



**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

January 23, 2024

- #1 *Clerk—General*
- #2 9:00 *Public Hearing—Rezoning Application of Royce Machine, Mark Burton, to Rezone Approximately 2.165 Acres in Union Township from “I2” General Industrial Manufacturing Zone with “IHO” to “I2” General Industrial Manufacturing with a PUD*
- #3 9:15 *Work Session—Paul Kindell, Director of Telecommunications, to Discuss and Re-establish Appointments to the 911 Program Review Committee*

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

APPROVING REQUISITIONS AND AUTHORIZING COUNTY ADMINISTRATOR TO SIGN DOCUMENTS RELATIVE THERETO

BE IT RESOLVED, to approve requisitions as listed in the attached document and authorize Martin Russell, 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 day of 2024.

BOARD OF COUNTY COMMISSIONERS

Krystal Powell, Clerk

/kp

cc:
Commissioners' file

REQUISITIONS

Department	Vendor Name	Description	Amount
WAT	DEERE & COMPANY	WAT MOWER FOR SOUTH WATER TREA	\$ 15,838.13 *capital purchase
FAC	CINCYAUTOS INC	FAC PICKUP TRUCK	\$ 48,267.00 *vehicle
ENG	SOUTHEASTERN EQUIPMENT CO INC	ENG CASE 721 G WHEEL LOADER	\$ 244,105.71 *capital purchase
WAT	XYLEM WATER SOLUTIONS USA INC	SEW JS (2) FLYGT 2" SUBMERSIB	\$ 21,248.10 *capital purchase
TEL	FILTRONIC WIRELESS INC	TEL REPLACEMENT TOWER TOP ANTE	\$ 43,852.24 *capital purchase

PO CHANGE ORDERS

ENG	LJB INC	ENG STEPHENS RD BRIDGE PROJ	\$ 9,963.64 *decrease
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1/23/2024 APPROVED:

Martin Russell, County Administrator

CONSENT AGENDA*

January 23, 2024

Approve the minutes of the January 16, 2024, Commissioners' Meeting.

PERSONNEL

- 1. Hire Emily Turner as Protective Services Caseworker I within Children Services*
- 2. Approve multiple lateral transfers within Children Services*
- 3. Accept resignation of Kayla New within Children Services*
- 4. Administer disciplinary action against employee within Emergency Services*
- 5. Approve end of 365- day probationary period and approve a pay increase for Kristina Eltzroth within Human Services*
- 6. Amend Resolution #24-0033 to reflect the correct effective date for removal of probationary employee within Human Services*
- 7. Approve promotion of Bo Harner to the position of Water Distribution Worker II/ Locater within W/S*

GENERAL

- 8. Approve appointments and re-appointments to the Criminal Justice Board*
- 9. Cancel regularly scheduled Commissioners' Meeting of January 25, 2024*
- 10. Approve County Highway System Mileage Certification of behalf of the County Engineer*
- 11. Authorize County Administrator to sign grant agreement and supporting documents with the Ohio Emergency Management Agency relative to the Emergency Management Performance Grant on behalf of Emergency Services*
- 12. Approve agreement with Elite Computer Inc. on behalf of the WIB*
- 13. Approve agreement with Frost, Brown, Todd LLP on behalf of the WIB*
- 14. Declare various items as surplus and authorize disposal of said items through internet auction*
- 15. Acknowledge payment of bills*

FINANCIAL

- 1. Approve appropriation adjustment from Commissioners' 11011110 into Facilities Management 11011600, and within Prosecutor's 11011150 for pay-outs*
- 2. Approve appropriation adjustment within Economic Development*

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



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BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Session – January 16, 2024

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 9, 2024, meeting.

David G. Young – absent

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

Minutes of the January 2, 2024 and January 9, 2024 meeting were read and approved.

- 24-0071 A resolution was adopted hiring Holly Wicks as Custodial Worker I within the Warren County Department of Facilities Management. Vote: Unanimous
- 24-0072 A resolution was adopted hiring Matthew Daniel as a Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-0073 A resolution was adopted approving a wage increase for Don Brewer, Control Systems Superintendent, within the Water and Sewer Department. Vote: Unanimous
- 24-0074 A resolution was adopted approving the promotion of Nikita Sanders to the position of Training Coordinator within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-0075 A resolution was adopted approving the promotion of Kelly Monk to the position of Compliance Caseworker I within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous

- 24-0076 A resolution was adopted approving the reclassification of Desiree Dietmeyer from Compliance Caseworker I to Compliance Caseworker II within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-0077 A resolution was adopted accepting resignation of Nicholas Orihood, Emergency Communications Operator, within the Warren County Emergency Services Department effective January 8, 2024. Vote: Unanimous
- 24-0078 A resolution was adopted accepting resignation of Clay Clever, Training Coordinator within the Warren County Department of Job and Family Services, Human Services Division, effective January 12, 2024. Vote: Unanimous
- 24-0079 A resolution was adopted authorizing the internal posting o the “Training Coordinator” position, within the Warren County Department of Job and Family Services, Human Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 24-0080 A resolution was adopted approving notice of intent to award bid to Husac Paving and Excavating Inc. for the FY23 South Lebanon – Hobart Avenue Sidewalks CDBG Project. Vote: Unanimous
- 24-0081 A resolution was adopted authorizing the Water and Sewer Department to enter into negotiations with Aecom Technical Services, Inc. for the design of the Ion Exchange Treatment at the Richard A. Renneker Water Treatment Plant. Vote: Unanimous
- 24-0082 A resolution was adopted entering into Engineering Agreement with Wessler Engineering, Inc for the Design of the Middletown Junction Wellfield Development Project. Vote: Unanimous
- 24-0083 A resolution was adopted advertising for bids for the 2024 Sewer Treatment Chemicals Project. Vote: Unanimous
- 24-0084 A resolution was adopted approving notice of intent to award bid to National Water Services, LLC for the Middletown Junction Production Well Drilling and Construction Project. Vote: Unanimous
- 24-0085 A resolution was adopted entering into a Maintenance and Support Agreement with JAVS (Justice AV Solutions) on behalf of Common Pleas Court. Vote: Unanimous
- 24-0086 A resolution was adopted accepting permanent and temporary easement agreements with Hutzel Landscaping, LLC for the Stephens Road Bridge #158-0.92 Replacement Project. Vote: Unanimous

- 24-0087 A resolution was adopted authorizing the Vice President of the Board to sign the Pre-Award Condition Forms associated with the Grant Programs of the Office of Criminal Justice Services on behalf the Warren County Drug Task Force. Vote: Unanimous
- 24-0088 A resolution was adopted approving an agreement with Holmes County Juvenile Court Division on behalf the Warren County Juvenile Court Mary Haven Youth Center Division. Vote: Unanimous
- 24-0089 A resolution was adopted approving amendment #1 with the Ohio Department of Youth Services for Fiscal Year 2024 Reclaim Ohio Program on behalf the Warren County Juvenile Court. Vote: Unanimous
- 24-0090 A resolution was adopted accepting Microsoft 365 Assessment Statement of Work with eGroup Holding Company, LLC on behalf the Warren County Telecommunications. Vote: Unanimous
- 24-0091 A resolution was adopted entering into a Memorandum of understanding with the Deerfield Township Board of Trustees for the operational testing and maintenance of Warren County Fire Hydrants. Vote: Unanimous
- 24-0092 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 24-0093 A resolution was adopted entering into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Pimlico Pointe, LLC for installation of certain improvements in the Pimlico Pointe Subdivision, Situated in Deerfield Township. Vote: Unanimous
- 24-0094 A resolution was adopted entering into a Street and Appurtenances (including Sidewalks) Security Agreement with Grand Communities, LLC for installation of certain improvements in Shaker Run Section Eight, Phase C situated in Turtlecreek Township. Vote: Unanimous
- 24-0095 A resolution was adopted entering into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Grand Communities, LLC for installation of certain improvements in the Shaker Run, Section Eight, Phase C, situated in Turtlecreek Township. Vote: Unanimous
- 24-0096 A resolution was adopted entering into a Subdivision Public Improvement Performance and Maintenance Security Agreement with John Candle Homes, LLC for installation of certain improvements in Long Cove Lakes Phase 2 Subdivision, situated in Deerfield Township. Vote: Unanimous
- 24-0097 A resolution was adopted entering into a Street and Appurtenances (including Sidewalks) Security Agreement with John Candle Homes for installation of certain improvements in Long Cove Lakes, Phase 2 Situated in Deerfield Township. Vote: Unanimous

- 24-0098 A resolution was adopted approving various record plats. Vote: Unanimous
- 24-0099 A resolution was adopted accepting an amended certificate for Mason Morrow Millgrove Road (Pike Street) Bridge Project Fund 4456 and Township Line Road Bridge #134-3.76 Replacement Project Fund 4461 and approving a supplemental appropriation into Fund 4461. Vote: Unanimous
- 24-0100 A resolution was adopted accepting an amended certificate for the Health Insurance Fund 6632. Vote: Unanimous
- 24-0101 A resolution was adopted approving an operational transfer from Veterans Fund #11015210 into Common Pleas Court #2288. Vote: Unanimous
- 24-0102 A resolution was adopted approving operational transfer of interest earning from Commissioners Fund #11011112 into Water Funds #5510, #5583, Sewer Funds #5580, and #5575. Vote: Unanimous
- 24-0103 A resolution was adopted approving a supplemental appropriation into Local Fiscal Recovery Fund #2211. Vote: Unanimous
- 24-0104 A resolution was adopted approving supplemental appropriation into Local Fiscal Recovery – Enhanced Childcare Assistance Fund 2211. Vote: Unanimous
- 24-0105 A resolution was adopted approving a supplemental appropriation into the Clerk of Court’s Certificate of Title Administration Fund #2250. Vote: Unanimous
- 24-0106 A resolution was adopted approving supplemental appropriations into Indigent Driver Fund #2269. Vote: Unanimous
- 24-0107 A resolution was adopted approving supplemental appropriations into the Clerk of Court’s Computer Fund #2282 and Certificate of Title Fund #2250. Vote: Unanimous
- 24-0108 A resolution was adopted approving a supplemental appropriation into Facilities Management Fund #4491. Vote: Unanimous
- 24-0109 A resolution was adopted approving a supplemental appropriation adjustment into Sheriff’s Office Fund #2295. Vote: Unanimous
- 24-0110 A resolution was adopted approving an appropriation decrease from Telecommunications Department Fund #4492. Vote: Unanimous
- 24-0111 A resolution was adopted approving appropriation decrease from Facilities Management Fund #4494. Vote: Unanimous
- 24-0112 A resolution was adopted approving an appropriation adjustment within Children Services Fund #2273. Vote: Unanimous

- 24-0113 A resolution was adopted approving appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 24-0114 A resolution was adopted approving appropriation adjustments from Commissioners General Fund #11011110 into Clerk of Courts/County Court Fund #11011282. Vote: Unanimous
- 24-0115 A resolution was adopted approving an appropriation adjustment within Common Pleas Court Fund #11011220. Vote: Unanimous
- 24-0116 A resolution was adopted approving an appropriation adjustment within Sheriff's Office Fund 11012200. Vote: Unanimous
- 24-0117 A resolution was adopted approving requisitions and authorizing county administrator to sign documents relative thereto. Vote: Unanimous
- 24-0118 A resolution was adopted authorizing County Administrator to sign a letter of engagement for the employment of legal counsel relative to any matter of public business coming before the Board of Commissioners concerning claims related to distribution of restitution. Vote: Unanimous

DISCUSSIONS

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

Upon motion the meeting was adjourned.

David G. Young, President

Tom Grossmann

Shannon Jones



I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on January 16, 2024, in compliance with Section 121.22 O.R.C.

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



**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: MONICA THOMAS DEPARTMENT: COMMON PLEAS COURT

*POSITION: SPECIALTY DOCKET COORD DATE: 1/18/2024

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:

RISE24 - Allrise Conference

LOCATION:

ANAHEIM CONVENTION CENTER
800 W KATELLA AVE, ANAHEIM, CA 92802

DATE(S): 5/22-5/25/24

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: \$216.19 X 5 NIGHTS = \$1,075.95

ESTIMATED COST OF TRIP: REG \$895;MLG \$44.30;MEALS \$407;RNT CAR \$300;TRNS \$180

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] 1/18/24
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

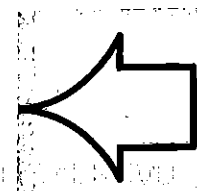
Commissioner Date

Commissioner Date

Commissioner Date

Total
\$3,252.25
x 3

\$9,756.75



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

JUDGE ROBERT W PEELER, BRANDI FISHER

Resolution

Number 24-0016

Adopted Date January 02, 2024

SET PUBLIC HEARING FOR REZONING APPLICATION OF MARK AND CONNIE BURTON, ROYCE MACHINE (CASE #2023-08), TO REZONE APPROXIMATELY 2.165 ACRES FROM GENERAL INDUSTRIAL MANUFACTURING ZONE "I2" TO GENERAL INDUSTRIAL MANUFACTURING ZONE "I2" AS A PLANNED UNIT DEVELOPMENT IN UNION TOWNSHIP

BE IT RESOLVED, to set a public hearing for the rezoning application of Mark and Connie Burton, Royce Machine, owner of record (Case #2023-08), to rezone approximately 2.165 acres (Parcel Number 133331000100) located at 2358 Lebanon Road in Union Township from General Industrial Manufacturing Zone "I2" to General Industrial Manufacturing Zone "I2" as a Planned Unit Development to allow for an addition to the single-family residence; said public hearing to be held January 23, 2024, at 9:00 a.m. in the County Commissioners Meeting Room; and

BE IT FURTHER RESOLVED, to advertise notice thereof in a newspaper of general circulation, at least ten (10) days prior to hearing.

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 2nd day of January 2024.

BOARD OF COUNTY COMMISSIONERS



Krystal Powell, Clerk

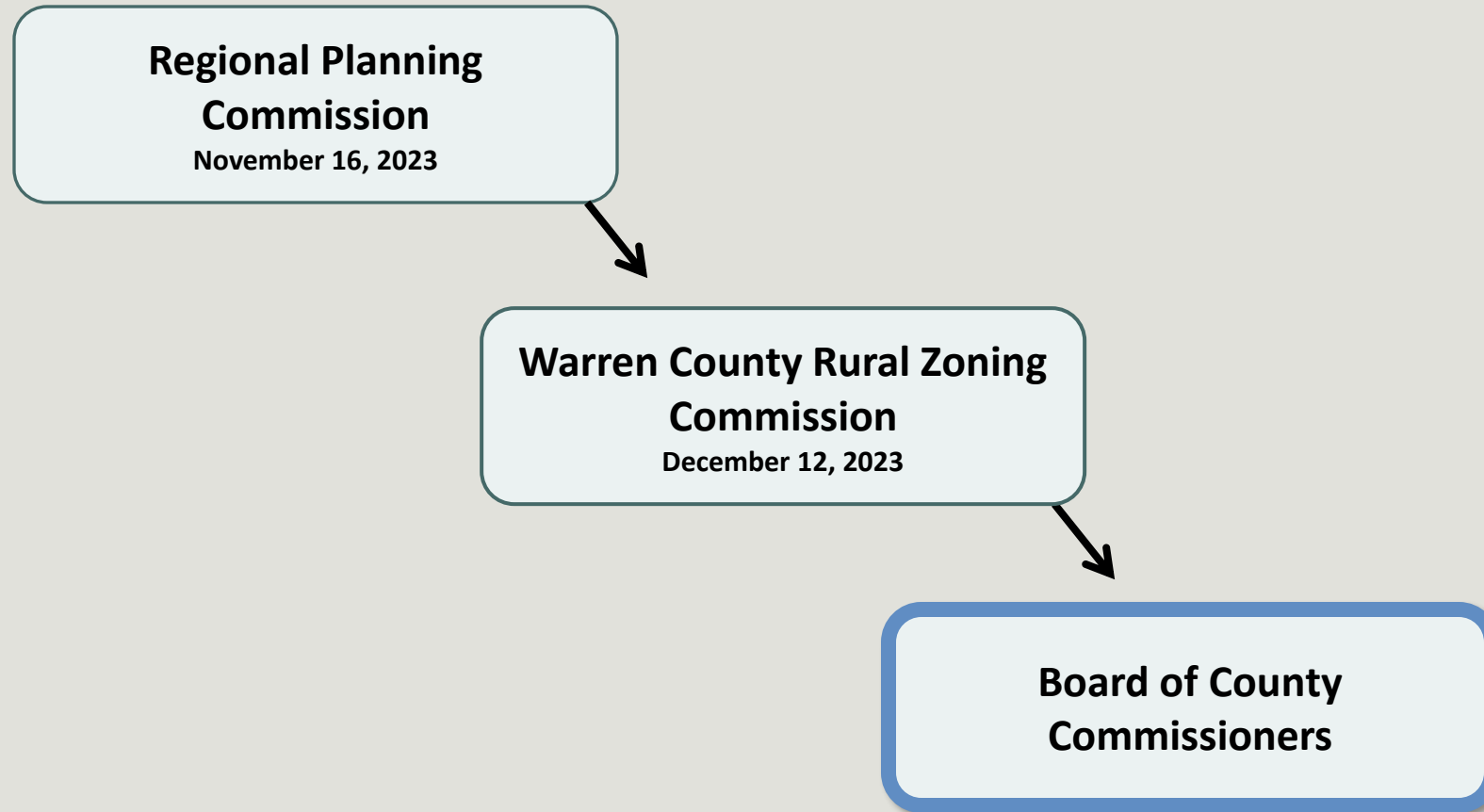
/kp

cc:

RPC
RZC
Rezoning file
Applicant
Township Trustees

PP EXHIBIT #1	2023-08	
CASE #		
APPLICANT/OWNER/AGENT	Mark & Connie Burton/ Royce Machine	
TOWNSHIP	Union	
PROPERTY LOCATION	ADDRESS	2358 Lebanon Rd.
	PIN	13-33-100-010-0
PROPERTY SIZE	2.165 Acres	
FRONTAGE	221.07 Feet	
CURRENT ZONING DISTRICT	"I-2" w "IHO" General Industrial Manufacturing Zone with Interstate Highway Overlay	
FUTURE LAND USE MAP (FLUM) DESIGNATION	Low Density Residential	
EXISTING LAND USE	Manufacturing with a caretaker dwelling	
ZONING REQUESTED	"I-2" General Industrial Manufacturing District With a Planned Unit Development (PUD)	
ISSUE FOR CONSIDERATION	To rezone the property from straight I-2 to an I-2 PUD for expansion of a long-time family business.	

Rezoning Process





Surrounding Uses



FedEx

DEERFIELD RD

Single-Family

Blue Rock Properties, LLC

Union TWP

SITE

48

Warren County Board of Developmental Disabilities

Single-Family Kings Acres Subdivision

ST RT 48

ARROW SPRING BLV

48

Medical Center

KINGS WAY

KINGS LN

Proposed PUD Site Plan





LEBANON RD

221.07

5.16

592.85

423.85

6302483

Union TWP

6300561

429.68
429.78

221.64
221.87

LEBANON

S 86°26'18" E 423.72'

MARK L. BURTON
CONNIE S. BURTON
O.R. 5617, PG. 414
2.216 ACRES
S.R. 66-85

50' SETBACK LINE

20' SETBACK LINE

PROPOSED
80'X100' BLDG.

#2340
EXISTING STEEL &
CONC. BLOCK BLDG.
ROYCE MACHINE

PROPOSED
BLDG

N 06°07'11" E 221.07'

GRAVEL DRIVE

S 04°32'40" W 221.87'

CONCRETE
PAVEMENT

#2358
BRICK HOUSE

CONC.
PAVEMENT

SHED

GRAVEL PARKING
AREA

9 SPACES

ZONED 12 TO 12 W/PUD

PROPOSED
GARAGE ADDITION

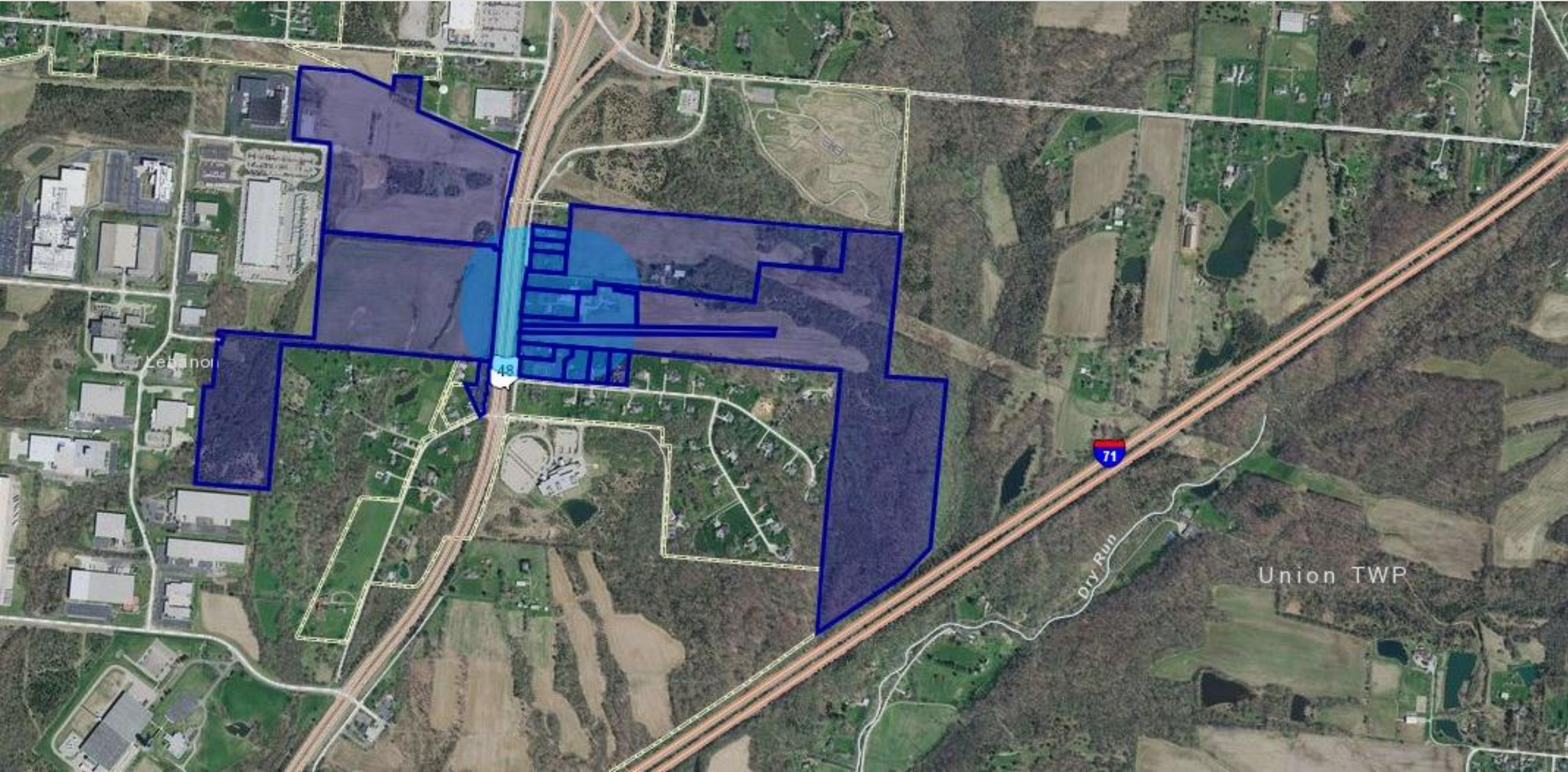
10' SETBACK LINE

10' SETBACK LINE

N 86°18'26" W 429.78'

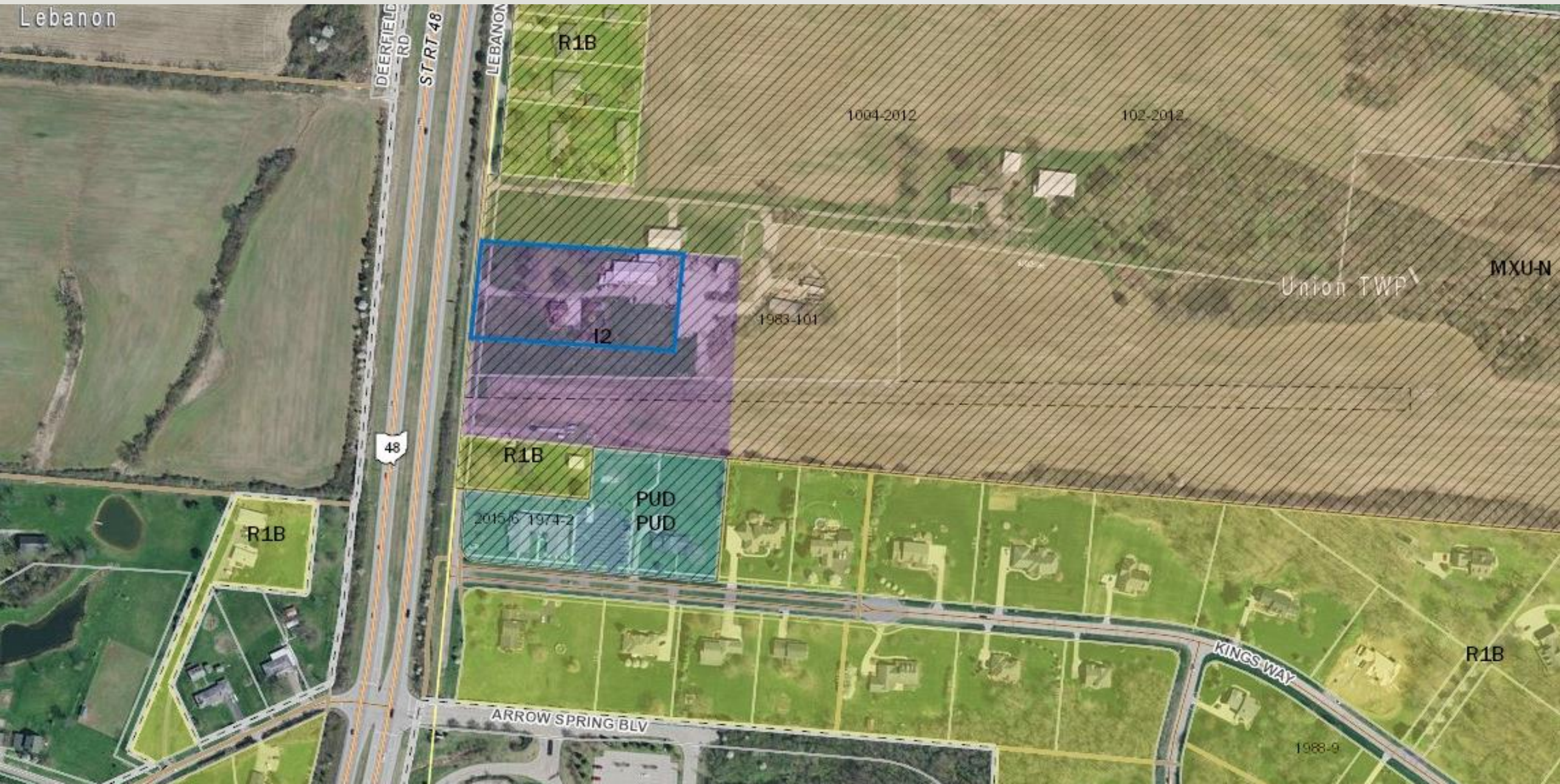
Notification Map

2023-08



Zoning Map

2023-08

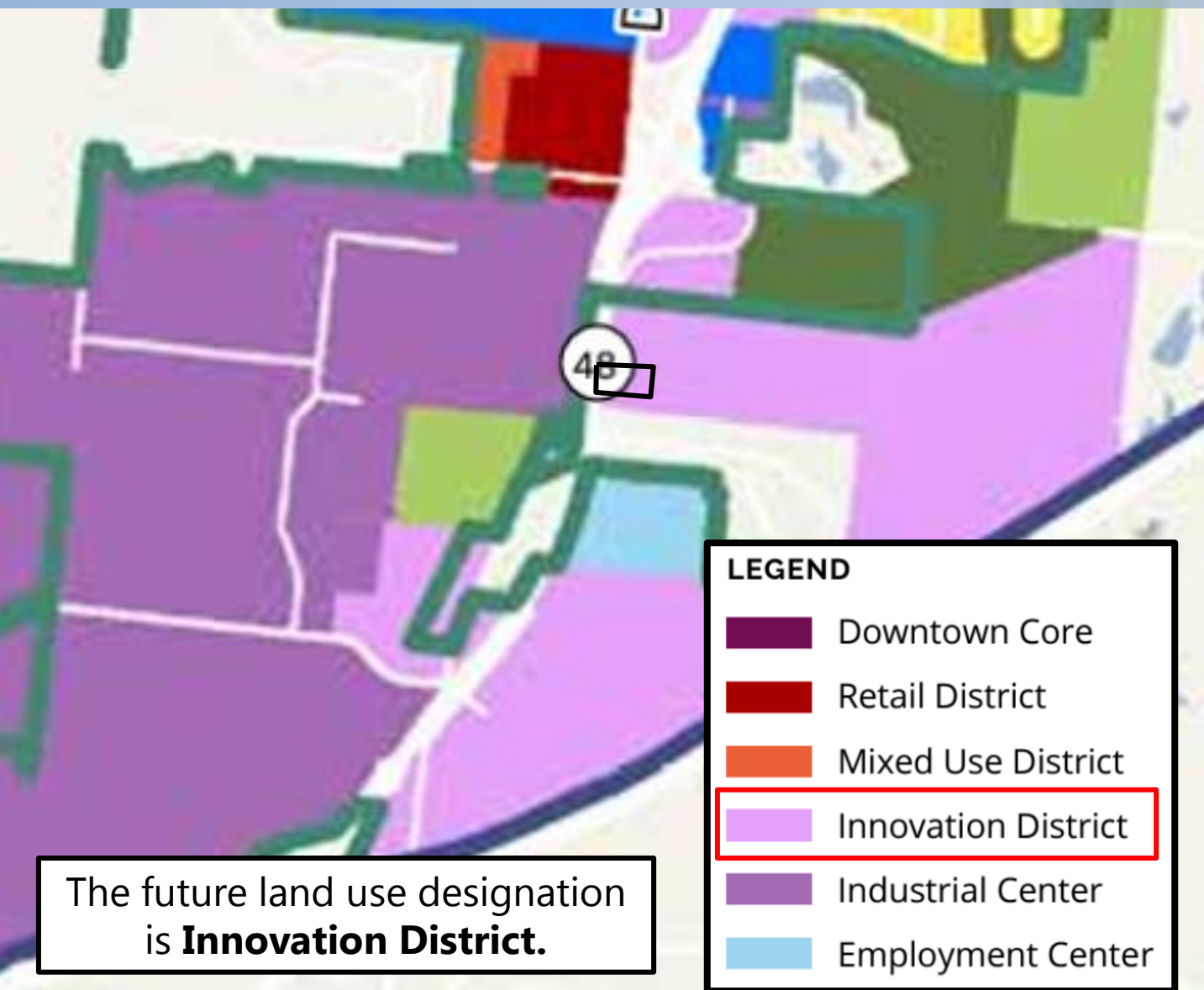


Future Land Use Map (FLUM)



 Low Density Residential

City of Lebanon Future Land Use – 2019 City of Lebanon Comprehensive Plan



The future land use designation is **Innovation District**.

INTENT

- Provide flexible space to support a variety of low-impact but high-value industrial activities
- Encourage the transition of existing industrial uses near residential areas to lower intensity use that are less likely to create negative neighborhood impacts.
- Provide buffering through landscaping and building placement where Innovation Districts are adjacent to residential areas.
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites

PRIMARY USES

- Light Industrial
- Warehousing/Distribution
- Commercial/Retail
- Office

SECONDARY USES

- Civic/Institutional
- Parks and Open Space

Permitted Uses

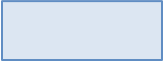
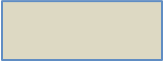
Permitted Use Groups

- Agricultural & Related Uses
- Residential Uses
- Accessory Uses & Structures
- Temporary Uses
- Community Facilities & Essential Services Uses

Permitted Sub-Use Groups

- Commercial Business and Services Uses – Professional Office
- Industrial Manufacturing Research and Supply Services Uses – Manufacturing
- Industrial Manufacturing Research and Supply services Uses – Industrial Services

Prohibited Uses

-  Applicant proposed prohibited uses
-  Additional prohibited uses added

Casino	Sexually Oriented Businesses
Shooting Range	Slaughterhouse and Stockyards
Truck Terminals and Distribution Facilities	Warehousing and Depot
Mover Storage Facility	Container / POD Storage Facility
Class IV Composting Facility	Construction and Demolition Debris Disposal Facility
Energy Recycling Plant	Motor Vehicle Impound Lot
Recycling and Salvage Center	

Warren County Regional Planning Commission Executive Committee Recommendation

At its meeting on November 16, 2023, the Warren County Executive Committee voted to recommend Approval of the **Royce Machine I2 to I2 PUD** to the Warren County Rural Zoning Commission with a vote of 12 yes, 3 no and 1 abstain, subject to the following conditions.

1. All plans and proposals of the applicant shall be made conditions of approval unless modified by one of the following conditions.
2. Compliance with the Warren County Rural Zoning Code.
3. Prior to the Board of County Commissioners review the applicant submits an updated site plan that documents the setbacks for existing structures.

Warren County Regional Planning Commission Cont.

4. Prior to the Board of County Commissioners review the applicant shall submit the following, in compliance with the application requirements of the Warren County Rural Zoning Code:
 - a. A legible map of the site, drawn at one inch (1") equals two hundred feet (200') or a different scale if specified by the Zoning Inspector, prepared by a registered architect, landscape architect, engineer, surveyor, or other professional planning consultant, which shows all existing property lines, easements, public road centerlines and rights-of-way, contour lines at suitable intervals, regulatory 20 floodplain boundaries if involved, and generalized locations of public and private utilities;

Warren County Regional Planning Commission Cont.

- b. Section 1.305.4 Application Requirements of the Warren County Rural Zoning Code (A) 2-9. For example, parking location and dimensions; land use areas and percentages; driveway dimensions and details; open space location and quantity; building setbacks and height; stormwater management areas; and community impact statement.
- c. Identification of the future 82'x100' building location.

Warren County Regional Planning Commission Cont.

5. The landscape plan submitted at PUD Stage 2 shall illustrate Buffer [Type] A adjacent to industrial zoning and uses.
6. The existing driveway shall terminate 10 feet prior to the eastern property line to install Buffer [Type] A, or the applicant shall submit a shared driveway access maintenance agreement with parcel # 13331000120.
7. Compliance with the revised PUD Standards, proposed by staff in Exhibit B.
8. Dedicate right of way in compliance with the Thoroughfare Plan, prior to PUD Stage 3.

ANY
QUESTIONS?



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

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

Table 3.405-1: Lot Perimeter Buffer Type

PROPOSED USE	ADJACENT TO				
	Single-Family or Two-Family Residential District, Recorded Subdivision or lot used for single family residential purposes	Multi-Family Residential Use or District	Office Use or District	Commercial/Business Use or District	Industrial Use or District
Single-Family or Two-Family	None	None	None	None	None
Multi-Family	Buffer "C"	None	None	None	None
Commercial/Business	Buffer "D"	Buffer "C"	Buffer "A"	Buffer "A"	Buffer "B"
Office	Buffer "D"	Buffer "B"	Buffer "A"	Buffer "A"	Buffer "C"
Industrial	Buffer "D"	Buffer "D"	Buffer "C"	Buffer "B"	Buffer "A"

Buffer Type	Minimum Buffer Width	Minimum Screen Height	Minimum Plant Materials
"A"	10 Feet	None [1]	1 deciduous or evergreen tree per every 40 lineal feet as required in Note [4]
"B"	20 Feet	6 feet	1 tree per 25 lineal feet with a minimum of 40% evergreen trees as required in Note [4]
"C"	30 Feet	8 feet	1 tree per 20 lineal feet with a minimum of 50% evergreen trees as required in Note [4]
"D" [2]	50 Feet	10 feet [3]	1 evergreen, 1 deciduous tree and 1 shrub per 10 lineal feet along the residential side of the wall or fence as required in Notes [3] and [4]

PUD Standards proposed state he will meet all the requirements of the Warren County Rural Zoning Code.

Staff Summary

Location	2358 Lebanon Road, Union Township.
Parking	Meets the specifications as submitted in the PUD Standards.
Landscaping	Landscaping PUD Standards state it will conform to the zoning code requirements. Staff believes this is unattainable with the building setbacks from most property lines. Staff recommends landscaping comply around all residential lots per the Warren County Zoning Code where available.
Signage	The sign height, setback and square feet are taken from the Warren County Rural Zoning Code and will be approved under separate permit.
Lighting	Lighting proposed appears residential in nature except for 3 pole lights located in the center of the property. Maximum pole height 25’.
Service Structures	Required construction to match existing buildings and landscape buffering installed around each service structure. None are shown on existing plan.

Zoning Comparison

Comparison of Current, B1 & Proposed Zoning Standards

Zoning	I2 (Current)	I2 PUD (Proposed)	RPC Staff Recommendation
Front Yard Setback	50 ft.	50 ft.	50 ft.
Side Yard Setback (North)	50 ft.	20 ft.	20 ft.
Side Yard Setback (South)	50 ft.	5 ft.	10 ft.
Rear Yard Setback (East)	50 ft.	5 ft.	10 ft.
Maximum Impervious Surface Ratio	0.70	0.53	0.53

All lighting shown appears to be residential in nature except for the 3 pole lights near the center of the property.

Section 6.4 Parking and Loading: Existing gravel space to serve as employee parking. Additional Driveway to form a U shape and exit along the south side yard setback to Lebanon Rd. planned for future as needed.

SECTION 7. NUMBER OF EMPLOYEES.

Maximum Number of Employees: 10, excluding family members.

14 Parking Spaces are shown.

Section 3.307

Industrial	
Industrial establishment including manufacturing, research and testing laboratories, printing shops, industrial services, wholesale, Warehousing, manufacturing and distribution, and agricultural research.	1 for each employee computed on the basis of the greatest number of persons to be present at any one period during the day or night

Section 6.3 Sign Size and Standards:

A. **Wall Signs:** The maximum sign area for wall signage for office and industrial uses shall be determined in accordance with the Warren County Rural Zoning Code. Wall signs shall be composed of individual letters and logos and may be illuminated by internal or external sources. Provided, however, that there shall be no wall signs on the facade of any building facing single-family residential uses.

B. **Monument Signs:** Monument signs with a maximum height of eight (8) feet six (6) inches and a maximum sign area of thirty-six (36) square feet are allowed.

SEC 3.613 NON-RESIDENTIAL DISTRICT SIGNS:

(A) Quantity:

Table 3.613-1: Sign Quantities

	Wall Signs	Pole, Arch, & Ground (including LED) Signs ²	Canopy/ Awning Signs ²	Projecting Signs	Signature Wall Signs
Single Building with One User	One (1) per exterior building wall, including side walls.	One (1) per street frontage	One (1) per building	One (1) per building frontage	One (1) per building greater than 45' in height on one wall that fronts an interstate.

RE-ESTABLISHING THE COUNTYWIDE 911 PLANNING COMMITTEE AS THE COUNTYWIDE 9-1-1 PROGRAM REVIEW COMMITTEE TO AMEND THE COUNTYWIDE 9-1-1 FINAL PLAN

WHEREAS, pursuant O.R.C. Section 128.06 the Board of Warren County Commissioners is authorized to re-establish the Countywide 911 Planning Committee as the Countywide 9-1-1 Program Review Committee to consider making necessary adjustments and/or amendments to the Countywide 9-1-1 Final Plan; and,

WHEREAS, pursuant to O.R.C. Section 128.06, the following individuals must be designated to serve on the Countywide 9-1-1 Planning Committee:

1. A member of the Board of County Commissioners, or a designee, who shall serve as chairperson of the committee.
2. The chief executive officer of the most populous municipal corporation in the county.
3. A member of the board of township trustees of the most populous township in the county as selected by majority vote of the board of trustees.
4. A member of a board of township trustees selected by the majority of boards of township trustees in the county pursuant to resolutions they adopt.
5. A member of the legislative authority of a municipal corporation in the county selected by the majority of the legislative authorities of municipal corporations in the county pursuant to resolutions they adopt.
6. An elected official from within the county appointed by the Board of County Commissioners.

WHEREAS, a meeting for the Countywide 9-1-1 Planning Committee is required to be held within 30 days of resolution signature and future meetings as called by the County 911 Coordinator.

NOW THEREFORE, BE IT RESOLVED, that the Warren County Countywide 9-1-1 Planning Committee is hereby re-established to consider amendments to the Countywide 9-1-1 Final Plan and the County 911 Coordinator is instructed to proceed immediately to take all steps necessary to secure the appointment of Committee members pursuant to O.R.C. Section 128.06.

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 January 2024.

BOARD OF COUNTY COMMISSIONERS

Krystal Powell, Clerk

cc: Telecommunications (file)
Appointment file

APPOINTING MEMBERS TO THE COUNTYWIDE 9-1-1 PROGRAM REVIEW COMMITTEE

WHEREAS, pursuant to Resolution # _____, adopted January 23, 2024, this Board re-established the Countywide 9-1-1 Program Review Committee (FKA Countywide 9-1-1 Planning Committee); and

WHEREAS, pursuant to O.R.C. Section 128.06, a member of the Board of County Commissioners or their designee shall serve as chairperson of the committee; and

WHEREAS, pursuant to O.R.C. Section 128.06, the Board of County Commissioners shall also appoint an elected official from within the county.

NOW THEREFORE BE IT RESOLVED, to make the following appointments to the Countywide 9-1-1 Program Review Committee for an indefinite term:

- David G. Young – Warren County Commissioner
- Brent Centers, Mayor – City of Franklin

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 23rd day of January 2024.

BOARD OF COUNTY COMMISSIONERS

Krystal Powell, Clerk

cc: Telecom (file)
Appointments file
Appointees
L. Lander