

Resolution

Number 24-1308

Adopted Date October 01, 2024

APPROVING ROYCE MACHINE PUD STAGE 2 IN UNION TOWNSHIP SUBJECT TO CONDITIONS

WHEREAS, this Board met this 1st day of October 2024, to consider the Royce Machine PUD Stage 2 in Union Township; and

WHEREAS, this Board has considered the recommendation from the Warren County Regional Planning Commission and all those present to speak in favor of or in opposition to said application.

NOW THEREFORE BE IT RESOLVED, to approve the Royce Machine PUD Stage 2 in Union Township 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 Zoning Code, the Planned Unit Development Stage 1 conditions of approval (Resolution #24-0139), and the PUD Development standards.
3. The proposed new access point to Lebanon Road shall receive approval from the Warren County Engineer's Office. If the additional access point is denied the applicant shall submit an updated Site Plan removing the driveway.
4. The site's internal vehicular circulation receives approval from the Warren County Engineer's Office prior to the approval of PUD Stage 3. The Engineer's Office shall determine if a traffic impact analysis is necessary. If a traffic impact analysis is required, it shall be done prior to PUD Stage 3.
5. The applicant shall submit a stormwater management plan approved by the Warren County Engineer's Office prior to PUD Stage 3.
6. Compliance with the requirements of the Warren County Health District or the Ohio Environmental Protection Agency. Any existing leach lines or other portion of the line system(s) shall be located and marked on-site prior to building. The proposed wastewater systems shall receive approval from the Warren County Health District prior to PUD Stage 3. If it is determined that the use will generate more than 1,000 gallons of wastewater per day, the OEPA will have jurisdiction to review the septic system and the OEPA shall approve the system prior to PUD Stage 3.
7. Compliance with the Warren County Soil and Water Conservation District standards.

8. No temporary or permanent signs shall be placed within the road right-of-way and all signs shall comply with Article 3, Chapter 6 of the Warren County Rural Zoning Code unless otherwise stated in the PUD standards.
9. The applicant receives approval from the OEPA for water service or complies with the requirements of the applicable water service provider if central water service is proposed.
10. Before the Board of County Commissioners review of PUD Stage 2, the applicant submits an updated Site Plan complying with the following:
 - a. Compliance with Section 1.303.3 (B) Site Plan Minimum Information.
 - b. A professional, to scale, Site Plan done by a licensed engineer/surveyor or architect.
 - c. A landscaping plan outlining the types of vegetation, size, and caliber at planting.

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

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

Resolution adopted this 27th day of August 2024.

BOARD OF COUNTY COMMISSIONERS



Krystal Powell, Clerk

cc: RPC (file)
RZC
Applicant
Township Trustees
Administrative hearing file

Resolution

Number 24-1309

Adopted Date October 01, 2024

INITIATING TEXT AMENDMENTS TO THE WARREN COUNTY RURAL ZONING CODE

WHEREAS, this Board has been informed that amendments are needed to the Warren County Rural Zoning Code and upon reviewing said request and recommendations by staff, this Board desires to initiate text amendments; and

NOW THEREFORE BE IT RESOLVED, to initiate text amendments to the following sections of the Warren County Rural Zoning Code:

Parking, Loading, and Circulation Standards
Section: 3.311

Zoning District Standards
Section: 2.302

Zoning Enforcement
Sections: 3.101, 3.104, 3.105, 1.306, 1.307.7

Other Special Uses, Standards, and Requirements
Sections: 3.209

Zones and Overlays, Map and Boundaries
Section: 2.205

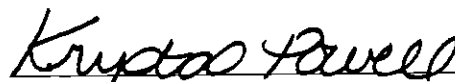
Definitions
Section: 4.103

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

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

Resolution adopted this 1st day of October 2024.

BOARD OF COUNTY COMMISSIONERS



Krystal Powell, Clerk

cc: RZC (file)
RPC