



**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 – June 15, 2021

The Board met in regular session pursuant to adjournment of the June 8, 2021, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the June 8, 2021, meeting were read and approved.

- 21-0792 A resolution was adopted to hire Rachel Dodson as Temporary Youth Employment Worksite Supervisor, within Warren County OhioMeansJobs. Vote: Unanimous
- 21-0793 A resolution was adopted to accept resignation of Michael Jones, Water Distribution Forman, within the Water and Sewer Department, effective June 21, 2021. Vote: Unanimous
- 21-0794 A resolution was adopted to authorize the posting of the “Water Distribution Forman” position within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, section 2.02 (A). Vote: Unanimous
- 21-0795 A resolution was adopted to accept resignation, due to retirement, of George Campbell within the Water and Sewer Department, effective July 31, 2021. Vote: Unanimous
- 21-0796 A resolution was adopted to rescind resolution #21-0654 which authorized the hiring of Steve Coomer as Wastewater Treatment Plant Technician within Warren County Water and Sewer Department. Vote: Unanimous
- 21-0797 A resolution was adopted to approve hiring of William Cornett as Cyber Security Analyst I within the Telecommunications Department. Vote: Unanimous

- 21-0798 A resolution was adopted to set and advertise for applications from financial institutions for the deposit of public funds under the control of this Board. Vote: Unanimous
- 21-0799 A resolution was adopted to advertise for bids for the Sale of Various Scrap Metal for the Warren County Water and Sewer Department. Vote: Unanimous
- 21-0800 A resolution was adopted to approve Notice of Intent to Award Bid to Larry Smith Incorporated for the Franklin Area Water Treatment Plant Concentrate Discharge Lines Project. Vote: Unanimous
- 21-0801 A resolution was adopted to approve and enter into agreement with Keefe Commissary Network, LLC to provide commissary services to the inmates at the Warren County Jail, on behalf of the Warren County Sheriff's Office. Vote: Unanimous
- 21-0802 A resolution was adopted to approve and enter into agreement with Talbert House to provide behavioral health services to the inmates at the Warren County Jail, on behalf of the Warren County Sheriff's Office. Vote: Unanimous
- 21-0803 A resolution was adopted to enter into contract with the Warren County Career Center on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 21-0804 A resolution was adopted to approve agreement and addendum with Restoration Ranch of Ohio, Inc. as a child placement and related service provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services. Vote: Unanimous
- 21-0805 A resolution was adopted to create separate account Local Fiscal Recovery Fund 2211 for American Rescue Plan Funds and accept amended certificate for Fund 2211. Vote: Unanimous
- 21-0806 A resolution was adopted to approve agreement and addendum with Boys to Men Transitional Home, Inc. as a child placement and related service provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services. Vote: Unanimous
- 21-0807 A resolution was adopted to accept sealed bid submitted by Gary and Norma Armstrong to purchase Lot "A" of Burnham Woods Subdivision, Section One, and further authorize the County Prosecutor to close the transaction, the Board President or Vice- President to execute a quit- claim deed conveying said property to Gary and Norma Armstrong and authorize the County Administrator to execute all other closing documents on behalf of the Board prepared by the County Prosecutor. Vote: Unanimous
- 21-0808 A resolution was adopted to authorize President of the Board to sign the Task Completion Reports with CentralSquare Technologies (FKA TriTech Software Systems) on behalf of Warren County Telecommunications. Vote: Unanimous

- 21-0809 A resolution was adopted to authorize the President of the Board to approve the GSA- Federal Supply Schedule Purchase Order between Warren County and Verizon Wireless on behalf of Warren County Telecommunications.
Vote: Unanimous
- 21-0810 A resolution was adopted to approve and authorize the President of the Board to enter into Crop Rental Agreement with Charles Thomas Reedy relative to the Jameson Farm in Turtlecreek Township. Vote: Unanimous
- 21-0811 A resolution was adopted to accept statement of work from CHC Wellbeing for mid- year remote screenings. Vote: Unanimous
- 21-0812 A resolution was adopted to approve and enter into contract between the Warren County Commissioners, for and on behalf of Warren County Children Services with the Warren County Board of Developmental Disabilities, Mental Health Recovery Board serving Warren and Clinton Counties, Warren County Juvenile Court, and the Warren County Educational Service Center for the purpose of pooling funds to provide clinical community services to multi- need children in Warren County. Vote: Unanimous
- 21-0813 A resolution was adopted to approve a subsidy grant agreement with the Ohio Department of Rehabilitation and Correction for the FY2022/2023 Community-Based Non- Residential Corrections Programs 407 subsidy grant agreement on behalf of the Warren County Common Pleas Court. Vote: Unanimous
- 21-0814 A resolution was adopted to approve a subsidy grant agreement with the Ohio Department of Rehabilitation and Correction for the FY2022/2023 Community-Based Non- Residential Corrections Programs 408 subsidy grant agreement on behalf of the Warren County Common Pleas Court. Vote: Unanimous
- 21-0815 A resolution was adopted to approve and authorize the President of the Board to enter into contract with Jones- Warner Consultants, Inc. for engineering services relative to the FY21 Pleasant Plain Playground Community Development Block Grant (CDBG) Project. Vote: Unanimous
- 21-0816 A resolution was adopted to approve and authorize the Common Pleas Judge to sign a grant award agreement with the Supreme Court of Ohio on behalf of Warren County Court of Common Pleas, General Division. Vote: Unanimous
- 21-0817 A resolution was adopted to approve and authorize the President of the Board to sign the Ohio Department of Taxation Sales and Use Tax Construction Contract Exemption Certificate relative to contract with Barrett Paving Materials.
Vote: Unanimous
- 21-0818 A resolution was adopted to authorize the President of the Board to enter into a joint agreement with the Hamilton County Board of Commissioners for the resurfacing of Fields Ertel Road between Butler- Warren Road and Snider Road.
Vote: Unanimous

- 21-0819 A resolution was adopted to approve an occupancy license agreement with the Indiana and Ohio Railway Company. Vote: Unanimous
- 21-0820 A resolution was adopted to approve Change Order No.1 to the contract with Moody's of Dayton, Inc. for the construction of the 2021 Well Redevelopment Project, purchase order No. 21001520. Vote: Unanimous
- 21-0821 A resolution was adopted to approve an amendment to the agreement with Rumpke of Ohio, Inc. for hauling and disposal of biosolids at the Lower Little Miami Wastewater Treatment Plant. Vote: Unanimous
- 21-0822 A resolution was adopted to authorize acceptance of quote from CentralSquare on behalf of Warren County Telecommunications for Public Safety Training. Vote: Unanimous
- 21-0823 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 21-0824 A resolution was adopted to approve bond release for United Dairy Farmers, Inc. for completion of improvements in United Dairy Farmers SR122 situated in Clearcreek Township. Vote: Unanimous
- 21-0825 A resolution was adopted to approve bond release for Soraya Farms LLC for completion of improvements in Soraya Farms Section Five situated in Clearcreek Township. Vote: Unanimous
- 21-0826 A resolution was adopted to approve bond release for M/I Homes of Cincinnati, LLC for completion of improvements in Roberts Park Section 3 situated in Deerfield Township. Vote: Unanimous
- 21-0827 A resolution was adopted to approve supplemental appropriation adjustment within Juvenile Court Clerk Fund #2246. Vote: Unanimous
- 21-0828 A resolution was adopted to approve an appropriation adjustment within Prosecutor Fund 11011150. Vote: Unanimous
- 21-0829 A resolution was adopted to approve an appropriation adjustment within Common Pleas Court Capital Case Fund #11011221. Vote: Unanimous
- 21-0830 A resolution was adopted to approve appropriation adjustments within Sheriff's Office Fund #11012210. Vote: Unanimous
- 21-0831 A resolution was adopted to approve an appropriation adjustment within Recorder's Fund #2216. Vote: Unanimous
- 21-0832 A resolution was adopted to approve an appropriation adjustment within Engineer Fund 2202. Vote: Unanimous

- 21-0833 A resolution was adopted to approve an appropriation adjustment within Mary Haven Fund #2270. Vote: Unanimous
- 21-0834 A resolution was adopted to approve an appropriation adjustment within the Water Revenue Fund No. 5510. Vote: Unanimous
- 21-0835 A resolution was adopted to approve requisitions and authorize Deputy County Administrator to sign documents relative thereto. Vote: Unanimous
- 21-0836 A resolution was adopted to approve rezoning application of George Farm Land LLC to rezone 49.006 acres from Single Family Residential (1 acre density) "R1B" to light industrial Manufacturing "I1" with a planned unit development overlay in Turtlecreek Township subject to conditions. Vote: Unanimous

DISCUSSIONS

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

Susanne Mason, Office of Grants Administration Program Manager, was present for a work session to discuss the availability of an additional \$800,000 in federal funding relative to Covid.

Mrs. Mason presented the following projects for consideration and discussion:

CDBG Covid Fund Summary 2021

The US Department of HUD has allocated funds to Warren County. Funds must be used to address a Covid-related need and must benefit low-to-moderate income households.

Total Funding: \$794,856

1 Shared Harvest - Food Bank Distribution \$ 268,300.00

On March 16, 2020, Shared Harvest Foodbank activated an emergency response plan to address the increased need for food assistance due to the economic impact of COVID-19. Since then, our network of 102 food pantries, soup kitchens, and shelters throughout our five-county service area has served more than 200,118 families which is nearly double those aided in the prior year. We are requesting \$268,300 to assist us with the increased cost of procuring, storing, and distributing food through our 19 Warren County partner agencies to people in need. Warren County comprises 12% of the total people served through our overall network. This request is specifically for COVID-19 related emergency food needs of our Warren County neighbors, which represents 12% of our total increased cost.

2 Lebanon Food Pantry - Refrigerator \$ 25,000.00

The Pantry purchased a used cargo van to allow for more efficient rescue of food items and added weekly pick up from Shared Harvest of nutritious refrigerated items. In partnership with Shared Harvest, the Pantry began monthly contact-free distribution at the Warren County Fairgrounds. In December the distribution served 401 households and 1,510 people. Distribution has continued once each month throughout 2021. The Pantry partnered with Joshua's Place, Neighborhood Bridges, the Rotary and Kiwanis to give additional help to families during the holidays. More than 152,000 pounds of food was distributed to 3,722 families during 152 service days in 2020. This impact means 12,635 people received 127,329 free nutritious meals. A grant would enable the pantry to increase refrigeration capacity in order to purchase, receive and rescue even more fresh food. It would also enable the pantry to continue to serve all eligible customers in Warren County.

3 Family Promise of Warren County (FKA Interfaith Hospitality Network) - Capital \$ 300,000.00

Family Promise of Warren County Board of Directors set forth a strategic vision to include our capacity to address the growing family homelessness in Warren County. In 2020 the agency housed 43 families and took 1189 referrals from homeless or at-risk persons. The first quarter of 2021 shows a 53% increase in referrals since the same period last year. Our network of congregations still prepares meals and assistance, but with many being unvaccinated, we have had to use motels for housing families, which is not a long-term solution. The vision is to establish a static site that includes our offices, day center for the families, and evening/overnight facilities. This new site would enable us to engage additional support groups including new churches, civic groups, and Warren County businesses as well as daily/weekly. Mostly, this new site in conjunction with the current network will provide a program of constants and wrap around services as we continue to serve families that are in crisis. We seek to stay in Lebanon to be close to adjacent agencies and government offices. Currently, an offer has been placed on a building.

4 Family Promise of Warren County (FKA Interfaith Hospitality Network) - Operating \$ 25,000.00

We have and will continue to have additional expenses that are directly related to COVID. The motel that we use has a rate of \$250.00 per week. Rarely are persons in this population vaccinated and by keeping them socially distanced we can prevent the spread of COVID. Then there is the continued expense of providing our families with personal protection items such as sanitizer, air purifiers, masks, Lysol and cleaning supplies.

5 Meals on Wheels - Parking Lot \$ 70,000.00

Meals on Wheels serves homebound senior adults unable to cook for themselves. Since the onset of the pandemic, Meals on Wheels service has increased by 30%. In 2020, the agency served 300,000 meals to over 1,200 clients. Their facility, based in Middletown is in need of a new parking lot to accommodate the increase. The lot will be used by employees and drivers serving/transporting meals.

6 Child Advocacy Center of Warren County - Operating \$ 40,000.00

The Child Advocacy Center of Warren County (CACWC) provides specialized services to child victims of abuse and neglect and their non-offending caregivers. Many of these children are victims of sexual and physical abuse, neglect, and witness to violence cases and drug crimes. In 2020, we provided services to a total of 280 children, but under non-pandemic

circumstances, we served 350 children in 2019 and 341 in 2018. Due to the pandemic, the CACWC was not able to host their annual fundraising event. Additionally, their annual VOCA funding has been cut, leaving the agency in need of funds to continue its vital work. In hopes of participating in this program, the CACWC surveyed clients, and preliminary results show that 62% are low-to-moderate income, qualifying them for this funding program.

7 ARCS - General Operating & Van \$ 75,000.00

Beginning in April-December 2020, the number of clients the Abuse and Rape Crises Shelter served increased by 30% compared to pre-COVID. In 2020 we served 2361 individuals through Shelter Services, Legal Advocacy, Support Group, Individual Therapy, and Crisis Line Response. This is compared to 1642 total served in 2019. We continue to see an incline in 2021 with the number of domestic violence survivors we are serving. Loss of employment, isolation, increased medical bills, and abusive spouses withholding financial resources such as stimulus checks and child support are COVID adversities contributing to an increase in family violence. A specific need ARCS currently has is the need for a new shelter van. When clients were unable to get to us due to COVID restrictions, we took resources, support and services to families throughout the County. Through this process we put many additional miles on our agency vehicle that was already showing signs of needed repairs and additional maintenance. Month after month we hope and pray that our van will hold on, but we are now at a place that it is no longer dependable. In the past ARCS was able to purchase transportation vehicles through VOCA funding. Unfortunately, the federal government will no longer allow their funds to be used for vehicles. This is compounded by a 38% decrease in funding ARCS now receives from VOCA, a source of revenue that has historically been dependable and sustainable. Transportation is an essential and necessary service of ARCS and we are asking for the Warren County Commissioner's to consider using COVID related revenue to assist us in the purchase of a dependable \$34,000 van.

8 City of Franklin - Broadband \$ 305,000.00

The City of Franklin is actively developing a plan that offers broadband Wi-Fi access to our downtown and community park neighborhoods. By working with Cincinnati Bell Business, Franklin desires to install 23 access points between East 2nd Street as the northern limit and West 6th Street to the south, extending from River Street on the westside to Riley Boulevard on the east. Research shows that this project would improve the City's economic outcomes by helping job seekers find employment, support wellness through social interaction and improve civic engagement. Additionally, this project would link individuals to health treatment programs and telehealth services for those lacking transportation and the disabled.

9 Child Care Assistance Up to \$794,856

Currently, there is a pocket of residents who do not qualify for WC JFS childcare programs because they earn more than the stringent limits set by the state. We propose developing a program for working families that do not qualify for traditional programs but are still considered low/moderate income. The program would work closely with both families and licensed daycare facilities to offer assistance to those most affected by the pandemic. Qualifying families in arrears will be served first. The program would work similarly to the Warren County's new Rental Assistance Program, using the same software and personnel to oversee the program.

Additionally, we are seeking funds to hire a recruiter to train persons wishing to become licensed in-home service providers. This recruiter would be responsible for technical assistance, teaching business skills, and walking them through the process of becoming a licensed provider. This could be accomplished through a contracted partnership with 4C for Children to provide quality, trained recruiters.

There was discussion relative to the food pantry allocation and how the funds are allocated through Shared Harvest.

Upon discussion, due to time constraints, the Board continued this discussion until later today, following the scheduled public hearings.

PUBLIC HEARING
REZONING APPLICATION OF GEORGE FARM LAND LLC
TO REZONE 49.006 ACRES FROM "R1B" SINGLE FAMILY RESIDENTIAL (1-ACRE
DENSITY) TO "I1" LIGHT INDUSTRIAL MANUFACTURING AS A PLANNED UNIT
DEVELOPMENT

The public hearing to consider the rezoning application (Case #2021-03) of George Farm Land LLC, owner of record, to consider the rezoning of 49.006 acres from Single Family Residential (1-acre density) "R1B" to Light Industrial Manufacturing "I1" as a planned unit development was convened this 15th day of June 2021, in the Commissioners' Meeting Room.

Michelle Tegtmeier, Chief Zoning Official, presented the attached PowerPoint reviewing the property owner, location, current and requested zoning, Future Land Use Map designation and the surrounding zoning.

Mrs. Tegtmeier then reviewed the proposal to expand the steel facility as well as install site access off of McClure Road. She then reviewed the Regional Planning Commission staff analysis and stated the recommendation from the Regional Planning Commission Executive Committee to approve the application subject to five conditions.

Mrs. Tegtmeier stated the decision of the Rural Zoning Commission to approve the rezoning application subject to five conditions. She then read a letter from the Turtlecreek Township Trustees in support of approval of the rezoning application with the conditions proposed.

Clint Oliver, Bayer Becker, stated he is the civil engineer for the development and clarified the proposed access and the location proposed for outdoor storage.

Kevin Nickell, President of George Steel, stated their desire to make a bigger storage area and provide for an exit only on McClure Road.

Upon discussion, the public hearing was closed, and the Board resolved (Resolution #21-0836) to approve the rezoning application subject to five conditions.

PUBLIC HEARING

REZONING APPLICATION OF WILSON FARMS DEVELOPMENT II LLC TO REZONE
87.67 ACRES SINGLE FAMILY RESIDENTIAL (1-ACRE DENSITY) "R1B" TO MULTI-
FAMILY RESIDENTIAL (1/4-ACRE DENSITY) "R3" PUD IN FRANKLIN TOWNSHIP

The public hearing to consider the rezoning application of Wilson Farms Development II LLC was convened this 15th day of June 2021, in the Commissioners' Meeting Room.

Commissioner Young acknowledged an error in the notice provided to the residents stating that the acreage for consideration was 4.5317 acres rather than the actual 87.67 acres.

Bruce McGary, Assistant Prosecutor, informed the Board that the error was not a fatal flaw and the only required notice is the date, time and location of the hearing.

There was discussion relative to the concern of misinformation provided to the residents.

Upon discussion, the Board resolved (Resolution #21-0837) to continue the hearing to July 20, 2021, at 9:15 a.m. in order to re-advertise the hearing in the newspaper and provide corrected notice to the surrounding property owners.

Susanne Mason, Office of Grants Administration Program Manager, was present to continue discussion relative to the available federal funding relative to Covid.

Linda Rabolt, Family Promise of Warren County, formally known as Interfaith Hospitality Network, reviewed the purpose of their organization and the requirements of the participants including being drug and alcohol free and to obtain a job within two weeks. She explained that their program is one of accountability and responsibility. She stated the need for the funds in order to purchase a facility to house families, provide office space and allow for additional support services as well as funds to help with the increase in operational expenses.

Karisa Steed, Assistant to the Franklin City Manager, stated that the City has been working with Cincinnati Bell to develop a plan that would offer broadband Wi-Fi to the downtown area and community park neighborhoods.

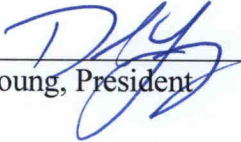
There was discussion relative to the number of residents within the area that are low income and do not have internet in the home as well as the number of students that are lacking the needed access in order to do homework.

Amy Estep, Franklin City Schools Director of Educational Technology, explained the high number of students that would benefit from the public “hot spots” that would be provided by this project.

Mrs. Mason then reviewed the other various proposed projects.

Upon discussion, the Board stated their desire to continue this discussion the first week of July, providing the time to obtain additional information and allow other entities to provide an explanation of need.

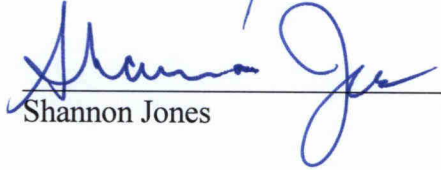
Upon motion the meeting was adjourned.



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 June 15, 2021, in compliance with Section 121.29 O.R.C.



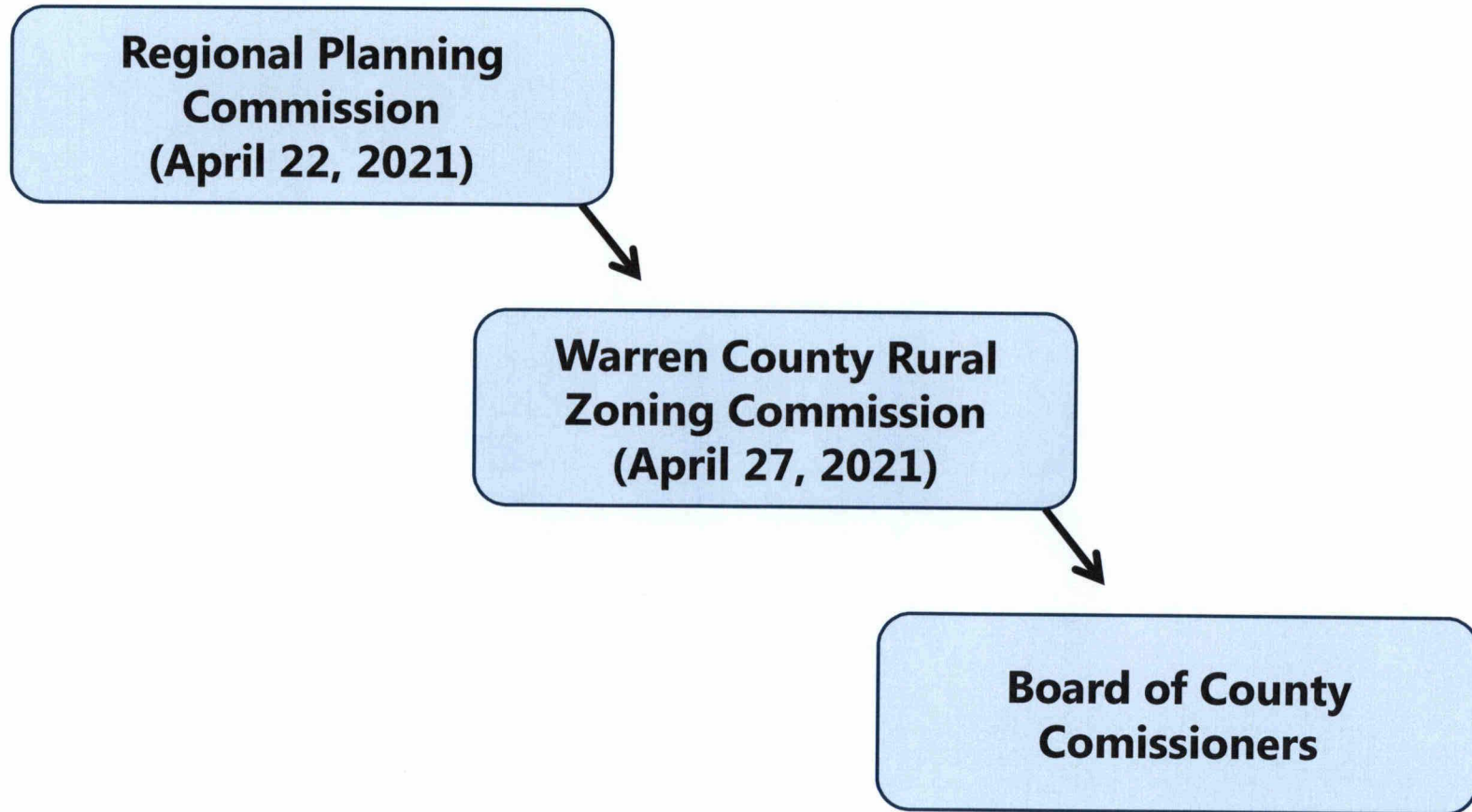
Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio



**1207 S. US 42 Road
George Farm Rezoning**

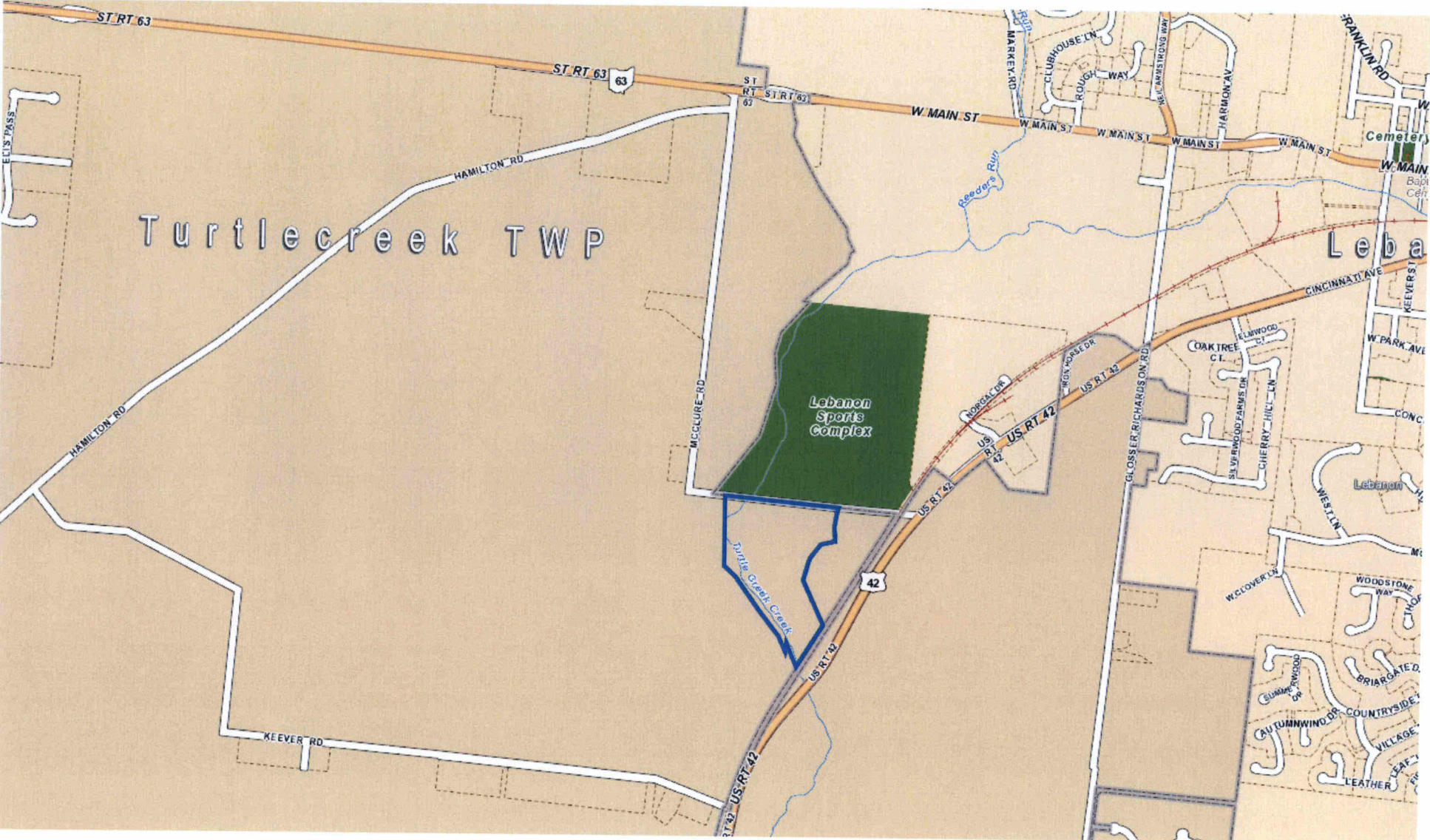
CASE #	2021-03	
APPLICANT/OWNER/AGENT	George Farm Lands, LLC	
TOWNSHIP	Turtlecreek	
PROPERTY LOCATION	ADDRESS	1207 S. US 42
	Parcel ID	12-10-102-004-0 12-10-126-005-0
PROPERTY SIZE	49.006 ACRES 2,019 FEET OF ROAD FRONTAGE TOTAL	
CURRENT ZONING DISTRICT	R1B Single Family Residential (1 acre density)	
FUTURE LAND USE MAP (FLUM) DESIGNATION	Parks / Industrial	
EXISTING LAND USE	Vacant land	
ZONING REQUESTED	I1 PUD Overlay (Light Industrial Manufacturing Zone w/ overlay)	
ISSUE FOR CINSIDERATION	Rezoning from R1B to I1 w PUD overlay to increase current use.	

Rezoning Process

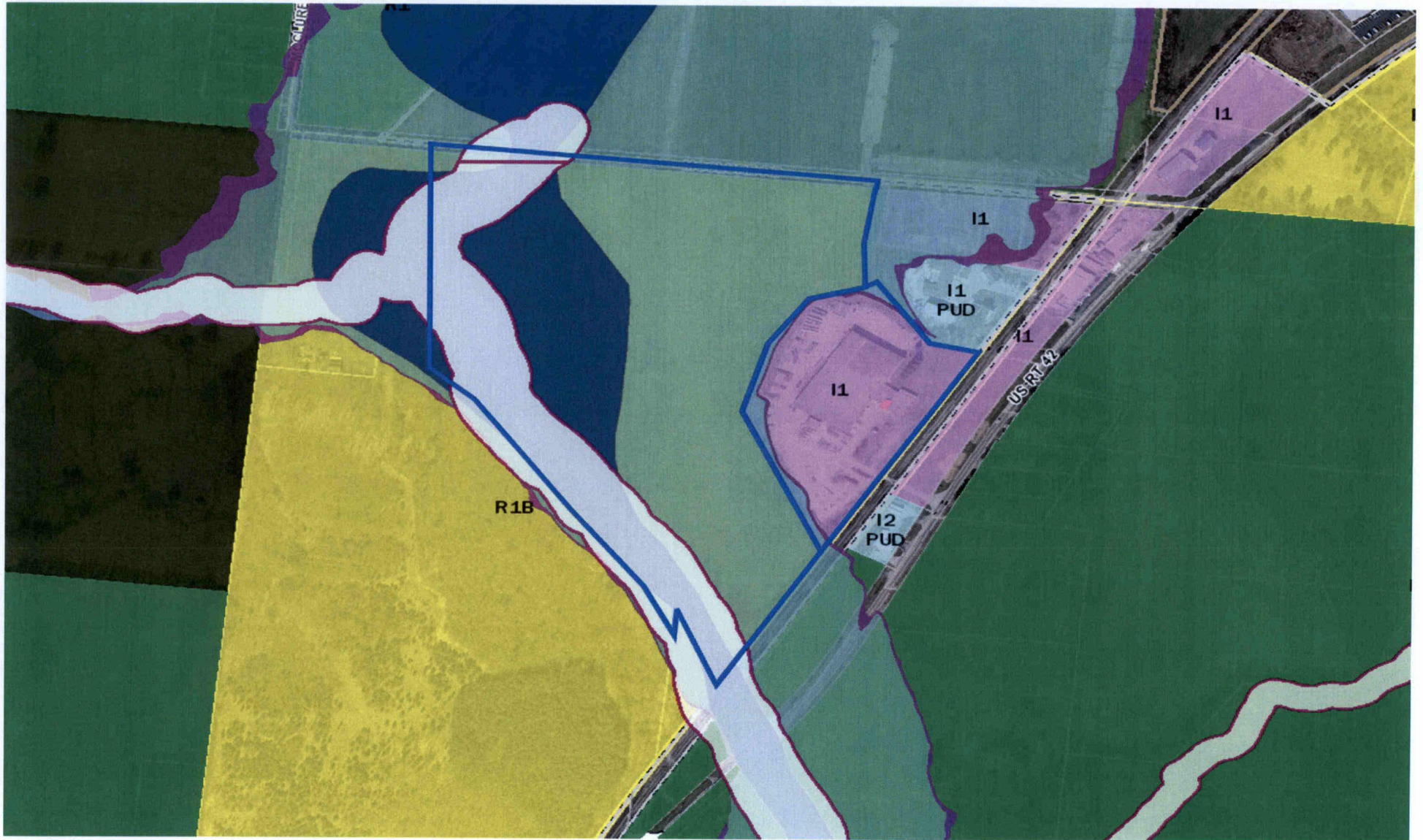


Vicinity Map

2021-03



Current Zoning and Flood Map 2021-03

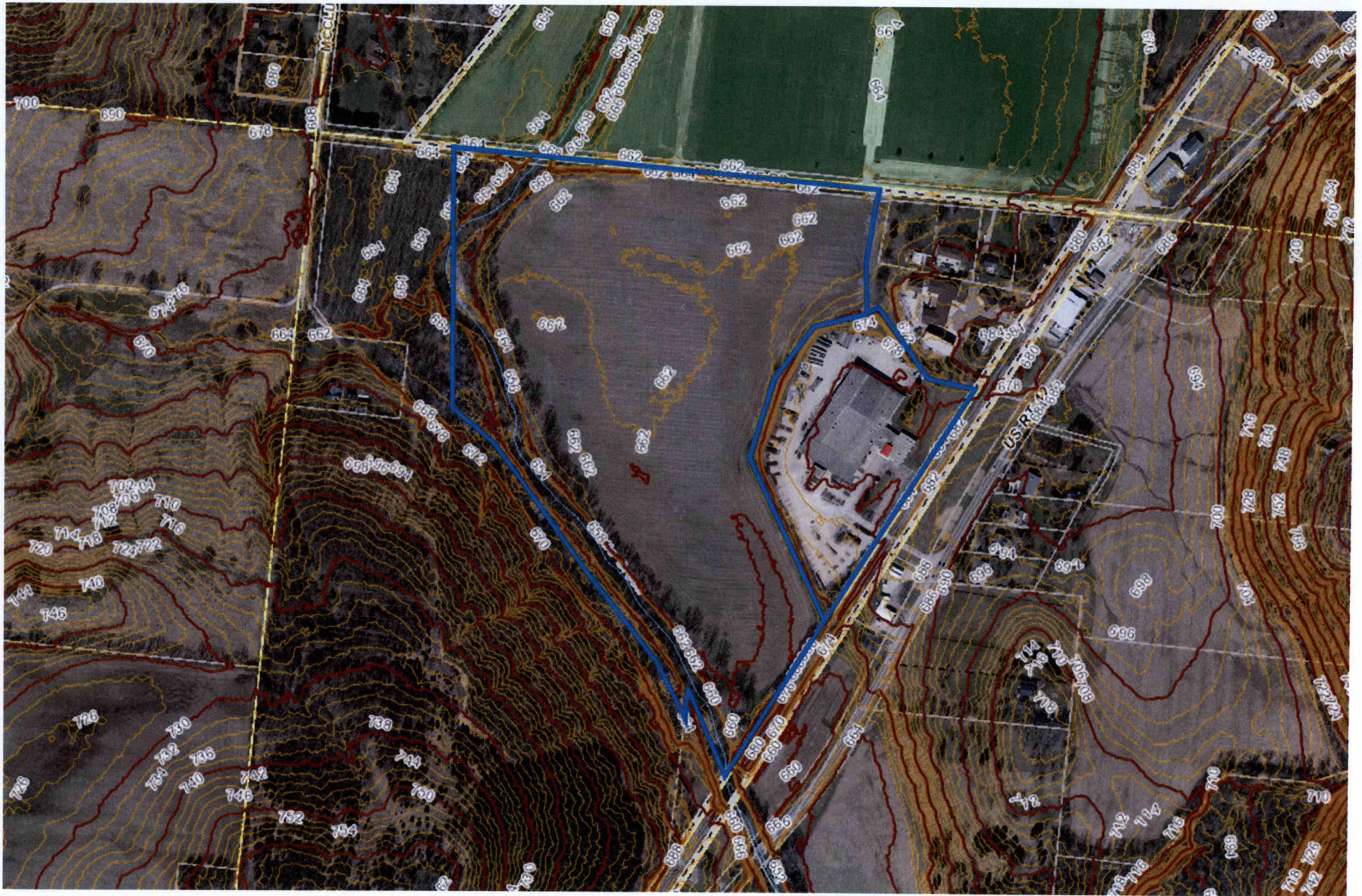


Provided Zoning and Flood Map

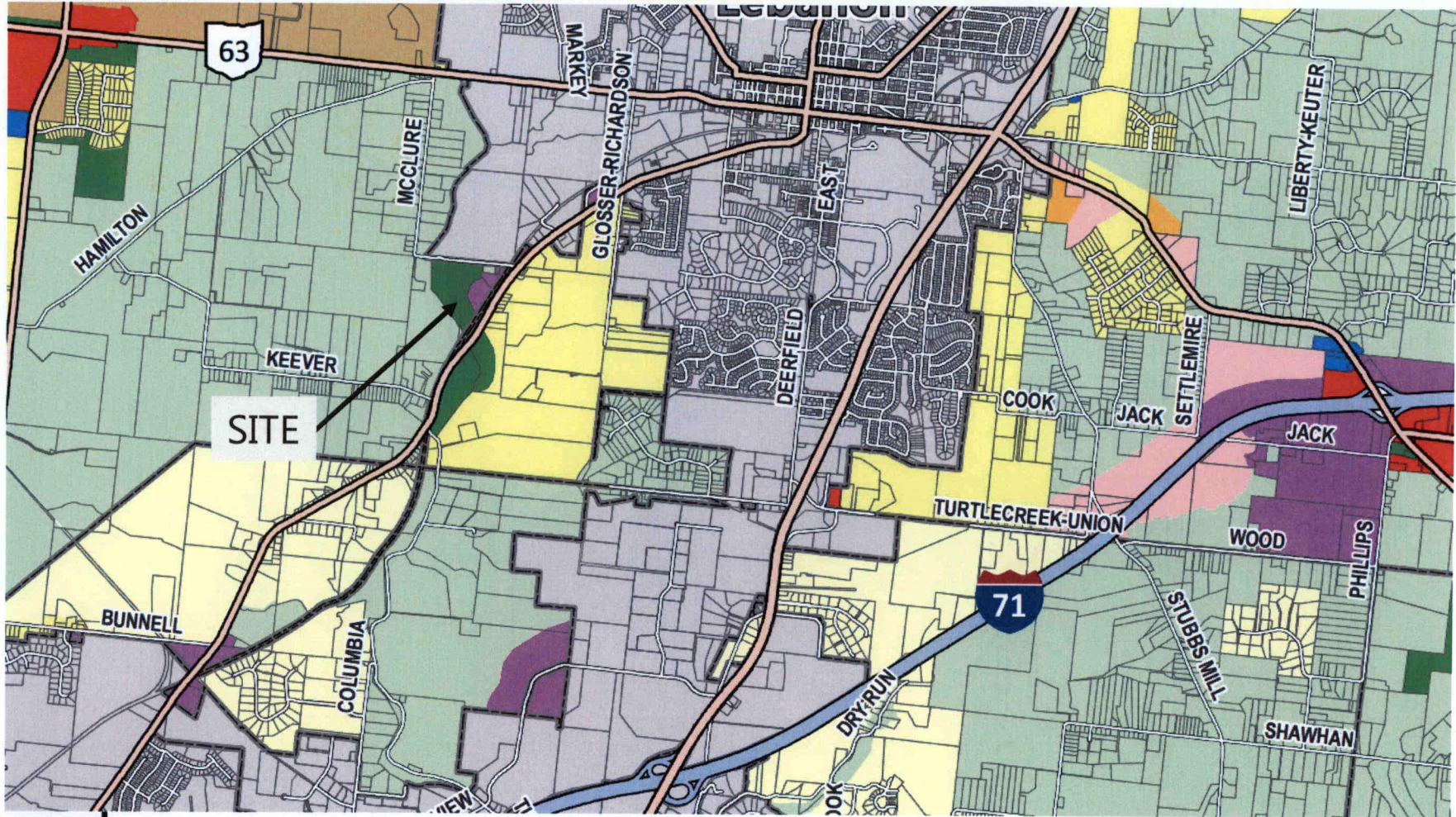


Topo Map

2021-03



Warren County Future Land Use Map



Legend

 Parks and Recreational-Open Space	 Industrial	 Office	 Agricultural-Rural Residential
 Single Family Residential	 Mixed-Use Neighborhood	 Protection Area	 Commercial
	 Multi-Family Residential	 Public-Semi-Public	

PROPOSAL

To re-zone the property from R1B to I-1 with PUD Overlay.

- Install a road inside the site and an access off McClure Rd for trucks.
- Establish a set list of industrial uses compatible with existing industrial uses on and around the site.
- To expand the existing George Steel Facility in the future.

PUD STANDARDS – PROPOSED USES

LAND USE	USE REVIEW
Sheet Metal Manufacturing	S
Structural Steel and Precast Concrete Contractors	S
Other Foundation, Structure, and Building Exterior Contractors	S
Plate Work Manufacturing	S
Power Boiler & Heat Exchanger Manufacturing	S
Structural Steel and Precast Contractors	S
Highway, Street, and Bridge Construction / Contractors	S
Ornamental & Architectural Metal Work Manufacturing Metal Tank (heavy gauge) Manufacturing	S
Light Manufacturing as listed under "Industrial Manufacturing, Research, and Supply/Service Uses" in the Table of Uses	S

S – Permitted Use subject to site plan review.

RPC STAFF ANALYSIS

Zoning

1. Will match existing industrial uses adjacent to the site and will allow for the expansion of the existing George Steel Facility.
2. PUD Standards have been proposed to identify compatible uses, minimum setbacks, the conservation area, and a maximum density for the site.

Parking & Loading

1. Parking and loading will be conducted to the rear or side of the building towards McClure Rd.
2. Applicant states that sufficient landscaping and screening shall be provided.

RPC STAFF ANALYSIS

Design Standards

1. The existing George Steel Facility faces State Route 42, however all other future buildings shall face McClure Rd.
2. There shall be a 300' setback for all outside storage and activity along McClure Rd, except where screened by a building or buffer "Type D".

Open Space, Streamside Setback, & Groundwater Protection

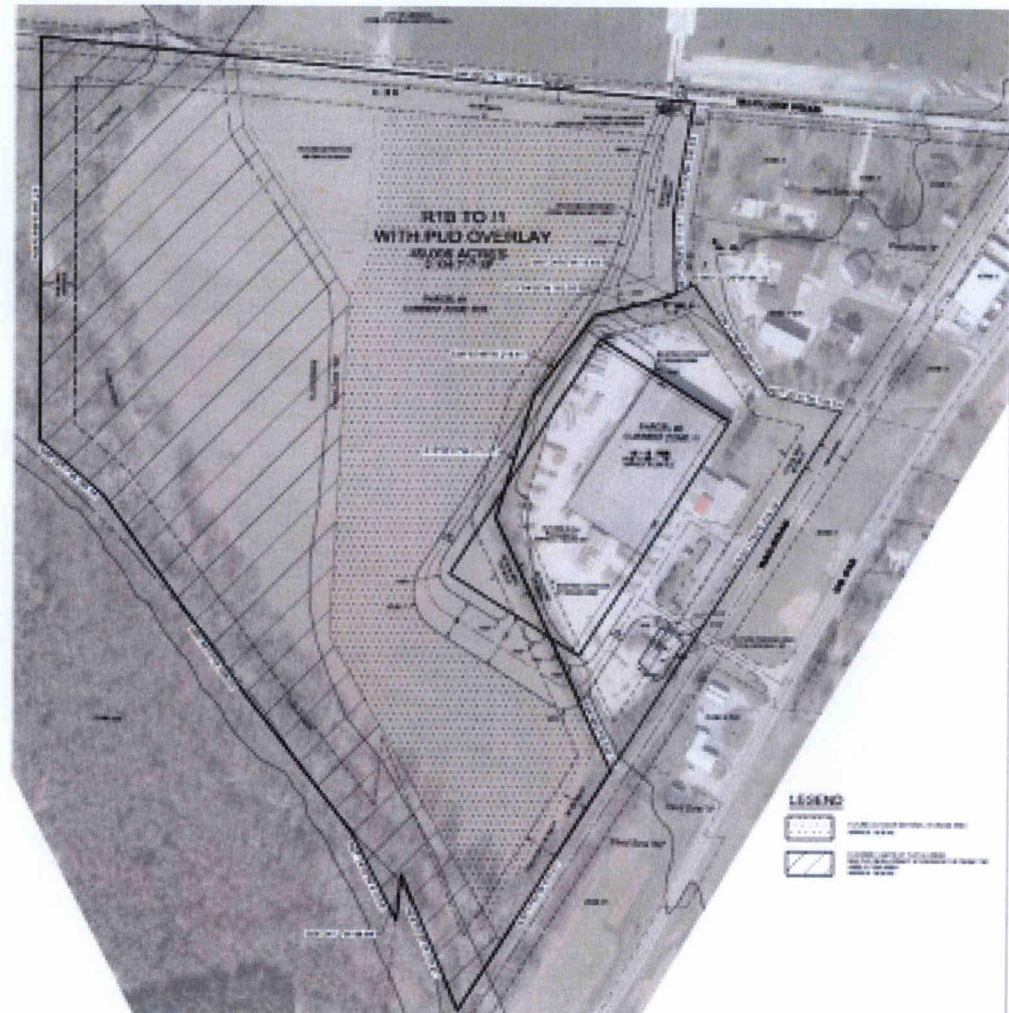
1. There shall be a conservation area along Turtle Creek and the floodway.
2. The maximum impervious surface ratio shall be 0.50.

RPC STAFF ANALYSIS-ACCESS MANAGEMENT

The existing George Steel Facility fronts on US State Route 42 and has an access there.

The frontage on McClure Road is 1,408 feet.

Road access from McClure Rd will be determined by the Warren County Engineer's Office.



RPC Recommendation

At its meeting on April 22, 2021 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 12 aye, 0 nay, 3 abstain subject to the following conditions:

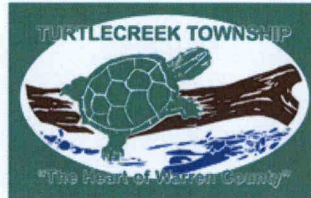
1. The development shall comply with The Warren County Rural Zoning Code; and the I-1 zoning district standards, except where exempt by the Planned Unit Development Overlay Development Standards.
2. The applicant shall work with the Warren County Water and Sewer Department to determine accessibility to water and sewer connections.
3. The applicant receives an access permit from The Warren County Engineer's Office for the access point to McClure Road.
4. Prior to Stage 2, the applicant submits a revised site plan with correct setbacks to residential and with a landscaping plan.
5. The application of PUD Stage 2 approval includes a Traffic Impact Study (TIS) that has been approved by the Warren County Engineer's Office/ODOT.

RZC Recommendation

At their meeting on April 27, 2021, the Rural Zoning Commission voted unanimously to approve the request with the following conditions:

1. The development shall comply with The Warren County Rural Zoning Code; and the I-1 zoning district standards, except where exempt by the Planned Unit Development Overlay Development Standards.
2. The applicant shall work with the Warren County Water and Sewer Department to determine accessibility to water and sewer connections.
3. The applicant receives an access permit from The Warren County Engineer's Office for the access point to McClure Road.
4. Prior to Stage 2, the applicant submits a revised site plan with correct setbacks to residential and with a landscaping plan.
5. The application of PUD Stage 2 approval includes a Traffic Impact Study (TIS) that has been approved by the Warren County Engineer's Office/ODOT.

RPC Recommendation



TURTLE CREEK TOWNSHIP
670 N. STATE ROUTE 123
LEBANON, OHIO 45036-9512
PHONE: (513) 932-4902
FAX: (513) 932-3654

April 27, 2021

Warren County Rural Zoning Inspection
Attn: Michelle Tegtmeier
406 Justice Drive
Lebanon, Ohio 45036

RE: George Steel I1 with PUD Overlay Rezoning

Dear Ms. Tegtmeier;

Turtlecreek Township Board of Trustees and Fire Chief have received and reviewed George Steel I1 with PUD Overlay Rezoning.

The Trustees and Fire Chief would request that George Steel meet any and all road improvements required by the additional traffic to McClure Road by this PUD rezoning.

The Trustees would like to thank you for submitting the George Steel I1 PUD Overlay Rezoning.



Questions?

Notification Map

2021-03

