



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

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250

Facsimile (513) 695-2054

TOM GROSSMANN

SHANNON JONES

DAVID G. YOUNG

GENERAL SESSION AGENDA

August 24, 2023

- #1** ***Clerk — General***
- #2** **4:30** ***Executive Session –Union Negotiations within County Engineer’s Office
Pursuant to ORC 121.22(G)(4)***
- #3** **4:45** ***Executive Session – Pending Litigation with Legal Counsel Present
Pursuant to ORC 121.22(G)(3)***
- #4** **4:55** ***Executive Session – Matters to be Kept Confidential per State Law
Pursuant to ORC 121.22(G)(5) - (ORC 4123.88 related to Workers
Compensation Claims)***
- #5** **5:00** ***ADMINISTRATIVE HEARING – Continuation of the Site Plan Review
Application of Shaker Woods in Turtlecreek Township***

The Board of Commissioners’ public meetings can now be streamed live at [Warren County Board of Commissioners - YouTube](#)

APPROVE REQUISITIONS AND AUTHORIZE COUNTY ADMINISTRATOR TO SIGN DOCUMENTS RELATIVE THERETO

BE IT RESOLVED, to approve requisitions as listed in the attached document and authorize Tiffany Zindel, County Administrator, to sign on behalf of this Board of County Commissioners.

M moved for adoption of the foregoing resolution being seconded by M. Upon call of the roll, the following vote resulted:

M
M
M

Resolution adopted this 24th day of August 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

/tao

cc:

Commissioners' file

REQUISITIONS

Department	Vendor Name	Description	Amount
TEL	TRITECH SOFTWARE SYSTEMS	TEL CENTRAL SQUARE MAINTENANCE	\$ 335,125.51
WAT	J&J ENVIRONMENTAL	SEW SANITARY POINT LINER REPAI	\$ 50,000.00
GRA	JOHN R JURGENSEN COMPANY	GRA - FY23 FRANKLIN MACKINAW C	\$ 472,817.20
TEL	VERTIV CORPORATION	TEL VERTIV UPS SERVICE RENEWAL	\$ 13,403.78
TEL	MARKETING SALES SOLUTIONS INC	TEL BCS SUPPORT RENEWAL	\$ 13,393.55
TEL	SECURE CYBER DEFENSE LLC	TEL RENEWAL FORTIGATE EQUIPMEN	\$ 77,937.92
TEL	ADVANCED FACILITIES INC	TEL - AFI - AUTOMATIC TRANSFER	\$ 29,500.00
WAT	DEERFIELD REGIONAL STORM DISTRICT	WAT LOVELAND PARK WATER SYSTEM	\$ 41,000.00
WAT	INSITUFORM TECHNOLOGIES LLC	SEW WAYNESVILLE COLLECTION SYS	\$ 424,820.00

PO CHANGE ORDERS

Department	Vendor Name	Description	Amount
SEW	WARREN COUNTY ENGINEER	KING AVE BRIDGE PROJECT SEWER CONSTRUCTION	\$ 57,867.72 DECREASE
WAT	WARREN COUNTY ENGINEER	KING AVE BRIDGE PROJECT WATER CONSTRUCTION	\$ 117,814.90 DECREASE

8/24/2023 APPROVED:

Tiffany Zindel, County Administrator

CONSENT AGENDA*

August 24, 2023

Approve the minutes of the August 15, 2023, Commissioners' Meeting.

PERSONNEL

1. *Hire Heather Glardon as Eligibility Referral Specialist I within Human Services*
2. *Approve end of 365 Day Probationary period and pay increase for Faith Stone in OMB and Jennifer Guthrie within Water/Sewer*
3. *Accept resignation of Lyndsey Stump, Emergency Communications Operator within Emergency Services*
4. *Authorize posting of "Assistant Business Manager" within Human Services*
5. *Approve extended illness leave and leave donation for Kayelee Carman, Investigative Caseworker II within Children Services*
6. *Authorize posting of Service Worker I position within Facilities Management*
7. *Approve promotion of Blake Pottorf as Grounds Foreman within Facilities Management*

GENERAL

8. *Approve notice of intent to award bid to Insituform Technologies, LLC for the Waynesville Sewer Collection Systems Improvements Phase 3 Project*
9. *Enter into contract with John R. Jurgensen for the FY23 City of Franklin CDBG Project*
10. *Enter into agreement with City of Franklin relative to the FY23 City of Franklin CDBG Project*
11. *Approve various home placement agreements and addenda on behalf of Children Services*
12. *Approve youth worksite agreement with Ohio University on behalf of OMJ Warren County*
13. *Authorize Water and Sewer Department to participate in the Warren County TID Wilkens/Bardes Roundabout Project and provide reimbursement for water/sewer improvements*
14. *Authorize Water and Sewer Department to participate in the Warren County TID Columbia Road and Davis Road Intersection Improvement Project and provide reimbursement for water/sewer improvements*
15. *Transfer vehicles and equipment no longer being utilized by the Sheriff's Office to the Warren County Career Center*
16. *Enter into cooperation agreement with Deerfield Reginal Stormwater District relative to Loveland Park Infrastructure Improvement Project on behalf of W/S Department*
17. *Accept renewal quote from Vertiv on behalf of Telecommunications Department*
18. *Accept sales order for circuit and fiber upgrades from Crown Castle on behalf of Telecommunications Department*
19. *Accept quote from Alta Fiber on behalf of Telecommunications Department*
20. *Accept quote from Secure Cyber Defense on behalf of Telecommunications Department*
21. *Accept quote from Business Communications Specialist on behalf of Telecommunications Department*

- 22. Declare items from various department as surplus and authorize disposal through internet auction*
- 23. Acknowledge approval of financial transactions*
- 24. Acknowledge payment of bills*
- 25. Approve final plat*

FINANCIAL

- 26. Approve operational transfer for interest earnings from Commissioners 1101112 into Water/Sewer*
- 27. Approve supplemental appropriation into Auditor 2237*
- 28. Approve appropriation adjustments from Commissioners 11011110 into Sheriff's Office 11012210 and Juvenile 11012600 for payout*
- 29. Approve appropriation adjustments within Commissioners 11011110, Sheriff 11012200, WIB 2238, Facilities 4467 and Health Insurance 6632*

**Please contact the Commissioners' Office at (513) 695-1250 for additional information or questions on any of the items listed on the Consent Agenda*

August 24, 2023

FOR CONSIDERATION NOT ON CONSENT AGENDA

1. Authorize County Prosecutor to file joint application with the Court of Common Pleas for the employment of legal counsel relative to any matter of public business coming before the Board of Commissioners, Prosecuting Attorney, or any other County Officer concerning the Mental Health Recovery Board serving Warren County Clinton Counties
2. Approve annexation of 12.7807 acres to the City of Lebanon, Mark Florence Agent, pursuant to ORC 709.022 (Expedited Type I – Annexation Agreement with Turtlecreek Township)

AUTHORIZING COUNTY PROSECUTOR TO FILE JOINT APPLICATION WITH THE COURT OF COMMON PLEAS FOR THE EMPLOYMENT OF LEGAL COUNSEL RELATIVE TO ANY MATTER OF PUBLIC BUSINESS COMING BEFORE THE BOARD OF COMMISSIONERS, THE PROSECUTING ATTORNEY, OR ANY OTHER COUNTY OFFICER CONCERNING THE MENTAL HEALTH RECOVERY BOARD SERVING WARREN & CLINTON COUNTIES

WHEREAS, the Warren County Prosecutor is statutory legal counsel for the Warren County Board of Commissioners, and many other county officer's that conduct public business with the Mental Health Recovery Board Serving Warren & Clinton Counties (hereinafter "MHRBWCC"); and,

WHEREAS, the Warren County Prosecutor may have a conflict of interest with MHRBWCC or at least the appearance of a conflict due to a spousal relationship with its newly appointed director; and

WHEREAS, pursuant to Ohio Rev. Code § 305.14(A), upon the joint application of the prosecuting attorney and the board of county commissioners to the court of common pleas, the court of common pleas may authorize the board to employ legal counsel to assist the prosecuting attorney, the board, or any other county officer in any matter of public business coming before such board or officer, and in the prosecution or defense of any action or proceeding in which such board or officer is a party or has an interest, in its official capacity; and

WHEREAS, Clinton County Prosecutor's Office, Clinton County Prosecuting Attorney Andrew T. McCoy, and/or any designated assistant prosecuting attorney with the Clinton County Prosecutor's Office will provide legal representation for the Warren County Board of Commissioners and any Warren County officer concerning any matters of public business with MHRBWCC, and this representation will be provided without charging any legal fees; and

NOW, THEREFORE, BE IT RESOLVED that the Board hereby authorizes the County Prosecutor to file a joint application with the court of common pleas for the appointment of legal counsel to represent the Warren County Board of Commissioners and any other county officer on matters of public business coming before the board of commissioners, the prosecuting attorney, or any other county officer concerning MHRBWCC, as long as said conflict or appearance of conflict exists;

BE IT FURTHER RESOLVED that on behalf of the Warren County Board of Commissioners, the Warren County Administrator is hereby authorized to execute the application for appointment of legal counsel, a copy of which is attached hereto.

Mr./Mrs. _____ moved for adoption of the foregoing Resolution, being seconded by Mr./Mrs. _____. Upon the roll call, the following vote resulted:

Resolution adopted this _____ day of August, 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

STATE OF OHIO, WARREN COUNTY
IN THE COURT OF COMMON PLEAS
GENERAL DIVISION

In Re: : CASE NO. 2023 MS
:
APPOINTMENT OF LEGAL COUNSEL :
:
:
:
: **APPLICATION FOR APPOINTMENT**
: **OF SPECIAL LEGAL COUNSEL**
: **PURSUANT TO R.C. § 305.14**

Now come DAVID P. FORNSHELL, Warren County Prosecuting Attorney, and the Warren County Board of County Commissioners (hereinafter jointly referred to as "Applicants"), pursuant to R.C. § 305.14, and apply for a Court Order appointing legal counsel due to a conflict of interest of Applicant, Warren County Prosecuting Attorney DAVID P. FORNSHELL, to represent the Warren County Board of Commissioners and any other county officer on matters of public business coming before the board of commissioners, the prosecuting attorney, or any other county officer concerning the Mental Health Recovery Board Serving Warren & Clinton Counties (hereinafter "MHRBWCC").

**STATE OF OHIO, WARREN COUNTY
IN THE COURT OF COMMON PLEAS
GENERAL DIVISION**

In Re: _____ :
: CASE NO. 2023MS _____

**APPOINTMENT
OF LEGAL COUNSEL** :
: **ORDER APPOINTING
SPECIAL LEGAL COUNSEL
PURSUANT TO R.C. § 305.14**

This matter having come before the Court upon application of Applicants, Warren County Prosecuting Attorney DAVID P. FORNSHELL and the Warren County Board of County Commissioners, requesting an order appointing special legal counsel due to a conflict of interest or appearance of conflict of interest of Warren County Prosecuting Attorney DAVID P. FORNSHELL, the Court finds the motion to be well taken.

Accordingly, it is hereby ORDERED, ADJUDGED and DECREED that the Clinton County Prosecutor's Office, Clinton County Prosecuting Attorney Andrew T. McCoy, and/or any designated assistant prosecuting attorney with the Clinton County Prosecutor's Office, are hereby appointed as special legal counsel to represent the Warren County Board of County Commissioners, or any county office, officer, or board in matters of public business involving the Mental Health Recovery Board Serving Warren & Clinton Counties, as long as said conflict of interest exists.

IT IS SO ORDERED.

JUDGE

Submitted by:

DAVID P. FORNSHELL, ATTY. REG. # 0071582
Prosecuting Attorney
Warren County, Ohio

APPROVE ANNEXATION OF 12.7807 ACRES TO THE CITY OF LEBANON, MARK FLORENCE, AGENT, PURSUANT TO OHIO REVISED CODE SECTION 709.022 [A.K.A. EXPEDITED TYPE 1 ANNEXATION]

WHEREAS, this Board is in receipt of an annexation petition from Mark Florence, Agent to annex 12.7807 acres to the City of Lebanon filed on the 8th day of August 2023; and

WHEREAS, said petition for annexation was filed pursuant to and specifically requests that the Board follow ORC §709.022 [a.k.a. Expedited Type 1 Annexation]; and

WHEREAS, said petition has been determined to contain the following matters required by law:

- Signatures of all of the property owners in the territory proposed to be annexed.
- Accurate legal description of the perimeter of the territory proposed to be annexed.
- Accurate map and plat of the territory
- Name of person or persons to act as the agent for the petitioners.

NOW THEREFORE BE IT RESOLVED, that the prayer of said petition be approved.

M moved for adoption of the foregoing resolution, being seconded by M . Upon call of the roll, the following vote resulted:

M
M
M

Resolution adopted this _____ day of _____ 20__.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

/to

cc: Mark Florence, Agent
RZC
Auditor _____
City of Lebanon
Emergency Services

RPC
Map Room
Annexation file
Turtlecreek Township

1 CITY OF LEBANON
DEDICATION PLAT - MILLER ROAD, P.B. 38 PG. 38
AUDITOR'S PARCEL: 09-25-100-041 (0.187 ACRES)
SURVEY: SR 88-89

2 CITY OF LEBANON
DEDICATION PLAT - MILLER ROAD, P.B. 38 PG. 38
AUDITOR'S PARCEL: 09-25-100-018 (7.957 ACRES)
SURVEY: SR 88-89

3 STATE OF OHIO
O.R. 1537, PG. 502 (0.510 ACRES)
AUDITOR'S PARCEL: 09-25-300-027
SURVEY: SR 88-85

4 STATE OF OHIO
O.R. 4115, PG. 440 (2.1414 ACRES)
AUDITOR'S PARCEL: 09-25-300-048
SURVEY: WAR-4859-1.44

5 STATE OF OHIO
O.R. 1542, PG. 422 (0.692 ACRES)
AUDITOR'S PARCEL: 09-25-300-024
SURVEY: WAR-4859-3.44

6 STATE OF OHIO
O.R. 1437, PG. 428 (0.084 ACRES)
AUDITOR'S PARCEL: 09-25-300-034
SURVEY: S-24

7 KROGER LIMITED PARTNERSHIP I
O.R. 4052, PG. 193 (0.4432 ACRES)
AUDITOR'S PARCEL: 09-25-300-041
SURVEY: LOT 8390-N, WATSON CROSSING
P.B. 45, PG. 87

8 ALBERT L. & MARY L. HARBON
S.B. 487, PG. 373 (0.177 ACRES)
AUDITOR'S PARCEL: 09-25-100-018
SURVEY: SR 89-87

COUNTY COMMISSIONERS:

WE, THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO DO HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 20____.

COMMISSIONERS:

CITY APPROVAL:

CITY OF LEBANON CLERK:

DATE: _____

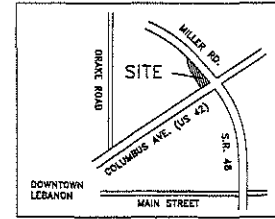
COUNTY RECORDER:

FILE NO.: _____
RECEIVED THIS _____ DAY OF _____, 20____ AT _____ A.M./P.M.
RECORDED THIS _____ DAY OF _____, 20____ AT _____ A.M./P.M.
RECORDED IN PLAT BOOK NO. _____ PAGE: _____

FEE: _____
BY: _____
DEPUTY WARREN COUNTY RECORDER

COUNTY AUDITOR:

TRANSFERRED THIS _____ DAY OF _____, 20____
BY: _____
DEPUTY WARREN COUNTY AUDITOR



PARCELS:

09-25-100-020
09-25-100-040

BASIS OF BEARINGS:

SR 96-89
DAVID C. OAKES
(4-18-96)

DEED REFERENCES:

SEE BELOW



- LEGEND**
Various symbols used in the plat to indicate specific findings or features.
- IP FOUND-1/2"
 - IP FOUND-1"
 - ⊙ IP SET - 5/8"
 - ⊙ IP SET - 1"
 - ⊙ IRON PIPE FOUND
 - ⊙ PE FOUND
 - ⊙ MAG NAIL SET
 - ⊙ RAIL STUD FOUND
 - ⊙ AIR SPIKE FOUND
 - ⊙ CORR. W/KN. POINT
 - ⊙ STIP & TACK SET
 - ⊙ STONE FOUND
 - ⊙ CROSS NOTCH SET
 - ⊙ SET MARK
 - ⊙ SET LATH

1 MILLER ROAD, LLC
DOC. NO.: 2022-027133 (70.067 ACRES)
AUDITOR'S PARCEL: 09-25-100-020
SURVEYS: SR 8-24, SR 96-89, SR 150-87

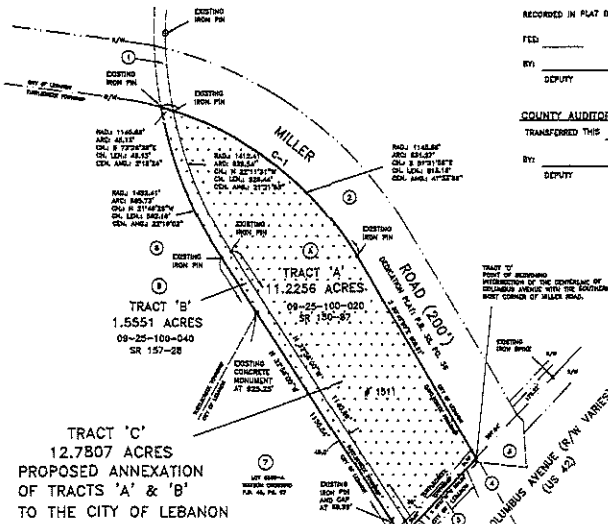
2 MILLER ROAD, LLC
DEED: DOC. NO.: 2023-001419 (1.5551 ACRES)
AFF: DOC. NO.: 2023-003008 (1.5551 ACRES)
AUDITOR'S PARCEL: 09-25-100-040
SURVEYS: SR 8-24, SR 88-89, SR 157-28

- NOTES:
BEARING SYSTEM FROM SR 88-89.
DEED RECORDS AS SHOWN ON PLAT ARE SOURCE DOCUMENTS.
OCCUPATION IN GENERAL FITS SURVEY.
ALL MONUMENTS ARE IN GOOD CONDITION.
OTHER SOURCE DOCUMENTS:
1. DEED OF RECORD: DOC. NO.: 2022-027133
2. DEED OF RECORD: DOC. NO.: 2022-027133
3. AFFIDAVIT: DOC. NO.: 2023-003008
4. SR 86-89
5. SR 8-24
6. P.B. 38, PG. 38
7. WAR-4859-3.44
8. WATSON CROSSING, P.B. 45, PG. 87
9. SR 89-83, PG. 5A

CURVE TABLE: BEARINGS & DISTANCES					
CURVE	RADIUS	ARC LEN.	CHORD	CHORD LEN.	CENTRAL ANG.
C-1	1145.86'	876.40'	S 52°39'40"E 855.20'		43°49'20"

PROPOSED ANNEXATION AREA (ACRES)			
TRACT	NET AREA	R/W AREA	TOTAL AREA
TRACT 'A'	10.9937	0.2319	11.2256
TRACT 'B'	1.5268	0.0283	1.5551
TOTAL AREA	12.5205	0.2602	12.7807

AREA CLOSURE TRACT 'C' - PROPOSED ANNEXATION									
PI ID	Ang Bt	Bearing	Distance	PI ID	Northleg	Eastleg			
503		S 43°27'37"W	377.25	333	4946.780	4841.360			
535		7°23'37"N	3279.007	1190.54	532	5812.433	4335.874		
CURVE DATA									
RAD: 1432.41	LEN: 863.73	TAN: 284.50	CD: ANGLE: 25°19'02"						
CHORD: 823.16	INT: 27.48	EXT: 27.09	SEC: 100.58	CORRECTED: 75°44'42"					
ST: 10310	TR: 454928								
533		88°58'07"W	8754.025	1433.41	507	6802.038	3254.888		
507		33°46'38"W	7923.007	1433.41	531	4334.483	4127.344		
532		18°50'28"N	21744.287	582.16	531	8354.485	4127.344		
CURVE DATA									
RAD: 1145.86	LEN: 878.40	TAN: 460.09	CD: ANGLE: 43°49'20"						
CHORD: 823.20	INT: 62.77	EXT: 89.22	SEC: 100.91	CORRECTED: 7°00'01"					
ST: 47243	TR: 454975								
531		32°47'34"W	19239.407	1145.86	504	2220.814	3822.820		
504		31°01'40"W	59115.007	1145.86	503	5815.783	4807.281		
PI ID									
531		30°53'14"W	52739.407	853.20	503	5815.783	4807.281		
503		13°49'23"W	30743.007	808.91	502	5120.800	5220.871		
Perimeter: 3778.83 Area: Perimeter: 3778.83									
Approx: Sq. Feet: 950728 Acres: 12.7807									
Approx: Acreage: 54.7448 Acres: 12.7807									
Current Ending Coordinates, North: 5120.806 East: 5220.872									
Ending Coordinates, North: 5120.806 East: 5220.872									
Error: N: -0.01 E: -0.00 Total: 0.21 Ang: N 67°57'09"E									
Distance Traveled: 3784.00 Closure: 489294									



TRACT 'C'
12.7807 ACRES
PROPOSED ANNEXATION
OF TRACTS 'A' & 'B'
TO THE CITY OF LEBANON

AREA TO BE ANNEXED
TO LEBANON

TOTAL AREA IN
PROPOSED ANNEXATION
12.7807 ACRES
0.2602 ACRES BEING IN US 42

TOTAL LENGTH OF US 42
IN TERRITORY = 377.25'



I hereby certify this plat was prepared from existing deeds, plats and surveys of record noted herein.

J. Timothy King
8/4/2023

J. Timothy King, P.E.-P.S.
Professional Surveyor
Registration No.: 6549



CITY OF LEBANON
ANNEXATION
MILLER ROAD, LLC AREA

SITUATED IN
SECTION 25, TOWN 4, RANGE 4
TURTLECREAK TOWNSHIP
WARREN COUNTY, OHIO

7/12/2023

KING HASSELBRING & ASSOC.
CIVIL ENGINEERS & LAND SURVEYORS
2000 HORTONWOOD ROAD, SUITE 818
CHINCAGO, OHIO 46048
TELEPHONE: (614) 628-8088 • FACSIMILE: (614) 783-7887
www.king-hasselbring.com

MILLER ROAD, LLC
1511 COLUMBUS AVENUE (US 42)
LEBANON, OHIO 45036

APPROVED BY: J. T. K.	PROJECT No. 19-11714	DATE 10/27/19
SCALE: AS SHOWN	SHAW-COLUMBUS SHAW_ANNEXATION	DRAWN BY: NOROLON

Final Report
WARREN COUNTY ENGINEERS OFFICE
TAX MAP DEPARTMENT
ANNEXATION REVIEW REPORT
(In Accordance with O.R.C. 709.031)
"EXHIBIT F"

Annexation to: Lebanon

Date Filed: 8/15/2023

Filed by: Mark Florence

Total Acreage: 12.7807

I. MAP CONTENTS

- | | | | |
|---|-------------------------------------|----|---|
| a) Section-Town-Range, or Military Survey, County, and State | <input checked="" type="checkbox"/> | NO | N/A |
| b) Boundary of Territory proposed for annexation to be in bold lines for ease in identification | <input checked="" type="checkbox"/> | NO | N/A |
| c) Lengths and bearings of the boundary of the territory. (May be obtained from county records) | <input checked="" type="checkbox"/> | NO | N/A |
| d) All roads and streets. | <input checked="" type="checkbox"/> | NO | N/A |
| e) All existing corporation lines. | <input checked="" type="checkbox"/> | NO | N/A |
| f) All section, quarter section or VMS lines correctly labeled. | <input checked="" type="checkbox"/> | NO | <input checked="" type="checkbox"/> N/A |
| g) All property lines. | <input checked="" type="checkbox"/> | NO | N/A |
| h) Names of all allotments within the territory with plat book and page as recorded in the County plat records. | <input checked="" type="checkbox"/> | NO | N/A |
| i) Lot numbers on plotted property. | <input checked="" type="checkbox"/> | NO | N/A |
| j) On unplotted property, the names of owners and deed reference with the acreage and dimensions. | <input checked="" type="checkbox"/> | NO | N/A |
| k) Annexation must be contiguous to 5% of existing corp. line ~79% | <input checked="" type="checkbox"/> | NO | N/A |

II. LEGEND CONTENTS

- | | | | |
|---|-------------------------------------|----|-----|
| a) Formal identification of territory | <input checked="" type="checkbox"/> | NO | N/A |
| b) Total acreage in annexation territory with acreage breakdown of each individual parcel. | <input checked="" type="checkbox"/> | NO | N/A |
| c) Lengths of each road in territory | <input checked="" type="checkbox"/> | NO | N/A |
| d) North arrow | <input checked="" type="checkbox"/> | NO | N/A |
| e) Scale of map | <input checked="" type="checkbox"/> | NO | N/A |
| f) Date and name of surveyor with certification, preparer of map shall state if map and description are prepared by new survey or if prepared by existing deeds and plats of records. | <input checked="" type="checkbox"/> | NO | N/A |
| g) Vicinity map to designate location of annexation. | <input checked="" type="checkbox"/> | NO | N/A |

III. OTHER REQUIREMENTS

- | | | | |
|---|-------------------------------------|----|-----|
| a) Map on 24" x 36" mylar or linen reproducible | <input checked="" type="checkbox"/> | NO | N/A |
| b) Accurate map | <input checked="" type="checkbox"/> | NO | N/A |
| c) Description accurate and in accordance with plat | <input checked="" type="checkbox"/> | NO | N/A |
| d) Number of property owners in territory | <input checked="" type="checkbox"/> | NO | N/A |
| e) Number of property owners signing the petition | <input checked="" type="checkbox"/> | NO | N/A |
| f) Signature Block for Warren County Commissioners | <input checked="" type="checkbox"/> | NO | N/A |
| g) Signature Block for City or Village Officials | <input checked="" type="checkbox"/> | NO | N/A |
| h) Signature Block for Warren County Auditor | <input checked="" type="checkbox"/> | NO | N/A |
| i) Signature Block for Warren County Recorder | <input checked="" type="checkbox"/> | NO | N/A |
| j) List parcels within and adjacent to annexation area. Include names, addresses and parcel numbers. This list should be contained in the petition. | <input checked="" type="checkbox"/> | NO | N/A |

Engineer's Office Comments: III c) Please note there are 2 additional descriptions in the ordinance that differ from the 12.7807 acres description. III j) Note; right of way parcels owned by City of Lebanon and State of Ohio are not listed

Reviewed by: Balinda Shuppard Date: 8/15/2023

Neil F. Tunison P.E., P.S.
Warren County Engineer



BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO
406 Justice Drive, Lebanon, Ohio 45036
www.co.warren.oh.us
commissioners@co.warren.oh.us

Telephone (513) 695-1250
Facsimile (513) 695-2054

TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Session – August 15, 2023

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 August 8, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the August 8, 2023, meeting were read and approved.

- 23-1034 A resolution was adopted to accept the resignation of Karalina Jamison, Protective Services Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective August 7, 2023. Vote: Unanimous
- 23-1035 A resolution was adopted to hire Emma Wilcox as On-Going Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-1036 A resolution was adopted to hire McKayla Berberich as Customer Advocate I within OhioMeansJobs Warren County. Vote: Unanimous
- 23-1037 A resolution was adopted to approve end of 365- day probationary period and approve a pay increase for Lisa Hicks within the Warren County Telecommunications Department. Vote: Unanimous
- 23-1038 A resolution was adopted to approve agreement and addendum with Nu Beginnings II, LLC relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous

- 23-1039 A resolution was adopted to approve addenda to agreement with Anchored Immense movement LLC relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 23-1040 A resolution was adopted to issue request for qualifications for the procurement of professional engineering services related to the design of improvements to the Lower Little Miami and Waynesville Regional Wastewater Treatment Plants, Warren County Sewer District. Vote: Unanimous
- 23-1041 A resolution was adopted to enter into agreement with Nokia of America Corporation for the purchase of networking equipment on behalf of Warren County Telecommunications and Warren County Water Department. Vote: Unanimous
- 23-1042 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-1043 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Grand Communities, LLC for installation of certain improvements in Providence, Section Nine, Block A and B situated in Hamilton Township. Vote: Unanimous
- 23-1044 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Grand Communities, LLC for installation of certain improvements in Providence Subdivision, Section Nine, Block A situated in Hamilton Township. Vote: Unanimous
- 23-1045 A resolution was adopted to approve various record plats. Vote: Unanimous
- 23-1046 A resolution was adopted to approve operational transfer from Commissioners' Fund #11011112 into Human Services Fund #2203. Vote: Unanimous
- 23-1047 A resolution was adopted to approve supplemental appropriation into Common Ples Court Community Corrections Fund #2284. Vote: Unanimous
- 23-1048 A resolution was adopted to approve a supplemental appropriation into Health Insurance Fund #6632. Vote: Unanimous
- 23-1049 A resolution was adopted to approve a supplemental appropriation into Property Insurance Fund #6637. Vote: Unanimous
- 23-1050 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Juvenile Detention Center Fund #11012600. Vote: Unanimous
- 23-1051 A resolution was adopted to approve an appropriation adjustment within Prosecutor Fund #11011150. Vote: Unanimous

- 23-1052 A resolution was adopted to approve appropriation adjustment within Juvenile Court Fund #11011240. Vote: Unanimous
- 23-1053 A resolution was adopted to approve appropriation adjustments within Telecommunications Department Fund #11012810. Vote: Unanimous
- 23-1054 A resolution was adopted to approve an appropriation adjustment within Workforce Investment Board Fund #2238. Vote: Unanimous
- 23-1055 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 23-1056 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 23-1057 A resolution was adopted to enter into a right-of-way agreement with the Warren County Transportation Improvement District (TID) for the State Route 63 Road Widening Project (WAR-63-0.83) to grant access to the TID to construct highway improvements over the 0.826 acres described in exhibit "A", being a portion of 6.00-acre county owned parcel located at 5234 SR 63 (PIN 12-36-400-001). Vote: Unanimous
- 23-1058 A resolution was adopted to approve supplemental appropriations into Fund #11011300 and #1101131. Vote: Unanimous
- 23-1059 A resolution was adopted to continue public hearing relative to the adoption of Text Amendments to the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities in Warren County. Vote: Unanimous
- 23-1060 A resolution was adopted to cancel the regularly scheduled Commissioners' Meeting of Tuesday, August 22, 2023. Vote: Unanimous
- 23-1061 A resolution was adopted to begin Thursday, August 24, 2023, Commissioners' Meeting at 4:30 p.m. Vote: Unanimous

DISCUSSIONS

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

There was discussion relative to the meeting schedule as it relates to vacations as well as the need to continue administrative hearings and public hearings to accommodate schedules as well as the request of residents who desire to attend hearings but desire an evening meeting due to work schedules.

Upon further discussion, the Board adopted resolutions to continue the public hearing relative to Text Amendments, cancel the Tuesday, August 22, 2023, meeting and begin the Thursday, August 24, 2023, meeting at 4:30 p.m. The Board also requested the Clerk to notify residents of their intent to open and continue the rezoning application of Greg Thurman (Redwood USA) to Thursday, September 28, 2023, at 5:00 p.m.

Austin Sandlin, Warren County United Way Executive Director, was present to introduce himself to the Board and presented the attached presentation regarding Warren County United Way.

Glen Hoffman, Hamilton Township Resident, was present to discuss concerns relative to the loss of birds in the area as it relates to what is happening in the environment.

On motion, upon unanimous call of the roll, the Board entered executive session at 9:39 a.m., pursuant to 121.22(G)(2) to discuss the acquisition of real estate, and pursuant to 121.22 (G)(8) to discuss the possible investment or expenditure of public funds to be made in connection with a request for assistance in an economic development project as well as to discuss employment within the Commissioners' Office pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:40 a.m.

Upon motion the meeting was adjourned.

Shannon Jones, President

David G. Young

Tom Grossmann

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 August 15, 2023, in compliance with Section 121.22 O.R.C.

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

United Way of
Warren County



Community Focused

Results Driven

UNITED WAY OF WARREN COUNTY



United Way of
Warren County



Table of Contents

Improving the lives of others by connecting people, organizations and resources to meet the needs of the community.

uwwcoh.org.com

◦ **ABOUT US**

◦ 4 PILLARS

◦ **WHO WE SUPPORT**

◦ **OUR IMPACT**

◦ WHAT'S NEXT



About UWWC

Mission

To improve the lives of others by connecting people, organizations, and resources to meet the needs of the community.

What we Do

The UWWC is a nonprofit organization serving as a community fundraiser for local agencies. Through workplace campaigns, we raise money to support Direct service programs.



UWWC 4 Pillars

EDUCATION

**FINANCIAL
STABILITY**

BASIC NEEDS

**HEALTH AND
WELLNESS**



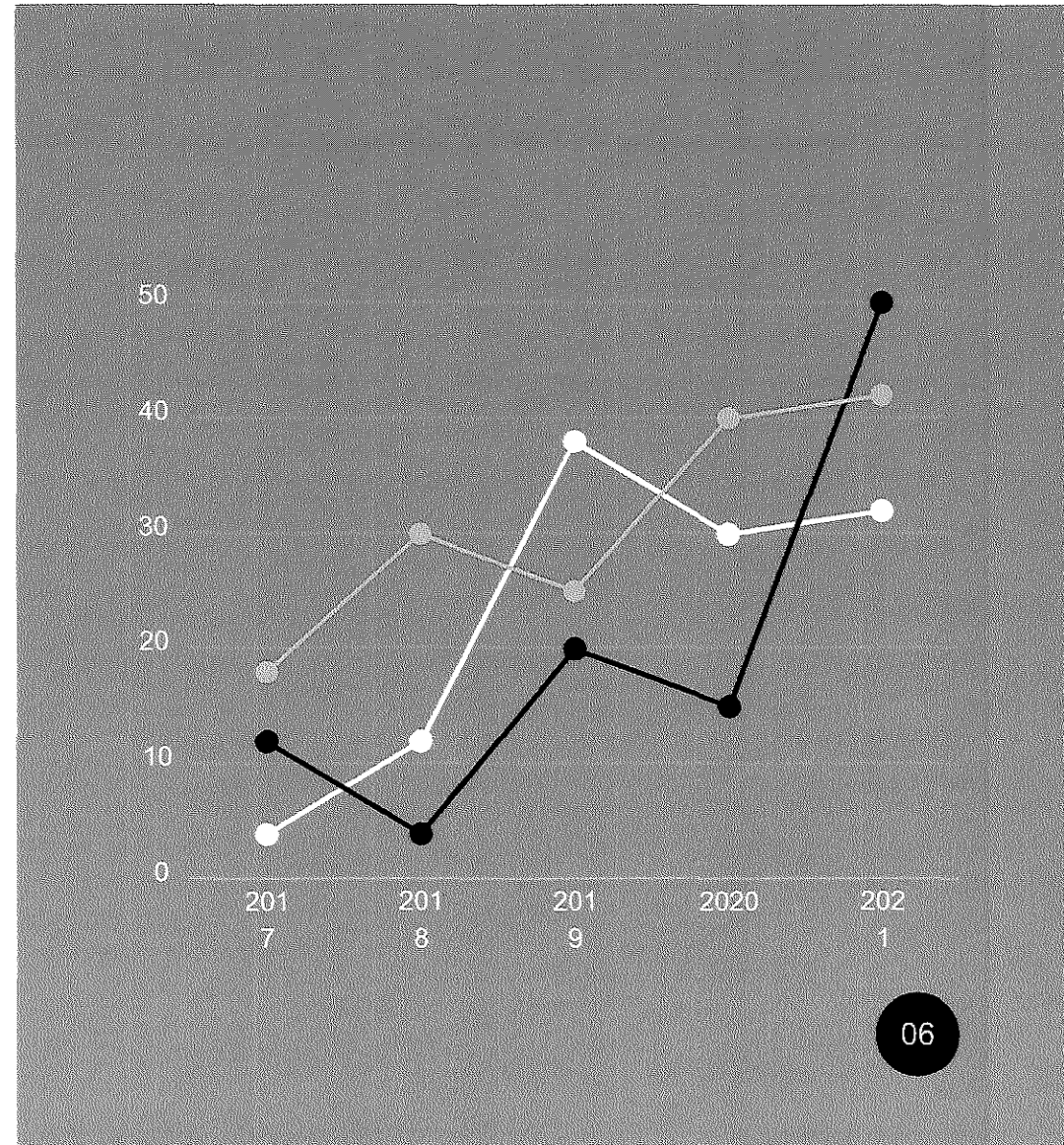
United Way Partner Agencies

- **American Red Cross**
- **Family Promise**
- **Franklin Area Community Services**
- **Kings Local Food Pantry**
- **Little Miami Food Services**
- **Wayne Township Community Aid**
- **Safe on Main**
- **Warren County Community Services**
- **Abilities First**
- **Cancer Family Care**
- **Camp Joy**
- **4C for Children**
- **Lebanon Food Pantry**
- **Shared Harvest Foodbank**



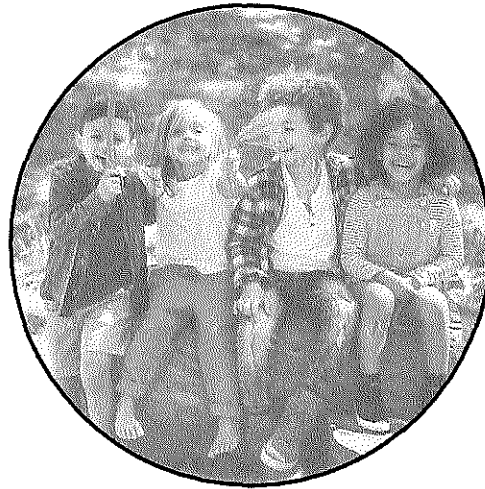
Key Statistics

- 28% of Warren County residents live below the ALICE poverty line
- 28% of adults in Warren County were obese as of 2021
- 18% of adults suffer or have suffered from depression
- 13% of adults in Warren County have ever been forced or coerced to have sex when they did not want to
 - 28% reported their sexual assault



2023 Statistics

United Way of
Warren County



**\$3 a week will
provide 6 meals for
a family in need**

**\$13 a month sends a
child to camp for a day**

**\$6 a day provides 1
shelter family
transportation for a year**

**\$30 a week will
help an at-risk family
find reliable childcare**

**In the last 10 years, Warren County Government has
donated 99,784.61**



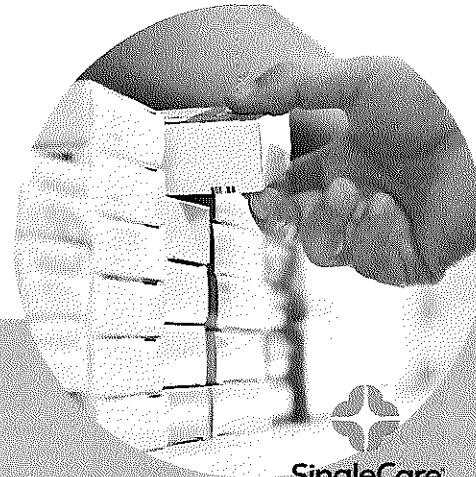
Our Impact



Local Agency Support



Community Drives



Single Care



2-1-1



Our Role Moving Forward

- Hosted a Community Listening Session in April
- Feedback included:
 - Convening Groups Together
 - Facilitating Conversations
 - Create new partnerships and initiatives



Questions?

2023



PARTNER AGENCIES

United Way
of Warren County



1

FRANKLIN AREA COMMUNITY SVCS

- Emergency food assistance
- Serve Franklin, Carlisle, & Springboro
- 14,071 clients served in 2022



2

KINGS LOCAL FOOD PANTRY

- Emergency food and pantry item assistance
- Provided 51,035 meals in 2022



3

LITTLE MIAMI FOOD SERVICES

- Emergency service assistance
- Volunteer run - 5,819 hours in 2022
- Provided 170,403 items in 2022



4

WAYNE TOWNSHIP COMMUNITY AID

- Emergency food, medication, clothing, and utility assistance



5

FAMILY PROMISE

- Assist families experiencing homelessness
- Offer resume workshops; Cooking & parenting classes



6

SAFE ON MAIN

- Emergency housing and support for abuse survivors
- Dedicated to safety, healing, empowerment, & education



7

CANCER FAMILY CARE

- Alleviating the suffering of any child, adult, or family coping with cancer



PARTNER AGENCIES

An overview

8

ABILITIES FIRST

- Empowering individuals & families with differing abilities to discover and fulfill their unique potential



9

CAMP JOY

- Helping people grow and succeed through life-long experience-based learning



10

WCCS

- Providing services and connecting people to resources necessary for realizing their full potential
- Offer 11 total community programs



11

AMERICAN RED CROSS

- Provide relief to victims of disasters
- Help prevent, prepare for, and respond to emergencies.



12

4C FOR CHILDREN

- Educate and support the adults who care for young children
- Public support advocate for quality early education and care for all children



13

SHARED HARVEST FOOD BANK

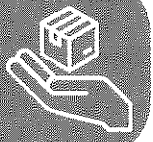
- Find, rescue, and distribute food to people living in poverty
- Warehouse and distribute surplus food to 200+ charities



14

LEBANON FOOD PANTRY

- Serve Lebanon neighbors who need food



MISSION & IMPACT

1. Franklin Area Community Services

Our Mission is to provide emergency food assistance to the residents of Franklin, Carlisle and Springboro. FACS is a distribution site for the Senior Commodity Supplementation Food Program. FACS is a Service Representative for the Salvation Army and Emergency Food/Shelter Program. When funds are available, FACS also provides emergency financial assistance for utility disconnections, water shutoff notices, and prescriptions. In 2022, FACS assisted 5,503 families for a total of 14,071 clients. From January to April 2023, FACS saw a 13.9% increase in families needing assistance as compared to the same time period in 2022.

2. Kings Local Food Pantry

The mission of Kings Local Community Services is to provide program and direct services to meet the emergency needs of individuals and families residing in the Kings Local School District. They strive to accomplish their mission by providing emergency assistance in the form of food, as well as financial assistance for rent, mediation utilities, and transportation. They also serve as a central resource point to improve the coordination of services and reducing duplication.

“In Fiscal 2022 we provided 51,035 Meals to those facing Food Insecurity in the Kings Local School District. (This is a 16.8% increase over Fiscal 2021.) Over 50% of individuals we serve are Seniors and Children, who are the most vulnerable in our community. We also offer each family a choice of personal care and paper products. In addition, we serve as a resource of information for those seeking help in other areas such as Rent and Utility payment assistance as well as other services. We expect the amount of food provided to grow in 2023 as the COVID-19 Emergency Allocation of SNAP Benefits was eliminated as of March 1, 2023.”

3. Little Miami Food Services

The mission of Little Miami Food Services is to provide emergency assistance to individuals and families in the Little Miami School District. They strive to accomplish their mission by providing emergency assistance, relief, and food to children and families in the Little Miami School District.

“Little Miami Food Service is a free food store serving families in the Little Miami School District. It is operated by a dozen core volunteers and volunteers from five member churches that serve weekly. Between July 1, 2022 and June 30, 2023, the volunteers gave 5,819 hours and served 10,535 individuals, not counting unscheduled walk-ins. We are seeing more people, but we're not back to pre-pandemic levels yet. The amount of food distributed was 170,403 items. About half of the distributed food was donated from eight grocery stores and individuals.”

MISSION & IMPACT

4. Wayne Township Community Aid

The mission of Wayne Township Community Aid is to assist those in need in Waynesville, Wayne Township, Corwin, Harveysburg, Lytle or Oregonia, with emergency assistance. They strive to accomplish their mission by providing individuals and families in the Wayne Local School District with utilities, food, emergency medication, clothing, and some auto repair.

5. Family Promise

The mission of Family Promise of Warren County is to assist families experiencing homelessness in Warren County achieve sustainable independence through community-based response.

Program(s): Shelter: "Families that are welcomed into the shelter are part of a dedicated program of case management that concentrates on self-sufficiency, accountability, and responsibility. Families have the expectation and are given the tools, to achieve housing, improve employment, and improve education, which will prevent future homelessness and allow for success for the future for both adults and the children involved."

Prevention and Diversion: "With the support of intensive case management, rental assistance, security deposits and other creative solutions to leverage a family's strengths, we work to avoid the trauma of the crisis of homelessness. Keeping a family out of shelter is both good public policy and good fiscal policy."

6. Safe on Main

Safe on Main is dedicated to the safety, healing, and empowerment of survivors of domestic violence, sexual assault, and human trafficking, while creating a supportive and knowledgeable community through prevention education. SAFE on Main is the only agency in Warren County and surrounding counties to provide 24/7 shelter and support advocacy services for domestic violence and sexual assault survivors, while being simultaneously engaged in the work of prevention education. Our services adhere to Best Practice and Core Values that directs our work with adults and children who are battered and/or witness abuse and persons who are sexually assaulted. The basis of our services are trauma-informed and survivor-centered.

MISSION & IMPACT

7. Cancer Family Care

The mission of Cancer Family Care is to strengthen the well-being and alleviate the suffering of any child, adult, or family coping with cancer.

Program(s): The Center for Individual and Family Counseling: "Provides support through private individual, couples, and family psychosocial counseling (patients' mental health and psychological, emotional, and social wellbeing); education; support groups; advocacy; and information libraries. Support is available from the time of diagnosis through treatment and survivorship or bereavement. Master's Level, licensed counselors and social workers work closely with each individual/family to determine the counseling and supportive services plan that works best for them. Serves more than 1,000 individuals every year.

Treehouse Children's Services: Services are available to children ages 5-18 who are coping with their own cancer, the cancer of a loved one, or the death of a loved one from cancer. Services can include individual, group, or family counseling (or a combination of all three), as well as numerous supplemental educational programs (Camp Courage, Family Connect). Counseling can take place at CFC offices or at the child/teen's school. Serves more than 500 children and youth every year. All Treehouse services are provided at no cost to the families.

8. Abilities First

The mission of Abilities First is to empower individuals and families living with differing abilities to discover and fulfill their unique potential within their communities.

Program(s): Abilities First Autism Learning Center: Established in 2009, The Autism Learning Center is an Ohio Department of Education approved Autism Scholarship Provider serving children Preschool through 2nd grade diagnosed with Autism Spectrum Disorder with a current Individualized Education plan.

Abilities First Pediatric Therapies: At Abilities First, we offer Occupational Therapy (OT), Physical Therapy (PT) and Speech Language Therapy (SLT) to help children, teens and young adults with neurological disorders, developmental disabilities and physical challenges.

Abilities First Early Childhood Early Learning Center: The Early Child Learning Center (ECLC) is a unique and highly rated childcare center known for a commitment to providing a safe, fun and inclusive learning environment where children who are differently abled and typically developing learn alongside one another to develop, grow and thrive together. The ECLC serves children 6 weeks through 10 years old with a curriculum-based learn through play approach. The ECLC works collaboratively with our two other key programs, (ALC and Therapies) to offer a holistic experience for the children who need our services. We are a 5 Star Rated Center by ODJFS and Step Up To Quality which exemplifies our commitment to excellence and quality while our low rates makes us an affordable option for families. In 2022 the ECLC served 65 unique children with over 40,559 hours of care.

MISSION & IMPACT

9. Camp Joy

The mission of Camp Joy is helping people grow and succeed through life-long experience based learning.

Program(s): Agency Camp Program: Agency Camps serve over 1,000 underserved or foster youth annually through 3-day or 6-day camps. The children's individual needs are determined by 28 local children's advocacy agencies that partner with Camp Joy to provide camp programming to economically disadvantaged youth. In 2022 Camp Joy served 888 Agency Camps programs participants. Camp Joy will serve an estimated 1,500 at-risk, foster, or underserved youth or children through agency camp programming during 2023. Camp Joy's Camps Program annually facilitates up to 87 different camp experiences, which are held year-round but primarily during the summer months. Campers are 5-17 years of age. Outdoor School Program: Outdoor School Program serves over 6,000 students annually through 1, 2, or 3-day camps for 4th-12th grade students. Schools choose from 100 different educational experiences to produce the grade-level academic outcomes needed most. Participants are in 4th through 12th grade. These outdoor programs nurture the connection between campers and their environment. In 2022, Camp Joy served over 6,000 private and public school students through the Outdoor School Program. Last year we served 110 schools throughout the region, and 26 schools received partial or complete philanthropic support for over 1,300 students.

10. Warren County Community Services

The mission of Warren County Community Services is to strengthen the fabric of our community by providing services and connecting people to resources necessary for realizing their full potential for a quality life.

Program(s): WCCS Emergency Services Program: This last year, WCCS, Inc. Emergency Services continued to implement FAITH's Ministries mission of providing Emergency Assistance for eligible households throughout the service area covered by WCCS, Inc. Those services range from utility assistance, rental assistance, and Kroger Gift Card Program. WCCS, Inc. also continued FAITH Ministries Kohl's Back to School Clothing Program in collaboration with each of the County Resource School Resource Coordinator's. Once WCCS, Inc. took these vital services over from FAITH Ministries, we were able to serve multiple households with additional WCCS, Inc. programs, utilizing the whole family approach in meeting the needs of struggling families. WCCS, Inc.'s Emergency Services will continue to improve our ability to assess Warren County families' needs holistically and offer bundled services when appropriate. Research shows us that this approach is a best practice in supporting people to move out of poverty, or from crisis to stability to thriving. UWVC funding for financial emergencies allow WCCS, Inc. to provide both tangible funds and those additional wrap around services, furthering the impact.

MISSION & IMPACT

11. American Red Cross

The mission of the Redcross is to provide relief to victims of disasters and help prevent, prepare for, and respond to emergencies. They strive to accomplish their mission by providing food, clothing, shelter, health and mental health services, and emergency medical supplies to victims of disasters such as fire and flooding. The American Red Cross helps Warren County first responders and citizens prevent, prepare for, and respond to emergencies through training, community disaster education, and community outreach programs. The American Red Cross has a Congressional mandate to provide emergency messaging to our nation's military and their families.

Program(s):

- Emergency Services (Crisis work) - In times of emergency, we help military families communicate with their loved ones and facilitate their return home through our Hero Care Network, which is available online, by phone, through our mobile app or in person, 24/7.
- Serving Military and Veterans Affairs Medical Facilities - Our medical and non-medical volunteers provide care, comfort and therapy items at veteran hospitals and military treatment facilities.
- Building Family Resiliency - We offer a variety of free resiliency workshops in-person and online, to provide military, veterans and their families with effective tools for facing challenges and stress.
- Education and Support (Outreach and Briefings) - We support caregivers of our nation's injured military and veterans of all eras, through online and in-person education and peer support to reduce their isolation, increase their sense of hope, their knowledge and skills.
- Information and Referrals - Through our 'Get To Know Us Before You Need Us' program, we meet with enlistees and their families to share how our services can help before, during and after deployment.

12. 4C for Children

The mission of 4C for Children is to educate and support the adults who care for young children and advocate for public support for quality early education and care for all children.

Program(s): Child Care Teachers Advancement Project: The Child Care Teachers Advancement project supports early childhood educators with their pursuit of continuing education and training to meet state requirements and work toward career goals. This project strives to maintain and increase the qualifications of early childhood educators to ensure a stable early childhood workforce. Additionally, this project provides support towards operational and financial success of child care programs by creating a stable, well-qualified, staff. Adequate staffing ensures classrooms remain operational and child care programs maintain or increase their enrollment. This is critical and ensures that quality child care is available and accessible to vulnerable low-income families in our region, that children receive the critical educational and developmental foundation necessary for their future success, and that our local workforce avoids disruption from a lack of available child care.

MISSION & IMPACT

13. Shared Harvest Foodbank

The mission of Shared Harvest Foodbank is to find, rescue, and distribute food to people living in poverty through an efficient network uniting the public and private sectors; to raise awareness of the impact of poverty. They strive to accomplish their mission by warehousing and distributing contributions of surplus food to 200+ charities in 30 Ohio counties that provide hot meals or groceries to needy families.

Program(s): Comprehensive Hunger Relief (Warren County): We are seeking support from United Way of Warren County to close the meal gap through our comprehensive approach to local hunger relief. All our programs are focused on both short-term and long-term strategies to reduce the meal gap in our five-county region. Our core program, Food banking, is a collaborative partnership with charities in all the communities we serve to provide bags of groceries or hot meals to people in need. These services are administered through either a Choice Pantry model where the client walks through a pantry and makes their own selections of food, or a pre-pack pantry model where food is prepacked for the client, or through community meals offered in soup kitchens and shelters. Even with all the work charitable food distribution does to address food insecurity, it only provides a short-term solution. A longer-term solution is the Supplemental Nutrition Assistance Program (SNAP) formerly known as the Food Stamp Program. Our own studies show that virtually all the people standing in line at our partner food pantries are eligible for SNAP benefits, but less than half have even applied for the program. To reduce some of the barriers as well as provide program education, we have our SNAP Outreach program which places our staff in Choice Food Pantries, primarily, with the goal of helping potential participants apply for SNAP benefits right then and there.

14. Lebanon Food Pantry

The mission of Lebanon Food Pantry is to serve neighbors who need food.

**\$3 a week will
provide 6
meals for a
family in need**

**\$13 a month
sends a child to
camp for a day.**

**\$6 a day
provides 1
shelter family
transportation
for a year**

**\$30 a week
will help an at-
risk family find
reliable
childcare**



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Thomas Howard DEPARTMENT: CSEA

*POSITION: Director DATE: 8/22/23

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
 TRAINING MORE THAN 250 MILES

PURPOSE:

I serve on the Honorary Board for the Eastern Regional Interstate Child Support Association (ERICSA). ERICSA is holding the conference planning and Mid-Year Board meetings.

LOCATION:

Grand Rapids, Michigan

DATE(S): September 10th - 12th, 2023

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Amway Grand Plaza, Curio Collection by Hilton

ESTIMATED COST OF TRIP: \$630.70

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

Thomas Howard - Director 8-22-23
 Signature/Title Date

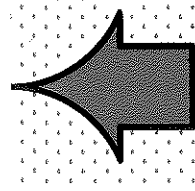
BOARD OF COMMISSIONERS' APPROVAL:

 Commissioner Date

 Commissioner Date

 Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:





**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Tanya Sellers DEPARTMENT: Children Services

*POSITION: Deputy Director DATE: 8/18/2023

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:
DC Fly-In

LOCATION:
Washington, DC

DATE(S): 9/18-9/20

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Sofitel Washington DC

ESTIMATED COST OF TRIP: \$1528.33

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

Tanya Sellers / Deputy Director 8/18/23
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

RECEIVED DMB9999

AUG 21 '23 ROVD

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Dr. Russell Uptegrove DEPARTMENT: Coroner's Office

*POSITION: Coroner DATE: August 8, 2023

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:

Continuing education through the National Association of Medical Examiners annual meeting

LOCATION:

San Jose, California

DATE(S):

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: \$1250

ESTIMATED COST OF TRIP: \$950 conf. +\$400 food +\$300 park/bag/shuttle +\$550 air = \$3450

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

[Signature] 8-14-23
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

[Empty box for listing additional attendees]



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Heidi Constable DEPARTMENT: JDC

*POSITION: Admin Assistant DATE: 08/16/2023

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

- ASSOCIATION MEETING
- CONVENTION
- ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
- TRAINING MORE THAN 250 MILES

PURPOSE:

Training in Juvenile Corrections

LOCATION:

Deer Park Lodge/Conference Center, Mt. Sterling OH

DATE(S): 9/14/2023 - 9/15/2023

TYPE OF TRAVEL: (Check one)

- AIRLINE
- STAFF CAR
- PRIVATE VEHICLE
- OTHER

LODGING: \$135

ESTIMATED COST OF TRIP: \$150-\$200

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

[Signature] 08/16/23
 Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

 Commissioner Date

 Commissioner Date

 Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

Corrections Officers: Cryztopher Norris, Jaymes Thompson, Melissa Gibbs, Jennifer Horton



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Becky Ehling DEPARTMENT: BCW/Workforce (WIB)

*POSITION: Executive Director DATE: 8-22-23

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:

OWA/AWP Shaping Ohio's Future Workforce Conference

LOCATION:

NATIONWIDE HOTEL AND CONFERENCE CENTER

DATE(S): September 21-22, 2023

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: 100 Green Meadow Drive, Lewis Center Ohio 43035

ESTIMATED COST OF TRIP: \$600

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

Tate Brennan Board chair 8/22/23
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

951
11-156
11-156
11-156



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Chris Wojnicz DEPARTMENT: W&S

*POSITION: Deputy Director DATE: 8/22/23

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:

Warren County Chamber Alliance Washington D.C. Fly-In

LOCATION:

Washington, D.C.

DATE(S): 9/18-9/20

TYPE OF TRAVEL: (Check one)

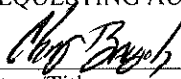
AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Hotel - \$670.19

ESTIMATED COST OF TRIP: \$900 - Includes Flight, Meals, Registration

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

 8/22/23
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

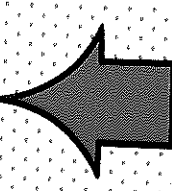
Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

Empty box for listing additional attendees.



Resolution

Number 23-1033

Adopted Date August 8, 2023

**CONTINUE ADMINISTRATIVE HEARING TO CONSIDER SITE PLAN REVIEW
APPLICATION OF SHAKER WOODS IN TURTLECREEK TOWNSHIP**

BE IT RESOLVED, to continue the administrative hearing to consider the site plan review application of Shaker Wood in Turtlecreek Township; said administrative hearing to be continued to Thursday, August 24, 2023, at 5:00 p.m. in the Commissioners' Meeting Room, 406 Justice Drive, Lebanon, Ohio 45036.

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

Mr. Grossmann - absent
Mrs. Jones - yea
Mr. Young - yea

Resolution adopted this 8th day of August 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: RPC
RZC
Rezoning file
Applicant
Township Trustees

CASE # 101-2023**Site Plan Review- Shaker Woods****APPLICANT/OWNER/AGENT**

The Drees Company, PAP Oil Company, LLC.

TOWNSHIP

Turtlecreek

PROPERTY LOCATION**ADDRESS**

Broadmoor Lane Road

PIN

08-31-300-014

PROPERTY SIZE

30.47 +/- Acres, 50' of frontage

CURRENT ZONING DISTRICT	MXU-C
FUTURE LAND USE MAP (FLUM) DESIGNATION	Turtlecreek- Single Family Residential
EXISTING LAND USE	Agricultural
SITE PLAN REQUESTED	Development of 73 single-family units.
ISSUE FOR CONSIDERATION	<ol style="list-style-type: none">1. Waiver for side yard setback.2. Compliance with the Shaker Woods PUD Standards and the Warren County Rural Zoning Code.

Review Process

Site Plan

**Board of County
Commissioners**

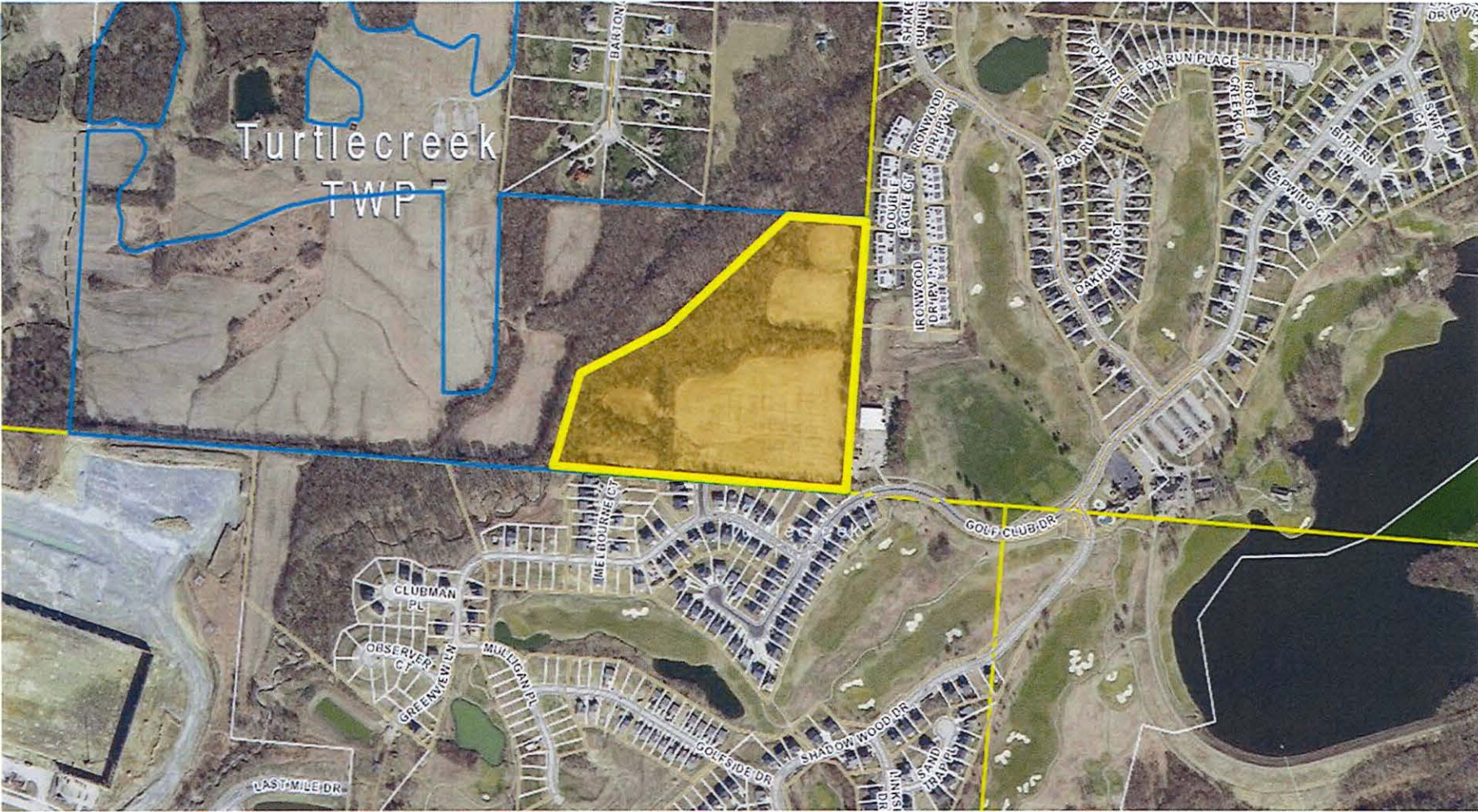
August 8, 2023

Preliminary Plan

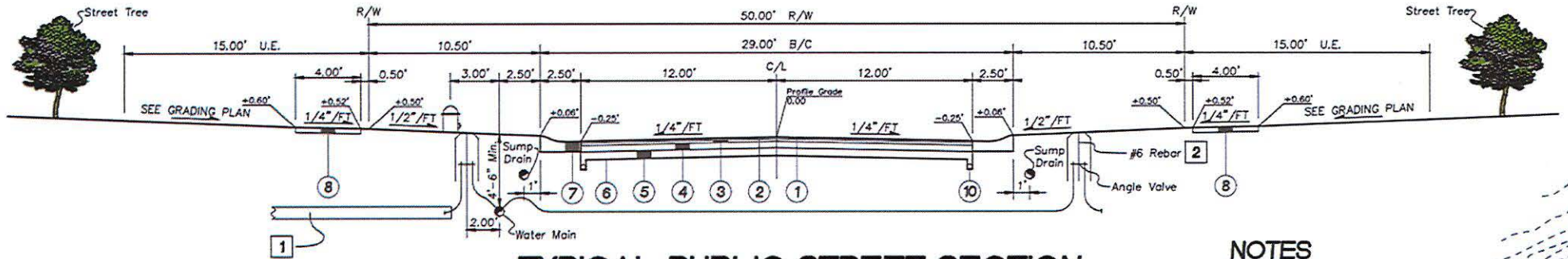
**Regional Planning
Commission**

Aerial Map

102-2021



Public Street Section



TYPICAL PUBLIC STREET SECTION

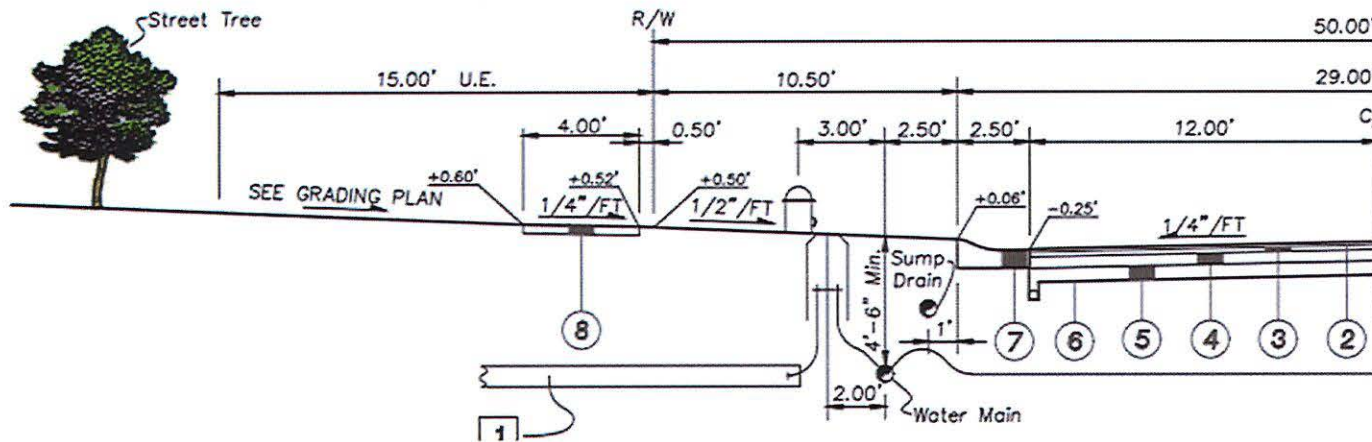
NOT TO SCALE

NOTES

- 1 Plastic tubing shall be 20'± long & extend (min of 12' into the lots) to clear telephone & electric easements (On electric side only)
- 2 #6 Rebar - Contractor shall install #6 Rebar 5' long vertically at angle valves

LEGEND

- 1 Item 448-(1 1/2") Asphalt Concrete, Surface Course, Type 1
- 2 Tack Coat MS-2, RS-1, or RC-250
- 3 Item 448-(2") Asphalt Concrete, Intermediate Course, Type 1
- 4 Item 301-(5") Bituminous Aggregate Base
- 5 Item 304-(6") Aggregate Base
- 6 Item 203 Subgrade Compaction
- 7 Type "C" Curb & Gutter (Warren County Standard)
- 8 Concrete Walk - 4" thick concrete sidewalk, width as shown, Item 608, to be 1/2" higher than finished grade.
- 9 Item 301-(4") Bituminous Aggregate Base
- 10 Item 605-4" Underdrain Invert 22" below edge of pavement



Site



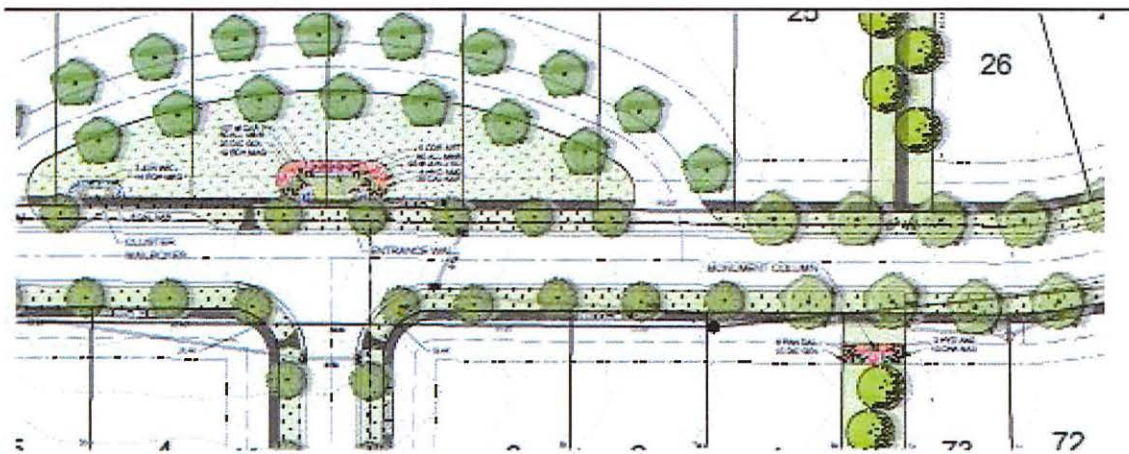
Landscaping

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	LAWN	68,848 sf
	EXISTING VEGETATION	359,932 sf
	RETENTION POND	32,875 sf
	MULCH	4,999 sf



Landscaping cont.



Planting Plan - Entrance



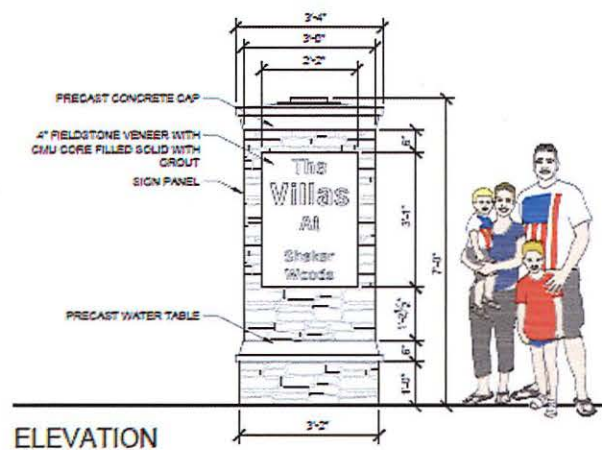
Planting Plan - Community Park

Signage



5 ELEVATION - ENTRY WALL
12' - 1 1/2"

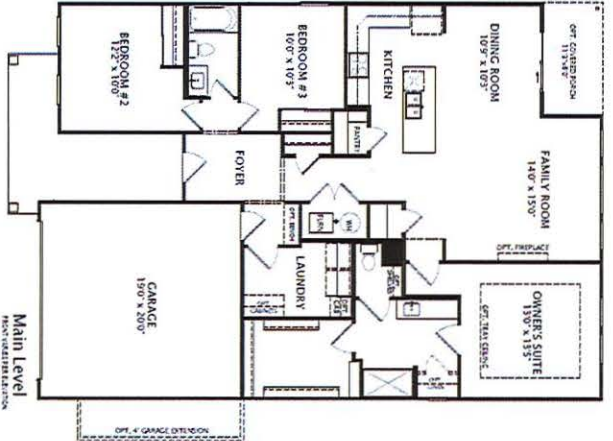
RCD/SH/04



Patio Home – 50' Wide Lots

- **Home:** Approximately 1,530 SF – 1,860 SF
- Upgraded materials on front and High Impact façade (Stone, Brick, or Hardboard siding)
- Typically marketed toward Empty Nest buyer or those looking to downsize.
- Low-maintenance living – lawn mowing and snow pushing included through the HOA.
- **Patio homes have standard features that make them more adaptable to those with mobility issues.**
 - Slab construction with single story home plans (easier to make zero threshold)
 - Primary door widths are wider.
 - Options to add features to enhance adaptability (i.e., Grab Bars, Lever handles, etc.)

Patio Home



New from the Architect



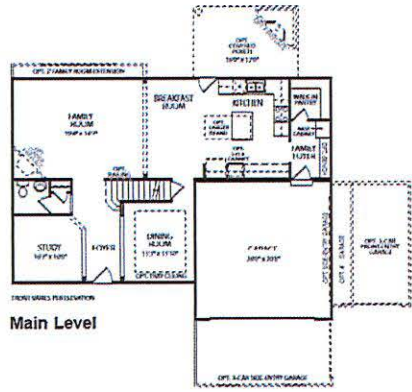
New from the Architect



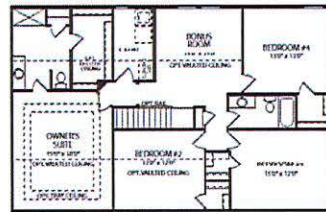
Single Family – 65' Wide Lots

- **Home:** Approximately 1,870 SF – 3,100 SF
- Upgraded materials on front and High Impact façade (Stone, Brick, or Hardboard siding)
- Typically marketed to families / move up buyer looking for large homes.
- Self-maintained lots
- Full Basements with option to finish.
- Mixture of Single Story and Two-Story floor plans

Single Family Homes

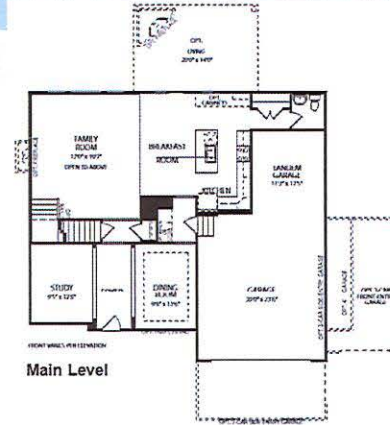


Main Level

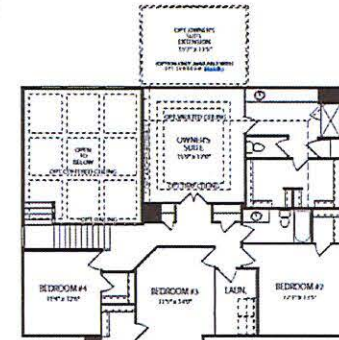


Second Level

Quentin



Main Level



Second Level

Buchanan



Waiver Request

The applicant is requesting a side yard setback of 5 feet instead of the required 15 feet.

2.407.6 Integrated Development:

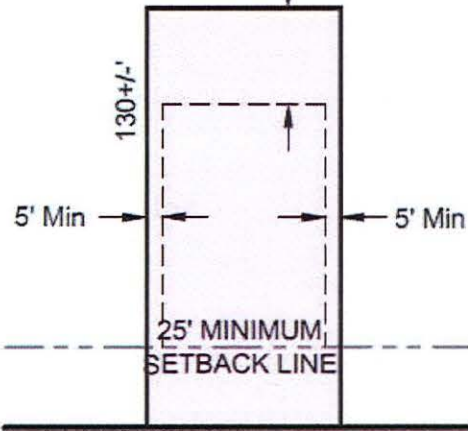
- (D) **Waiver of Development Standards:** The applicant may submit a proposal for waiver or reduction of the development standard for a proposed integrated project. **The approval authority [BOCC] may approve a waiver of the general development requirements,** for lighting, parking, signage, access, landscaping and buffer, height, lot size and development, or additional development requirements only upon finding that:
- (1) The proposed development represents an innovative use of site design, site access, circulation, building design, orientation, or building materials/landscaping which will enhance the area;
 - (2) The proposed development will not be injurious to the public health, safety, or general welfare of Warren County;
 - (3) The strict application of the general development requirements will result in a development which is undesirable when compared with the proposed development;
 - (4) The proposed development is consistent with and compatible with other development located in the area; and
 - (5) The proposed development is consistent with the suggestions of the Comprehensive Plan.

Typical Lot Layout & Design

PATIO HOME

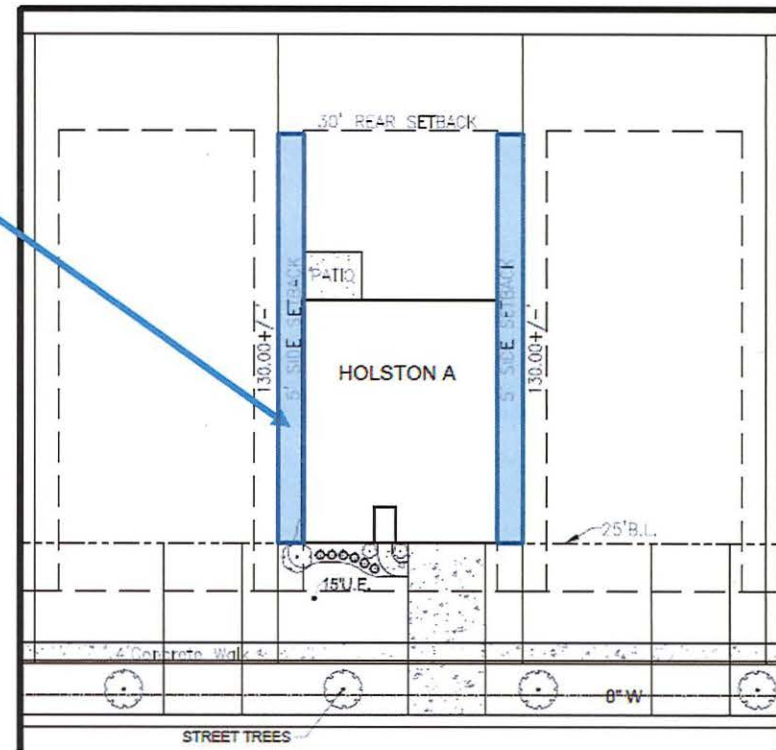
6,500 S.F.(Min.)/0.149 Ac.(Min.)
Lot Frontage = 50'(Min.)*
Lot Width @ Front Setback = 50'(Min.)
Max Building Height = 35ft

30' MINIMUM
REAR YARD SETBACK



STREET

5' Setback



Typical Lot Design & Layout

SINGLE FAMILY

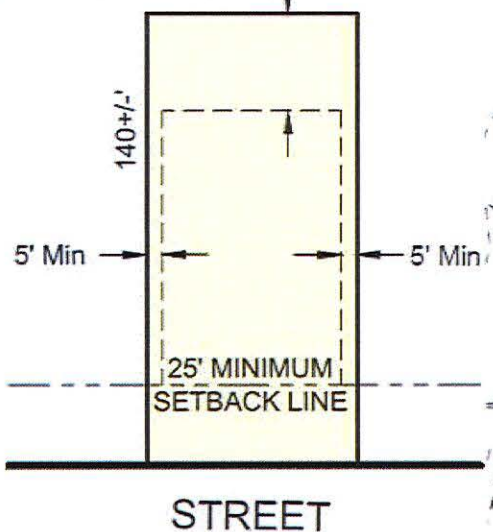
9,100 S.F.(Min.)/0.209 Ac.(Min.)

Lot Frontage = 65'(Min.)*

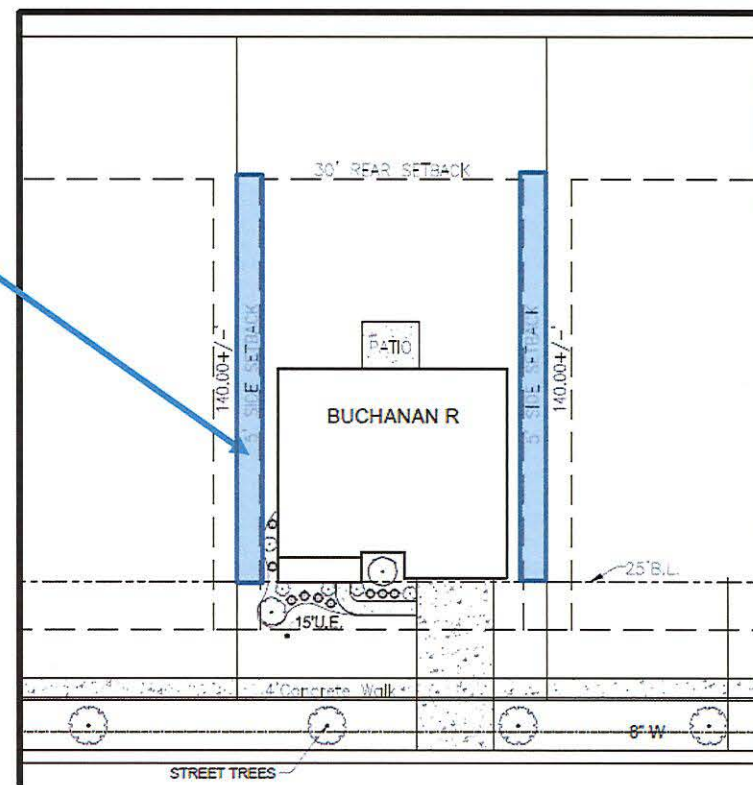
Lot Width @ Front Setback = 65'(Min.)

Max Building Height = 35ft

30' MINIMUM
REAR YARD SETBACK



5' Setback



Staff Summary

Location	Extending the stub street on Broadmoor in Shaker Run.
Parking	The required parking is 2 spaces per dwelling. All units will have driveway and garage parking.
Landscaping	Landscaping Plan complies with the requirements for street trees and around all signage.
Signage	The sign height, setback and square feet meets the requirements of the code.
Lighting	Residential lighting to be provided as in the rest of Shaker Run.
Service Structures	Each unit will have private trash service.

Site Plan Review Criteria – Section 1.303.6

The site plan review is conducted to determine anticipated impacts on the public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable. The factors to be considered and weighed by the Approving Authority include but are not limited to the following, but no single factor controls in making a decision, nor must all of the factors support the decision:

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

Reviewing Departments

- Warren County Engineer
- Warren County Water and Sewer Department
- Warren County Soil and Water Conservation
- Warren County Regional Planning Commission
- Turtlecreek Township Trustees
- Turtlecreek Township Fire Department
- Warren County Combined Health District
- Warren County Building Department
- Warren County Sheriff

Department Comments – Turtlecreek Township

- Not in support of development due to safety concerns.
- Increased traffic volume without additional access point.
- Adding 73 SF homes to the existing high density.
- Increased traffic volume in a challenged infrastructure system.
- Township support requires an access point from Greentree Road.



MR. JAMES VANDEGRIFT
MR. DANIEL JONES
MR. JONATHAN SAMS
MS. AMANDA CHILDERS

TRUSTEE
TRUSTEE
TRUSTEE
FISCAL OFFICER

July 31, 2023

Warren County Zoning Department
Attn: Michelle Tegmeier
406 Justice Drive
Lebanon, Ohio 45036

Re: Shaker Woods Site Plan

Dear Ms. Tegmeier,

The Board of Trustees of Turtlecreek Township have reviewed the site plan for the Drees Company's proposed Shaker Woods single family residential development.

The Board of Trustees of Turtlecreek Township are not in support of this development due to safety service concerns and increased traffic volume without an additional access point. This development would be adding an additional 73 single family homes into the existing high-density development of Shaker Run. The addition of these homes without an access point off of Greentree Road creates a safety issue and an increased volume of traffic in an existing infrastructure system that is challenged.

The Board of Trustees of Turtlecreek Township have discussed with Drees Company that the township would require an access point off of Greentree Road to support this development.

Sincerely,

A handwritten signature in blue ink that reads "Daniel F. Jones".

Daniel F. Jones
Chairman of the Board

DFJ/tb

Cc: File



670 North State Route 123
Lebanon, OH 45036



519.932.4902



info@turtlecreektownship.org



Lebanon City Schools

- Input & support for Drees Home proposed development at Shaker Run
- **Development over a 4–5-year period.** Helpful gradually increase the number of students over time.
- Appreciate plans to vary the homes between **single-family & patio**, which we hope will draw fewer school-aged children.
- Ensure that we have enough **space to** accommodate the need to **turn around a school bus** in the neighborhood without backing up.
- Consider a different layout that would eliminate the cul-de-sac & would extend the road to **make it a loop where turnarounds would not be necessary.**



Office of the Superintendent
160 Miller Road
Lebanon, Ohio 45036
513.934.5778

January 20, 2023

Warren County Regional Planning Commission and Turtlecreek Township Trustees:

This letter is to offer my input and support for Drees Home proposed development at Shaker Run off of Broadmoor Lane. I was approached recently by Mark Linger to discuss their proposed concept for patio homes and single family homes. Mark communicated their plan was to develop 25 single family homes and 45 patio homes in this development over a 4-5 year period. At the time of our meeting he indicated that their construction plan would include patio and single family homes in each phase, which was helpful for us to be able to gradually increase the number of students over time.

During this meeting I shared several concerns with Mr. Linger from the school perspective. Whenever new developments are planned we want to ensure that the developments fit within the current PUD and do not seek to increase the housing density already in place. It appears that their plan fits within the current mixed-use zoning and we appreciate their plan to vary the homes between single-family and patio, which we hope will draw fewer school-aged children. We also want to ensure that we have enough space to accommodate the need to turn around a school bus in the neighborhood without backing up. This is safer for pedestrians and for the bus operator because visibility is limited in these tight neighborhoods. Mr. Linger indicated that they would consider a different layout that would eliminate the cul-de-sac and would extend the road to make it a loop where turnarounds would not be necessary. I appreciated his willingness to work with us on this concern.

I am thankful for the opportunity to provide feedback before a project commences and I appreciate Mr. Linger's willingness to listen to our concerns. As a district we are not opposed to the growth taking place in our community, but we must be involved in the planning process. At this time, I have no further questions or concerns with the initial concept plan and would support them moving forward in the process with your review teams.

Sincerely,

Isaac W. Seavers
Superintendent

Butler County Water & Sewer

- Sewer service is available from Butler County.
- Sewer service is available from 8" gravity sewer main from two different locations.

CUSTOMER CARE

110 High Street
Hamilton, Ohio 45011
P: 513.887.3068
F: 513.785.5799
water.bc.ohio.us

COMMISSIONER
Donald L. Dixon

COMMISSIONER
Cindy Carpenter

COMMISSIONER
T.C. Rogers



September 08, 2022

Mark Linger
Drees Homes
211 Grandview Drive, Suite 100
Ft. Mitchell, KY 41017

Re: Sewer Availability for 5321 Greentree Rd; Parcel 83-12-000-130

Dear Mr. Linger:

Butler County Water & Sewer Department has sewer available for the proposed development of 71 Equivalent Residential Units on 30.47 Acres to be located at 5321 Greentree Rd.


Sewer service is available from an existing 8-inch gravity sewer main located on Melbourne Court. Sewer service is also available from an 8-inch gravity sewer main located on Broadmoor Lane. These two sewer mains are designed to have sufficient capacity to serve this development.

The extension of the sewer system for this proposed development will require the approval of separate legislation by the Butler County Board of Commissioners.

If you have any questions, please call this office at 513-785-5288.

Sincerely,

BUTLER COUNTY WATER & SEWER DEPARTMENT


Steven R. Thompson
Senior Engineer

Cc: Martha Shelby, P.E., Director
Jeff Frechtling, P.E., Engineering and Construction Manager
File

s:\engineer\thompson\2022 letters\mark_linger - shaker run drainags shed sewer availability letter.doc

Department Comments (RPC)

1. Compliance with the standards of the Warren County Rural Zoning Code; Section 1.303.3.
2. At the preliminary plan submittal, the applicant shall submit an updated plan shows:
 - a. A cross-section for the private driveway.
 - b. An access easement to the retention basin.
3. The installation and provision of water utilities shall be to the satisfaction of the Warren County Water Department.
4. The installation and provision of the sanitary sewer system shall be to the satisfaction of the Butler County Sewer Department.

Department Comments (RPC)

5. The trail and all open space amenities shall be constructed and completed at the time each phase is platted and shall be fully developed before the platting of 75% of the residential lots (55 lots).
6. The applicant shall receive approval of an Access Point Waiver Request at subdivision review and comply with the following:
 - A. A maximum of twenty-five (25) residential lots may be plated prior to the connection of Shaker Run Subdivision to Core 5 Industrial Park via Last Mile Drive.
7. The applicant shall receive approval of a variance from the required side yard setback.

ANY
QUESTIONS?

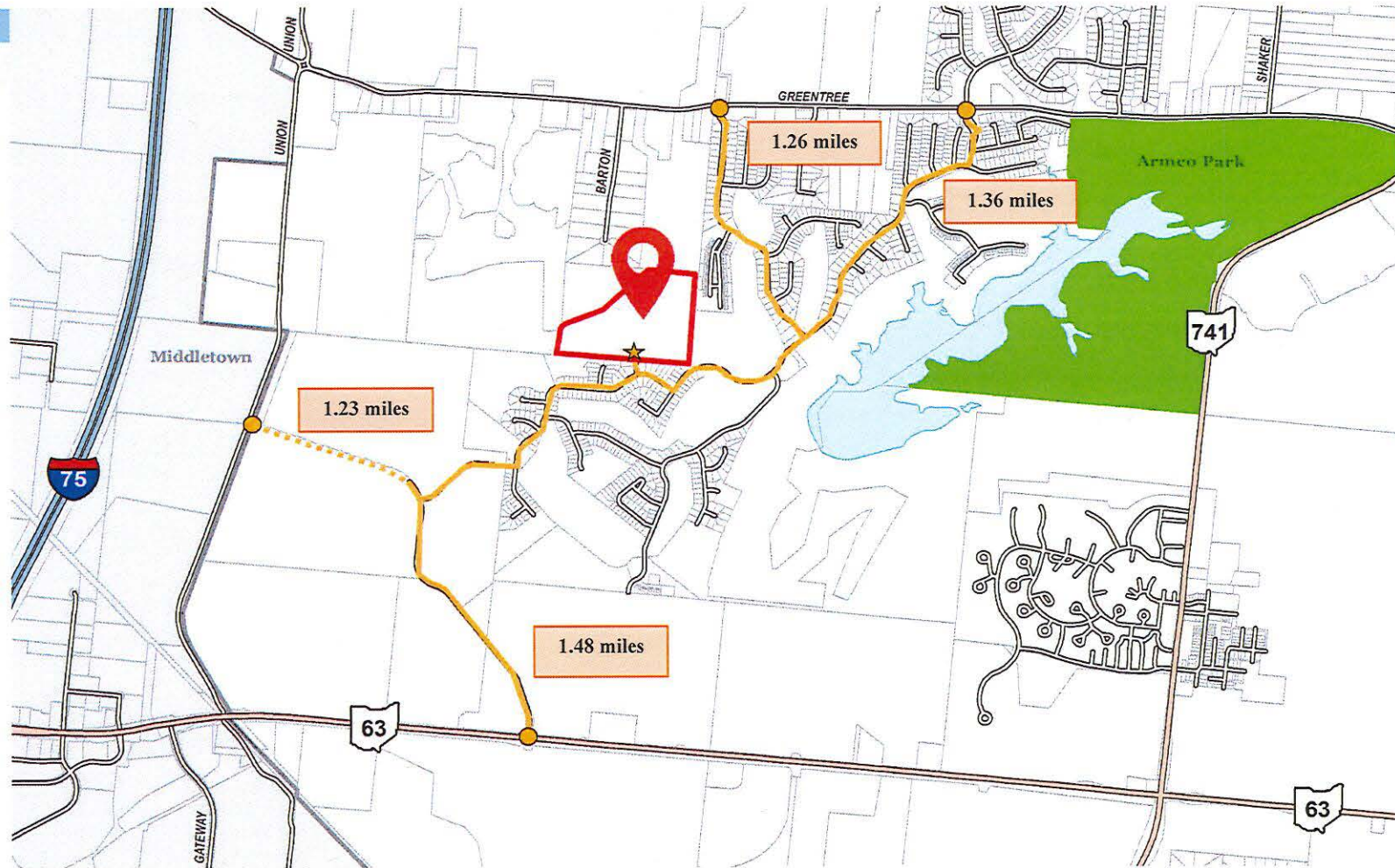


BACKUP SLIDES

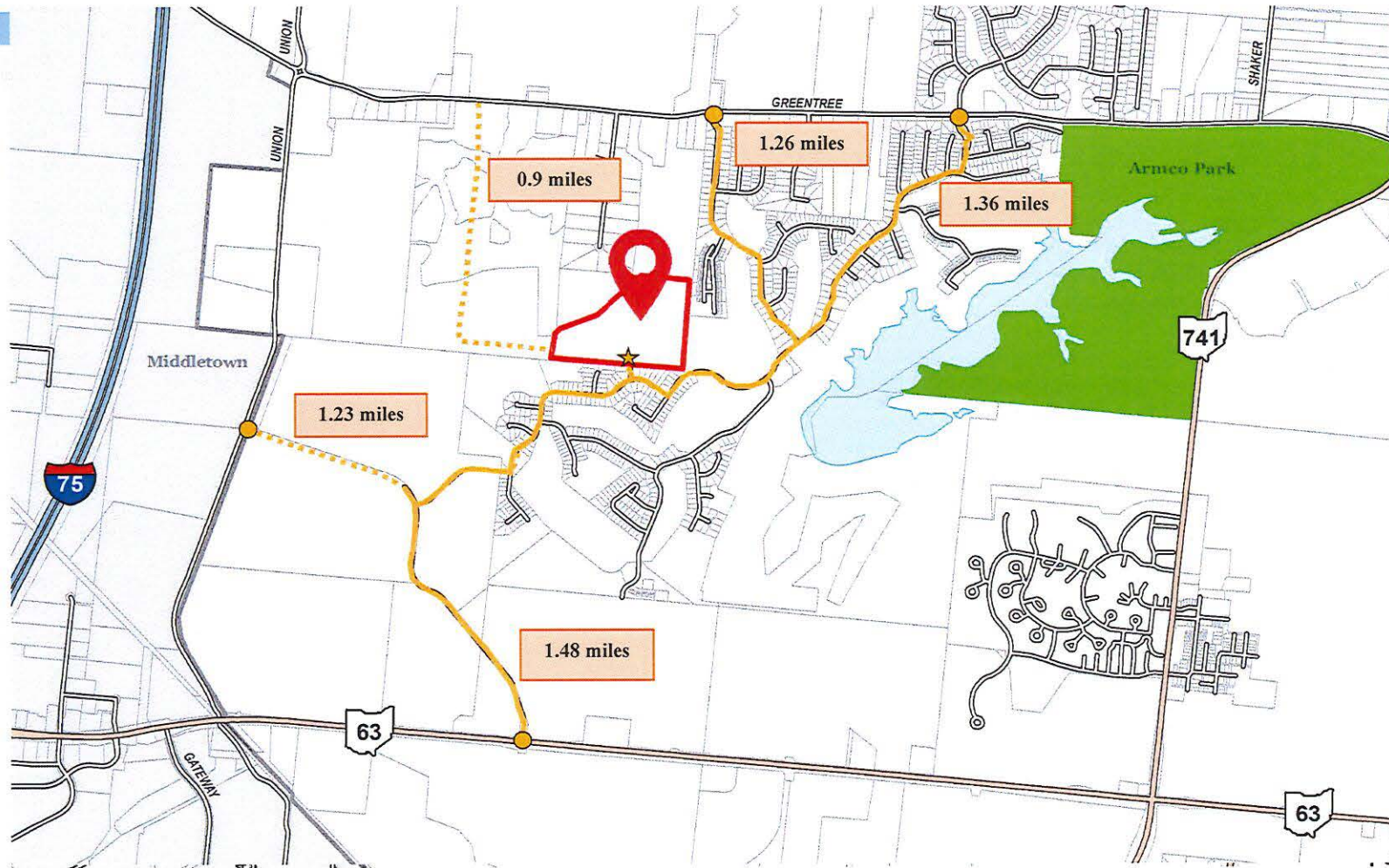
Density Analysis Along Greentree Road



Access To & From Major Roads



Access To & From Major Roads



Access From Core 5



Access From Core 5

Shaker Woods

Shaker Run

Last Mile Dr.

Building 1



Access From Core 5 to Shaker Run

10. The stub street to the Shaker Run development shall be installed to the property line, prior to 75% of the lots being platted or developed. The stub street shall be improved with structural traffic control devices, as approved by the Warren County Engineer's Office, to prevent semi-truck traffic from accessing the Shaker Run residential development.

Resolution

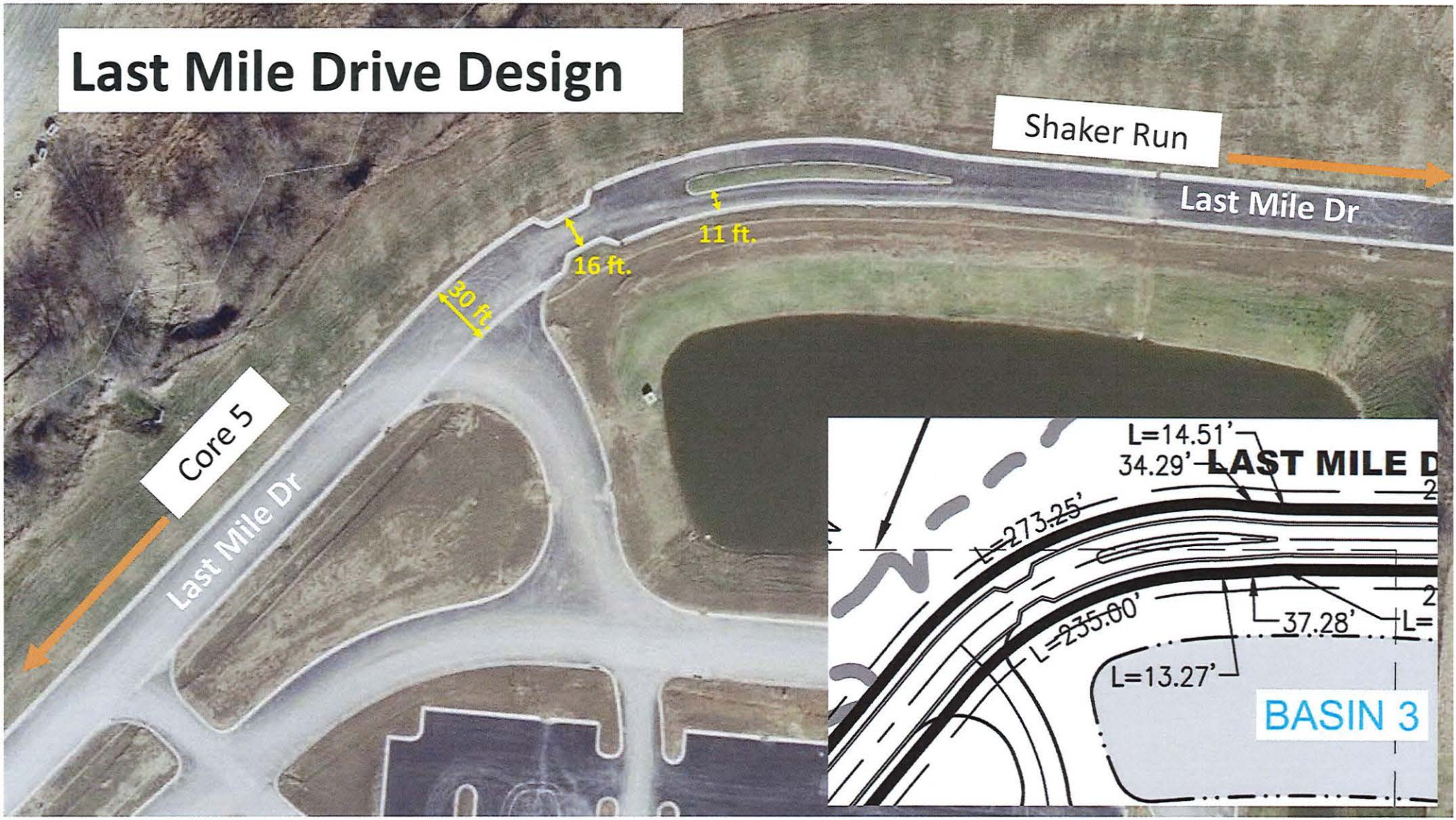
Number 20-1166

Adopted Date August 24, 2021

APPROVE PUD STAGE 2 FOR ODC WARREN COUNTY SURPLUS FARM (CORE 5 INDUSTRIAL PARTNERS, LLC APPLICANT) IN TURTLECREEK TOWNSHIP SUBJECT TO CONDITIONS

WHEREAS, this Board met this 24th day of August 2021, in the Commissioners' Meeting Room to consider the PUD Stage 2 for the ODC Warren County Surplus Farm (Core 5 Industrial Partners, LLC, Applicant) in Turtlecreek Township; and

Last Mile Drive Design



Last Mile Drive Design



Changing Right-Of-Way Width



Road Median

Shaker Run



AREA MAP
1"=500 FT

NOW THEREFORE BE IT RESOLVED, to approve a modification of the rezoning application to rezone approximately 13 acres from Rural Residence R-1 PUD to Rural Residence R-1 PUD subject to the following conditions:

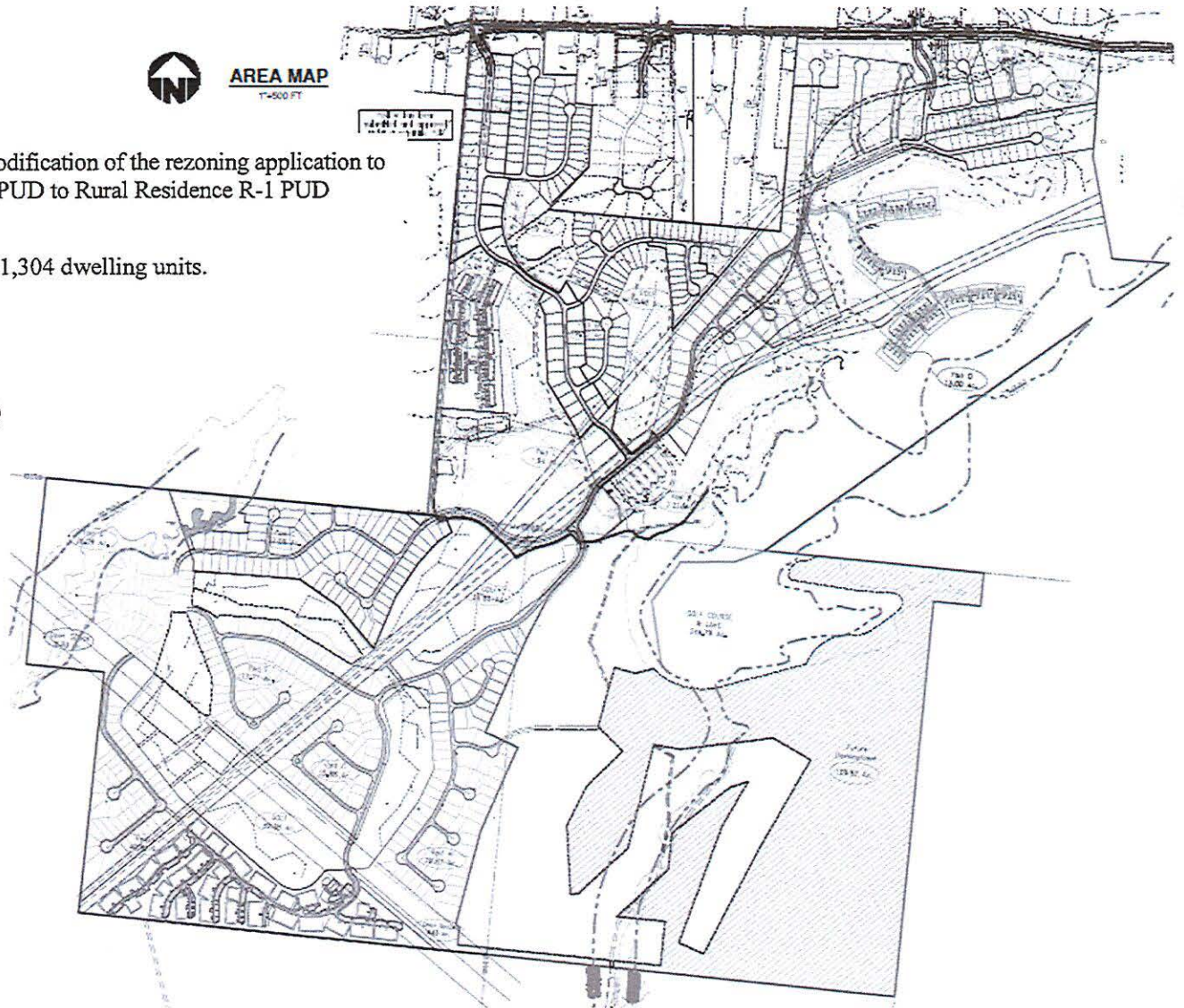
1. The maximum number of units for PUD shall be 1,304 dwelling units.

➤ Density: **2.83 units/acre**

➤ Proposed Units: **1,353**

➤ Allowed Units: **1,383**

- Shaker Run PUD 1: 1,304 units
- Shaker Run PUD 2: 79 units



Shaker Run

NOW THEREFORE BE IT RESOLVED, to approve a modification of the rezoning application to rezone approximately 13 acres from Rural Residence R-1 PUD to Rural Residence R-1 PUD subject to the following conditions:

1. The maximum number of units for PUD shall be 1,304 dwelling units.
2. Pod Q (Lakeside Condominiums) shall not exceed 104 units, 13 buildings, 13 acres.
3. The total open space area (including Golf Course) shall be no less than 421 acres.
4. One public road connection shall be stubbed to the property line of parcel number 08-31-300-008, and two public roads shall be stubbed to parcel number 12-29-100-002. One of the road connections to parcel number 12-29-100-002 shall be provided on the west property boundary of the Shaker Run PUD; the second road connection to parcel number 12-29-100-002 shall be made to the southern property boundary of the Shaker Run PUD. The general locations of all three road connections are illustrated in Exhibit A. The exact location of all three road stubs shall be determined at the time of PUD Stage 2 Site Plan and Preliminary Plan.

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

Resolution

Number 16-1109

Adopted Date July 19, 2016

APPROVE MODIFICATION OF THE REZONING APPLICATION OF SHAKER RUN GOLF COURSE (CASE #2016-02), TO REZONE APPROXIMATELY 13 ACRES FROM R-1 PUD TO R-1 PUD IN TURTLECREEK TOWNSHIP

WHEREAS, this Board met the 12th day of July 2016, and again this 19th day of July 2016, in the Commissioners' Meeting Room to consider the rezoning application of Shaker Run Golf Course, owner of record (Case #2016-02) to rezone approximately 15 acres (Parcel Numbers 08-25-400-008) located at 1320 Golf Course Drive in Turtlecreek Township from R-1 PUD to R-1 PUD to approve an increase in density; and

WHEREAS, the applicant requested a modification to the rezoning application to reduce acreage from approximately 15 acres to approximately 13 acres and also reduce the number of dwelling units requested from an increase of an additional 120 units to 104 units; and

WHEREAS, this Board has considered the recommendation of the Regional Planning Commission Executive Committee and the decision of the Rural Zoning Commission and all those present to speak relative to this rezoning application; and

NOW THEREFORE BE IT RESOLVED, to approve a modification of the rezoning application to rezone approximately 13 acres from Rural Residence R-1 PUD to Rural Residence R-1 PUD subject to the following conditions:

1. The maximum number of units for PUD shall be 1,304 dwelling units.
2. Pod Q (Lakeside Condominiums) shall not exceed 104 units, 13 buildings, 13 acres.
3. The total open space area (including Golf Course) shall be no less than 421 acres.
4. One public road connection shall be stubbed to the property line of parcel number 08-31-300-008, and two public roads shall be stubbed to parcel number 12-29-100-002. One of the road connections to parcel number 12-29-100-002 shall be provided on the west property boundary of the Shaker Run PUD; the second road connection to parcel number 12-29-100-002 shall be made to the southern property boundary of the Shaker Run PUD. The general locations of all three road connections are illustrated in Exhibit A. The exact location of all three road stubs shall be determined at the time of PUD Stage 2 Site Plan and Preliminary Plan.
5. Any standards found in the Warren County Rural Zoning Code adopted July 31, 1973 that are not modified, varied or addressed by this PUD document shall apply to the PUD site.
6. A storm water Management Plan shall be submitted and approved by the WCEO prior to the PUD Stage 3. The Ohio Environmental Protection Agency may require a National Pollution Discharge Elimination Systems permit for storm water drainage.

Exhibit A: Areas where a road stub to an adjacent property is required. Parcel identification numbers are current as of July 2016. The exact location of the road connections to adjacent properties may be determined at Stage 2 Site Plan and Preliminary [Subdivision] Plan.

General Location for road stub to PID 08-31-300-008

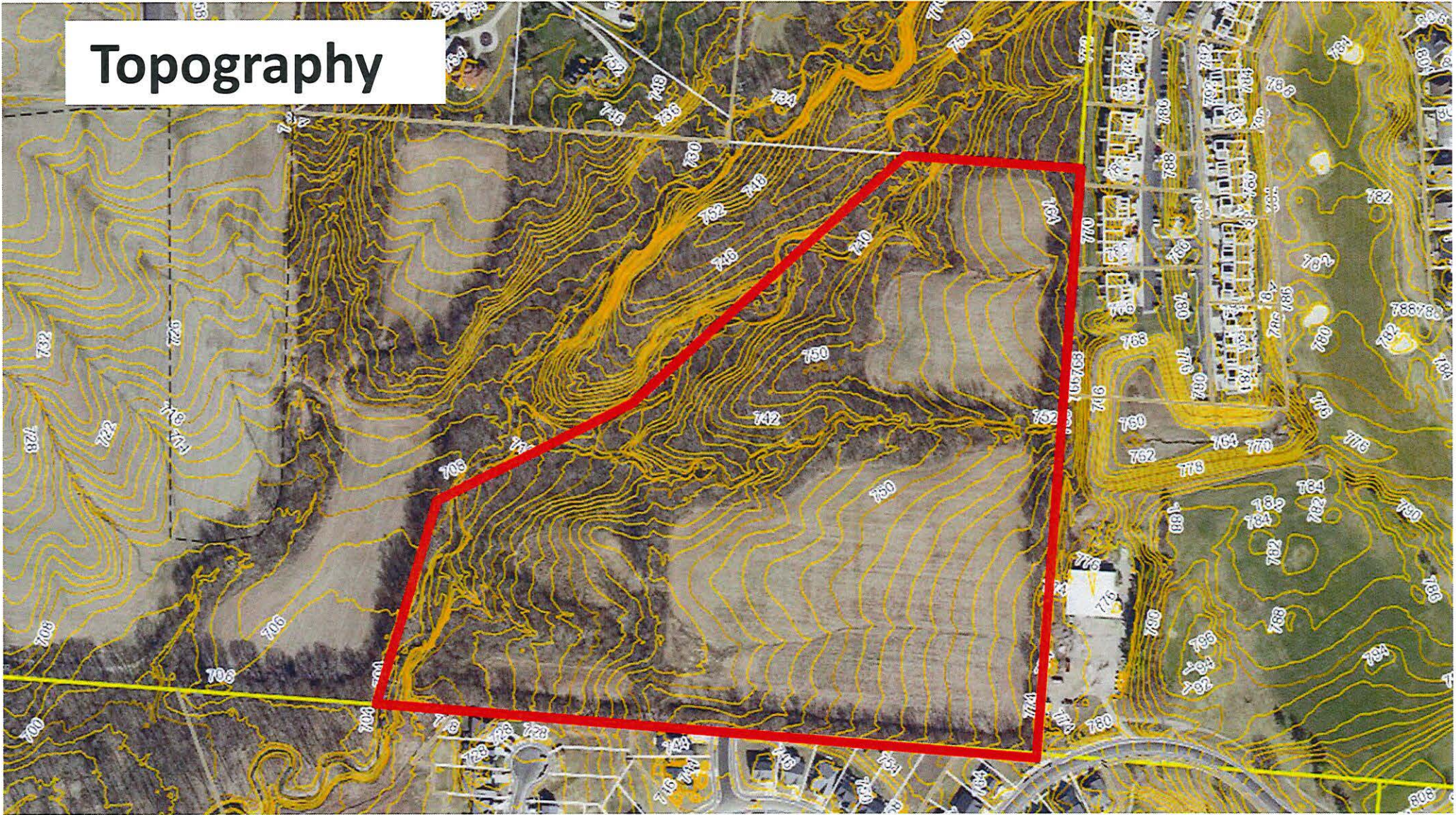
General Location for road stub to PID 12-29-100-002 (to the west)

General Location for road stub to PID 12-29-100-002 (to the south)

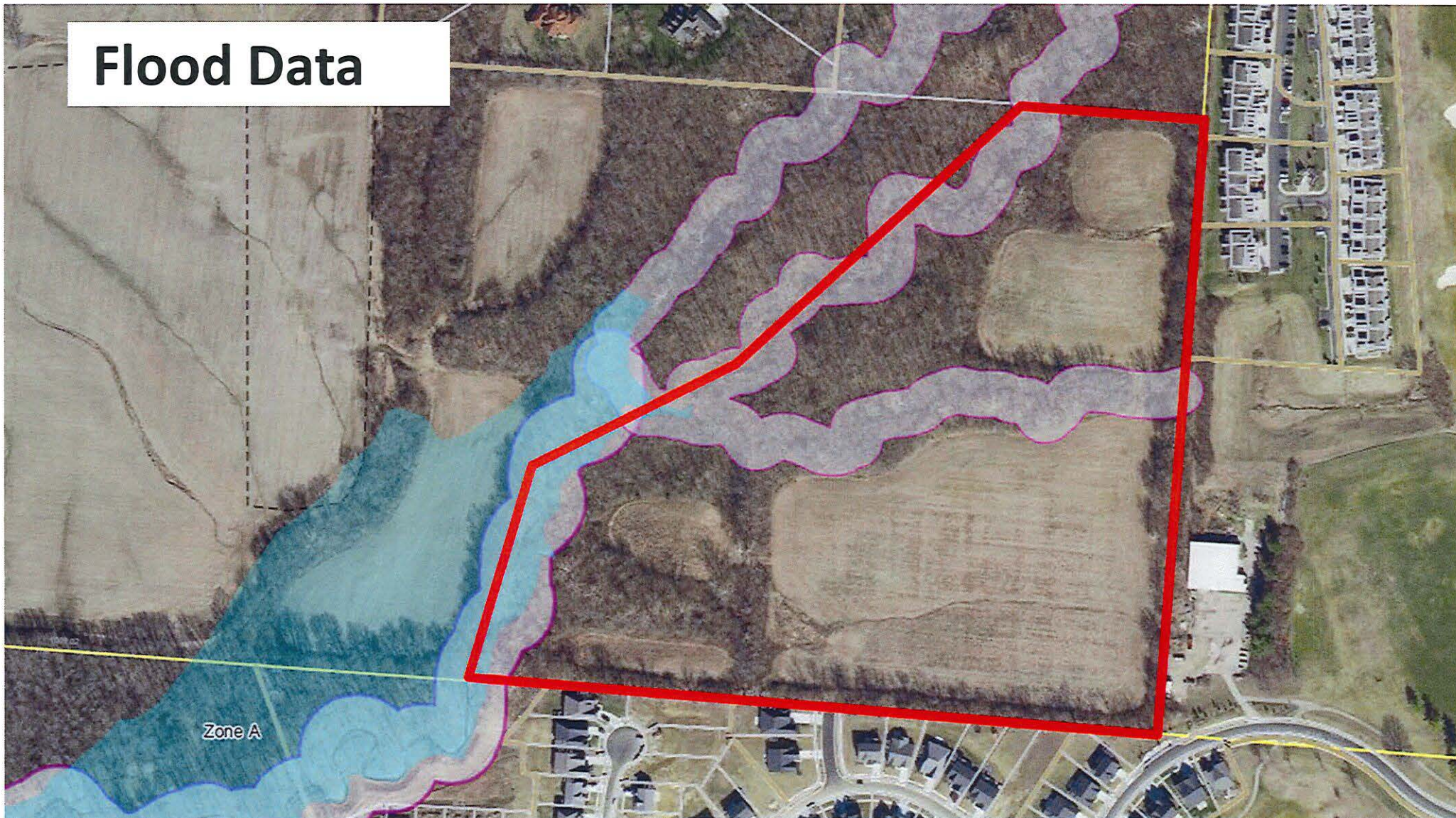
Shaker Run – Street Stubs

1 inch = 0.25 miles
1 inch = 660 feet
Vertically oriented

Topography



Flood Data



Sewer Service & FPA

- Butler County Sewer Service.
- LeSourdsville FPA.

