



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

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**TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG**

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

MINUTES: Regular Session – April 5, 2022

The Board met in regular session pursuant to adjournment of the March 29, 2022, meeting.

Tom Grossmann – present

David G. Young – present

Shannon Jones – present

Tina Osborne, Clerk – present

Minutes of the March 29, 2022 meeting were read and approved.

- 22-0457 A resolution was adopted to hire David Edwards as Mechanic II, within the Warren County Garage. Vote: Unanimous
- 22-0458 A resolution was adopted to hire Kristin Mullenix as Custodial Worker I within the Warren County Department of Facilities Management. Vote: Unanimous
- 22-0459 A resolution was adopted to accept resignation of Brendan Czinege, Water Distribution Worker II, within the Warren County Water and Sewer Department, effective March 31, 2022. Vote: Unanimous
- 22-0460 A resolution was adopted to approve pay increase for Jon Stewart, Wastewater Treatment Plant Tech, within the Warren County Water and Sewer Department. Vote: Unanimous
- 22-0461 A resolution was adopted to accept resignation of Heather Hurtt, Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division, effective April 12, 2022. Vote: Unanimous
- 22-0462 A resolution was adopted to accept resignation of Kayli Strickland, Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division, effective March 31, 2022. Vote: Unanimous

- 22-0463 A resolution was adopted to hire Tyler Blair as Infrastructure Systems Analyst I, within the Telecommunications Department. Vote: Unanimous
- 22-0464 A resolution was adopted to accept resignation of Tonya Cornett, Emergency Communications Operator, within the Warren County Emergency Services Department, effective April 10, 2022. Vote: Unanimous
- 22-0465 A resolution was adopted to designate Family and Medical Leave of Absence to Misty Treadway, within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 22-0466 A resolution was adopted to designate Family and Medical Leave of Absence to Taylor Bishop, within the Warren County Water and Sewer Department. Vote: Unanimous
- 22-0467 A resolution was adopted to designate Family and Medical Leave of Absence to John McInstosh, within the Warren County Water and Sewer Department. Vote: Unanimous
- 22-0468 A resolution was adopted to designate Family and Medical Leave of Absence to Kimberly Jent, within the Warren County Emergency Services Department. Vote: Unanimous
- 22-0469 A resolution was adopted to designate Family and Medical Leave of Absence to Brittany Creager, within the Warren County Emergency Services Department. Vote: Unanimous
- 22-0470 A resolution was adopted to designate Family and Medical Leave of Absence to Kristen Osborn, within the Warren County Emergency Services Department. Vote: Unanimous
- 22-0471 A resolution was adopted to approve appointment of Jerome Harrod to the Elderly Services Advisory Committee. Vote: Unanimous
- 22-0472 A resolution was adopted to approve and authorize the County Administrator to sign all documents associated with grant agreement by and between the Ohio Department of Transportation Office of Aviation and the Warren County Board of Commissioners relative to FY2022 Ohio Airport Grant Program (#22-05). Vote: Unanimous
- 22-0473 A resolution was adopted to approve the notice of intent to award bid to Jess Howard electric Company for the 2022 Improvements to Warren County Airport – John Lane Field Taxiway Lighting and New Wind Cone Project. Vote: Unanimous
- 22-0474 A resolution was adopted to approve and enter into Memorandum of Understanding between the Department of Warren County Children Services (Agency) and Kinnect (provider). Vote: Unanimous

- 22-0475 A resolution was adopted to authorize County Administrator to sign 4C for Children sub-grantee agreement relative to recruitment and training of type b providers relative to Warren County Human Services and publicly funded childcare. Vote: Unanimous
- 22-0476 A resolution was adopted to approving and authorizing execution of Amendment No. 1 to the CFPN Ohio, LLC Community Reinvestment Area Agreement. Vote: Unanimous
- 22-0477 A resolution was adopted to approve Change Order No. 1 to the contract with Larry Smith Inc. for the Franklin Area Water Treatment Plant Discharge Line Project, purchase order no. 21001968. Vote: Unanimous
- 22-0478 A resolution was adopted to authorize the partial release of retainage in the Building Crafts, Inc. escrow account for the Richard A. Renneker Water Softening Project. Vote: Unanimous
- 22-0479 A resolution was adopted to authorize the partial release of retainage in the Building Crafts, Inc. escrow account for the Richard A. Renneker Water Softening Project. Vote: Unanimous
- 22-0480 A resolution was adopted to authorize acceptance of quote from BCS (Business Communications Specialists) on behalf of Warren County Telecommunications. Vote: Unanimous
- 22-0481 A resolution was adopted to authorize acceptance of Quote #001344 and statement of work from Secure Cyber Defense on behalf of Warren County Telecommunications for professional services for Fortigate equipment. Vote: Unanimous
- 22-0482 A resolution was adopted to enter into an exclusive and permanent highway easement agreement with the Kings Local School District for area located along the Kings Mill Elementary School King Avenue Road frontage in Deerfield Township. Vote: Unanimous
- 22-0483 A resolution was adopted to enter into a temporary easement agreement with the Kings Local School District for area located along the Kings Mill Elementary School King Avenue Road frontage in Deerfield Township. Vote: Unanimous
- 22-0484 A resolution was adopted to enter into contract with Rack and Ballauer Excavating Co., Inc. for the Columbia Road Turn Lane Project. Vote: Unanimous
- 22-0485 A resolution was adopted to approve notice of intent to award bid to Aero-Mark Company, LLC for the 2022 Striping Project. Vote: Unanimous

- 22-0486 A resolution was adopted to enter into a consulting engineering services contract with Kindler Engineered Systems, LLC on behalf of the Warren County Engineer. Vote: Unanimous
- 22-0487 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 22-0488 A resolution was adopted to acknowledge approval of financial transactions. Vote: Unanimous
- 22-0489 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release with M/I Homes of Cincinnati, LLC for Kerrisdale Subdivision, Section 3, situated in Deerfield Township. Vote: Unanimous
- 22-0490 A resolution was adopted to approve bond release for Cross Creek Estates, LLC for completion of improvements in Cross Creek Estates, Section 1 situated in Deerfield Township. Vote: Unanimous
- 22-0491 A resolution was adopted to approve bond release for Cross Creek Estates, LLC for completion of improvements in Cross Creek Estates, Section 2 situated in Deerfield Township. Vote: Unanimous
- 22-0492 A resolution was adopted to approve bond release for the Drees Company for completion of improvements in Legacy at Elliott Farm, Section Two situated in Deerfield Township. Vote: Unanimous
- 22-0493 A resolution was adopted to approve various record plats. Vote: Unanimous
- 22-0494 A resolution was adopted to approve operational transfer from Commissioners Fund #11011112 into Children Services Fund #2273. Vote: Unanimous
- 22-0495 A resolution was adopted to approve supplemental appropriations into Local Fiscal Recovery Fund #2211. Vote: Unanimous
- 22-0496 A resolution was adopted to approve supplemental appropriation into Local Fiscal Recovery Fund #2211. Vote: Unanimous
- 22-0497 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Fund #11011220. Vote: Unanimous
- 22-0498 A resolution was adopted to approve appropriation adjustment within County Court Fund #2221. Vote: Unanimous
- 22-0499 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 22-0500 A resolution was adopted to select an architectural firm for the Facilities Master Plan Study. Vote: Unanimous

- 22-0501 A resolution was adopted to authorize County Administrator to sign Section 17D Energy Efficient Commercial Buildings Deduction Allocation Form with Megen Construction relative to the construction of the Warren County Sheriff's Office and Jail Facility. Vote: Unanimous
- 22-0502 A resolution was adopted to approve rezoning application of Mary Center (Case #2022-01), to rezone approximately .38 acres from Community Commercial Business Zone "B2" to Two Family Residential (1/3- Acre Density) "R2" in Union Township. Vote: Unanimous
- 22-0503 A resolution was adopted to approve rezoning application of Eric White (Case #2022-02) to rezone approximately 3.267 acres from Rural Residential "RU" (5-Acre Density) to Community Commercial Business Zone "B2" in Harlan Township. Vote: Unanimous
- 22-0504 A resolution was adopted to approve transfer of public control and maintenance of Landen Drive (County Road 293) from the Warren County Engineer to Deerfield Township re-designating this section of road as Township Road 293. Vote: Unanimous
- 22-0505 A resolution was adopted to approve transfer of public control and maintenance of Mason Road (Township Road 56) from the Deerfield Township to Warren County re-designating this section of road as County Road 56. Vote: Unanimous
- 22-0506 A resolution was adopted to approve the hiring of Kegler, Brown, Hill, & Ritter LPA as an additional attorney for a particular matter and limited to rendering legal advice to the Board in its official capacity relative to imminent litigation against the Board and fixing the compensation to be paid for such legal services. Vote: Mrs. Jones – Yay, Mr. Grossmann – Yay, Mr. Young – Nay

DISCUSSIONS

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

PUBLIC HEARING

REZONING APPLICATION OF MARY CENTER (CASE #2022-01)
TO REZONE APPROXIMATELY .385 ACRES
FROM COMMUNITY COMMERCIAL BUSINESS ZONE "B2" TO
TWO FAMILY RESIDENTIAL (1/3-ACRE DENSITY) "R2"
IN UNION TOWNSHIP

The public hearing to consider the rezoning application Mary Center, owner of record (Case #2022-01), to rezone approximately .385 acres (parcel #1201201002 and 1201201009) located at 4016 Riley Street in Union Township from Community Commercial Business Zone "B2" to Two Family Residential (1/3-Acre Density) "R2" was convened this 5th day of April 2022, in the Commissioners' Meeting Room.

Hadil Lababidi, Regional Planning Commission, presented the attached PowerPoint presentation reviewing the location, size, current vs. requested zoning classification and the reason for the request being that the property owner is unable to sell her home due to the bank refusing to loan money for a residential structure on commercial land.

Ms. Lababidi stated that the Regional Planning Commission recommended approval of the application and the Rural Zoning Commission approved the request.

There being no one present to speak in opposition to the request, the Board closed the public hearing and resolved (Resolution #22-0502) to approve the rezoning application.

PUBLIC HEARING

REZONING APPLICATION OF ERIC WHITE (CASE #2022-02)
TO REZONE APPROXIMATELY 3.267 ACRES
FROM RURAL RESIDENTIAL "RU" (5-ACRE DENSITY) TO
COMMUNITY COMMERCIAL BUSINESS ZONE "B2"
IN HARLAN TOWNSHIP

The public hearing to consider the rezoning application Eric White, owner of record (Case #2022-02), to rezone approximately 3.267 (parcel #1831400019) located at 8686 State Route 28 in Harlan Township from Rural Residential "RU" (5-acre density) to Community Commercial Business Zone "B2" was convened this 5th day of April 2022, in the Commissioners' Meeting Room.

Ryan Cook, Regional Planning Commission, presented the attached PowerPoint presentation reviewing the location, size, current vs. requested zoning classification and the purpose of the rezoning which is the applicant's desire to construct a self-storage facility on the property.

Mr. Cook stated that this property is also located within Goshen Township, Clermont County. He presented conditions of approval from Goshen Township which the Board would consider during the site plan review process should they approve the rezoning application. He then stated that the Regional Planning Commission recommended approval of the application and the Rural Zoning Commission approved the request.

There being no one present to speak in opposition to the request, the Board closed the public hearing and resolved (Resolution #22-0503) to approve the rezoning application.

The Board convened a recess until the next scheduled agenda item.

Neil Tunison, County Engineer, was present for a work session to present the desire to “swap” road maintenance on certain roads with the Deerfield Township Trustees.

Mr. Tunison presented the following information:

**Re: Transfer of Maintenance of Landen Drive and Mason Road
Report of Impacts of Operations and Maintenance Due to a Transfer**

Please accept this report outlining the major points for transfer of road maintenance between my office and Deerfield Township of Landen Drive (County Road 293) and Mason Road (Township Road 56):

Landen Drive – currently County Road 293 between U.S. Route 22 and Socialville-Fosters Road (County Road 32)

Length: 1.01 miles (0.996 miles per ODOT’s LBRS)

Street Width: 24 feet (two lanes) with open drainage

Traffic volume: 6,305

Pedestrian Crossings: One at the signalized intersection at U.S. Route 22 and four (4) with rapid flashing beacons (RFBs) at various locations.

Speed limit: 35 mph – lowest that can be set per ORC 4511.21(K)

Comment: This road has not seen an increase in vehicular traffic. It has, however, seen a great increase in pedestrian traffic. Deerfield Township placed a multi-use path along the east side of

the road where there was room within existing right-of-way. Pedestrian crossings were installed to better serve the majority of Landen residents who live west of Landen Drive. Landen Drive south of U.S. Route 22 is currently maintained by Deerfield Township. The portion now maintained by the county better fits the lower speed/lower volume attributes of a local/Township maintained road.

Mason Road – currently Township Road 56 between Butler-Warren Road and the Mason Corporation Limit at mile 0.51 (0.456 as determined by the ODOT in their annual road mileage report)

Length: 0.51 miles (0.456 miles per ODOT's LBRS)

Street Width: 33 feet plus curb and gutter

Traffic volume: 10,134

Pedestrian Crossings: One at the signalized intersection at Butler-Warren Road

Speed Limit: 45 mph

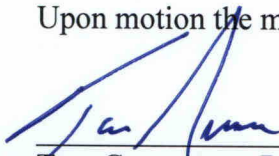
Comment: This road has seen a great increase in traffic with development in Mason and the construction of the Liberty Interchange at Liberty Way (formerly known as Hamilton-Mason Road) which ties into Mason Road at Butler-Warren Road. This road better fits the higher volume attributes of a county-maintained road and routing of maintenance operations of the County Engineer.

Upon discussion, the Board resolved (Resolution #22-0504) to approve the transfer of public control and maintenance of Landen Drive (County Road 293) from the Warren County Engineer to Deerfield Township re-designating this section of road as Township Road 293 and (Resolution #22-0505) to approve the transfer of public control and maintenance of Mason Road (Township Road 56) from the Deerfield Township to Warren County re-designating this section of road as County Road 56.

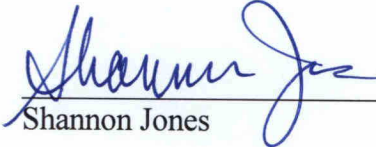
Neil Tunison, County Engineer, provided an update to the Board regarding various projects.

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:45 a.m. to discuss imminent litigation pursuant to Ohio Revised Code Section 121.22 (G)(3) and exited at 9:56 a.m.


Upon motion the meeting was adjourned.



Tom Grossmann, President



Shannon Jones



David G. Young

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 April 5, 2022, in compliance with Section 121.22 O.R.C.



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

CASE #	2022-01	
APPLICANT/OWNER/AGENT	Mary Center	
TOWNSHIP	Union	
PROPERTY LOCATION	ADDRESS	4016 Riley Street
	PIN	12-01-201-002-0 12-01-201-009-0
PROPERTY SIZE FRONTAGE	.39 acres in total 120 Feet in total	
CURRENT ZONING DISTRICT	"B2" Community Commercial Business Zone	
FUTURE LAND USE MAP (FLUM) DESIGNATION	Residential	
EXISTING LAND USE	Residential	
ZONING REQUESTED	"R2" Two Family Residential (1/3-acre Density)	
ISSUE FOR CONSIDERATION	REZONE from B2 Commercial to R2 Two Family Residential. Ms. Centers is unable to sell her home. The bank is refusing to loan money for a residential structure on commercial land.	

Rezoning Process

Regional Planning Commission
January 27, 2022, February 24, 2022



Warren County Rural Zoning Commission
February 8, 2022, March 2, 2022



Board of County Commissioners



Aerial Map
2022-01

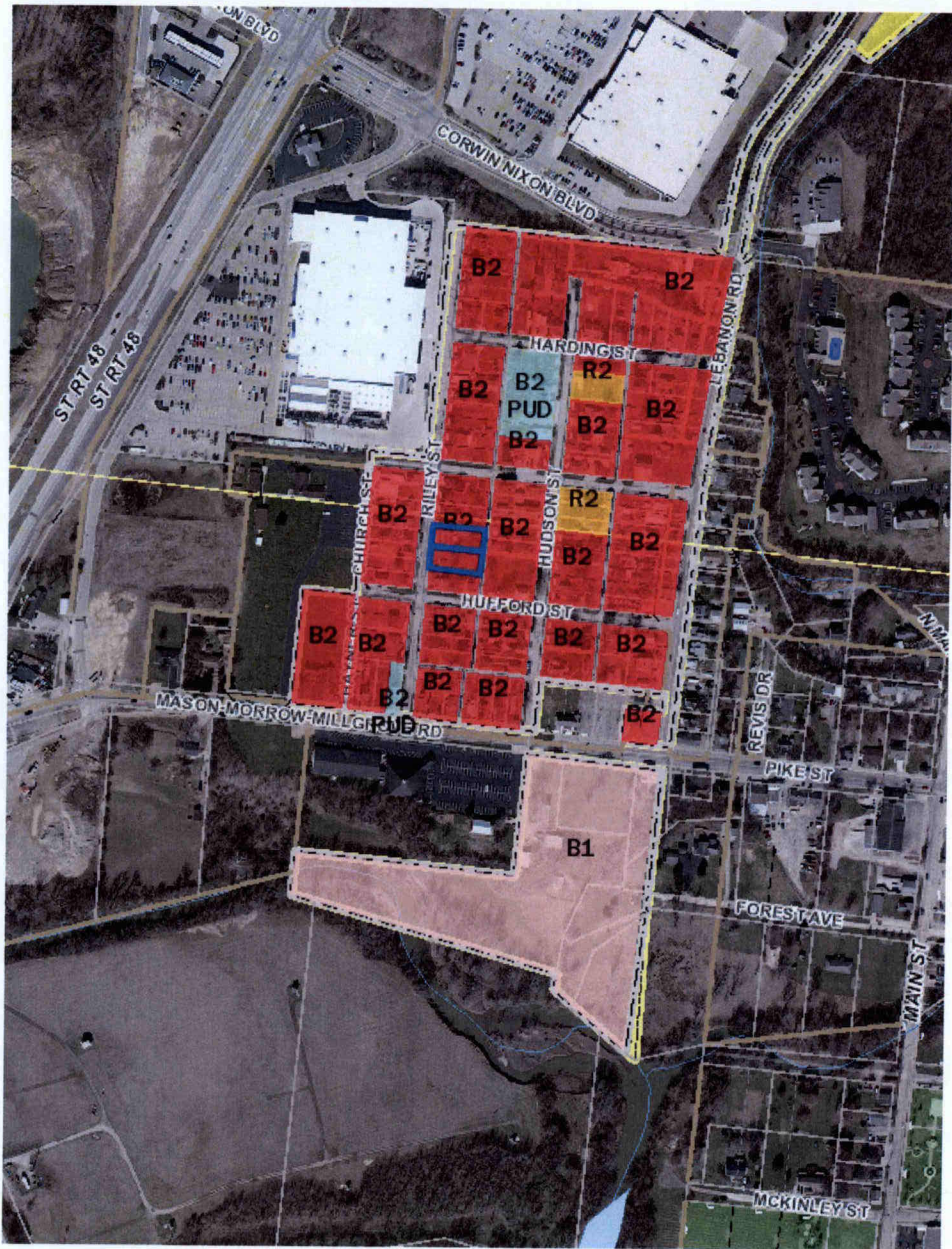
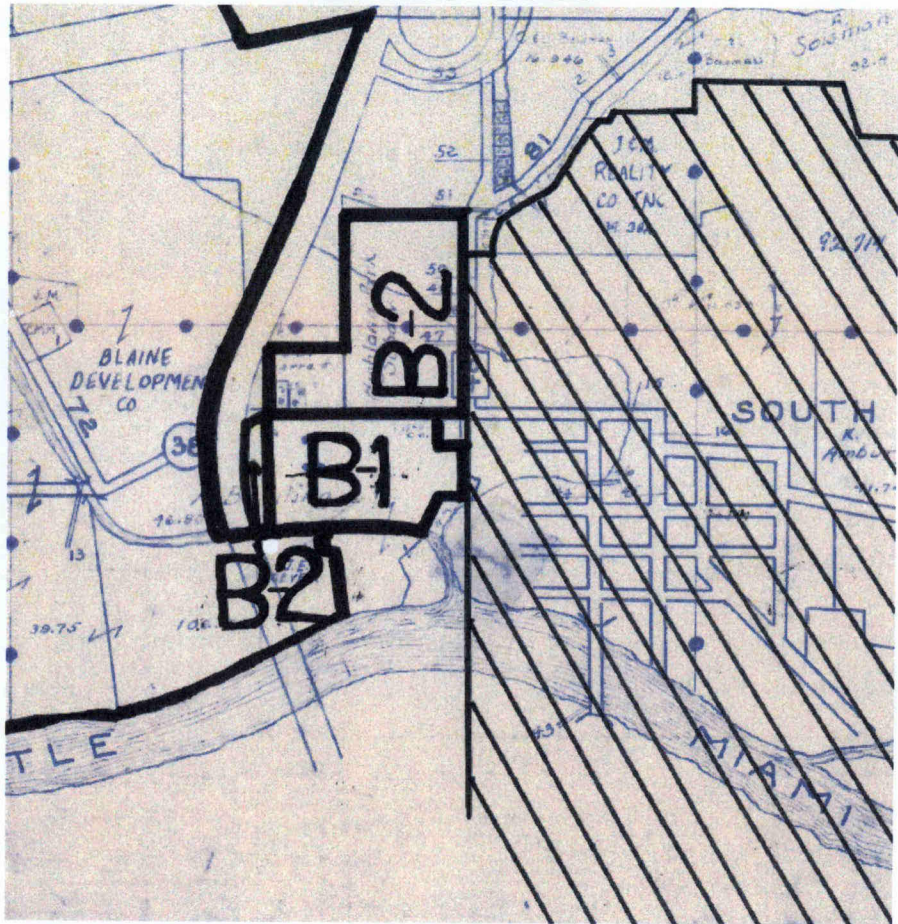
FLUM



South Lebanon

Certified and Current Zoning Map 2022-01

October 1950



Warren County Regional Planning Commission Recommendation:



February 24, 2022

Ms. Michelle Tegtmeier
Warren County Rural Zoning
406 Justice Drive
Lebanon, OH 45036

Dear Ms. Tegtmeier:

This letter is in regard to the request from the Warren County Rural Zoning Commission for the Mary Centers Rezoning from "B2" Commercial to "R2" Two-Family Residential in Union Township.

At its meeting on February 24, 2022, the Warren County Regional Planning Commission Executive Committee voted to recommend approval of the Rezoning to the Warren County Rural Zoning Commission with a vote of 10 aye, 2 nay, 4 abstain.

A copy of the staff report is attached.

If you have any questions regarding this action, please contact this office.

Sincerely,

A handwritten signature in black ink that reads "Stan Williams". The signature is written in a cursive style.

Stanley C. Williams, AICP
Executive Director

Warren County Rural Zoning Commission Recommendation:



|||

Mr. Gibbs made a motion to recommend approval to the BOCC, Warren County Commissioners, for the map amendment of parcel #'s 12-01-201-002-0 & 12-01-201-009-0 from "B2" Community Commercial Businesses Zone to "R2" Two-Family Residential in Union Township.

Ms. Haddix seconded the motion.

Ginger Haddix	Yes
Ralph Campbell	Yes
Jim Gibbs	Yes

|||

ANY
QUESTIONS?

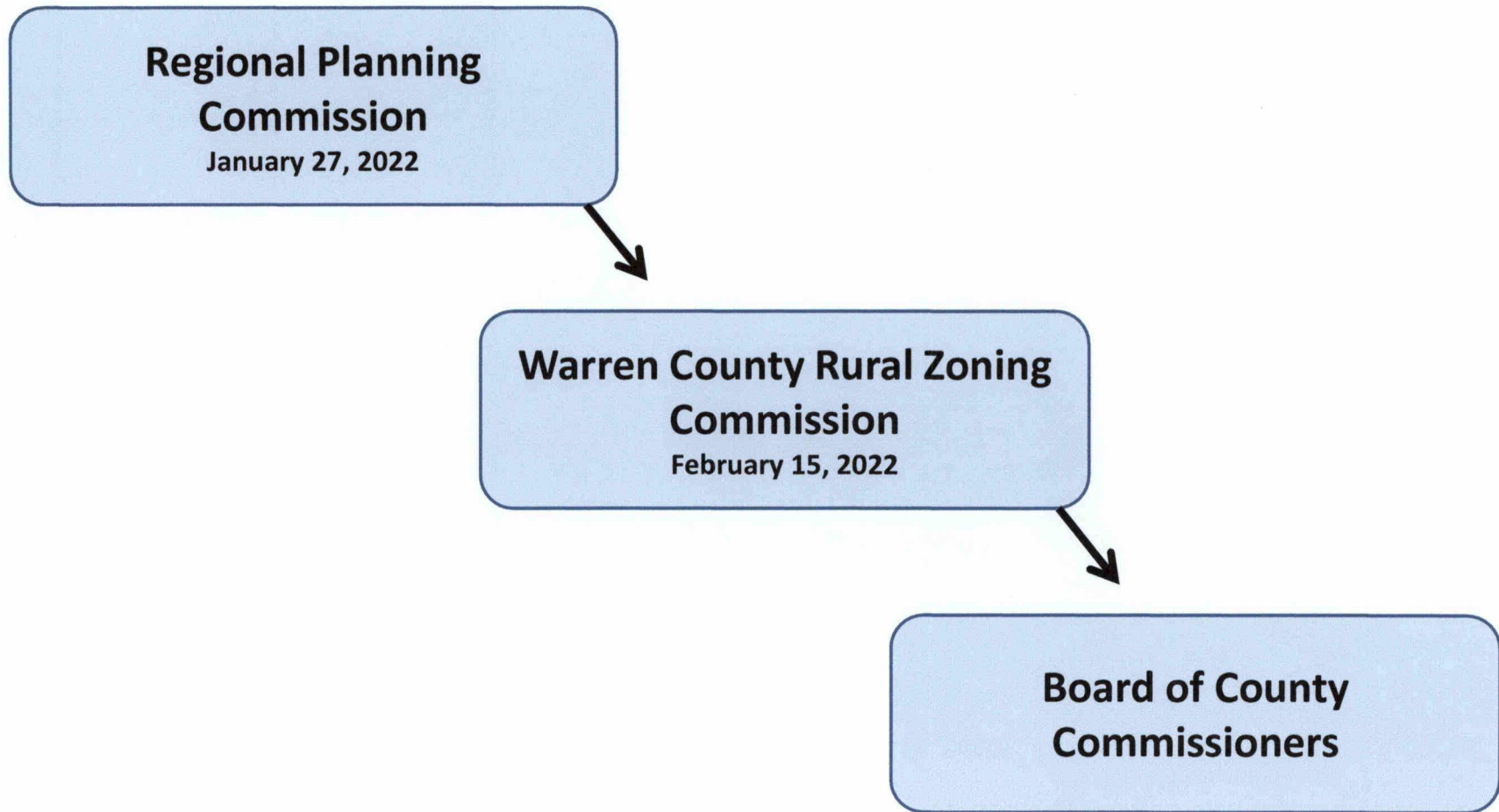


1.304.5 Decision-Making Determination Considerations: The approving authority shall review the proposed Zoning Amendment in the interest of public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable, by considering the following factors:

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

CASE #	2022-02	
APPLICANT/OWNER/AGENT	Eric White, A-Space Storage	
TOWNSHIP	Harlan	
PROPERTY LOCATION	ADDRESS	Route 28
	PIN	18-31-400-019-0
PROPERTY SIZE	3.267 in Warren County	
CURRENT ZONING DISTRICT	“RU” Rural Residential (5-acre density)	
FUTURE LAND USE MAP (FLUM) DESIGNATION	Agricultural – Rural Residential	
EXISTING LAND USE	Vacant	
ZONING REQUESTED	“B2” Community Commercial Business Zone	
ISSUE FOR CONSIDERATION	REZONE from “RU” Rural Residential (5-acre density) to “B2” Community Commercial Business Zone	

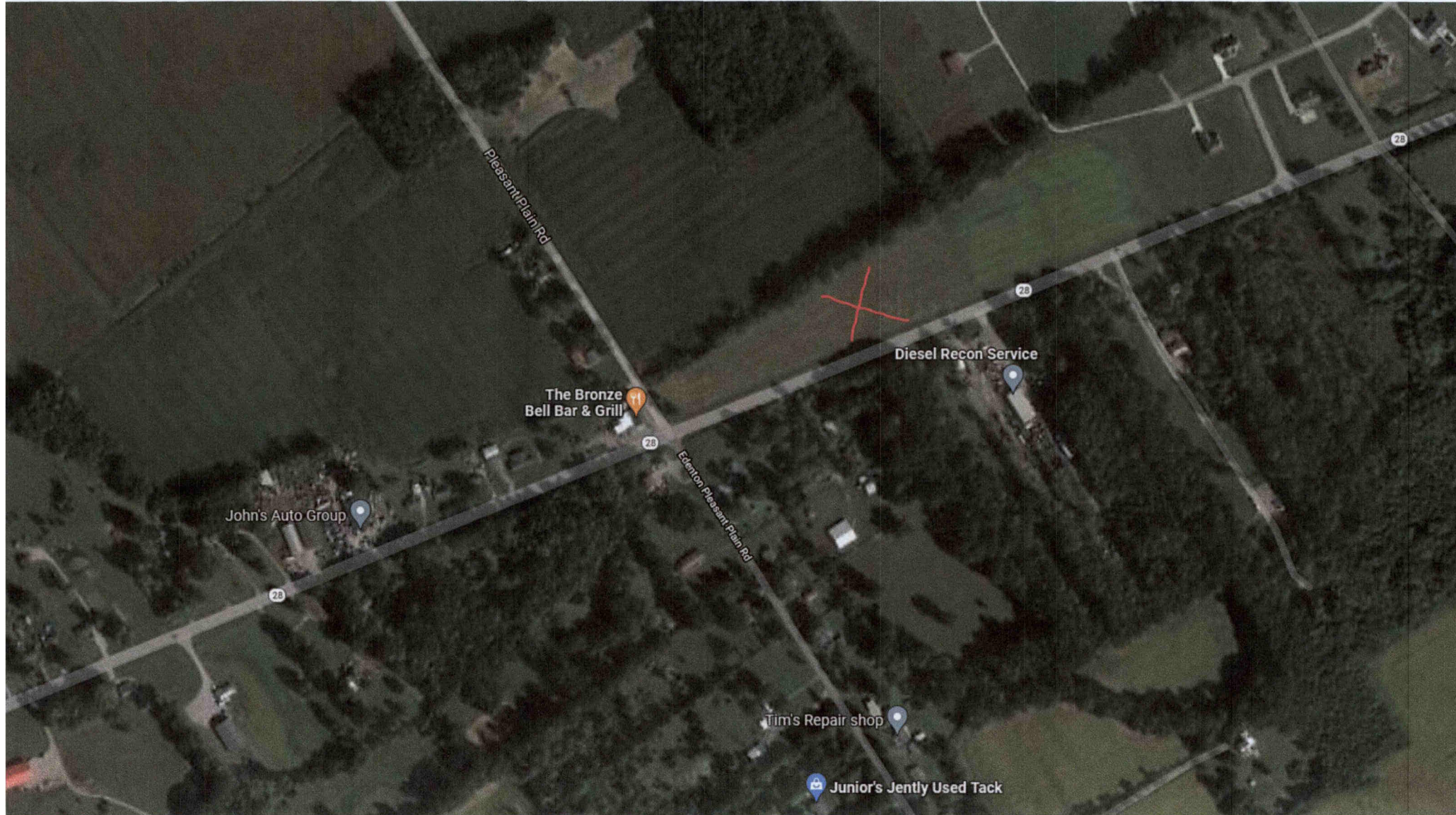
Rezoning Process





Aerial of Area

2022-02



Proposal

2022-02

Location: State Route 28
Pleasant Plain, Ohio 45162
Subject: Zoning Change

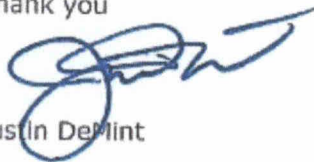
To whom it may concern,

I am requesting a zoning change on parcel number 1831400019 located on the northeast corner of State Route 28 and Pleasant Plane Road. Currently the property is partially zoned RU. The total land area in Harlan Township is 3.267 Acres. I would like to rezone the whole property as B-2. I would like to build an indoor self-storage facility on this property.

I feel that this change would have little or no impact on the adjacent properties in Harlan Township. The most immediate property is the Brass Bell Bar on the northwest corner of the same intersection. A bar is a relatively high traffic business and should not have any adverse impact as I do not propose to have the entrance and exit of this storage close to the intersection. There are a few houses across State Route 28 from this property. They set back well from the road with plentiful foliage as a buffer to State Route 28 road noise. The property to the east of these homes is used as a diesel recon business. While this business doesn't appear to be a high traffic business, it is very active. There appear to be multiple employees working there and quite a bit of outside storage of products used in the regular course of this business.

Indirect storage is a relatively low volume business, most people deposit their possessions once and pay online for months without ever revisiting the property. The nature of indoor storage also is neat and tidy as all the different items stored are not visible to traffic passing by or to neighbors live nearby. Self-storage also is a business that generates almost no noise in the surrounding area. This location will not have an office on site. Onsite parking will not be permitted. The only parking will be for loading and unloading storage units.

Thank you



Justin DeMint

DC Engineering & Consulting, LLC



CONDITIONS FROM GOSHEN TWP ON ADJACENT PARCEL FOR SAME PROJECT

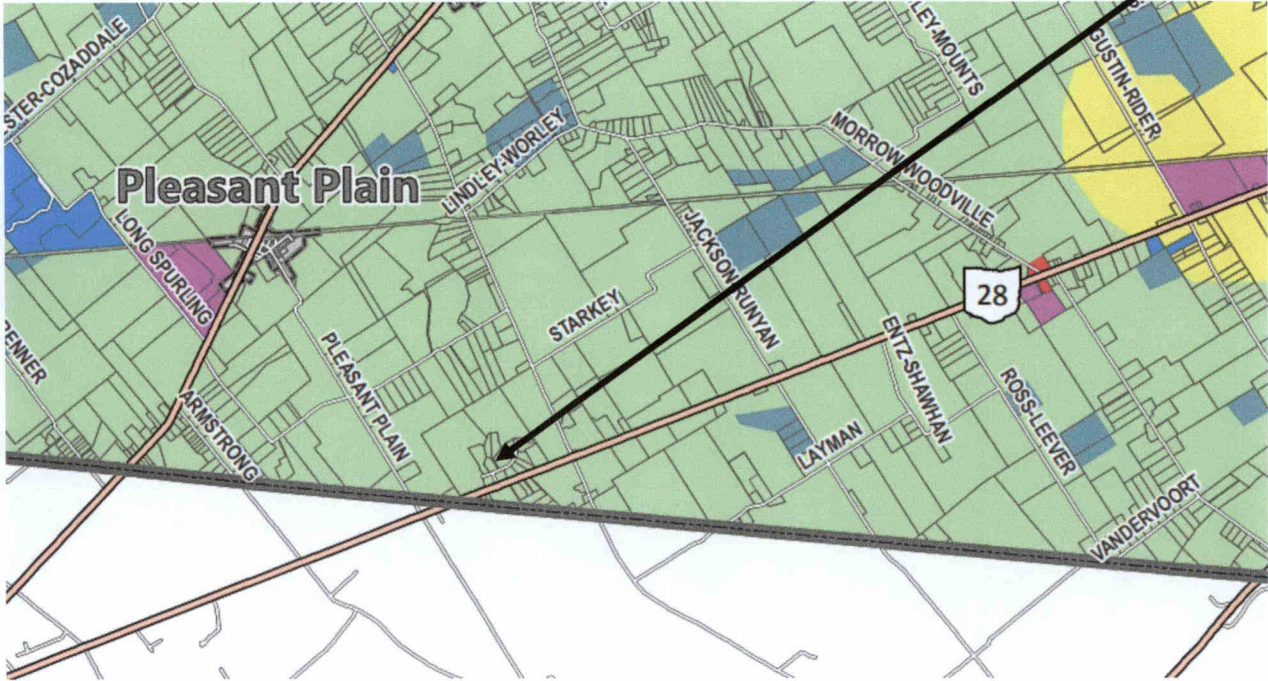
- Inside storage only
 - No cell or communication towers
 - Entrance and all drive aisles are to be paved with concrete or asphalt
 - A minimum of 20 feet between each building
 - Owner/tenant to provide 24-hour access to Goshen Township Fire Department, by means of a lockbox
 - Controls to be put in 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)

FLUM

Legend

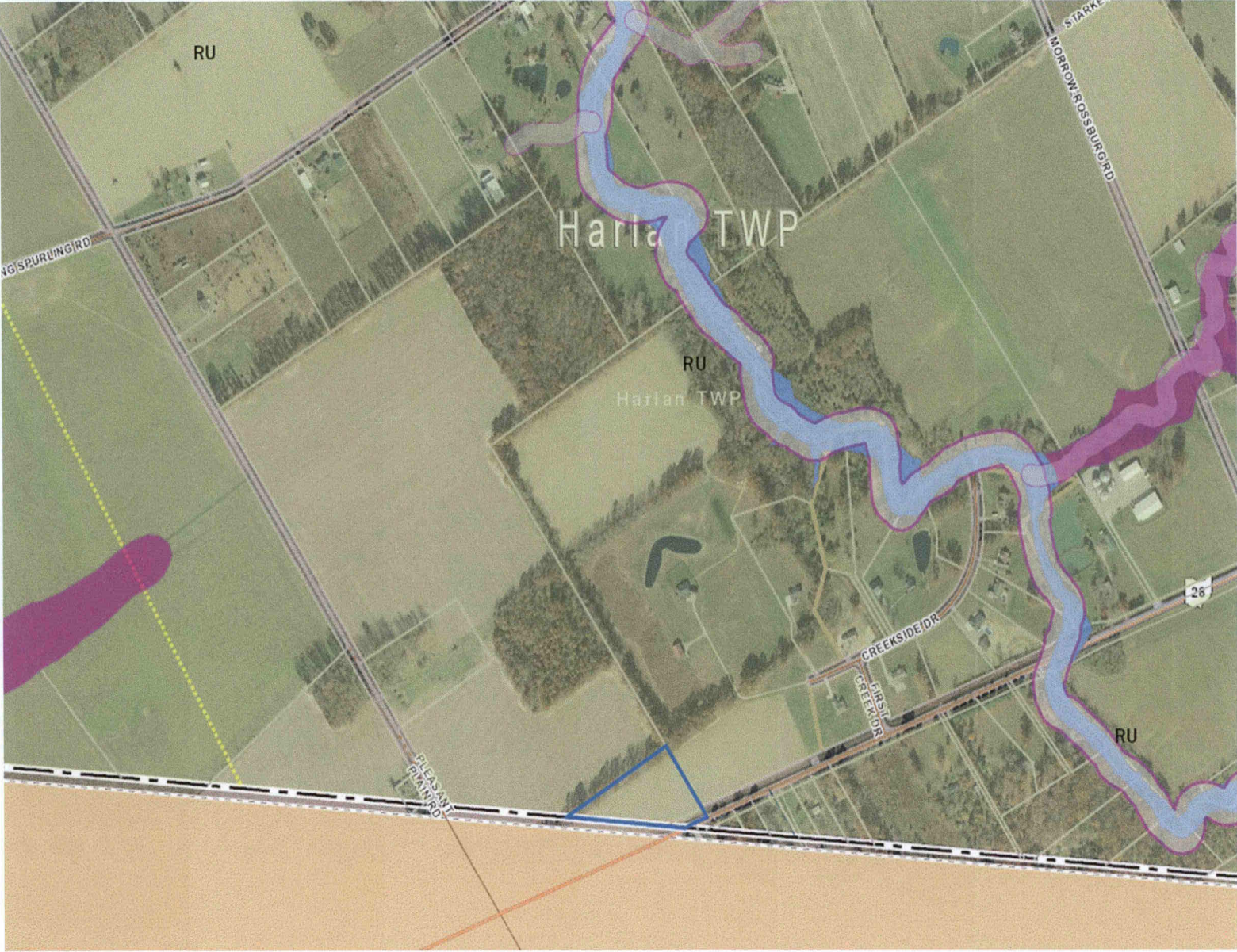
Future Land Uses

-  Agricultural-Rural Residential
-  Commercial
-  Industrial
-  Mixed-Use Neighborhood
-  Multi-Family Residential
-  Office
-  Protection Area
-  Public-Semi-Public



Zoning & Flood Map

2022-02



- FEMA Flood Data ...
- Stream Setback ...
- Floodway ...
- Base Flood Elev. Provided ...
- 1 PCT ANNUAL CHANCE ...
- .2 PCT ANNUAL CHANCE ...
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD ...

Warren County
Regional Planning
Commission
Recommendation

Dear Ms. Tegtmeier:

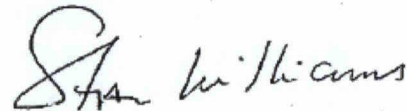
This letter is in regard to the request from the Warren County Rural Zoning Commission for the Eric White Rezoning from "RU" Rural Residence to "B2" Community Commercial Business in Harlan Township.

At its meeting on January 27, 2022, the Warren County Regional Planning Commission Executive Committee voted to recommend approval of the Rezoning to the Warren County Rural Zoning Commission with a vote of 8 aye, 3 nay, 1 abstain.

A copy of the staff report is attached.

If you have any questions regarding this action, please contact this office.

Sincerely,



Stanley C. Williams, AICP
Executive Director

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

ANY
QUESTIONS?



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

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