



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

406 Justice Drive, Lebanon, Ohio 45036

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***TOM ARISS
PAT ARNOLD SOUTH
DAVID G. YOUNG***

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

MINUTES: Regular Session – February 5, 2013

The Board met in regular session pursuant to adjournment of the January 31, 2013, meeting.

Tom Ariss - present

David G. Young - present

Pat Arnold South - absent

Tina Davis, Clerk - present

Minutes of the January 31, 2013 meetings were read and approved.

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- 13-0223 A resolution was adopted to hire Rebecca Fisher as Emergency Communications Operator, within the Warren County Emergency Services Department. Vote: Unanimous
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DISCUSSIONS

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

Neil Tunison, County Engineer, was present along with Kurt Weber, Chief Assistant Engineer, to discuss the desire of the Engineer's Office to temporarily suspend the maintenance bond requirements for subdivisions platted in 2009 and prior.

Mr. Tunison explained that in certain instances, the developer cannot afford to complete the roadway paving and pay the cost of a two year maintenance bond. He stated that for the last few years, the Board has allowed, on a case by case basis, the developer to have the maintenance bond requirement waived in exchange for the completed subdivision. He then stated that a representative from the County Engineer's Office as well as a township representatives will inspect and recommend acceptance of the subdivision.

Upon discussion, the Board agreed to continue the policy on a case by case basis through 2013 upon recommendation by the County Engineer.

On motion, upon unanimous call of the roll, the Board entered into executive session to discuss imminent litigation with the County Engineer and Assistant Prosecutor at 9:25 a.m. pursuant to Ohio Revised Code Section 121.22 (G)(3) and exited at 9:39 a.m.

PUBLIC HEARING

CONSIDER AMENDMENTS TO THE WARREN COUNTY COMPREHENSIVE PLAN

The public hearing to consider amendments to the Warren County Comprehensive Plan was convened this 5th day of February 2013, in the Commissioners' Meeting Room.

Stan Williams, Regional Planning Commissioner Executive Director, stated that the first proposed amendment is to consider the addition of the Wayne Township Comprehensive Plan Future Land Use Map.

Gus Edwards, Wayne Township Administrator, presented a PowerPoint (attached) that explained the contents of the Wayne Township Comprehensive Plan.

There was discussion relative to the fact that Wayne Township desires to utilize the assets within their area to increase tourism and businesses.

Upon further discussion, the Board resolved (Resolution #13-0240) to amend the Warren County Comprehensive Plan relative to the addition of the Wayne Township Comprehensive Plan Future Land Use Map.

Jonathan Sams, Turtlecreek Township Trustee, was present to present the proposed amendment to the Warren County Comprehensive Plan relative to the addition of the I-71/SR 123 Area Plan.

Mr. Sams presented a PowerPoint presentation (attached) that reviewed all aspects of the area plan.

Mr. Sams explained the importance of future planning in order to incentivize the type of development they desire for this area. He explained that the purpose of this plan is to prevent businesses they feel are not appropriate for the area from locating within the area.

Mr. Sams explained the major aspects of the Joint Economic Development District (JEDD) and stated that within the JEDD agreement, they have provided a self-funding aspect in order to provide maintenance and upkeep of the area to help improve the image of being the “gateway “ to the area.

Commissioner Young stated that economic development is going to happen in this area due to the major highway. He then stated that having residential only is a dangerous game and the need for business and industry to help fund the school system. He then stated that a community must be diversified and stated that with proper planning, government can encourage private enterprise to locate in a certain area.

Upon further discussion, the Board resolved (Resolution #13-0241) to approve an amendment to the Warren County Comprehensive Plan to include the addition of the I-71/SR 123 Area Plan.

Mr. Williams stated that there are three parcels along Bunnell Road that have been rezoned and the Warren County Comprehensive Plan needs to be amended to reflect the zoning changes for parcel # 12214000010, 12213000080 and 12214000050.

Upon further discussion, the Board resolved (Resolution #13-0242) to approve an amendment to the Warren County Comprehensive Plan relative to relative to Parcel ID # 12214000010, 12213000080 and 12214000050 located in Union Townships being designated at Suburban Residential.


Jim Aumann, Treasurer, was present along with Jim Spaeth, Clerk of Courts, for a meeting of the Investment Advisory Board.

Mr. Aumann presented the following information as of December 31, 2012:

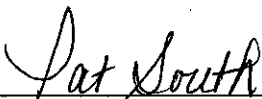
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Total various purpose GO Revenue Bonds	\$ 2,979,451
Total Accounts	\$157,057,866
Total to General Fund	\$ 1,405,997

On motion, upon unanimous call of the roll, the Board entered into executive session at 11:09 a.m. to discuss personnel matters within Telecommunications and Emergency Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 12:00 p.m.

Upon motion the meeting was adjourned.




Tom Ariss, President



Pat Arnold South

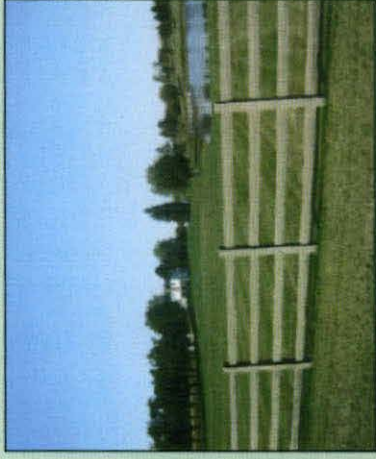
David G. Young

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on February 5, 2013, in compliance with Section 121.22 O.R.C.



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

Wayne Township, Ohio Comprehensive Plan

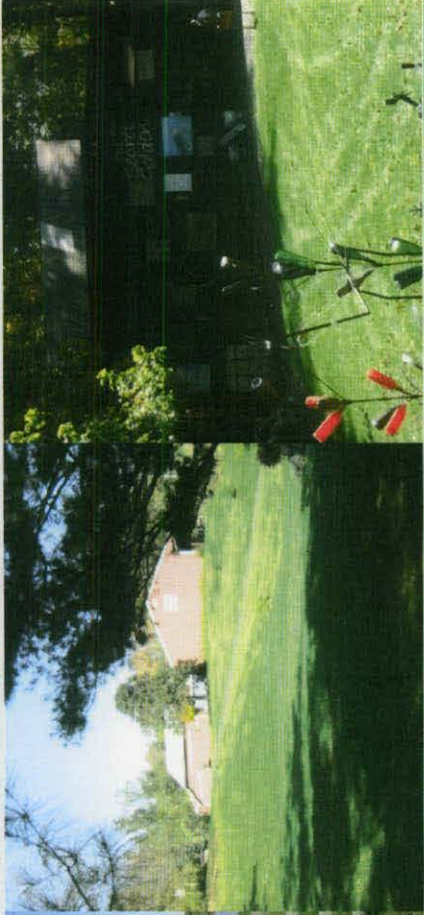


A Vision for 2030

February 5, 2013 - BOCC Public Hearing



Wayne Township Comprehensive Plan



The Vision

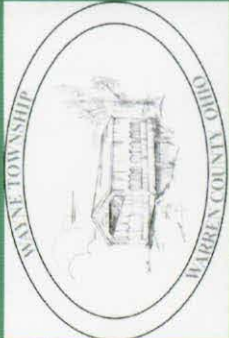
The goal of Wayne Township's Comprehensive Plan is to continue to preserve the quality of life and rural character, recognizing that economic opportunities are enhanced, transportation and recreational provisions are created, environmental quality and cultural heritage are maintained, while protecting the property rights of landowners.



Wayne Township Comprehensive Plan

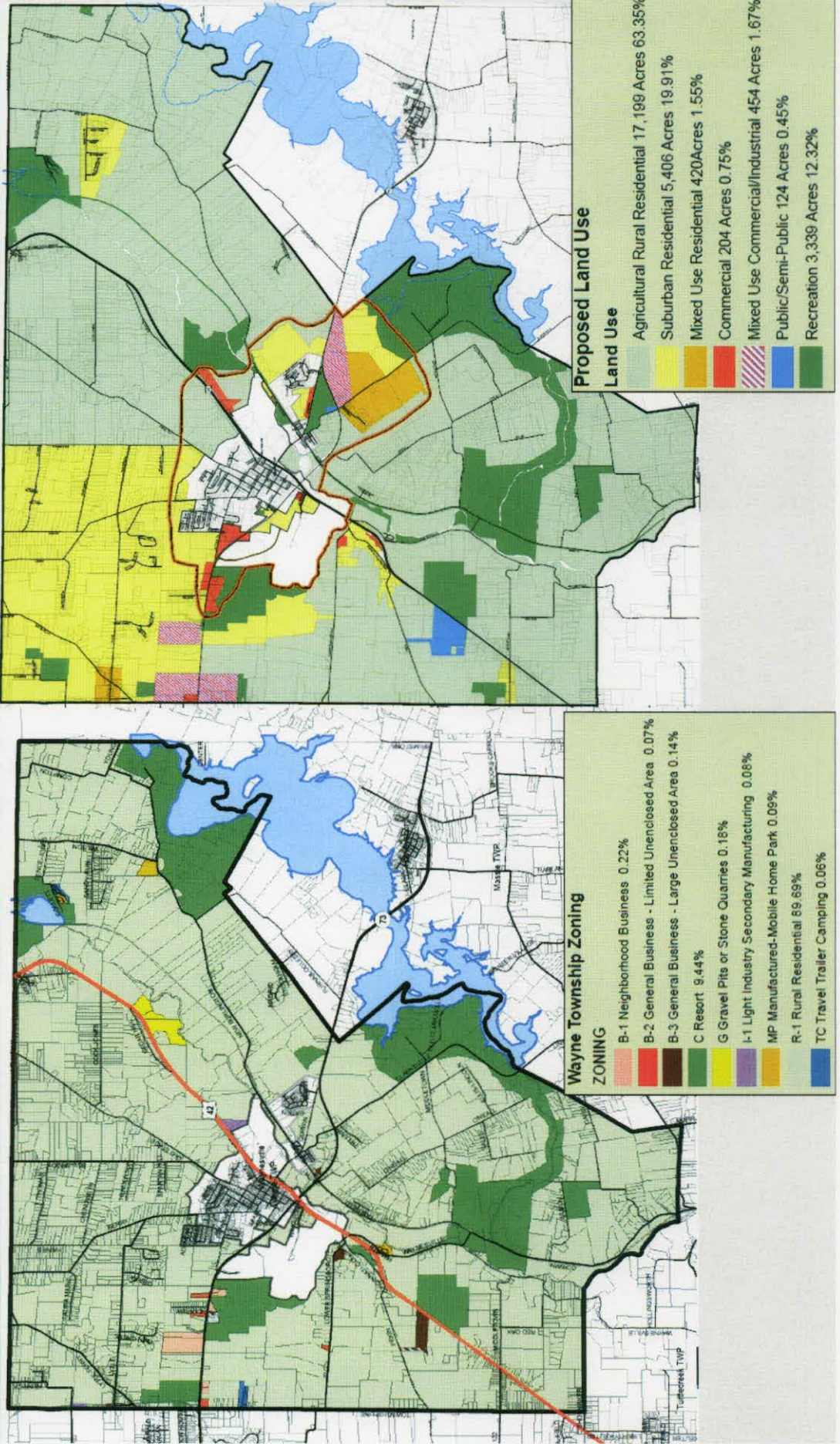
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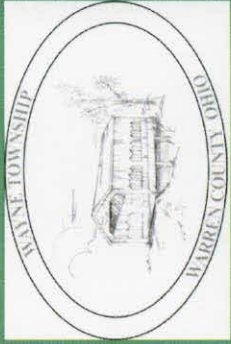
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2. Existing Conditions Analysis
3. Vision
4. Five Major Elements that includes Goals and Objectives
 - Land Use
 - Transportation
 - Utilities and Community Facilities
 - Parks & Recreation
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5. Implementation



Wayne Township Comprehensive Plan

Current Zoning Compared to Future Land Use Map



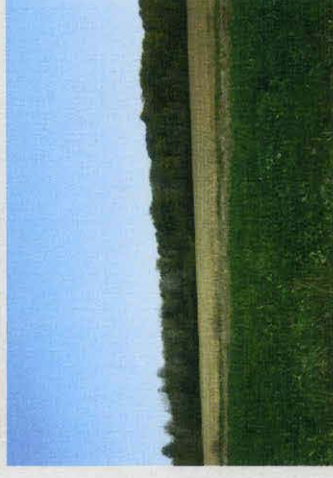


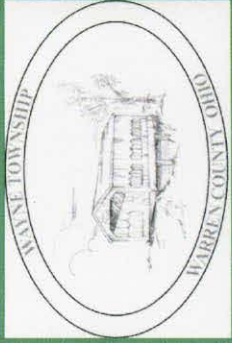
Wayne Township Comprehensive Plan

What's in the Plan

LAND USE — THE BIG IDEAS

- Preservation of Agricultural Areas and Rural Character
- Designated Growth Areas (Urban Service Area)
- Mixed Use Districts—Commercial/Industrial
- Conservation & Cluster Development
- Reduce Density in Preservation Areas
- Rural Development Standards
- Protect Natural Resources





Wayne Township Comprehensive Plan

What's in the Plan

TRANSPORTATION — THE BIG IDEAS

- Intersections Safety Improvements
- Coordinated & Planned Roadway Improvements
- Connectivity and Road Network Design (connectivity index)
- Pedestrian Bridge/Crosswalk from Waynesville to Bowman Park
- Trail Connections & Improvements
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Wayne Township Comprehensive Plan

What's in the Plan

UTILITIES & COMMUNITY FACILITIES — THE BIG IDEAS

- Infrastructure Improvement Based on Context –Urban or Rural
- Long-term, Cooperative, & Coordinated infrastructure Planning
- Master Stormwater Management Plan – Urban Service Area
- Watershed Planning
- Fire Station
- Community Center





Wayne Township Comprehensive Plan

What's in the Plan

PARKS & RECREATION — THE BIG IDEAS

- Improve Existing Parks— No New Parks
- Shared Recreational Facilities
- A Community Center— Senior Center/Multi-Use Community Center
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Wayne Township Comprehensive Plan

What's in the Plan

ECONOMIC DEVELOPMENT — THE BIG IDEAS

- Focus on Tourism and Recreation
- Areas for Commercial & Industrial Growth
- Caesar Creek State Park as a Catalyst
- Local Entrepreneurship — Home Business, Cottage Industry, Farm Stays & Agritourism
- Encourage Small Businesses
- Farmer's Market
- Accommodate Seniors





Wayne Township Comprehensive Plan

What's in the Plan

IMPLEMENTATION

Implementation Tables

For each Strategy-Action Item, the tables identify:

- The department, agencies, or other entities that will lead/initiate the strategy.
- The anticipated implementation sequence
 - Short-term = 1-5 years
 - Mid-term = 5-10 years
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 - Ongoing = activities that should continue indefinitely.

ECONOMIC DEVELOPMENT

GOAL 1: STRENGTHEN THE ECONOMY BY BUILDING ON TOURISM

Objective 1: Develop lodging at Caesar Creek State Park.

Strategy-Action Item	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
1. Work with the State for the development of cottages or a lodge at Caesar Creek State Park. Organize a series of meetings with state park representatives to understand the state's vision and future plans for Caesar Creek State Park. The township should communicate their vision for lodging at the park and discuss how they may partner with the state to do so.	Wayne Township Administrator	Wayne Township Trustees, The Chamber of Commerce, and Warren County Convention & Visitors Bureau	Mid-term	
2. Identify suitable locations within or adjacent to the park and proposed marina that could accommodate a lodge, cottages or luxury campsites. Ensure that infrastructure plans are developed to accommodate such development.	Wayne Township Administrator	Warren County Water and Sewer Department, Warren County Office of Economic Development, Warren County Engineers Department & Warren County RPC	Mid-term	
3. Revise the zoning code, possibly by adding an overlay district that supports lodging and complementary uses.	Wayne Township Zoning Inspector	Warren County RPC	Mid-term	
4. Conduct a community workshop to receive input and confirm plans.	Wayne Township Trustees	Wayne Township Administrator	Mid-term	



Wayne Township Comprehensive Plan

RPC's Recommendation

Approval of the Wayne Township
Comprehensive Plan as an addition to the
County's Comprehensive Plan.



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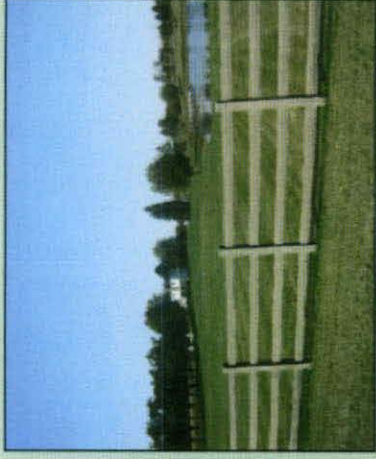
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Wayne Township, Ohio Comprehensive Plan



A Vision for 2030

February 5, 2013 - BOCC Public Hearing



Wayne Township Comprehensive Plan



The Vision

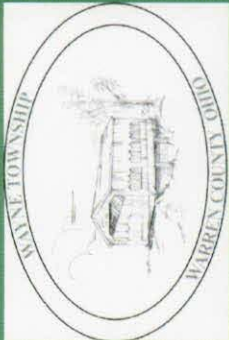
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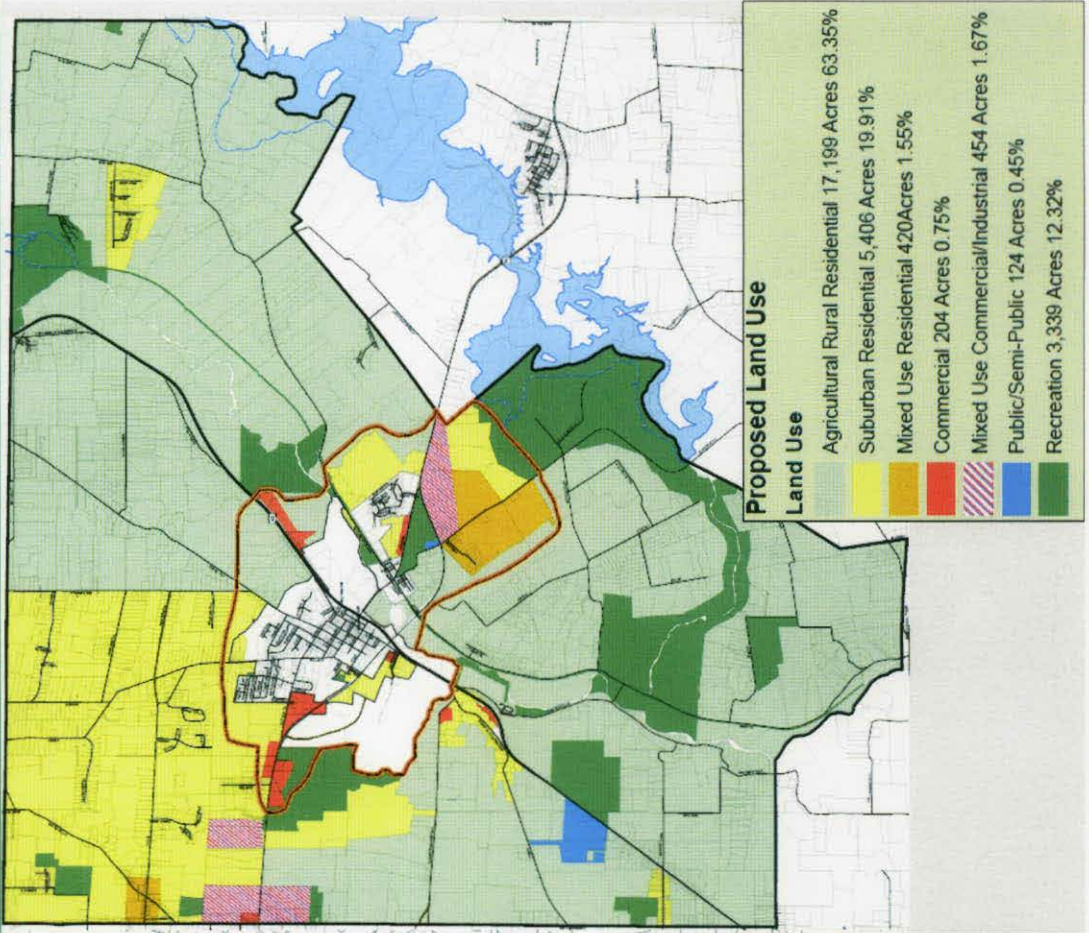
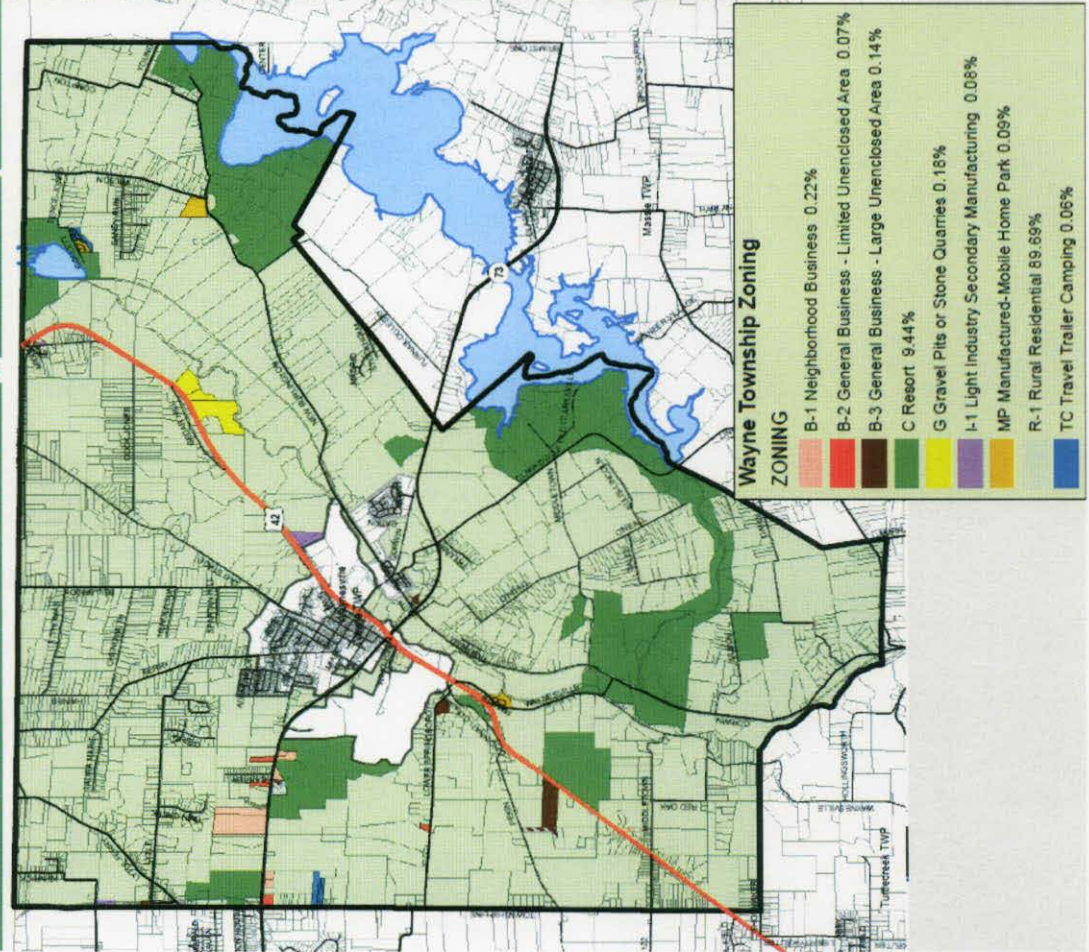
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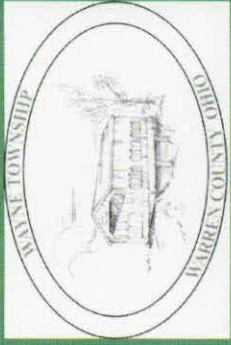
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Current Zoning Compared to Future Land Use Map





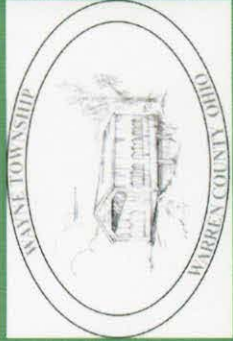
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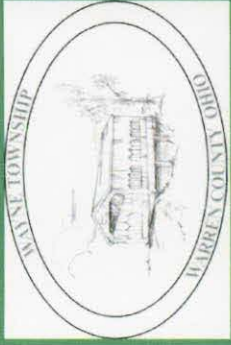
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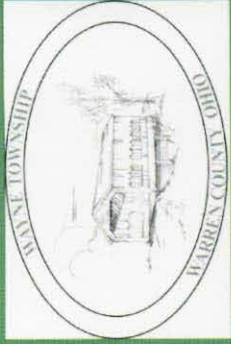
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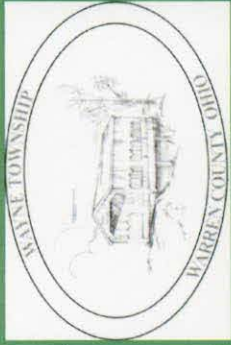
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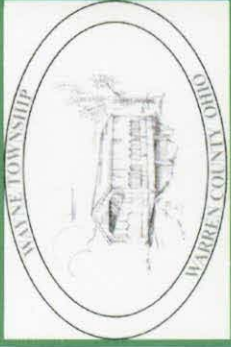
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Objective 1: Develop lodging at Caesar Creek State Park.

Strategy-Action Item	Lead Organization	Supporting Organization(s)	Timing	Miscellaneous Notes
1. Work with the State for the development of cottages or a lodge at Caesar Creek State Park Organize a series of meetings with state park representatives to understand the state's vision and future plans for Caesar Creek State Park. The township should communicate their vision for lodging at the park and discuss how they may partner with the state to do so.	Wayne Township Administrator	Wayne Township Trustees, The Chamber of Commerce, and Warren County Convention & Visitors Bureau	Mid-term	
2. Identify suitable locations within or adjacent to the park and proposed marina that could accommodate a lodge, cottages or luxury campsites. Ensure that infrastructure plans are developed to accommodate such development.	Wayne Township Administrator	Warren County Water and Sewer Department, Warren County Office of Economic Development, Warren County Engineers Department & Warren County RPC	Mid-term	
3. Revise the zoning code, possibly by adding an overlay district that supports lodging and complementary uses	Wayne Township Zoning Inspector	Warren County RPC	Mid-term	
4. Conduct a community workshop to receive input and confirm plans.	Wayne Township Trustees	Wayne Township Administrator	Mid-term	

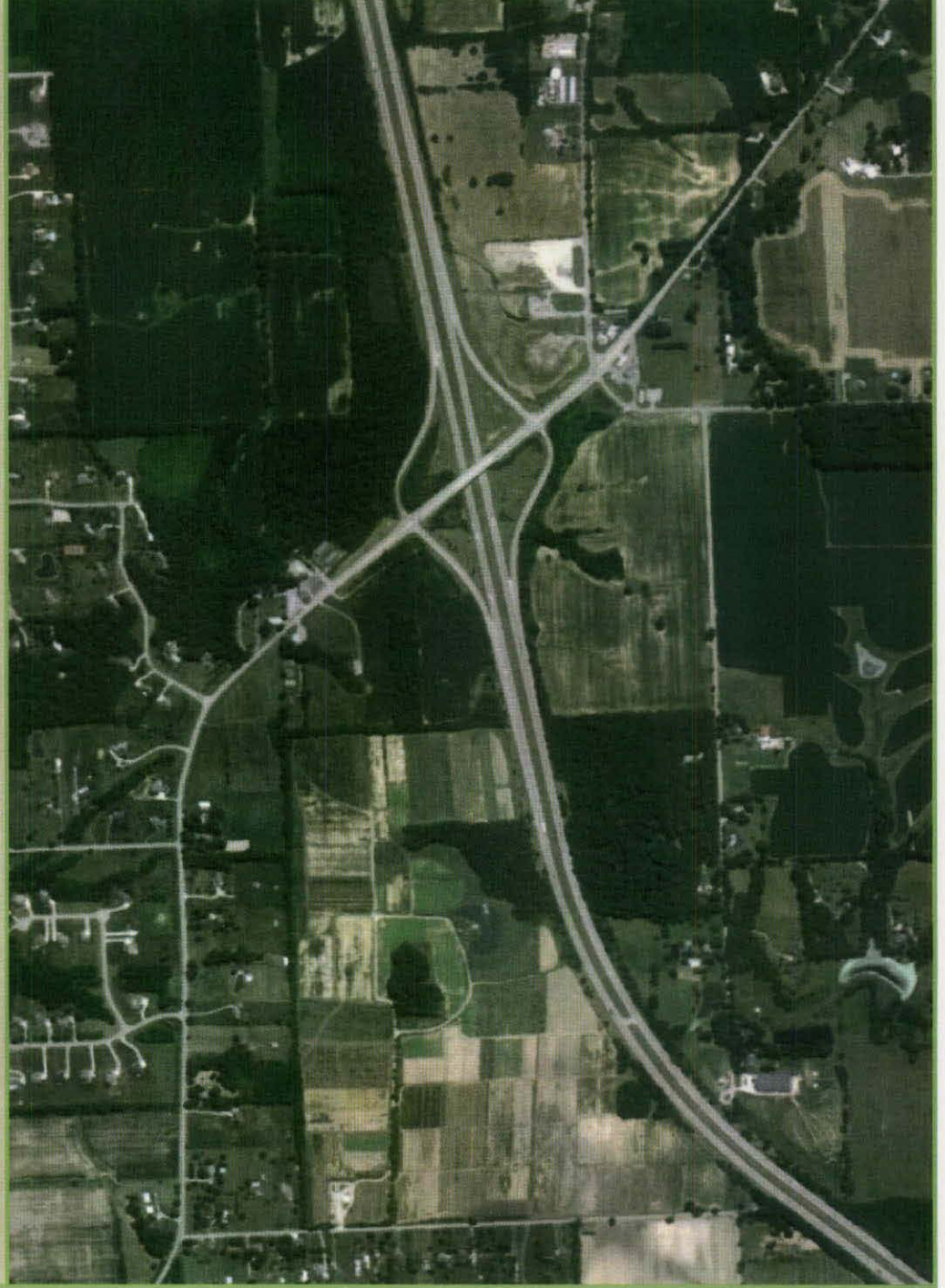


Wayne Township Comprehensive Plan

RPC's Recommendation

Approval of the Wayne Township
Comprehensive Plan as an addition to the
County's Comprehensive Plan.

71123 AREA PLAN



BOCC
Public Hearing

February 5, 2013

OVERVIEW

1. Background & Planning Process
2. Vision Statement
3. Study Area
4. Area Plan Chapters
 - Ch 2 – Zoning & Design Standards
 - Ch 3 – Utilities
 - Ch 4 – Transportation
 - Ch 5 – Economic Development
5. Recommendation

1. BACKGROUND & PLANNING PROCESS

THE PLANNING ADVISORY COMMITTEE

TURTLECREEK TOWNSHIP STAFF

Jonathan Sams – *Trustee*

Tammy Boggs – *Chief Fiscal Officer*

CITY OF LEBANON STAFF

Pat Clements – *City Manager*

Scott Brunka – *Deputy City Manager*

Jason Millard – *Economic Development Director*

REGIONAL PLANNING COMMISSION STAFF

Stan Williams – *AICP, Executive Director*

Robert Ware – *Senior Planner*

Matt Obringer – *Planner 1, Project Manager*

WARREN COUNTY STAFF

Tom Ariss – *County Commissioner*

Zoning Department

Mike Yetter – *Zoning Inspector*

Water and Sewer Department

Chris Brausch – *Sanitary Engineer*

Engineer's Office

Kurt Weber – *P.E.*

Economic Development Department

Martin Russell – *Director*

PROPERTY OWNERS

Joe Kramer – *Henkle-Schueler*

Ken Natorp – *Natorp WM. A. Company*

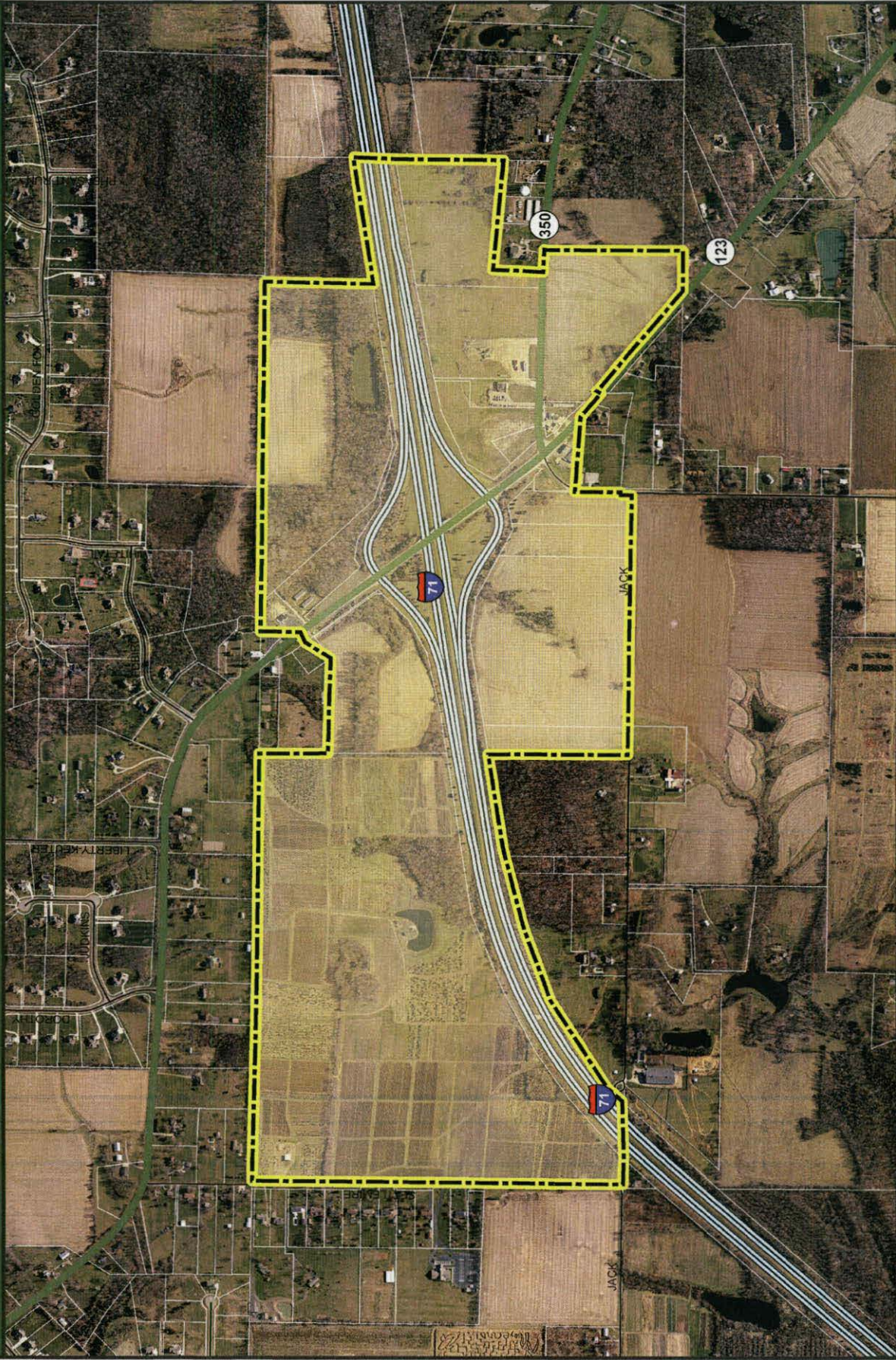
Jelora Summers – *Sisters LTD.*

2. VISION STATEMENT

“The goal of the 71/123 Area Plan is to enhance the economic environment of the interchange by attracting a mix of quality industrial and commercial businesses in a sound, aesthetically pleasing manner, while mitigating negative impacts on surrounding residential areas.”

3. STUDY AREA

Figure 1.2 - Study Area



- Study Area Boundary
- Political Boundary
- Parcels
- Interstate
- State Route
- Local Road

Legend

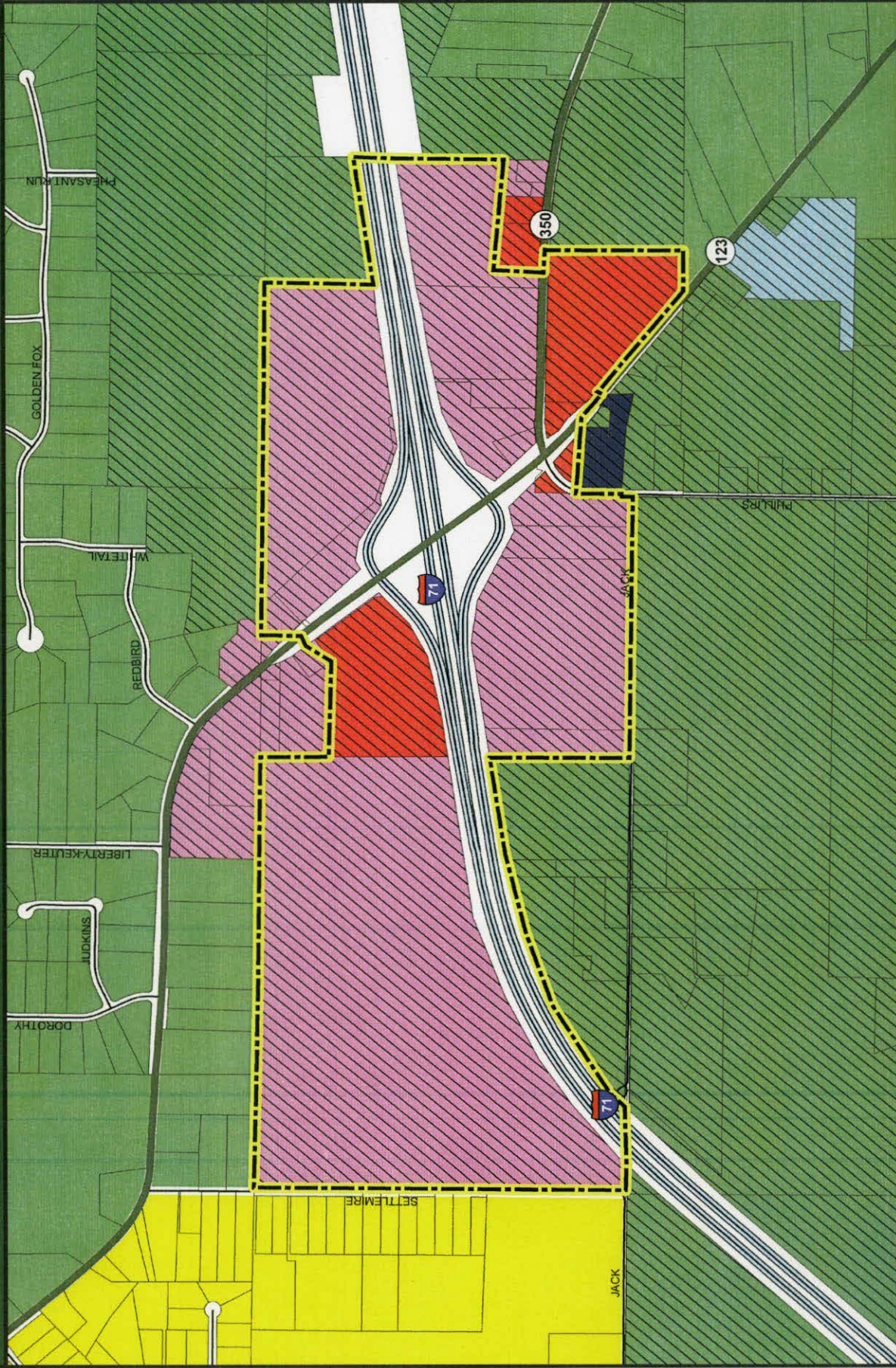
1 inch = 1,000 feet

A north arrow pointing up, with 'N' at the top, 'S' at the bottom, 'E' on the left, and 'W' on the right. Below the arrow is a scale bar with markings at 0, 250, 500, and 1,000 feet.

4. AREA PLAN CHAPTERS

CH 2 - ZONING AND DESIGN STANDARDS

Current Zoning



Legend

- Study Area Boundary
- Interstate
- State Route
- Local Road
- Parcels
- II Light Industrial Manufacturing Zone
- PUD Planned Use Development Zone
- PR Public Recreation Zone
- Highway Overlay District
- RIA single Family Zone (3 acre density)
- RIB Single Family Zone (1 acre density)
- B2 Community Commercial Business Zone

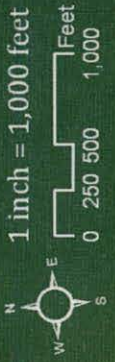
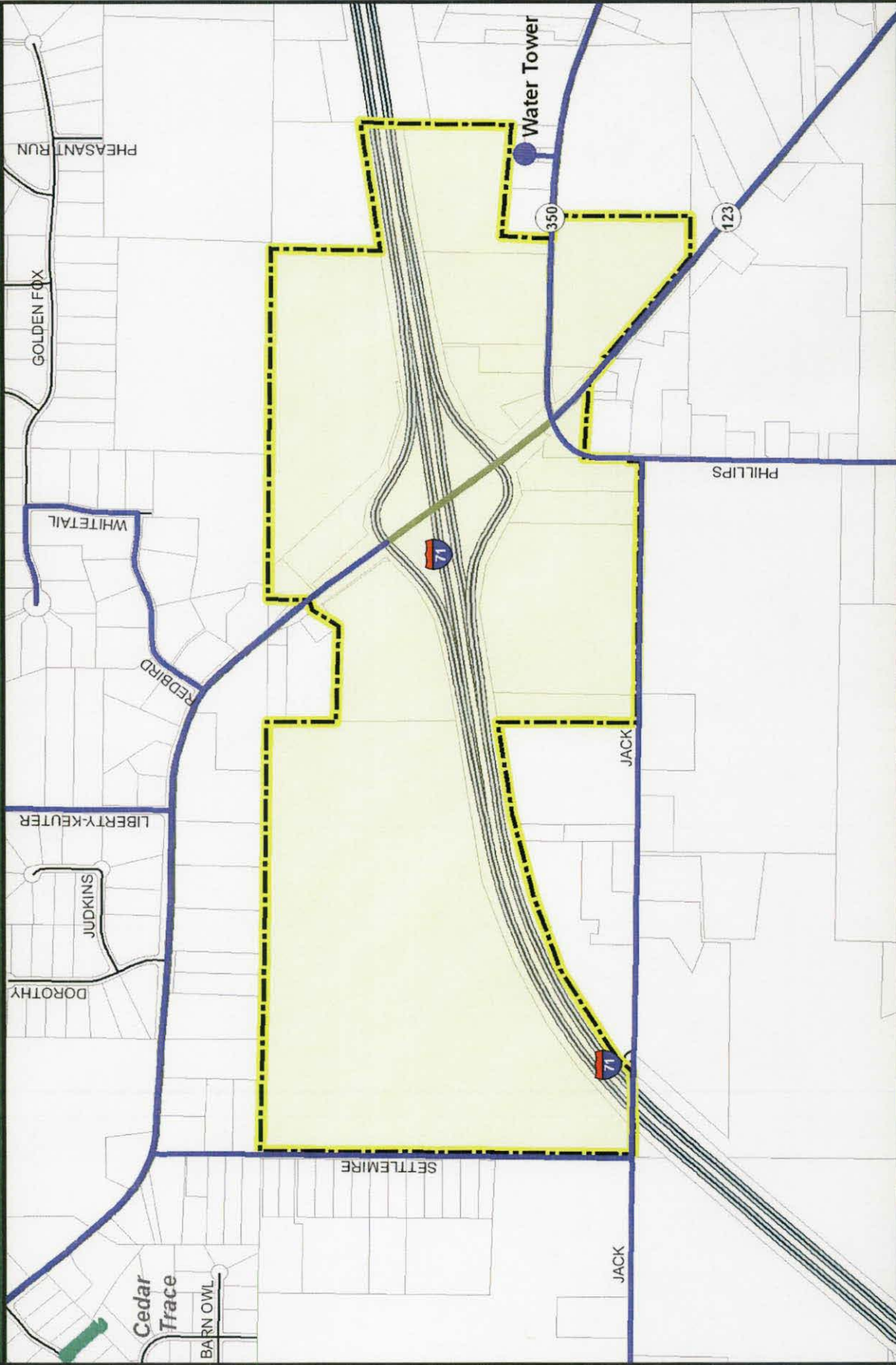
1 inch = 1,000 feet

0 250 500 1,000 Feet

N
W E S

CH 3 - UTILITIES

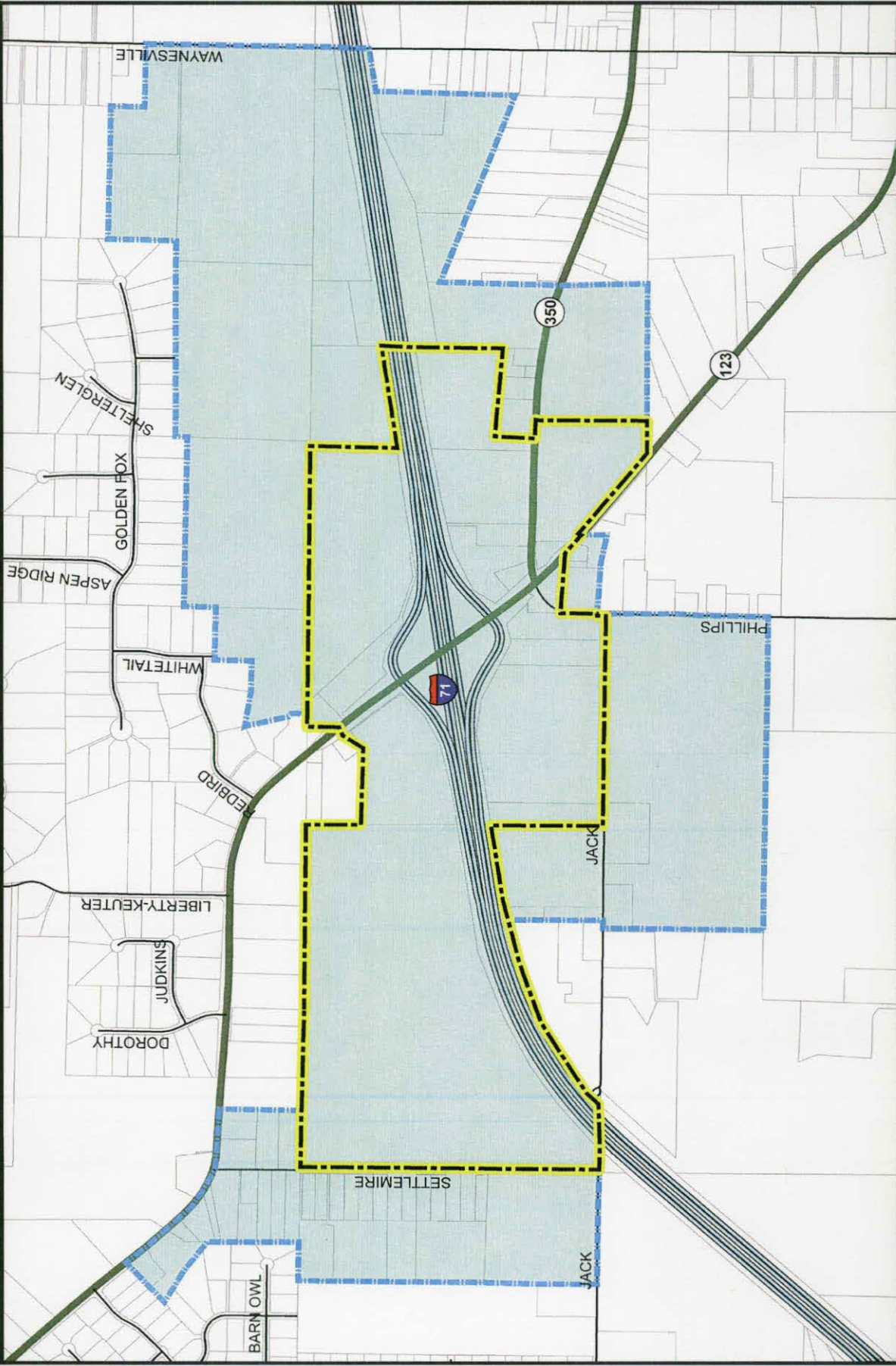
Existing Water and Sewer Lines



- Study Area Boundary
- Existing Water Main
- Existing Sewer Line
- Parcels

Legend

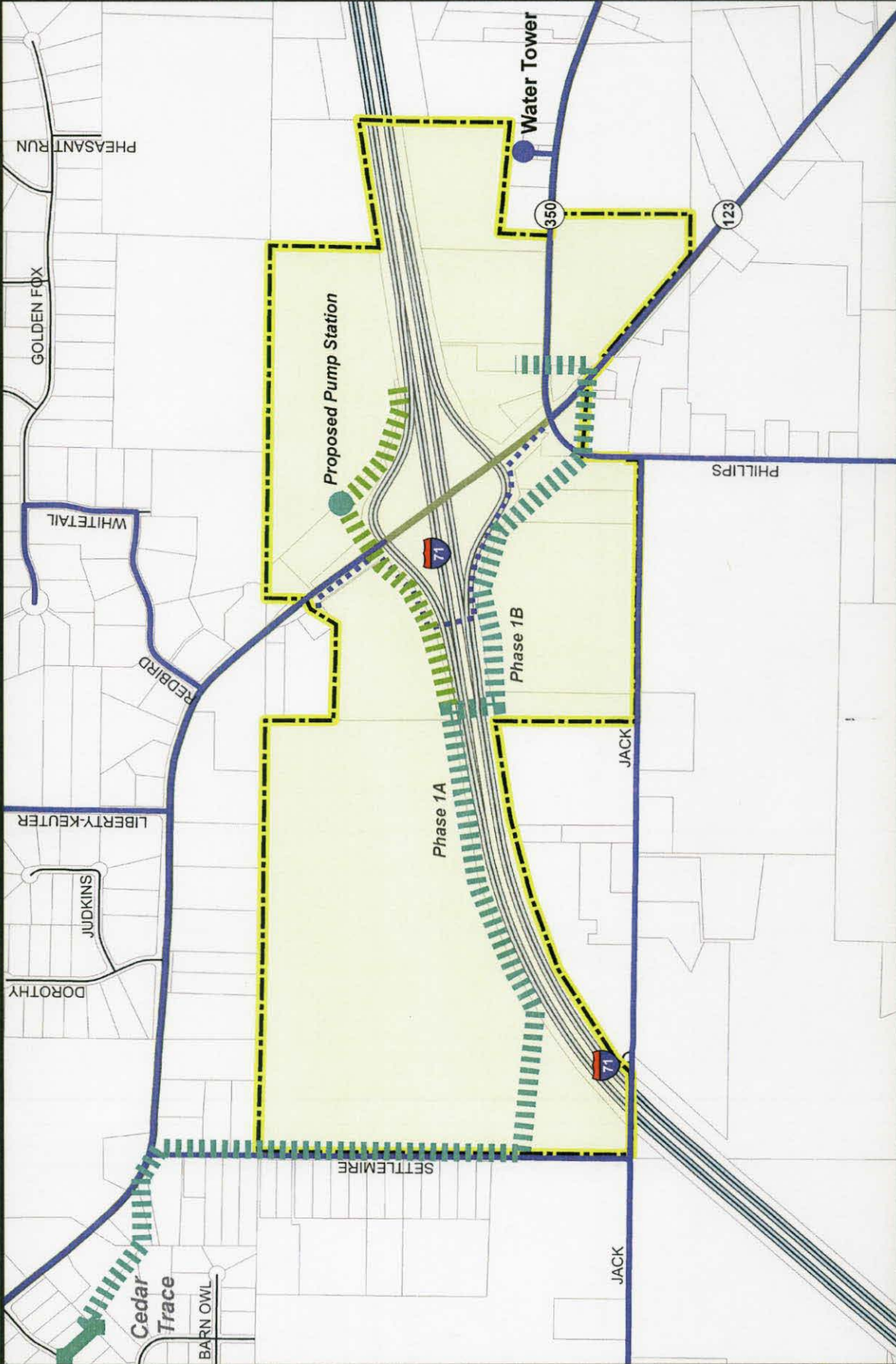
Figure 3.3 - Proposed FPA Sewer Boundary



-  Study Area Boundary
-  FPA Sewer Boundary
-  Parcels

Legend

Figure 3.4 - Proposed Water and Sewer Alignment



Legend

- Study Area Boundary
- Existing Water Main
- Proposed 20" Water Main
- Existing Sewer Line
- Proposed Sewer (Phase 1)
- Proposed Sewer (Phase 2)
- Parcels

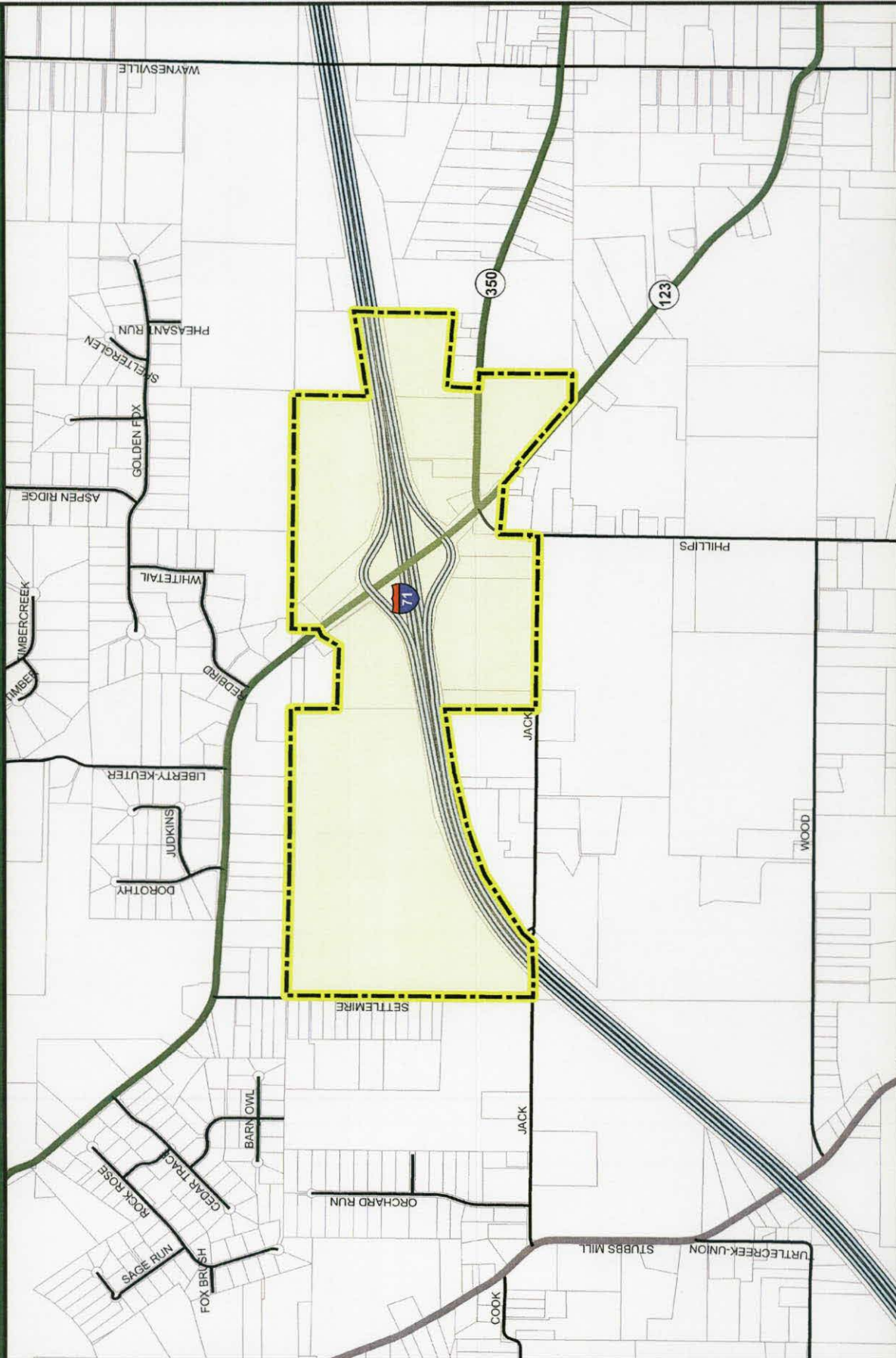
1 inch = 1,000 feet

0 250 500 1,000 Feet

N
W E
S

CH 4 -
TRANSPORTATION

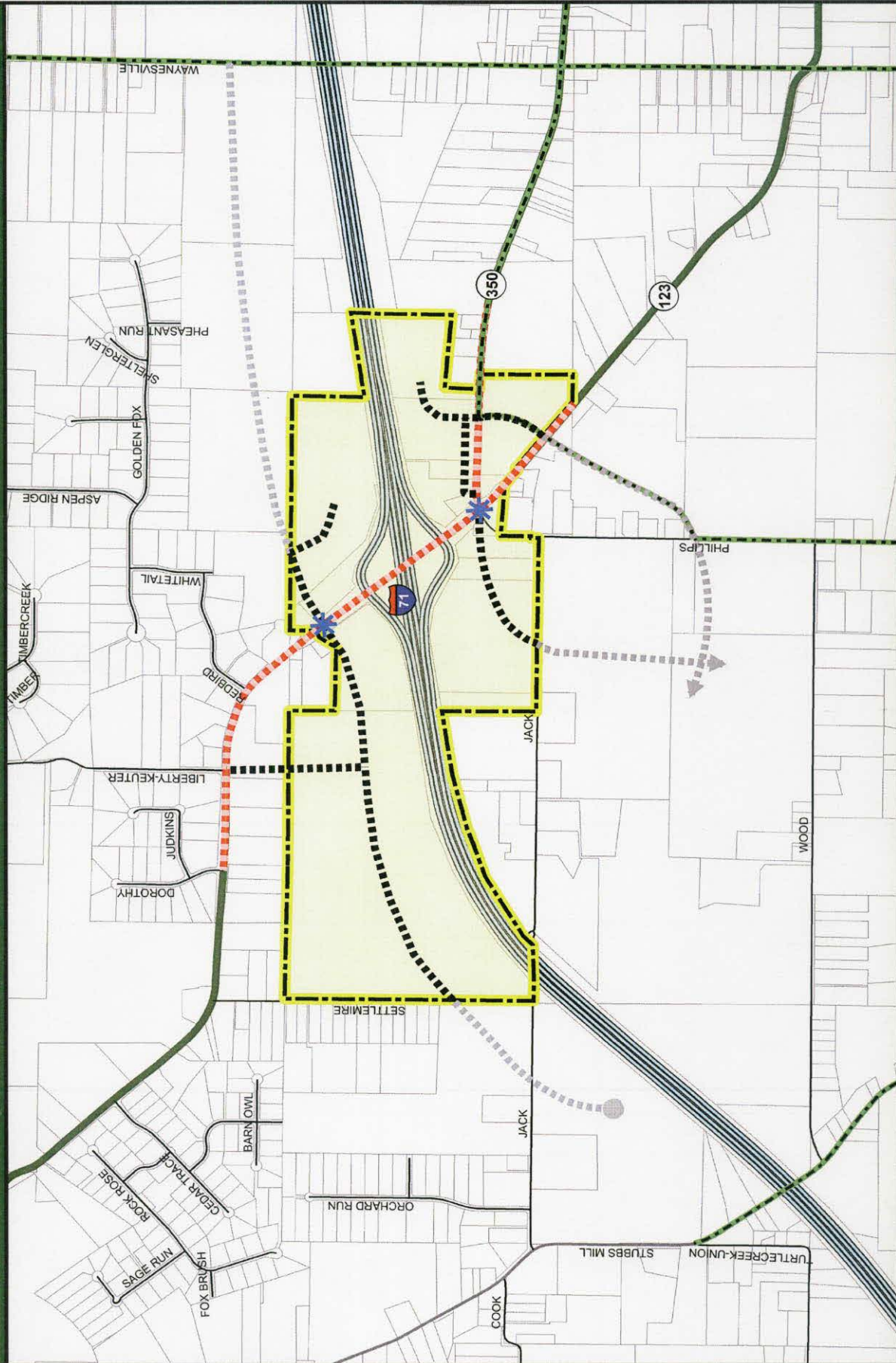
Existing Roadways



- Study Area Boundary
- Parcels

Legend

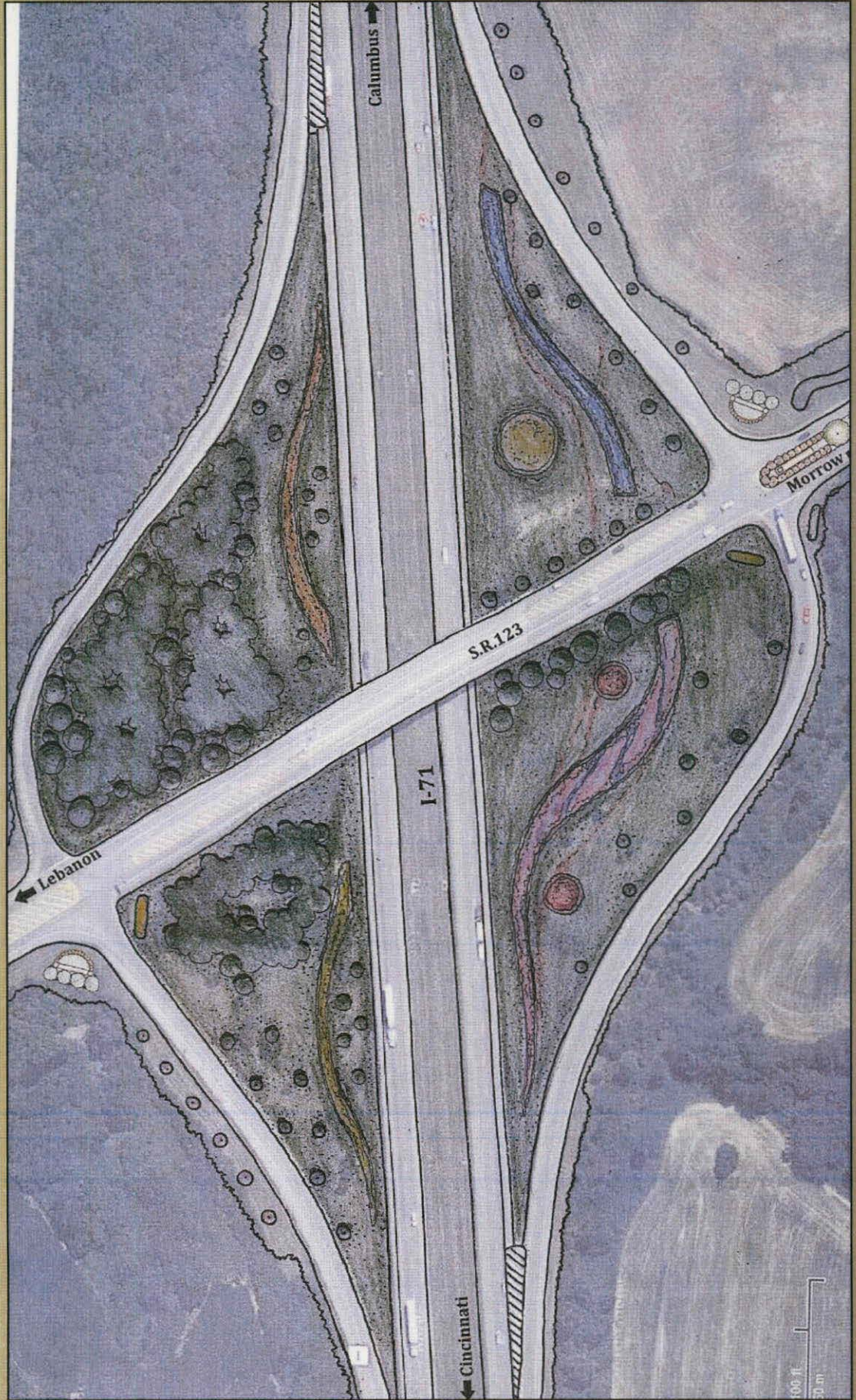
Figure 4.6 - Conceptual Road Improvements



- Study Area Boundary
- Parcels
- Potential Extension (Cal-de-sac/dead end)
- Future Extension
- Proposed Roads
- Road Widening/Re-stripping
- Proposed Shared Bike Lane
- Traffic Signal

Legend

ARTIST'S RENDERING



CH 5 - ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT

- Joint Economic Development District (JEDD)
- Tax Increment Financing (TIF)
- Market Assessment
- Capital Improvement Program (CIP)
- Marketing Program

5. RPC'S RECOMMENDATION

Approval of the 71/123 Area Plan as
an addition to the County
Comprehensive Plan.