



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 – August 20, 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 August 13, 2024, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

Minutes of the August 13, 2024 meeting were read and approved.

- 24-1071 A resolution was adopted hiring Madelyn Buckley as a Fellow Student, part of the Child Welfare Fellowship Program, to work within Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-1072 A resolution was adopted hiring Heather Sykora as an Assessment/Investigative Caseworker II within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-1073 A resolution was adopted approving the end of 365-day probationary period and pay increase for Ray Dratt within the Warren County Building and Zoning Department. Vote: Unanimous
- 24-1074 A resolution was adopted approving the end of a 365-day probationary period and a pay increase for Mitchell Viars within the Water and Sewer Department. Vote: Unanimous
- 24-1075 A resolution was adopted approving a wage increase for Kelly Fiebig within the Warren County Department of Emergency Services. Vote: Unanimous

- 24-1076 A resolution was adopted accepting the resignation of Emma Wilcox, Protective Services Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective August 30, 2024.
Vote: Unanimous
- 24-1077 A resolution was adopted cancelling the regularly scheduled Commissioners' Meeting of Thursday, August 22, 2024. Vote: Unanimous
- 24-1078 A resolution was adopted declaring an emergency and waiving competitive bidding for the immediate replacement of the electrical switchgear at the Common Pleas Courts Building. Vote: Unanimous
- 24-1079 A resolution was adopted approving emergency replacement of the air conditioning unit at the Todds Fork Lift Station. Vote: Unanimous
- 24-1080 A resolution was adopted transferring a vehicle no longer being utilized to the Warren County Park Board. Vote: Unanimous
- 24-1081 A resolution was adopted approving and entering into an education agreement with the University of Kentucky on behalf of Warren County Children Services.
Vote: Unanimous
- 24-1082 A resolution was adopted entering into a cooperative agreement with Butler County for the Butler-Warren Road/Dimmick Road/Irwin-Simpson Road Intersection Improvements on behalf of the Warren County Engineer's Office.
Vote: Unanimous
- 24-1083 A resolution was adopted entering into Classroom Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 24-1084 A resolution was adopted entering into an agreement with Mobilcomm Inc on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-1085 A resolution was adopted entering into an agreement with Mobilcomm Inc on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-1086 A resolution was adopted entering into an agreement with Mobilcomm Inc on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-1087 A resolution was adopted entering into an agreement with Mobilcomm Inc on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-1088 A resolution was adopted authorizing acceptance of renewal quote from Buckeye Power Sales Co., Inc. on behalf of Warren County Telecommunications for Tower Site Services. Vote: Unanimous
- 24-1089 A resolution was adopted approving Change Order No. 2 to the contract with KT Holden Construction, LLC for the Socialville Transmission Water Main – Contract 3 Project, Purchase Order No. 23002585. Vote: Unanimous

- 24-1090 A resolution was adopted acknowledging payment of bills. Vote: Unanimous
- 24-1091 A resolution was adopted approving a street and appurtenances (including sidewalks) bond reduction for Kensington Development Company of Ohio, LLC for completion of improvements in Losh Landing North, Section 2 situated in Deerfield Township. Vote: Unanimous
- 24-1092 A resolution was adopted approving a street and appurtenances (including sidewalks) bond reduction for Kensington Development Company of Ohio, LLC for completion of improvements in Losh Landing, Section 3 situated in Deerfield Township. Vote: Unanimous
- 24-1093 A resolution was adopted approving a street and appurtenances bond release for HT Crossing LLC for completion of improvements in Pond View Estates, situated in Clearcreek Township. Vote: Unanimous
- 24-1094 A resolution was adopted approving Vicki Lane and Millpond Lane in Pond View Estates for public maintenance by Clearcreek Township. Vote: Unanimous
- 24-1095 A resolution was adopted accepting an amended certificate and approving a supplemental appropriation for Grants Administration Fund #2261. Vote: Unanimous
- 24-1096 A resolution was adopted approving operational transfer from Commissioners Fund #1101112 into Human Services Fund #2203. Vote: Unanimous
- 24-1097 A resolution was adopted accepting an amended certificate for the Roachester Cozaddale Road Bridge #52-4.02 Rehabilitation Project Fund and approving a supplemental appropriation and a cash advance into Fund #4459. Vote: Unanimous
- 24-1098 A resolution was adopted approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 24-1099 A resolution was adopted approving an appropriation adjustment within Economic Development Fund #1101116. Vote: Unanimous
- 24-1100 A resolution was adopted approving an appropriation adjustment within Common Pleas Court Fund #11011223. Vote: Unanimous
- 24-1101 A resolution was adopted approving an appropriation adjustment within Common Pleas Court Fund #11011223. Vote: Unanimous
- 24-1102 A resolution was adopted approving an appropriation adjustment within Telecommunications Department Fund #11012810. Vote: Unanimous
- 24-1103 A resolution was adopted approving requisitions and authorizing the County Administrator to sign documents relative thereto. Vote: Unanimous

- 24-1104 A resolution was adopted to approve Union Village Special District #3A PUD Stage 2 in Turtlecreek Township subject to conditions. Vote: Unanimous
- 24-1105 A resolution was adopted to approve Southwest Golf Ranch PUD Stage 2 in Union Township subject to conditions. Vote: Unanimous

DISCUSSIONS

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

ADMINISTRATIVE HEARING

UNION VILLAGE SPECIAL DISTRICT #3A PUD STAGE 2 IN TURTLECREEK TOWNSHIP

The Board met this 20th day of August 2024, in the Commissioners' Meeting Room, for the administrative hearing to consider the application for the Union Village Special District #3A PUD Stage 2 in Turtlecreek Township.

Commissioner Young opened the hearing and requested Krystal Powell, Clerk of Commissioners, identify for the record when the site was posted with signage stating the site would be subject to a public process, how and when the written notice of this hearing was sent to the Applicant and all owners of property within 500 feet from the parcel lines of the site subject, and how and when the administrative hearing was advertised.

Commissioner Young then proceeded to administer the oath to anyone desiring to give testimony during this administrative hearing.

Cameron Goschinski, Regional Planning Commission, presented the attached PowerPoint presentation outlining the property address, parcel size, and current zoning of the land. Mr. Goschinski further stated the applicant is proposing the construction of a 6,372 square foot convenience store with a 10-pump gas station.

There was discussion relative to the existing 17.8-acre environmental covenant area located on the subject site.

Mr. Goschinski stated the area will remain undeveloped and will become a conservation area.

JR Anderson, applicant, stated he is currently under contract to buy eight (8) acres of the existing parcel and will return in the future to purchase the three (3) remaining lots of the parcel. He further stated the aforementioned 17.8-acre portion of the parcel is staying within ownership of Otterbein Homes.

There was discussion relative to traffic impact, water run-off, and lighting issues as a result of constructing the proposed convenience store.

Upon further discussion, the Board resolved (Resolution #24-1104) approving the Union Village Special District #3A PUD Stage 2 in Turtlecreek Township subject to conditions.

ADMINISTRATIVE HEARING

SOUTHWEST GOLF RANCH PUD STAGE 2 IN UNION TOWNSHIP

The Board met this 20th day of August 2024, in the Commissioners' Meeting Room, for the administrative hearing to consider the application for the Southwest Golf Ranch PUD Stage 2 in Union Township.

Commissioner Young opened the hearing and requested Krystal Powell, Clerk of Commissioners, identify for the record when the site was posted with signage stating the site would be subject to a public process, how and when the written notice of this hearing was sent to the Applicant and all owners of property within 500 feet from the parcel lines of the site subject, and how and when the administrative hearing was advertised.

Commissioner Young then proceeded to administer the oath to anyone desiring to give testimony during this administrative hearing.

Ryan Cook, Regional Planning Commission, presented the attached PowerPoint presentation outlining the property address, parcel size, and current zoning of the land. Mr. Goschinski further stated the applicant is proposing the construction of a 15,940 square foot indoor recreational facility and the addition of golf driving range bays.

Craig Abercrombie, Civil Engineer, stated that a traffic study has been conducted and they plan to start construction in late 2024.

Upon further discussion, the Board resolved (Resolution #24-1105) approving the Southwest Golf Ranch PUD Stage 2 in Union Township subject to conditions.


Driscoll Gibbs, Clearcreek Township resident, presented on an on-going flooding issue of his property that is a result of modifications to surrounding property by his neighbor.

Bruce McGary, Assistant Prosecuting Attorney, cited the property address and stated the county has no rights to resolve the issue.


Martin Russell, County Administrator, stated he has worked with both the Warren County Soil and Water Conservation District and the Warren County Engineer's Office to address Mr. Gibbs' concern. He further stated the water flow is appropriate for the area and is a private matter within the surrounding property owner.

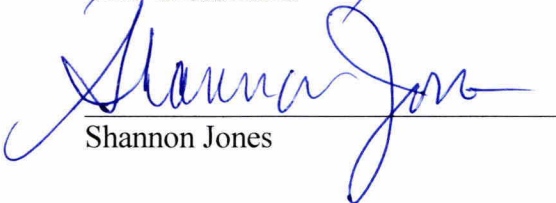
Upon further discussion it was determined the county has no responsibility, as it is a civil matter and the complainant will have to seek legal counsel.

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 August 20, 2024, in compliance with Section 121.22 O.R.C.



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

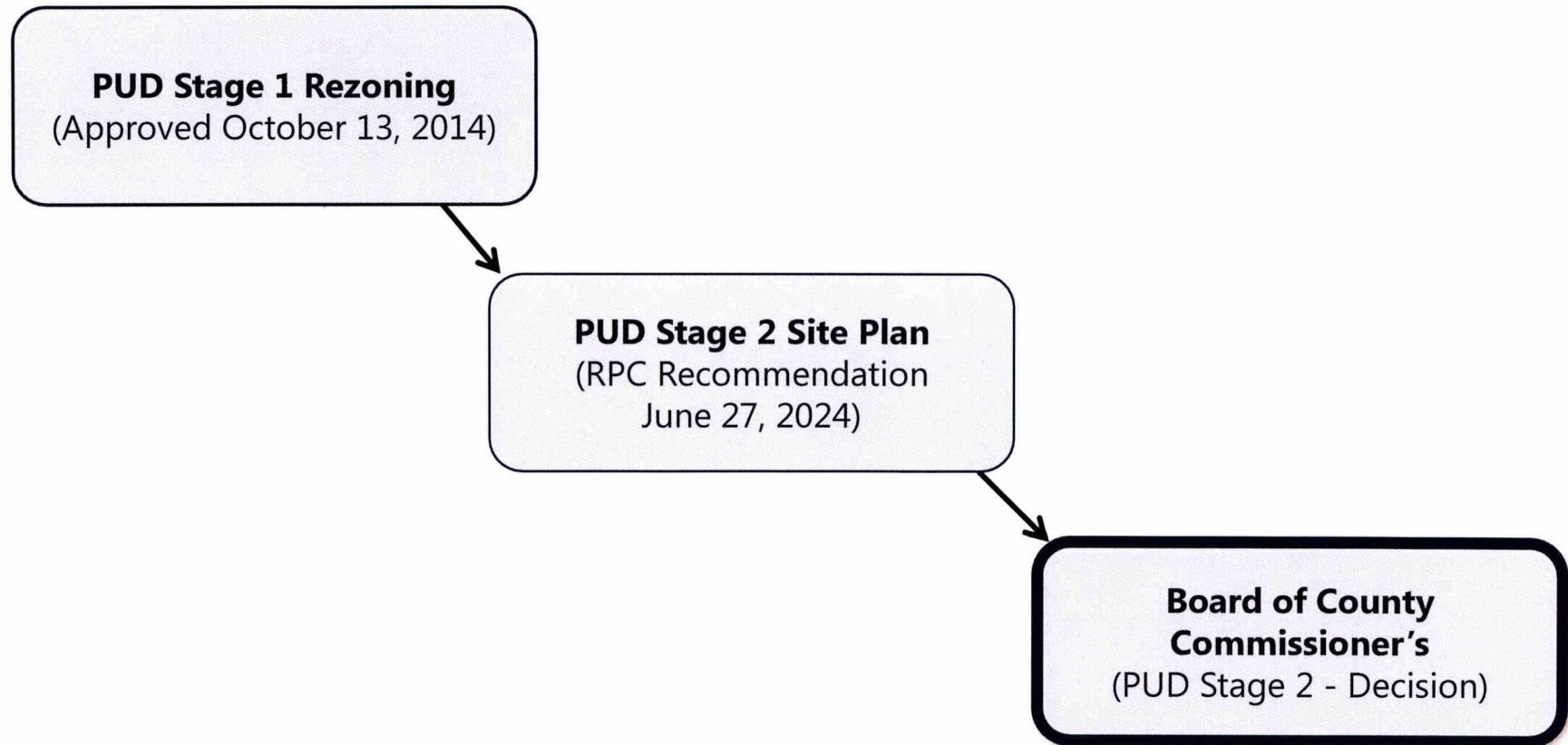


Union Village Special District #3A PUD Stage 2 Turtlecreek Township

Prepared for the Board of County Commissioners

Date: August 20, 2024

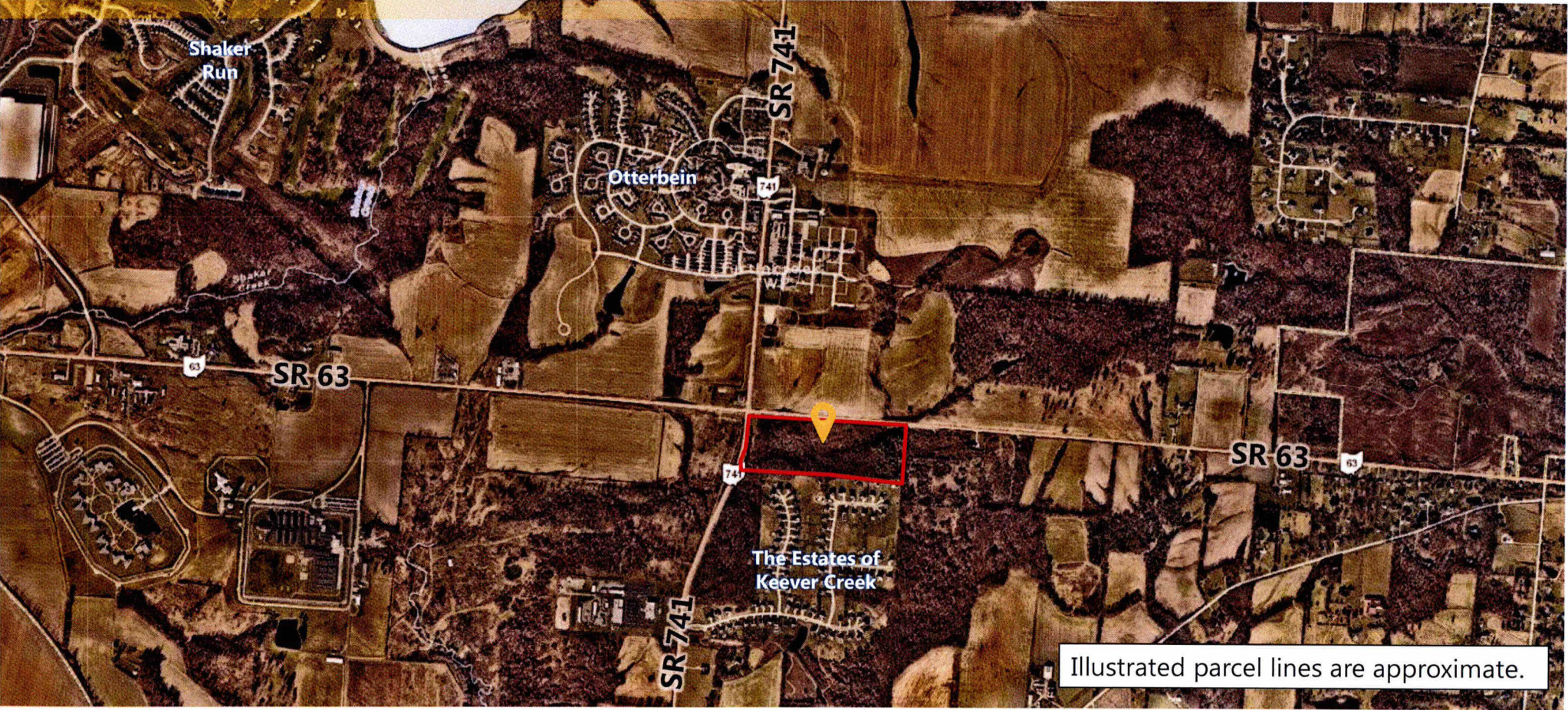
SUBDIVISION REVIEW PROCESS



GENERAL INFORMATION

Applicant	Jeffrey R. Anderson
Property Owner	Otterbein Homes, Inc.
Site Address	0 State Routes 741 & 63
Parcel Size	32.535 acres of a 52.1626-acre parcel
Proposed Lot Area	2.043 acres
Current Zoning	PUD (Planned Unit Development) – Special District 3

Vicinity Map

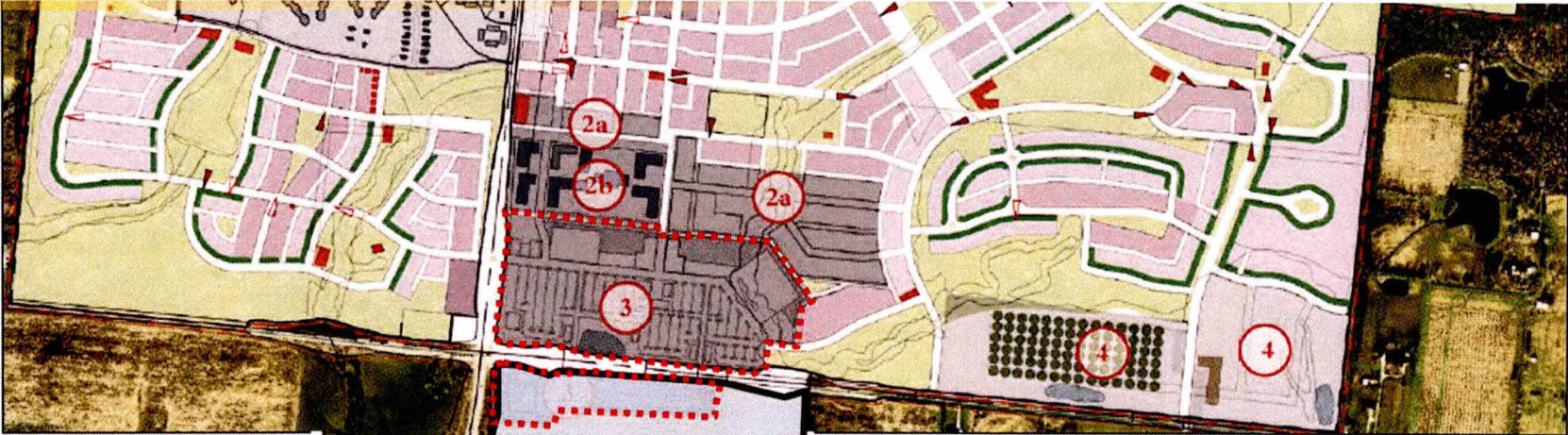


Illustrated parcel lines are approximate.

Site Aerial



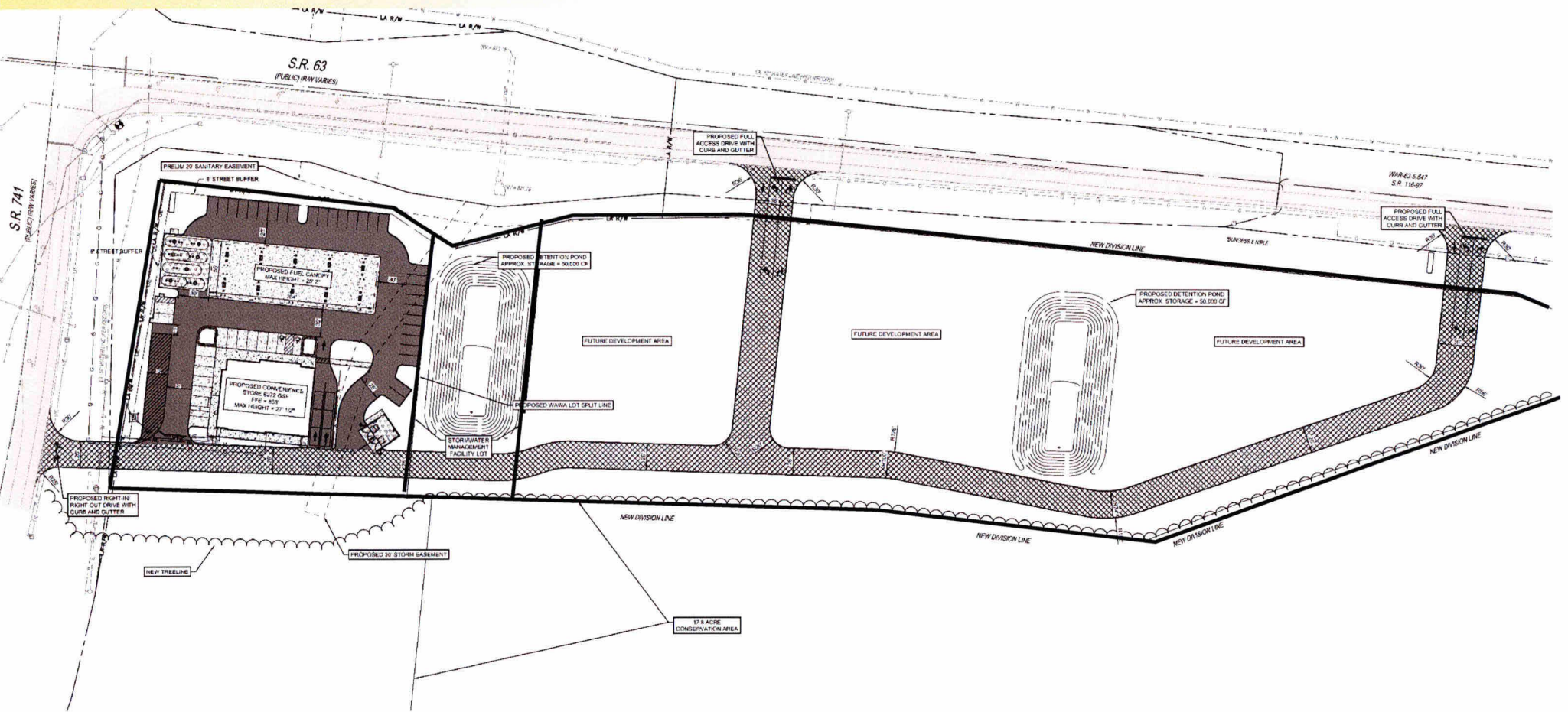
Union Village Regulating Plan



The subject site is located within a portion of the **Special District 3 (SD3)** and **Civic Open Space** in the Union Village PUD (south of State Route 63).

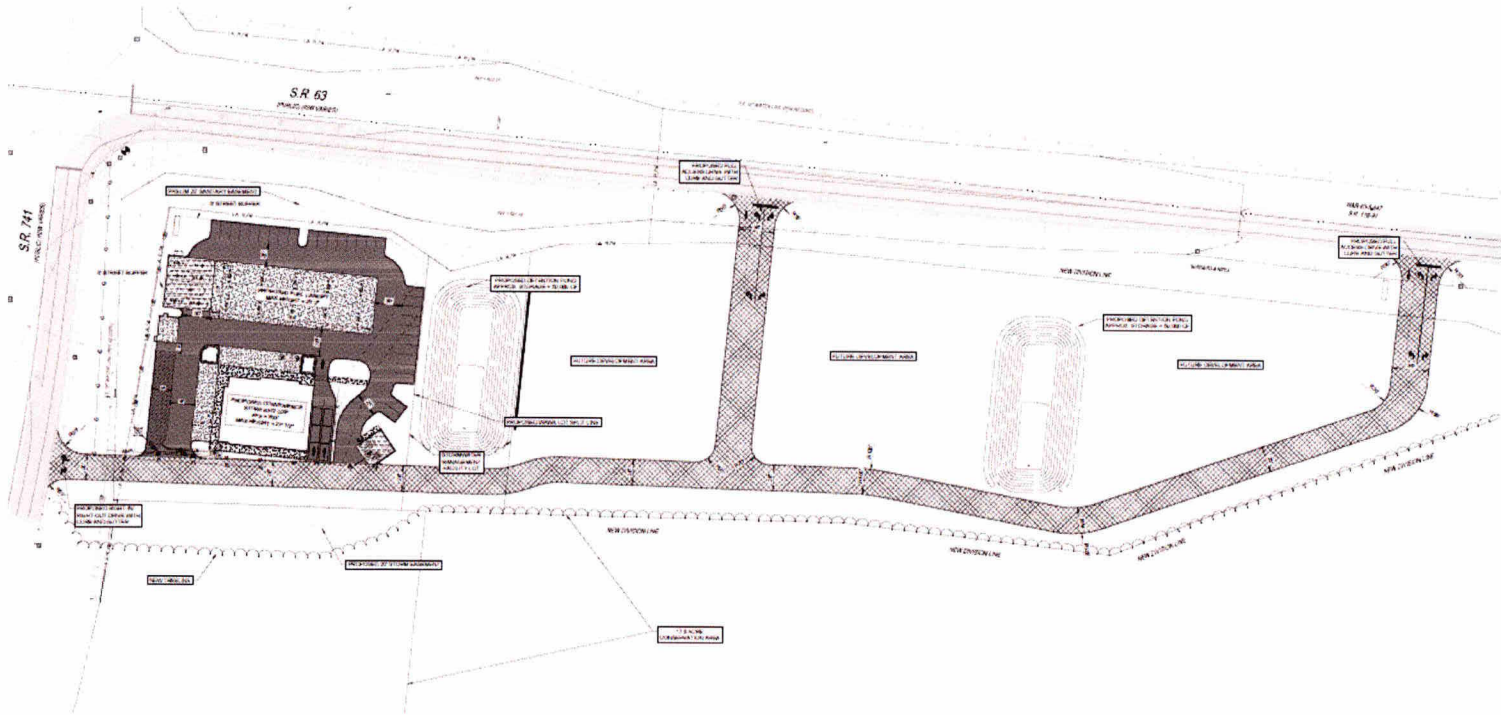
-  Special District 3 Boundary
-  Special District 3A (Subject Site)

Proposal



Proposal

- 1. 6,372 S.F.
Convenience Store
- 2. 10 Pump Gas
Station
- 3. Three access points
 - A. Two on S.R. 63
 - B. One on S.R. 741



Proposal

1. 6,372 S.F.
Convenience Store

2. 10 Pump Gas
Station

3. Three access points

- A. Two on S.R. 63
- B. One on S.R. 741



Proposal

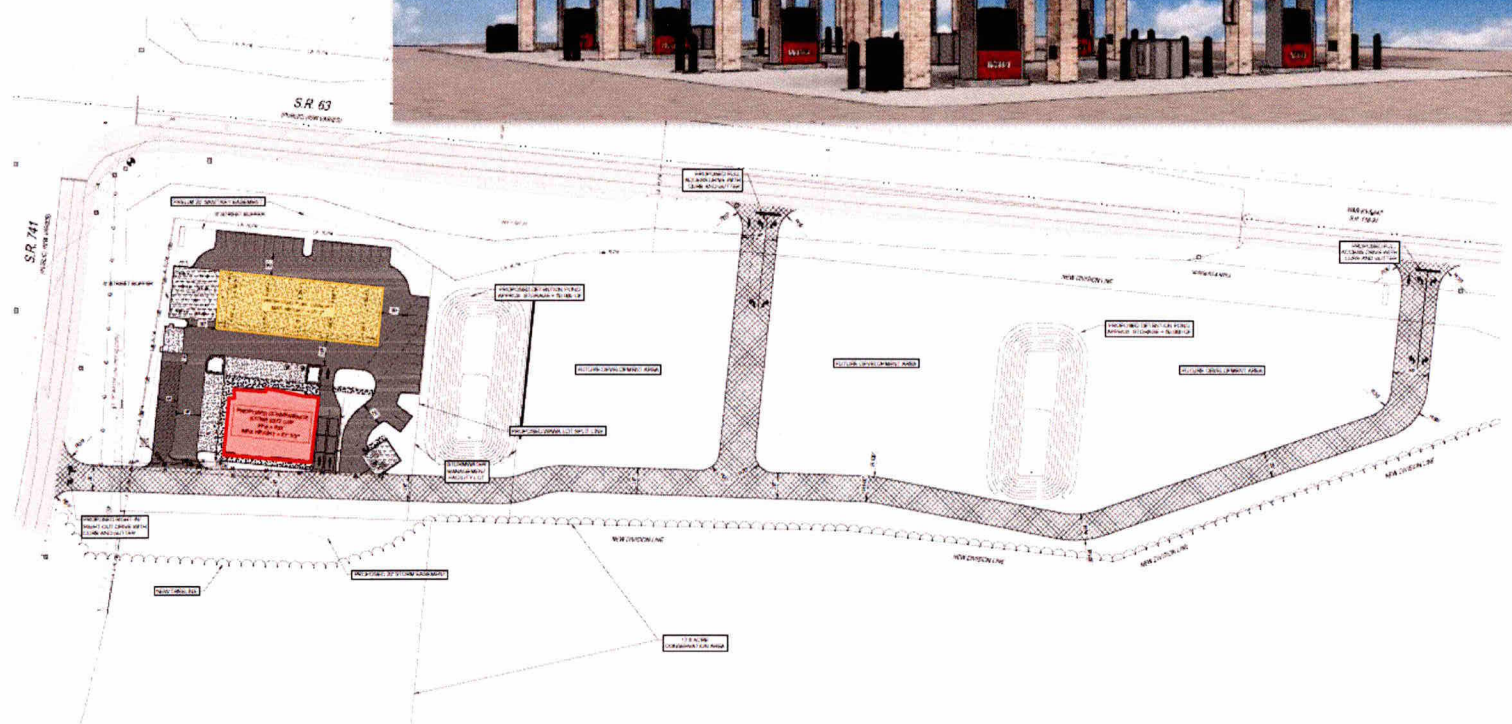
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Convenience Store

2. 10 Pump Gas
Station

3. Three access points

A. Two on S.R. 63

B. One on S.R. 741



Proposal

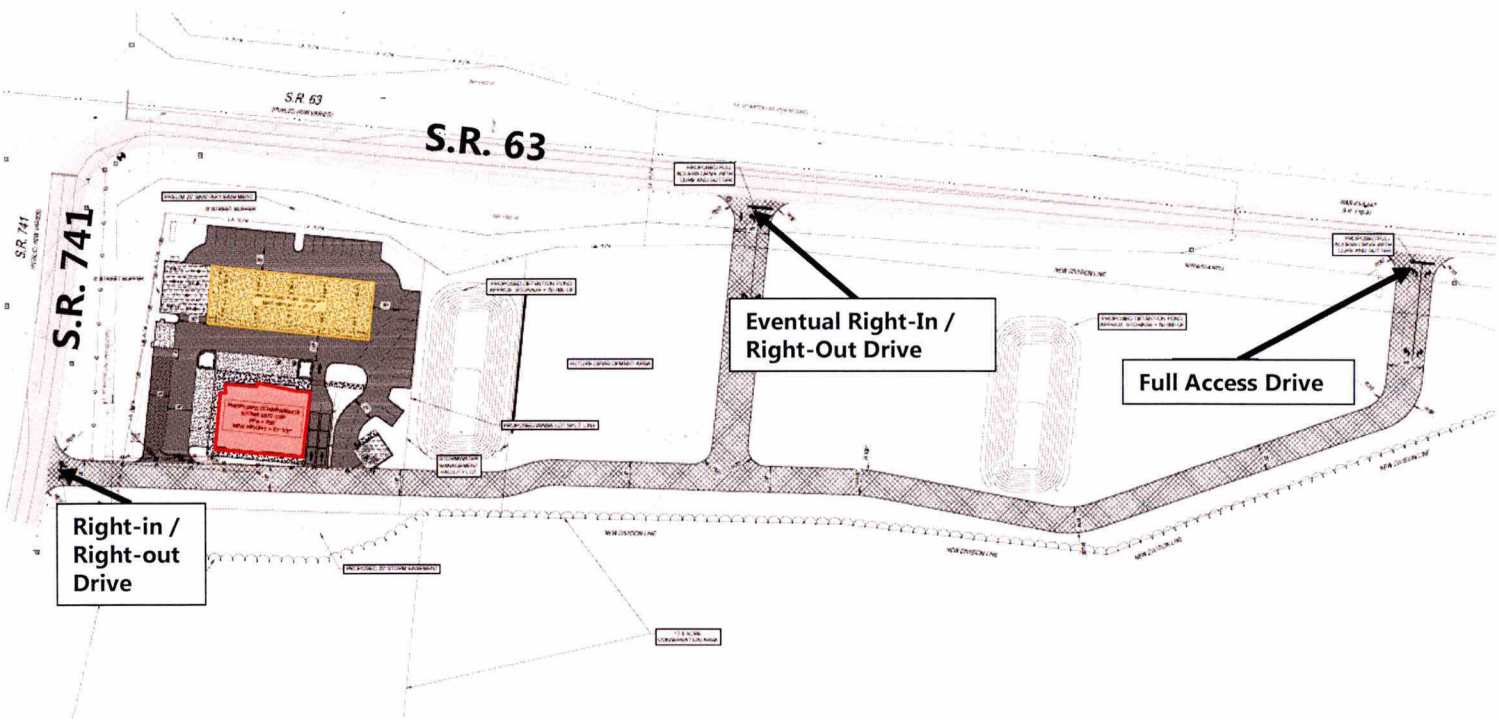
1. 6,372 S.F.
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2. 10 Pump Gas
Station

3. Three access points

A. Two on S.R. 63

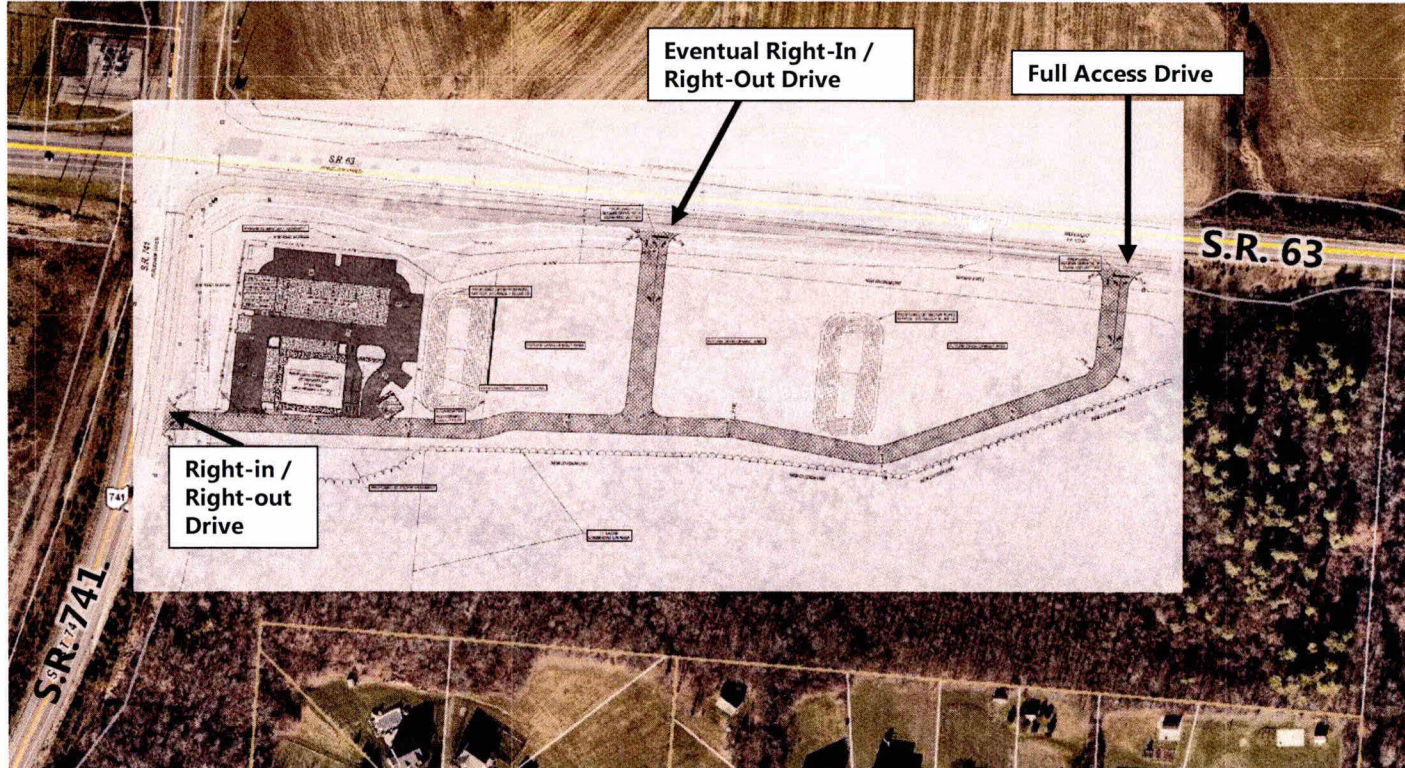
B. One on S.R. 741



Proposal

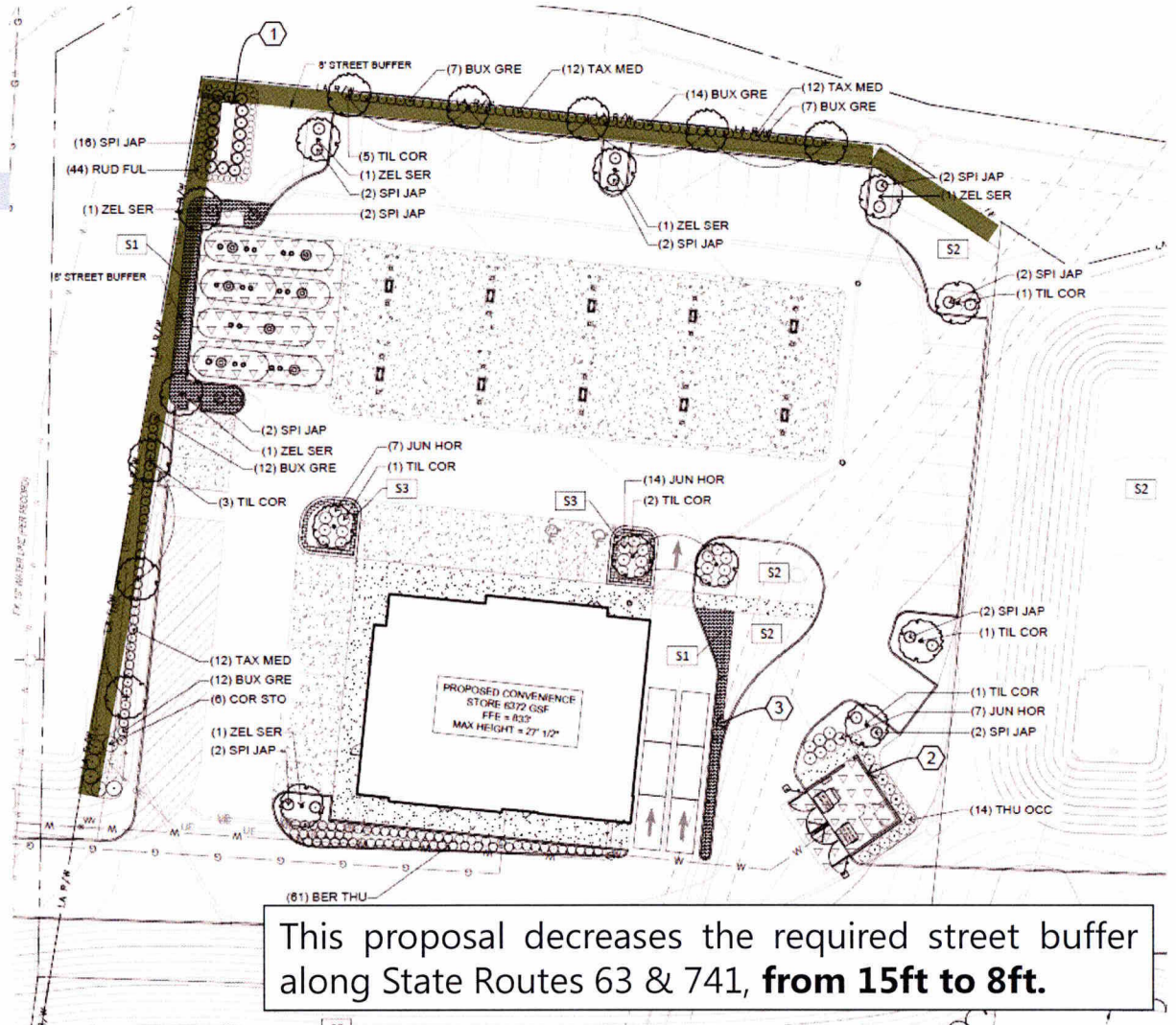
Access points:

- A. Two on S.R. 63
- B. One on S.R. 741



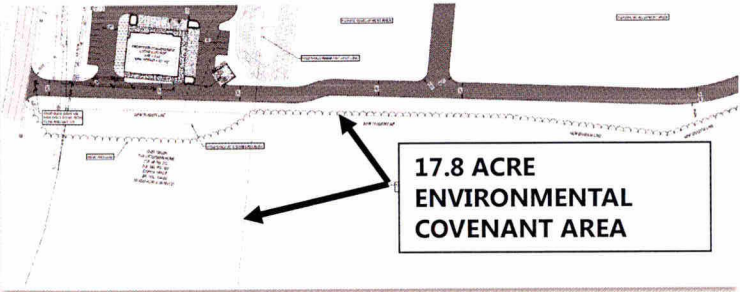
Buffers & Landscaping

- 8-foot street buffer along State Route 63
- 8-foot street buffer along State Route 741
- Dumpster screened through fencing and evergreen



Environmental Features

- Heavily wooded throughout subject site
- A 17.8-acre environmental covenant area (existing)



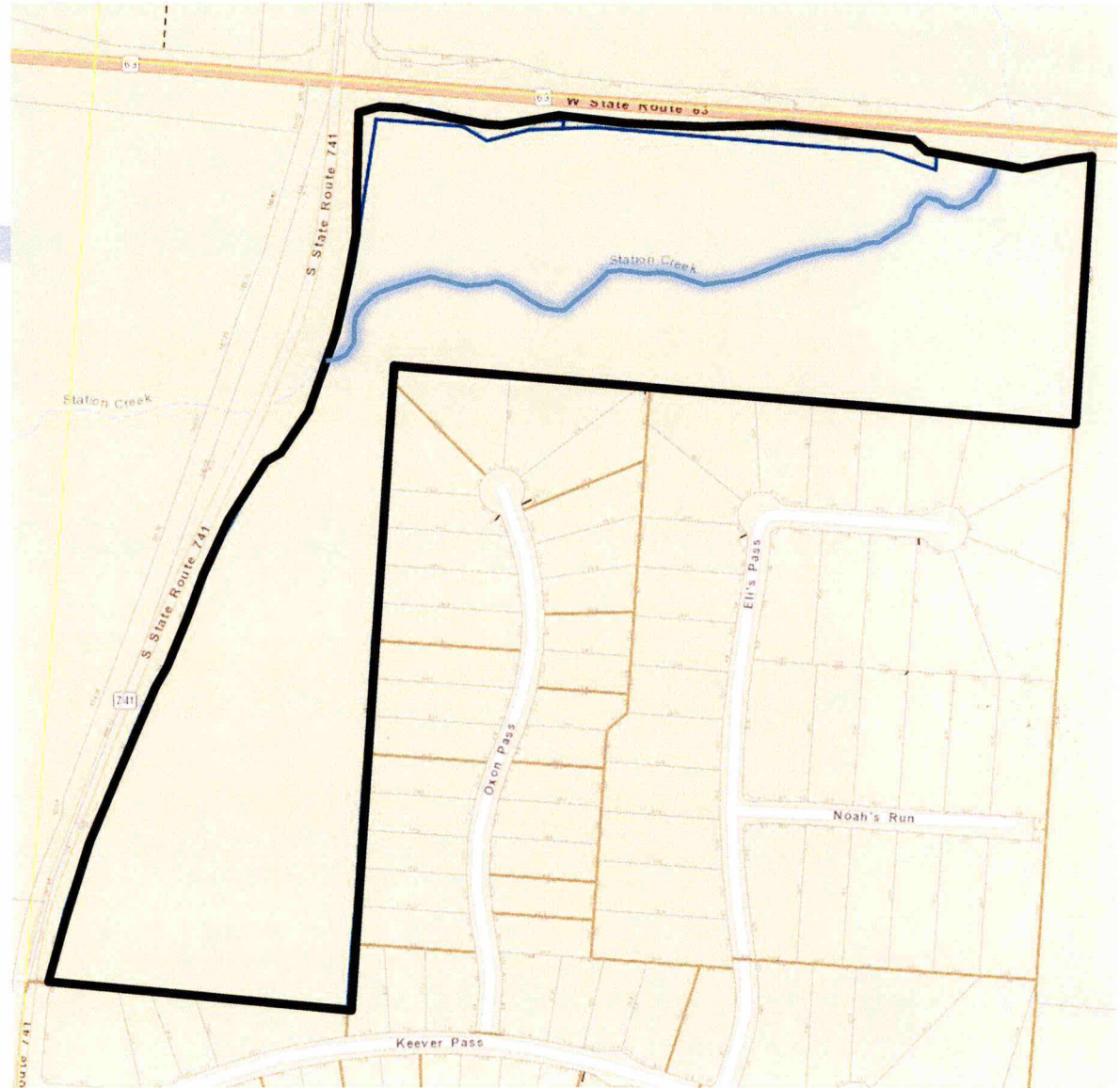
Environmental Features

- Adding additional conservation area over the environmental covenant area.

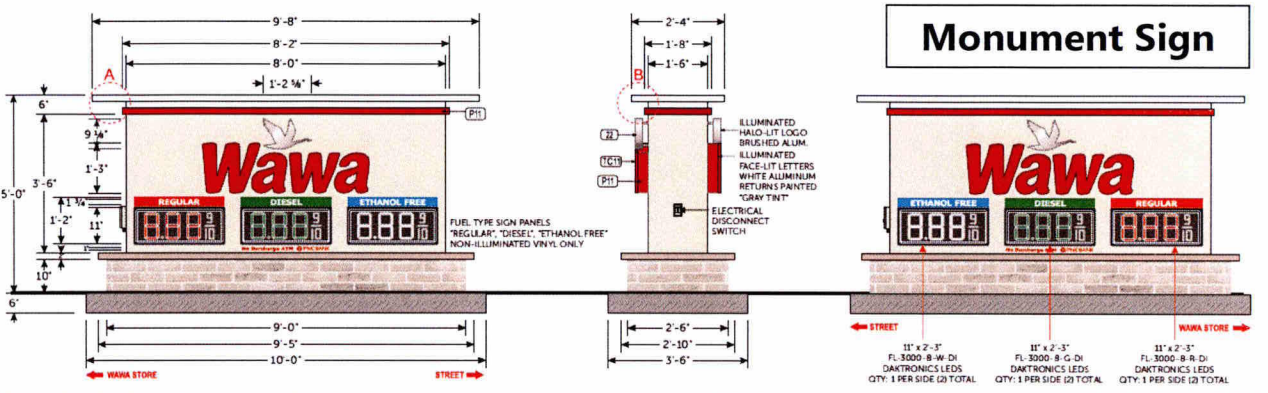


Environmental Features

- Stream through the property (Station Creek)



Signage



Staff Recommendation



Staff recommends approval of the **Union Village Special District 3A PUD Stage 2** to the Warren County Board of Commissioners, subject to the following conditions:

1. All plans and proposals from the applicant shall be made conditions of approval unless modified by one of the following conditions.
2. Compliance with the Warren County Rural Zoning Code, the Warren County Subdivision Regulations, PUD Stage 1, and the Union Village PUD Standards.
3. An Erosion and Sediment Control Plan shall be submitted to, and approved by the Warren County Soil & Water Conservation District prior to earth-moving activities.

Staff Recommendation

4. **All proposed common open spaces and improvements, and maintenance of such areas are ensured through an appropriate legal instrument. An infrastructure maintenance program (i.e. “sinking fund”) shall be established for all stormwater facilities.**
5. Compliance with the lighting, landscaping, and signage standards of the Union Village PUD Stage 1 standards.
6. **Fire hydrant locations shall be approved by the Turtlecreek Township Fire Department.**
7. Compliance with the requirements of the Warren County Water & Sewer Department regarding water service. Any upgrades necessary to support the development shall be installed by the developer.
8. Compliance with the requirements of the Butler County Water & Sewer Department regarding sewer service. Any upgrades necessary to support the development shall be installed by the developer.

Staff Recommendation

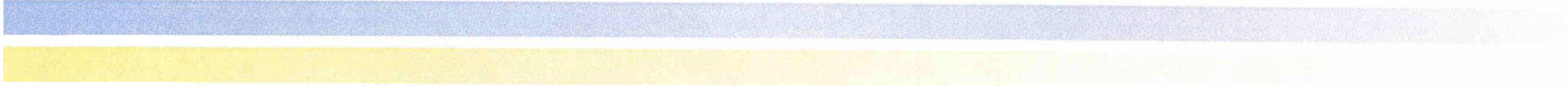
9. **The internal driveways and traffic circulation shall be reviewed and approved by the Warren County Engineer's Office. The site's internal driveway improvements shall be installed prior to the zoning permit application.**
10. **Compliance with the requirements of the Ohio Department of Transportation (ODOT). All proposed access points shall be approved by ODOT and ODOT shall determine whether each access point is full access or limited access and at what point an access shall become limited access. Any improvements deemed necessary by ODOT or the Warren County Engineer's Office shall be installed by the developer. A traffic impact analysis shall be done prior to PUD Stage 3.**
11. **At Final Plat review, the applicant shall dedicate the required right-of-way along State Route 63 and State Route 741, in accordance with the approved PUD Stage 2 Site Plan.**

Staff Recommendation

12. Submit an updated site plan illustrating:

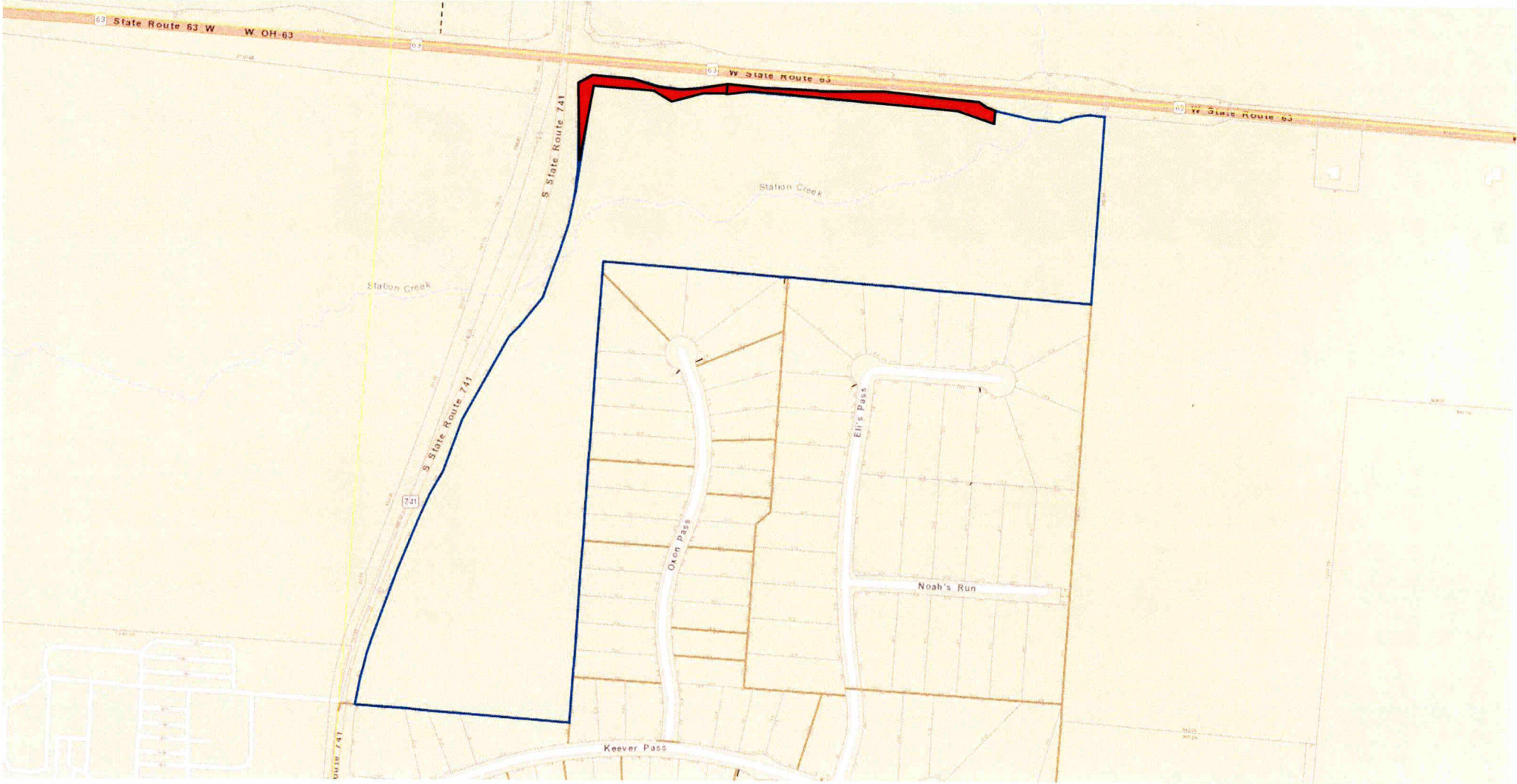
- a. The "Preserve Area for Environmental Covenant" as a conservation area.**
- b. The internal circulation be labeled as private drives, identifying the access drive classification.**
- c. The stormwater management facility located on a separate lot.**
- d. An updated landscaping plan to illustrate the correct symbology for evergreen trees and details of the dumpster fencing.**

13. Building materials of the convenience store and gas canopy shall be similar to the submitted elevations and approved by the Warren County Zoning Inspector.



Backup Slides

Property Ownership – Otterbein Home



Site Photos – From Oxon Pass



Site Photos – From Oxon Pass



Warren County Rural Zoning Code

Section 1.303.6 Site Plan Review Criteria

1.303.6 Review Criteria: 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:** The plan contains the Code required information and is presented in an understandable manner that provides an accurate description of the proposed development, structure(s), site improvements and impacts. The plan complies with all applicable requirements of the Zoning Code pertinent to the proposal.
- B. Design Layout Sufficiency and Sensitivity:** The design components proposed and used are considered sufficient and sensitive to site topography, drainage, parcel configuration, adjacent properties, traffic operations, adjacent streets and driveways, pedestrian access and the type, size and location of buildings.
- C. Design Character, Operational Compatibility, and Coordination:** The appearance and design character of the proposed development and all corresponding operational activities are considered compatible and coordinated with surrounding, existing, and planned developments. The proposed structures must also be identified as a primary or secondary and must be coordinated to function with the internal operations of the site.

Warren County Rural Zoning Code

Section 1.303.6 Site Plan Review Criteria

- D. **Preservation of Significant Features:** The plan preserves: architecturally, historically and/or culturally significant buildings; wetland, floodplain, streams, aquifer recharge areas; soils areas with severe limitations for use; steep slopes; and tree lines, hedgerows, wooded areas, and trees that are determined valuable to retain.

- D. **Pedestrian Access and Circulation:** The plan proposes provision of pedestrian circulation and access. Determination of adequacy is based on such provisions being designed to be safe, comfortable, compatible, connected, conflict-free, and compliant with applicable ADA regulations.

- E. **Vehicular Access and Circulation Streets:** Driveways, parking aisles, and other related elements designed for vehicle access and circulation demands are determined sufficient per evaluation by the Warren County Engineer and Fire/EMS department. These elements are evaluated for safety and function.

- F. **Parking and Loading:** Off-street parking and loading provisions are determined sufficient based upon the proposed number, size, location, and arrangement of parking spaces and provisions for shared-parking and for compliance with Article 3, Chapter 3 Parking, Loading, and Circulation Standards.

Warren County Rural Zoning Code

Section 1.303.6 Site Plan Review Criteria

- H. **Landscaping and Screening:** Evaluated based on the design and effectiveness of landscaping/building material to screen and mitigate negative visual impacts and for compliance with Article 3, Chapter 4 Landscaping and Screening Requirements.
- I. **Exterior Lighting:** Evaluated for compliance with Article 3, Chapter 5 Lighting Requirements and Standards. (J) **Signage:** Evaluated for compliance with Article 3, Chapter 6 Signage Standards and Requirements.
- J. **Public Service Impact:** The impact to public services facilities Exterior Lighting: Evaluated for compliance with Article 3, Chapter 5 Lighting Requirements and Standards.
- K. **Signage:** Evaluated for compliance with Article 3, Chapter 6 Signage Standards and Requirements. **Public Service Impact:** The impact to public services facilities and utilities for water, sanitary sewer, natural gas, electricity, telephone and cable, roadways, police, fire and EMS protection, sidewalks, bikeways, and public schools are evaluated in terms of their capacity to accommodate the proposed development.
- L. **Stormwater Drainage Stormwater Management Plan:** Evaluated based on the quantity and quality of runoff, impact on upstream or downstream property, and a maintenance plan, to the approval of the Warren County Engineer and the Warren County Soil and Water Conservation District.

Warren County Rural Zoning Code

Section 1.303.6 Site Plan Review Criteria

- M. Soil Erosion and Sediment Control:** The plan provisions for minimizing soil erosion during development and preventing sedimentation during and after development are determined acceptable per evaluation by the Warren County Soil and Water Conservation District.
- N. Emergency Access and Service Facilities and Public Safety:** The plan provides for emergency access and service facilities (fire lanes, hydrants, and suppression supply connections) within the site as determined necessary per evaluation by the Fire/EMS department of jurisdiction in conjunction with the Warren County Building Department. The proposed development does not pose a threat to public safety.
- O. Building Design:** Building design is found harmonious in character with the surrounding area with regard to scale, mass, and orientation.
- P. Compliance with Public Health and Safety:** The application must provide plan of procedures to mitigate nuisances to surrounding areas such as, but not limited to odors, excess noise, and/or unsanitary operations. Any externalities must be within the realm of public health, safety, and wellness.

Warren County Rural Zoning Code

Section 1.305.6 PUD Stage 2 Review Criteria

1.305.6 (B) A PUD Stage 2 Preliminary Site Plan, for the area proposed to be developed, shall be developed in conformance with the approved PUD Stage 1 21 Development Plan and in accordance with the approved PUD Stage 1 standards. In addition to the Site Plan review criteria of Section 1.303.6 (B) through (P), the decision to approve a PUD Preliminary Site Plan shall be based on, but not limited to, the following:

- (1) Compliance with all applicable regulations of the Zoning Code; the PUD Stage 1 zoning, the Warren County Subdivision Regulations; and conformity to the approved Concept Plan;
- (2) Proposed public improvements are found acceptable by the approving authority and are bonded as deemed necessary;
- (3) All proposed private aspects and provisions for vehicular access, parking, loading, and circulation; pedestrian access and circulation; essential services in the form of utilities or other facilities; drainage runoff and soil erosion control; landscaping, lighting, signage, and open space; building or other structure size, type, location, use, operation, maintenance, and site impervious surface coverage; and any other items or considerations applicable to PUD site planning, development, and use are found sufficient per discretion of the BOCC;
- (4) The phasing of each individual section or sub-section of the PUD results in a functionally complete section; and,
- (5) Provisions are made to protect, preserve, and incorporate: any existing architecturally and/or historically and/or culturally significant buildings; wetland, floodplain, streams, aquifer recharge areas; soils areas with severe limitations for use; steep slopes; and tree lines, hedgerows, wooded areas, and trees that are determined valuable to retain.

Turtlecreek Township

Review Department Comments

“The Board of Trustees of Turtlecreek Township, the Fire Chief and the Road Supervisor have reviewed the Union Village Special District 3A PUD Stage 2 plans. The Fire Chief would request there be an additional fire hydrant near the fire department connection location and that the facility maintain an electric vehicle fire suppression blanket at all times.”



MR. JAMES VANDEGRIFT TRUSTEE
MR. DANIEL JONES TRUSTEE
MR. JONATHAN SAMS TRUSTEE
MS. AMANDA CHILDERS FISCAL OFFICER

June 11, 2024

Warren County Regional Planning
Attn: Ryan Cook
406 Justice Drive
Lebanon, Ohio 45036

Re: Union Village Special District 3A PUD Stage 2

Dear Mr. Cook,

The Board of Trustees of Turtlecreek Township, the Fire Chief and the Road Supervisor have reviewed the Union Village Special District 3A PUD Stage 2 plans. The Fire Chief would request that there be an additional fire hydrant near the fire department connection location and that the facility maintain an electric vehicle fire suppression blanket at all times.

The Board of Trustees of Turtlecreek Township would like to thank you for submitting the Union Village Special District 3A PUD Stage 2 plan for review.

Sincerely,

Jonathan D. Sams
Board of Trustees Turtlecreek Township
Chairman

JSD/tb
Cc: file

Warren County Zoning

Review Department Comments



“Based on a review of the 63 & 741 – WAWA Stage II Submittal documents, a preliminary Warren County Zoning approval is granted.”

From: Dratt, Ray
Sent: Monday, June 17, 2024 1:50 PM
To: Goschinski, Cameron
Cc: Tegtmeier, Michelle R.; Hill, Brooke M.
Subject: RE: 63 & 741 - Wawa Stage II Submittal

Cameron,

Based on a review of the 63 & 741 – WAWA Stage II Submittal documents, a preliminary Warren County Zoning approval is granted.

Ray

Ohio Department of Transportation

Review Department Comments

“We just approved of their MOU for their TIS for this site. We have not seen the traffic impact study yet to determine what roadway improvements will be needed. **It should be noted for this application once the development of the north side open up, it is anticipated that a signal will be warranted at the east most driveway shown in their plans. At that time, the western driveway will be converted to a RI/RO at the developer’s cost.”**

Ryan,

We just approved of their MOU for their TIS for this site. We have not seen the traffic impact study yet to determine what roadway improvements will be needed. It should be noted for this application that once the developments on the north side open up, it is anticipated that a signal will be warranted at the east most driveway shown in their plans. At that time, the western driveway will be converted to a RI/RO at the developer's cost.

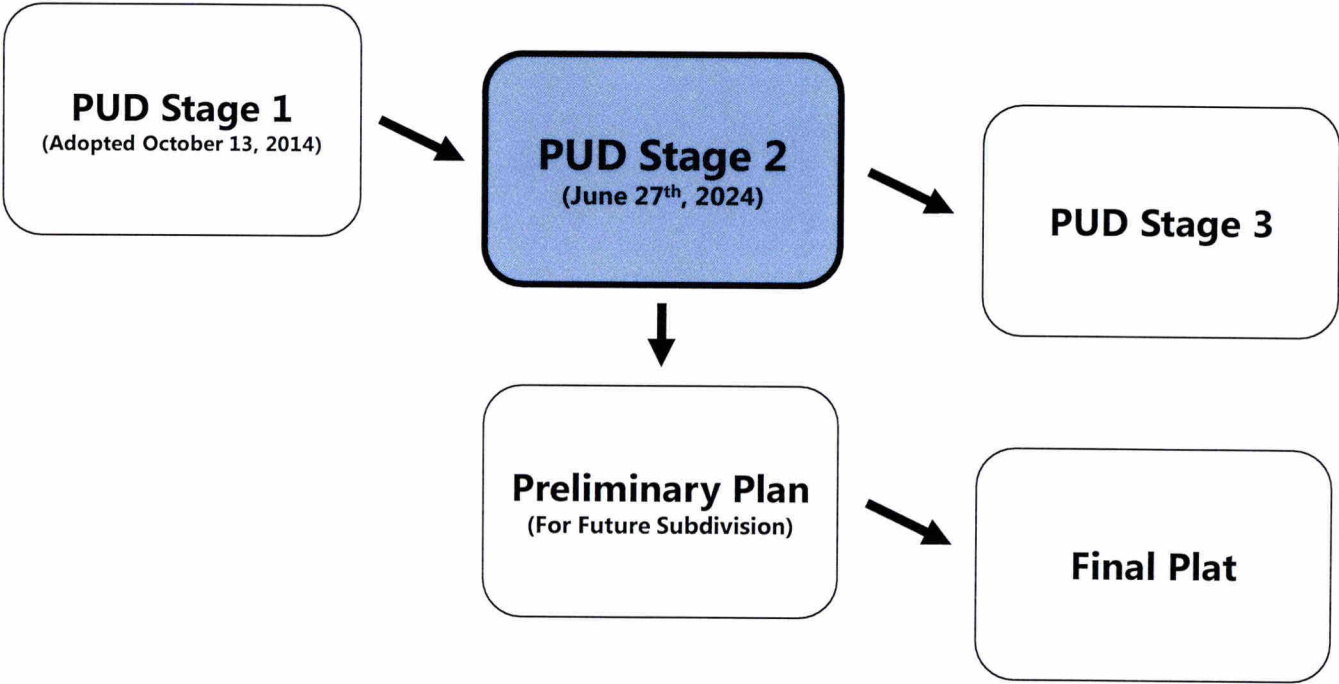
Thanks,

Dustin Williams
Transportation Technician
505 S SR-741
Lebanon, OH 45036
D:513-933-6576 C:513-615-4033
Dustin.williams@dot.ohio.gov

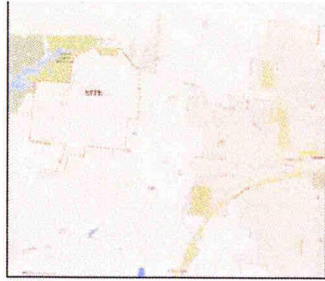


Department of
Transportation

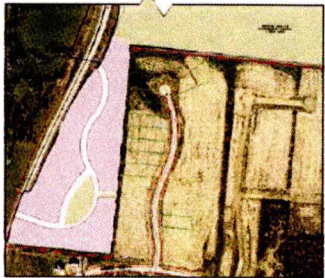
Union Village PUD Process



Union Village Regulating PUD

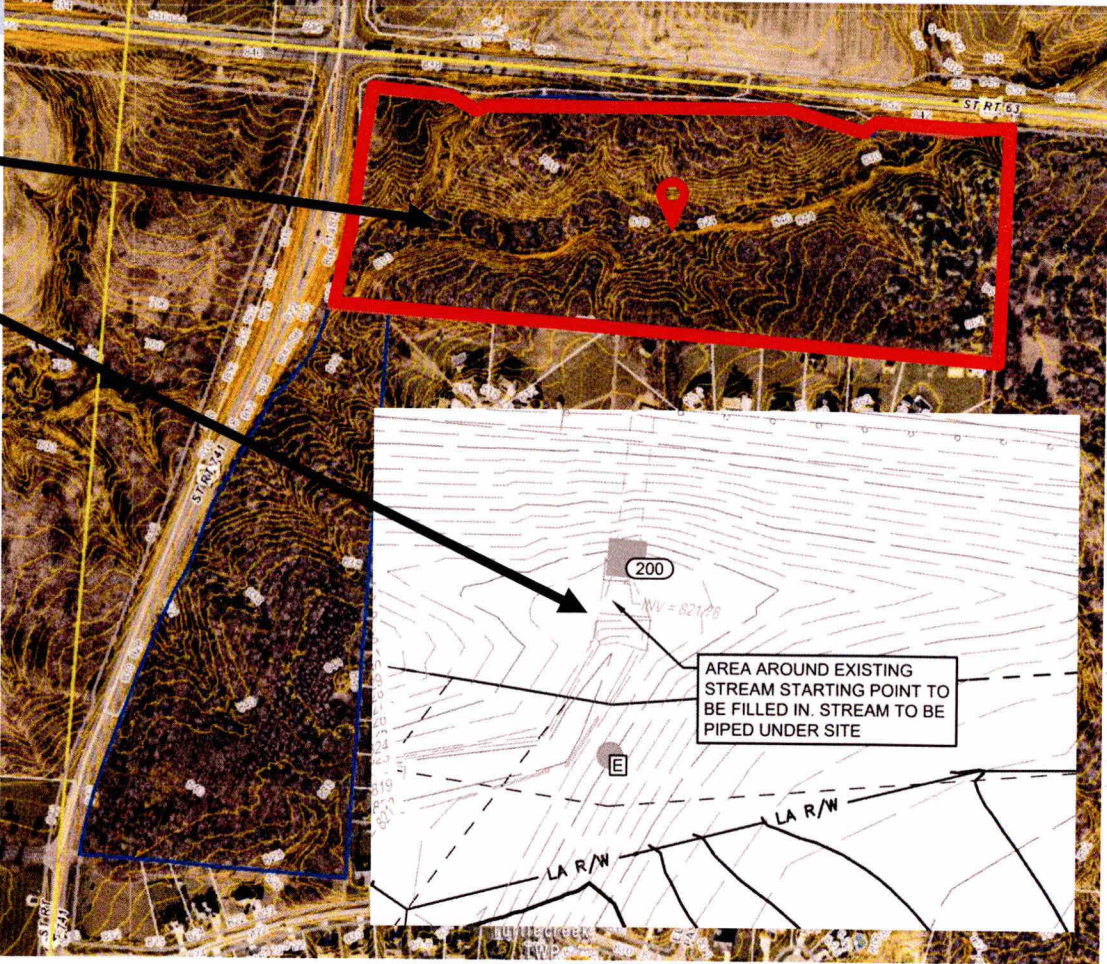


Valley Map















Environmental Features

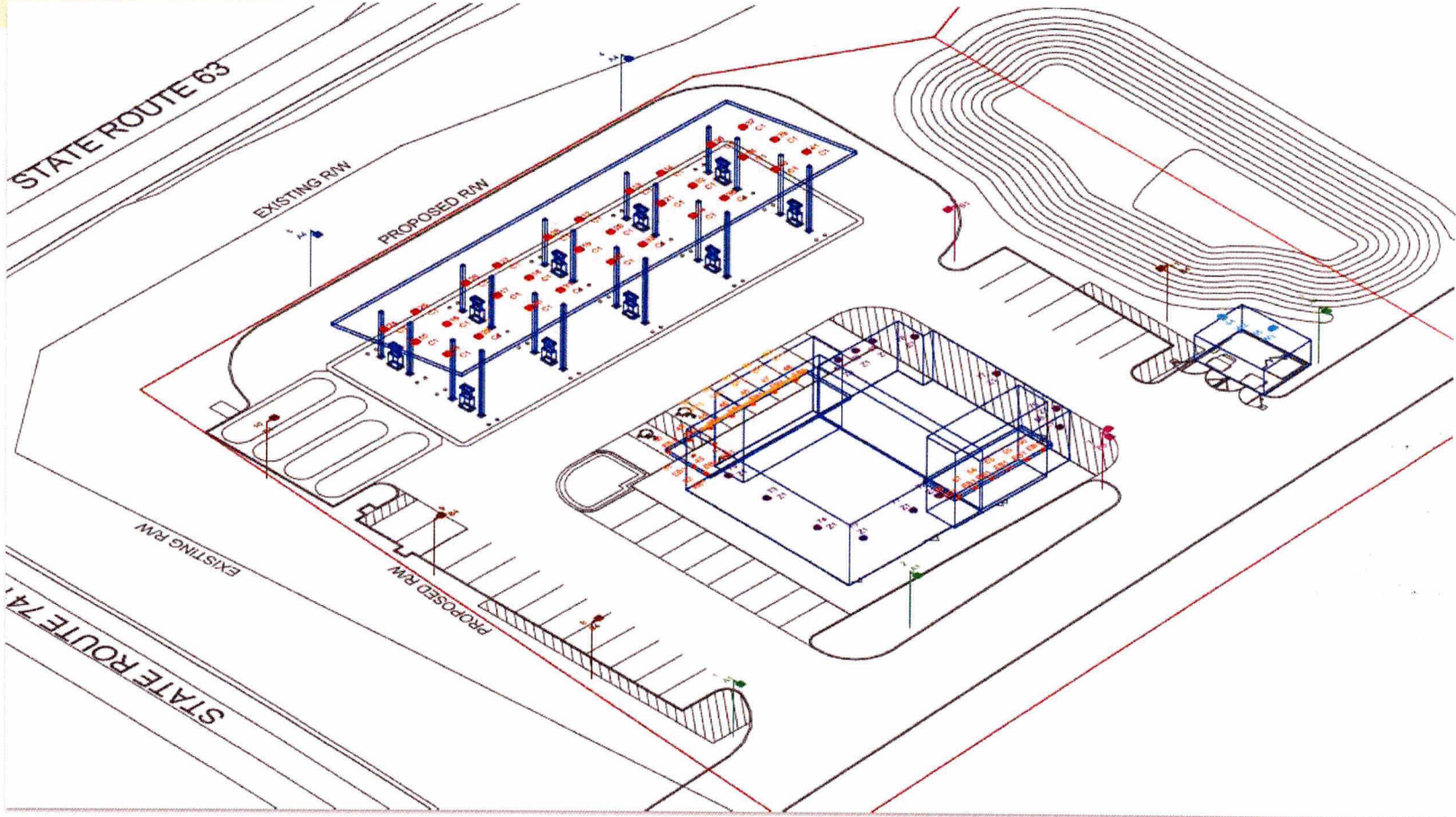
- Steep slopes along southern boundary
- Existing stream to be piped under site.
- Station Creek runs along east-west property lines



Lighting

The submitted photometric study complies with the Warren County Rural Zoning Code.

AREA	
	
CANDPY	
	
WALL MOUNTED	
	
COVELINE	
	
WALL MOUNTED	
	
WALL MOUNTED	
	



Union Village PUD Stage 1

PUD Stage 2, Stage 3 and Subdivision Review Process

Standards for “Special Districts”
may be added and/or amended
at Stage 2.

PUD STAGE 2, STAGE 3 AND SUBDIVISION REVIEW PROCESS

PUD Stage 2

(Approved by BOCC)

- Stage 2 includes all details show at Stage 1 in addition to the following:
 - Stage 2 is a general subdivision plan.
 - It shows undimensioned proposed parcel lines, undimensioned and semi-conceptual locations for stormwater detention basins.
 - It does not show commercial building footprints.
 - It shows a more detailed road layout and trail/sidewalk connections.
 - Establishes criteria for determining major and minor amendments.
 - Each Stage 2 will show all previously approved sections.
 - Standards for “Special Districts” may be added and/or amended at Stage 2.
 - “Major” modifications to the Stage 1 PUD may be reviewed concurrently with Stage 2.

Warren County Rural Zoning Code

Parking Space Definition



Parking Space: An area of a parking lot designated for the parking of a single motor vehicle (see parking lot and parking space, handicapped).

Parking Space, Handicapped: A parking space sized and maintained with permanent signage and markings for use by the handicapped, in conformance with the requirements of the Americans With Disabilities Act (Public Law 101-336), as amended

Union Village PUD Stage 1 Special Districts 3 & 4 Standards

SPECIAL DISTRICTS 3 & 4; REGIONAL COMMERCIAL

Purpose and Intent:

The Purpose and Intent for Special Districts 3 and 4, Regional Commercial is to provide an expanded range of commercial uses might not as readily conform to the pedestrian-friendly design requirements of the more walkable community types that comprise Union Village. The proximity of these districts will enable easy patronage by those in Union Village while accommodating the automobile traffic (and parking) demands of the surrounding region. This is essential as the success of the preponderance of these uses will rely on the support of the broader region.

Special Districts 3 & 4 seek to provide Union Village with a broader range of goods and services than can be accommodated with the walkable, mixed-use neighborhoods. The uses will tend to have a higher parking demand or other requirements that might compromise the walkability of the neighborhood but would nevertheless be advantageous to have in close proximity. The intent is that these Special Districts would be easily accessible from Union Village neighborhoods using predominantly neighborhood streets and paths. At the same time, it is expected that the success of uses within these Special Districts is dependent upon the patronage of those from the greater region. Thus, these Special Districts shall be readily accessible to routes 63 and 741 and adequate (though not necessarily abundant) parking shall be provided.

Uses Permitted:

- All allowable land uses within the Community Commercial Business Zone (B2) as indicated in the Warren County Rural Zoning Code
- All uses described as "Open Residential, Open Lodging, Open Office, Open Retail, Open Civic or Open Institutional" in the PUD Zoning Standards Uses.

as well as...

- Tattoo & Body Piercing Parlor
- Pawn Shop
- Commercial Stable
- Nursery
- Automobile Fueling Station
- Automobile Oil Change, Lube, Light Service
- Automobile Body Repair Shop
- Automobile General Repair
- Automobile and/or Truck Washing Facility
- Paint Mixing & Spraying Facility
- Plastic & Rubber Products Manufacture
- Similar Uses: For a proposed use not listed herein, a Variance or a Minor Modification may be issued as described elsewhere in these PUD Zoning Standards.

SPECIAL DISTRICTS 3 & 4; REGIONAL COMMERCIAL (CONT.)

Thoroughfares:

These Special Districts shall be planned in a pattern of streets and blocks that is an extension of the thoroughfare network of Union Village. The proposed thoroughfares within these Special Districts shall include direct internal connections to Union Village as well as provide for additional future connections. To that end, the thoroughfares in these SDs shall be designed as much like the thoroughfares in the PUD Zoning Standards Thoroughfares as reasonably feasible. At a minimum, underground utilities, lights, trees, sidewalks, etc., shall follow the pattern of the thoroughfare network leaving parking lots largely free of obstructions to future infill development. In places where the thoroughfares are not interrupted by drive aisles, on-street parking should be provided. Sidewalks, at least 8 feet in width, shall be provided along facades and between all entrances and all other sidewalks. Sidewalks shall maintain a clear pedestrian zone of 8 feet in width.

Parking:

Parking lots will generally occupy a "block" bounded by thoroughfares designed as described above. The parking blocks are to be conceived as "holding uses" which could be retrofitted for potential future development. However, at present they will be necessary as parking to serve the proposed uses. These parking blocks should be no wider than 250' (four rows of double-load, head-in parking) by 600' or so in length (a typically block size). Bigger blocks could be considered with a proposal for how they might reasonably be retrofitted into smaller blocks in the future with little or no change to infrastructure such as lights, trees, sidewalks, etc. To the extent reasonable, parking lots should be designed for dual uses such as farmers markets, basketball tournaments, fairs, Christmas tree sales, and the like. This suggests that the use of curbs, wheel stops, etc. requires consideration beyond simply that of the car.

Landscaping shall include tree-lined thoroughfares as part of the thoroughfare network. Planting strips containing these trees should be planted with grass where pedestrians are likely to cross, hedges where it is unsafe for pedestrians to cross, and ground cover and/or shrubs elsewhere. Landscaping should be used to minimize the visibility of and/or enhance the appearance of the parking lots from SR 63 and 741.

Lighting shall be sufficient for pedestrians, bicyclists, automobiles to use the parking lot safely. All fixtures shall be dark-skies friendly and not allow light to spill across the property lines.

The parking requirements of the Warren County

SPECIAL DISTRICTS 3 & 4; REGIONAL COMMERCIAL (CONT.)

Code shall apply less a 15% reduction justified by the proximity of and accessibility to the walkable communities surrounding them.

Urban Standards:

Building placement, whether principal buildings or out parcel buildings, should:

- reinforce the network of thoroughfares and parking blocks previously described.
- facilitate and support walkability where this is likely to occur. Pedestrian activity along SR 63 seems unlikely, therefore, it should not be expected that building would be placed in close proximity to SR 63 for that reason.
- shape common gathering spaces such as squares and plazas. Such squares and plazas should be furnished, lit and landscaped to facilitate their use and enhance community interaction.

The primary facade and the primary building entrance shall face a thoroughfare, square or plaza.

All facades of a given building shall be of the same materials and detailing. Elevations of the same building shall be compatible with the facades but the level of detail may be simplified. Buildings with all sides equally visible should have similar materials and detailing on all sides.

Architectural Standards:

The architectural design of buildings within each Special District should be harmonious and reinforce a common character. Themed restaurants, commercial chains, and other franchise-structures may need to adjust some aspects of their standard architectural model to support this more important intent.

All facades of a given building shall be of the same materials and detailing. Elevations of the same building shall be compatible with the facades but the level of detail may be simplified. Buildings with all sides equally visible should have similar materials and detailing on all sides.

The primary building entrance shall be clearly distinguished with a higher level of detail and a portico, canopy or other cover.

Walls of one-story commercial buildings fronting thoroughfares should be 50% glazing between 2' and 12' above the adjacent sidewalk elevation. This glazing shall be clear, not tinted, and offer views a minimum of 20' into the depth of the building. For single tenants occupying over 200' of continuous frontage this requirement shall apply for the first 200' of frontage and may be reduced by half for the remaining frontage.

Mixed-use and office buildings shall follow the

SPECIAL DISTRICTS 3 & 4; REGIONAL COMMERCIAL (CONT.)

architectural requirements of buildings in the T5 zone.

Pitched roofs should be simple shapes. Flat roofs should have parapet walls scaled to the height of the elevation and sufficient to conceal most roof-mounted equipment. Equipment not concealed by a parapet wall may need to be screened by a separate enclosure. If so, this enclosure should be as understated and inconspicuous as possible. Equipment should be placed on the roof in the least conspicuous location possible.

Building materials:

Permitted building materials include those in the Union Village Architectural Standards. Split face and decorative concrete block may be used as a base or foundation material on facades and for elevations.

Signage:

The following principles shall control the computations of sign area and sign height.

Sign area. The area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that shall encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color that is an integral part of the background of the display or used to differentiate the sign from backdrop or structure against which it is placed. This area does not include supporting framework, bracing, or decorative fence or wall unless such structural support is determined by the County Zoning Inspector to constitute an integral part of the sign design or is determined to be designed to attract attention. Signs may have two faces, but no more. Two signs placed back to back and part of the same sign structure, the sign area shall be computed by the measurement of one of the faces.

Window Area. Where the sign area is based on the total window area, the window area shall be calculated as the total area of glass windows on the building frontage.

Sign Height. The height of a sign shall be computed as the distance from the average natural grade at the base of the sign or support structure to the top of the highest attached component of the sign. A freestanding sign on a man-made base, including a graded earth mound, shall be measured from the average natural grade, where the sign is to be located, prior to the addition of the sign.

Permitted Signs include the following:

One Entrance Monument Sign or Entrance Wall Sign is permitted at each development en-

Union Village PUD Stage 1 Special Districts 3 & 4 Standards

SPECIAL DISTRICTS 3 & 4: REGIONAL COMMERCIAL (CONT.)

Entrance from State Routes 63 and 741 and Greentree Road.

- **Entrance Monument Signs.** An Entrance Monument Sign shall be freestanding with a maximum sign area of 30 square feet per side with a maximum of two sides. The sign shall be a maximum of five feet high. The sign shall not include any changeable copy, shall not bear a commercial message and shall not be internally illuminated.
- **Entrance Wall Signs.** An Entrance Wall Sign shall be attached to a wall. The maximum sign area is 30 square feet per side. The sign shall be a maximum of five feet high. The sign shall not include any changeable copy, shall not bear a commercial message and shall not be internally illuminated. The wall to which it is mounted may be a maximum of 12 ft. high with piers of a maximum of 15 ft. high.

Wall, Projecting, Canopy, or Awning Signs. Wall signs (integral or attached to a building), projecting, canopy, or awning signs are permitted in accordance with the following:

- The maximum square feet of any combination of wall, projecting, canopy, or awning signs on a single structure shall not exceed one square foot per lineal foot of building frontage. The allowable sign area may be allocated to more than one sign.
- The above ratio shall apply separately to each building frontage that faces a public or private street.
- Allowable sign area may be allocated to a wall that is not building frontage, but the combined sign area shall not exceed the maximum square feet allowed.
- No changeable copy sign shall be permitted.
- No wall sign shall project more than 15 inches beyond any building facade, canopy facade, or wall.
- Wall signs shall be limited to individually mounted letters or logos. Back-lit light box style signs that have interchangeable sign faces shall be prohibited.
- Awnings shall not be backlit. Awnings may incorporate signage but the total area of signage on an awning shall be counted as part of the maximum wall sign area permitted for the building.
- Signs located on canopies for the sale of automotive fuel shall be considered canopy signs. Such canopies shall be considered a separate structure for the purpose of determining allowable sign area. The maximum area of signs on such structures shall not exceed one-half

SPECIAL DISTRICTS 3 & 4: REGIONAL COMMERCIAL (CONT.)

square foot per lineal foot of canopy building frontage. The allowable sign area may be allocated to more than one sign.

Multi-family, Mixed-Use and Commercial Buildings shall have their signage integrated into the building entablature or entrance portico or a similar location otherwise incorporated into the architecture.

Signs for Civic Buildings at T3, T4 and within Parks and Greens shall be either Free Standing or incorporated into the architectural design of the building. Signs for Civic Buildings at T5 shall be incorporated into the architectural design of the building.

Changeable Copy. Freestanding signs may include a changeable copy sign provided that it does not comprise more than 75% of the total sign area. The changeable copy shall not change more than one time per 60-second period. The changeable copy sign may be manually changed or may be an electronic message sign but electronic messaging areas shall not comprise more than 25% of the total sign area. The changeable copy sign shall have an automatic dimming capability that adjusts the brightness to the ambient light at all times of day and night.

Fuel Price Displays. Digital fuel price signs are permitted for automotive fuel sales. Such price signs shall be included in the allowable sign area for the use.

Menu Boards. Menu boards are permitted.

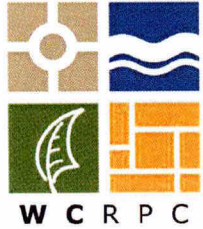
Prohibited signs include the following:

- backlit signs
- free-standing signs, except the entrance signs
- Signs in the right-of way unless specifically permitted in this article
- Signs Exempt from these standards
- Pennants, banners (except Temporary Signs), streamers and similar type devices intended to grab the attention of drivers or pedestrians
- Roof signs, except neon signs on an open metal framework
- Flags intended for advertising or commercial purposes
- Signs emitting sounds
- All portable advertising signs (mobile signs on wheels, etc.) and signs mounted, attached, painted, etc. on trailers, boats or motor vehicles except those on licensed commercial delivery and service vehicles
- Beacons and searchlights, except for emergency purposes
- Off-premise signs
- Billboards
- Flashing, moving, blinking, racer type, inter-

SPECIAL DISTRICTS 3 & 4: REGIONAL COMMERCIAL (CONT.)

mittent, rotating, moving or revolving signs, whirligig devices, inflatable signs and tethered balloons, ribbons, spinners, and other similar types of attention-getting devices

- Merchandise, equipment, products, vehicles or other items not themselves for sale and placed for attention-getting, identification or advertising purposes
- Back-lit light box style signs.



Southwest Golf Ranch

Revised PUD Stage 2

Union Township

Prepared for the Board of County Commissioners

Date: August 20, 2024

PUD Stage 2 Process

Regional Planning Commission
(Recommendation
June 27, 2024)

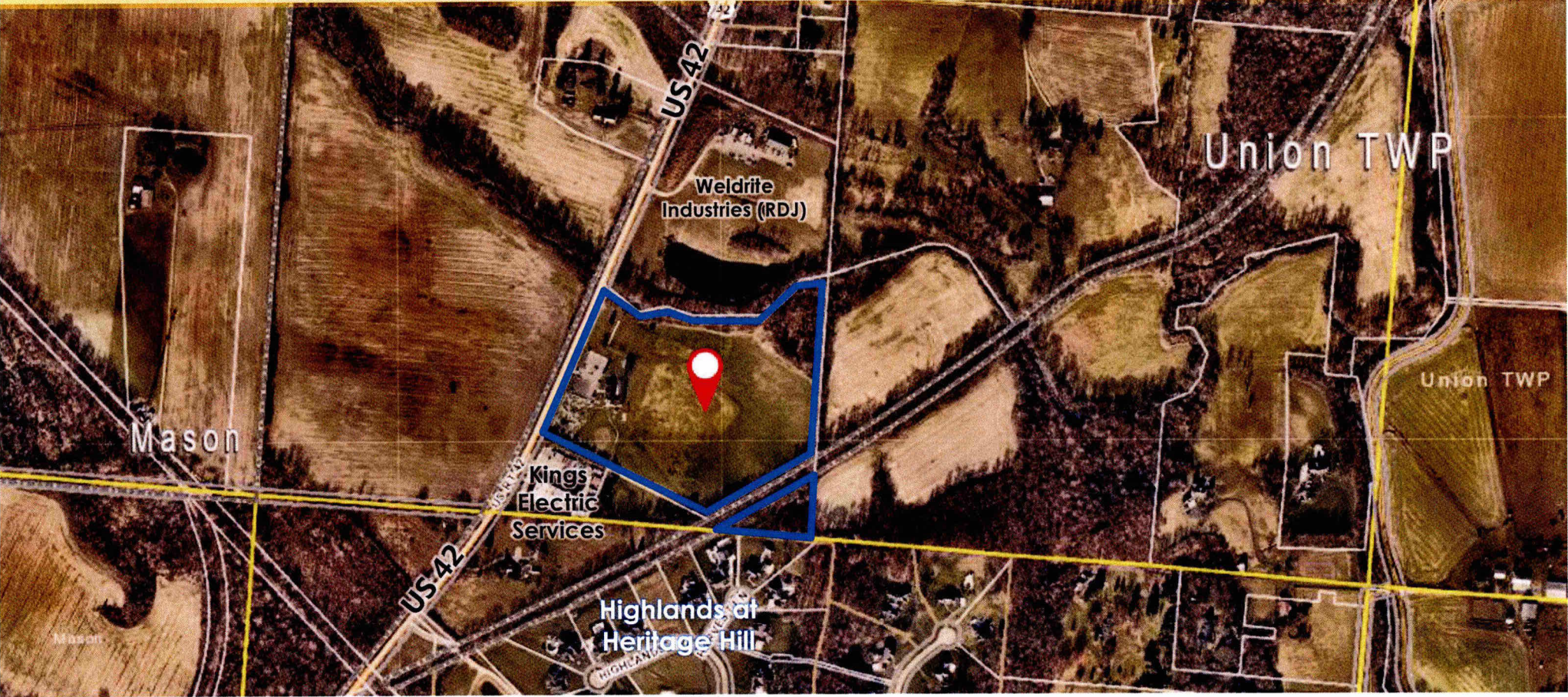
Board of County Commissioners
(Decision)

PUD Stage 2 was approved for this Subject Site on April 11th, 2000, as part of the Deerfield Manufacturing Company PUD.

Project Overview

Property Owners	Chinar Property Group LLC and Scott & Jill Aston
Site Location	2880 S. Rt. 42, Lebanon, OH 45036
PUD Site Area	26.3222-Acres
Zoning	B-2 PUD Community Commercial Business
Current Use	Golf Driving Range & Miniature Golf
Wastewater	On-site

Vicinity Map



Aerial

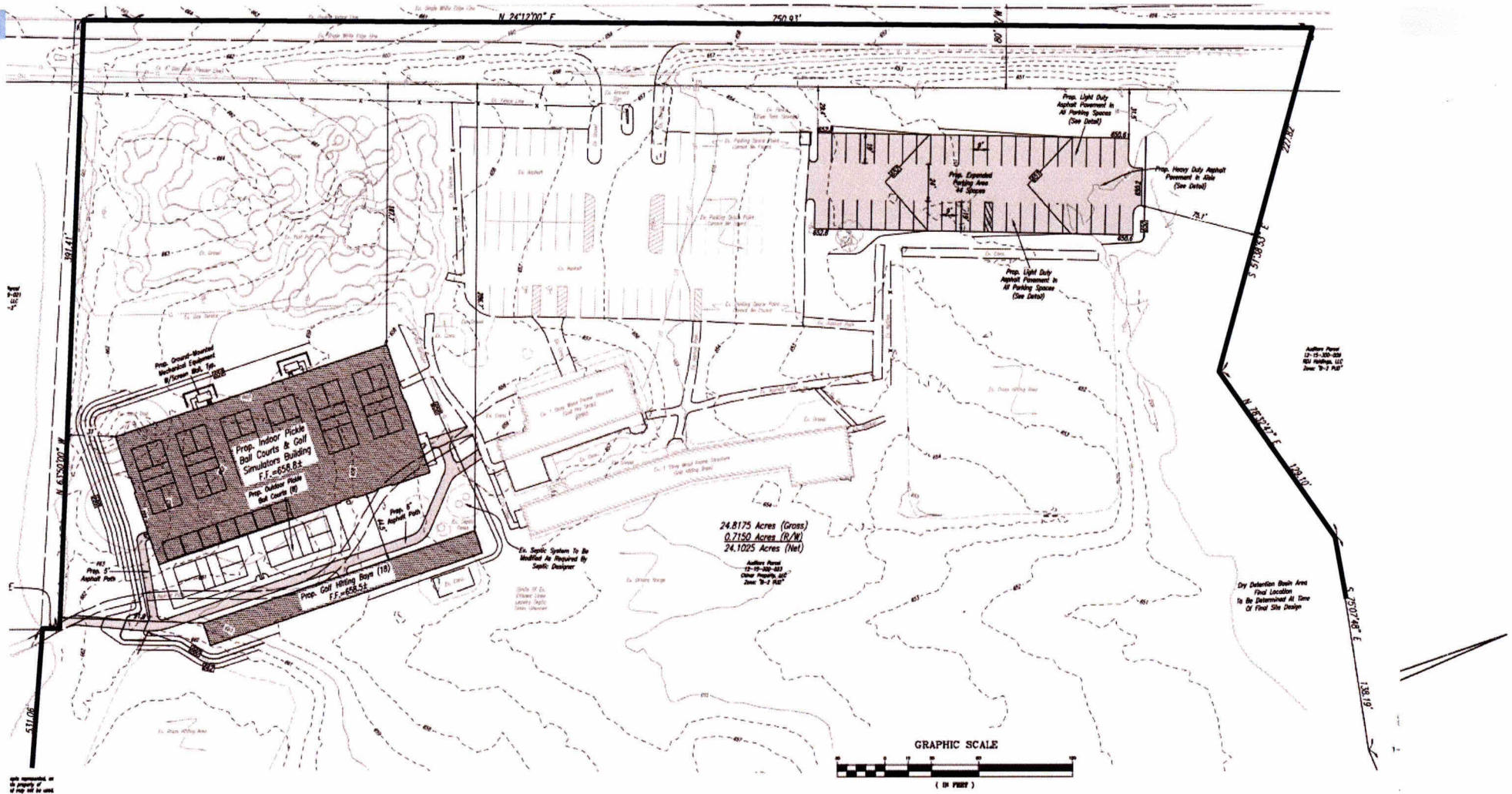


The Southwest Golf Ranch PUD is divided by the Lebanon Mason Monroe Railroad.

PUD Stage 2 Required

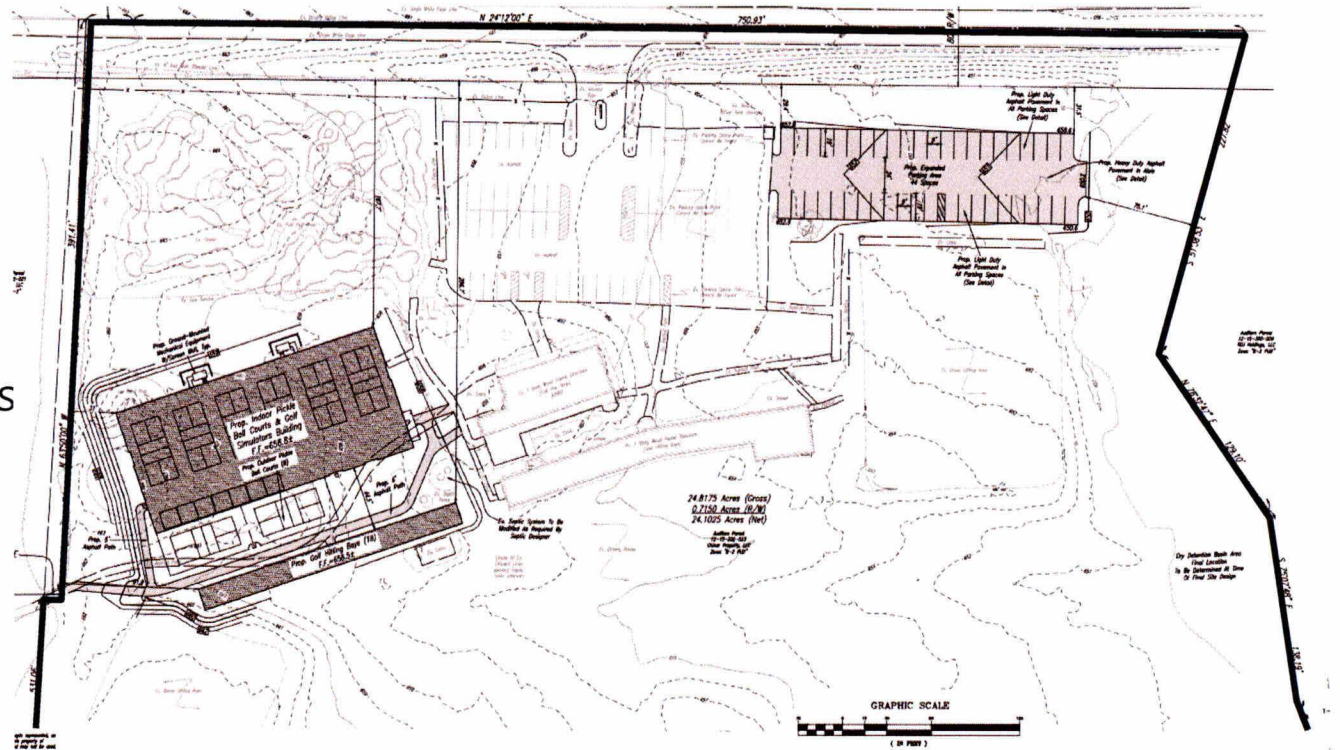
- Added New Use (Indoor Recreational Facility)
- Changes in the Site Plan
 - Two new buildings
 - Additional Parking (65 current spaces, with an additional 44 proposed spaces)
 - Exceeding the previously established building height of 20 feet (Approved at PUD Stage 2 on April 11th, 2000, Resolution #00-634). **A 35 foot structure is proposed.**

Proposal



Proposal

1. 15,940 S.F Indoor
Recreational Facility
 - a. Six (6) Pickleball Courts
[Indoor]
 - b. Two (2) Pickleball Courts
[Outdoor]
 - c. Seven (7) Golf
Simulators
2. Golf Driving Range Bays

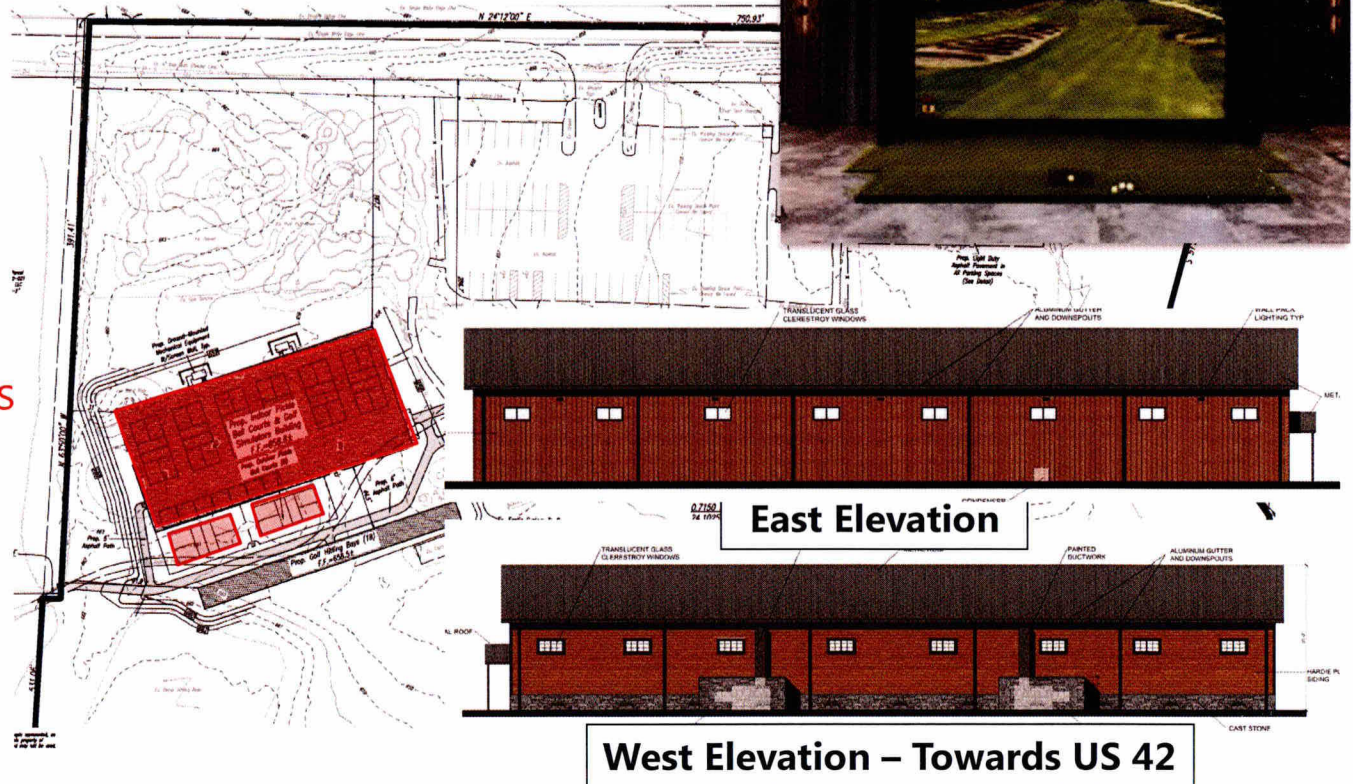


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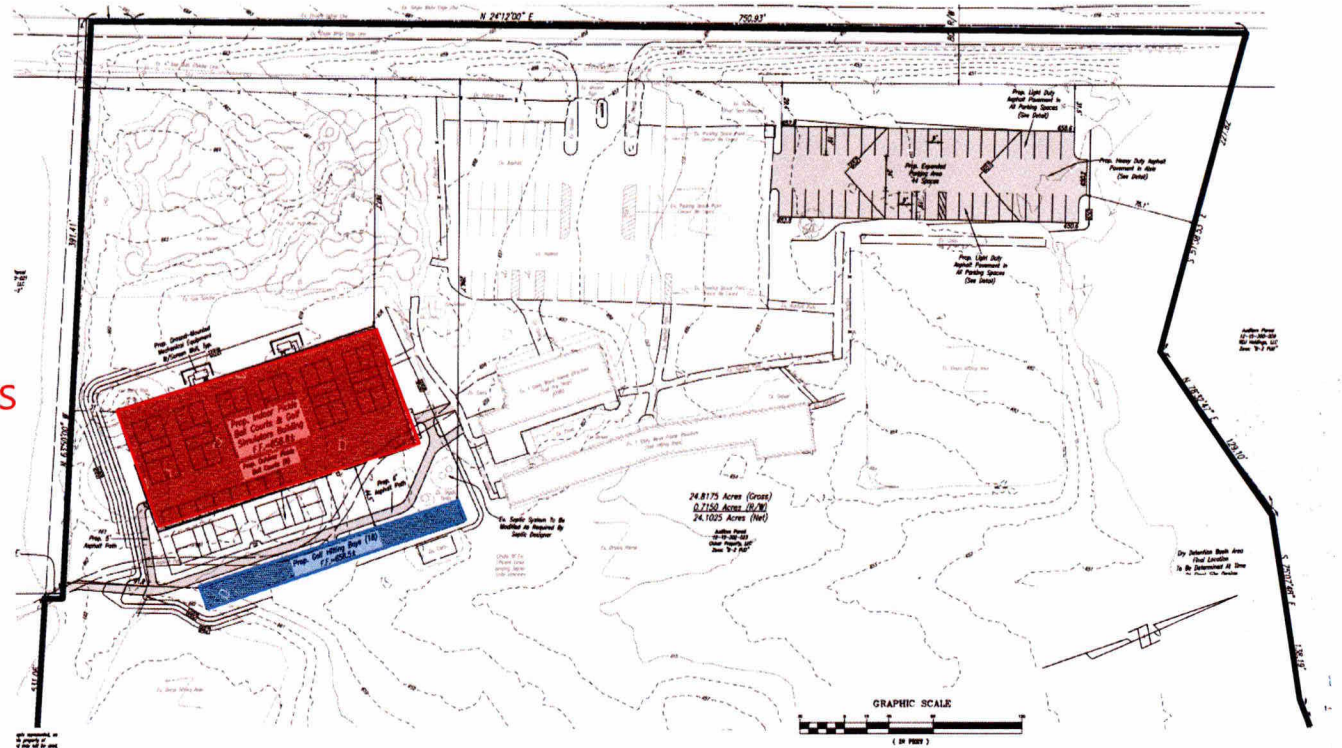


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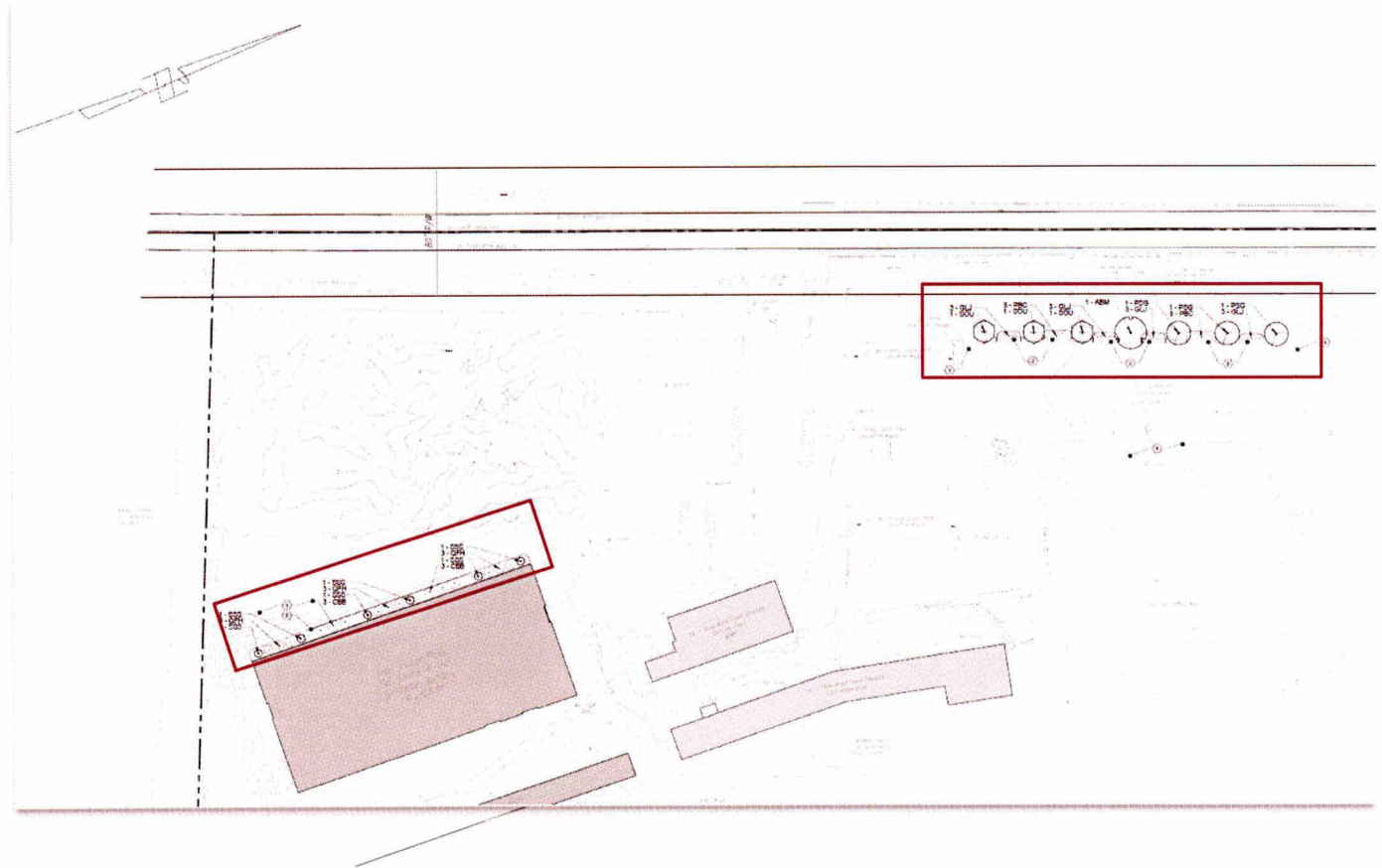
2. Golf Driving Range Bays



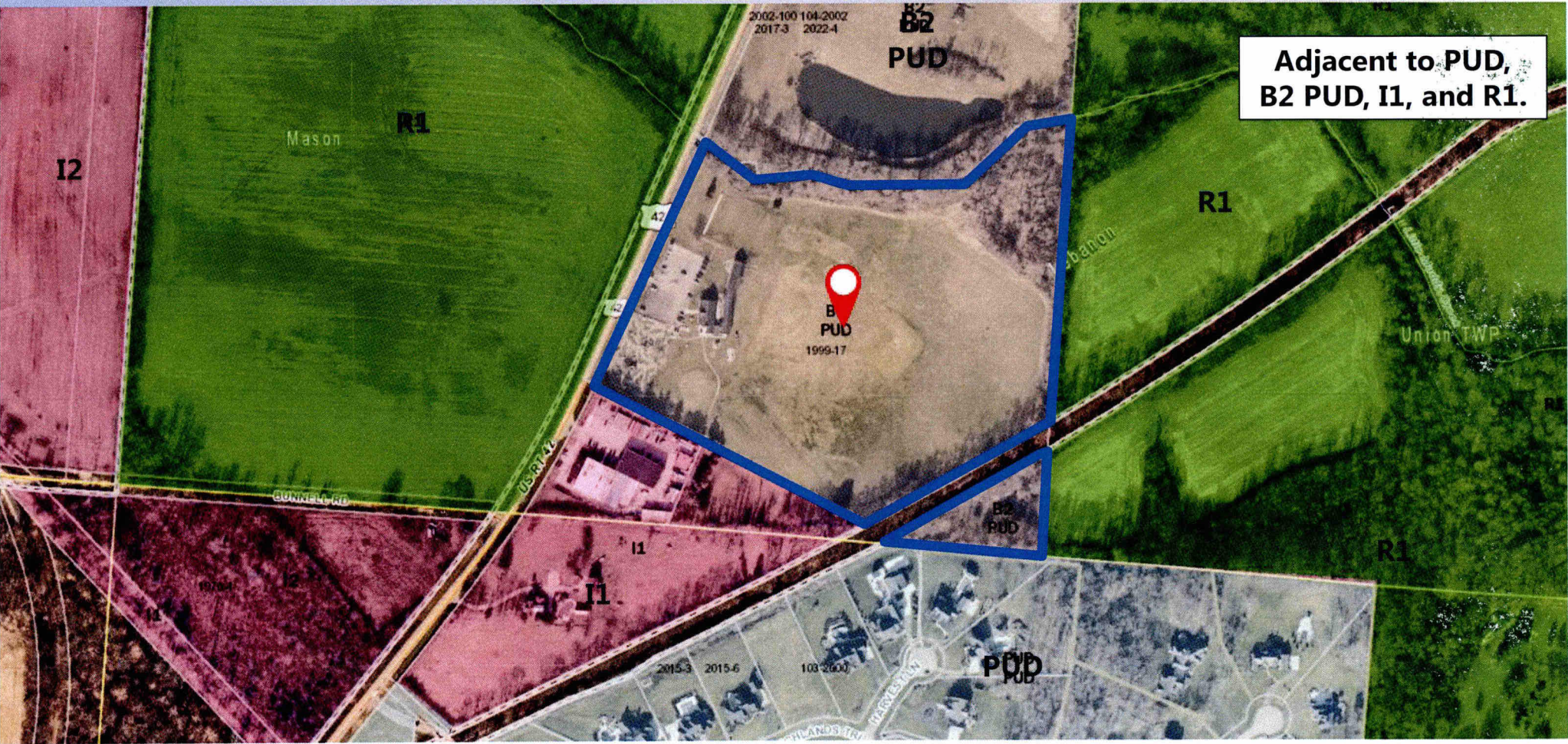
Buffers

**Additional
landscaping
illustrated along:**

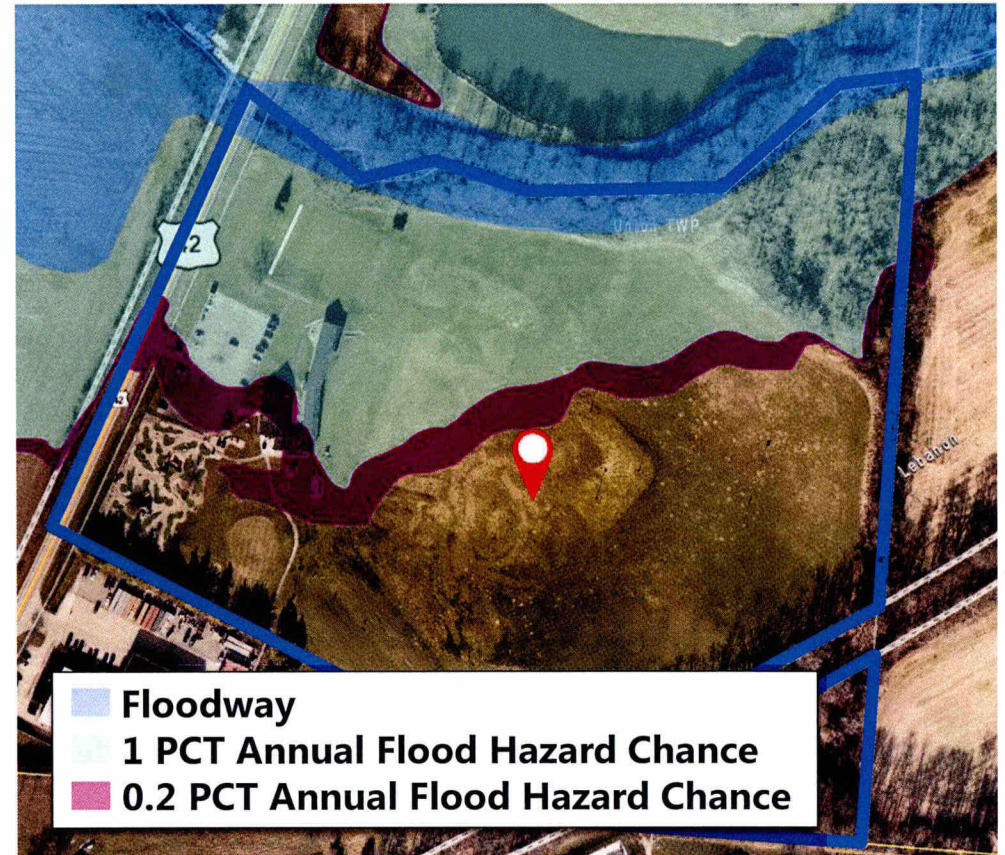
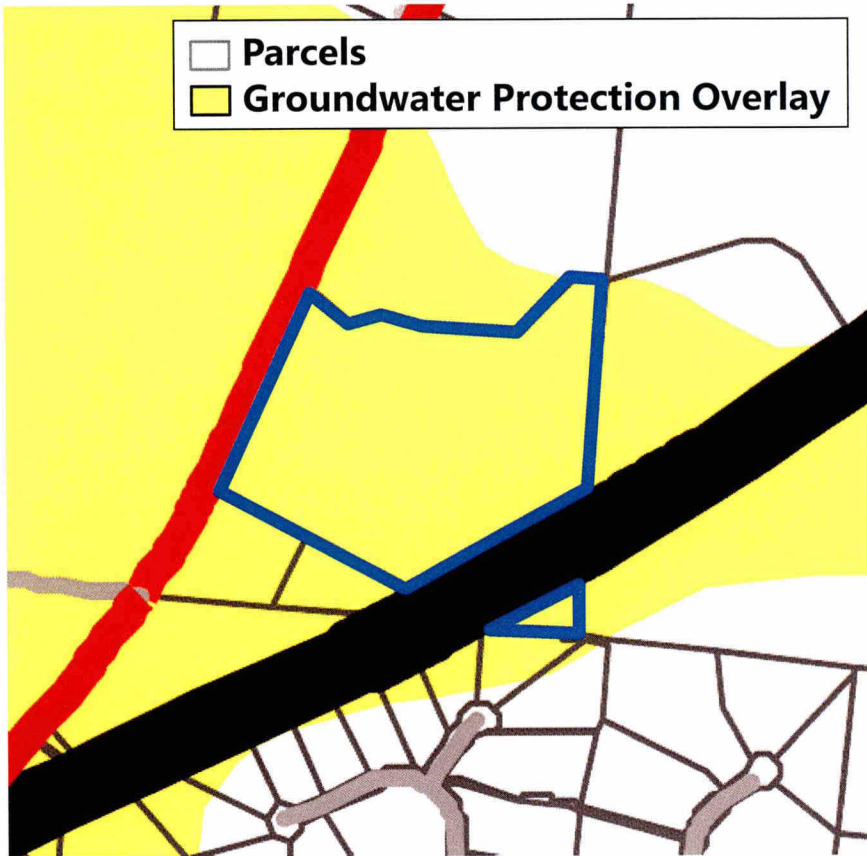
- **Expanded parking lot and US 42.**
- **Proposed building and US 42.**



Zoning



Environmental Features



Staff Recommendation

Staff recommends approval of the **Southwest Golf Ranch PUD Stage 2** to the Warren County Board of Commissioners, subject to the following conditions:


1. All plans and proposals from the applicant shall be made conditions of approval unless modified by one of the following conditions.
2. Compliance with the Warren County Subdivision Regulations, the Warren County Zoning Code, the Warren County Thoroughfare Plan, and the PUD Stage 1 conditions of approval (Resolution# 99-2044).
3. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. Prior to construction, an Earth Disturbing permit must be obtained from the Warren County Soil and Water Conservation District if more than an acre of disturbance is planned. The applicant shall work with the Warren County Floodplain Administrator regarding flood zones located on the property, and to determine if permitting is required.

Staff Recommendation

- 4. The applicant shall contact the Ohio Department of Transportation (ODOT) for review and to determine if a traffic impact analysis is necessary. If a traffic impact analysis is required, the analysis shall be conducted prior to approval of PUD Stage 3. The site's internal vehicular circulation shall be reviewed and approval by the Warren County Engineer's Office prior to the approval of PUD Stage 3.**
5. Water facilities shall comply with the Warren County Water & Sewer Department standards, and any improvements deemed necessary by the Warren County Water & Sewer Department shall be installed by the developer.
6. On-site septic systems shall be reviewed and approved for each use by the Warren County Health Department / Ohio EPA. If it is determined that the subject site will generate more than 1,000 gallons of wastewater per day, the Ohio EPA will have jurisdiction to review the septic system.

Staff Recommendation

- 7. Buildings comply with the architectural designs approved by the Warren County Board of Commissioners.**
- 8. Maximum building height shall be established at 35 feet.**
9. Prior to PUD Stage 3, the applicant shall submit an updated Site Plan, in compliance with the WCRZC 1.303, identifying:
 - a. The entire PUD area (Parcels 12-15-300-023 & 12-15-300-022).
 - b. The approved parking dimensions, in compliance with the WCRZC 3.311 (C).
 - c. Building elevations and dimensions for the golf driving bay expansion.
 - d. Additional landscaping for the existing parking along Highway 42, in compliance with the WCRZC 3.403 (B).
 - e. Location and dimensions of all existing and proposed easements.
 - f. Location of the septic system(s) and leach fields for each use.
10. Review and approval from the Warren County Engineer's Office and Soil & Water Conservation District regarding the proposed stormwater management plan.



Backup Slides

Submitted Narrative Letter

Dear Members of the Warren County Board of Commissioners,

On behalf of the owners of the above property, Chinar Property Group, we are requesting the current PUD be modified to accommodate a new building to the property. The building will be approximately 15,940 square feet. The building will house golf simulators along with six pickle ball courts. In addition there will be built an open sided structure housing eighteen golf hitting bays that is like the current hitting bay building.

The B2-PUD element that needs to be modified for the building is it's height. The current clubhouse is 20' tall. We are requesting a modification to 35 feet which is the same height restriction as residential zoning and would allow for superior pickle ball play.

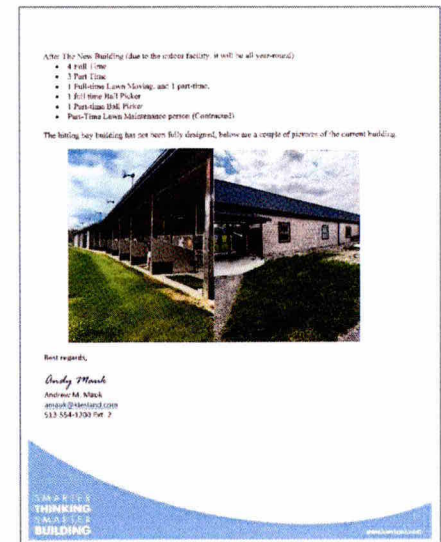
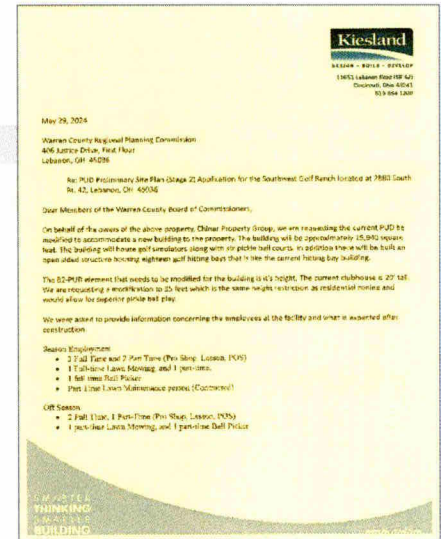
We were asked to provide information concerning the employees at the facility and what is expected after construction.

Season Employment

- 3 Full Time and 2 Part Time (Pro Shop, Lesson, POS)
- 1 Full-time Lawn Mowing, and 1 part-time.
- 1 full time Ball Picker
- Part Time Lawn Maintenance person (Contracted)

Off Season

- 2 Full Time, 1 Part-Time (Pro Shop, Lesson, POS)
- 1 part-time Lawn Mowing, and 1 part-time Ball Picker

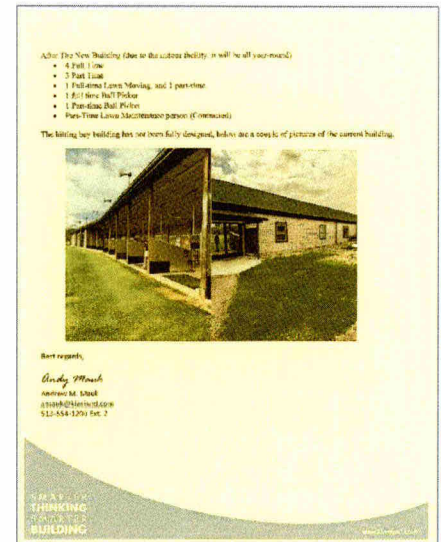
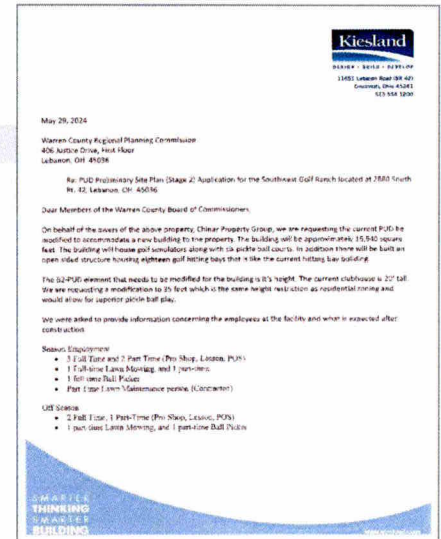
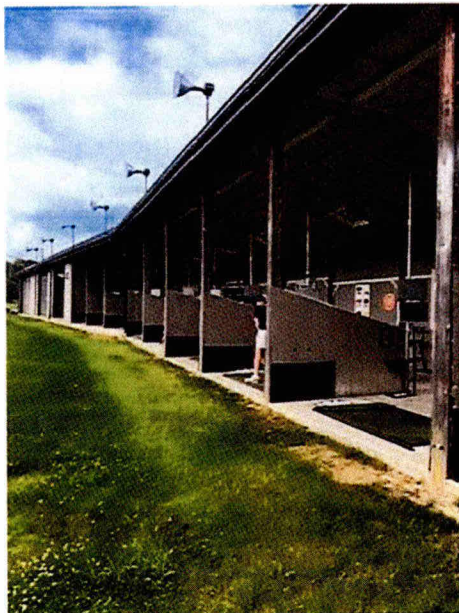


Submitted Narrative Letter – Page 2

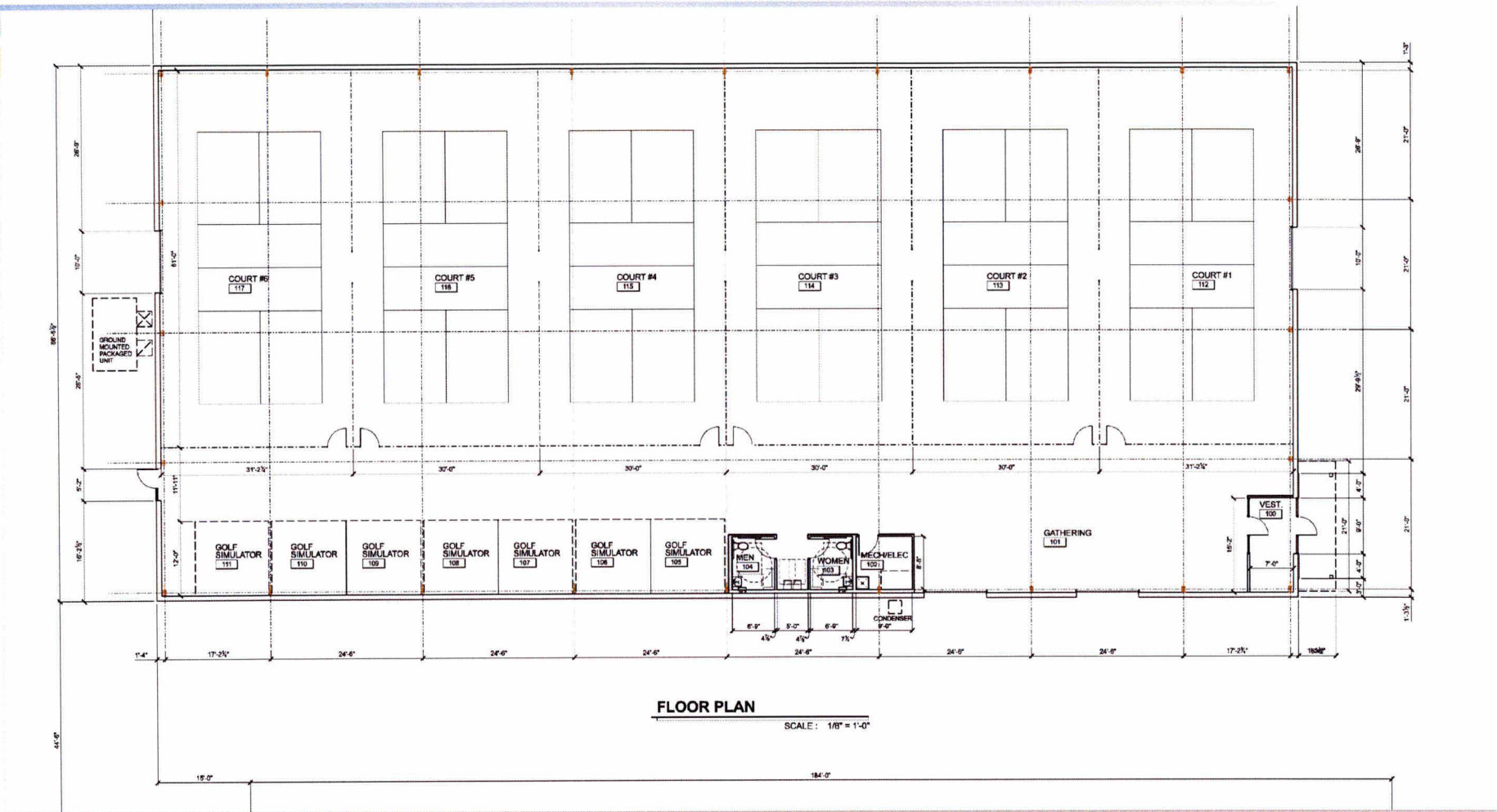
After The New Building (due to the indoor facility, it will be all year-round)

- 4 Full Time
- 3 Part Time
- 1 Full-time Lawn Mowing, and 1 part-time.
- 1 full time Ball Picker
- 1 Part-time Ball Picker
- Part-Time Lawn Maintenance person (Contracted)

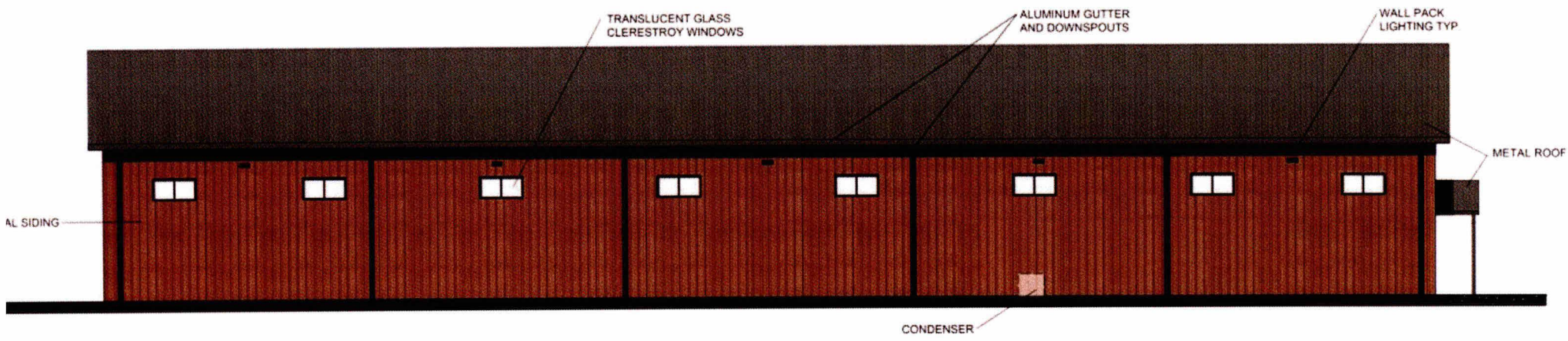
The hitting bay building has not been fully designed, below are a couple of pictures of the current building.



Indoor Recreational Facility – Floor Plan

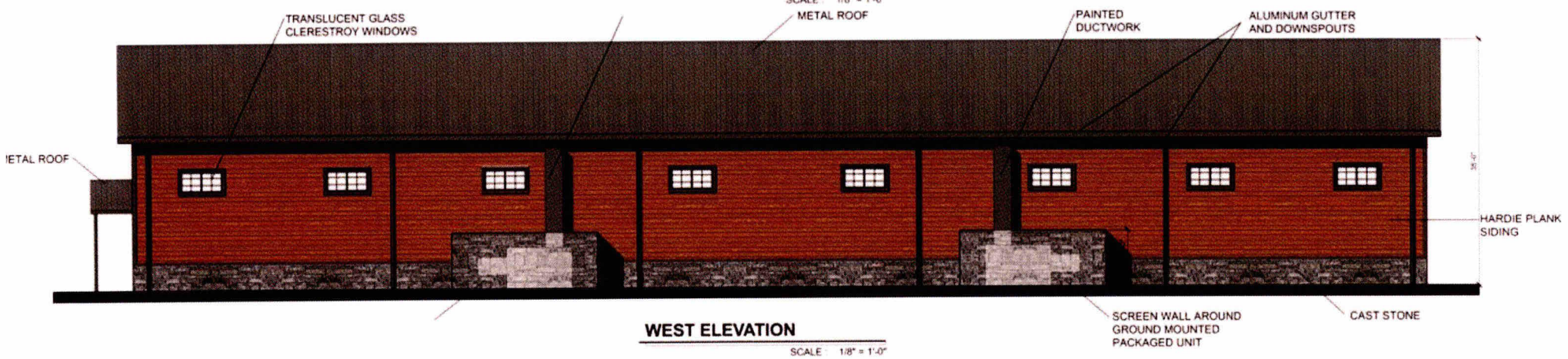


Indoor Recreational Facility – Elevations



EAST ELEVATION

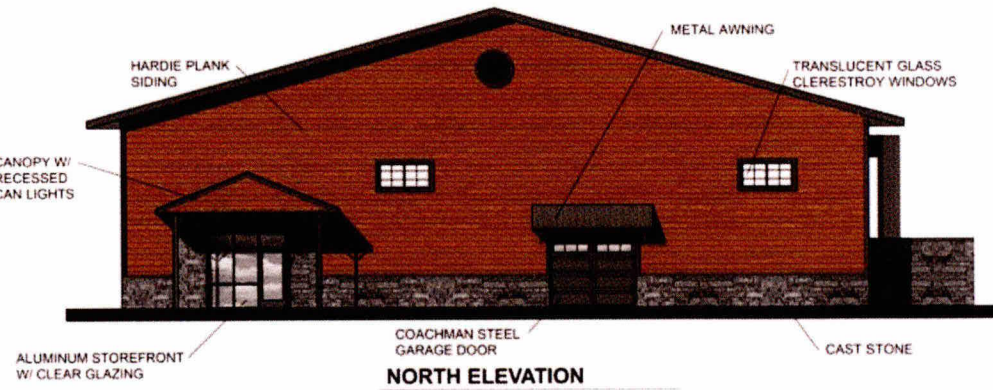
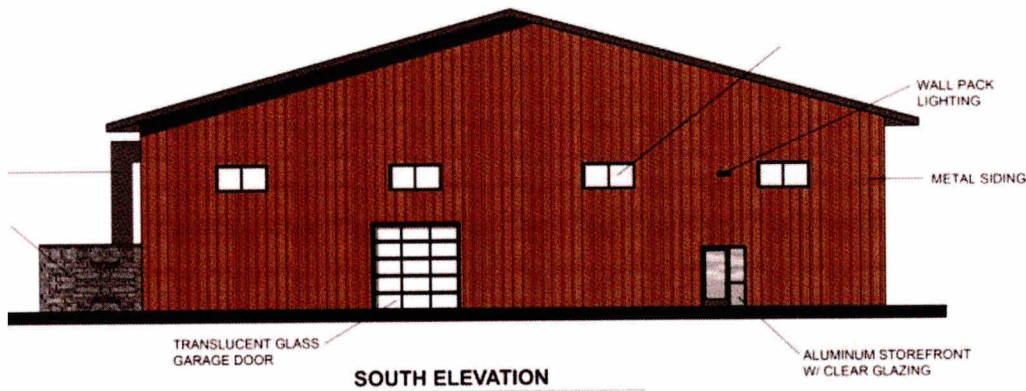
SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

Indoor Recreational Facility – Elevations



PUD Stage 2 Approval (Resolution# 00-634)

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

Resolution

Number 00-634

Adopted Date April 11, 2000

APPROVE THE PRELIMINARY SITE PLAN FOR THE KEVIN O'SULLIVAN PROPERTY (aka Deerfield Manufacturing PUD)

BE IT RESOLVED, to approve the preliminary site plan for the Kevin O'Sullivan Property (aka Deerfield Manufacturing) in Union Township, subject to the following conditions:

1. Compliance with Warren County Commissioners Resolution 99-2044.
2. Approval of the access driveway intersection location and design by the Ohio Department of Transportation (ODOT), including any necessary improvements along U.S. Route 42, per the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities. Any additional right-of-way needs in relation to said improvements shall comply with the Warren County Official Thoroughfare Plan.
3. Approval of on-site vehicular circulation by the Warren County Engineer and the Union Township Fire Department.
4. Approval of stormwater control by the Warren County Engineer, per the Rules and Regulations for the Design of Stormwater Management Systems.
5. Compliance with the Warren County Flood Damage Prevention Regulations, as determined by the Warren County Building Department. Development in the 100 year flood plain shall be subject to compaction testing of any filled areas as to load bearing capacity for support of proposed structures.
6. Approval of erosion and sediment control by the Warren County Soil & Water Conservation District, in compliance with the Warren County Erosion and Sediment Control Regulations, prior to beginning any earth moving activities.
7. Approval of a detailed landscaping plan, including screening of the trash dumpster, prior to final site plan approval. Mature vegetation along the outside boundaries of the site shall be maintained and reflected as such on the final site plan.

APR 13 2000

RESOLUTION 00-634
APRIL 11, 2000
PAGE 2

8. Approval of a detailed signage plan, prior to final site plan approval. A single twin-faced, internally-illuminated, ground-mounted entry sign, not to exceed 12 feet in total height and 54 square feet per face, along with one (1) single-sided clubhouse front wall sign, per the same size specifications, shall be permitted. Directional and driving range yardage distance signs as necessary, without illumination, shall be subject to Zoning Inspector approval. Sight-distance evaluation by ODOT so to prevent any obstruction by the entry sign.
9. Approval of a detailed lighting plan, including photometric analysis, prior to final site plan approval. Illumination shall not pose a glare nuisance and shall not exceed 0.2 footcandles along outside boundaries of the PUD zoned for residential uses. The Warren County Commissioners reserve the right to further restrict exterior lighting, as deemed necessary.
10. Submission of building elevation drawings for the clubhouse, prior to final site plan approval.
11. Development of the proposed miniature golf course shall be subject to approval of detailed architectural drawings. Total height of any structure or fixture shall not exceed the total height of the clubhouse.
12. Future development of the 1.505 acre remainder to the southeast shall be subject to approval of a revised preliminary and final site plans by the Warren County Commissioners. The depicted future expansion of the covered tees, miniature golf course and parking lot, shall be subject to approval of a revised final site plan by the Warren County Commissioners.
13. Outdoor golf activities shall be restricted to between daylight and 10:00 P.M.

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

Mrs. South - yea
Mr. Kilburn - yea
Mr. Crisenbery - yea

Resolution adopted this 11th day of April, 2000

BOARD OF COUNTY COMMISSIONERS


Tina Davis, Clerk

cc: RPC
Plat File

PUD Stage 2 Approval (Resolution# 00-634)

RESOLUTION 00-634
APRIL 11, 2000
PAGE 2

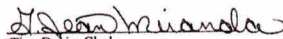
8. Approval of a detailed signage plan, prior to final site plan approval. A single twin-faced, internally-illuminated, ground-mounted entry sign, not to exceed 12 feet in total height and 54 square feet per face, along with one (1) single-sided clubhouse front wall sign, per the same size specifications, shall be permitted. Directional and driving range yardage distance signs as necessary, without illumination, shall be subject to Zoning Inspector approval. Sight-distance evaluation by ODOT so to prevent any obstruction by the entry sign.
9. Approval of a detailed lighting plan, including photometric analysis, prior to final site plan approval. Illumination shall not pose a glare nuisance and shall not exceed 0.2 footcandles along outside boundaries of the PUD zoned for residential uses. The Warren County Commissioners reserve the right to further restrict exterior lighting, as deemed necessary.
10. Submission of building elevation drawings for the clubhouse, prior to final site plan approval.
11. Development of the proposed miniature golf course shall be subject to approval of detailed architectural drawings. Total height of any structure or fixture shall not exceed the total height of the clubhouse.
12. Future development of the 1.505 acre remainder to the southeast shall be subject to approval of a revised preliminary and final site plans by the Warren County Commissioners. The depicted future expansion of the covered tees, miniature golf course and parking lot, shall be subject to approval of a revised final site plan by the Warren County Commissioners.
13. Outdoor golf activities shall be restricted to between daylight and 10:00 P.M.

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

Mrs. South - yea
Mr. Kilburn - yea
Mr. Crisenbery - yea

Resolution adopted this 11th day of April, 2000

BOARD OF COUNTY COMMISSIONERS


Tina Davis, Clerk

cc: RPC
Plat File

Condition #11: Development of the proposed miniature golf course shall be subject to the approval of detailed architectural drawings. Total height of any structure or fixture shall not exceed the total height of the clubhouse

Revised PUD Stage 2 Approval (Resolution# 01-64)

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

Resolution

Number 01-64

Adopted Date January 11, 2001

APPROVE A REVISED FINAL SITE PLAN FOR THE GOLF RANCH (DEERFIELD MANUFACTURING PUD) IN UNION TOWNSHIP

BE IT RESOLVED, to approve a revised final site plan for the Golf Ranch (Deerfield Manufacturing PUD) in Union Township, subject to the following conditions:

1. Compliance with Warren County Commissioners Resolutions 99-2044 and 00-634.
2. The requested split rail fence shall be located outside the U.S. Route public right-of-way and shall not constitute an obstruction to sight distance or stormwater flow.

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

Mrs. South - yea
Mr. Kilburn - yea
Mr. Crisenbery - yea

Resolution adopted this 11th day of January, 2001.

BOARD OF COUNTY COMMISSIONERS


Tina Davis, Clerk

cc: RPC
Zoning (file)
Kevin O'Sullivan