



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 – December 22, 2015

The Board met in regular session pursuant to adjournment of the December 15, 2015, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the December 8, 2015 and December 10, 2015 meetings were read and approved.

- 15-2104 A resolution was adopted to designate Family and Medical Leave of Absence to Richard Short, Data Technician, within the Telecommunications Department. Vote: Unanimous
- 15-2105 A resolution was adopted to approve hiring of Amy B. Pond as a WIB Operations Coordinator within the Workforce Investment Board. Vote: Unanimous
- 15-2106 A resolution was adopted to accept Resignation of James Cottongim Bolen, Emergency Management Operations Manager, within the Warren Emergency Services, effective January 4, 2016. Vote: Unanimous
- 15-2107 A resolution was adopted to accept Resignation of Lexis Kelley, Eligibility Referral Specialist II, within the Warren County Job and Family Services Department, Human Services Division, effective January 6, 2016. Vote: Unanimous
- 15-2108 A resolution was adopted to authorize the posting of the “Eligibility Referral Specialist II” position, within the Department of Job and Family Services, Human Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous

- 15-2109 A resolution was adopted to approve Amended Warren County Personnel Policy Manual Sections: 1.01, 3.04, 4.10, 5.02, 5.06, 6.02 and Form 10.21. Vote: Unanimous
- 15-2110 A resolution was adopted to approve Salary Adjustments for Department Heads under the Warren County Board of Commissioners. Vote: Unanimous
- 15-2111 A resolution was adopted to approve Salary Increases relative to Commissioners' Employees. Vote: Unanimous
- 15-2112 A resolution was adopted to approve Salary Increases for County Court Probation Officers. Vote: Unanimous
- 15-2113 A resolution was adopted to Amend Pay Schedule relative to the Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 15-2114 A resolution was adopted to Appoint Trevor Hearn to the position of Director within the Warren County Facilities Management Department. Vote: Unanimous
- 15-2115 A resolution was adopted to appoint Gary Estes to the position of Deputy Director within the Warren County Telecommunications Department. Vote: Unanimous
- 15-2116 A resolution was adopted to adopt Classification Specifications and Point Factor Assignments of Benefits Specialist within the Warren County Office of Management and Budget. Vote: Unanimous
- 15-2117 A resolution was adopted to adopt Classification Specifications and Point Factor Assignments of HR Specialist within the Warren County Office of Management and Budget. Vote: Unanimous
- 15-2118 A resolution was adopted to approve Reclassification of Tiffany U. Miller from the position of Administrative Assistant to HE Specialist within the Office of Management and Budget. Vote: Unanimous
- 15-2119 A resolution was adopted to approve Reclassification of Debbie Cooke from the position of Administrative Assistant to Benefits Specialist within the Office of Management and Budget. Vote: Unanimous
- 15-2120 A resolution was adopted to approve Reclassification of Chelsea Nichols to the position of Case Aide Supervisor within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous

- 15-2121 A resolution was adopted to approve Reclassification of Ashley Scott from the position of Investigative Caseworker II to Lead Caseworker III within the Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 15-2122 A resolution was adopted to approve Reclassification of Dana Gerstner from the position of Foster Care Adoption Caseworker I to Lead Caseworker III within the Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 15-2123 A resolution was adopted to approve Reclassification of Rebecca Campana from the position of Protective Services Caseworker I to Protective Services Caseworker II within the Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 15-2124 A resolution was adopted to approve Reclassification of Janine Guinaugh from the position of Protective Services Caseworker I to Protective Services Caseworker II within the Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 15-2125 A resolution was adopted to approve Reclassification of Roy Lutz from the position of Alternative Response Caseworker I to Alternative Response Caseworker II within the Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 15-2126 A resolution was adopted to approve Reclassification of Amber Castro from the position of Alternative Response Caseworker I to Alternative Response Caseworker II within the Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 15-2127 A resolution was adopted to approve Reclassification of Katie Baker Pyle from the Position of Alternative Response Caseworker I to Alternative Response Caseworker II within the Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 15-2128 A resolution was adopted to approve Reclassification of Becky Trovillo to Administrative Support position within the Warren County Telecommunications Department. Vote: Unanimous
- 15-2129 A resolution was adopted to approve Reclassification of Jessica Johnson to Administrative Assistant position within the Warren County Telecommunications Departments. Vote: Unanimous

- 15-2130 A resolution was adopted to approve Reclassification of Dale Corwin from the position of Clerical Specialist I to Unit Support Worker II within the Warren County Job and Family Services, Human Services Division. Vote: Unanimous
- 15-2131 A resolution was adopted to approve Reclassification of Rhonda Roflow from the position of Clerical Specialist II to Unit Support Worker II within the Warren County Job and Family Services, Human Services Division.
Vote: Unanimous
- 15-2132 A resolution was adopted to approve Reclassification of Randi Hammiel from the position of Eligibility Case Control Reviewer to Program Administrator.
Vote: Unanimous
- 15-2133 A resolution was adopted to approve Reclassification of Kristy Oeder from the position of Eligibility Referral Specialist II to Eligibility Referral Specialist III within the Warren County Job and Family Services, Human Services Division.
Vote: Unanimous
- 15-2134 A resolution was adopted to approve Reclassification of Courtney Wilson from the position of Eligibility Referral Specialist II to Eligibility Referral Specialist III within the Warren County Job and Family Services, Human Services Division.
Vote: Unanimous
- 15-2135 A resolution was adopted to approve Reclassification of Lisa Walton from the position of Eligibility Referral Specialist II to Eligibility Referral Specialist III within the Warren County Job and Family Services, Human Services Division.
Vote: Unanimous
- 15-2136 A resolution was adopted to approve Reclassification of Heidi Base Smith from the position of Eligibility Referral Specialist II to Eligibility Referral Specialist III within the Warren County Job and Family Services, Human Services Division.
Vote: Unanimous
- 15-2137 A resolution was adopted to approve Reclassification of Jacquelyn Brody from Administrative Assistant to the position of Assistant Business Manager.
Vote: Unanimous
- 15-2138 A resolution was adopted to approve Reclassification of Donald Brewer from the position of Control Systems Assistant Manager to Control Systems Manager within the Water and Sewer Department. Vote: Unanimous
- 15-2139 A resolution was adopted to approve Pay Increase for Tom Barnes, Meter Reader II within the Water and Sewer Department. Vote: Unanimous

- 15-2140 A resolution was adopted to approve Pay Increase for Dave England, Meter Reader II within the Water and Sewer Department. Vote: Unanimous
- 15-2141 A resolution was adopted to approve Pay Increase for Seth Antrican, Meter Reader I within the Water and Sewer Department. Vote: Unanimous
- 15-2142 A resolution was adopted to approve Pay Increase for Kenneth Cole, Warehouse Utility Worker, within the Water and Sewer Department. Vote: Unanimous
- 15-2143 A resolution was adopted to approve Reappointment of Jeff Harris as Warren County Apiary Inspector. Vote: Unanimous
- 15-2144 A resolution was adopted to acknowledge Declaration of various items within Board of Elections, Information Technology, Emergency Services, Engineer's Office, Facilities Management, Garage, Health Department, Law Library, Metro Housing, Mary Haven, Planning, Sheriff's Office, Telecom and Water and Sewer as surplus and authorize the disposal of said items. Vote: Unanimous
- 15-2145 A resolution was adopted to Waive Permit Fees associated with the installation of an Emergency Generator at Little Miami High School for the Little Miami Board of Education. Vote: Unanimous
- 15-2146 A resolution was adopted to Waive Fees associated with the construction/renovation of the Warren County Common Pleas Court. Vote: Unanimous
- 15-2147 A resolution was adopted to Waive Building and Electrical Permit Fees associated with the Emergency Repairs to the Fire Station located at 20 West Silver Street for the City of Lebanon. Vote: Unanimous
- 15-2148 A resolution was adopted to Advertise for Bids for the Lower Little Miami WWTP Sewage Sludge Hauling and Disposal Project. Vote: Unanimous
- 15-2149 A resolution was adopted to approve and authorize the Submittal of Grant Application to the Ohio State Emergency Response Commission for funding from the Chemical Emergency Planning and Community Right to Know Fund. Vote: Unanimous
- 15-2150 A resolution was adopted to approve and enter into a TANF SubGrant Agreement between the Warren County Commissioners on behalf of the Warren County Department of Human Services and Warren County Children Services. Vote: Unanimous

- 15-2151 A resolution was adopted to approve and authorize the President and/or Vice-President of this Board to execute a SubGrant Award with the State of Ohio Department of Youth Services on behalf of the Warren County Juvenile Court. Vote: Unanimous
- 15-2152 A resolution was adopted to authorize the Board to execute Warren County System Upgrade Change Order No. 2 with Motorola Solutions, Inc. on behalf of Warren County Telecommunications. Vote: Unanimous
- 15-2153 A resolution was adopted to declare an emergency and Waive competitive bidding for the Immediate repair of XRay Scanner at County Court located at 822 Memorial Drive. Vote: Unanimous
- 15-2154 A resolution was adopted to authorize President of Board to sign the Final Acceptance Milestone Certificate between Motorola Solutions, Inc., and Warren County Commissioners in regards to Project OH-111144A. Vote: Unanimous
- 15-2155 A resolution was adopted to set Final Hearing concerning the Vacation of a Portion of Ward Road in Salem Township. Vote: Unanimous
- 15-2156 A resolution was adopted to approve and sign an Amendment to the Area #12/Workforce One Regional One-Stop System Memorandum of Understanding. Vote: Unanimous
- 15-2157 A resolution was adopted to approve Agreement with the Christian Children's Home of Ohio as a Child Placement and Related Service Provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services. Vote: Unanimous
- 15-2158 A resolution was adopted to approve Voucher Add On. Vote: Unanimous
- 15-2159 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 15-2160 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 15-2161 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 15-2162 A resolution was adopted to approve a Subdivision Public Improvement Performance and Maintenance Security Agreement Reduction with BMB Ltd for Greenfield Reserve in Deerfield Township. Vote: Unanimous

- 15-2163 A resolution was adopted to approve a Subdivision Public Improvement Performance and Maintenance Security Agreement Release for Fischer Development Company for Miami Bluffs Section Fourteen in Hamilton Township. Vote: Unanimous
- 15-2164 A resolution was adopted to approve a Street and Appurtenances Bond Release for Major League Development Ltd. for completion of improvements in Shadow Lake situated in Clearcreek Township
- 15-2165 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Keever Creek, LLC for installation of certain improvements in Estates of Keever Creek Section 2 situated in Turtlecreek Township. Vote: Unanimous
- 15-2166 A resolution was adopted to enter into Street and Appurtenances Security Agreement with Keever Creek, LLC, for installation of certain improvements in the Estates of Keever Creek, Section 2 situated in Turtlecreek Township. Vote: Unanimous
- 15-2167 A resolution was adopted to approve the following Record Plats. Vote: Unanimous
- 15-2168 A resolution was adopted to Declare the necessity to Transfer excess funds within the Warren County Bond Retirement Fund 327 to the General, Motor Vehicle, Water and Sewer Funds. Vote: Unanimous
- 15-2169 A resolution was adopted to accept Amended Certificate for Funds 203, 206, 216, 238, 245, 253, 258, 263, 284, 290, 430, 463, 479, 575, 619, 632, 635, 637 and 650. Vote: Unanimous
- 15-2170 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 15-2171 A resolution was adopted to approve Appropriation Decreases within the Workforce Investment Fund #258. Vote: Unanimous
- 15-2172 A resolution was adopted to approve Supplemental Appropriation into Commissioners Fund #101-1110. Vote: Unanimous
- 15-2173 A resolution was adopted to approve Supplemental Appropriation into Domestic Preparedness Fund #260 and approve SubFund Adjustments within certain SubFunds of the Domestic Preparedness Fund #260 to close prior years completed SubFunds. Vote: Unanimous

- 15-2174 A resolution was adopted to approve Appropriation Adjustments from Juvenile Court Fund #101-1240, Juvenile Probation Fund #101-2500, Juvenile Detention Fund #101-2600 into Commissioners Grants Fund #101-1112 and an Operational Transfer from Commissioners Grants Fund #101-1112 into Juvenile Treatment Center Fund #270. Vote: Unanimous
- 15-2175 A resolution was adopted to approve an Appropriation Adjustment within Prosecutor Fund #101-1150. Vote: Unanimous
- 15-2176 A resolution was adopted to approve Appropriation Adjustments within Facilities Management Fund #101-1600. Vote: Unanimous
- 15-2177 A resolution was adopted to approve Appropriation Adjustment within Coroner's Fund #101-2100. Vote: Unanimous
- 15-2178 A resolution was adopted to approve Appropriation Adjustment within Telecommunications Department Fund #101-2810. Vote: Unanimous
- 15-2179 A resolution was adopted to approve Appropriation Adjustments within Telecommunications Department Funds #101-2810 and #101-2812. Vote: Unanimous
- 15-2180 A resolution was adopted to approve Appropriation Adjustments within Telecommunications Department Funds #101-2810 and #101-2812. Vote: Unanimous
- 15-2181 A resolution was adopted to approve Appropriation Adjustment within Emergency Services / Communications Center Fund #101-2850. Vote: Unanimous
- 15-2182 A resolution was adopted to approve Appropriation Adjustments from Veterans Fund #101-5220 into #101-5210. Vote: Unanimous
- 15-2183 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 15-2184 A resolution was adopted to approve Settlement Agreement and Amend Resolution Number 06-1407 hereby extending the Reimbursement Period and Revising the Methodology for determining reimbursement to W.O. Brisben for Private Construction of Salt Run Pump Station and Forcemain to serve the Village on the Green Subdivision in Hamilton Township, Warren County Sewer District. Vote: Unanimous
- 15-2185 A resolution was adopted to approve Emergency Repair to the Sanitary Sewer Main located on Simpson Trace. Vote: Unanimous

- 15-2186 A resolution was adopted to approve Amendment to the Work Rules relative to the Warren County Water and Sewer Department. Vote: Unanimous
- 15-2187 A resolution was adopted to approve Supplemental Appropriation into Health Insurance Fund #632. Vote: Unanimous
- 15-2188 A resolution was adopted to approve Supplemental Appropriation into #101 and Operating Transfers into Board of Election Technology Fund. Vote: Unanimous
- 15-2189 A resolution was adopted to approve Supplemental Appropriation into #101 and Operating Transfers into Common Pleas Court Construction Fund #494, Telecommunication Construction Fund #492, Facilities Management Construction Fund #467, Airport Construction Fund #479, Probate Juvenile Court Expansion Fund #499, Jail Expansion Fund #497 and ARMCO Park Fund #944. Vote: Unanimous
- 15-2190 A resolution was adopted to Support the City of Lebanon's Ohio Public Works Commission Clean Ohio Funds Green Space Conservation Program Grant. Vote: Unanimous
- 15-2191 A resolution was adopted to approve the Stage 2 Planned Unit Development for Otterbein Lebanon, LLC (Life Enrichment Center - West) in Turtlecreek Township subject to seven (7) conditions. Vote: Unanimous
- 15-2192 A resolution was adopted to approve the Site Plan Review Application for Otterbein Lebanon, LLC (Life Enrichment Center - West) in Turtlecreek Township subject to four (4) conditions. Vote: Unanimous
- 15-2193 A resolution was adopted to enter into Agreement with TriTech Software Systems on behalf of Warren County Emergency Services & Warren County Telecommunications. Vote: Unanimous
- 15-2194 A resolution was adopted to approve 2016 Annual Appropriations. Vote: Unanimous

DISCUSSIONS

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

Chris Brausch, Sanitary Engineer, was present along with Steve Hunt, attorney for W.O. Brisben, to discuss and present a final settlement agreement and amend Resolution Number 06-1407 to extend the reimbursement period for this final time and revise the methodology for determining reimbursement to W.O. Brisben for private construction of the Salt Run Pump Station and Forcemain to serve the Village on the Green Subdivision in Hamilton Township, Warren County Sewer District.

Mr. Hunt stated this is the final time Mr. Brisben will make a request for an extension. He then stated the agreement is for a ten year extension beginning in 2013 (expiration date of the previous extension) and will end in 2023 with the reimbursement being on a per lot basis rather than a per acre amount.

Upon discussion, the Board resolved (Resolution # 15-2184) to approve the settlement agreement.

ADMINISTRATIVE HEARING
STAGE 2 PUD FOR OTTERBEIN LEBANON, LLC (LIFE ENRICHMENT CENTER –
WEST) IN TURTLECREEK TOWNSHIP

Matt Obringer, Regional Planning Commission, was present for the Stage 2 PUD application for Otterbein-Lebanon LLC (Life Enrichment Center – West) in Turtlecreek Township.

Mr. Obringer presented the attached PowerPoint presentation reviewing the following:

1. The location for the proposed Life Enrichment Center – West on the Otterbein campus
2. The existing conditions relative to the fire-damaged building that is being replaced
3. The proposed requirement for the mixed-use building in the T5 zoned area of the PUD
4. The proposed elevations of the building
5. The site layout
6. The proposed 45 upper story apartment type dwellings, 54 additional parking spaces and a deli/bistro, arts & craft center, loom room, theater, beauty salon and barber, library, wood shop and laundry facility.

Mr. Obringer then stated the RPC recommendation to approve the Stage 2 PUD subject to seven (7) conditions.

Rick Evans, civil engineer representing Otterbein Lebanon, LLC, thanked the Board and stated he is here to answer any questions on behalf of the applicant.

Upon further discussion, the Board resolved (Resolution #15-2191) to approve the Stage 2 PUD subject to seven (7) conditions.

ADMINISTRATIVE HEARING
SITE PLAN REVIEW APPLICATION FOR OTTERBEIN LEBANON, LLC (LIFE
ENRICHMENT CENTER – WEST) IN TURTLECREEK TOWNSHIP

Mike Yetter, Zoning Supervisor, was present for the site plan review application for Otterbein-Lebanon LLC (Life Enrichment Center – West) in Turtlecreek Township.

Mr. Yetter presented the attached PowerPoint presentation reviewing the following:

1. Application, location and proposed redevelopment of the Life Enrichment Center – West facility after fire damage.
2. Aerial map and vicinity map of the location
3. Current zoning map of the property and surrounding zones
4. Flood map of the area
5. Map of surrounding property owners notified of the administrative hearing
6. Future Land Use Map
7. The proposed parking plan totaling 54 new parking spaces
8. Proposed elevations for the new building
9. Floor plans for the building with proposed uses for each area
10. A summary of the application
11. Review comments and compliance with the Warren County Rural Zoning Code Standards for Site Plan Review Section 1.303 subject to four conditions.

Mr. Yetter then stated his recommendation to approve the site plan review application subject to four (4) conditions.

Upon further discussion, the Board resolved (Resolution #15-2192) to approve the Site Plan Review Application for Otterbein Lebanon, LLC (Life Enrichment Center - West) in Turtlecreek Township subject to four (4) conditions.

Michael Bunner, Emergency Services Director, was present on behalf of Emergency Services and Telecommunications to present the agreement with TriTech Software Systems for the purchase of the new CAD, Records Management System, Field Base Reporting, Jail Maintenance and Mobile Data Services system.

Mr. Bunner reviewed the lengthy process that they have followed that has led up to the proposed agreement as well as the timeline for implementation of the new system.

Upon further discussion, the Board resolved (Resolution #15-2193) to enter into agreement with TriTech Software Systems on behalf of Warren County Emergency Services & Warren County Telecommunications.

Tiffany Zindel, Deputy County Administrator, was present to present the 2016 annual appropriations for adoption that includes the following:

Mrs. Zindel explained that the 2016 budget contains 27 pay periods rather than the usual 26, requiring an additional \$2.3 million.

Mrs. Zindel then presented the following general fund budget breakdown:

| | |
|--------------------------------|------------------------|
| Criminal Justice/Public Safety | 54.17% or \$38,214,176 |
| General Operating | 38.63% or \$27,162,617 |
| Social Services | 4.52% or \$3,714,325 |
| Miscellaneous Items | 1.4% or \$979,860 |

| | |
|------------------------------------|--------------------|
| Debt Services for the radio system | 1.27% or \$899,195 |
|------------------------------------|--------------------|


Total 2016 general fund annual budget breakdown \$70,970,163

Mrs. Zindel stated that with the additional \$2.3 million for the 27th pay period, the overall budget increase over 2015 is 3.83%.

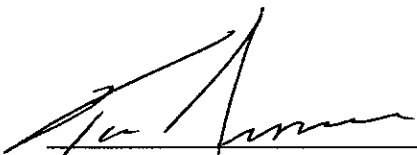
Upon further discussion, the Board resolved (Resolution #15-2194) to approve and adopt the 2016 annual appropriations.

Adam Balls, Hylant Group, was present along with Tiffany Zindel, Deputy County Administrator, and Tammy Whitaker, Benefits Manager, to provide an update on the stop loss renewal for Workers' Compensation.

Upon motion the meeting was adjourned.



David G. Young, President

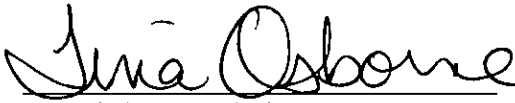


Tom Grossmann

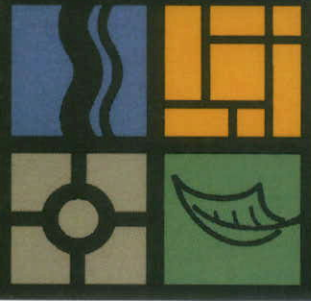


Pat Arnold South

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 December 22, 2015, in compliance with Section 121.22 O.R.C.



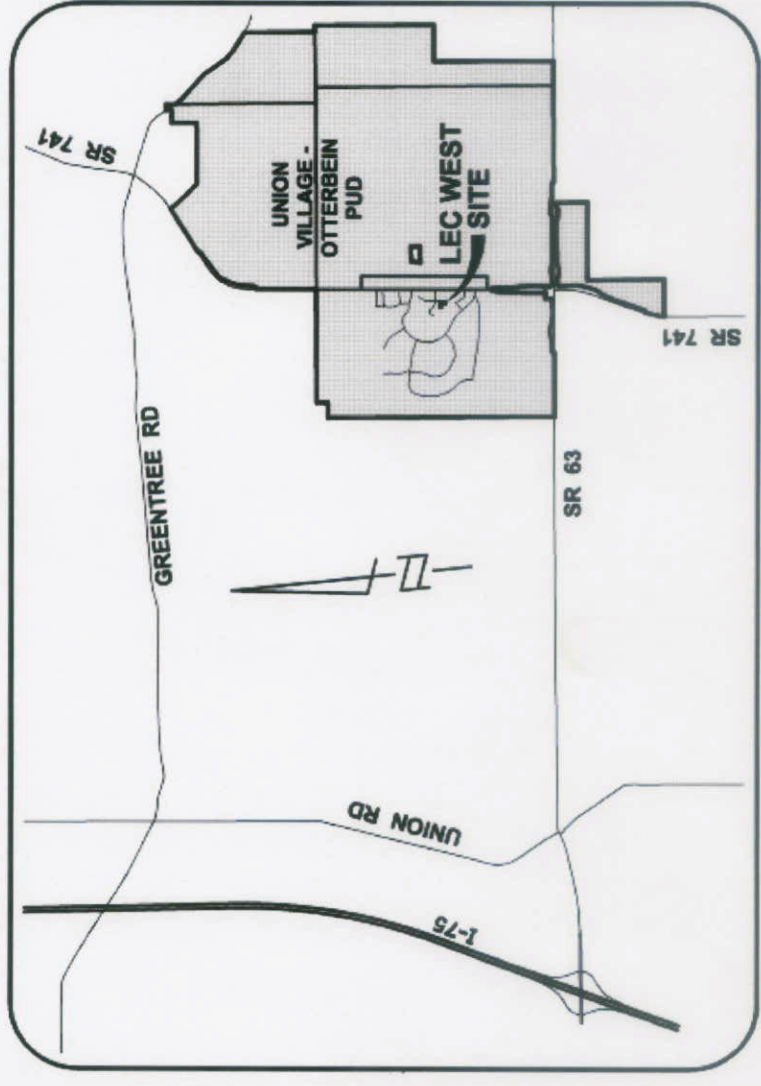
Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio



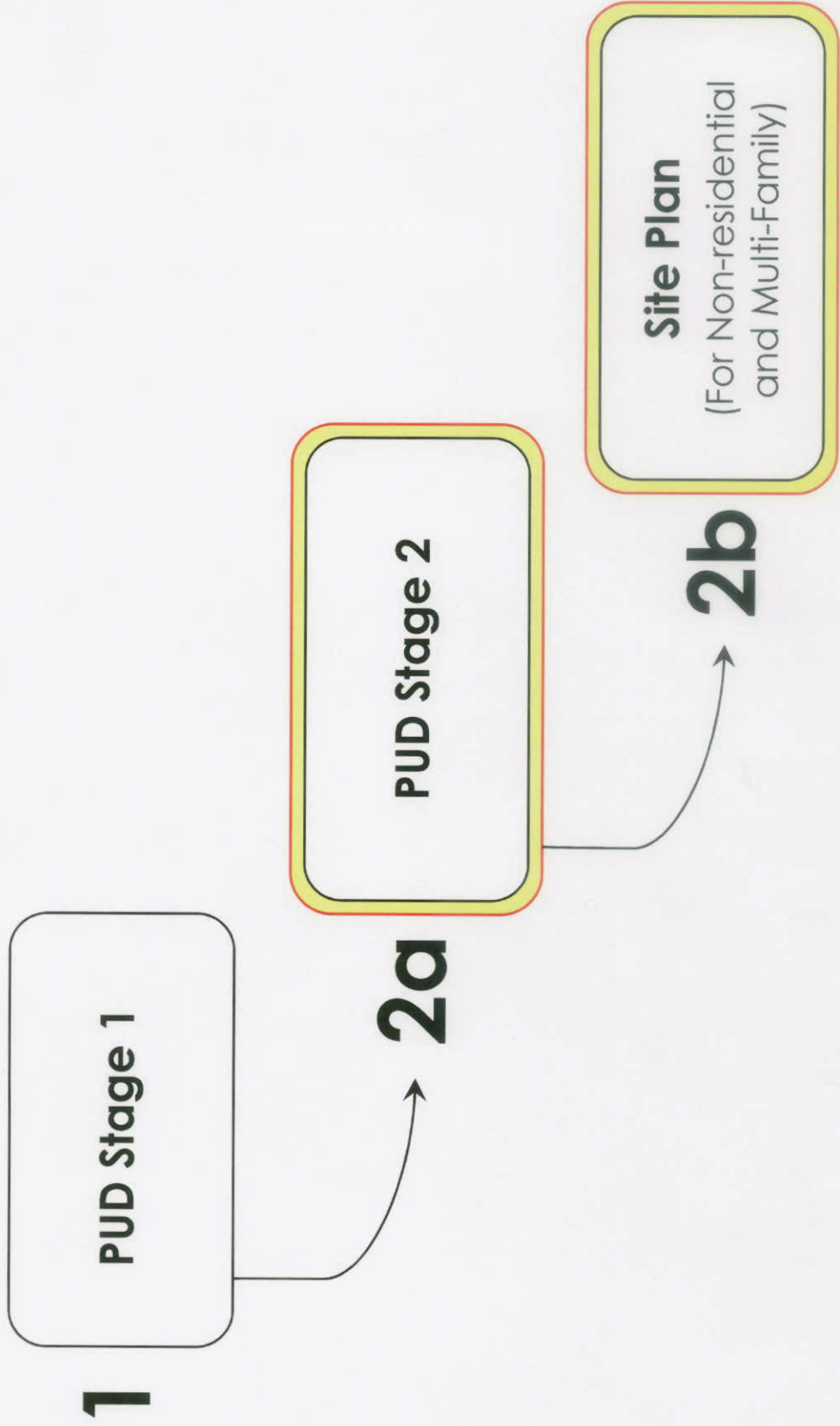
OTTERBEIN

LIFE ENRICHMENT CENTER - WEST

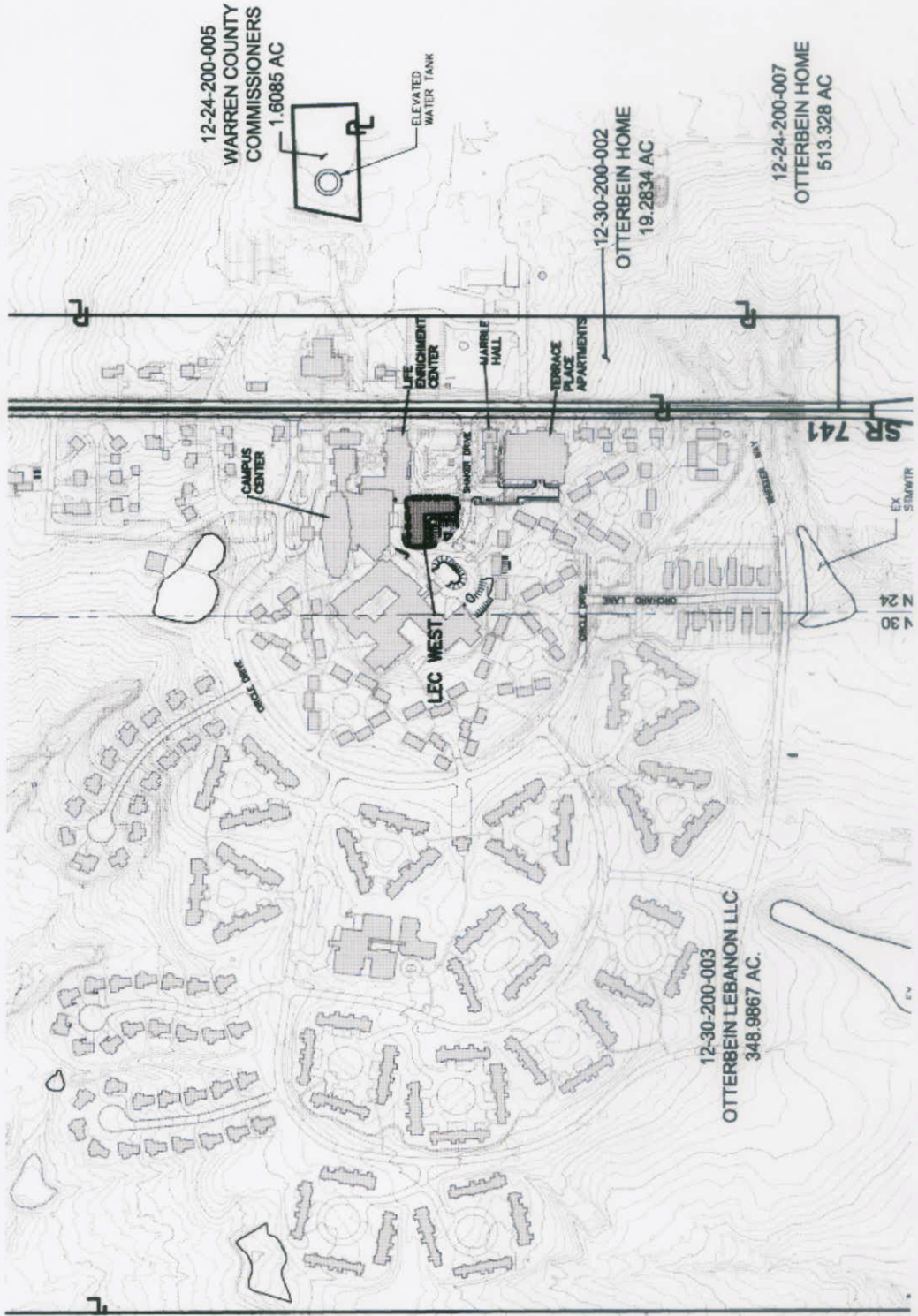
PUD Stage 2



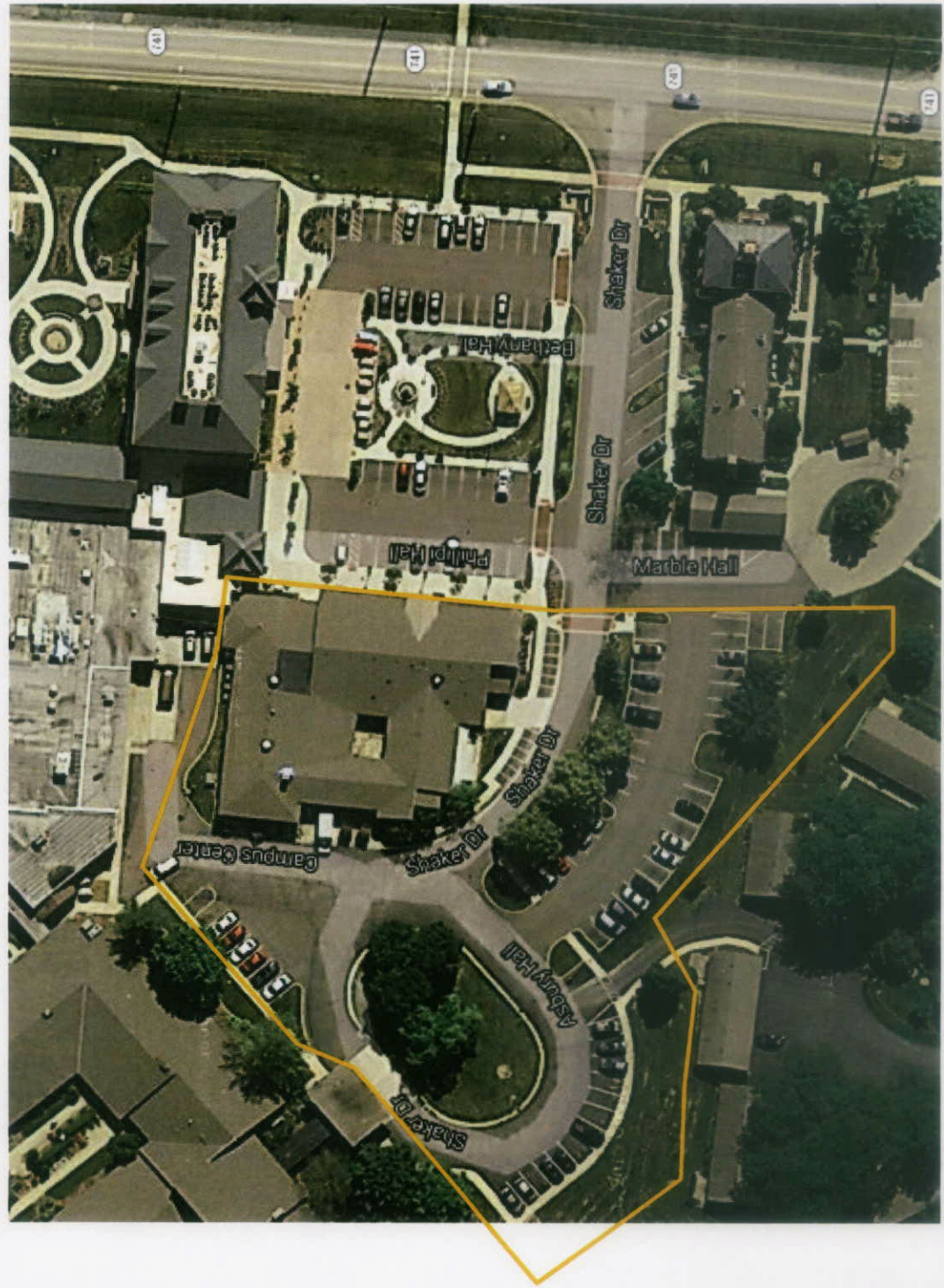
PROCESS



SITE AREA

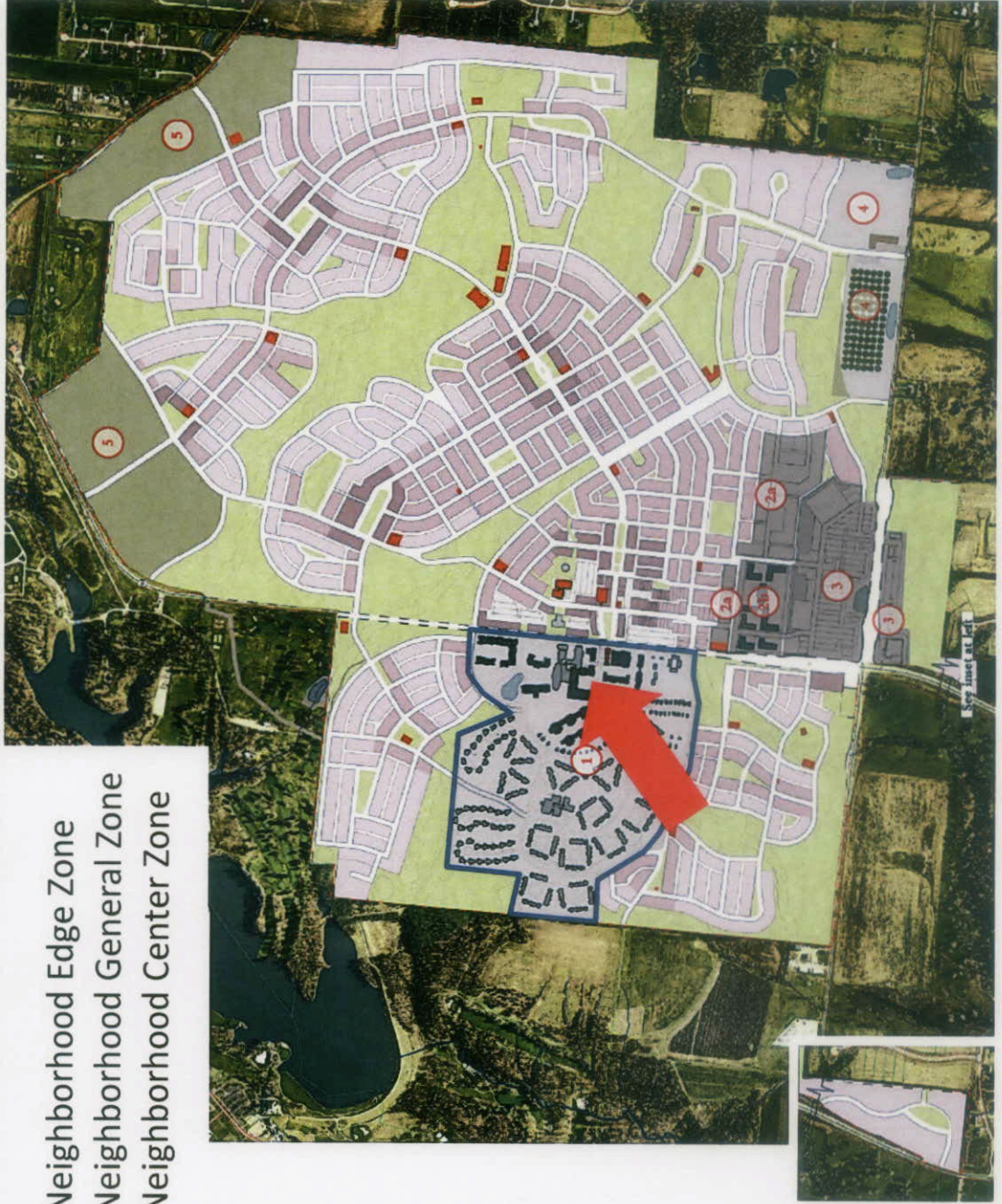


EXISTING COND.



PUD

- T3 – Neighborhood Edge Zone
- T4 – Neighborhood General Zone
- T5 – Neighborhood Center Zone

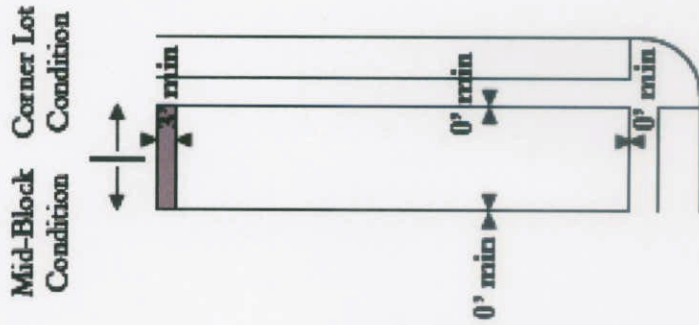


The PUD allows standards for Special Districts to be added at Stage 2.

T5 ZONE

Mixed-Use Building

| | T3 | T4 | T5 |
|--|---------------------------------|----|--------------------------------|
| Lot width | | | 18' min. |
| Lot depth | | | 80' min. |
| Lot area | | | 1,440 s.f. min. |
| Lot coverage by roofs | | | 80% max. |
| Building volume | | | |
| Frontage Setback (primary & secondary) | | | 0'-12' |
| Side Setback *5 | | | 5' min. |
| Rear Setback *6 | | | 3' min. |
| % of principal building facade at primary frontage setback | | | 80% min. |
| Encroachments at frontage setbacks | | | 0' max. |
| Encroachments at side setback | | | 0' max. |
| Height of Principal Building *11 | | | 5 stories max. |
| Height of Backbuilding | Eave of Principal Building max. | | |
| Height of Outbuilding | Eave of Principal Building max. | | |
| Elevation of first floor above grade *14 | | | 0' required |
| Frontage type(s) | | | Shopfront Gallery Arcade |



T5

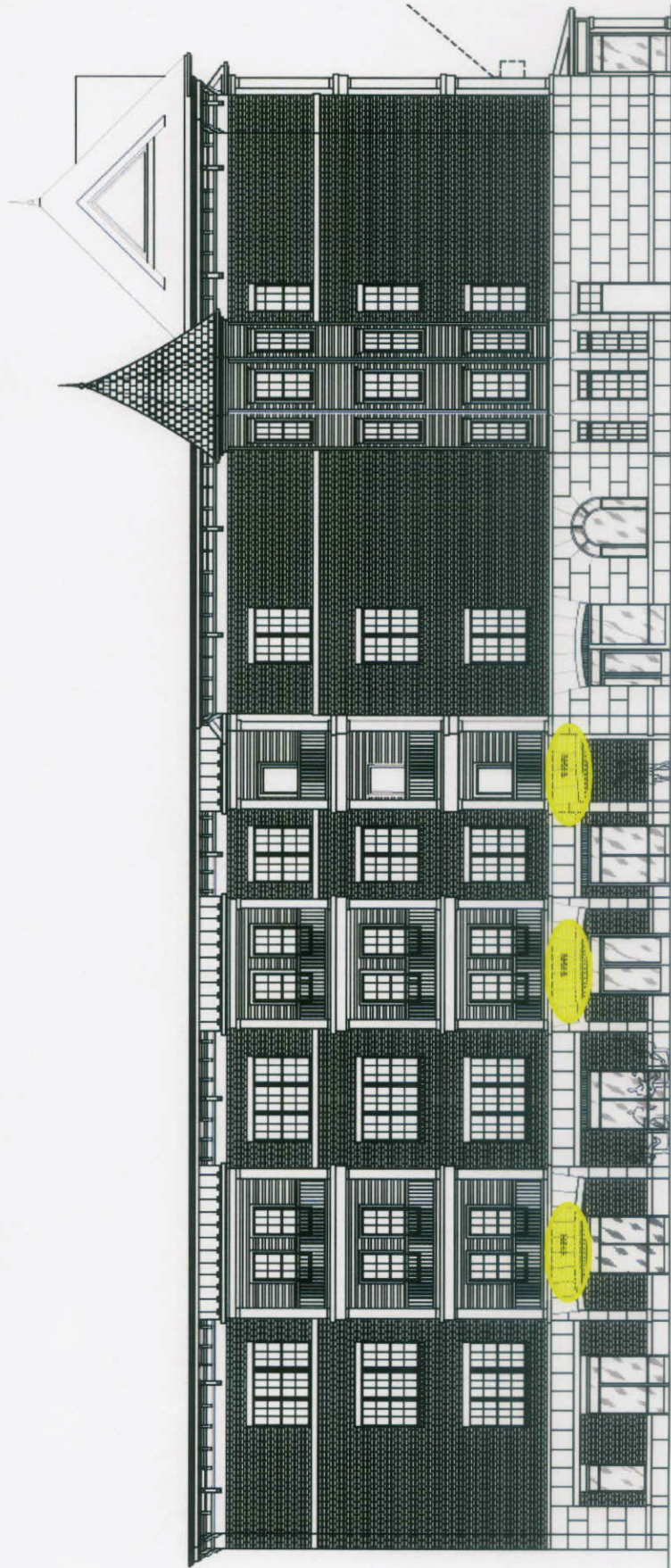
PROPOSAL

East Elevation (Facing SR 741)



PROPOSAL

South Elevation (Facing Marble Hall)



Arcade

VILLAGE CENTER



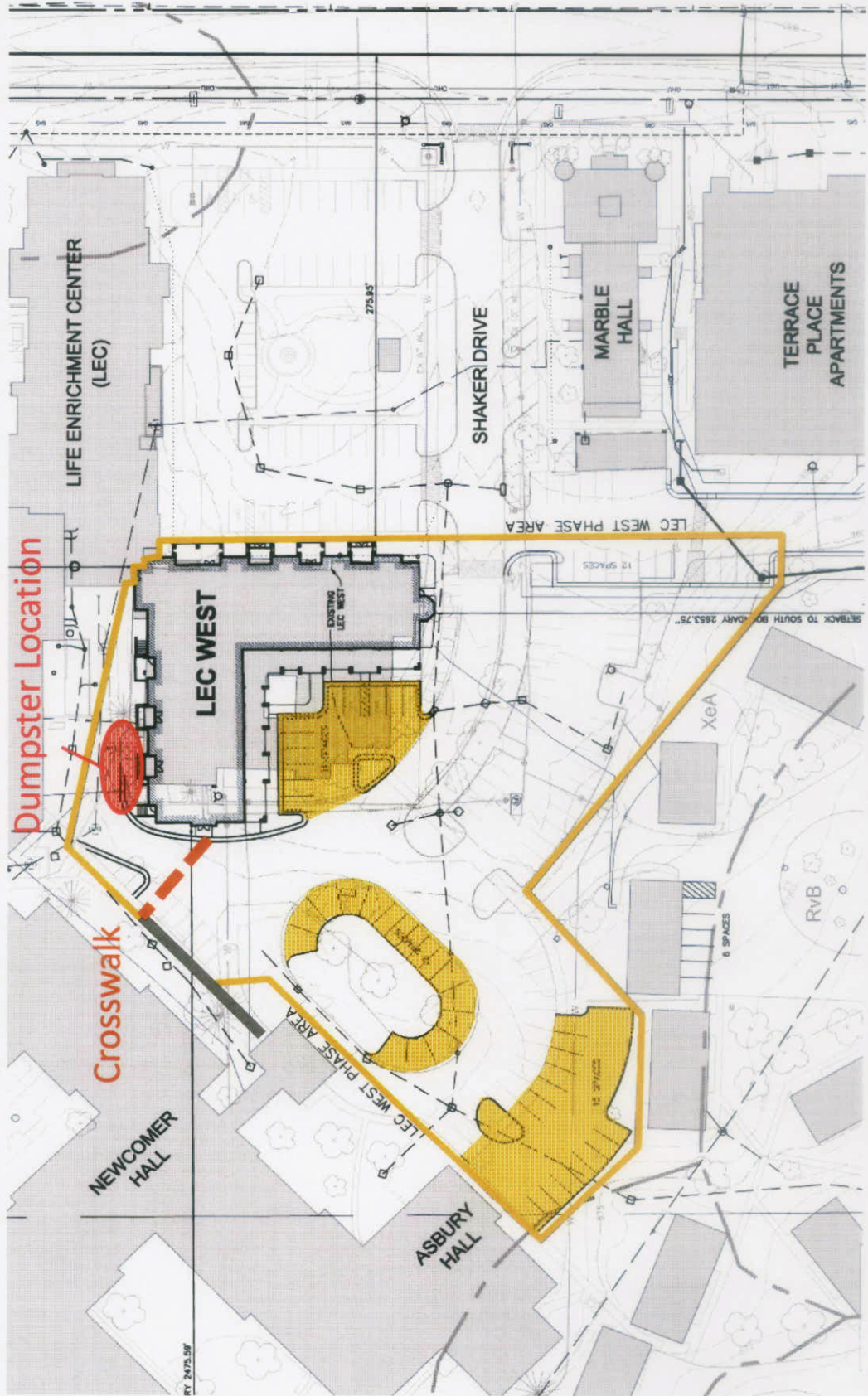
MARBLE HALL



L.E.C.



SITE LAYOUT



RECOMMENDATION

Approval

subject to conditions...

RECOMMENDATION

1. Compliance with the Stage 1 PUD and Zoning Code.
 2. The building be regulated as a 'Mixed-Use Building' in the 'T5 - Neighborhood Center Zone.'
 3. Signage limited to the locations shown on the elevations.
-

RECOMMENDATION

4. The Dumpster location be confined to north side of building.
 5. Approval of an erosion and sediment control plan.
 6. Approval by the Warren County Health Dept.
 7. Inclusion of cross-walk to Newcomer Hall.
-

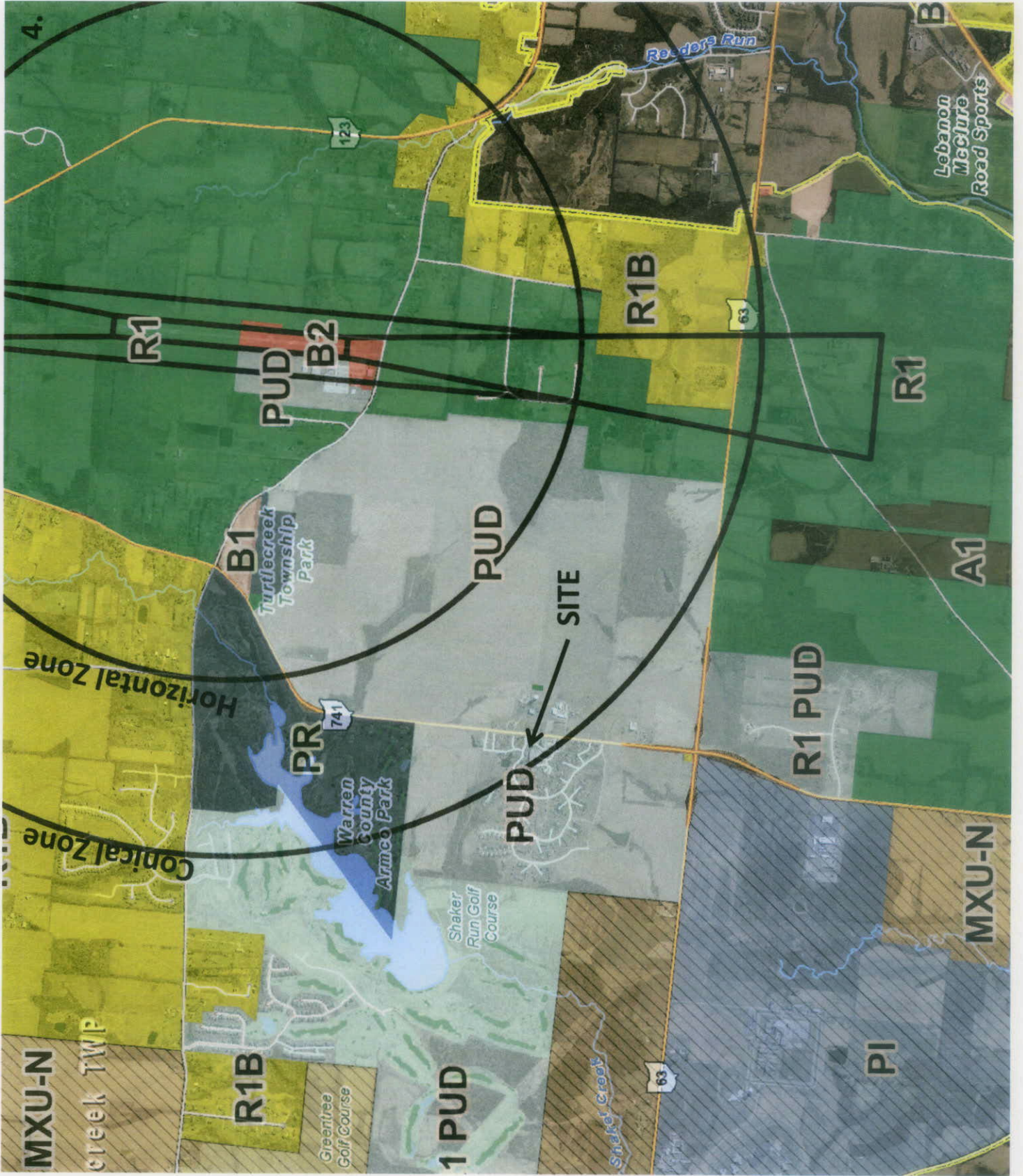
| | | |
|---|---|--|
| Case No. | 107-2015 SP | |
| <u>Applicant/Owner Agent</u> | Otterbein Lebanon, LLC | |
| Township | Turtlecreek | |
| Property Location | Address | 585 State Route 741 Lebanon, Ohio 45036 |
| | PIN | 12-30-200-003-0 |
| Property Size | 2.1 acres road frontage on private street (Shaker Dr.) | |
| Future Land Use Map (FLUM) Designation | Mixed Use | |
| Current Zoning District | Union Village "PUD" Zoning Standards | |
| Existing Land Use | Mixed Use | |
| Site Plan Requested | Re-develop LEC-West after fire damage | |
| Issue for consideration | Compliance with Sec. 1.303 Site Plan Review | |

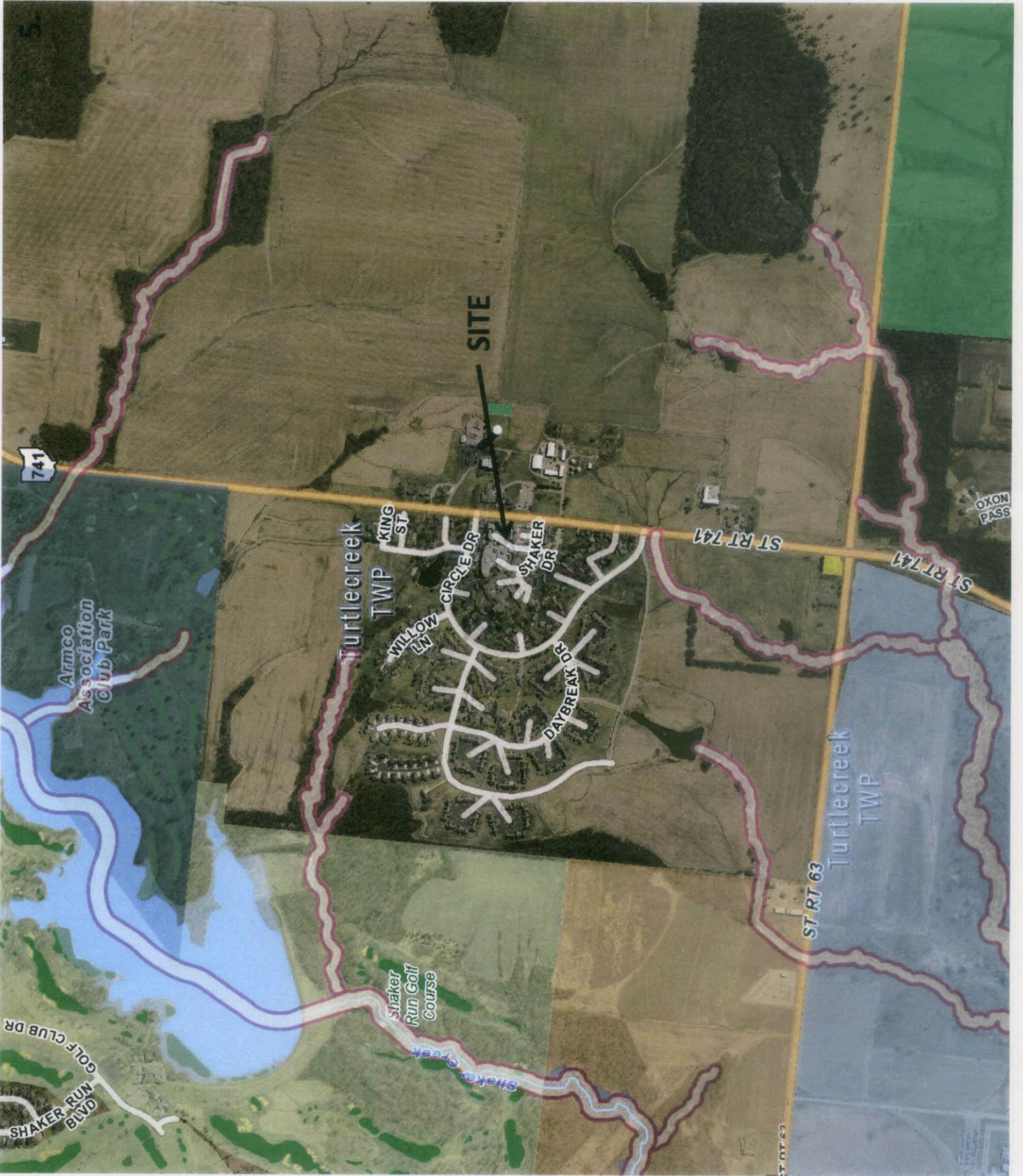
Aerial Map 107-2015 LEC-West





Zoning Map 107-2015 LEC-West



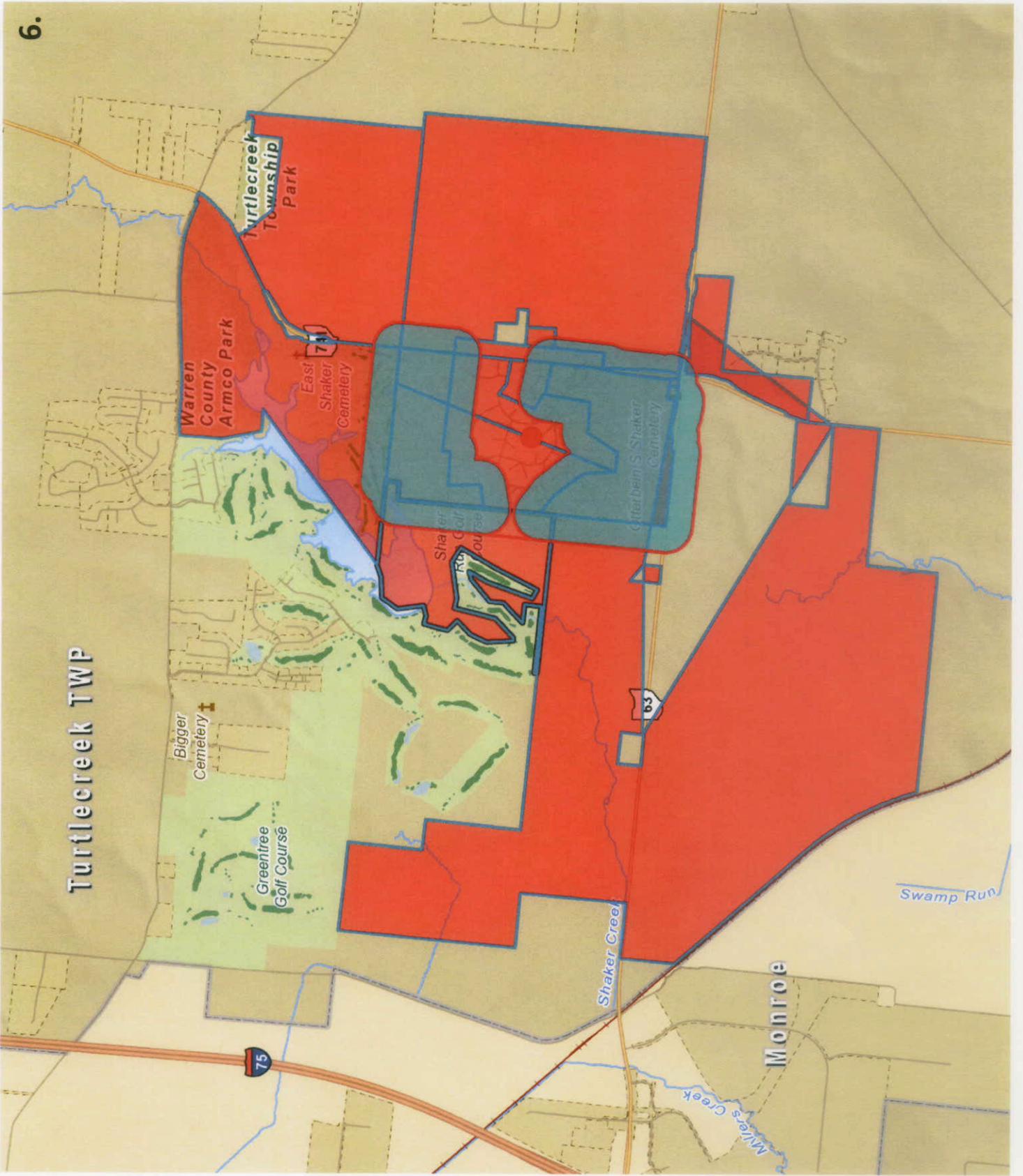


Flood Map

107-2015

LEC-West

Notified Property Owners Map



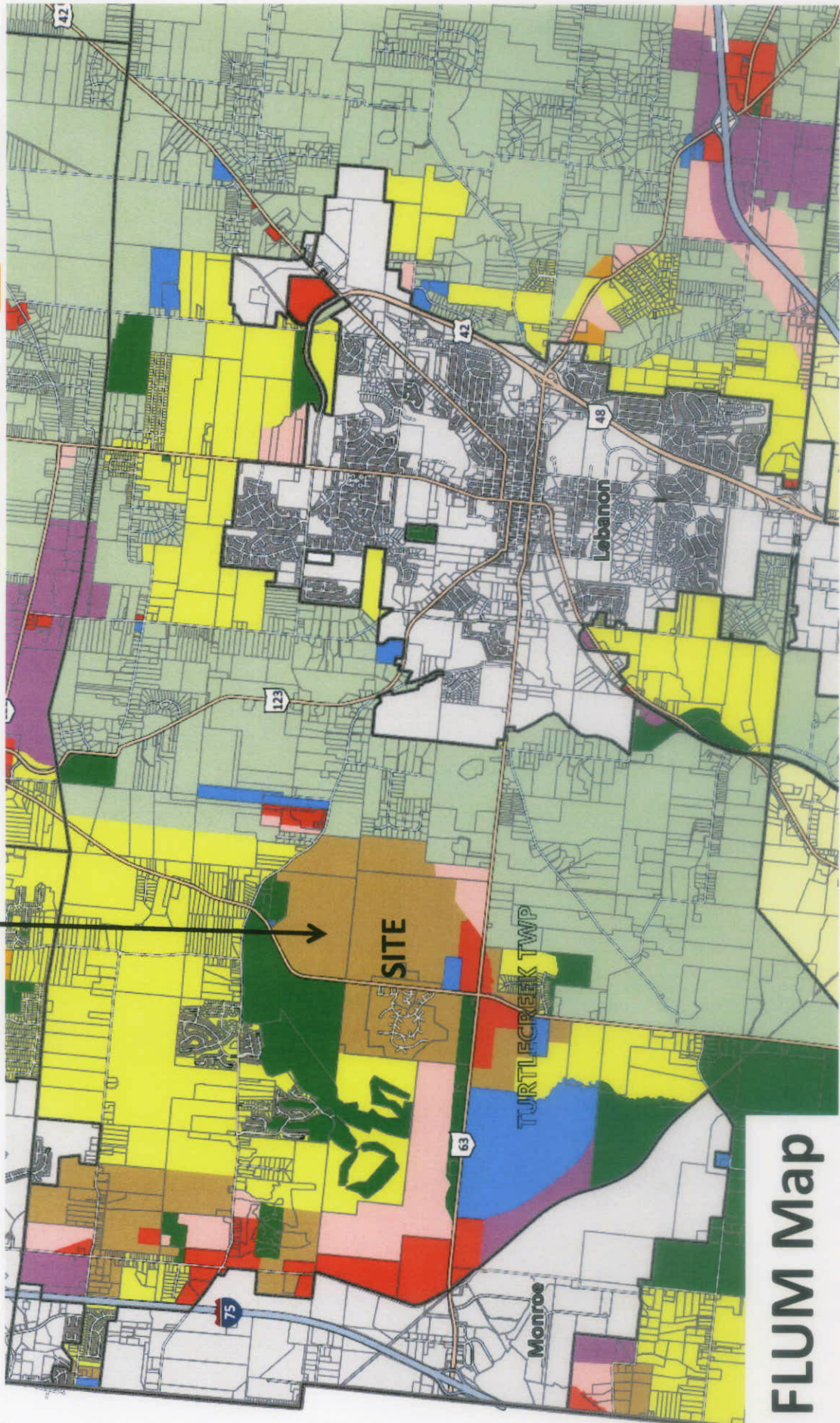
Legend

- County Boundaries
- Political Subdivisions
- Parcels
- Lakes and Rivers
- Municipalities
- Future Land Uses
 - Agricultural-Rural Residential
 - Commercial
 - Industrial
 - Mixed-Use Neighborhood
 - Multi-Family Residential
 - Office
 - Protection Area

- Public-Semi-Public
- Parks and Recreational-Open Space
- Single Family Residential
- Deerfield Township Character Areas**
 - Low Density Rural Neighborhoods
 - Medium Density Rural Neighborhoods
 - Neighborhood Mixed Use
 - Neighborhoods

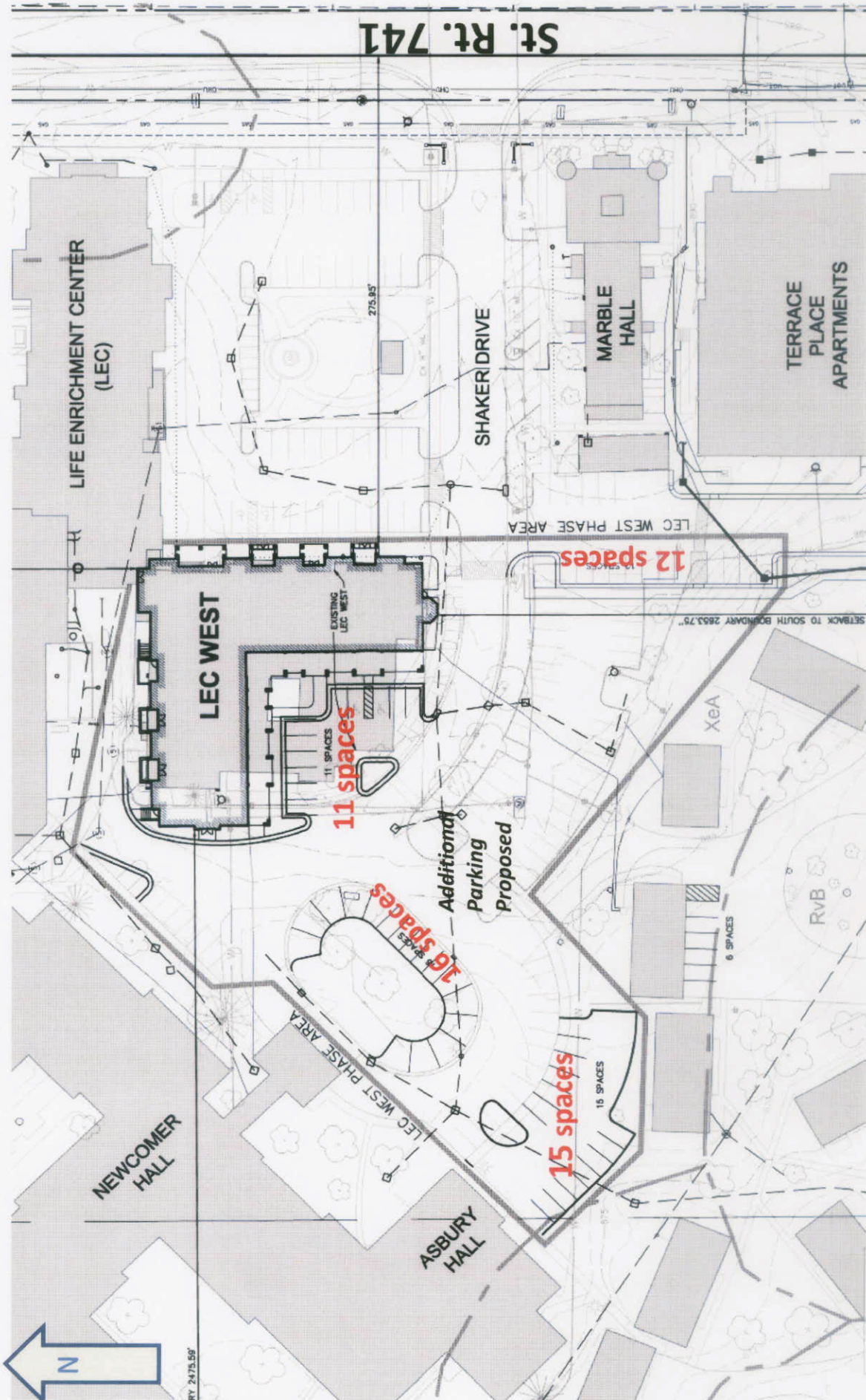
- Office Park
- Regional Highway Commercial
- Town Center Mixed Use
- Clearcreek Township Additional Uses**
 - Township Residential
- Hamilton Township Additional Uses**
 - Rural Residential
 - Single Family Residential

- Salem Township Additional Uses**
 - Mixed Use Light Industrial/Office
 - Mixed Use
- Union Township Additional Uses**
 - Low Density Residential
- Wayne Township Additional Uses**
 - Mixed Use Commercial/Industrial
 - Mixed Use Residential



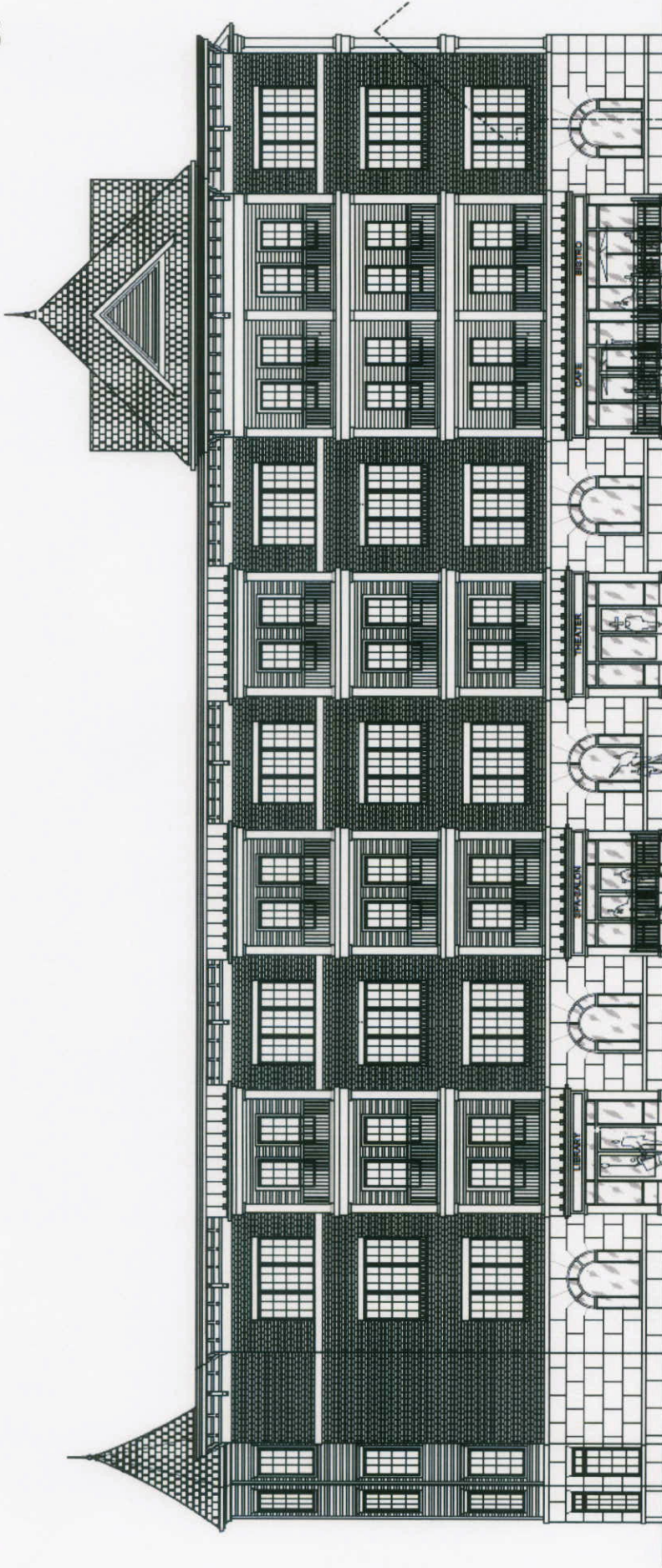
FLUM Map

2.1 acre Site Plan



Total of 54 new parking spaces

9.



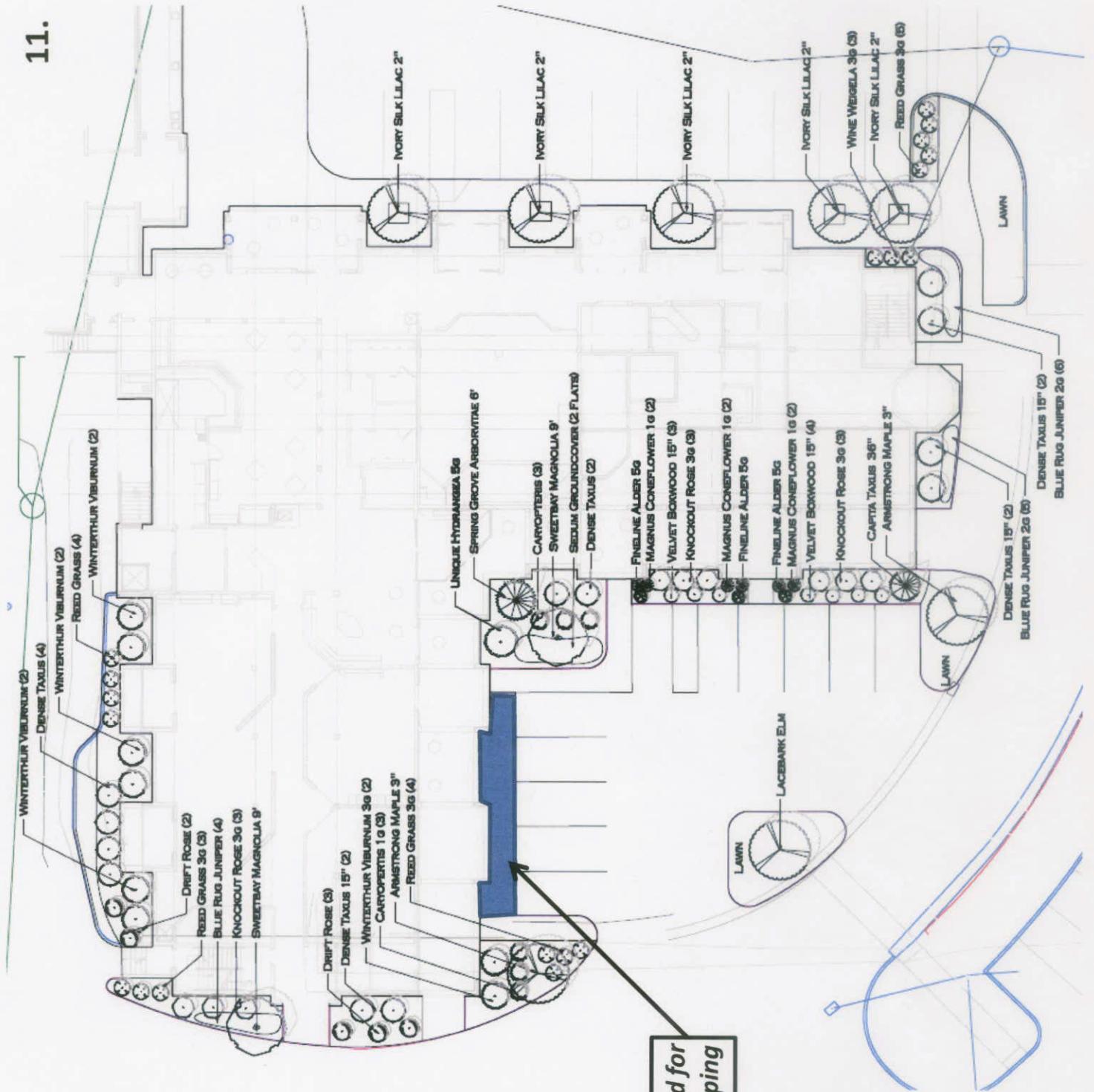
East Façade (Facing SR 741 and Village Center)

10.



South Façade (Facing Marble Hall)

Landscaping Plan



Area recommended for additional landscaping

- WINTERTHUR VIBURNUM (2)
- DENSE TAXUS (4)
- WINTERTHUR VIBURNUM (2)
- REED GRASS (4)
- WINTERTHUR VIBURNUM (2)
- DRIFT ROSE (2)
- REED GRASS 3g (3)
- BLUE RUG JUNIPER (4)
- KNOCKOUT ROSE 3g (3)
- SWEETBAY MAGNOLIA 9'

- DRIFT ROSE (3)
- DENSE TAXUS 15" (2)
- WINTERTHUR VIBURNUM 3g (2)
- CARYOPHTERIS 1g (3)
- ARMSTRONG MAPLE 3"
- REED GRASS 3g (4)

- UNIQUE HYDRANGEA 5g
- SPRING GROVE ARBORVITAE 6'
- CARYOPHTERIS (3)
- SWEETBAY MAGNOLIA 9'
- SEDUM GROUNDCOVER (2 FLATS)
- DENSE TAXUS (2)

- FINE LINE ALDER 5g
- MAGNOLIA CONEFLOWER 1g (2)
- VELVET BOXWOOD 15" (3)
- KNOCKOUT ROSE 3g (3)
- MAGNOLIA CONEFLOWER 1g (2)
- FINE LINE ALDER 5g

- FINE LINE ALDER 5g
- MAGNOLIA CONEFLOWER 1g (2)
- VELVET BOXWOOD 15" (4)
- KNOCKOUT ROSE 3g (3)
- CAPITA TAXUS 36"
- ARMSTRONG MAPLE 3"

- DENSE TAXUS 15" (2)
- BLUE RUG JUNIPER 2g (5)
- DENSE TAXUS 15" (2)
- BLUE RUG JUNIPER 2g (6)

- IVORY SILK LILAC 2"

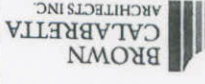
- IVORY SILK LILAC 2"

- IVORY SILK LILAC 2"

- IVORY SILK LILAC 2"
- WINE WEIGELA 3g (3)
- IVORY SILK LILAC 2"
- REED GRASS 3g (6)

- LACEY BARK ELM

12.



BROWN CALABRETTA ARCHITECTS INC.
1025 W. Third Street, Columbus, Ohio 43215-2000
(614) 291-4100 FAX (614) 291-2100

PROJECT: LEBANON, OHIO
LEBANON CAMPUS
LEC WEST APARTMENTS

DESIGNER: PENTAM DESIGN
ARCHITECT: PENTAM DESIGN
CONTRACTOR: PENTAM DESIGN
DATE: 10/15/15

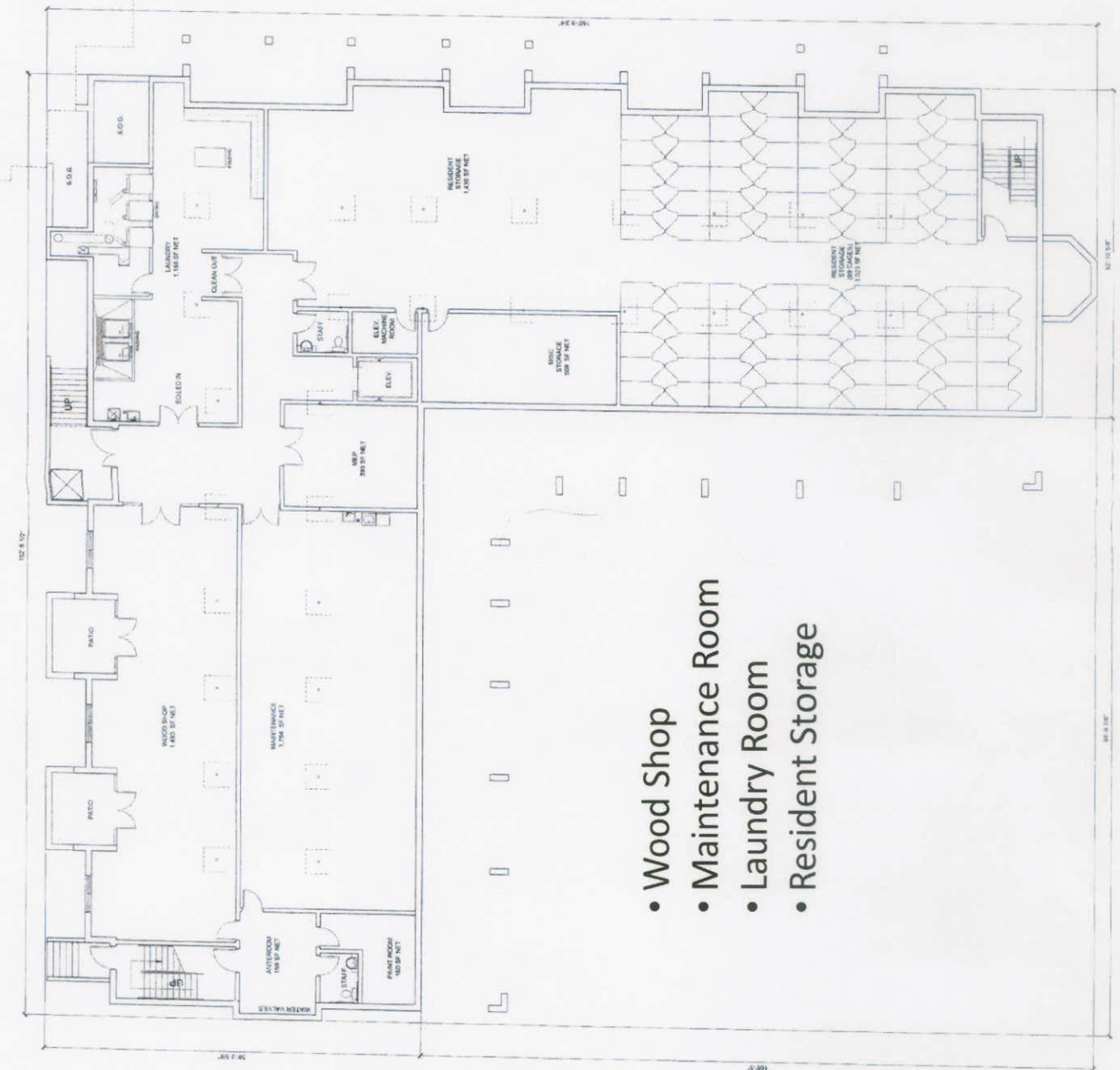
NO. 1000015
DATE: 05/15/15
PROJECT: 1000

OTTERBEIN SENIOR LIFESTYLE CHOICES

LEBANON, OHIO

BASEMENT FLOOR PLAN

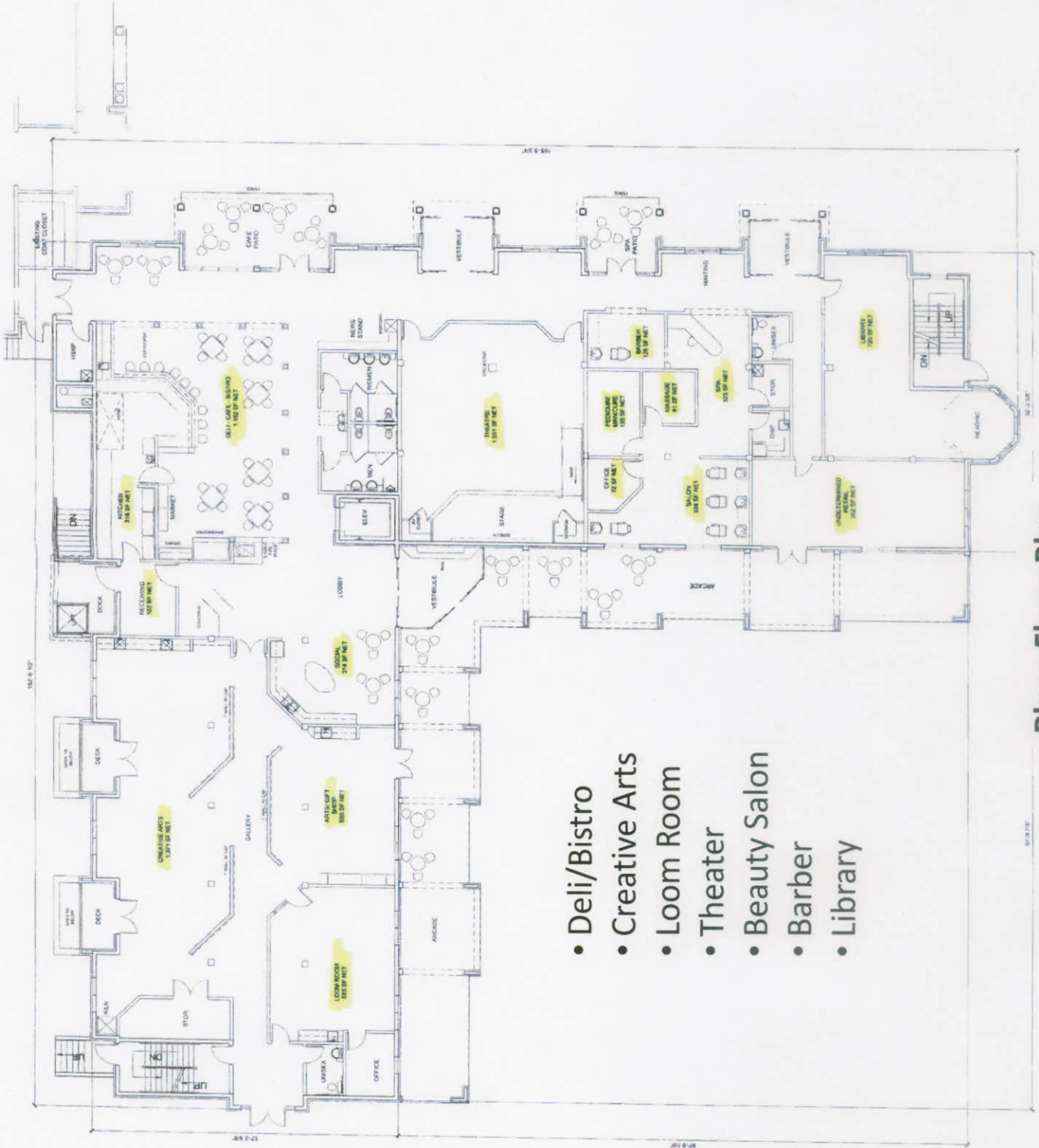
2



- Wood Shop
- Maintenance Room
- Laundry Room
- Resident Storage

Basement Floor Plan

13.



- Deli/Bistro
- Creative Arts
- Loom Room
- Theater
- Beauty Salon
- Barber
- Library

Plaza Floor Plan

BROWN CALABRETTA ARCHITECTS INC.
1655 W. 19th Ave. Columbus, OH 43232-3903
614.298.2712 fax 614.298.0737

LEBANON CAMPUS
LEC WEST APARTMENTS
LEBANON, OHIO

OTTERBEIN SENIOR LIFESTYLE CHOICES

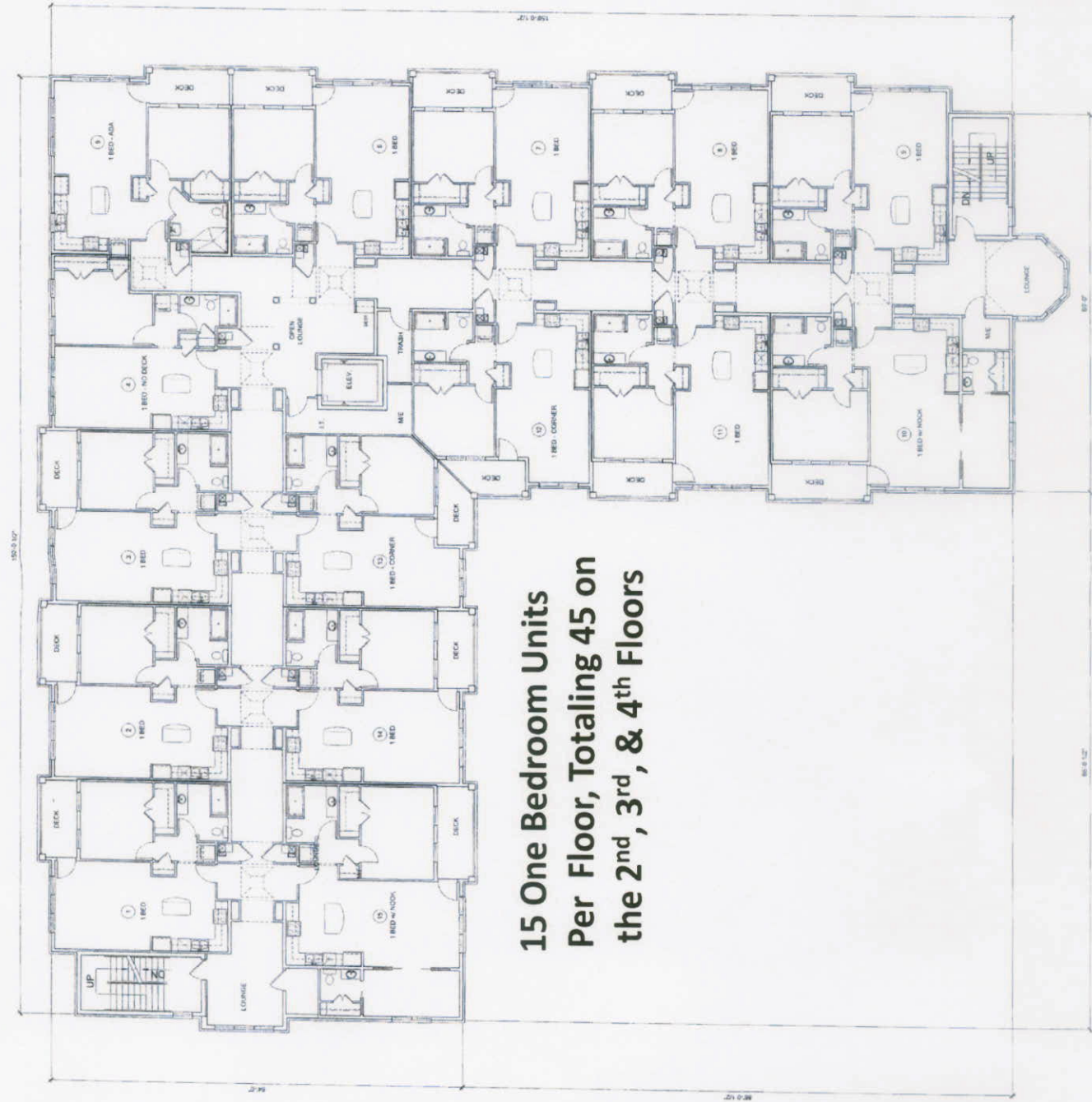
PRELIM DESIGN
 FINAL DESIGN
 PERMIT SUBMITTAL SET
 PERMITS / CONSTRUCTION SET
 AS-BUILT SET
 INFO ONLY / NOT FOR CONSTRUCTION

| | | |
|------|-----|-------------|
| DATE | REV | DESCRIPTION |
| | | |
| | | |
| | | |

1507.2
10/08/15
dcp
rdb

PLAZA FLOOR PLAN
3

14.



**15 One Bedroom Units
Per Floor, Totaling 45 on
the 2nd, 3rd, & 4th Floors**

Second, Third, & Fourth Floor Plan

BROWN CALABRETTA ARCHITECTS INC.
1555 W. 73RD AVE. CHANDLER, OHIO 43122-2043
(614) 768-2732 FAX (614) 298-6155

LEBANON CAMPUS
LEBANON, OHIO

LEC WEST APARTMENTS

OTTERBEIN SENIOR LIFESTYLE CHOICES

PROJECT NO. 1307.2
DATE: 10/08/15
SCALE: 1/8" = 1'-0"
DRAWN: EFB
CHECKED: EFB
DATE PLOTTED: 10/13/15

2ND, 3RD & 4TH FLOOR PLAN

4

PRELIMINARY DESIGN
 PRELIMINARY CONSTRUCTION SET
 PRELIMINARY SUBMITTAL SET
 FINAL PERMIT CONSTRUCTION
 AS-BUILT SET
 NO O.D.A.P. NOT FOR CONSTRUCTION

SUMMARY OF APPLICATION:

The applicant is requesting approval for a 4-story, multi-use building that will replace the fire-damaged building currently attached to the Life Enrichment Center.

REVIEWING DEPARTMENTS :

Site Plans were circulated to the Warren County Engineer, Warren County Soil & Water Conservation, Warren County Regional Planning Commission, Turtlecreek Township Trustees and Fire Department, Warren County Combined Health District, Warren County Water & Sewer Department, ODOT, Duke Energy, and ATT

ZONING INSPECTORS REVIEW

OF W. C. CODE STANDARDS :

The proposed building for the LEC - West is consistent and compliant with the Union Village 'T5 – Neighborhood Center Zone' in terms of building height, frontage, and setbacks.

Compliance with the Warren County Rural Zoning Code Standards for Site Plan Review Section 1.303 have been met except for the following:

1. Compliance with Warren County Engineer Storm Water Management Regulations.
2. Compliance with Warren County Rural Zoning Code Article 3 Chapter 6 Signage Standards.
3. Additional landscaping as illustrated on slide eleven of this presentation.
4. Compliance with Warren County Rural Zoning Code Article 3 Chapter 5 Lighting Requirements.