared ingress and egress is strongly encouraged whenever possible and may be required if deemed necessary by the Warren County Engineer's Office or ODOT as applicable.
4. All driveways [multi-family or non-residential] shall be located at least **five ten (5-10)** feet from side or rear property lines **for of** all residential properties and **ten five (10-5)** feet for all other land uses.

OTHER DEFINITIONS

Article 4, Chapter 1, Definitions

Street, Public: A public way roadway same in function as a road, but most often within dedicated ~~constructed within~~ the boundaries of an officially deeded and accepted public right- of-way or easement. Public roadways may be flanked by public utilities easements, sidewalks, and bikeways, and having curbs and gutters, rather than or side ditches for pavement drainage. (See Warren County Road and Thoroughfare Plan.)

Street, Private: Any road or street that is not publicly accepted, owned, and maintained. These streets and are used for access by the occupants of the development, their guests, and the general public fire, emergency, public service, and public utility vehicles.

Structure, Minor: Any small accessory structure or building such as birdhouses, tool houses, pet houses, play equipment, arbors, fire pits, outdoor cooking and grill islands, outdoor fireplaces, and walls and fences-, standalone generators, and electric vehicle charging units.

RECOMMENDATION

RPC Executive Committee: Recommendation of approval of the proposed zoning text amendments to RZC.

WC Rural Zoning Commission: Recommendation of approval of the proposed zoning text amendments to BOCC.

- *Define Key components involved in the decommissioning process.*



Warren County

Zoning Code Text Amendments

Prepared for the
Warren County Board of County Commissioners

Meeting Date: January 21st, 2025

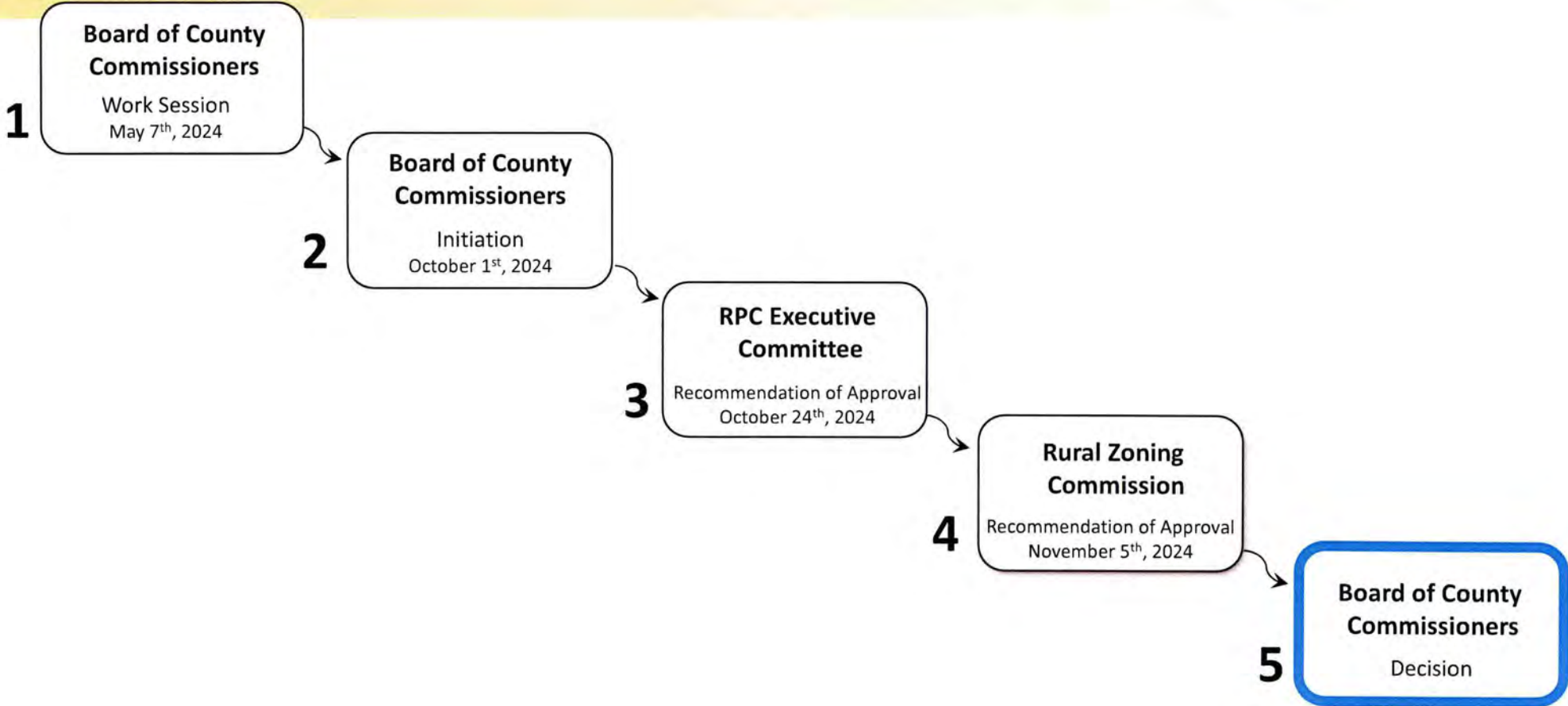
Introduction



Amendments to the Warren County Rural Zoning Code.

- **Drafted by Planning/Zoning staff.**
- **Reviewed by the Prosecutor's Office.**

Review Process



Summary



- Regulate Solar Facilities (<50 MW)**
- Public Notification Process**
- Minimum Lot Width**

Summary of Proposed Amendments



The proposed amendments related to Solar Uses:

1. Adds regulations for Principal Solar Facility,
2. Defines components and elements of a Solar Facility, and
3. Includes Solar use in the Table of Uses (Section 2.205 Table of Uses by Zoning District) as new land uses.

Summary of Proposed Amendments



Other proposed text amendments:

1. Restate the public notification process for various zoning applications.
2. Clarify the requirements for Lot Width and Minimum Lot Width,
3. Modify and clarify the multi-family/non-residential access requirements
4. Define/Re-define lot, street, and structure.

SOLAR ENERGY SYSTEMS

Proposed Amendments

- Update “**Table of Uses**” to add **Principle Solar Energy Production Facility** classifications under each zoning district
- Add regulations for “**Principal Solar Energy Production Facility**”
- Regulate both public and private utilities (<50 mw)
- Defines components and elements of a Solar Facility



ACCESSORY SOLAR ENERGY

Principal Solar Energy



Proposed Amendments

The proposed language for “Principal Solar Energy Production Facility” includes standards for:

- Lot size
- Lot coverage
- Underground Utilities
- Height
- Setback
- Screening and Buffering
- Driveway Materials
- Decommission or Removal
- Road Use Maintenance Agreement
- Emergency Response Comments
- Site Plan Review
- Surrounding Properties Owner’s Notification

Summary of Proposed Standards – Section 3.102.10 (B)

1. Located on a lot of **at least twelve (12) acres in size.**
2. Regulates lot coverage.
3. Requires underground utilities (utility, distribution, and transmission lines).
4. **Roof mounted: May be mounted to a principal or accessory building and shall not exceed 10 feet beyond the building height.**
5. Ground and pole mounted:
 - a) **Shall be no taller than 15 feet.**
 - b) **20% or less of onsite solar energy production.**
6. Building mounted/Other structure mounted/integrated: **No taller than the primary mounting structure**
7. Screen mechanical equipment (to include storage structures).

Summary of Proposed Standards – Section 3.102.10 (B)

8. Buildings and solar equipment screened from ground-level view.

9. Setbacks:

a) Non-Participating Parcel:

1) One-hundred and fifty (150) feet from lot lines.

2) Three-hundred (300) feet from any dwelling.

3) One-hundred and fifty (150) feet from the edge of any adjacent road right-of way.

b) Participating Parcel: Setbacks for all other buildings and structures comply with the applicable zoning setback standards

10. Decommission: removed from the property within six (6) months.

11. Road Use Maintenance Agreement is required

Notification Requirements: First class mail to property owners within 1,000 feet of the subject site

Proposed Standards – Definitions

1. Small Solar Facility
2. Solar Energy
3. Solar, Community
4. Solar Energy, Accessory
5. Solar Energy Equipment
6. Solar Energy System
7. Solar Photovoltaic (PV)
8. Solar, Ground/Pole Mounted Energy Systems
9. Solar, Building Mounted/Other structure mounted / Integrated Energy Systems
10. Solar, Participating Parcels
11. Solar, Principal Energy Production Facility
12. Solar, Roof Mounted Energy Systems



Ground/Pole Mounted Solar

Roof Mounted Solar

**Building mounted/Other
structure mounted /
Integrated Solar**

PUBLIC NOTIFICATION

Proposed Amendments (Article 1, Chapter 3, Zoning Enforcement)

Updates for the **public notification** sections for zoning applications:

- **Site Plan Review**
- **Zoning Amendments**
- **PUD**
- **Conditional Use**
- **Variance**

Article 1, Chapter 3, Sec. 1.303.3(C) Site Plan Review, Public Notification

The Zoning Inspector shall post a sign, ~~stating~~ advertising ~~a public hearing~~ the administrative hearing and where to get additional information, on the subject property. The sign shall be posted at least 10 calendar days prior to the administrative hearing.



MINIMUM LOT WIDTH

Proposed Amendments

Updates for the “**Residential Zones Development Standards Table**” to include **Minimum Lot Width** along with Minimum Lot Frontage and add definitions for “Lot Width” and “Maximum Lot Depth to Width Ratio” to the table’s notes.

Article 2, Ch. 3

Sec. 2.302.1

Residential Zones Development Standards Table

Development Standard			Residential Zoning Districts					
			RU	R-1A	R1	R1B	R2	R3
Density (Units per acre)			0.2	0.33	0.5	1.0	3	4
Minimum *Yard (feet)	Front		50	50	50	40	40	35
	Side		Total of 50 feet with a minimum side of 20 feet	Total of 50 feet with a minimum side of 20 feet	Total of 50 feet with a minimum side of 20 feet	15	15	10
	Rear		50	50	50	40	40	30
Maximum Height (feet)*			35	35	35	35	35	35
Minimum Lot Frontage and Lot Width (feet)	Standard	Lots ≤ 2 Acres	150	150	140	100	75	65
		Lots > 2 Acres	200	200	140	100	75	65
	Curved* Frontage	Frontage at road right-of-way	50	50	50	50	25	25
		Minimum Lot Width at minimum front building setback line	150	150	140	100	75	65
Minimum Lot Width*			The minimum continuous width and frontage shall be equal to the required lot width determined by applying the minimum-maximum depth to width ratio. Unless otherwise provided in Section 3.103.2(c) (Panhandle Lots) Refer to Maximum Lot Depth to Width Ratio below					
Maximum Lot Depth to Width Ratio* (Applies to lots ≤ 5 acres. Irregularly shaped panhandle lots are exempt)	Lots ≤ 2 Acres		4:1	4:1				
	Lots > 2 Acres		5:1					
Minimum House Size (Sq. Ft. of living space per unit)			Single Family: 1,200			Single Family: 1,200 Two-Family or Multi-Family: 960		

Sec. 2.302.1 Residential Zones Development Standards Table

3. ~~*Minimum Lot Frontage and Width~~ **Curved Frontage**: Lots along a road curve with a centerline radius of less than or equal to three hundred (300) feet are permitted to have a continuous minimum frontage at the required road right-of-way or easement and the required width measured at the building setback line. Except as otherwise provided in Section 3.103.2(C) (Panhandle Lots).
4. ***Lot Width**: The Lot Width and Minimum Lot Width at minimum front building setback line is applicable to all standard and curved frontage lots and shall be regulated by whichever value is greater. The Lot Width is applied at the minimum front building setback line.
5. ***Maximum Lot Depth to Width Ratio**: Each new lot created that is less than five acres in size shall not have a depth of more than four times its width (lots less than or equal to 2 acres), and no more than five times its width (lots greater than 2 acres) within the RU and R-1A zoning districts. Each new lot created that is less than five acres shall not have a depth of more than four times its width within the R1, R1B, R2 and R3 zoning districts.

**MULTI-FAMILY OR NON-RESIDENTIAL ACCESS
AND DRIVEWAYS**

Proposed Amendments- Article 3, Ch. 3, Parking, Loading, And Circulation Standards

Updates the minimum setback distance for multi-family and non-residential driveways from residential and non-residential properties.

SEC 3.311 Design Requirements:

(B) Multi-Family or Non-Residential Access and Driveways:

1. There shall be adequate provision for ingress and egress to all parking areas as regulated by the Warren County Engineer's Office Access Management Regulations.
2. The width of a driveway (ingress/egress) for a multi-family or non-residential use, at the street right-of-way line, shall have a minimum width of twenty-four (24) feet and maximum width of thirty-six (36) feet (unless otherwise permitted or required by the Warren County Engineer's Office).
3. Shared ingress and egress is strongly encouraged whenever possible and may be required if deemed necessary by the Warren County Engineer's Office or ODOT as applicable.
4. All driveways [multi-family or non-residential] shall be located at least **five ten (510)** feet from side or rear property lines **for of** all residential properties and **ten five (10 5)** feet for all other land uses.

OTHER DEFINITIONS

Article 4, Chapter 1, Definitions

Street, Public: A public ~~way roadway same in function as a road, but most often within dedicated~~ constructed within the boundaries of an officially deeded and accepted public right- of-way or easement. Public roadways may be flanked by public utilities easements, sidewalks, ~~and~~ bikeways, ~~and having~~ curbs and gutters, ~~rather than or~~ side ditches ~~for pavement drainage~~. (See [Warren County Road and Thoroughfare Plan](#).)

Street, Public: A public roadway constructed within the boundaries of an officially deeded and accepted public right- of-way or easement. Public roadways may be flanked by public utilities easements, sidewalks, bikeways, curbs and gutters, or side ditches. (See [Warren County Thoroughfare Plan](#).)

Article 4, Chapter 1, Definitions

Street, Private: Any road or street that is not publicly ~~accepted~~, owned, and maintained. These streets ~~and~~ are used for access by the occupants of the development, their guests, and ~~the general public~~ fire, emergency, public service, and public utility vehicles.

Street, Private: Any road or street that is not publicly accepted, owned, and maintained. These streets are used for access by the occupants of the development, their guests, and fire, emergency, public service, and public utility vehicles.

Article 4, Chapter 1, Definitions

Structure, Minor: Any small accessory structure or building such as birdhouses, tool houses, pet houses, play equipment, arbors, fire pits, outdoor cooking and grill islands, outdoor fireplaces, ~~and~~ walls and fences, standalone generators, and electric vehicle charging units.

Structure, Minor: Any small accessory structure or building such as birdhouses, tool houses, pet houses, play equipment, arbors, fire pits, outdoor cooking and grill islands, outdoor fireplaces, walls and fences, standalone generators, and electric vehicle charging units.

RECOMMENDATION

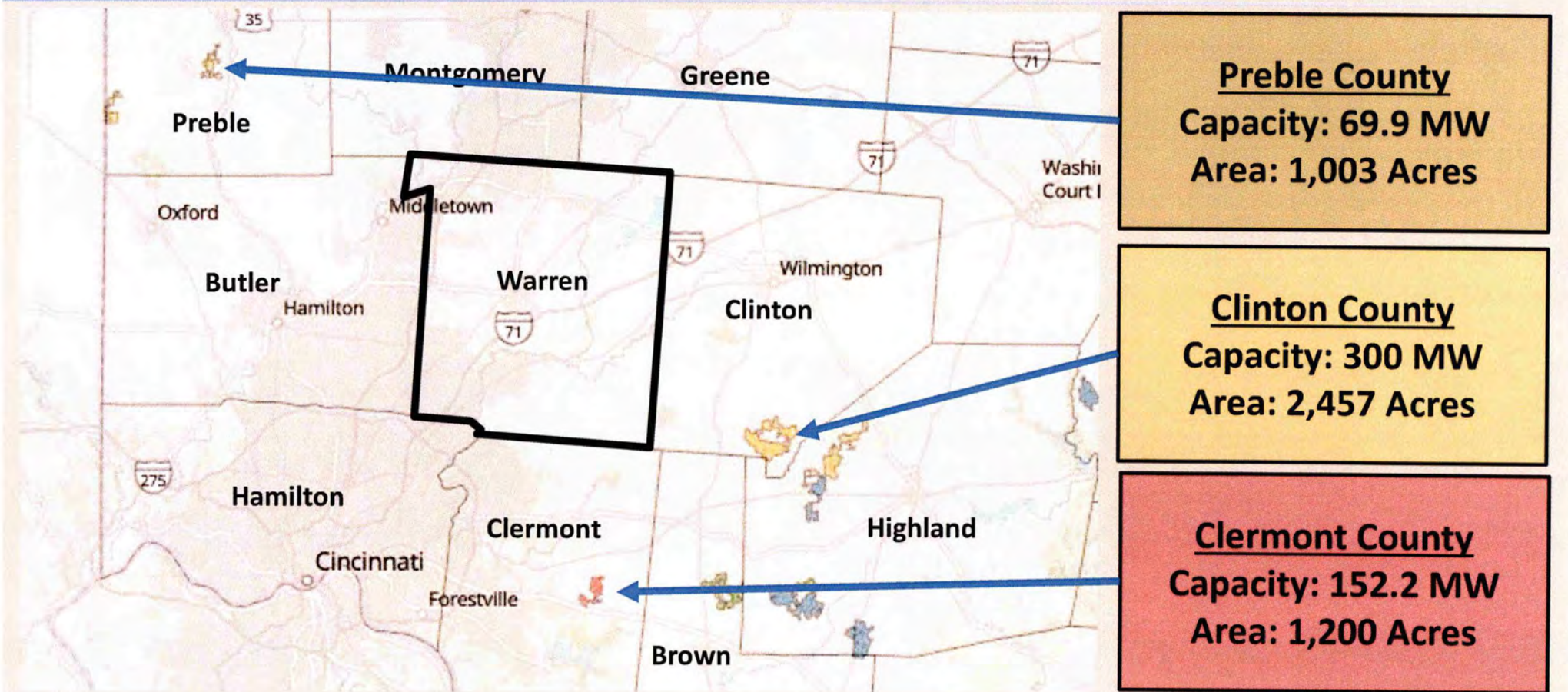
RPC Executive Committee: Recommendation of approval of the proposed zoning text amendments to RZC.

WC Rural Zoning Commission: Recommendation of approval of the proposed zoning text amendments to BOCC.

- *Define Key components involved in the decommissioning process.*

BACKUP SLIDES

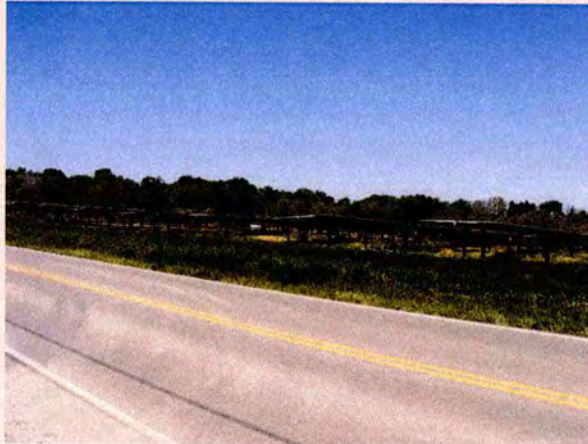
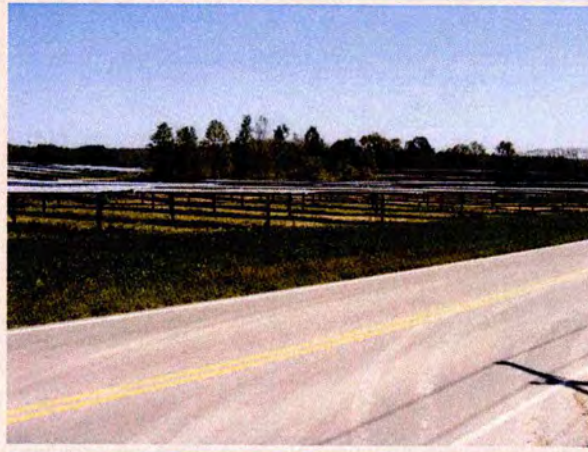
Surrounding Solar Developments (Over 50MW)



Existing Solar Farm Development

Cincinnati Zoo Solar Farm

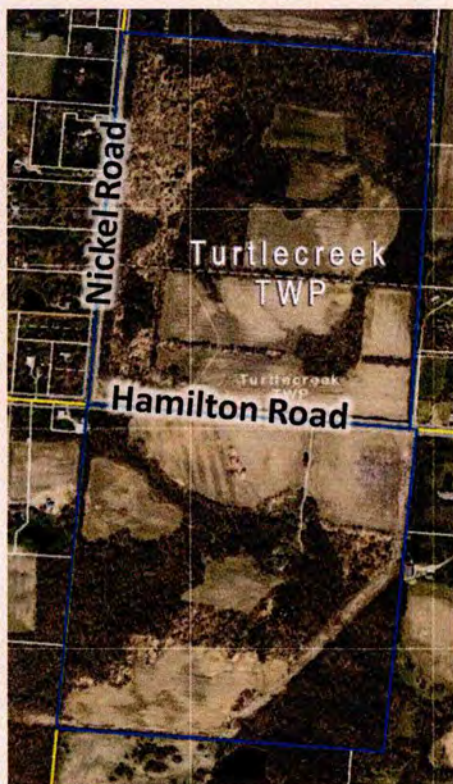
- Capacity: Approximately 19 MW
- Area: 233.56 Acres
- Approved as a Site Plan
- Zoned Public Recreation



Cincinnati Zoo Solar Farm



Before



After

Article 3, Chapter 1, Sec. 3.102 Accessory Uses, Buildings & Structure Standards

3.102.10 Solar Energy Equipment:

(A) Accessory Solar Energy:

- 1) Solar energy equipment shall meet setback and height requirements for the district.
- 2) Ground-mounted solar energy equipment shall be limited to a maximum height of fifteen (15) feet and shall be located in the rear yard or side yard and screened from the public right-of-way.
- 3) A ground-mounted solar energy system shall count toward the maximum number of accessory structures permitted on the property and shall require a zoning permit.
- 4) Non-functioning solar energy equipment shall be removed within three months of becoming nonfunctional.
- 5) The Solar Energy System shall be properly maintained to prevent both unsightly and unsafe conditions.

Article 3, Chapter 1, Sec. 3.102 Accessory Uses, Buildings & Structure Standards

(B) Principal Solar Energy Production Facility:

It is not the purpose of this regulation to regulate a major utility facility as defined by the Ohio Power Siting Board (50 MW or greater). No Principal Solar Energy Production Facility shall be located in a zoning district where such facilities are not explicitly listed as a permitted or conditionally permitted use.

All principal solar energy production facilities shall meet the following requirements:

- 1) The proposed principal solar energy production facility must be located on a lot of at least twelve (12) acres in size.
- 2) For purposes of determining lot coverage, the total surface area of all ground/pole mounted solar energy systems including cells, panels, and water collector devices shall be considered impervious and shall count toward the maximum percent of a lot to be occupied.
- 3) All on-site utility, distribution, and transmission lines, that are the responsibility of the principal solar energy production facility to maintain, shall be placed underground.

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

4) Roof mounted:

- a) May be mounted to a principal or accessory building.
- b) Shall not exceed 10 feet above roof height.

5) Ground/Pole mounted:

- a) Shall be no taller than fifteen (15) feet.
- b) Limited within commercial and industrial zoning districts to 20% or less of the energy produced onsite.

6) Building mounted/Other structure mounted/integrated:

- a) Shall be no taller than the primary mounting structure, with the exception of parking lot solar canopies. A parking lot solar canopy shall be no taller than 35 feet.

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

- 7) Solar energy systems shall be designed and located in order to prevent reflective glare towards any inhabited building on adjacent properties as well as adjacent street right-of-way. Applicants must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT), or an equivalent report, for neighboring lots and right-of-way.
- 8) The proposed principal solar energy production facility must comply with any applicable airport zoning overlay and height restrictions, and the ability to comply with the FAA regulations pertaining to hazards to air navigation must be demonstrated.
- 9) All mechanical equipment of solar energy systems including any structure for batteries or storage cells, shall be completely enclosed by a minimum seven (7) foot high fence with a self-locking gate, and provide screening in accordance with the Warren County Rural Zoning Code.

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

- 10) Screening shall be established in accordance with the provisions of the Warren County Rural Zoning Code, be maintained in good condition, and free of all advertising or other signs. In addition to any other screening requirements of the Warren County Rural Zoning Code, the following standards shall apply:
- (a) Any buildings and solar energy equipment shall be screened from ground-level view from any adjacent road right-of-way, any adjacent lot with a residential use, and any residential zoning district.
 - (b) Screening shall consist of vegetation, mounding, natural landforms, or any combination thereof. Screening may be supplemented by fencing or walls, but shall not be the primary method. Fencing shall incorporate gaps or spaces of at least six (6) inches by six (6) inches to allow passage of small mammals.
 - (c) Screening shall be a minimum of six (6) feet in height.
 - (d) Mounding shall be seeded and planted with trees. The base of the mound shall not be graded at an angle greater than forty-five degrees (45°).
 - (e) Screening shall be clustered around groups of solar energy equipment and buildings and not the entirety of the lot to allow for “wildlife corridors” where wildlife can traverse the lot.

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

11) Buffering shall be established in accordance with the provisions of the Warren County Rural Zoning Code. In addition to any other buffering requirements of the Warren County Rural Zoning Code, the following standards shall apply:

- (a) A one-hundred and twenty (120) foot setback along stream boundaries (including ephemeral and intermittent streams).
- (b) A one-hundred and twenty (120) foot setback from Category 1 and 2 wetland boundaries.
- (c) A three-hundred (300) foot setback from Category 3 wetland boundaries.

(Note: a, b, and c above are all subject to an environmental assessment by Warren County Soil and Water.)

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

12) Setback requirements for solar energy equipment not housed in a building, shall be:

a) Non-Participating Parcels:

1. One-hundred and fifty (150) feet from lot lines.
2. Three-hundred (300) feet from any dwelling.
3. One-hundred and fifty (150) feet from the edge of any adjacent road right-of way.

b) Participating Parcel: Setbacks for all other buildings and structures comply with the applicable zoning setback standards

13) Ingress and egress driveways, interior access/maintenance roads, and any off-street parking and circulation routes shall be constructed with a durable and dust-free surface.

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

- 14) New access drives within the Principal Solar Energy Production Facility shall be designed to minimize the extent of soil disturbance, water runoff, and soil compaction on the premises. The use of geotextile fabrics and gravel placed on the surface of the existing soil for temporary roadways during construction is permitted, provided that the geotextile fabrics and gravel are removed once the Principal Solar Energy Production Facility is in operation.
- 15) Areas that are undeveloped, areas not required for regular maintenance, and other spaces not devoted to the active use of the lot (such as in between rows of ground mounted solar panels) shall be landscaped with vegetation in such a manner as to prevent soil erosion by wind or rain or the spreading of invasive species and noxious weeds. Plantings shall follow the standards set forth in the Ohio Department of Natural Resources (ODNR) Guidance for Proposed Solar Energy Facilities in Ohio.
- 16) Solar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within six (6) months from the date they are no longer producing electricity, become damaged, discontinued or broken. Any earth disturbance as a result of the removal of the ground mounted solar energy system shall be graded and reseeded within thirty (30) days of removal.

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

- 17) A Road Use Maintenance Agreement: The property owner shall provide for the adequate maintenance and protection of Township and County maintained, protected, or managed infrastructure (including, but not limited to roadways, rights-of-way, and easements) to be used in connection with the Principle Solar Energy Production Facility as detailed further in a road use and maintenance agreement (“RUMA”) with the Township or County. Any damaged public roads, culverts, and bridges shall be repaired promptly to their previous or better condition by the property owner or their designee under the guidance of the appropriate regulatory authority.
- 18) The property owner shall provide sufficient evidence that the property can be adequately served by the appropriate safety services, for example, a letter from the applicable fire department verifying that emergency response personnel and vehicles can safely reach and service the property, including the area where the Principle Solar Energy Production Facility is located.
- 19) Supporting application materials for a Principal Solar Energy Production Facility shall include a detailed site plan and all applicable requirements found in Section 1.303 of the Warren County Rural Zoning Code. The site plan should show all zoning districts and overlay districts. The following shall also be submitted at the time of the application and shall include:

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

- a) A detailed site plan for both existing and proposed conditions must be submitted, showing location of all solar arrays, other structures, property lines, rights-of-way, service roads, floodplains, wetlands and other protected natural resources, topography, electric equipment, and all other characteristics requested by Zoning Inspector.
- b) Height of the proposed solar energy system(s) at maximum tilt.
- c) Proof of notice to the electric utility, Soil and Water Conservation District (for drainage impact purposes), and the Warren County Combined Health District (for on-site sewage treatment impacts) regarding the proposal.
- d) Letters from the County Engineer, Township, and State Department of Transportation regarding the status of any Road User Maintenance Agreement and/or bonding.
- e) A drainage plan, including any methods of stormwater management, and existence of any subsurface drainage systems. The County Engineer's Office, Soil and Water Conservation District, and if applicable, the Farm Service Agency shall be contacted to confirm the existence, or potential existence, and location of any subsurface drainage systems.

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

- f) Proof of notice and/or compliance with County-level stormwater and sediment control regulations.
- g) A narrative of expected and potential impacts to ecological, cultural, archeological, and agricultural resources and impacts to neighboring land uses.
- h) A landscaping plan.
- i) A screening and buffering plan, including any wildlife corridors.
- j) A narrative addressing the expected lifespan of the facility, expected regular maintenance activities, and an end-of-life decommissioning plan.
- k) A list of all adjacent property owners, their parcel numbers, and addresses.

Notification Requirements: Within 14 days of filing an application with the Building and Zoning Department, mail a notice via first class mail to property owners within 1,000 feet of the subject site explaining the request and identifying the subject property.

DEFINITIONS

Article 4, Chapter 1, Definitions

Small Solar Facility: Pursuant to ORC 303.213 (A) (2), “Small Solar Facility” means solar panels and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than 50 MW.

Solar Energy: means radiant energy (direct, diffused, or reflected) received from the sun that can be collected and converted into thermal or electrical energy.

Solar, Community: Also known as shared solar, or solar gardens, is an energy model that allows customers to buy or lease part of a larger off-site shared solar photovoltaic (PV) system. For the purposes of the Warren County Rural Zoning Code, “Community Solar” is a “Principal Solar Energy Production Facility”.

Article 4, Chapter 1, Definitions

Solar Energy, Accessory: A solar collection system consisting of one or more roof mounted, ground/pole mounted, and/or building mounted/other structure mounted solar collector devices and solar related equipment and is intended to primarily reduce on-site consumption of utility power. A system is considered an accessory solar energy system only if it produces 120% or less of the onsite usage of electrical or thermal power. When a property upon which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company.

Solar Energy Equipment: Items for the purpose of generation, transmission, and storage of electricity, including but not limited to a solar photovoltaic cell, solar panels, lines, pumps, inverter(s), batteries, mounting brackets, racking, framing and/or foundation used for or intended to be used for the collection of solar energy.

Article 4, Chapter 1, Definitions

Solar Energy, Accessory: A solar collection system consisting of one or more roof mounted, ground/pole mounted, and/or building mounted/other structure mounted solar collector devices and solar related equipment and is intended to primarily reduce on-site consumption of utility power. A system is considered an accessory solar energy system only if it produces 120% or less of the onsite usage of electrical or thermal power. When a property upon which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company..

Solar Energy Equipment: Items for the purpose of generation, transmission, and storage of electricity, including but not limited to a solar photovoltaic cell, solar panels, lines, pumps, inverter(s), batteries, mounting brackets, racking, framing and/or foundation used for or intended to be used for the collection of solar energy.

Article 4, Chapter 1, Definitions

Solar Energy System: means a system and associated facilities that collect Solar Energy, which may include, but is not limited to, a Roof/Building Mounted, Ground/Pole Mounted, or Other structure mounted / Integrated Energy System.

Solar Photovoltaic (PV): The technology that uses a semiconductor to convert light directly into electricity.

Solar, Ground/Pole Mounted Energy Systems: means a solar energy system that mounts a solar panel or panels and facilities on or above the ground.

Solar, Building Mounted/Other structure mounted/Integrated Energy Systems: means a solar energy system that is mounted to a structure in any way previously not defined or incorporated into or replaces standard building materials and does not have mounting equipment. For example, these systems may include materials that replace traditional roofing, shingle, or siding materials, awnings, canopies, skylights, or windows. This use includes parking lot solar canopies.

Article 4, Chapter 1, Definitions

Solar, Participating Parcels: A parcel of land that participates by ownership, lease or easement agreement or by contractual agreement, with a person or entity conducting a Solar Energy System project.

Solar, Principal Energy Production Facility: An area of land or other area used for a solar collection system mainly used to capture solar energy and convert it to electrical energy. These production facilities primarily produce electricity to be used off-site. Principal solar energy production facilities consist of one or more roof mounted, ground/pole mounted, and/or building mounted/other structure mounted/integrated solar collector devices, solar related equipment, and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities. Examples include “Small Solar Facility” and “Community Solar Facility” as defined by statute or herein.

Solar, Roof Mounted Energy Systems: means a solar energy system that is mounted to a structure or building’s roof on racks.

Article 3, Chapter 1, Sec. 3.102 Accessory Uses, Buildings & Structure Standards

3.102.12 Micro-Wind ~~Energy Conservation System (WECS)~~ Turbine: A micro-~~WECS~~ wind turbine is permitted as an accessory use structure in accordance with the following requirements:

- (A) Micro-~~WECS~~ wind turbine that are attached to a roof or structure are permitted provided that the measurement from the average grade to the tip of the blade of the system does not exceed the maximum height of buildings permitted in the applicable zoning district.
- (B) No more than two (2) wind turbines shall be permitted per lot
- (C) The height and location of a micro-~~WECS~~ wind turbine shall be such that, if the system were to collapse, it would fall within the boundaries of the subject lot.

Article 3, Chapter 2, Use Specific Standards and Requirements

SEC. 3.209

OTHER SPECIAL USES, STANDARDS, AND REQUIREMENTS: Permitted uses within this sub-section shall comply with the performance standards of this code.

3.209.7

Wind Energy Conversion Systems: Small wind ~~energy conversion~~ systems are wind turbines that are designed to generate less than five (5) megawatts. They are permitted as an accessory use pursuant to the standards of this Section. WECS-Large-Wind Farms are wind energy conversion systems that are designed to generate five (5) megawatts or greater.

(A)

Small Wind ~~Energy Conversion~~ Systems: Small wind ~~energy conversion~~ systems shall conform to the following standards:

- (1) **Maximum Height:** One hundred twenty (120) feet to the top of the rotor blade at its highest point.
- (2) **Minimum Height of Exposed Rotors:** Thirty (30) feet.
- (3) **Minimum Setbacks:** Equal to the height of the top of the rotor blade measured from all:
 - (a) Property lines; and
 - (b) Overhead utility lines (except those connecting to the principal building).

Article 1, Chapter 3, Sec. 1.304.3 Zoning Amendments, Public Notification

Except for text and map amendments, effecting more than ten (10) parcels, the following notifications shall be required:

- (A) The Zoning Inspector shall post a sign **advertising the public hearing and where to get additional information**, on the subject property ~~of the application, stating the public process, the public hearing time, location, and date~~. The sign shall be posted at least 10 calendar days prior to the public hearing.
- (B) Written notice of the hearing shall be mailed by the Approving Authority, by first class mail, at least ten days before the date of the public hearing to all owners of property within five hundred (500) feet from the parcel lines of each property that is the subject of the public hearing, to the addresses of the owners appearing on the County Auditor's current tax list. The failure of delivery of the written notice SHALL NOT delay or postpone any such public hearing and shall not invalidate any action taken at such public hearing.
- (C) The Commission shall advertise the public notice in a newspaper of general circulation, at least 10 calendar days prior to the public hearing.

Article 1, Chapter 3, Sec. 1.305.5 PUD, Public Notification

(A) Public Notification PUD Stage 1:

- (1) The Zoning Inspector shall post a sign ~~stating the~~ advertising the public ~~process~~ hearing and where to get additional information. , on the subject property. The sign shall be posted at least 10 calendar days prior to the public hearing.
- (2) Written notice of the hearing shall be mailed by the Approving Authority, by first class mail, at least ten days before the date of the public hearing to all owners of property within five hundred (500) feet from the parcel lines of each property that is the subject of the public hearing, to the addresses of the owners appearing on the County Auditor's current tax list. The failure of delivery of the written notice SHALL NOT delay or postpone any such public hearing and shall not invalidate any action taken at such public hearing.
- (3) The Commission shall advertise the public notice in a newspaper of general circulation, at least 10 calendar days prior to the public hearing.

Article 1, Chapter 3, Sec. 1.305.5 PUD, Public Notification

(B) Public Notification PUD Stage 2:

- (1) The Zoning Inspector shall post a sign advertising the administrative hearing and where to get additional information, on the subject property. The sign shall be posted at least 10 calendar days prior to the administrative hearing.
- (2) Written notice of the hearing shall be mailed by the Approving Authority, by first class mail, at least ten days before the date of the administrative hearing to all owners of property within five hundred (500) feet from the parcel lines of each property that is the subject of the administrative hearing, to the addresses of the owners appearing on the County Auditor's current tax list. The failure of delivery of the written notice SHALL NOT delay or postpone any such public hearing and shall not invalidate any action taken at such administrative hearing.
- (3) The Commission shall advertise the public notice in a newspaper of general circulation, at least 10 calendar days prior to the public hearing.

Article 1, Chapter 3, Sec. 1.305.8 Modification to an Approved PUD, Public Notification

Minor Modification: A modification of an approved PUD Stage 3 plan which does not deviate by more than ten percent (10%) from approved building setback requirements may be approved by the Zoning Inspector. A modification which exceeds this standard but otherwise substantially conforms to the approved PUD plan may be approved by the Zoning Inspector, subject to notice and the procedures of this Section. A proposed modification of the approved PUD Stage 3 Plan that is determined minor by the Zoning Inspector, per Section 1.305.8(D), is permissible for Zoning Inspector approval after completing the following procedures:

- 1) Notice of intent to permit such modification is provided to the Township Trustees and applicable review agencies.
- 2) Publication of notice in a newspaper of general circulation available to the affected community. ~~and a sign posted on-site.~~
- 3) A sign posted on the subject property for at least 10 calendar days.
- 4) After public notice, no written disagreement **specifically related to the requested modification** has been received **by the zoning inspector** within two weeks (14 days) **after the publication**. Additional time may be required for comments from the applicable review agencies.
- 5) If written disagreement is expressed, the modification requires BOCC approval processed as a PUD Stage 2 amendment.

Article 1, Chapter 3, Sec. 1.306.6 Conditional Use, Public Notification

The Zoning Inspector shall post a sign ~~stating the public process~~ advertising the administrative hearing and where to get additional information, on the subject property. The sign shall be posted at least 10 calendar days prior to the administrative hearing.

Written notice of the hearing shall be mailed by the Approving Authority, by first class mail, at least ten days before the date of the hearing to all owners of property within five hundred (500) feet from the parcel lines of each property that is subject of the hearing, to the addresses of the owners appearing on the County Auditor's current tax list. The failure of delivery of the written notice SHALL NOT delay or postpone any such hearing and shall not invalidate any action taken at such hearing.

Article 1, Chapter 3, Sec. 1.307.7 Variance, Public Notification

The Zoning Inspector shall post a sign ~~stating the public process~~ advertising the administrative hearing and where to get additional information, on the subject property. The sign shall be posted at least 10 calendar days prior to the administrative hearing.

Written notice of the hearing shall be mailed by the Approving Authority, by first class mail, at least ten days before the date of the hearing to all owners of property within five hundred (500) feet from the parcel lines of each property that is subject of the hearing, to the addresses of the owners appearing on the County Auditor's current tax list. The failure of delivery of the written notice SHALL NOT delay or postpone any such hearing and shall not invalidate any action taken at such hearing.

DEFINITIONS

Article 4, Chapter 1, Definitions

Lot Depth: ~~The average distance between the street right-of-way line and the rear lot line or point, measured perpendicular or radial to the street right-of-way line. In the case of panhandle lots such distance shall be measured from the front property line.~~ The mean horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

Lot Width: The distance between the side lot lines, that is a function of the lots Maximum Lot Depth to Width Ratio. ~~measured at the minimum front building setback line.~~

Maximum Lot Depth to Width Ratio: The length of a lot that does not exceed the lot width as established within a defined ratio.

Minimum Lot Size: The smallest allowable portion of a parcel determined to be usable for the proposed construction of facilities, according to applicable development standards. The size of the lot shall be computed exclusive of any portion of the right-of-way of any public or private street or easement of access; approved stormwater drainage retention or detention ponds; and utility easements beyond the public utility easement.

Minimum Lot Width: The distance between the side lot lines, measured at the minimum front building setback line.



Union Village Revised PUD Stage II Turtlecreek Township

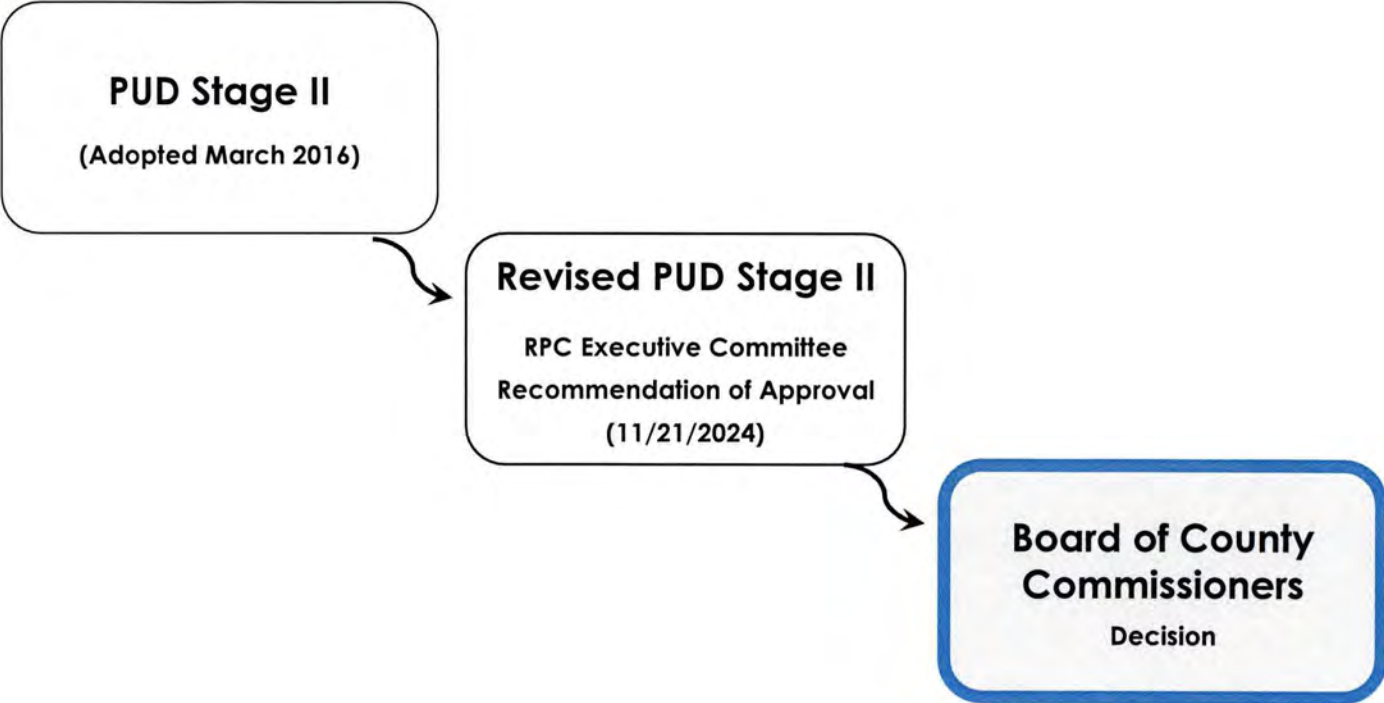
Board of County Commissioners

January 21st, 2025

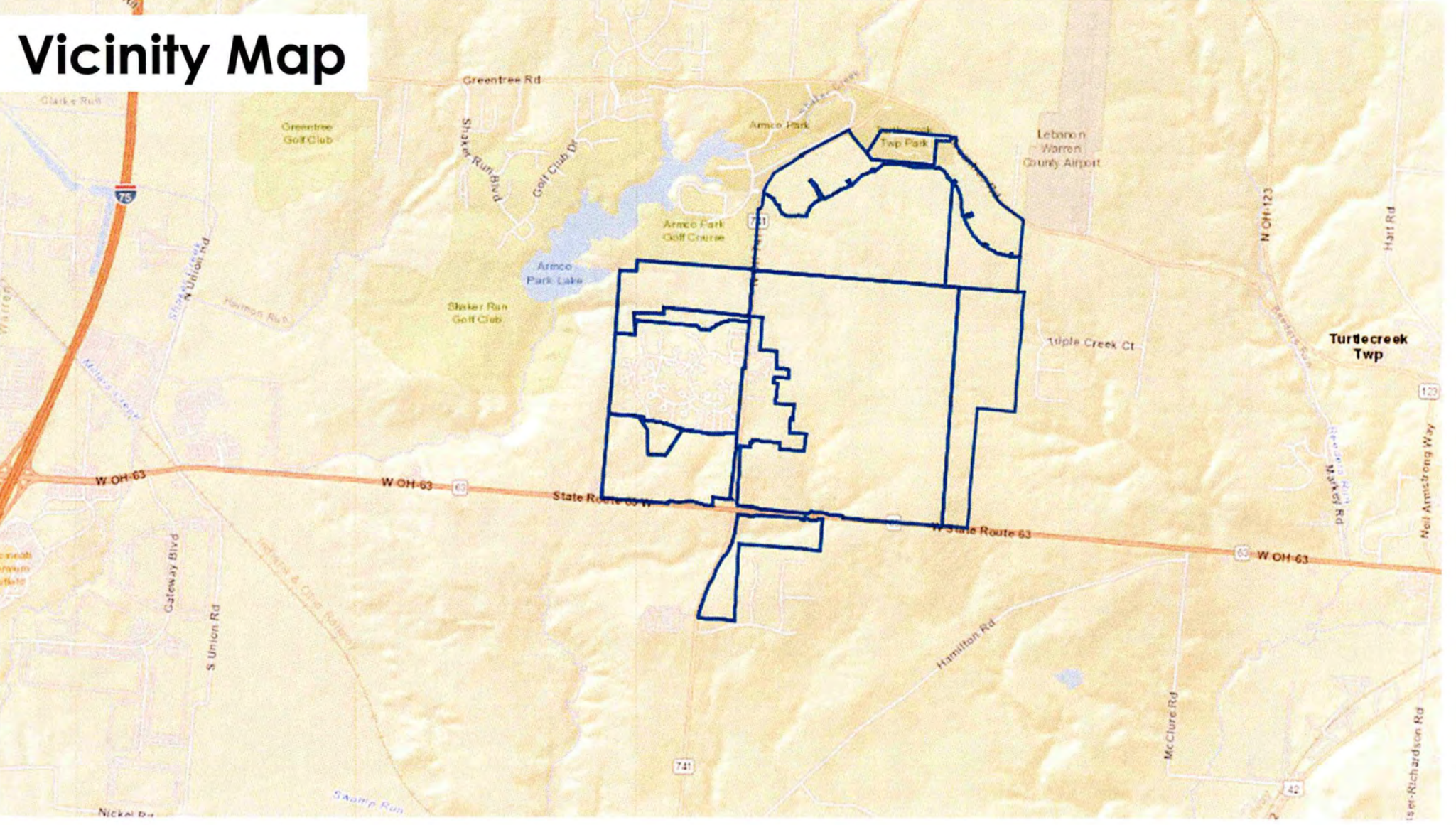
GENERAL INFORMATION

Applicant	Matt Obringer
Property Owner	Otterbein Homes & Union Village Development Co.
Township	Turtlecreek
Site Address	SR 741 & SR 63
Proposed Area	≈170 acres
Current Zoning	PUD (Planned Unit Development)

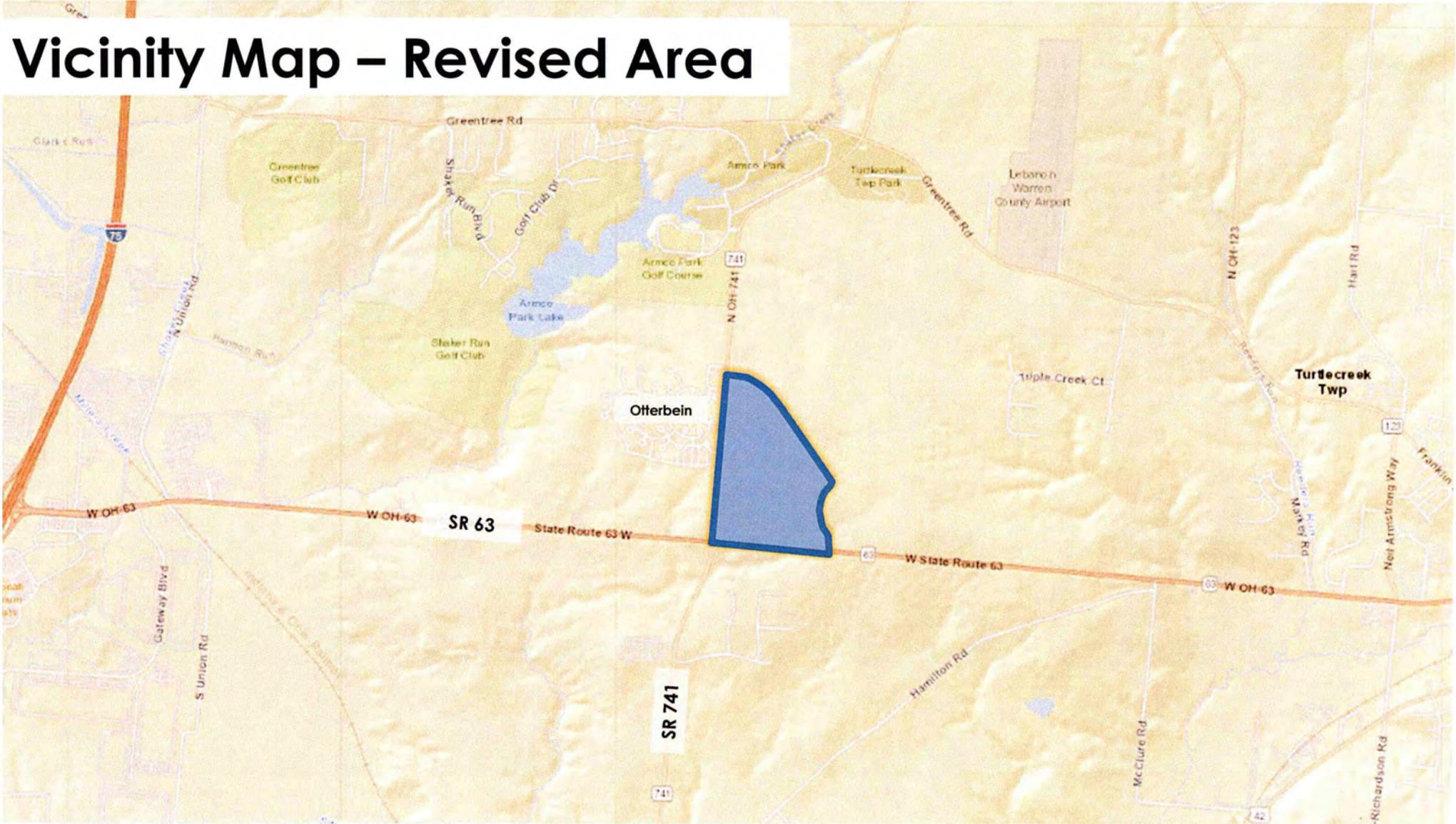
Revised PUD Stage II Process



Vicinity Map



Vicinity Map – Revised Area

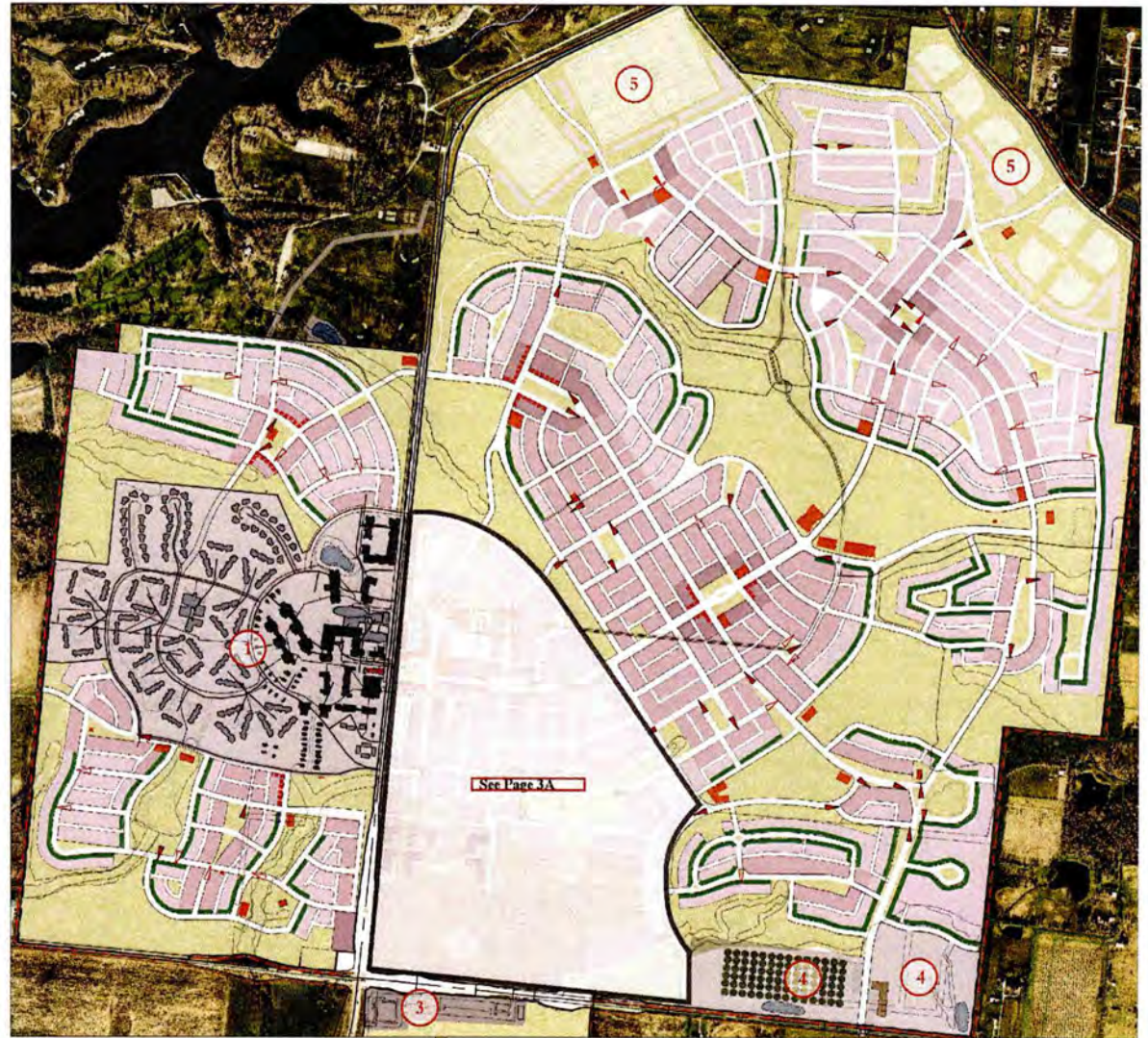


Site Aerial



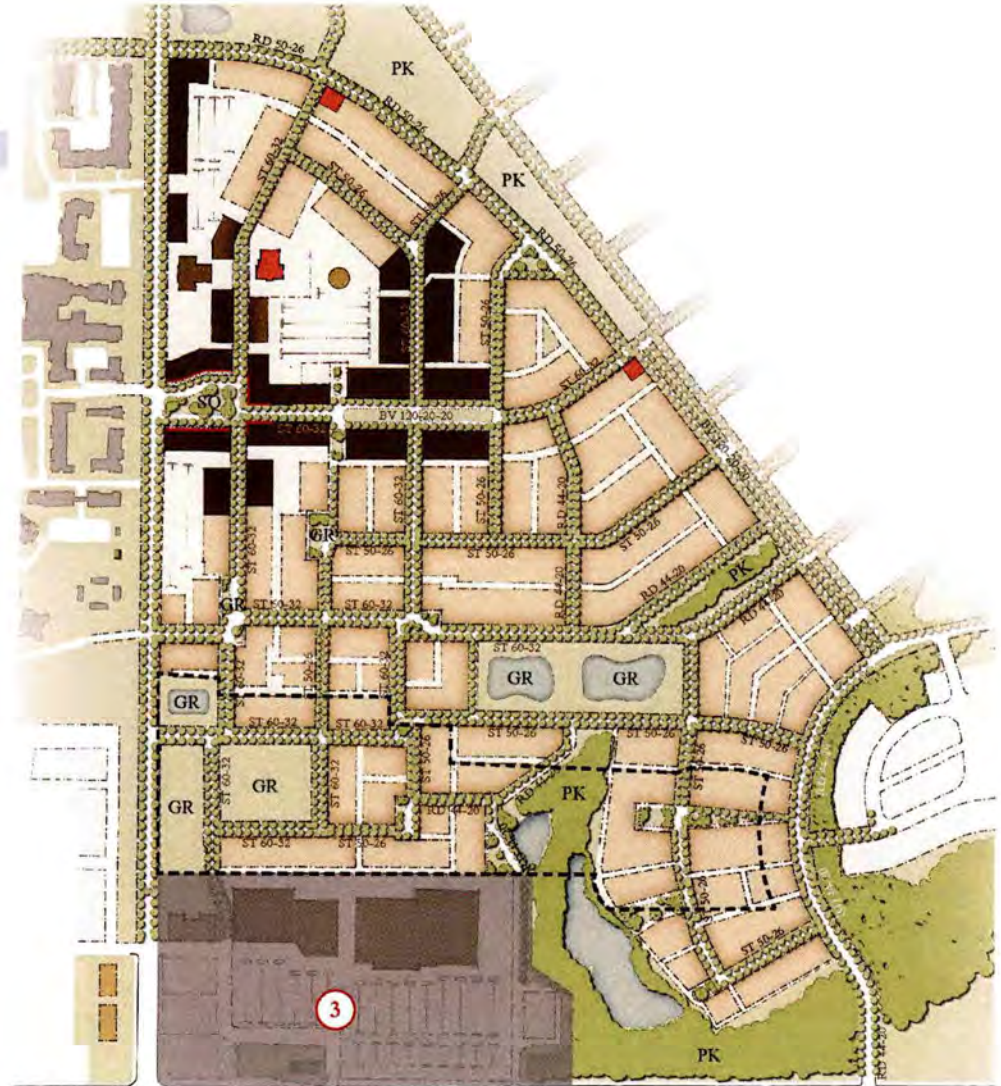
Revised PUD Stage II

- **Modifications to the northeast corner of the SR 741 & SR 63 intersection**
- New page, Page 3A, added to the approved PUD Stage 2 Plan
- References to the new page (3A) provided on pages 3, 5, and 17



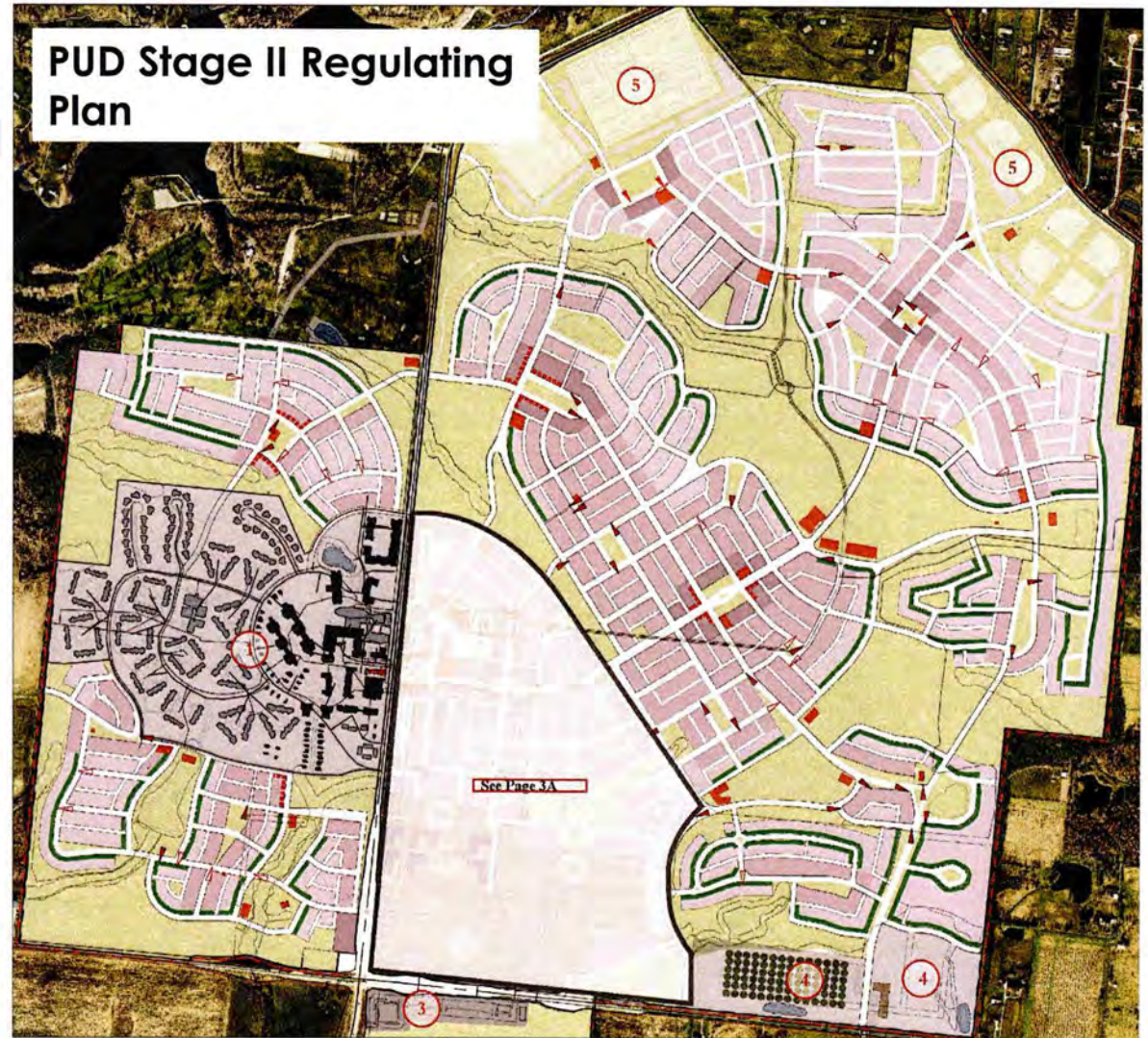
Revised PUD Stage II

- Modifications to the northeast corner of the SR 741 & SR 63 intersection
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Revised PUD Stage II

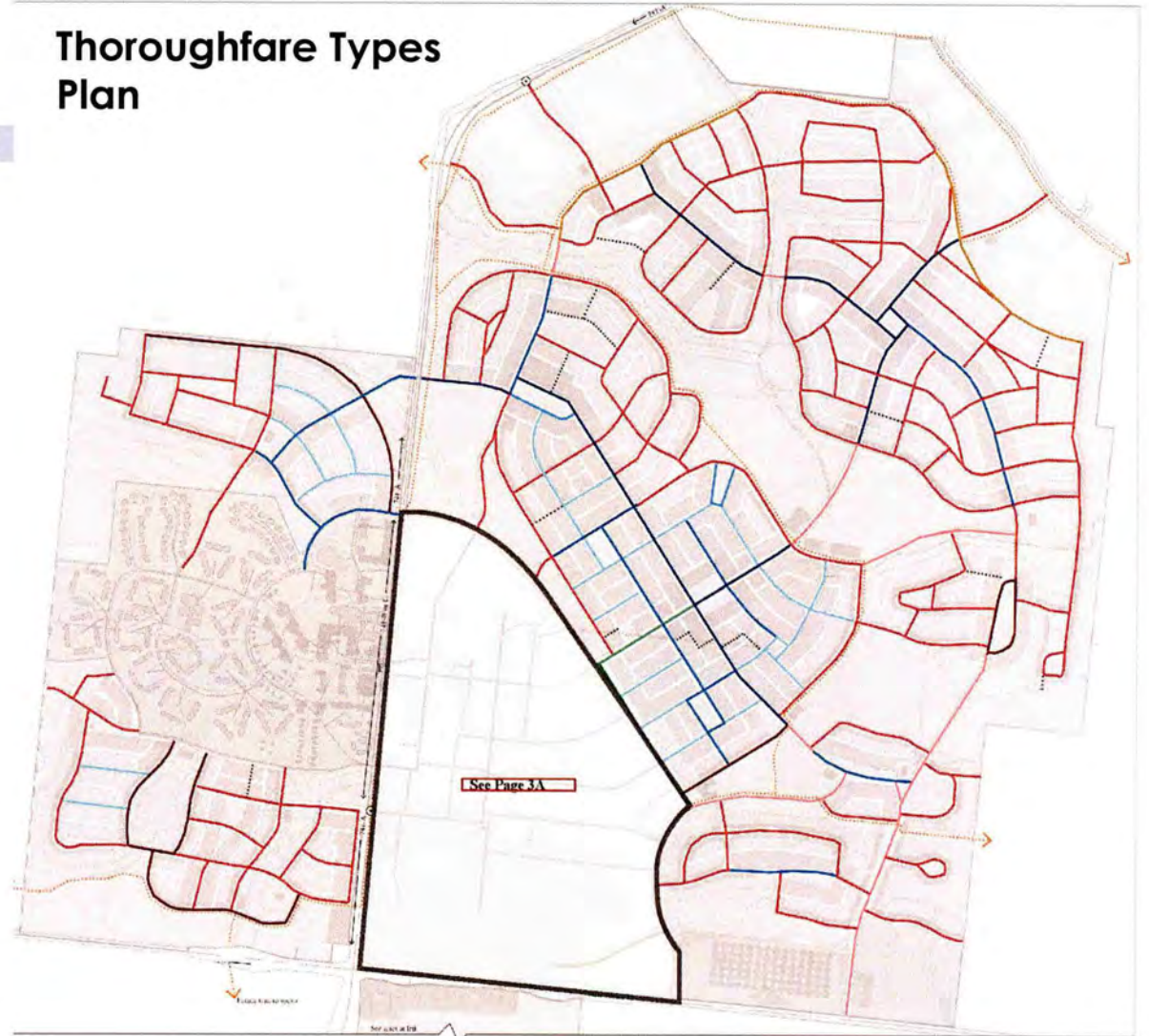
- Modifications to the southwest corner of the Union Village PUD
- New page, Page 3A, added to the approved PUD Stage 2 Plan
- **References to the new page (3A) provided on pages 3, 5, and 17**



Revised PUD Stage II

- Modifications to the southwest corner of the Union Village PUD
- New page, Page 3A, added to the approved PUD Stage 2 Plan
- **References to the new page (3A) provided on pages 3, 5, and 17**

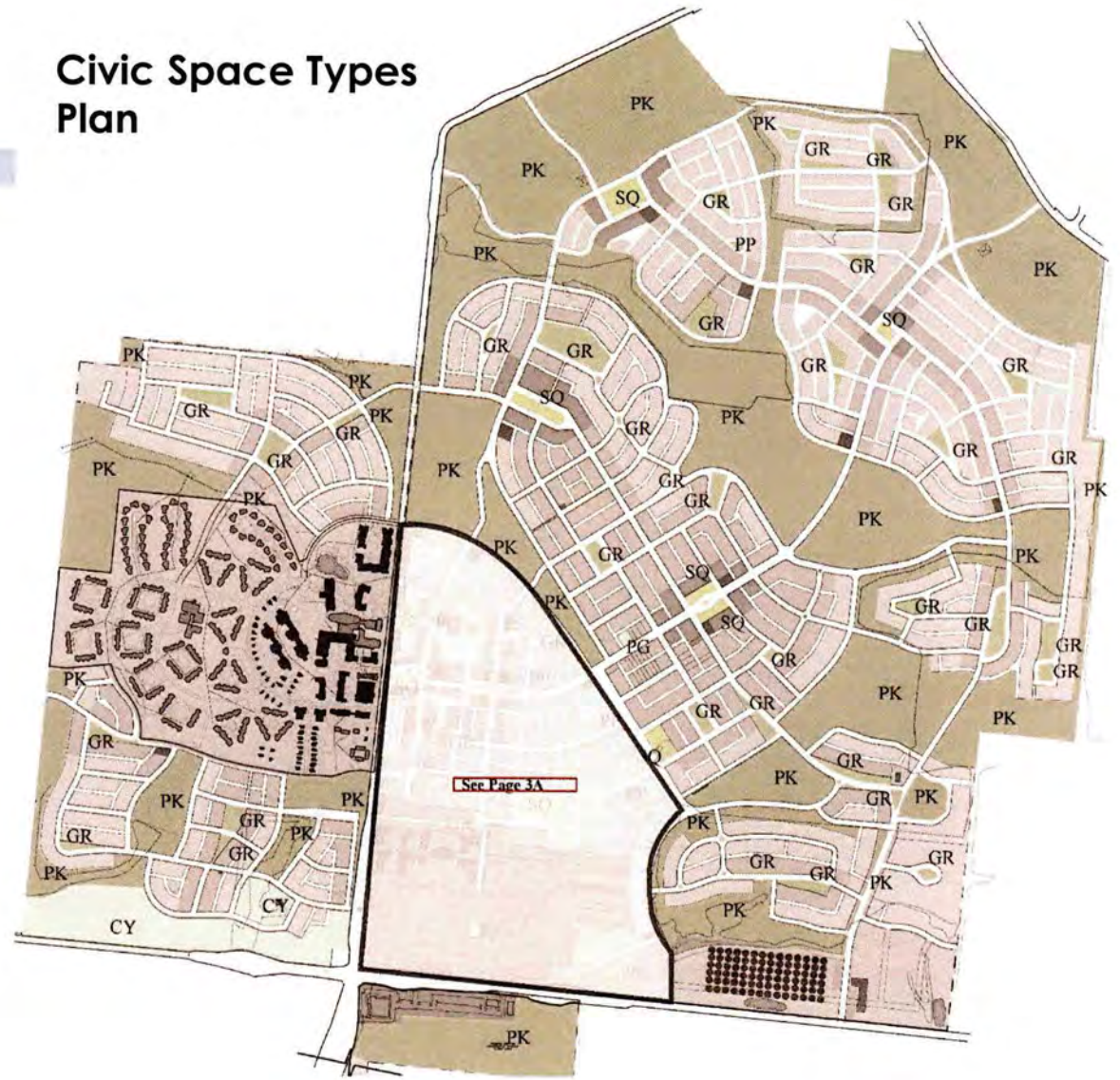
Thoroughfare Types Plan



Revised PUD Stage II

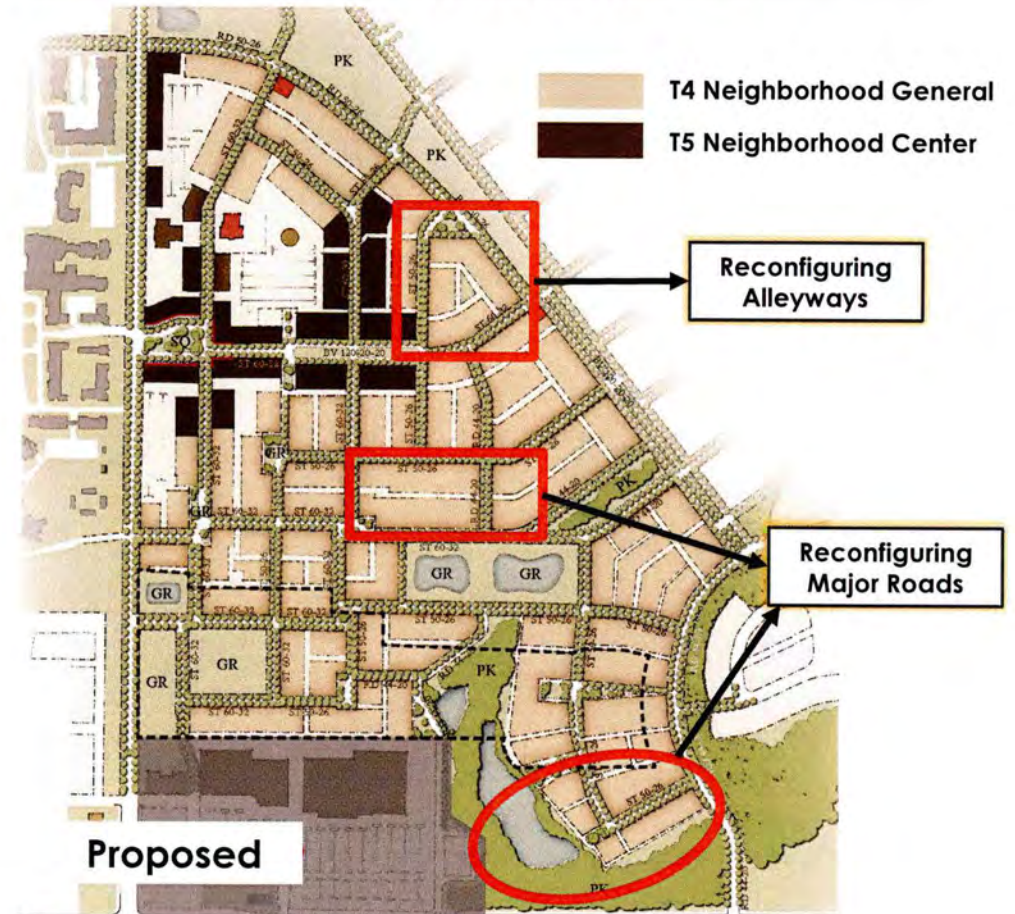
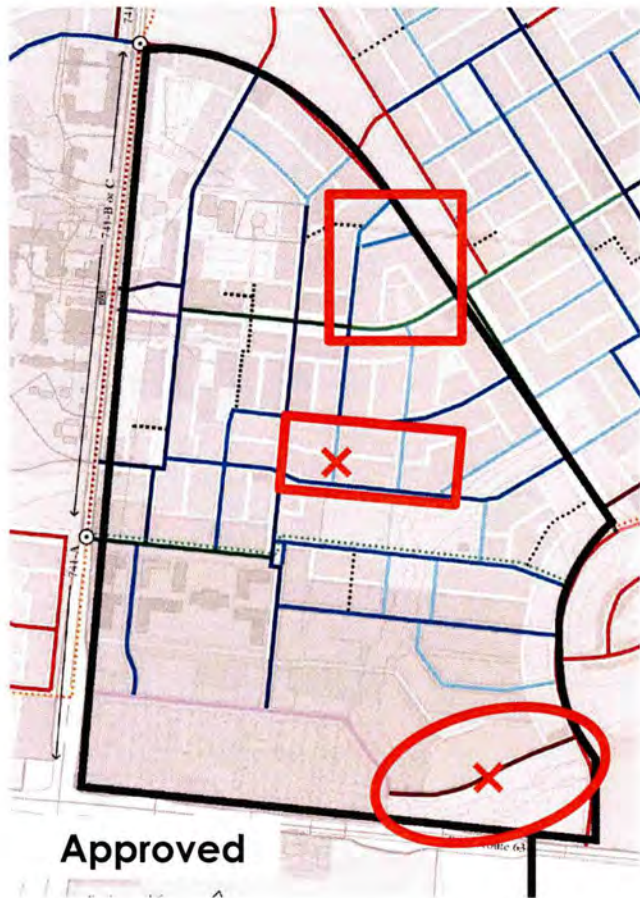
- Modifications to the southwest corner of the Union Village PUD
- New page, Page 3A, added to the approved PUD Stage 2 Plan
- **References to the new page (3A) provided on pages 3, 5, and 17**

Civic Space Types Plan



Proposed Revisions

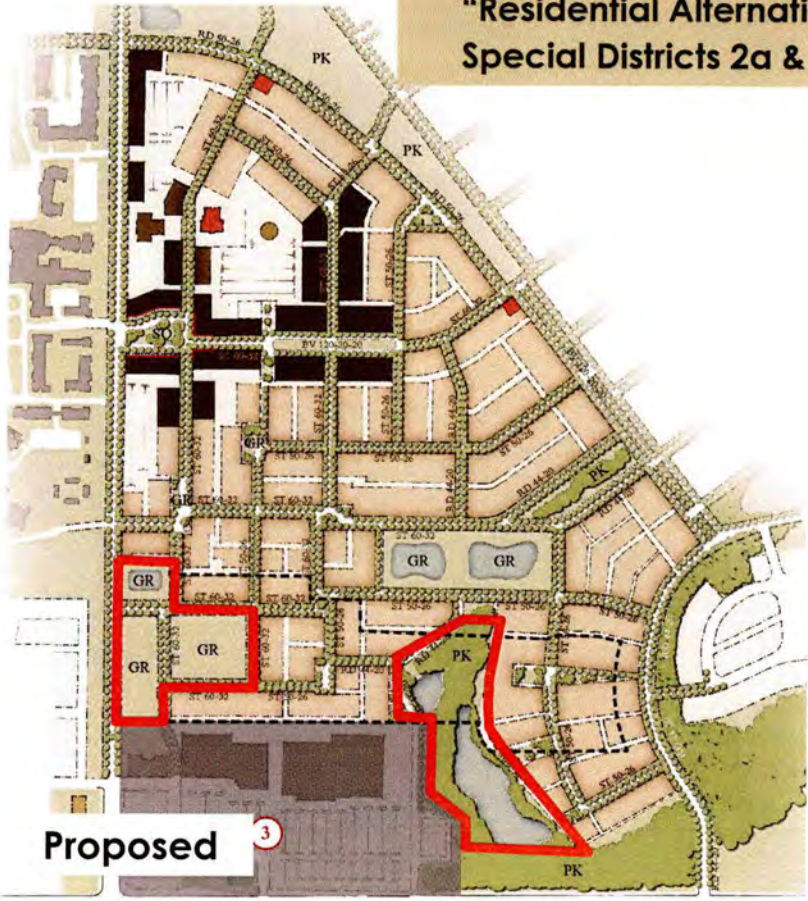
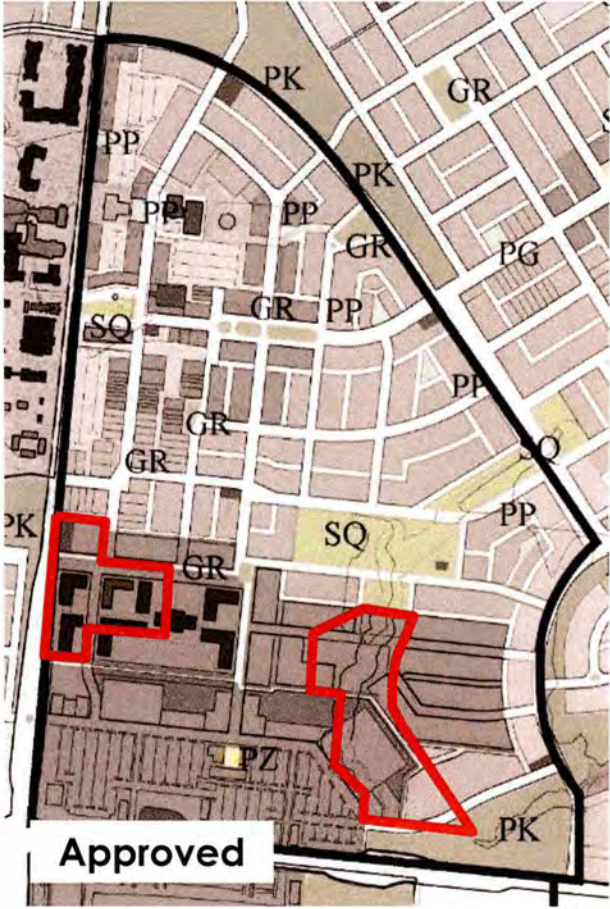
- Reconfiguring the road network, the Thoroughfare Types Plan, within the revised area.



Proposed Revisions

➤ Reconfiguring the Civic Space Types Plan within the revised area.

- Preservation of the stream section
- Increase green space
- Modifications to implement the “Residential Alternative” for Special Districts 2a & 2b



Transect Zones Comparison

- Residential numbers [within a zone, T3, T4, T5] may **increase/decrease** by 20%, total [for the PUD] will not exceed **4500** units.

Transect Zone	<u>T3 Neighborhood Edge Zone</u>	<u>T4 Neighborhood General Zone</u>
# of Residential Units Per Transect Zone	1,121	1,421
Density	1 u/a min. - 10 u/a max.	1 u/a min. - 30 u/a max.
Building Types	<ul style="list-style-type: none"> ▪ Mansion ▪ Large House ▪ House ▪ Small House ▪ Cottage 	<ul style="list-style-type: none"> ▪ House ▪ Small House ▪ Cottage ▪ Duplex ▪ Townhouse/MF House/MF Building ▪ Live-Work Unit

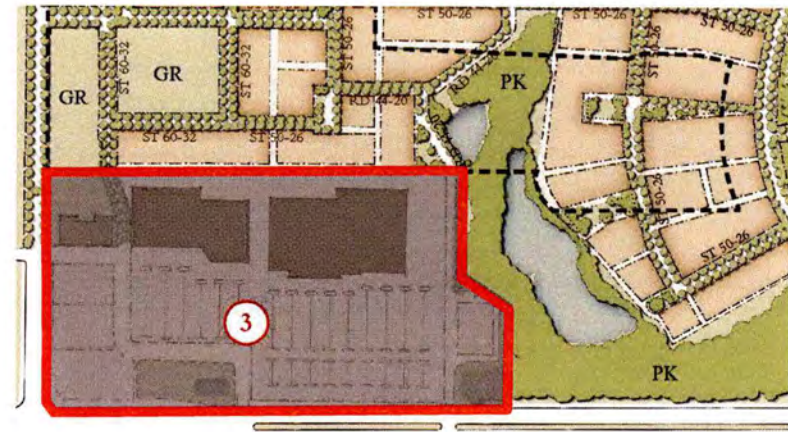
Proposed Revisions

Preservation of the stream section

- **Modifying the boundaries of Special District 3.**
 - *Shifting the District's boundaries slightly to the west*
 - *Decreasing the District's area*



Approved (≈ 33 Acres)

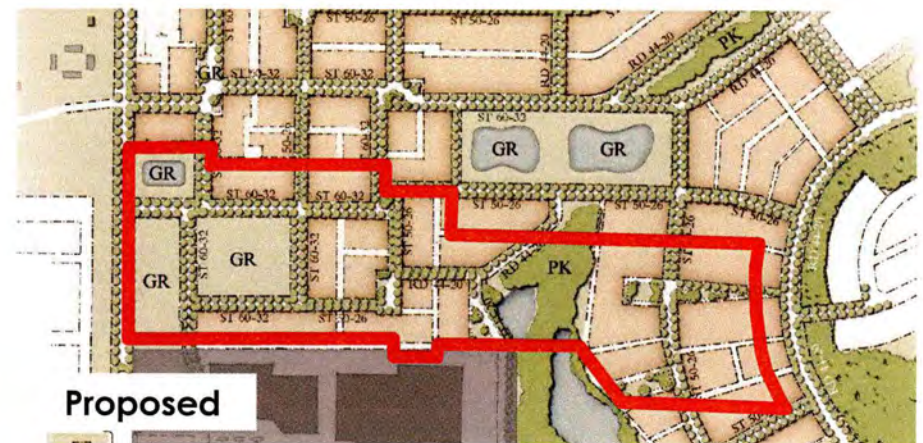
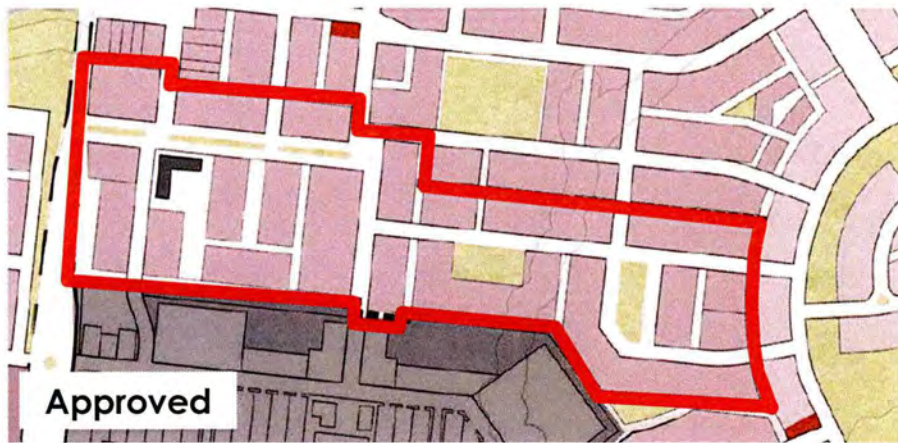


Proposed (≈ 27 Acres)

Proposed Revisions

➤ Selecting the “Residential Alternative” for Special Districts 2a & 2b.

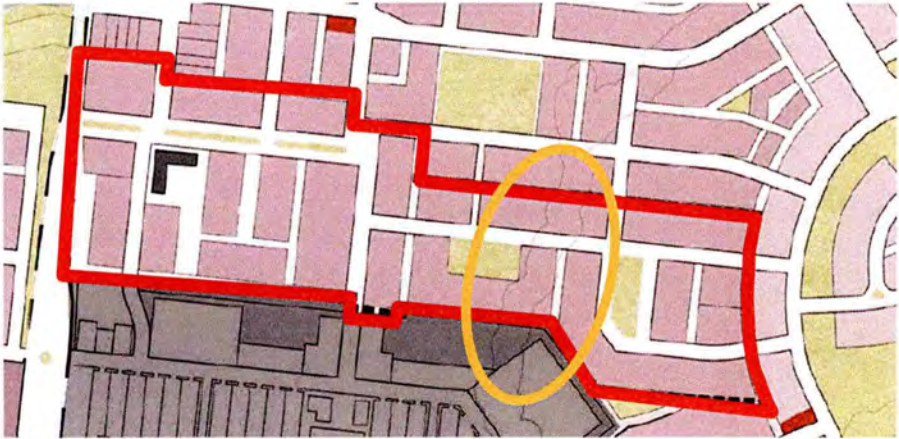
- *Residential & Civic Space Uses*



- Option 1: College Housing, **356 units**
- Option 2: Residential Alternative, **152 units**

Proposed Revisions

- Selecting the “Residential Alternative” for Special Districts 2a & 2b.
 - *Reconfiguring the road network to recognize the stream*



Approved

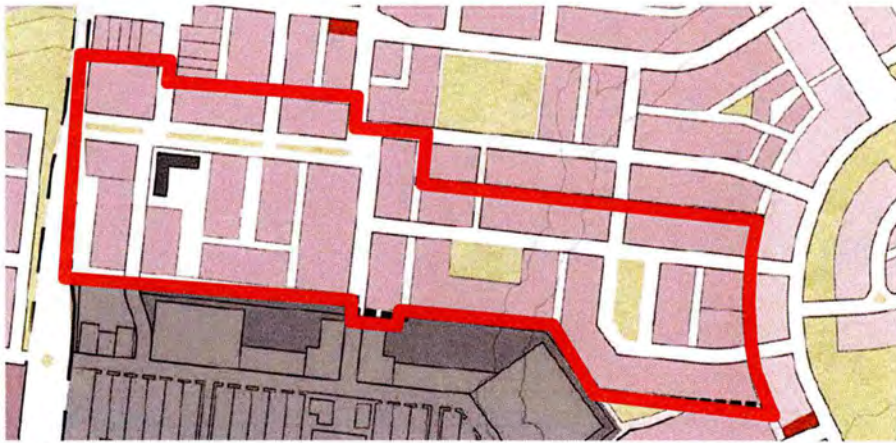


Proposed

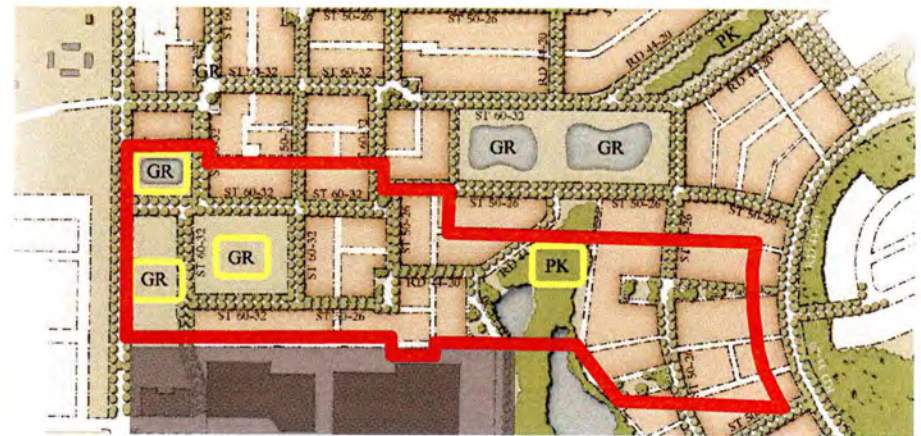
Proposed Revisions

➤ Selecting the “Residential Alternative” for Special Districts 2a & 2b.

- *More open space: 3 Green & 1 Park*



Approved



Proposed

Recommendation



RPC Executive Committee (11.21.2024): Recommendation of approval of the Revised Union Village PUD Stage II.

Staff Recommendation

Staff recommends approval of the **Union Village Revised PUD Stage 2** to the Warren County Board of Commissioners, subject to the following conditions:


1. Compliance with the PUD Stage 1 and the Warren County Rural Zoning Code where relevant as referred to in the PUD Stage 1.
2. A water and sewer master plan shall be approved by Warren and Butler County prior to PUD Stage 3.
3. A Traffic Impact Study shall be approved by ODOT and/or the County Engineer's Office prior to PUD Stage 3.

Staff Recommendation

4. ODOT and/or County Engineer's Office approval of turning radii, access points, roundabouts, and identification of right-of-way needed for SR 63, SR 741, and Greentree Road.
5. Sidewalks, paths, open space, and stormwater management areas shall be maintained by the Community Authority.
6. Approval of stormwater management by the County Engineer's Office prior to PUD Stage 3.
7. Approval of an erosion and sediment control plan prior to earth moving activities.
8. Developer participation in a SR 63 and SR741 Task Force.

Staff Recommendation

9. Developer is required to perform a Traffic Impact Study related to the Development and that the Traffic Impact Study may require Developer to make certain roadway improvements, both contiguous to the Development and extraterritorial to the Development (collectively, "Required Roadway Improvements"). Developer will be required to make, or contribute to the cost of, Required Roadway Improvements that are directly attributable to the Development. Prior to the approval of the Stage 3 application for a particular Phase of the Development, Developer shall finalize its obligations to make, or contribute to the cost of, the Required Roadway Improvements applicable to that particular Phase with ODOT or its designee. ODOT shall determine which public improvements directly attributable to that particular Phase of the Development are to be constructed by Developer simultaneously with that Phase of the Development or constructed by ODOT or its designee. Once so determined, Developer's obligations relating thereto may be satisfied by i) constructing those public improvements attributable to a specific Phase of the Development identified by ODOT simultaneously with the construction of such Phase; or ii) agreeing to pay a fee-in-lieu thereof to ODOT or its designee for those public improvements to be constructed by ODOT or its Designee.



Backup Slides

PUD Stage II Resolution

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

Resolution

Number 16-0412

Adopted Date March 15, 2016

APPROVE THE STAGE 2 PUD FOR UNION VILLAGE-OTTERBEIN IN TURTLECREEK TOWNSHIP

WHEREAS, this Board met the 1st day of March 2016, the 8th day of March and again this 15th day of March 2016, to consider the Stage 2 PUD for Union Village – Otterbein in Turtlecreek Township; and

WHEREAS, this Board has considered the recommendation of the Regional Planning Commission Executive Committee and all those present to speak in favor of or in opposition to said application; and

NOW THEREFORE BE IT RESOLVED, to approve the Stage 2 PUD for Union Village – Otterbein in Turtlecreek Township, subject to the following conditions:

- 1) Compliance with the PUD Stage 1 and the Warren County Rural Zoning Code where relevant as referred to in the PUD Stage 1.
- 2) A water and sewer master plan shall be approved by Warren and Butler County prior to PUD Stage 3.
- 3) A Traffic Impact Study shall be approved by ODOT and/or the County Engineer's Office prior to PUD Stage 3.
- 4) ODOT and/or County Engineer's Office approval of turning radii, access points, roundabouts, and identification of right-of-way needed for SR 63, SR 741, and Greentree Road.
- 5) Sidewalks, paths, open space, and stormwater management areas shall be maintained by the Community Authority.
- 6) Approval of stormwater management by the County Engineer's Office prior to PUD Stage 3.
- 7) Approval of an erosion and sediment control plan prior to earth moving activities.
- 8) Developer participation in a SR 63 and SR 741 Task Force.
- 9) Developer is required to perform a Traffic Impact Study related to the Development and that the Traffic Impact Study may require Developer to make certain roadway improvements, both contiguous to the Development and extraterritorial to the Development (collectively, "Required Roadway Improvements"). Developer will be required to make, or contribute to the cost of, Required Roadway Improvements that are directly attributable to the Development. Prior to the approval of the Stage 3 application for a particular Phase of the Development, Developer shall finalize its obligations to make, or contribute to the cost of, the Required Roadway Improvements applicable to that particular Phase with ODOT or its designee. ODOT shall determine which public improvements directly attributable to that particular Phase of the Development are to be constructed by Developer simultaneously with that Phase of the Development, or constructed by ODOT or its designee. Once so determined,

RESOLUTION #16-0412
MARCH 15, 2016
PAGE 2

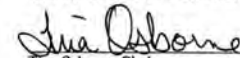
Developer's obligations relating thereto may be satisfied by: i) constructing those public improvements attributable to a specific Phase of the Development identified by ODOT simultaneously with the construction of such Phase; or ii) agreeing to pay a fee-in-lieu thereof to ODOT or its designee for those public improvements to be constructed by ODOT or its designee.

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

Mr. Grossmann - absent
Mr. Young - yes
Mrs. South - yea

Resolution adopted this a 15th day of March 2016.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: RPC
RZC
Public Hearing File
Richard Evans, Henderson and Bodwell LLP, applicant

PUD Stage II

Criteria For Modifications

1. The **location and size of Transect Zones, Thoroughfares, and Civic Spaces** may be adjusted due to requirements from reviewer departments and agencies related to **natural features, grading, stormwater management, utilities and the like**. Changes shall generally conform to the Stage 1 PUD.

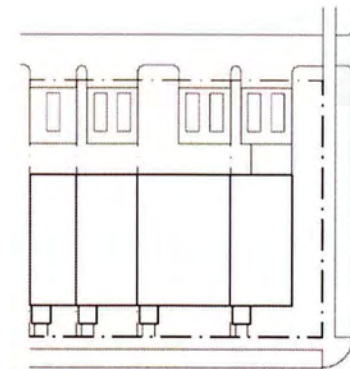
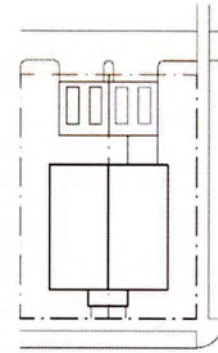
2. **Transect Zones may be modified to a lesser zone** (down zone) so long as the general location of the neighborhood centers and the surrounding neighborhood structure and design remains intact **except that they may be modified to the adjacent greater zone for a distance not to exceed half a block**.

CRITERIA FOR MODIFICATIONS	
MAJOR MODIFICATIONS Major Modifications are those which would be inconsistent with the Purpose and Intent of the Union Village PUD Zoning Schedule and do not meet any of the review modification criteria.	the County
MINOR MODIFICATIONS As noted in the PUD Stage 1 Schedule, the Union County Zoning Inspector may determine that a Minor Modification is a generally approved PUD example that involves review or a site specific review as provided.	<ol style="list-style-type: none"> for plan types or subject to change with the approval from the County Zoning Inspector. Architectural Standards (i.e. Color, Detailing, and Materials) are subject to change with approval from the County Zoning Inspector. Minor changes and related to those may be added to this PUD with approval from the County Zoning Inspector.
The following constitute Major Modifications to:	
<ol style="list-style-type: none"> The location and size of Transect Zones, Thoroughfares, and Civic Spaces may be adjusted due to requirements from reviewer departments and agencies related to natural features, grading, stormwater management, utilities and the like. Changes shall generally conform to the Stage 1 PUD. Transect Zones may be modified to a lesser zone (down zone) so long as the general location of the neighborhood centers and the surrounding neighborhood structure and design remains intact except that they may be modified to the adjacent greater zone for a distance not to exceed half a block. 	
UNAPPROVED MODIFICATIONS: "UNAPPROVED" MODIFICATIONS Unapproved Modifications are those which do not meet the requirements and regulatory standards for the Union Village PUD Zoning Schedule (UVZS) as set in minor requirements and regulatory standards. The requirements proposed are to be developed and placed in the context of UVZS approval.	
<ol style="list-style-type: none"> Minor changes and related to those may be added to this PUD with approval from the County Zoning Inspector. Architectural Standards (i.e. Color, Detailing, and Materials) are subject to change with approval from the County Zoning Inspector. Minor changes and related to those may be added to this PUD with approval from the County Zoning Inspector. 	
<ol style="list-style-type: none"> All minor changes and related to those may be added to this PUD with approval from the County Zoning Inspector. 	

Housing Types

Duplex: A two-family dwelling with a common wall on one side lot line, often with the facades forming a single continuous frontage line. A duplex may have an outbuilding.

Townhouse: An attached single-family dwelling with common walls on the side lot lines, typically with the facades forming a continuous frontage line. A townhouse may have an outbuilding.

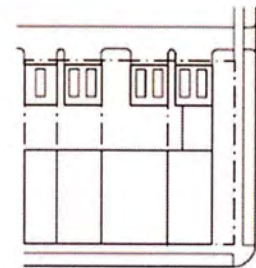
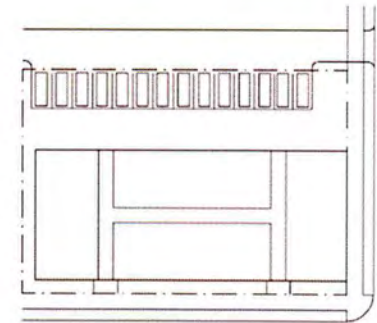
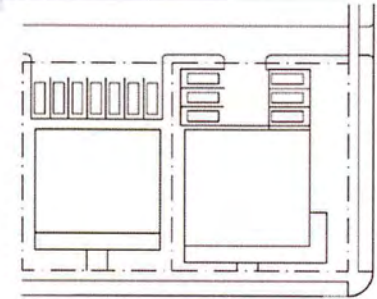


Housing Types

Multi-Family House: A large residential building type accommodating multiple dwellings disposed above/below and/or beside each other, sharing a common entry. They may be condominiums or rental units. A multi-family house may have one or more Outbuildings.

Multi-Family Building: A large residential building type accommodating multiple dwellings disposed above/below and/or beside each other, sharing a common entry and hallway. They may be condominiums or rental units. A multi-family building may have one or more Outbuildings.

Live-Work Unit: A mixed-use building type with one dwelling above or behind a commercial space. A live-work may have an Outbuilding.



Examples From Union Village

