



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

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***TOM GROSSMANN  
PAT ARNOLD SOUTH  
DAVID G. YOUNG***

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

**MINUTES: Regular Session – February 3, 2015**

The Board met in regular session pursuant to adjournment of the January 27, 2014, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the January 13, 2015 and January 20, 2015 meetings were read and approved.

- 15-0143      A resolution was adopted to approve Lump sum Merit payments relative to Facilities Managements Employees. Vote: Unanimous
- 15-0144      A resolution was adopted to approve Maintenance and Service Agreement with Service Solutions Group LLC for various Jail Kitchen Equipment. Vote: Unanimous
- 15-0145      A resolution was adopted to approve and authorize the President of the Board of County Commissioners to sign the Ohio Environmental Protection Agency Scrap Tire Removal Certifications and Consent Form. Vote: Unanimous
- 15-0146      A resolution was adopted to approve and enter into Agreement between the Warren County Commissioners and the City of Mason, Ohio regarding reimbursement for Public Defender Expenditures for 2015. Vote: Unanimous
- 15-0147      A resolution was adopted to authorize the President of the Board to enter into a Professional Services Agreement with MTM Technologies, Inc. on behalf of Warren County Telecommunications. Vote: Unanimous
- 15-0148      A resolution was adopted to authorize Board to sign the County Highway System Mileage Certification. Vote: Unanimous

- 15-0149 A resolution was adopted to approve and enter into Agreement with Derringer Food, a Canteen Service Company. Vote: Unanimous
- 15-0150 A resolution was adopted to set Public Hearing to consider the Road Name Change of Cedar Drive in Clearcreek to Cedar Creek Drive. Vote: Unanimous
- 15-0151 A resolution was adopted to approve the Submission of an Application for a TDIM Mini-Grant on behalf of the Warren County Prosecutor's Office. Vote: Unanimous
- 15-0152 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Riddle House, LLC for the Morrow Woodville Road Bridge Maintenance Project. Vote: Unanimous
- 15-0153 A resolution was adopted to authorize the President of the Board to enter into Equipment Agreement and Scope of Services Agreement with Woodhull, LLC for the purchase of a Ricoh MP C4503 Copier on behalf of the Warren County Recorder. Vote: Unanimous
- 15-0154 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 15-0155 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 15-0156 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 15-0157 A resolution was adopted to approve Bond Release for Classicway Development Company, LLC for completion of improvements in the Villages of Classicway Subdivision, Section 1 situated in Hamilton Township. Vote: Unanimous
- 15-0158 A resolution was adopted to approve Bond Release for Classicway Development Company, LLC for completion of improvements in the Villages of Classic Way Subdivision, Section 2, situated in Hamilton Township. Vote: Unanimous
- 15-0159 A resolution was adopted to approve Bond Release for Classicway Development Company, LLC for completion of improvements in the Villages of Classic Way Subdivision, Section 3, situated in Hamilton Township. Vote: Unanimous
- 15-0160 A resolution was adopted to approve Bond Release for Classicway Development Company, LLC for completion of improvements in the Villages of Classic Way Subdivision, Section 4, situated in Hamilton Township. Vote: Unanimous
- 15-0161 A resolution was adopted to approve Bond Release for Classicway Development Company, LLC for completion of improvements in the Villages of Classic Way Subdivision, Section 5, situated in Hamilton Township. Vote: Unanimous

- 15-0162 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 15-0163 A resolution was adopted to approve an Operating Transfer from Sewer Revenue Fund #580 into Fund #575, Various Sewer Revenue Projects. Vote: Unanimous
- 15-0164 A resolution was adopted to approve Operational Transfer from Warren County Board of Developmental Disabilities Fund #205 into Developmental Disabilities Fund #635. Vote: Unanimous
- 15-0165 A resolution was adopted to approve Supplemental Appropriation within Mary Haven Felony Delinquent Care & Custody Greenhouse Fund #247. Vote: Unanimous
- 15-0166 A resolution was adopted to approve Appropriation Adjustment within Domestic Relations Court Computer ORC 2301.031 Fund #281. Vote: Unanimous
- 15-0167 A resolution was adopted to approve an Appropriation Adjustment within Grants Administration Fund #265. Vote: Unanimous
- 15-0168 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 15-0169 A resolution was adopted to Appoint Pat Arnold South and Tom Grossmann to the Warren County Regional Planning Commission. Vote: Unanimous
- 15-0170 A resolution was adopted to Initiate Rezoning Application on behalf of Shane B. and Jennifer M. Dobbs Trustees to rezone approximately 114.5 acres (Parcel #1409300003 and #14081000001) from Rural Residential RU to Agricultural Zone A1 in Washington Township. Vote: Unanimous
- 15-0171 A resolution was adopted to approve and authorize the President of the Board to enter into a Non-Profit Booth Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 15-0172 A resolution was adopted to approve a modification of a portion of the text amendments to the Warren County Rural Zoning Code to amend portions of Article 1, Article 2, Article 3 and Article 4 and continue the public hearing to March 3, 2015, at 10:00 a.m. Vote: Unanimous
- 15-0173 A resolution was adopted to initiate Text Amendments to the Warren County Rural Zoning Code to Amend Section 1.303 (Site Plan Review), Section 1.209.2 (Violation and Remedies Notification Requirements) and Section 1.305 (Zoning Inspector). Vote: Unanimous

- 15-0174 A resolution was adopted to retain Duncan PLLC as Special Counsel relative to Litigation related to the Transitional Reinsurance Program Provision within the Affordable Care Act of 2010. Vote: Unanimous
- 15-0175 A resolution was adopted to approve Appropriation Adjustments within Health Insurance Fund #632. Vote: Unanimous

#### DISCUSSIONS

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

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The Board offered condolences to the O.T. Bishop family, long time Hamilton Township Trustee and Hamilton Township business owner, upon his passing.

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#### PUBLIC HEARING

#### CONTINUATION OF THE PUBLIC HEARING TO CONSIDER AMENDMENTS TO ARTICLE 1, 2, 3 AND 4 OF THE WARREN COUNTY RURAL ZONING CODE

The Board reconvened the public hearing to consider amendments to the Warren County Rural Zoning Code to further consider the proposed amendments to Article 3.103.2(C) (Panhandle Lots) and Article 2.205 (Composting Facility).

Mr. Yetter reviewed the events from the last public hearing and presented requested changes relative to a diagram and amended wording for Panhandle Lots.

There was discussion relative to the minimum road frontage for a panhandle vs. a regular lot.

It was determined that the road frontage minimum will vary by zoning classification.

There was then discussion on whether this change will make it easier on developers to develop property with panhandle lots.

Upon discussion, the Board stated their concurrence with the proposed changes.

Mr. Yetter then presented proposed amendments to the Zoning Code that the Board had requested relative to the requirement of a site plan review application in the event that the Board of Zoning Appeals (BZA) issues a Conditional Use Permit.

Commissioner Young questioned Mr. McGary on his recommendation regarding the proposed changes.

Mr. McGary explained the Board of Zoning Appeals process and the fact that, if the BZA issues the conditional use permit, the Commissioners cannot deny the use, only limit the conditions relative to the use.

Commissioner Young then questioned the ability to remove the conditional use from the I2 zoning classification and limit it to SD and ST zone.

Mr. McGary stated his initial opinion that the Board has that ability.

Commissioner Grossmann reviewed that the last discussion on the topic was to be more restrictive than current by requiring a conditional use along with a site plan review. He then clarified that the discussion now is to be even more restrictive.

The Board concurred that their desire is to be as restrictive as possible with the siting of a composting facility while still meeting the constitutional requirements.

Mr. McGary requested the Board continue the discussion relative to composting facility text amendments in order for him to research case law relative to the matter.

Upon further discussion, the Board resolved (Resolution #15-0172) to approve a modification of a portion of the text amendments to the Warren County Rural Zoning Code to amend portions of Article 1, Article 2, Article 3 and Article 4 and continue the public hearing to March 3, 2015, at 10:00 a.m.

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Martin Russell, Economic Development Director, was present to discuss the concept of utilizing the portion of the racino money allocated to Warren County from the legislature in order to incentivize private lending.


Mr. Russell explained the possibility of utilizing the funds to leverage private sector financing for developments and/or job creation. He stated that the concept would be similar to a revolving loan fund.


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On motion, upon unanimous call of the roll, the Board entered into executive session at 10:30 a.m. to discuss economic development assistance pursuant to Ohio Revised Code Section 121.22 (G)(8) and acquisition of property pursuant to Ohio Revised Code Section 121.22 (G)(2) and exited at 12: 02 p.m.

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Upon motion the meeting was adjourned.


  
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David G. Young, President

  
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Tom Grossmann

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Pat Arnold South

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 February 3, 2015, in compliance with Section 121.22 O.R.C.

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