



**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

Faeximile (513) 695-2054

TOM GROSSMANN

SHANNON JONES

DAVID G. YOUNG

WORK SESSION AGENDA

June 18, 2024

- | | | |
|----|------|--|
| #1 | | <i>Clerk—General</i> |
| #2 | 9:00 | <i>Work Session—Matt Nolan, Warren County Auditor, to Discuss Property Value Reevaluation</i> |
| #3 | 9:30 | <i>ADMINISTRATIVE HEARING—Continuance to Consider Site Plan Review Application of DC Engineering and Consulting, LLC to Construct Individual Self Storage Units in Harlan Township</i> |

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	TRANSPRTN IMPR DIST	WATER COL DAV RD PRJ REIMBURSE	\$ 313,726.00 *bid/ TID is paying the contractor

6/18/24 APPROVED :

Martin Russell, County Administrator

CONSENT AGENDA*

June 18, 2024

Approve the minutes of the June 11, 2024 Commissioners' Meeting.

PERSONNEL

- 1. Approve end of 365- day probationary period and a pay increase for Deric Lucas and Sarah Roberts within OhioMeansJobs Warren County, and Madison McClain within W/S**
- 2. Approve pay increase for Charles Zugaro within Telecommunications**
- 3. Hire Ryane Combs as Ongoing Caseworker II, Alix Bowser as Assessment Investigative Caseworker II, and Elise Kemp as Assessment Investigative Caseworker I within Children Services and Bryan Stanifer and Joshua Webb as Infrastructure Systems Technician I within Telecommunications,**
- 4. Accept resignation of Brittany Creager within Emergency Services**
- 5. Accept resignation, due to retirement, of Gary Hubbs, Chief Building Official within B/Z**

GENERAL

- 6. Authorize posting of Notice to Intent to Request Release of Funds relative to FY24 Community Development Block Grant Projects**
- 7. Award bid to Water Solutions Unlimited, Brenntag Mid- South Inc., and Chemicals Inc., USA for the 2024 Water Treatment Chemicals Project**
- 8. Reduce load limit on Bridge #53-4.88 on Pekin Road, Bridge #126-1.53 on Red Lion Five Points Road, and Bridge #200-1.61 on Roachester Osceola Road**
- 9. Approve emergency repair to the HVAC unit located at the RAR Water Treatment Plant lab building**
- 10. Approve various agreements and addendums with various providers relative to home placement on behalf of Children Services**
- 11. Enter into agreement with Metropolitan Housing Authority on behalf of OhioMeansJobs Warren County**
- 12. Authorize the Prosecutor to submit grant application for Victims Assistance Funds**
- 13. Enter into purchase agreement with Jack Doheny Company on behalf of W/S**
- 14. Acknowledge payment of bills**
- 15. Approve performance bond reduction within the District at Deerfield Phase 3 in Deerfield Township**

FINANCIALS

- 16. Accept an amended certificate and approve a supplemental appropriation and cash advance for Township Line Road Bridge Replacement Project**
- 17. Approve operational transfer from Commissioners' to Human Services, CSEA, and Water and Sewer**
- 18. Approve appropriation adjustments within Clerk of Courts, Board of Elections, Building and Zoning, CSEA, Juvenile, and Telecommunications**

****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 – June 11, 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 June 4, 2024, Work Session meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

Minutes of the June 4, 2024 general session meeting and June 4, 2024 work session meeting were read and approved.

- 24-0733 A resolution was adopted approving permanent employment and a pay increase for Caitlyn Russell as Eligibility Referral Specialist II within Warren County Department of Job and Family Services, Human Services Division.
Vote: Unanimous
- 24-0734 A resolution was adopted hiring JaNae Haroun as Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-0735 A resolution was adopted accepting the resignation of Sierra Flippo, Protective Services Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective June 20, 2024. Vote: Unanimous
- 24-0736 A resolution was adopted accepting the resignation of Tammy May, Business Manager, within Warren County Facilities Management effective June 6, 2024.
Vote: Unanimous

- 24-0737 A resolution was adopted accepting the resignation of Elizabeth Loesch, Eligibility Referral Specialist II, within Warren County Department of Job and Family Services, Human Services Division, effective June 4, 2024.
Vote: Unanimous
- 24-0738 A resolution was adopted authorizing the posting of a “Case Aide” position, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(A).
Vote: Unanimous
- 24-0739 A resolution was adopted authorizing the President of the Board to sign Risk Sharing Authority Application for Surety Bond for Financial Responsibility for Underground Storage Tanks. Vote: Unanimous
- 24-0740 A resolution was adopted cancelling the regularly scheduled Commissioners’ Meeting of Thursday, June 13, 2024. Vote: Unanimous
- 24-0741 A resolution was adopted setting the public hearing for rezoning application of Lauri Moore and Eddie Reynolds (Case #2024-02) to rezone approximately 9.1 acres from Light Industrial Manufacturing Zone “I1” to Rural Residential (5- acre density) “RU” in Franklin Township. Vote: Unanimous
- 24-0742 A resolution was adopted entering into contract negotiations with Bill Strange & Sons for the FY21 Village of Morrow – Train Depot Renovations Community Development Block Grant Project for Mechanical / HVAC Services.
Vote: Unanimous
- 24-0743 A resolution was adopted advertising for bids for purchase of two (2) handicap upfit 2024 Chrysler Voyager LX vans and two (2) standard 2024 Chrysler Voyager LX vans for the Warren County Veteran Services Office.
Vote: Unanimous
- 24-0744 A resolution was adopted authorizing President of the Board to sign a 90 day F-12 Beer and Wine Permit Application from the Ohio Department of Commerce, Division of Liquor Control by the Warren County Agricultural Society for the Warren County Fair and fundraising events at the Warren County Fairgrounds.
Vote: Unanimous
- 24-0745 A resolution was adopted authorizing the Board to sign a proposal from RJE Business Interiors on behalf of Warren County Department of Emergency Services / Communications. Vote: Unanimous
- 24-0746 A resolution was adopted authorizing the Board to sign a proposal from RJE Business Interiors on behalf of Warren County Department of Emergency Services / Emergency Management Agency (EMA). Vote: Unanimous

- 24-0747 A resolution was adopted entering into Classroom Training Agreements on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 24-0748 A resolution was adopted authorizing acceptance of quote #002039 from Secure Cyber Defense, LLC for Managed Services Renewal of Endpoint Detection and Response Services on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-0749 A resolution was adopted authorizing acceptance of a quote from CDW for renewal of Blade Infrastructure Support on behalf of Warren County Telecommunications. Vote: Unanimous
-
- 24-0750 A resolution was adopted approving Change Order No. 1 to the contract with Moody's of Dayton, Inc. for the construction of the 2024 Well Redevelopment Project, Purchase Order No. 24001513. Vote: Unanimous
- 24-0751 A resolution was adopted acknowledging receipt of May 2024 financial statement. Vote: Unanimous
- 24-0752 A resolution was adopted acknowledging payment of bills. Vote: Unanimous
- 24-0753 A resolution was adopted approving a supplemental appropriation into Health Insurance Fund #6632. Vote: Unanimous
- 24-0754 A resolution was adopted approving an appropriation adjustment within General Fund Court of Common Pleas #11011220. Vote: Unanimous
- 24-0755 A resolution was adopted approving an appropriation adjustment within General Fund Court of Common Pleas #11011223. Vote: Unanimous
- 24-0756 A resolution was adopted approving an appropriation adjustment within County Court Fund #2283. Vote: Unanimous
- 24-0757 A resolution was adopted approving an appropriation adjustment within Health Insurance Fund #6632. Vote: Unanimous
- 24-0758 A resolution was adopted approving requisitions and authorizing County Administrator to sign documents relative thereto. Vote: Unanimous

DISCUSSIONS

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

Molly Conley, Warren County Soil and Water Conservation District Executive Director, was present to invite the Board to the Float the River Event which includes a Little Miami River paddle tour and leadership luncheon.

Mrs. Conley explained that the event is intended to connect local decision makers to the valuable natural resources in their jurisdictions with the focus on the Little Miami River. She stated that the event is for local elected officials and local leadership and is being held on July 12, 2024.

Mrs. Conley introduced Ray Otto, Member of the Waynesville Garden Club, to discuss details relative to the creation of a Warren County Pollinator Pathway.

Mr. Otto presented the attached PowerPoint presentation outlining the definition a pollinator pathway, the improvement of surrounding wildlife, and the project goals of Warren County Soil and Water Conservation District.

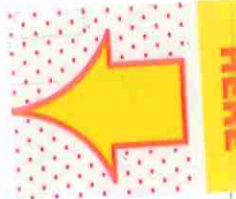
There was further discussion relative to actions residents can take to contribute to the success of the Pollinator Pathway.

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 June 11, 2024, in compliance with Section 121.22 O.R.C.

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



Warren County Leadership Float

Canoe/kayak the Little Miami River through beautiful Warren County and learn about the river along the way! After the float, join us for informational presentations and conversation along with lunch kindly provided by Warren Co Soil and Water Conservation District.

FRIDAY, JULY 12, 2024

8:30 AM - 1:30PM

Float from Clint Fultz Park to Caesar Creek Access

Luncheon at Clint Fultz Park

Transportation, kayak, PFD kindly provided by Rivers Edge Outfitters.

Visit www.warrenswcd.com/Warren-Co-Float.html
for RSVP and more information!

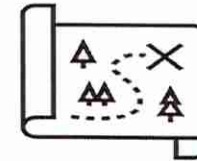
Creating a Warren County Pollinator Pathway

Planting for Pollinators and Native Insects

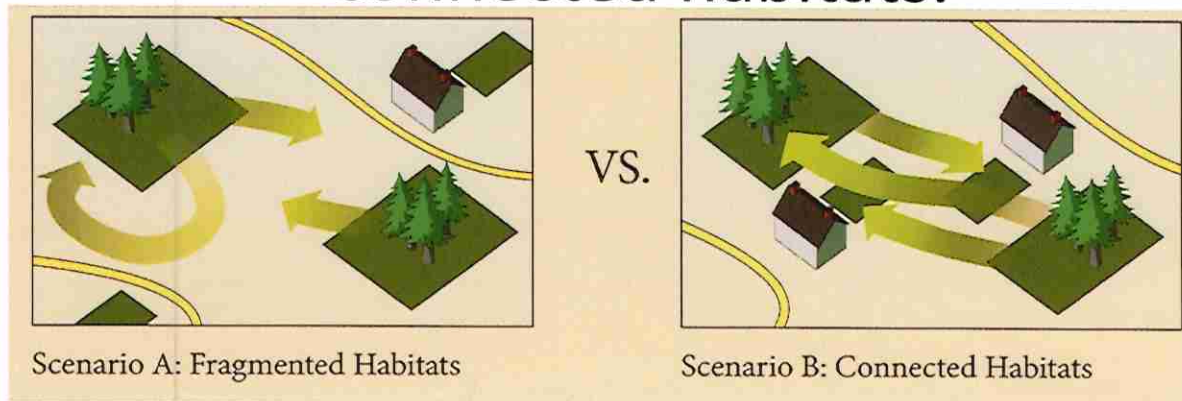
Presented by Ray Otto
Waynesville Garden Club



What is a Pollinator Pathway?



Establishing a pollinator pathway creates a pollinator-friendly place for bees, butterflies, hummingbirds and other pollinating insects and wildlife to find **shelter**, **food** sources and a place to find a **mate** in a series of continuous connected habitats.



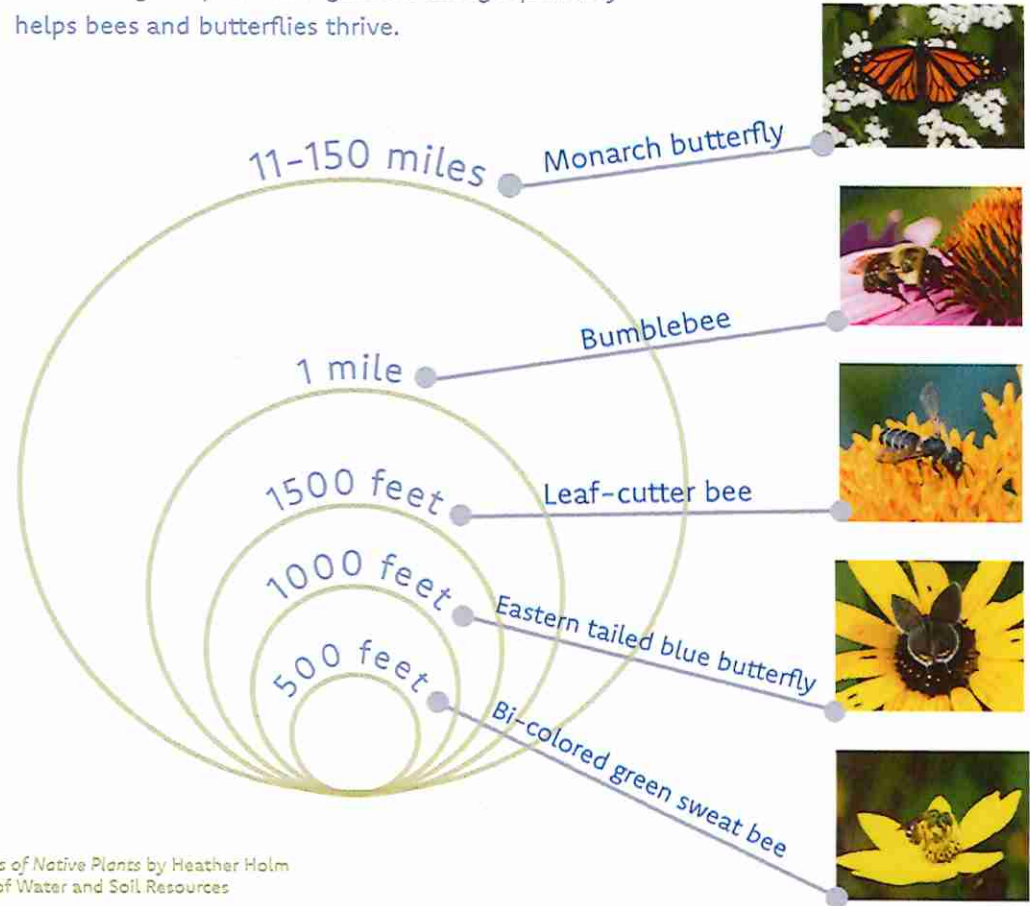
Source: Pollinator Pathway Northeast



How Far Can A Pollinator Fly to Find Food?

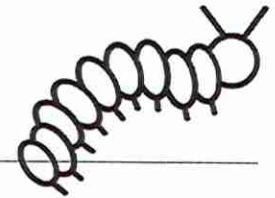
Connecting our pollinator gardens along a pathway helps bees and butterflies thrive.

Larger pollinator =
Larger range




Sources: Pollinators of Native Plants by Heather Holm
Minnesota Board of Water and Soil Resources

Surrounding wildlife also improves!



- More pollinators means more birds since 96% of all songbirds rely on soft, high-protein caterpillars to feed their young.
- More flowering plants mean more seeds for birds and other wildlife.
- A balance including more birds and other wildlife, like opossums and bats, means fewer pests such as ticks and mosquitos.

WCSWCD's Goals

- Create a pollinator corridor of contiguous properties including open spaces and adjacent private properties throughout Warren County.
 - **Goal One:** Caesar Creek State Park to Waynesville to City of Lebanon.
 - To support habitat for pollinators with positive spillover effects for the entire food chain and our watershed.
 - Each year highlight an insect/pollinator and provide education surrounding this species.
- 

2024 Species – Blazing Star Moth & Plant




Image: American Meadows website


- Only 100 populations still in existence!
- Relies on Blazing Star Plant (*Liatris spp.*) to complete their life cycle.



2024 Species Highlight – Blazing Star Borer Moth

- The adults emerge from late August to October.
 - The female moth lays eggs in the fall in the soil near the Liatris plants. The larvae hatch in spring, make their way to the stem base of the Liatris, and bore into it to feed. In late summer, the larvae burrow into the soil to pupate (undergo metamorphosis to the pupal stage). They remain there for about a month.
 - These moths are active in the late evenings.
- 

2024 Blazing Star Moth Plants

- Blazing Star or gayfeather (*Liatris Spicata*) [Larval host plant]
 - Big bluestem (*Andropogon gerardii*)
 - Indian grass (*Sorghastrum nutans*)
 - Common mountain mint (*Pycnanthemum virginianum*)
 - Tall coreopsis (*Coreopsis tripteris*)
 - Ohio goldenrod (*Solidago ohioensis*)
 - Culver's root (*Veronicastrum virginicum*)
 - Switch grass (*Panicum virgatum*)
- 

2024 Species Highlight – Monarch Butterfly



Image: Wild Ones Western Pennsylvania Area



Images: Peter Wirtz, Bugwood.org

- Relies on Milkweed (*Asclepias spp.*) plants to complete their life cycle.
- Monarchs produce 2 generations each year with each living only a few weeks except for the super generation produced in late summer or early fall.
- The super generation migrates to Mexico & lives for about 6 months.

Actions YOU can take!

1. PLANT a Blazing Star plant, a milkweed or other monarch supporting native plant and manage invasive species.
2. Provide winter habitat
 - Leave the autumn leaves & stems in place or in pile some where in yard for overwintering eggs and pupae of pollinating insects – wait to cleanup until temperatures will not fall below 50 degrees, Mothers Day usually. Better yet, leave stems as mulch under plants, in case larvae are nesting in stems during Spring into Summer.
3. Do not use pesticides near these plants
4. Do not use weed fabric as it blocks pollinators from emerging from their in-ground burrows
5. Get soil tested to see if it needs any thing!
6. For spaces with lawn:
 - Mow higher and less often.
 - Consider reducing lawn size by adding shrubs, trees, or a mini meadow.
 - Leave some bare ground and dead wood for nesting native bees.

Briefed and Supportive as of 16 May:

- Caesar Creek State Park
- Massie, Turtlecreek & Wayne Township Councils
- Harveysberg & Waynesville Village Council
- Bellbrook Garden Club
- Lebanon Garden Club
- Town and Country Garden Club
- Marianist Environmental Education Center
- Cincinnati Zoo - Bowyer Farm
- Grandma's Gardens
- Berns Garden Center
- Swartz Mulch



Grandma's
GARDENS



Resources To Check Out!

- Pollinator Pathway - [Pollinator-pathway.org](https://pollinator-pathway.org)
- Warren County Soil and Water Conservation District - warrenswcd.com
- Ohio Native Plant Month - <https://www.ohionativeplantmonth.org/>
- The Nature Conservancy - https://www.nature.org/content/dam/tnc/nature/en/documents/oh_newsletter_spring-summer_2021_FINAL.pdf
- Xerces Society - <https://www.xerces.org/>
- Plant for Pollinators Challenge by Cincinnati Zoo - <https://cincinnati-zoo.org/gardens/plant-for-pollinators/>
- Gardenia Creating Gardens (Quick resource to find Nectar plants for Ohio) - <https://www.gardenia.net/guide/monarch-nectar-plants-for-ohio>
- Ohio Invasive Plant list - [ohiodnr.gov invasive-plants](https://ohiodnr.gov/invasive-plants)

BLAZING STAR

Liatris spp.

DO YOUR PART - PLANT MORE BLAZING STAR!



Part of the Asteraceae family, the blazing star genus includes 32 species that occur throughout North America from southern Canada to northern Mexico. Commonly called blazing star or gayfeather, this perennial produces tall spikes of bright purple flowers that resemble bottlebrushes above the green strap-like foliage. Flower spikes bloom from the top down. Plants reach height of 2-6ft.

Flowers of blazing star attract both bees and butterflies but is a critical plant for the survival of the blazing star borer moth.



Liatris spp. is a great addition to the perennial garden, the flower spikes can also be enjoyed as a cut flower, or harvested and dried.

Images Courtesy of :

Front Photos

Blazing Star - USDA Forest Service - Southern Research Station, USDA Forest Service, SRS, Bugwood.org

Blazing Star Moth - David Cuthrell, Michigan State University

Back photos

Blazing Star - John D. Byrd, Mississippi State University, Bugwood.org

Blazing Star Moth - David Cuthrell, Michigan State University

To promote the wise stewardship of our natural resources through cooperative partnerships, educational programs, and technical assistance in land and water management.





BLAZING STAR BORER MOTH

ABOUT

Blazing star borer moth is a moth that depends on the blazing star plant (*Liatris* spp.) In Ohio, it is listed as endangered and is ranked globally vulnerable. The blazing star moth is struggling because there are no longer massive Midwestern prairies filled with the blazing star plant.

The moth gets its name from the way it feeds. It bores into the plant stems and feeds on the inside of the plant. It is believed that there are a little more than 100 populations still in existence.



HELP PROMOTE HABITAT

Warren County Soil and Water Conservation District wants to promote habitat for the Blazing Star Moth. Help by planting Blazing Star (*Liatris* spp.) in local landscapes.



**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: JAMIE WILKERSON DEPARTMENT: COMMON PLEAS COURT

*POSITION: INTERVENTION SPECIALIST DATE: 6/10/24

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:

ICJA 2024 ANNUAL RESEARCH CONFERENCE

LOCATION:

GALT HOUSE
LOUISVILLE KY

DATE(S): 9/14-9/18/24

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: \$234.15 PER NIGHT X 3 = \$702.45

ESTIMATED COST OF TRIP: REG\$495;MEALS\$224;PARK\$100;UBER/LYFT\$200

** Total
\$1,721.45*

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] *6/11/24*
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:



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*NAME OF ATTENDEE: Elizabeth Farmer-Mason DEPARTMENT: Juvenile Court Clerk

*POSITION: Chief Deputy Clerk

DATE: June 12, 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:

Training

LOCATION:

Quest Conference Center
9200 Worthington Road, Suite 400, Westerville, Ohio 43082

DATE(S): June 13, 2024 & June 14, 2024

TYPE OF TRAVEL: (Check one)

AIRLINE

STAFF CAR

PRIVATE VEHICLE OTHER

LODGING:

Hampton Inn & Suites, 8411 Pulsar Place, Columbus, OH 43240

ESTIMATED COST OF TRIP:

\$ 150 x 6 = \$900 (Hotel Cost)

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] 6/13/24
Signature/Title Court Administrator 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:

Kristine Hanselman, Asst. Chief Deputy Clerk | Brad Kreuzsch, Deputy Clerk |
Alishia Hounshell, Deputy Clerk | Heidi Constable, Deputy Clerk | Alexis DeWitt, Deputy Clerk



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*NAME OF ATTENDEE: Tammy Whitaker DEPARTMENT: OMB

*POSITION: Benefits & Risk Manager DATE: 6/11/24

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:
County Loss Control Coordinators Association

LOCATION:
Urbana, Ohio

DATE(S): June 28, 2024

TYPE OF TRAVEL: (Check one)
AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: _____
ESTIMATED COST OF TRIP: \$25.00

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] 6/11/24
Signature/Title Date

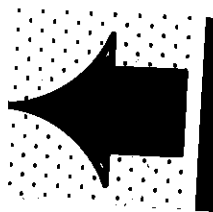
BOARD OF COMMISSIONERS' APPROVAL:

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:
Faith Stone





**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
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*NAME OF ATTENDEE: Josh Hisle DEPARTMENT: OMJ

*POSITION: Deputy Director DATE: 6/10/24

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:
To attend and speak at the NaCO National Conference In Tampa.

LOCATION:
Tampa, FL

DATE(S): 7/14-7/15/2024

TYPE OF TRAVEL: (Check one)


AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Hotel

ESTIMATED COST OF TRIP: \$1,500.00

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:

 6/10/24
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

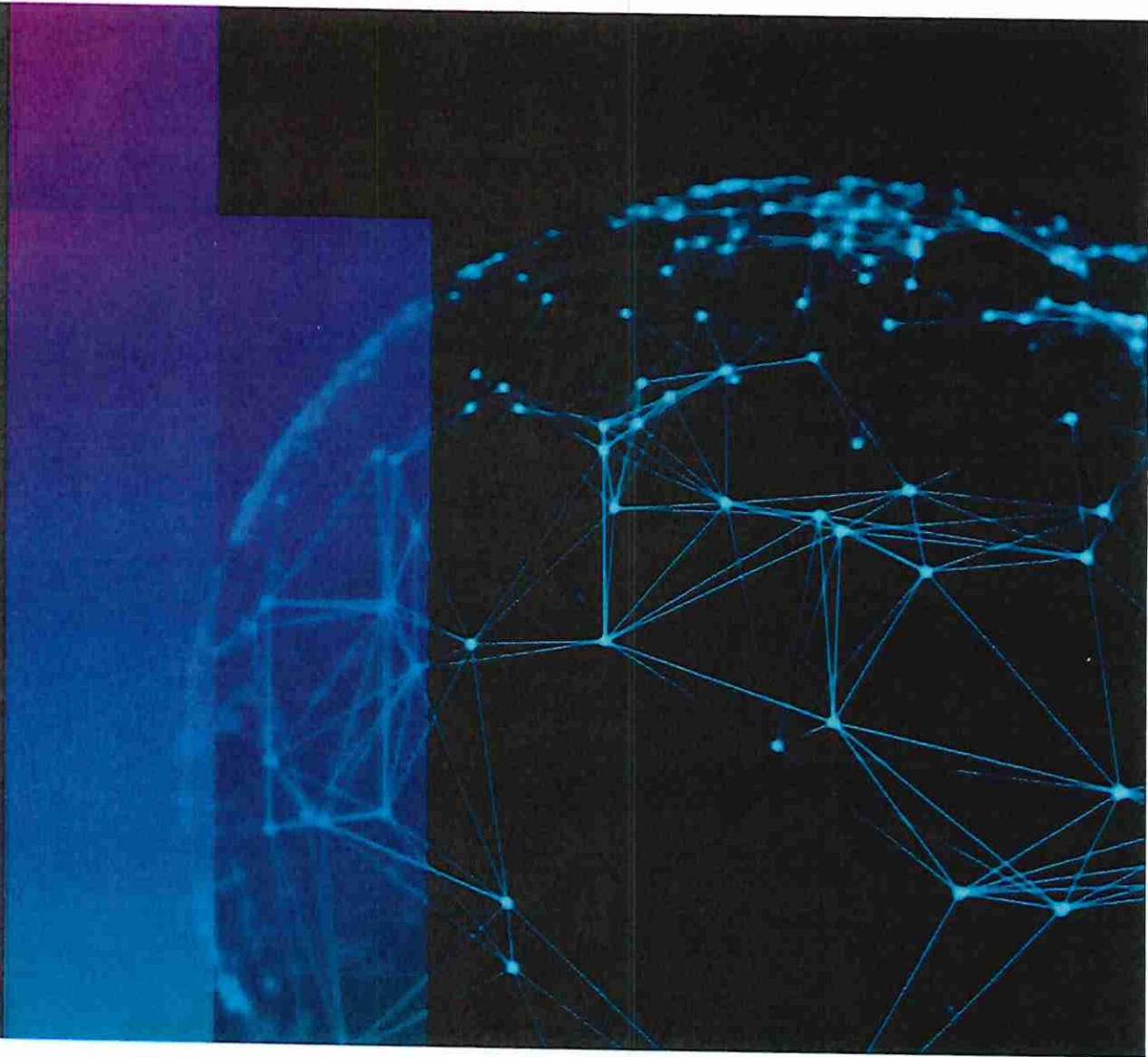
*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

[Empty box for listing additional attendees]

Warren County Property Tax Re-Evaluation

Matt Nolan

Warren County Auditor



How is Value Determined? Mass Appraisal

State Mandated Mass Revaluations & Triennials

Every 6 years we reappraise every parcel on its own merits, all 110,000 of them!

In between reappraisals, we have Triennial Updates

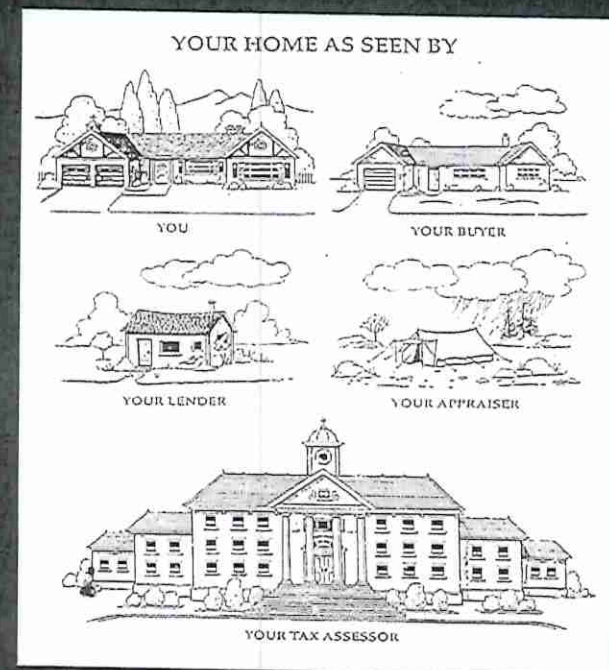
On the 3rd year post re-appraisal we update values based on the sales data.

The State Department of Taxation mandates a % change for the entire county based on sales occurring since the last update.

The Auditor's role is not to tax, but to follow the market and assign property values based on local market activity.

How do we Value 110,000 parcels?

- Sales – sales – sales.
- We look at every sale that has occurred in your neighborhood or area.
- Compare those to values of the parcel before it sold.
- If houses are selling at 100,000 and are all valued at 80,000, we raise all similar properties 10-15,000 to be at 90-95,000.
- Mostly a math equation – we don't know who has nicest home we have to make assumptions based on sales and listings.



Summary of Types of Tax

Levy Type	Description	Impact of Value Change
Inside – Unvoted	<ul style="list-style-type: none"> • 10 mill limit • shared among political subdivisions 	<ul style="list-style-type: none"> • Moves in direct proportion to value change • Value up 30% taxes up 30%
Voted Fixed Sum Levies – Voted	<ul style="list-style-type: none"> • Bond & Emergency levies • Rate set to produce a specific dollar amount 	<ul style="list-style-type: none"> • As values increase rate decreases resulting in no impact on revenue
Fixed Rate Levies – Voted	<ul style="list-style-type: none"> • Specific rate approved by the voters • Rate is adjusted for reappraisal changes 	<ul style="list-style-type: none"> • As value increases due to reappraisal; rate is reduced resulting in no tax impact • Value increases due to new construction taxes increase
Substitute/ Incremental Levy	<ul style="list-style-type: none"> • Guaranteed revenue from previous year • Allows for growth from non-reappraisal changes 	<ul style="list-style-type: none"> • Values increase due to non-reappraisal changes revenue increases • Values decrease regardless of why rate set to generate same revenue as previous year

Value Change Impact on Levies

- Fire/Police/DD/Senior Service/Library all get “ZERO” new dollars.
- New money ONLY comes from New construction.
- Inside millage (School/County/Township) get new money from re-evaluation.
- Biggest factor is school millage(usually).

20 Mill Floor

- Main reason your TAXES are going up so much.
- Pre 2024
 - Values go up – most rates come down
- 2024 (and Going Forward)
 - Values go up – only half the rates go down

Impact on Taxpayer

- For Average Taxpayer(Except Mason)
 - Tax increase will be about $\frac{1}{2}$ of their value increase
 - 30% value increase = 15% tax increase
- 300,000 Home in Springboro – that would be a \$750 a year tax increase
- In Mason and Kings the impact is much smaller(from the reappraisal).



- 27% increase in tentative values
- Average 15% tax increase everywhere except Mason (Mason less)
- Values sent out in early Fall

SPRINGBORO

Fund	Current Millage	Current Value	Current Due	Est. Millage	Est. Value	Est. taxes due
County GF	2.57	100000 \$	89.95	2.57	125000 \$	112.44
DD	2.430092	100000 \$	85.05	1.9440736	125000 \$	85.05
Senior	0.818004	100000 \$	28.63	0.080164392	125000 \$	28.63
Mental Health	0.586398	100000 \$	20.52	0.4691184	125000 \$	20.52
Health District	0.338104	100000 \$	11.83	0.2704832	125000 \$	11.83
School GF	20	100000 \$	700.00	20	125000 \$	875.00
Bond	3	100000 \$	105.00	3	125000 \$	131.25
Substitute	5.39	100000 \$	188.65	4.312	125000 \$	188.65
PI	1.650988	100000 \$	57.78	1.3207904	125000 \$	57.78
Career Center	2	100000 \$	70.00	2	125000 \$	87.50
Springboro City	1.11	100000 \$	38.85	1.11	125000 \$	48.56
Clearcreek GF	1.01	100000 \$	35.35	1.1	125000 \$	48.13
Fire/EMS	6.317002	100000 \$	221.10	5.0536016	125000 \$	221.10
Library	0.676785	100000 \$	23.69	0.541428	125000 \$	23.69
			\$ 1,508.77			\$ 1,746.12
						\$ 237.35

16% Increase

9% County

76% School

7% WCCS

8% City/Twp

Mason

Fund	Current Millage	Current Value	Current Due	Est. Millage	Est. Value	Est. taxes due
County GF	2.57	100000 \$	89.95	2.57	125000 \$	112.44
DD	2.430092	100000 \$	85.05	1.9440736	125000 \$	85.05
Senior	0.818004	100000 \$	28.63	0.080164392	125000 \$	28.63
Mental Health	0.586398	100000 \$	20.52	0.4691184	125000 \$	20.52
Health District	0.338104	100000 \$	11.83	0.2704832	125000 \$	11.83
School Inside	5.11	100000 \$	178.85	5.11	125000 \$	223.56
School Outside	31.682909	100000 \$	1,108.90	25.3463272	125000 \$	1,108.90
Bond	1.06	100000 \$	37.10	1.06	125000 \$	37.10
Great Oaks	2	100000 \$	70.00	2	125000 \$	87.50
Mason City	6.72	100000 \$	235.20	6.72	125000 \$	294.00
Library	0.344902	100000 \$	12.07	0.2759216	125000 \$	12.07
			\$ 1,690.30			\$ 1,819.45
						\$ 129.15

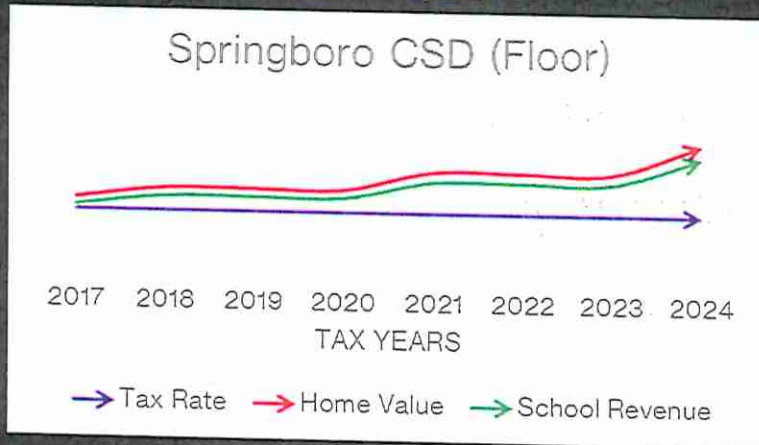
8% Increase

- 16% County
- 31% School
- 12% Great Oaks
- 41% City/Twp

Floor (Springboro) vs Non-Floor (Mason)

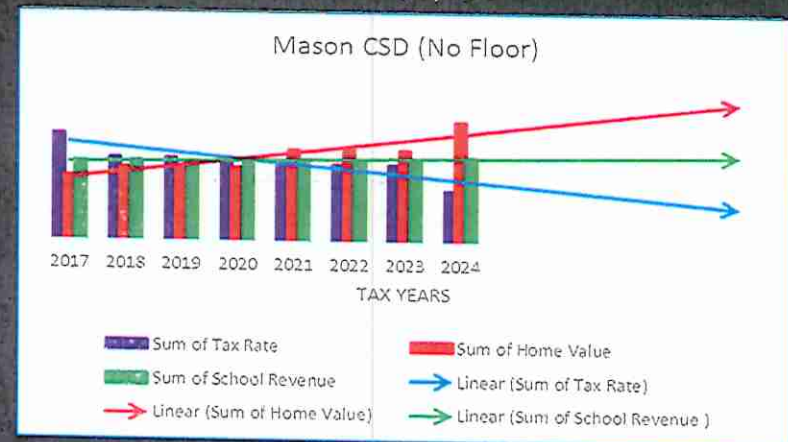
Springboro:

- Residential Operating Rate: 20.00 Mills
- Calculation *prior* to increase (Tax Year 2023):
 - 20.00 Mills
 - \$300,000 Home
 - School Revenue: \$2,100
- Calculation *after* value increase (Tax Year 2024):
 - 20.00 Mills
 - \$390,000 Home
 - School Revenue: \$2,730



Mason:

- Residential Operating Rate: 36.36291 Mills
- Calculation *prior* to increase (Tax Year 2023):
 - 36.36 Mills
 - \$300,000 Home
 - School Revenue: \$3,818
- Calculation *after* value increase (Tax Year 2024):
 - 29.05 Mills
 - \$390,000 Home
 - School Revenue: \$3,965



KINGS

Fund	Current Millage	Current Value	Current Due	Est. Millage	Est. value	Est. taxes due
County GF	2.57	100000 \$	89.95	2.57	125000 \$	112.44
DD	2.430092	100000 \$	85.05	1.9440736	125000 \$	85.05
Senior	0.818004	100000 \$	28.63	0.080164392	125000 \$	28.63
Mental Health	0.586398	100000 \$	20.52	0.4691184	125000 \$	20.52
Health District	0.338104	100000 \$	11.83	0.2704832	125000 \$	11.83
School Inside	5.13	100000 \$	179.55	5.13	125000 \$	224.44
School Outside	35.6	100000 \$	1,246.00	28.48	125000 \$	1,246.00
Bond	3.5	100000 \$	122.50	2.8	125000 \$	122.50
Career Center	2	100000 \$	70.00	2	125000 \$	87.50
Deerfield G/F	0.86	100000 \$	30.10	0.86	125000 \$	37.63
Deerfield R/B	1.44	100000 \$	50.40	0.86	125000 \$	37.63
Fire/EMS	4.634261	100000 \$	162.20	3.7074088	125000 \$	162.20
Police	2.726036	100000 \$	95.41	2.1808288	125000 \$	95.41
Parks & Recreation	0.994608	100000 \$	34.81	0.7956864	125000 \$	34.81
Library	0.344902	100000 \$	12.07	0.2759216	125000 \$	12.07
			\$ 2,015.13			\$ 2,086.79
						\$ 71.66

4% Increase
 24% County
 49% School
 19% WCCS
 9% City/Twp

New Levy

Levy Agency	Additional Taxes Per \$100,000 Value
Kings Local Schools	209
Inside Millage(from reval)	71
Total additional tax on \$100,000 home.	\$280

CAUV Impact

- Expect value increase nearing 100%
- This means a massive increase in taxes on farmland
- For most still well below the 50% of market that it started at.



CAUV EXAMPLE

100 Acre Farm in Eastern Warren County (This example is Washington Township)

Market Value – we have at \$600,000
Market Value – will move to \$800,000

CAUV value today - \$150,000
CAUV Value next year - \$300,000

Market Taxes today - \$7,148 annually
CAUV Taxes today - \$1,787 annually \$5361 savings

Market taxes next year - \$ 9,907
CAUV Taxes next year - \$ 3,715 \$6,192 savings

Taxes almost doubled – but still a very large savings.



What about Commercial Property?

- Historically we have not increased many values on commercial property to help local businesses and encourage growth.
- There will be increases on most commercial properties this cycle.
 - Hotels, traditional office buildings are exceptions.
- Too much disparity between new construction and preexisting buildings to not raise values to make these more equitable.
- Very little tax increase because few districts are at Commercial Floor(yet).
 - Different rates for residential/commercial properties. Most commercial rates are higher because values have not been raised as much.

Timing and Process

- Values must be approved by the State this summer.
- Change of Value Notices sent to every parcel in early Fall.
- Opportunity for everyone to informally discuss value with one of our appraisers either in person or over the phone/zoom.
 - We will have both during day and evening options to allow anyone who has questions to set up an appointment.
- Final Values must be certified to State in late Fall.
- Rates are sent on or about January 1 to determine exact taxes for next year.

What if I Disagree with Value

- Informal review for month after Value Change Notice.
- Formal BOR complaint can be filed before March 31, 2025 – hard deadline.
- Key is Showing why YOUR value is too High.
 - Most show why their neighbor's value is too low. Not bad information for us, and we should try to equalize, but it will be by raising neighbor not lowering yours.
 - In mass appraisal, some are going to be at 85% some are going to be at 95% that is how system is set up – key is for no one to be over 100%.

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

Resolution

Number 24-0732

Adopted Date June 04, 2024

CONTINUING ADMINISTRATIVE HEARING TO CONSIDER THE SITE PLAN REVIEW APPLICATION FOR JUSTIN DEMINT/ DC ENGINEERING AND CONSULTING, LLC IN HARLAN TOWNSHIP

BE IT RESOLVED, to continue the administrative hearing to consider the site plan review application of DC Engineering and Consulting, LLC in Harlan Township; said public hearing to be continued to June 18, 2024, at 9:30 a.m. in the County Commissioners Meeting Room; and

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

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

Resolution adopted this 4th day of June 2024.

BOARD OF COUNTY COMMISSIONERS



Krystal Powell, Clerk

/kp

cc:

RPC
RZC
Hearing file
Applicant
Township Trustees

CASE # 101-2024

Site Plan Review- Justin Demint/ DC Engineering and Consulting, LLC & Eric White; A1 Storage

APPLICANT	Justin Demint, DC Engineering and Consulting, LLC	
OWNER	Eric White; A1 Storage	
TOWNSHIP	Harlan	
PROPERTY LOCATION	ADDRESS	6846 Route 28 Pleasant Plain, Ohio 45162
	PIN	18-31-400-019
PROPERTY SIZE	3.267 in Warren County, an additional 4.753 in Clermont County.	

CURRENT ZONING DISTRICT	"B2" Community Commercial Business Zone
FUTURE LAND USE MAP (FLUM) DESIGNATION	Agricultural
EXISTING LAND USE	Self/Individual Storage Units
ISSUE FOR CONSIDERATION:	Approval for the Storage Units on the site.

Review Process

101-2024

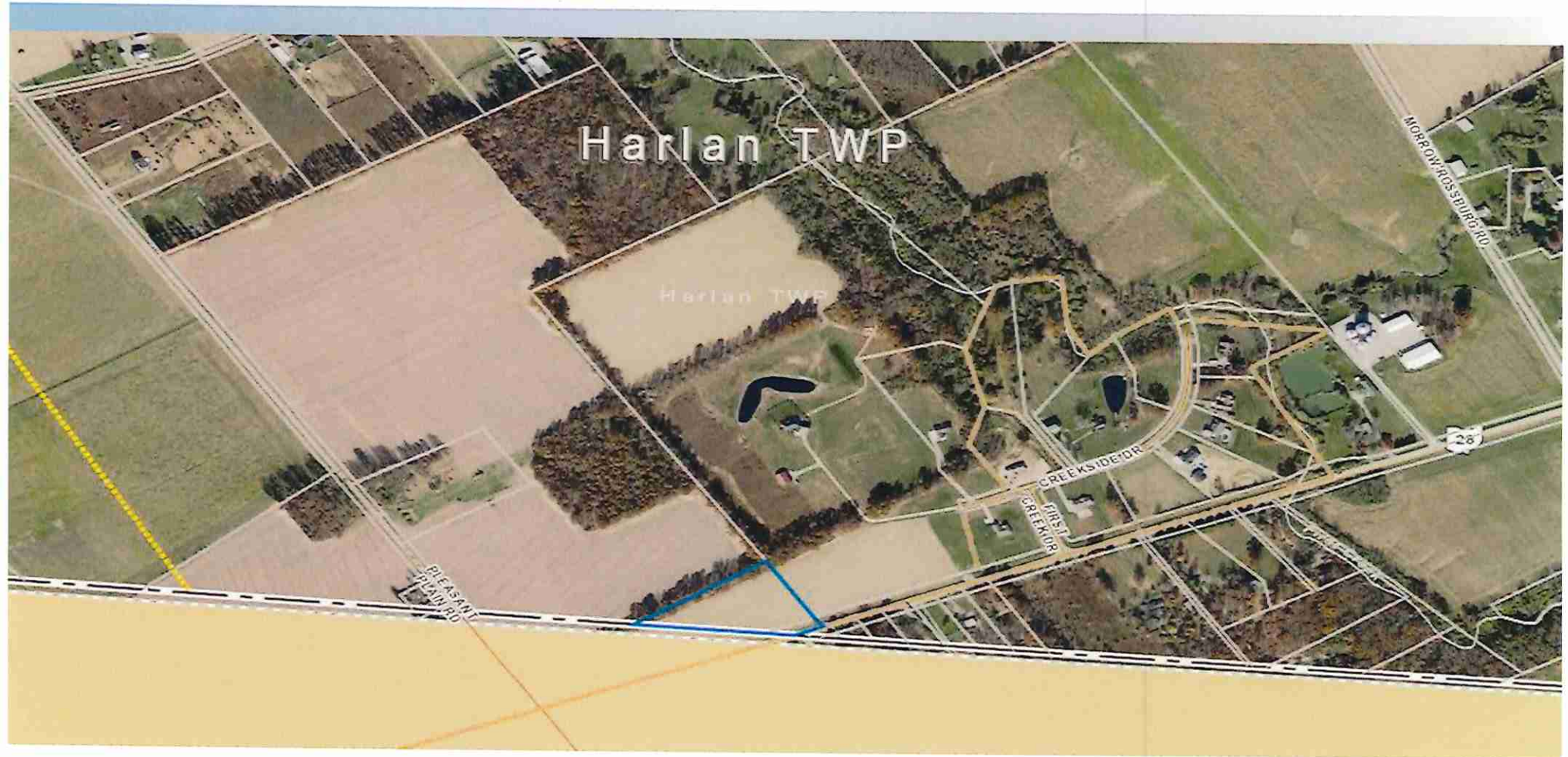
Site Plan Approval

Board of County Commissioners

June 4, 2024

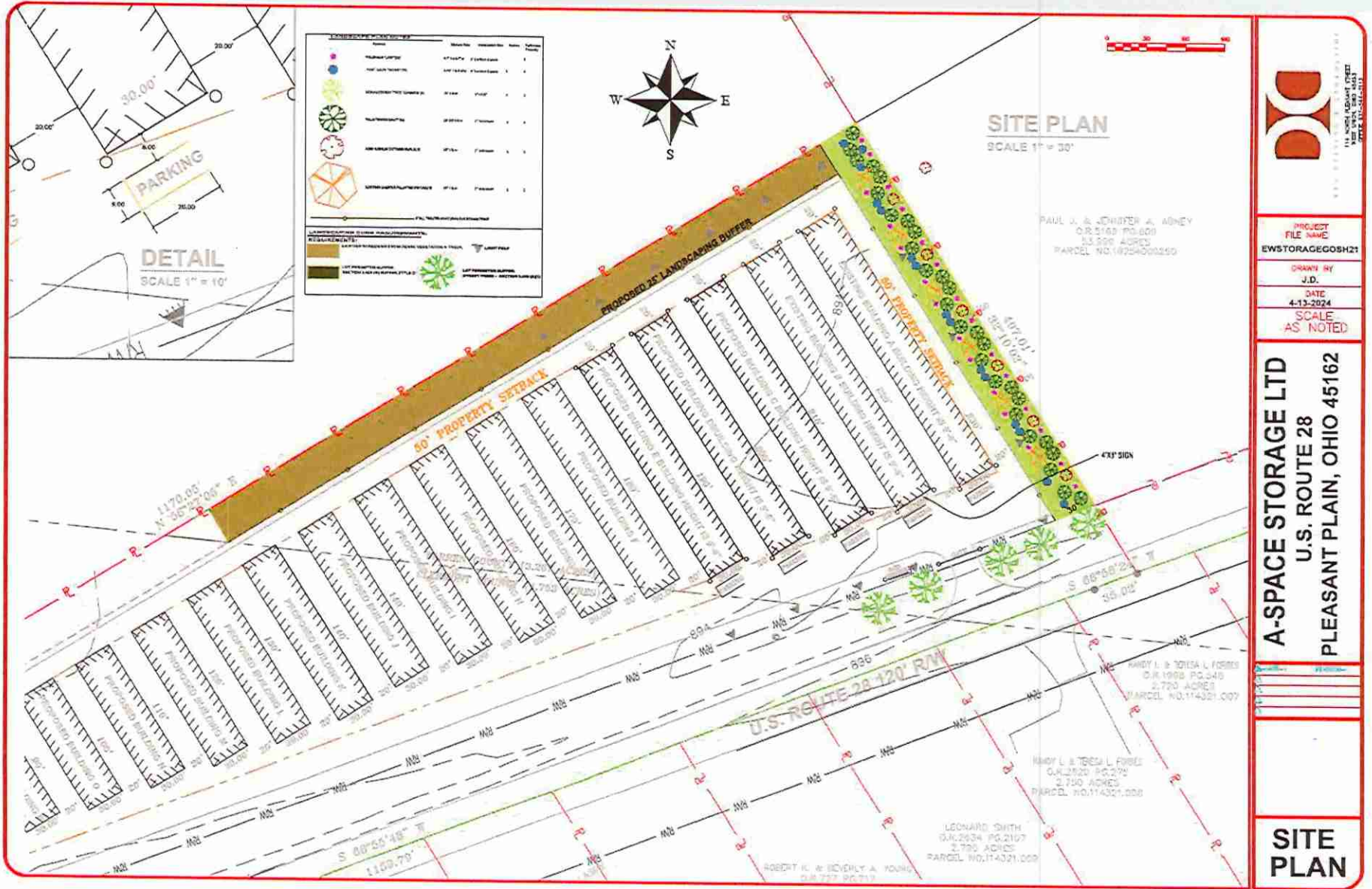
Aerial Map

101-2024



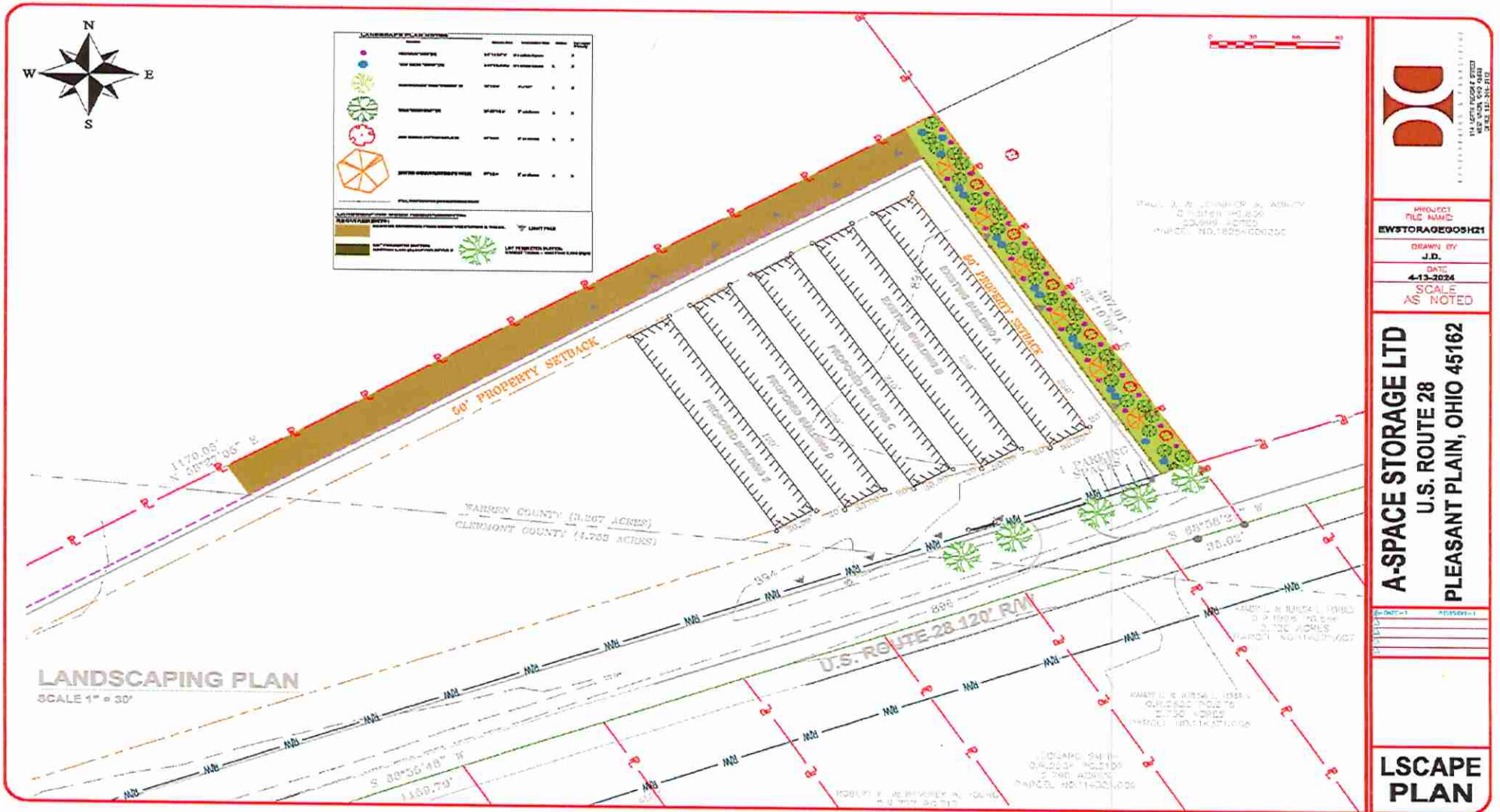
Provided Site Plan

101-2024



Landscaping Site Plan

101-2024



Provided Tree Survey

101-2024



#	TREE TYPE	SECTION OF SOUTH PROPERTY LINE	WIDTH IN FEET	#	TREE TYPE	SECTION OF SOUTH PROPERTY LINE	WIDTH IN FEET
1	FRUITBERRY	SECTION OF SOUTH PROPERTY LINE	307' IN WIDTH	15	SAMPLE	SECTION OF SOUTH PROPERTY LINE	15' IN WIDTH
2	SAMPLE	SECTION OF SOUTH PROPERTY LINE	17' IN WIDTH	14	SAMPLE	SECTION OF SOUTH PROPERTY LINE	17' IN WIDTH
3	SAMPLE	SECTION OF SOUTH PROPERTY LINE	107' IN WIDTH	13	SAMPLE	SECTION OF SOUTH PROPERTY LINE	107' IN WIDTH
4	SAMPLE	SECTION OF SOUTH PROPERTY LINE	147' IN WIDTH	12	SAMPLE	SECTION OF SOUTH PROPERTY LINE	147' IN WIDTH
5	SAMPLE	SECTION OF SOUTH PROPERTY LINE	187' IN WIDTH	11	SAMPLE	SECTION OF SOUTH PROPERTY LINE	187' IN WIDTH
6	SAMPLE	SECTION OF SOUTH PROPERTY LINE	107' IN WIDTH	10	SAMPLE	SECTION OF SOUTH PROPERTY LINE	107' IN WIDTH
7	SAMPLE	SECTION OF SOUTH PROPERTY LINE	127' IN WIDTH	9	SAMPLE	SECTION OF SOUTH PROPERTY LINE	127' IN WIDTH
8	SAMPLE	SECTION OF SOUTH PROPERTY LINE	27' IN WIDTH	8	SAMPLE	SECTION OF SOUTH PROPERTY LINE	147' IN WIDTH
9	SAMPLE	SECTION OF SOUTH PROPERTY LINE	307' IN WIDTH	7	SAMPLE	SECTION OF SOUTH PROPERTY LINE	207' IN WIDTH
10	SAMPLE	SECTION OF SOUTH PROPERTY LINE	147' IN WIDTH	6	SAMPLE	SECTION OF SOUTH PROPERTY LINE	147' IN WIDTH
11	SAMPLE	SECTION OF SOUTH PROPERTY LINE	17' IN WIDTH	5	SAMPLE	SECTION OF SOUTH PROPERTY LINE	127' IN WIDTH
12	SAMPLE	SECTION OF SOUTH PROPERTY LINE	207' IN WIDTH	4	SAMPLE	SECTION OF SOUTH PROPERTY LINE	127' IN WIDTH



PROJECT FILE NAME:
EWSTORAGE05H21

DRAWN BY:
J.D.

DATE:
4-13-2024

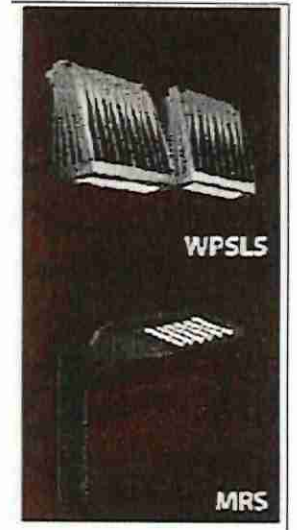
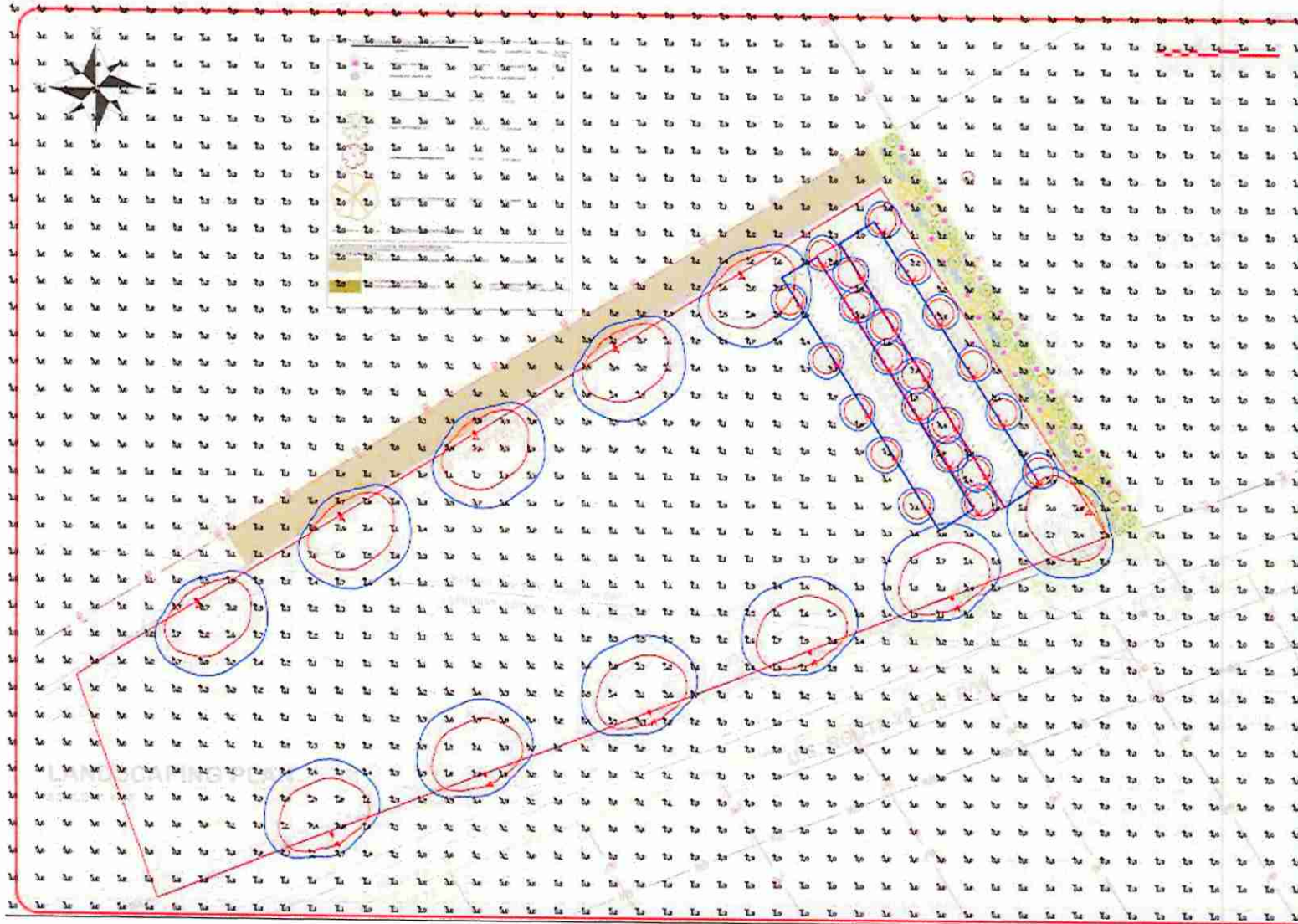
SCALE:
AS NOTED

A-SPACE STORAGE LTD
U.S. ROUTE 28
PLEASANT PLAIN, OHIO 45162

TREE SURVEY

Lighting Plan

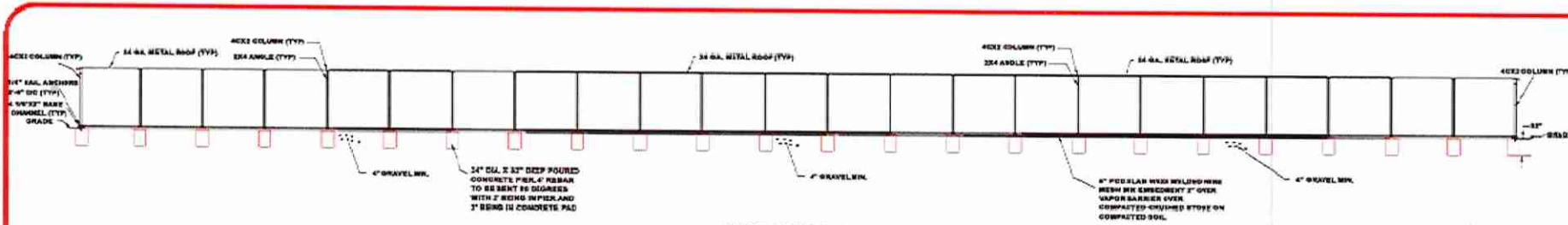
101-2024



Pole height shown at 20 ft. and 2.0 ft candles at the property line.

Building (A) Height/Elevation – 9' 2"

101-2024



SECTION A 1
SCALE: 1/2"=1'-0"

INSTALLATION NOTES:

FIELD CUTS OF STRUCTURAL SHEETING AND TRIM FOR SPACE AND FINAL FITTING OF COMPONENTS IS REQUIRED.

ALL ROOF PANEL LAPS SHALL BE SEALED WITH 3/8" (MINIMUM) WIDTH MASTIC TAPE AS PROVIDED FOR PROJECT. ALL SHEET PROFILES FROM CLOSURES AT GABLE WALL AND ROOF CONDITIONS AS PROVIDED FOR PROJECT MUST BE INSTALLED AS SHOWN HEREIN.

WALL PANELS AND WALL TRIMS AT INTERIOR AND EXTERIOR ARE TO BE SET WITH 1/4" CLEARANCE ABOVE CONCRETE SURFACES AND AT ANY LOCATIONS WHICH MAY BE SUBJECT TO CONTACT WITH STANDING WATER.

LIP ALL FLASHINGS 2" MINIMUM AND SEA AS REQUIRED FOR WATER TIGHTNESS.

ALLOW 1/4" TOLERANCE AT EACH END FOR PURLINE, HEADERS AND GUTS.

JOBSITE / FIELD CONDITIONS NOTES:

ALL CONCRETE AND MASONRY CONSTRUCTION MUST BE FLAT, LEVEL AND SQUARE FOR THE SLAB PLAN DIMENSIONS HEREIN.

ALL JOBSITE DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BEFORE ERECTION OF BUILDING STRUCTURE.

ALL OMISSIONS, CONFLICTS AND DISCREPANCIES SHALL BE REPORTED TO THE BUILDING MANUFACTURER BEFORE PROCEEDING WITH PROJECT WORK.

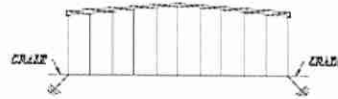
ALL TEMPORARY SUPPORTS SUCH AS GUYE BRACED, FALSEWORK, CRIBBING, WINDBRACEDS OR OTHER ELEMENTS REQUIRED FOR THE BUILDING ERECTION ARE TO BE DETERMINED BY AND SUPPLIED BY BUILDER/CONTRACTOR.

BUILDING MANUFACTURER HAS MADE A COMMITMENT TO MANUFACTURE QUALITY BUILDING COMPONENTS THAT CAN BE SAFELY ERECTED UNDER VARIOUS JOB SITE SAFETY RESTRICTIONS, SAFETY EQUIPMENT AND CONDITIONS AND THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR.

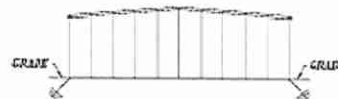
ALL COMPONENTS SHIPPED SHALL BE THOROUGHLY INSPECTED AND ACCOUNTED FOR AT THE TIME OF DELIVERY. ALL MATERIAL, SHORTAGES OR DEFECTS MUST BE REPORTED WITHIN FIVE (5) WORKING DAYS OF MATERIAL DELIVERY TO THE BUILDING MANUFACTURER.

DEPHRAIMING ACTION OF THE METAL PANELS AT INTERIOR PARTITION WALLS IS UTILIZED FOR THE STABILITY OF THIS BUILDING. ANY MODIFICATION OR UNAUTHORIZED CUTTING OF INTERIOR PARTITION PANELS IS EXPRESSLY PROHIBITED BY THE BUILDING MANUFACTURER.

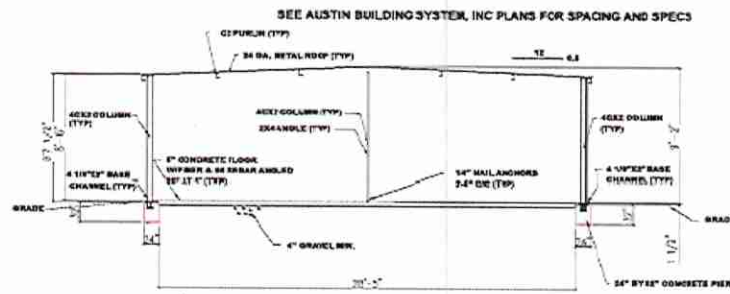
PARTITION PANELS HAVE BEEN SUPPLIED TO MATCH ROOF LINE. THE TOP PARTITION PANEL CAN BE NOTCHED TO MATCH ROOF LINE AND CLOSE PURLINE TO CLOSE IN THE UNIT AS DESIRED.



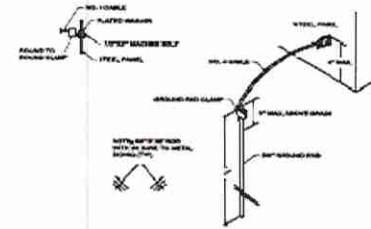
NORTH ELEVATION BUILDING A
SCALE: 1/8"=1'-0"



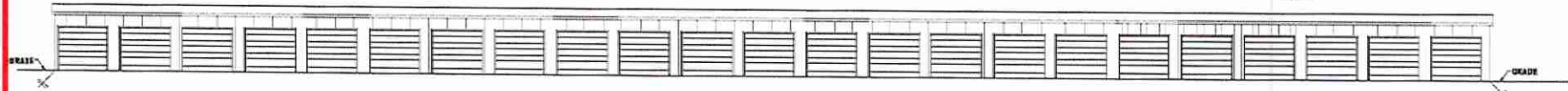
SOUTH ELEVATION BUILDING A
SCALE: 1/8"=1'-0"



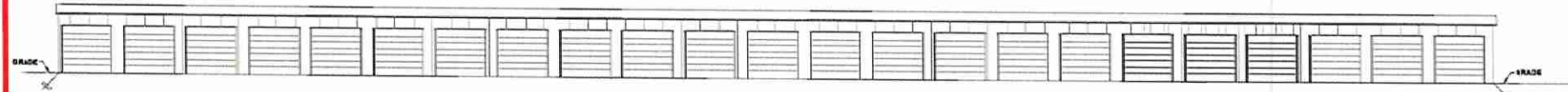
SECTION A 2
SCALE: 1/2"=1'-0"



GROUNDING DETAIL
N.T.S.



WEST ELEVATION BUILDING A
SCALE: 1/8"=1'-0"



EAST ELEVATION BUILDING A
SCALE: 1/8"=1'-0"



PROJECT FILE NAME:
EWSTORAGESTR1222

DRAWN BY:
J.R.

DATE:
4/11/2022

SCALE:
AS NOTED

A-SPACE STORAGE LTD
U.S. ROUTE 28
PLEASANT PLAIN, OHIO 45162

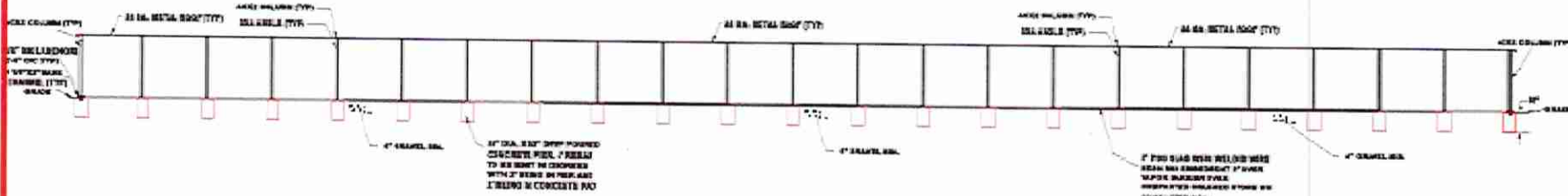
REV 001	REV 001



SHEET
A-2

Building (B) Height/Elevation 9' 2"

101-2024



SECTION A 1
SCALE: 1/2"=1'-0"

INSTALLATION NOTES:

FIELD CUTTING OF STRUCTURAL SHEETING AND TRIMS FOR SPICES AND PANEL FINING OF COMPONENTS IS REQUIRED.

ALL ROOF PANELS SHALL BE INSTALLED WITH 2" MINIMUM OVERLAP WITH MASTIC TAPE AS PROVIDED FOR PROTECT ALL JOINTS FROM WEATHER AT 100% AND FIELD CONDITIONS AS PROVIDED FOR PROJECT MUST BE INSTALLED AS SHOWN GENERAL.

WALL PANELS AND WALL TRIMS, IF INTERIOR AND EXTERIOR ARE TO BE SET WITH GYPSUM BOARD, CONCRETE SHEATHS AND AT ANY LOCATIONS WHICH MAY BE SUBSTITUTED TO CORRECT WITH SHEATHS (R) (S).

IF ALL TIGHTENING OF NUTS AND BOLTS AS REQUIRED FOR ROOF TIGHTNESS.

ALLOW 1/4" TOLERANCE AT END FOR FINISH, HANGING AND GAPS.

JOB SITE / FIELD CONDITIONS NOTES:

ALL CONCRETE AND MASONRY CONSTRUCTION MUST BE LAY, LEVEL AND SQUARE FOR THE QUALITY FINISH (R) (S).

ALL JOINTS, SHOWN AND CONDITION SHALL BE FIELD VERIFIED BEFORE ERECTION OF BUILDING STRUCTURE.

ALL DIMENSIONS, LOCATIONS AND DIMENSIONS SHALL BE REFERRED TO THE BUILDING MANUFACTURER BEFORE PROCEEDING WITH PROJECT WORK.

ALL TEMPORARY CURBING SHALL BE FULLY REMOVED, INCLUDING CURBING, WARRING OR OTHER CURBING MATERIALS FOR THE BUILDING PROJECT AND TO BE REINSTALLED BY THE WORKER OF BUILDING CONTRACTOR.

BUILDING MANUFACTURER HAS MADE A COMMITMENT TO MANUFACTURE QUALITY BUILDING COMPONENTS THE USE OF QUALITY MATERIALS AND QUALITY WORKMANSHIP AND CONSTRUCTION AND THE RESPONSIBILITY OF THE SUBMITTER/PURCHASER.

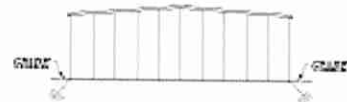
ALL COMPONENTS SHOWN SHALL BE THOROUGHLY IDENTIFIED AND ACCOUNTED FOR AT THE END OF EACH DAY. ALL MATERIALS, TOOLS AND EQUIPMENT MUST BE REPORTED WITHIN TWO (2) WORKING DAYS OF MATERIAL QUANTITY TO THE BUILDING MANUFACTURER.

EXHAUSTIVE ACTION OF THE WITH PANELS AT INTERIOR PARTITION WALLS IS REQUIRED FOR THE QUALITY OF THIS BUILDING. ANY MODIFICATION OR DEVIATION OF BUILDING PARTITION WALLS IS EXPRESSLY PROHIBITED BY THE BUILDING MANUFACTURER.

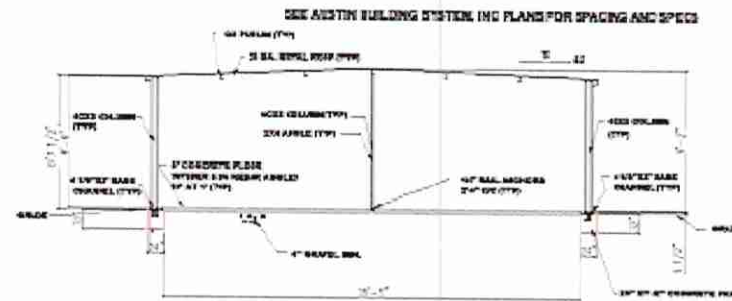
EXTERIOR PANELS MUST BE KEPT CLEAN TO MATCH BODY LAY. THE TOP PARTITION PANEL CAN BE KEPT TO MATCH BODY LAY AND CLEAR PANELS TO BE KEPT TO MATCH AS THE UNIT BE DELIVERED.



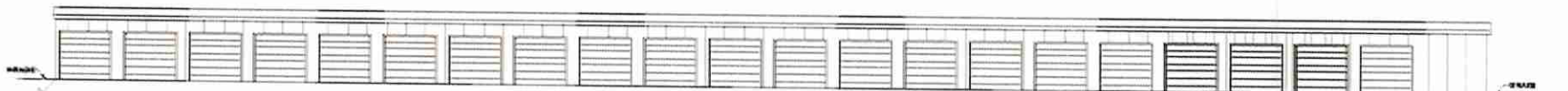
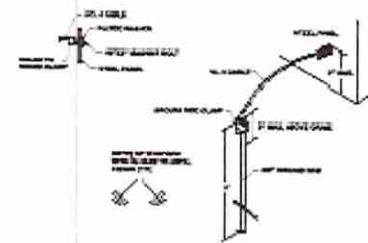
NORTH ELEVATION BUILDING B
SCALE: 1/8"=1'-0"



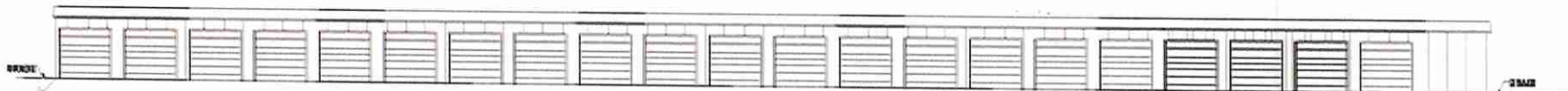
SOUTH ELEVATION BUILDING B
SCALE: 1/8"=1'-0"



SECTION A 2
SCALE: 1/2"=1'-0"



WEST ELEVATION BUILDING B
SCALE: 1/8"=1'-0"



EAST ELEVATION BUILDING B
SCALE: 1/8"=1'-0"



PROJECT FILE NUMBER:
EWSTORAGE18TR2822

DRAWN BY:
J.R.

DATE:
4/11/2022

SCALE:
AS NOTED

A-SPACE STORAGE LTD
U.S. ROUTE 28
PLEASANT PLAIN, OHIO 45162



SHEET A-2

Staff Summary

101-2024

Parking- 5 spaces are shown on the application and since the business has no employees, none are required.

Landscaping- On the eastside, the required 50 ft buffer is shown. The northside has existing large mature trees and the addition of 1 evergreen per 20 feet should be added to any space where there is a gap and continued onto the Goshen Township side for consistency. Street trees of 1 per 40 feet are also required along the roadway.

Lighting- meets the requirements of the code.

Signage- a small sign attached near the eave a building is all that is proposed on the Warren County side of the site.

Reviewing Departments

101-2024

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

RPC Department Comments

101-2024

Approve the site plan application subject to the following conditions:

1. Compliance with the standards of the Warren County Rural Zoning Code; Section 1.303.3.
2. Prior to zoning permit approval, the applicant shall provide additional details on the site plan providing the following:
 - a. The width of drive lanes.
 - b. Parking location and dimensions of each parking space and ensure that the site plan illustrates the required number of parking spaces as determined in the WCRZC Table 3.307-1 (1 parking space per 80 storage units). The parking locations shall be illustrated and constructed 15 feet from the street right-of-way line, in conformance with the WCRZC Section 3.308.
 - c. Proposed landscaping and location (as applicable). The applicant shall identify the necessary buffer type along the eastern and northern property lines. Pavement is not permitted within the buffer area.
 - d. All structures that are to be constructed shall be illustrated on the plan, including structures where a portions are to be constructed within Clermont County.
 - e. Location and dimensions of the existing easements.
 - f. Location of the septic system.
 - g. A diagram that shows the height dimensions of the building; measured as illustrated in the Warren County Rural Zoning Code.

Prior to zoning permit approval, the applicant shall provide updated photometric study providing the following:

- a. A legend.
 - b. Light fixtures shall be placed on the property and be oriented towards the facility.
 - c. The cut-off for light fixtures and illustrating the total foot-candle illuminating off of the property is in accordance with the WCRZC Section 3.506.
 - d. All existing, proposed and future structures, including structures where a portions are to be constructed within Clermont County.
4. The applicant shall comply with the requirements of the Warren County Rural Zoning Code for the landscape buffer, Section 3.405(B) except as amended by the Board of County Commissioners.
 5. The applicant shall provide information about the equipment that will be sheltered in the storage building and confirm that no toxic or hazardous substances will be stored in the building.
 6. A signage permit shall be filled at the time of installation of the sign.
 7. Prior to Zoning Permit approval, the applicant shall receive an access permit approval for the Warren County Engineer's Office for the use (the existing structures, and expansion of new storage facilities).

Department Comments from WC Soil and Water

101-2024

May 9, 2024

Jackie,

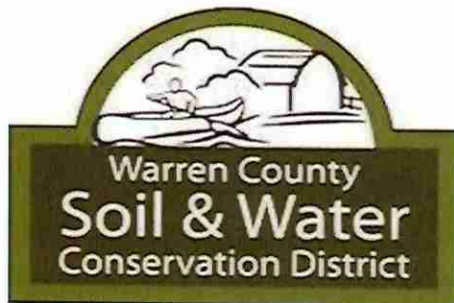
I have no comment.

Thank you,

Molly M. Conley

Director

PHONE - (513) 695-3085 EMAIL Molly.Conley@co.warren.oh.us



Warren County Soil and Water Conservation District
320 E. Silver St.
Lebanon, Ohio 45036
PHONE (513) 695-1337
<http://www.warrenswcd.com/>

ANY
QUESTIONS?



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

BACKUP SLIDES

CONDITIONS FROM GOSHEN TWP ON ADJACENT PARCEL FOR SAME PROJECT

- Inside storage only
 - No cell or communication towers
 - Entrance and all drive aisles are to be paved with concrete or asphalt
 - A minimum of 20 feet between each building
 - Owner/tenant to provide 24-hour access to Goshen Township Fire Department, by means of a lockbox
 - Controls to be put in place to minimize retention pond outlet on adjoining property owners
 - Minimum of 8' tall privacy fence to be installed around perimeter of property
 - All buildings to maintain a minimum 50-foot setback distance from all property lines
 - Streetscape Buffer to be provided along South property line
 - 30-foot minimum Boundary Buffer to be provided along East property line
 - Existing buffer along north property line, is not to be disturbed
 - Proposed sign to be of Monument style, with a brick or stone base and landscaping per GTZR
 - Owner to apply and receive permits for all temporary signs
 - Owner is to provide yearly maintenance and cleanout of retention pond
- Item for relief:
- 150 feet minimum between storage building and residential property lines: 5.04(E)(3)(a)
 - Privacy fence in the front yard: 8.02(E)(5)(a) & 8.02(E)(5)(c)

Warren County
Rural Zoning
Commission
Recommendation

Ms. Haddix made a motion to recommend approval to the BOCC, Warren County Commissioners, for the map amendment of parcel #'s 18-31-400-019-0 from "RU" Rural Residential to "B2" Community Commercial Businesses Zone in Harlan Township with the same conditions and requirements that Goshen township required for Mr. White. They are as followed:

1. Inside storage only
2. No cell or communication towers
3. Entrance and all drive aisles are to be paved with concrete or asphalt
4. A minimum of 20 feet between each building
5. Owner/tenant to provide 24-hour access to Goshen Township Fire Department, by means of a lockbox
6. Controls to be put in place to minimize retention pond outlet on adjoining property owners
7. Minimum of 8' tall privacy fence to be installed around perimeter of property
8. All buildings to maintain a minimum 50-foot setback distance from all property lines
9. Streetscape Buffer to be provided along South property line
10. 30-foot minimum Boundary Buffer to be provided along East property line
11. Existing buffer along north property line, is not to be disturbed
12. Proposed sign to be of Monument style, with a brick or stone base and landscaping per GTZR
13. Owner to apply and receive permits for all temporary signs
14. Owner is to provide yearly maintenance and cleanout of retention pond
15. **Item for relief:**
 - 150 feet minimum between storage building and residential property lines: 5.04(E)(3)(a)
 - Privacy fence in the front yard: 8.02(E)(5)(a) & 8.02(E)(5)(c)

Mr. Cesta seconded the motion.

Ginger Haddix	Yes
Ralph Campbell	Yes
Joe Cesta	Yes
Jim Gibbs	Yes