



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

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

BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO

MINUTES: Regular Session – April 11, 2017

The Board met in regular session pursuant to adjournment of the April 4, 2017, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the March 28, 2017, and April 4, 2017, meeting were read and approved.

- 17-0551 A resolution was adopted to accept resignation of Cassie Hammons, Protective Services Caseworker, within the Warren County Department of Job and Family Services, Children Services Division, effective April 7, 2017. Vote: Unanimous
- 17-0552 A resolution was adopted to hire Amber Pleasant as Court Liaison, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 17-0553 A resolution was adopted to hire Trisha Schulz as Foster Care/Adoption Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 17-0554 A resolution was adopted to hire Brenda Gail Everett as Alternative Response Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 17-0555 A resolution was adopted to promote Katrina Kouts to the position of Emergency Communications Operator within the Warren County Emergency Services Department. Vote: Unanimous

- 17-0556 A resolution was adopted to hire Maximo Reyes as a Social Service Worker II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 17-0557 A resolution was adopted to hire Alison Smith as a Unit Support Worker II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 17-0558 A resolution was adopted to hire Molli Webb as a Unit Support Worker II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 17-0559 A resolution was adopted to promote Titania Merchant from Unit Support Worker II to the position of Eligibility Referral Specialist II within the Warren County Department of Human Services. Vote: Unanimous
- 17-0560 A resolution was adopted to designate Family and Medical Leave of Absence to Donald Sebastianelli, Applications Analyst II, within the Telecommunications Department. Vote: Unanimous
- 17-0561 A resolution was adopted to remove Martin Russell from the Area 12 Workforce Investment Board, appoint Shannon Jones to said board and Martin Russell as alternate. Vote: Unanimous
- 17-0562 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, April 13, 2017. Vote: Unanimous
- 17-0563 A resolution was adopted to approve and authorize County Administrator to renew the agreement with GDF Suez/Engie for Electric Generation to various facilities within the Water and Sewer Department, various facilities within the Park District, and various County Engineer Facilities. Vote: Unanimous
- 17-0564 A resolution was adopted to authorize President of the Board to sign a Letter of Agency with Level 3 Communications on behalf of Warren County Telecommunications. Vote: Unanimous
- 17-0565 A resolution was adopted to approve change order No. 1 to the contract with Majors Enterprises, Inc. for the demolition of 816 Union Road, Franklin Township through the program income of the NSP Funding, Purchase Order No. 14453. Vote: Unanimous
- 17-0566 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Mark W. & Wanda L. Solsman for the Snook Road Bridge Replacement Project. Vote: Unanimous

- 17-0567 A resolution was adopted to enter into contract with Complete Clearing, Inc. for the Warren County Fairgrounds Grandstand Demolition Project.  
Vote: Unanimous
- 17-0568 A resolution was adopted to advertise for bids for the 2017 Resurfacing Project.  
Vote: Unanimous
- 17-0569 A resolution was adopted to approve notices of intent to award bid to D&M Painting Corporation, Worldwide Industries Corp., and H2O Towers LLC for the 20 Mile and Harveysburg Elevated Storage Tanks Painting Project.  
Vote: Unanimous
- 17-0570 A resolution was adopted to approve notice of intent to award bid to Commercial Development Solutions for the Warren County Fairgrounds Bldg. A Renovation Project. Vote: Unanimous
- 17-0571 A resolution was adopted to authorize President of Board to sign the Task Completion Reports with TriTech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous
- 17-0572 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 17-0573 A resolution was adopted to acknowledge receipt of March 2017 Financial Statement. Vote: Unanimous
- 17-0574 A resolution was adopted to approve various refunds. Vote: Unanimous
- 17-0575 A resolution was adopted to approve bond reduction for Long Cove Acquisitions Partners for completion of improvements in Long Cove Section 2B situated in Deerfield Township. Vote: Unanimous
- 17-0576 A resolution was adopted to approve bond reduction for Long Cove Acquisitions Partners, LLC for completion of improvements in Long Cove 4D situated in Deerfield Township. Vote: Unanimous
- 17-0577 A resolution was adopted to approve bond release for VWC Holdings, LTD for completion of improvements in Villages of Winding Creek, The Meadows, Section 2 situated in Clearcreek Township. Vote: Unanimous
- 17-0578 A resolution was adopted to approve bond reduction for VWC Holdings, LTD for completion of improvements in the Villages of Winding Creek, The Boulevards Section 5, Turning Leaf Section 4 situated in Clearcreek Township.  
Vote: Unanimous

- 17-0579 A resolution was adopted to enter into Street and Appurtenances Security Agreement with Savannah Farms, LLC, for installation of certain improvements in Savannah Farms situated in Clearcreek Township. Vote: Unanimous
- 17-0580 A resolution was adopted to enter into Subdivision Public Improvement Performance and Maintenance Security Agreement with Savannah Farms, LLC for installation of certain improvements in Savannah Farms situated in Clearcreek Township. Vote: Unanimous
- 17-0581 A resolution was adopted to approve the following records plats.  
Vote: Unanimous
- 17-0582 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 17-0583 A resolution was adopted to approve an operational transfer from Commissioners Fund #101 into Human Services Fund #203. Vote: Unanimous
- 17-0584 A resolution was adopted to approve supplemental appropriation into Fairgrounds Construction Project Fund #498. Vote: Unanimous
- 17-0585 A resolution was adopted to approve supplemental appropriations into Community Corrections PIIG Grant Fund #289 and Common Pleas Smart Grant Fund #289. Vote: Unanimous
- 17-0586 A resolution was adopted to approve appropriation adjustment within Common Pleas Community Based Corrections Fund #289. Vote: Unanimous
- 17-0587 A resolution was adopted to approve appropriation adjustment within Sheriff's Office Fund #101-2200. Vote: Unanimous
- 17-0588 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Fund #227. Vote: Unanimous
- 17-0589 A resolution was adopted to approve appropriation adjustment within OhioMeansJobs Warren County Fund #258. Vote: Unanimous
- 17-0590 A resolution was adopted to approve appropriation adjustment within the OhioMeansJobs Warren County Fund 258. Vote: Unanimous
- 17-0591 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 17-0592 A resolution was adopted to grant variance to GOC Realco required for an Access Permit for 9751 Mason Montgomery Road in Deerfield Township, Warren County, Ohio. Vote: Unanimous

- 17-0593 A resolution was adopted to select an engineering firm for the Simpson Creek and Bear Run Lift Station Upgrades Project. Vote: Unanimous
- 17-0594 A resolution was adopted to issue request for engineering qualifications for design services for the Lower Springboro to Corwin Road Waterline Project. Vote: Unanimous
- 17-0595 A resolution was adopted to authorize the sanitary engineer to issue a request for proposals for the purchase of wholesale water for the Massie-Wayne Public Water System. Vote: Unanimous
- 17-0596 A resolution was adopted to approve the Stage 2 PUD for Warren County Sports Park at Union Village (Special District 5) in Turtlecreek Township. Vote: Unanimous
- 17-0597 A resolution was adopted to approve the site plan review application for the Warren County Sports Park at Union Village (Special District 5) 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.

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Matt Baker, Clinton Massie School District Superintendent, was present to introduce himself to the Board.

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#### ADMINISTRATIVE HEARING CONSIDER ACCESS MANAGEMENT APPEAL OF GOC REALCO (AKA GILLIGAN OIL COMPANY FOR CONSTRUCTION OF A POPEYE CHICKEN RESTAURANT) IN DEERFIELD TOWNSHIP

The Administrative hearing to consider the Request for Variance of Conditions Required for an Access Permit filed by GOC Realco (AKA Gilligan Oil Company for construction of a Popeye

Chicken Restaurant) due to its Application for an Access/Driveway Culvert Permit to access 9751 Mason Montgomery Road in Deerfield Township, Warren County, Ohio being denied by the Warren County Engineer on March 3, 2017.

Commissioner Grossmann reviewed the procedural requirements and administered the oath to all those present to speak in favor of or in opposition to said application.

Kurt Weber, Chief Deputy Engineer, explained that the applicant desires to construct a Popeye Chicken Restaurant on a former gas station site on Mason-Montgomery Road. He stated that there is not enough spacing to meet the requirements of the Access Management Regulations due to the size of the parcel. He stated that the applicant is proposing to eliminate the two current access points and replace with only one. He stated the Engineer's Office would normally only recommend a right in/right out and the lack of room to construct the required divider. He discussed the possibility of constructing a center median along that portion of Mason-Montgomery Road and also discussed the proposed new on ramp for I-71 South.

Mr. Weber then presented the Engineer's Report relative to required findings and stated the recommendation to approve the variance as requested.

Commissioner Grossmann questioned Mr. Weber relative to the requirements of the Access Management Regulations.

Pat Gilligan GOC Realco, reviewed the history of the purpose of this property and stated their agreement to work with the Warren County TID for the demolition of the existing buildings. He stated that Popeye Chicken is only open in the early afternoon and evening and stated the restaurant being a Saturday/Sunday based business.

Mr. Gilligan then stated his understanding of the possibility of a future median and the future I-71 South on ramp.

Commissioner Grossmann reviewed the procedural requirements relative to the rights of the applicant and upon no other persons being present to speak in favor of or in opposition to said application; the Board closed the administrative hearing.

Upon further discussion, the Board resolved (Resolution #17-0592) to approve the Variance of Conditions Required for an Access Permit filed by GOC Realco (AKA Gilligan Oil Company for construction of a Popeye Chicken Restaurant) to access 9751 Mason Montgomery Road in Deerfield Township, Warren County, Ohio.

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Chris Brausch, Sanitary Engineer, was present for a work session to discuss the following matters:

Simpson Creek and Bear Run Lift Station Upgrade Projects—Mr. Brausch stated that a committee has ranked the submitted qualifications from engineering firms relative to design services for Simpson Creek and Bear Run Lift Station Upgrades Project and is recommending Fishbeck, Thompson, Carr & Huber, Inc (FTC&H) as the top ranked firm. He then reviewed the process with the Board and upon further discussion, the Board resolved (Resolution 17-0593) to select Fishbeck, Thompson, Carr & Huber, Inc (FTC&H) for the Simpson Creek and Bear Run Lift Station Upgrades Project.

Massie-Wayne Water System Long Term Direction and Short Term Direction—Mr. Brausch discussed the Massie-Wayne Water System. He explained that we currently purchase water from the Village of Waynesville, however with the construction of a new waterline, we have the option to provide our own water at a proposed cost of \$900,000. He stated that the construction of the waterline would have an eight year return on investment and recommended the Board proceed forward on the engineering of the interconnection for long term water service. Upon discussion, the Board agreed to proceed with the project.

Mr. Brausch stated that the current water purchase contract with the Village of Waynesville expires in two years and with the new interconnection to Western Water, we now have other suppliers available for our short term water needs until construction is completed. He stated the desire to issue a request for proposals for the purchase of wholesale water and reviewed the proposed ranking criteria for submittals once received. The Board stated their concurrence with the request for proposals stating it is a great opportunity for our customers to ensure the best pricing available.

Village of Waynesville Billing—Mr. Brausch stated that approximately two years ago, the Village of Waynesville was present and presented a PowerPoint presentation requesting authorization to increase water rates to water customers outside of the Village as required by the current water agreement. He stated that in the presentation, a slide was included that stated Warren County's wholesale water rates would remain unchanged by the increase. He then stated that the Village of Waynesville has a new billing clerk and has issued a "back bill" in the amount of \$83,093 interpreting that the agreement authorizes same.

There was discussion relative to the interpretation of the agreement.

Bruce McGary, Assistant Prosecutor, stated he will not comment on the agreement as it is the subject of potential litigation.

Richard Elliott and Kimberly Kaan, Waynesville Village Council members, stated their interpretation of the agreement that the Village "shall" increase the rates. It was stated that the Village was remiss in notifying the Board of their desire to adjust the rates and not adjusting the rates when they had the ability.

Upon further discussion, the Board stated their desire to reschedule this matter for discussion at a future date.

Megan Manuel, Warren County Board of Developmental Disabilities Superintendent, was present along with Pete Mason, Operations Director, for a work session to discuss the property deeded to Warren County adjacent to the City of Mason's future Miracle Field Park.

Ms. Manuel discussed the history of the property and stated the language contained in the Governor's Deed prohibits the transfer of the property until 2018. She stated the Board is in favor of working with the City of Mason towards the common goal of promoting activities for handicapped and developmentally disabled citizens.

There was discussion relative to the restrictions contained within the deed and the lack of communication between all of the parties involved in the project.

The Board stated they are in favor of providing the access prior to the 2018 date contained within the deed of the property.

Commissioner Jones questioned the possibility of utilizing the budget bill to clarify the stipulations within the deed.

Upon further discussion, it was determined the need for all entities to work together on this common project and the Board stated their desire to schedule another work session with all parties involved.

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The Board met this 11<sup>th</sup> day of April 2017, in the Commissioners' meeting room to render a decision pursuant to the closing of the administrative hearing relative to the Stage 2 PUD for the Warren County Sports Park at Union Village (Special District 5) in Turtlecreek Township.

On motion of Mrs. Jones, being seconded by Mr. Young, the Board unanimously resolved (Resolution #17-0596) to approve the Stage 2 PUD for the Warren County Sports Park at Union Village (Special District 5) in Turtlecreek Township, subject to various standards and conditions.

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ADMINISTRATIVE HEARING  
SITE PLAN REVIEW APPLICATION FOR WARREN COUNTY SPORTS PARK AT UNION  
VILLAGE (SPECIAL DISTRICT 5) IN TURTLECREEK TOWNSHIP



The administrative hearing to consider the site plan review application for the Warren County Sports Park at Union Village (Special District 5) PUD in Turtlecreek Township was reconvened this 11<sup>th</sup> day of April 2017, in the Commissioners' Meeting Room.

Tina Osborne, Clerk of Commissioners, confirmed for the records all the procedural requirements.

Commissioner Grossmann administered the oath to all those present desiring to speak in favor of or in opposition to the site plan review application.

Michael Yetter, Zoning Supervisor, reviewed the attached PowerPoint presentation reviewing the applicant, location, current land use, future land use and current issue for consideration. He reviewed the aerial map of the property and the zoning map for the entire PUD.

Mr. Yetter then reviewed the proposed site plan including signage, lighting, walking and shared use plans. He discussed the departmental reviews and presented the site plan review revision plans dated March 26, 2017. He then reviewed the proposed landscaping plan, ingress/egress, and also additional screening added along New England Way and the maintenance garage.

Mr. Yetter discussed the sign proposal and the need to modify to allow LED signage along SR 741 as permitted by the Board in the Stage 2 PUD process.

Mr. Yetter then provided a summary of the application including the 12 multi-sports fields, 4 baseball diamonds, 2 championship multi-sports fields, 2 championship baseball fields and 2 identical concession/restroom facilities.

Mr. Yetter then presented the recommendation to approve the site plan review application subject to 12 conditions with condition #10 needing amended to address the LED lighting.

Craig Honkomp, Civil Engineer representing the applicant, stated he is present to answer any questions relative to the site plan review application.

There was discussion relative to traffic and road conditions of Greentree Road. It was determined that 75% of the traffic will utilize SR 741 and 25% will utilize Greentree Road.

The Board stated the desire for directional signage to influence the use of SR 741.

Mark Nolt, Traffic Engineer representing the applicant, reviewed the traffic findings and stated that the Traffic Impact Study (TIS) is currently underway.

Jeff Millard, Lighting Engineer representing the applicant, discussed the proposed lighting plan and presented Exhibit A (attached) showing the various candela levels.

Commissioner Young questioned the lights in reference to the adjacent residential properties and the Warren County Airport.

Mr. Millard stated that the proposed lighting meets the FAA requirements. He then explained how the lighting is designed and clarified that the proposed lighting will not illuminate the neighbors back yards but they will be able to tell that a light is on if they look in that direction.

The Board discussed the various lighting examples and stated their desire to require the "Hubble" type lighting.

Commissioner Jones questioned if the "future parking" stated on the site plan is included in the overall 2000 parking spaces for the facility.

Mr. Honkomp stated that the future parking is included in that number and the plan to bid its construction as an alternate due to cost constraints.

Nick Sargent, New England Way resident, stated his concern relative to the traffic along SR 63 and SR 741. He then questioned what is a TIS and what do they do with it.

Mr. Nolt explained what the TIS does and that they will take the results to the Ohio Department of Transportation and the Warren County Engineer and use it to guide what roadway improvements will be needed for the project.

Kurt Weber, Chief Deputy County Engineer, stated that current studies show that SR 63 needs to be widened to 5 lanes in the future. He reviewed the purpose of the TIS and stated that the applicant has requested an access permit and has been denied due to non-compliance with the Warren County Access Management Regulations. He then stated that the applicant may file an access management appeal due to the denial.

There was additional discussion relative to the SR 63 widening and it was determined the need to revisit the request for funding for those improvements.

There was discussion relative to the benefit of having a sports complex to the citizens of Warren County.

Commissioner Jones informed those present that the Board is trying in good faith to address the concerns of the adjacent property owners within their ability.

Mr. Sargent stated his desire to have the property developed with 400 homes rather than a sports complex.

There was discussion relative to the criteria that must be met for determination of approval and Mr. Yetter explained that any condition placed upon the property by the Commissioners must be met prior to construction.

There was discussion relative to noise pollution from the facility.

Mr. Honkomp stated that the sports complex has no plans to install a public address system.

Commissioner Young questioned the ability to plant pine trees within the roadway easement in order to block any headlights shining into the adjacent residential homes.

Mr. Weber stated he will investigate the possibility.

Craig Kinsey, area property owner, stated his concerns relative to water runoff and traffic.

Mary Ann Thomas, area property owner, stated her concern relative to the policing of the park and questioned the need for police to direct traffic at peak times.

Phil Smith, Convention and Visitors Bureau, discussed the TIS and stated that they will comply with whatever is necessary for safety and traffic congestion.

There was discussion relative to the ability of the neighbors to utilize the park when not in use and if there would be alcohol sold during the events.

Mr. Smith stated that the community could certainly utilize the walking trails and playground and when not in use for tournaments, they will be contracting the use of the fields with local club teams. He then stated that the Convention and Visitors Bureau has determined to not bring alcohol to this location at the present time.

Barry Nuss, area resident, questioned the need for three access points along Greentree Road.

There was discussion relative to the ability to keep three access points along SR 741 and only utilize one along Greentree Road. There was also discussion relative to the location of the entrance/exit in close proximity to New England Way.

There was discussion relative to the access points along Greentree Road and the possibility of having one shared access for the Sports Park and the Turtlecreek Township Park.

Tammy Boggs, Turtlecreek Township Administrator, stated no one has discussed access through the Turtlecreek Township Park with the township trustees.

Mr. Weber discussed the access and stated his preference to have the township utilize the Sports Park access and eliminate their current access.

Larry Williams, area resident, stated that approximately 100 – 175 cars will be coming in and out along Greentree Road. He then stated that even though Union Village has a 30 year development plan, the Sports Park does not. He then questioned the location of the construction entrance and stated that traffic will take the path of least resistance which will be Greentree Road.

There was discussion relative to who will pay for improvements along Greentree Road.

Commissioner Young stated that Greentree Road is currently a problem and road improvements should be paid for by state, local and tax increment financing funds.

There was discussion relative to hotel availability and stay requirements for tournament participants.

Al Wolfson, Airport Authority Manager, stated his concern relative to lighting.

Commissioner Young stated that concern is a matter for FAA review, not this Board.

Commissioner Grossmann reviewed the procedural requirements with the applicant and upon discussion; the Board closed the public hearing.

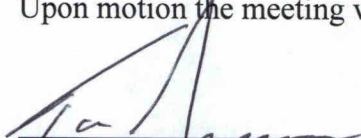
Upon further discussion, the Board resolved (Resolution #17-0597) to approve the site plan review application subject to the following 13 conditions:

1. Access for ingress and egress shall be to the satisfaction of ODOT and the Warren County Engineer.
2. Roads and access drives to parking areas and width of travel lanes shall be consistent with the approved Stage 2 of Union Village PUD.
3. The round-about shall include concrete splitter islands consistent with revised site plan sheet C-401 dated 3-14-17.
4. The right of way for shared use paths (or easements) shall be provided in locations consistent with the Warren County Comprehensive Plan (The Lebanon Turtlecreek Trails Initiative) and the approved Stage 2 of Union Village PUD.
5. Connection to Sanitary Sewer shall be to the satisfaction of Butler County.
6. Water line easements, any improvements, compliance with existing easements, tap fees, irrigation for the complex, and the like shall be to the satisfaction of Warren County Water and Sewer.
7. Storm Water Management Plans for the site shall be to the satisfaction of ODOT and Warren County Engineer.
8. Landscaping and Buffers shall be consistent with the revised site plan drawings dated 4-10-17.
9. Compliance with Article 3 Chapter 5 Lighting Requirements and Standards of the Warren County Zoning Code and, shall be comparable to candela 7 in Exhibit A attached hereto and made a part hereof.

10. Signage shall be limited to ground signs as proposed at one entrance on Greentree Road and one entrance on State Route 741 and consistent with revised drawing dated 4-10-17. Permanent internal way finding signs shall be permitted.
11. Compliance with Federal Aviation Administration regulation to notify them within 5 days after the construction reaches its greatest height for the light poles on the sports fields.
12. The combined access for ingress and egress of Special District 5 and Turtlecreek Park shall be to the satisfaction of the Warren County Engineer and Turtlecreek Township.
13. The address for the site shall be State Route 741.


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Upon motion the meeting was adjourned.



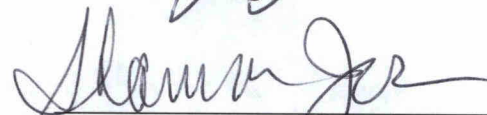
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Tom Grossmann, President



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David G. Young



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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 April 11, 2017, in compliance with Section 121.22 O.R.C.

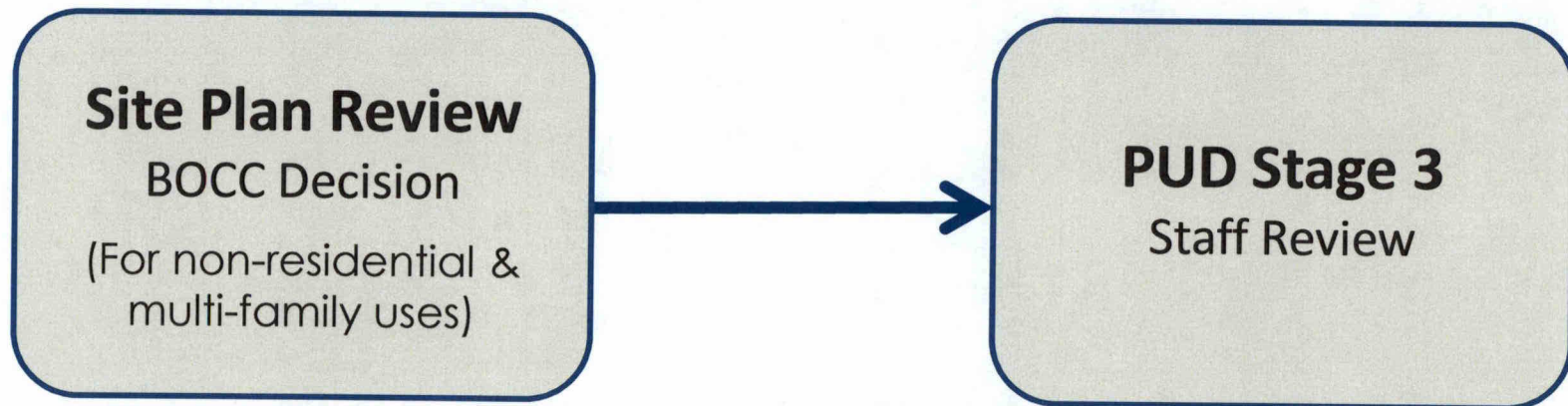


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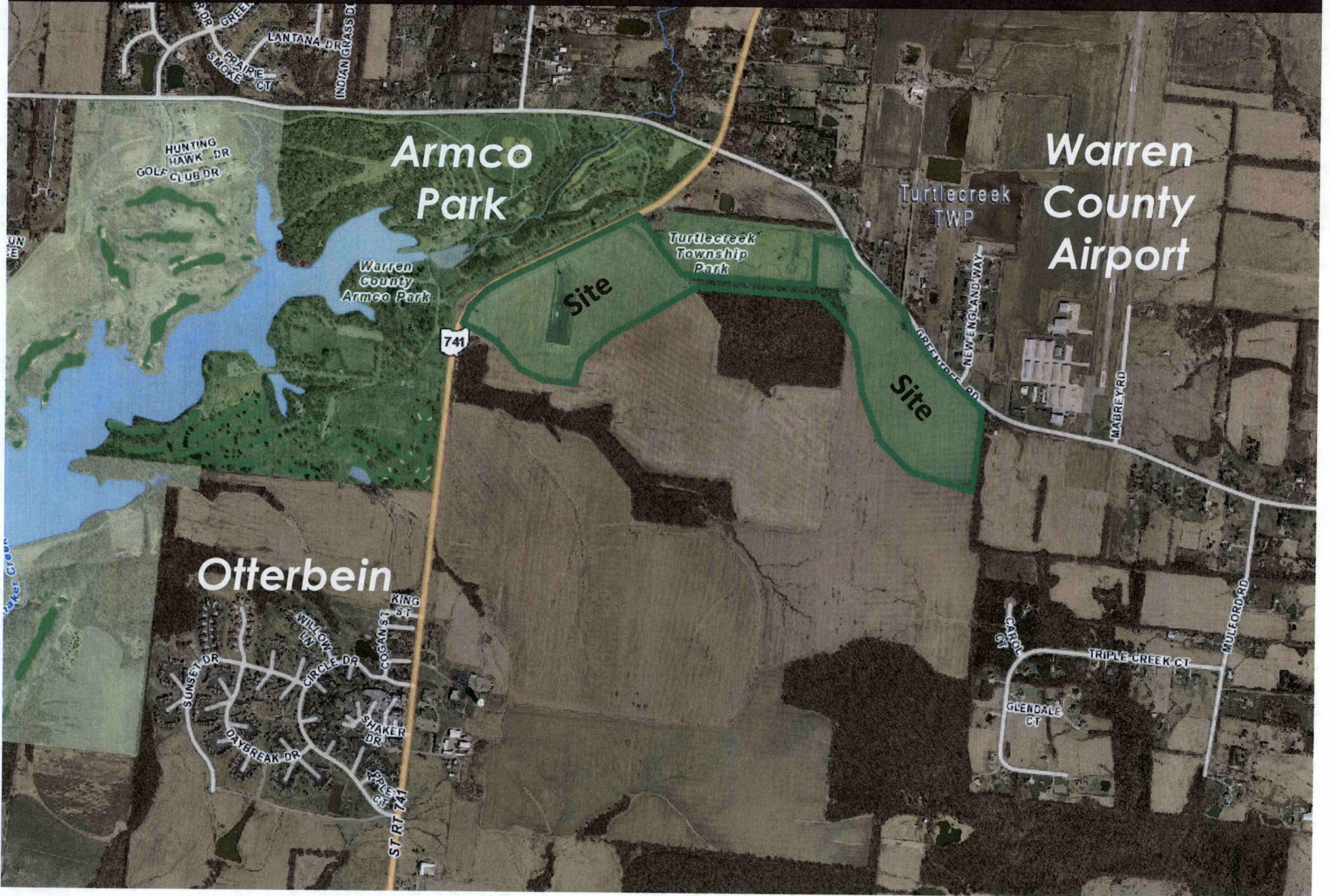
Tina Osborne, Clerk  
Board of County Commissioners  
Warren County, Ohio

<b>CASE #</b>	<b>102-2017 SP</b>	
<b>APPLICANT/OWNER AGENT</b>	<b>OTTERBEIN HOME W. C. CONVENTION &amp; VISITORS BUREAU</b>	
<b>TOWNSHIP</b>	<b>TURTLECREEK</b>	
<b>PROPERTY LOCATION</b>	<b>ADDRESS</b>	<b>RT. 741 &amp; GREENTREE RD.</b>
	<b>PIN</b>	<b>08-19-400-005-0 and 08-13-300-003-0</b>
<b>PROPERTY SIZE</b>	<b>ACRES 106.803 4800 FEET ROAD FRONTAGE</b>	
<b>FUTURE LAND USE MAP DESIGNATION (FLUM)</b>	<b>MIXED USE NEIGHBORHOOD</b>	
<b>CURRENT ZONING DISTRICT</b>	<b>UNION VILLAGE PUD</b>	
<b>EXISTING LAND USE</b>	<b>AGRICULTURAL/MIXED USE</b>	
<b>SITE PLAN REQUESTED</b>	<b>DEVELOPMENT OF SPECIAL DISTRICT 5 (SPORTS PARK)</b>	
<b>ISSUE FOR CONSIDERATION</b>	<b>COMPLIANCE WITH SEC. 1.303 SPR AND UNION VILLAGE PUD</b>	

# Union Village PUD Site Plan Review Process



# Aerial Map

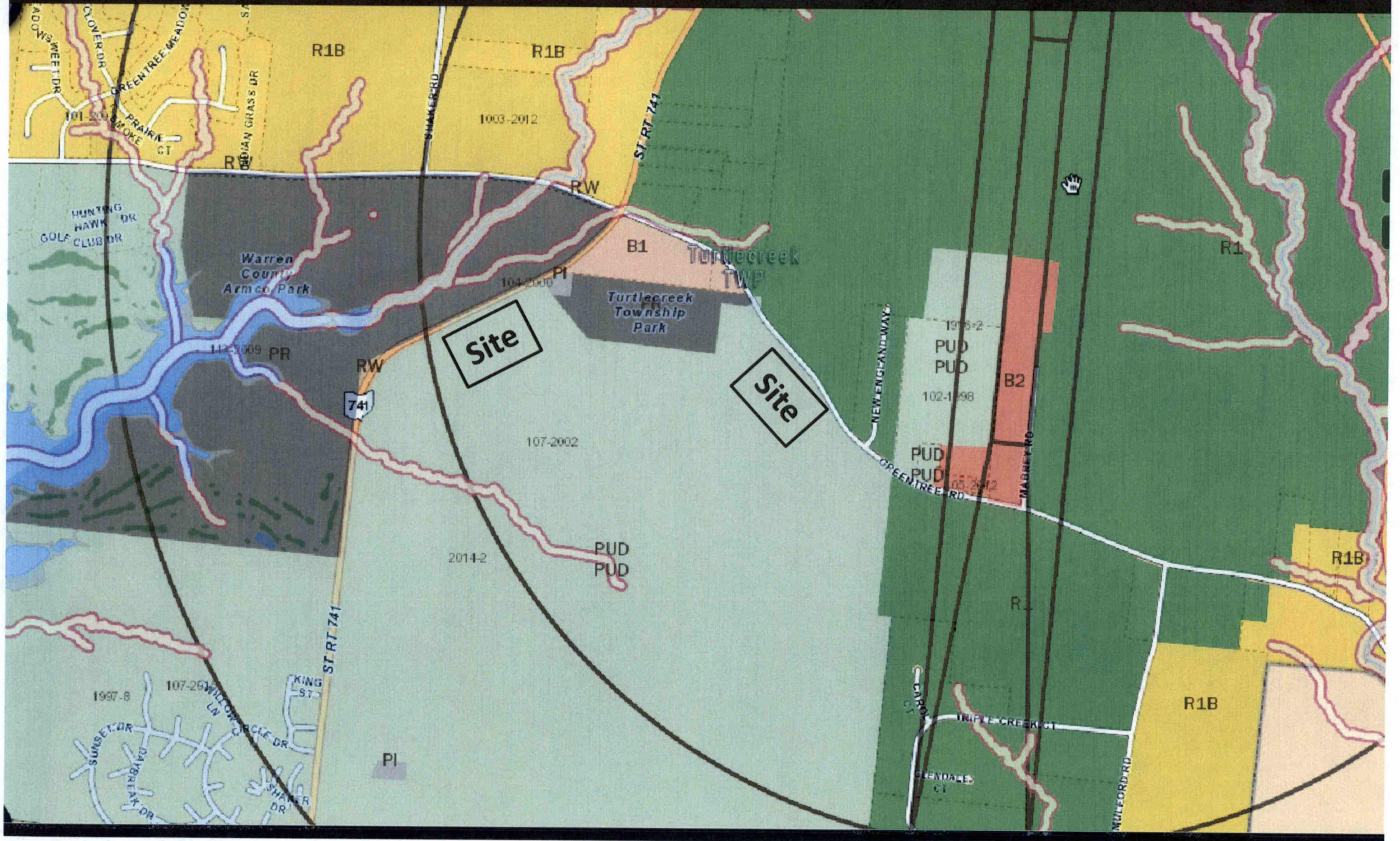




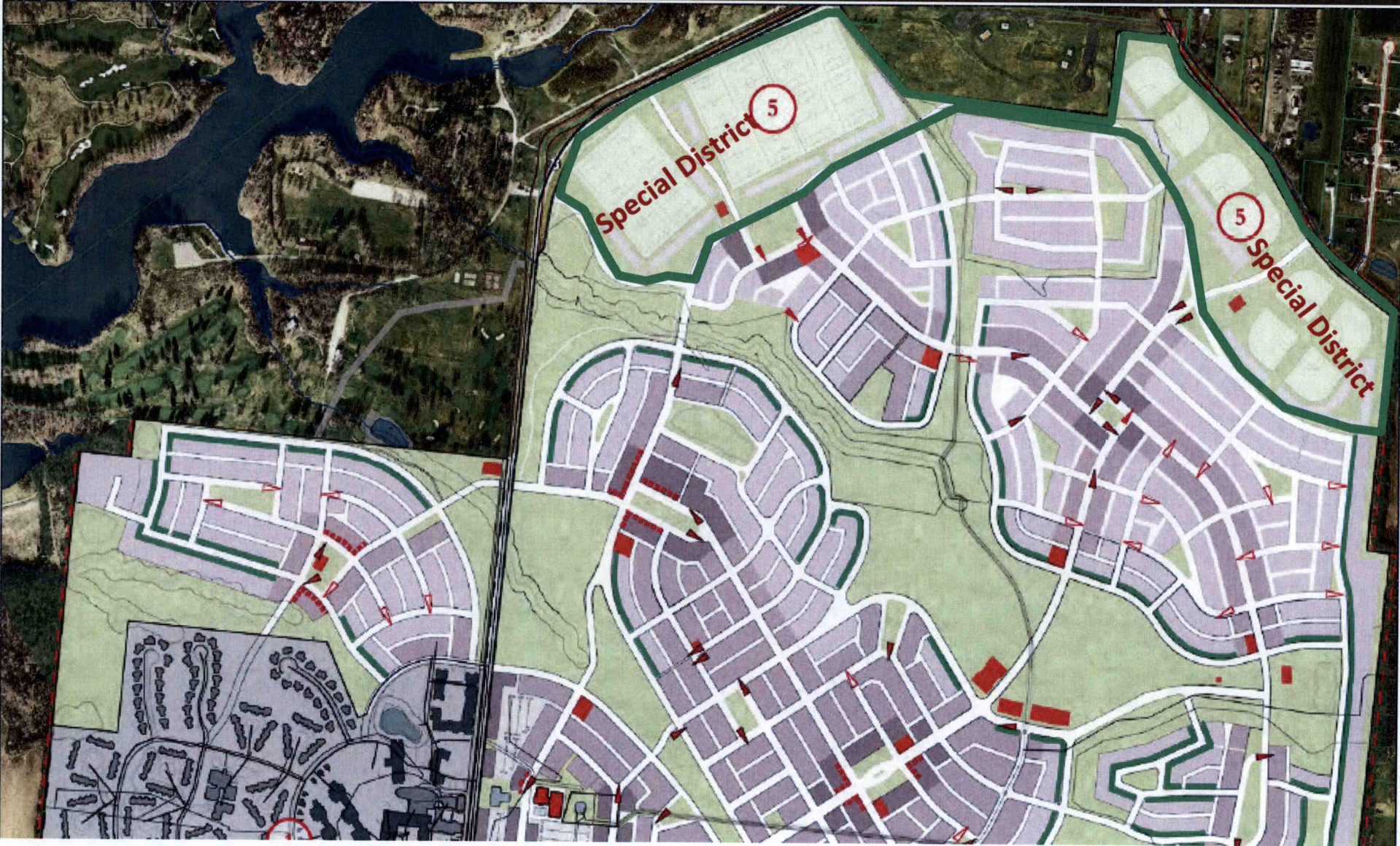
# Vicinity Map



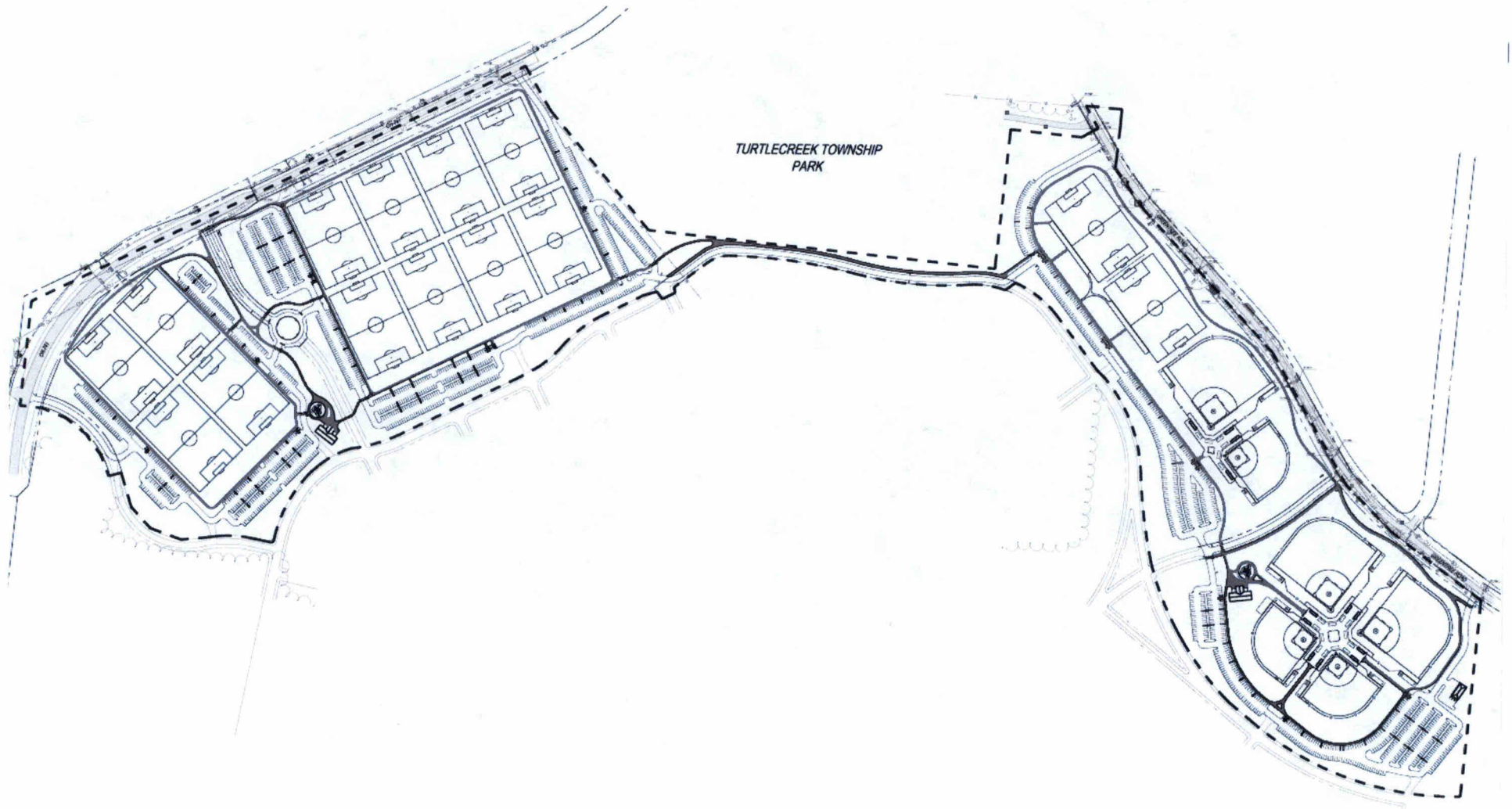
# Zoning Analysis



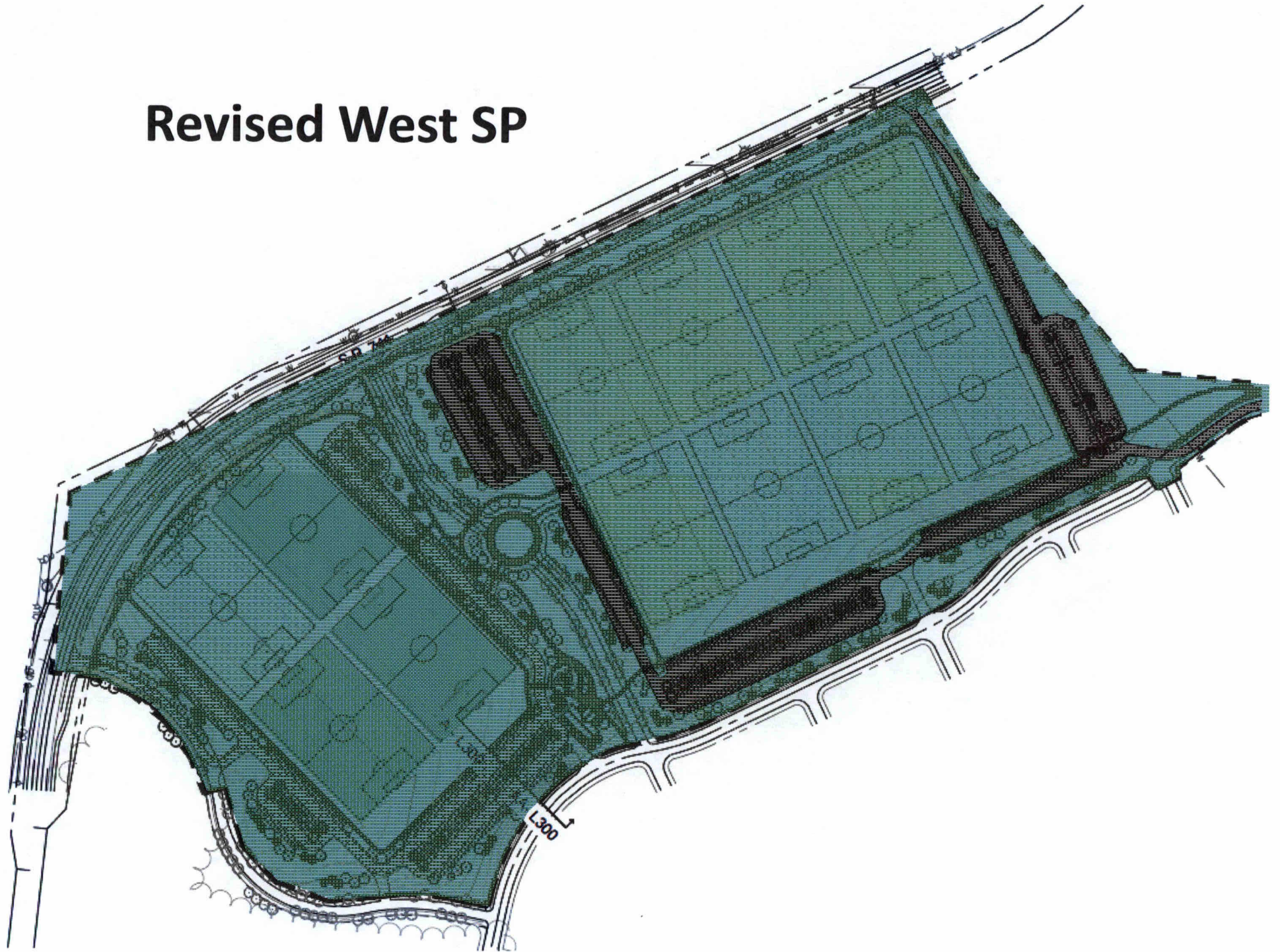
# Union Village Zoning Map



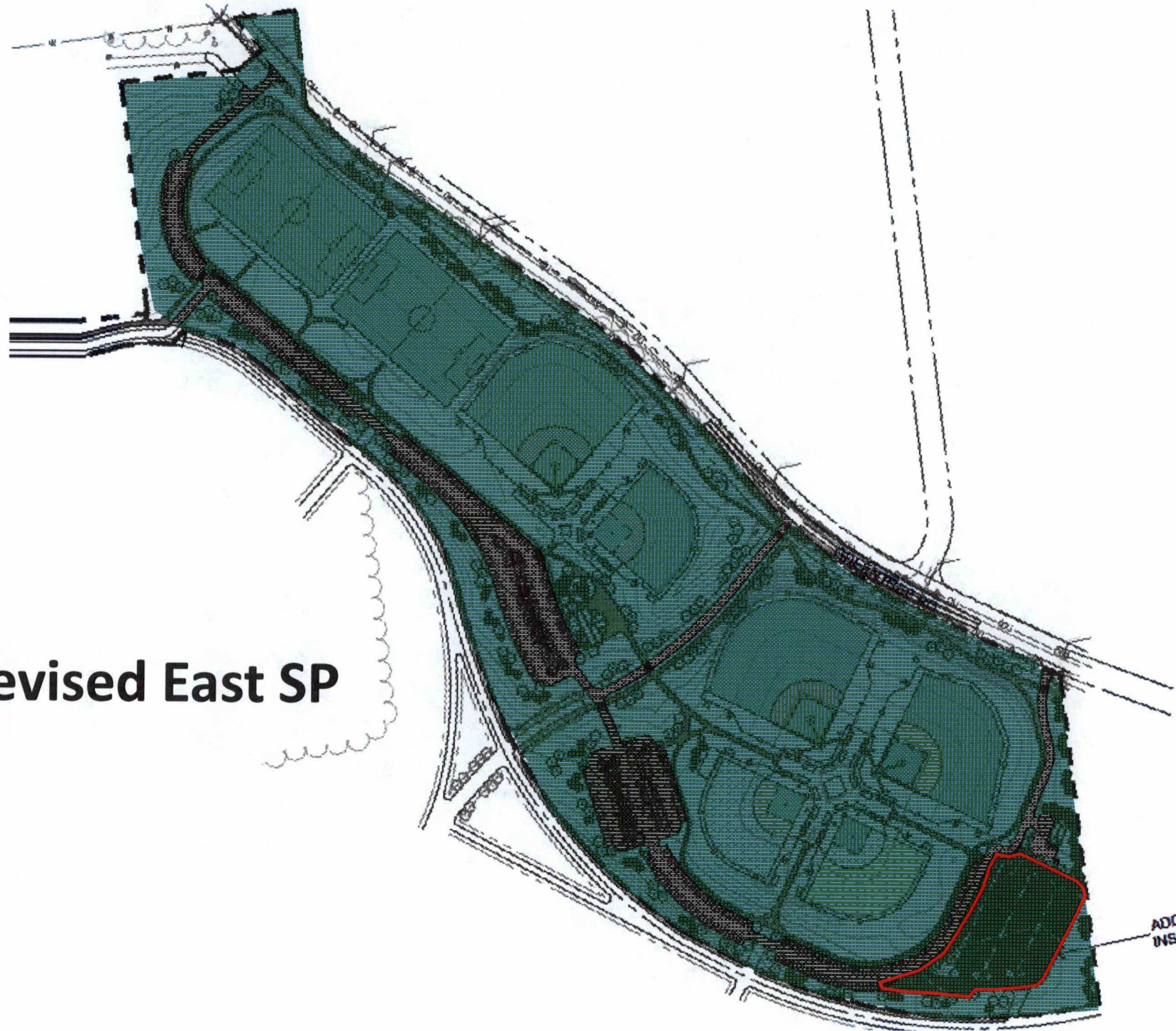
# Proposed Site Plan



# Revised West SP



# Revised East SP

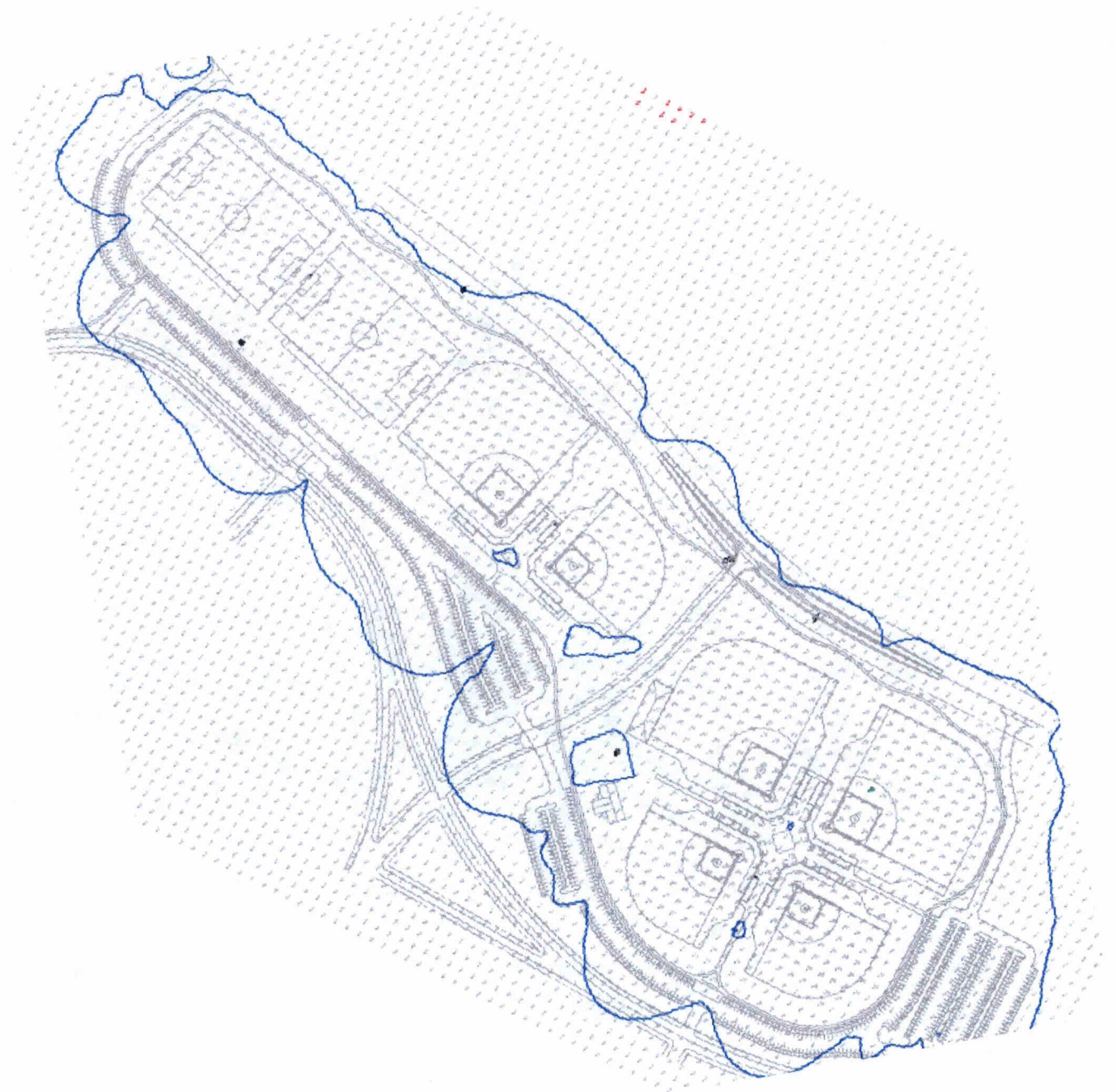


ADD ALTERNATE #  
INSIDE DASHED LI

# Revised Signage

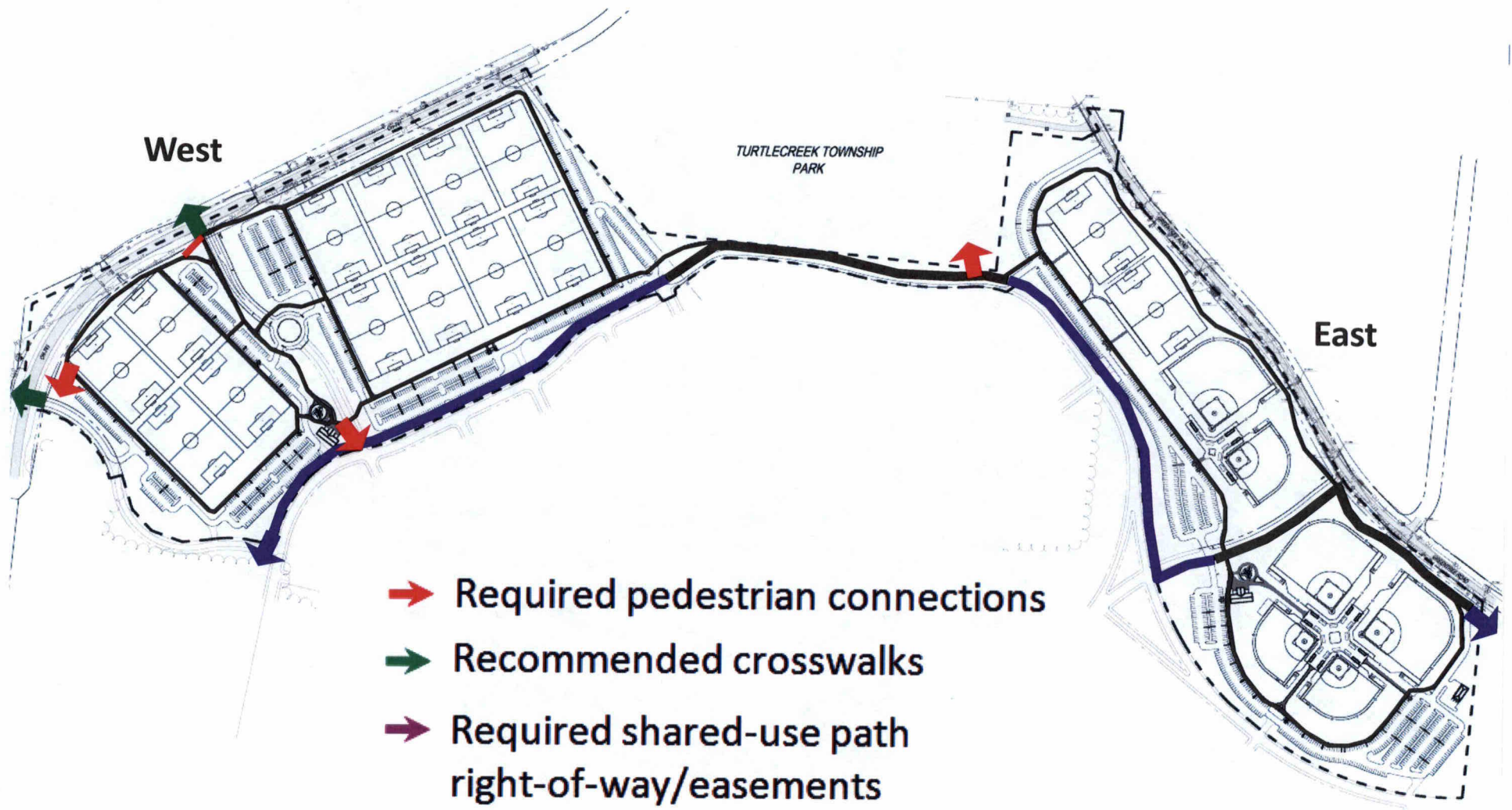


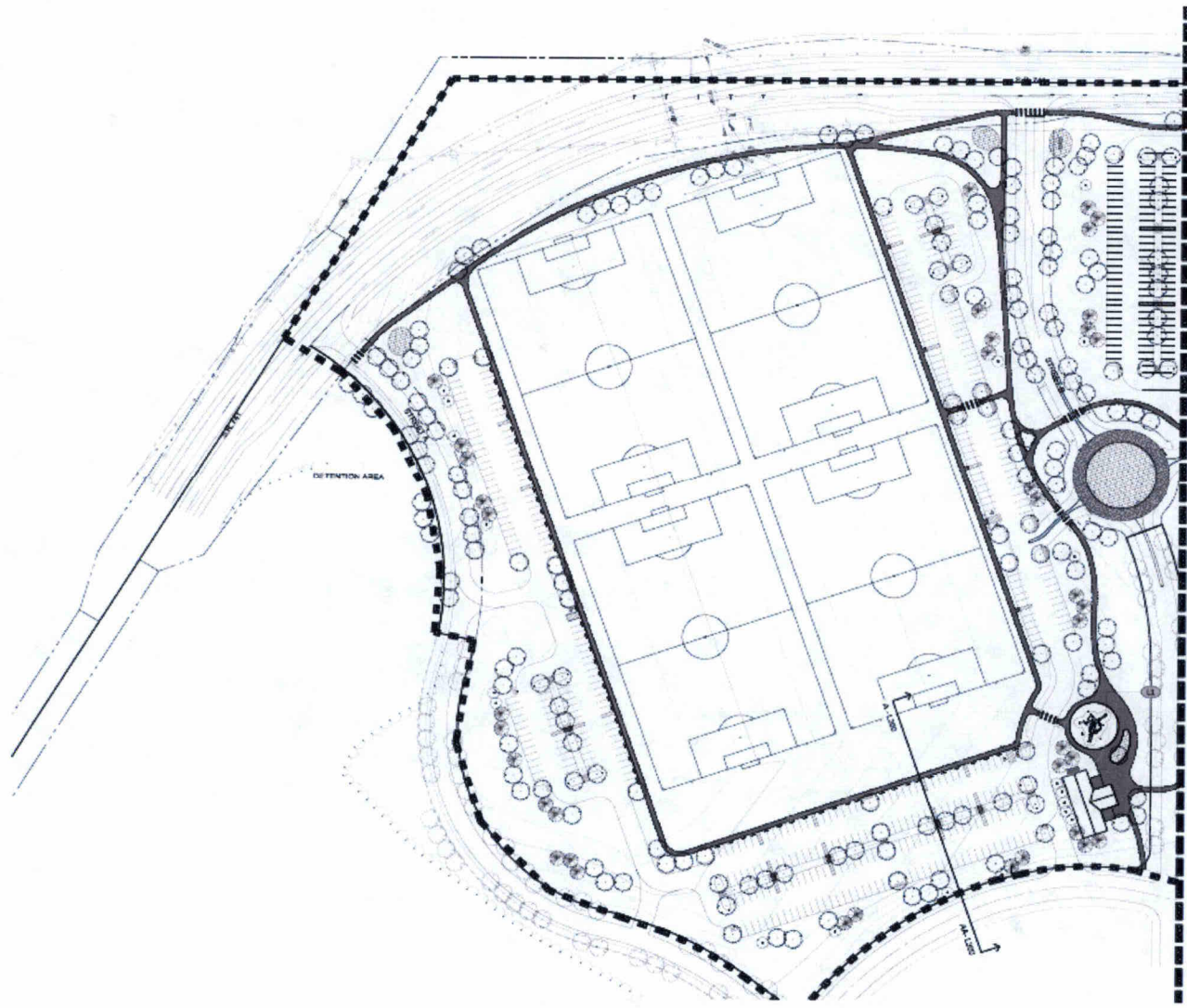
# Photometric





# Walking and Shared-Use Paths





SEE SHEET L-102 FOR CONTINUATION

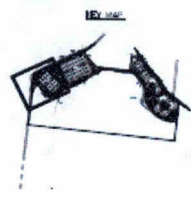
**GENERAL NOTES**  
 1. SEE SHEET L-101 FOR GENERAL PLANTING NOTES, ZONING REQUIREMENTS CHART, AND PLANTING SCHEDULE.

**LEGEND**  
 \_\_\_\_\_ PROPERTY LINE

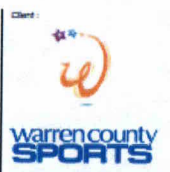
**SURFACE MATERIALS**  
 [Pattern] ASPHALT DRIVE/PATH TYP.  
 [Pattern] VEHICULAR GRADE DECORATIVE CONCRETE

**LANDSCAPE ELEMENTS**  
 [Symbol] PLAYGROUND

**PLANT MATERIAL**  
 [Symbol] DECIDUOUS TREE, TYP.  
 [Symbol] FUTURE STREET TREE, TYP.  
 [Symbol] ORNAMENTAL TREE, TYP.  
 [Symbol] EVERGREEN TREE, TYP.  
 [Symbol] SHRUB, TYP.  
 [Symbol] ORNAMENTAL PLANT/BIOS, TYP.



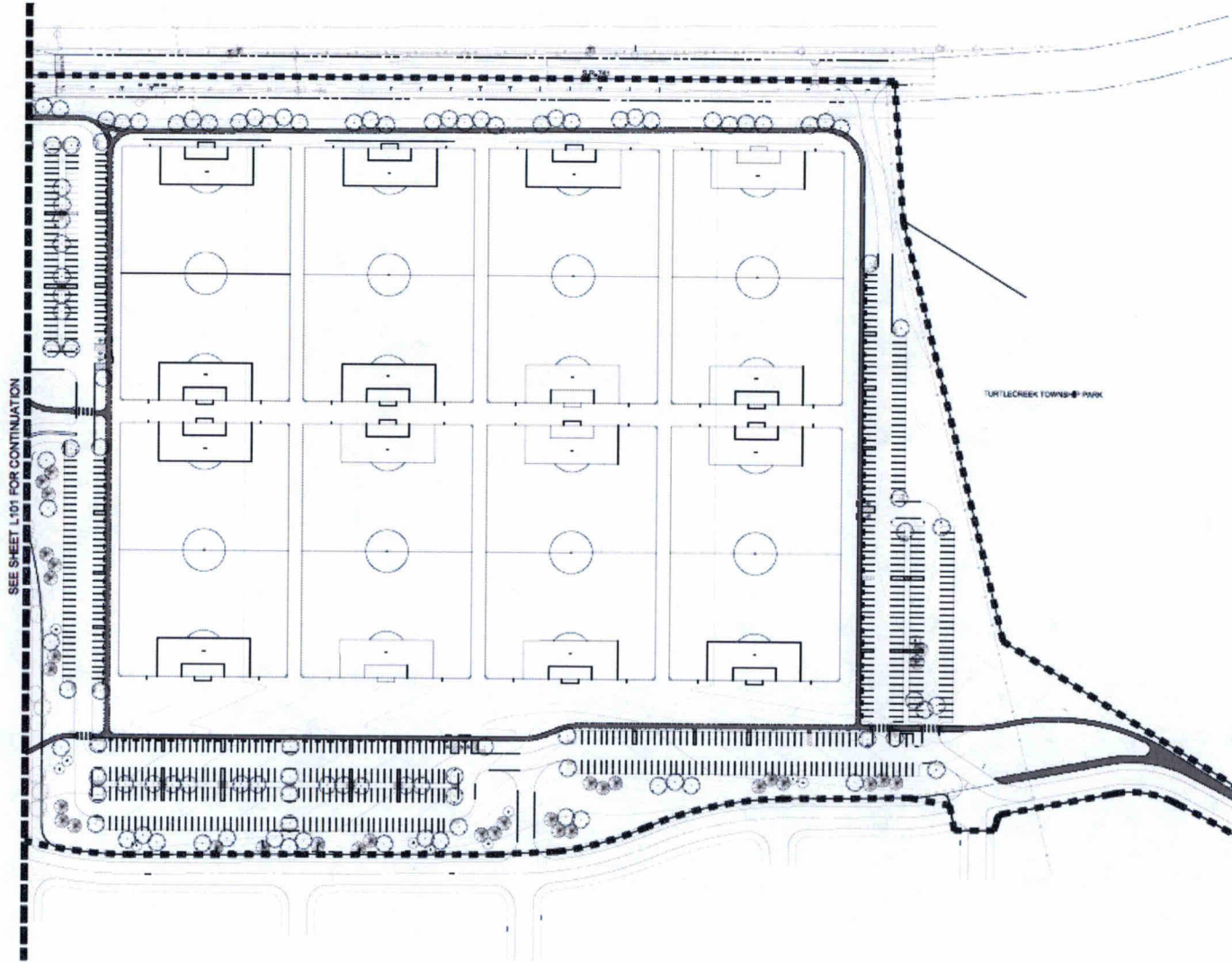
NOTES:  
 1. THIS PLAN AND ALL PLANNING AND PLANNING PRODUCTS ARE PLANNING PRODUCTS AND NOT A CONTRACT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



**Consultants:**  
 MSA Sport  
 A Division of MSA Architects  
 318 West Fourth Street  
 5th Floor  
 Cincinnati, Ohio 45202  
 513.241.2444  
 CMAA Consulting Engineers  
 222 E. 14th Street, Fourth Floor  
 Cincinnati, Ohio 45202  
 513.497.4611  
 Schaefer Structural Engineers  
 10411 Meadehan Drive, Suite 121  
 Cincinnati, Ohio 45241  
 513.543.3300

**WARREN COUNTY SPORTS PARK AT UNION VILLAGE**  
 Lebanon, Ohio  
**WARREN COUNTY**  
 Lebanon, Ohio  
 Date: 01.25.17  
 Project No: 145024.000  
 Checked By: CAH  
 Drawn By:  
 Scale: 1" = 100'

Drawing Title:  
**LANDSCAPE ENLARGEMENT PLAN**  
 Sheet No.:  
**L101**



SEE SHEET L101 FOR CONTINUATION

**GENERAL NOTES**  
 1. SEE SHEET L101 FOR GENERAL PLANTING NOTES, ZONING REQUIREMENTS CHART, AND PLANTING SCHEDULE.

**LEGEND**

- PROPERTY LINE

**SURFACE MATERIALS**

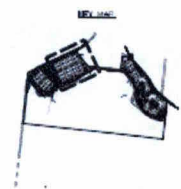
- ASPHALT WALKING PATH, TYP.
- VEHICULAR GRADE, DECOMBI-CONCRETE

**LANDSCAPE ELEMENTS**

- PLAYGROUND

**PLANT MATERIAL**

- DECIDUOUS TREE, TYP.
- FUTUR STREET TREE, TYP.
- ORNAMENTAL TREE, TYP.
- EVERGREEN TREE, TYP.
- SHRUB, TYP.
- ORNAMENTAL PLANT/BIOS, TYP.



**Consultants:**  
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 A Division of NSIA Architects  
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 Cincinnati, Ohio 45202  
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CFMA Consulting Engineers  
 222 E. 14th Street, Fourth Floor  
 Cincinnati, Ohio 45202  
 513.427.4428

Chamberlin Structural Engineers  
 1041 Madison Drive, Suite 121  
 Cincinnati, Ohio 45241  
 513.542.3300

**WARREN COUNTY SPORTS PARK AT UNION VILLAGE**

**WARREN COUNTY**  
 Lebanon, Ohio

**SCALE:**  
 01 10.04.16 PRELIMINARY PLAN  
 02 01.26.17 SDR CDR  
 03 05.10.17 REVISED SITE PLAN  
 04 05.14.17 SITE PLAN REVISIONS

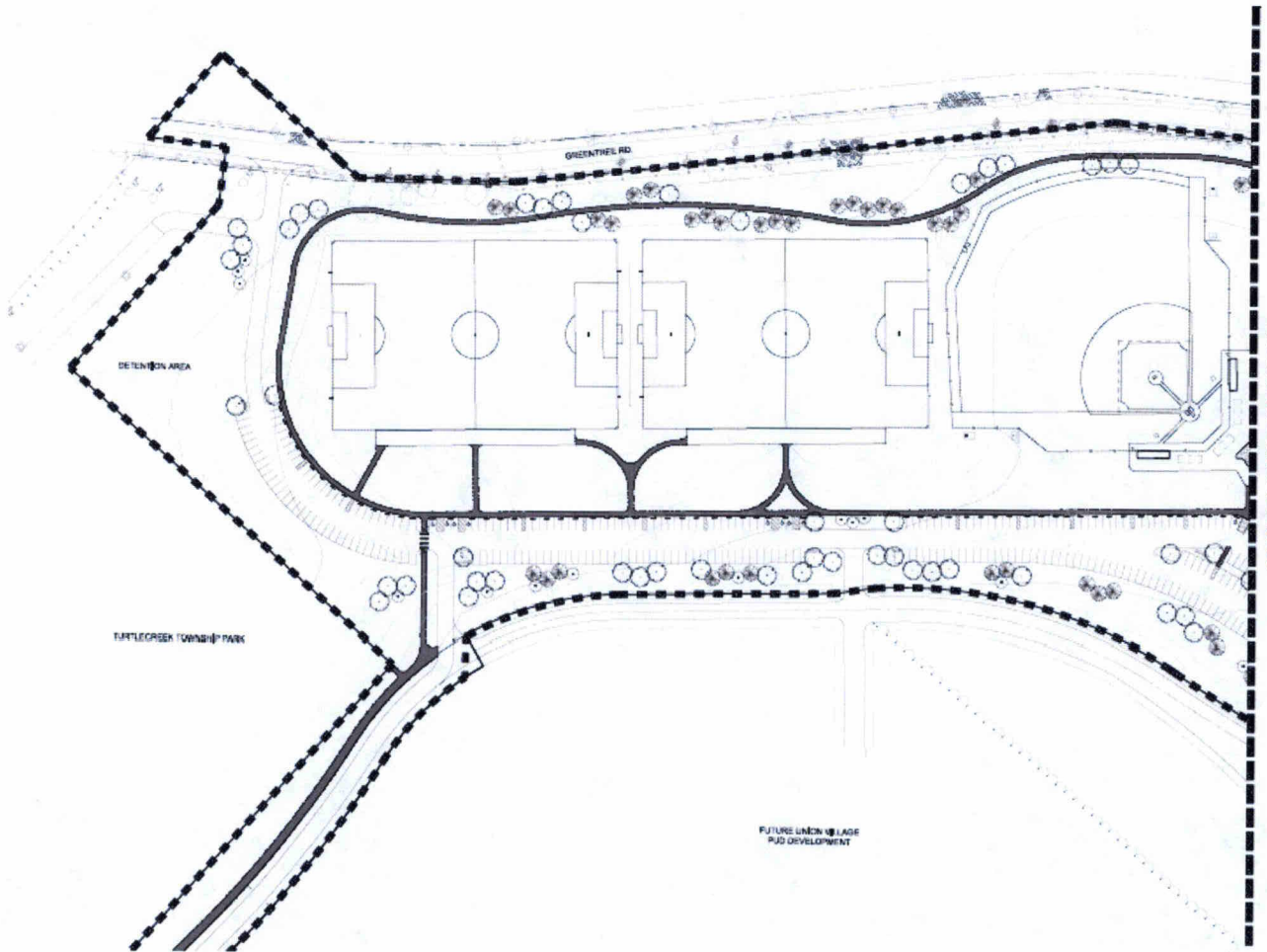
Date: 01.26.17  
 Project No.: 14004.000  
 Checked By: CAH  
 Drawn By:

Drawing Title:  
**LANDSCAPE ENLARGEMENT PLAN**

Sheet No.: **L102**

NOTES:  
 CONSULTOR'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE CONSULTOR SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED HEREON. THE CONSULTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THE INFORMATION PROVIDED HEREON. THE CONSULTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THE INFORMATION PROVIDED HEREON.





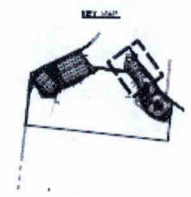
**GENERAL NOTES**  
 1. SEE SHEET L100 FOR GENERAL PLANTING NOTES, ZONING REQUIREMENTS CHART, AND PLANTING SCHEDULE.

**LEGEND**  
 — PROPERTY LINE

**SURFACE MATERIALS**  
 [Symbol] ASPHALT WALKING PATH, TYP.  
 [Symbol] VEHICULAR DRIVE DECOMPOSITIVE CONCRETE

**LANDSCAPE ELEMENTS**  
 [Symbol] PLAYGROUND

**PLANT MATERIAL**  
 [Symbol] DECIDUOUS TREE, TYP.  
 [Symbol] FILTERING STREET TREE, TYP.  
 [Symbol] ORNAMENTAL TREE, TYP.  
 [Symbol] EVERGREEN TREE, TYP.  
 [Symbol] SHRUB, TYP.  
 [Symbol] ORNAMENTAL PLANTING, TYP.



**NOTES**  
 1. ALL PROPOSED PLANTINGS ARE PLANTED FROM A COMBINATION OF AVAILABLE ACCORDANCE WITH AND SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AND ZONING DEPARTMENT. ANY PLANTING OR PLANTING MATERIALS AND PLANTING SCHEDULES OR SPECIFICATIONS OF ANY KIND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AND ZONING DEPARTMENT. ANY PLANTING OR PLANTING MATERIALS AND PLANTING SCHEDULES OR SPECIFICATIONS OF ANY KIND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AND ZONING DEPARTMENT.



Client:

**warren county SPORTS**

**KLEINGERS GROUP**  
 2000 W. Main St., Cincinnati, OH 45202  
 513.291.2666

**SPORT WORKS FIELD DESIGN**  
 A Division of the Kleingers Group

Consultants:  
 MSA Sport  
 A Division of MSA Architects  
 304 West Fourth Street  
 Sixth Floor  
 Cincinnati, Ohio 45202  
 513.291.2666

CMA Consulting Engineers  
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 Cincinnati, Ohio 45202  
 513.629.4626

Schwab Structural Engineers  
 10411 Macedonia Drive, Suite 121  
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 513.843.3300

**WARREN COUNTY SPORTS PARK AT UNION VILLAGE**  
 Lebanon, Ohio

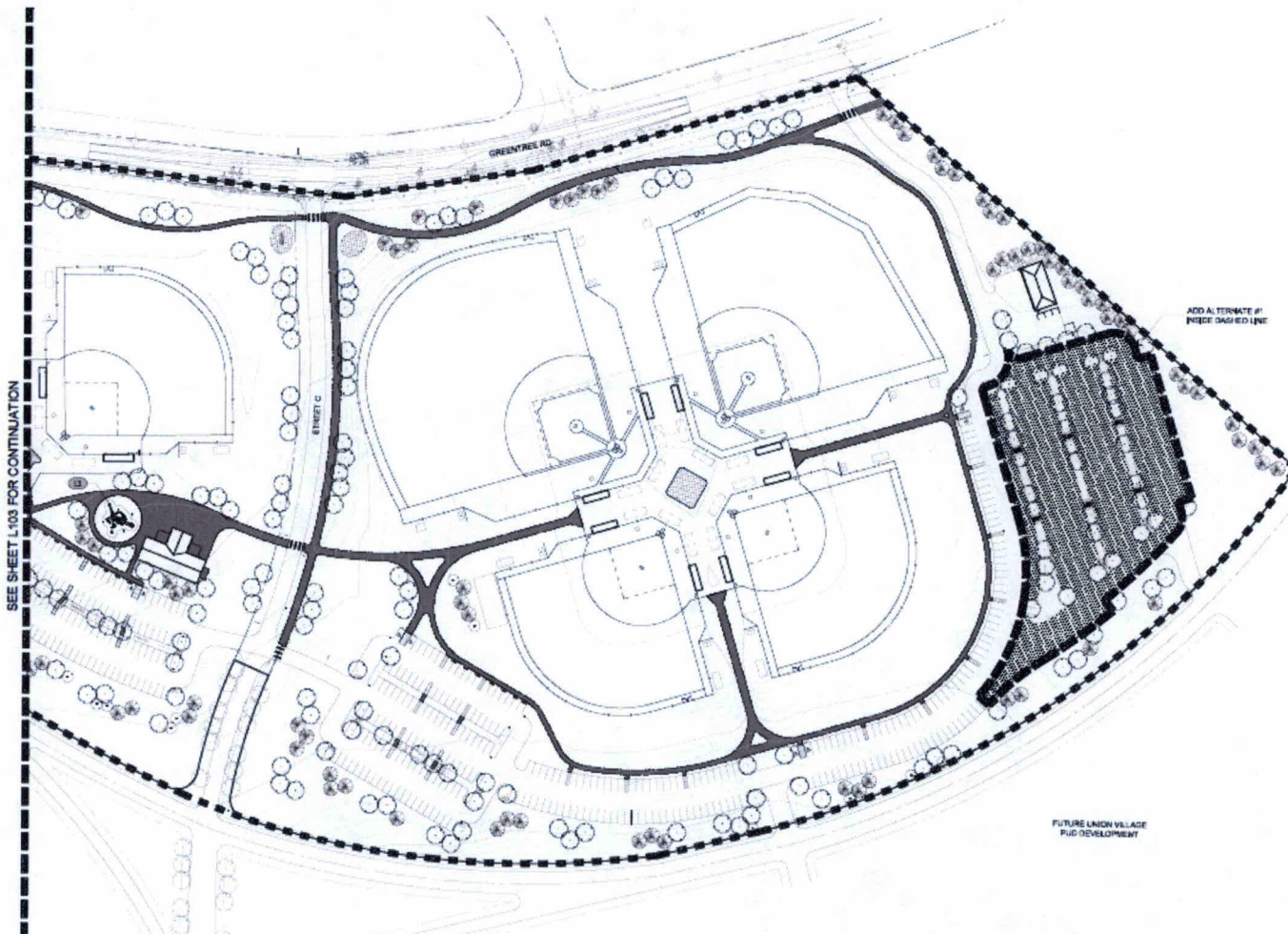
**WARREN COUNTY**  
 Lebanon, Ohio

Issue:  
 01 10.06.16 PRELIMINARY PLANS  
 02 07.26.17 30% CD  
 03 02.10.17 REVISED SITE PLAN  
 04 03.14.17 SITE PLAN REVISIONS

Date: 01.26.17  
 Project No: 14000A.000  
 Checked By: CAH  
 Drawn By:  
 Scale: [Graphic Scale]

Drawing Title:  
**LANDSCAPE ENLARGEMENT PLAN**

Sheet No.:  
**L103**



SEE SHEET L103 FOR CONTINUATION

**GENERAL NOTES**  
 1. SEE SHEET L100 FOR GENERAL PLANTING NOTES, ZONING REQUIREMENTS CHART, AND PLANTING SCHEDULE.

**LEGEND**

**SURFACE MATERIALS**

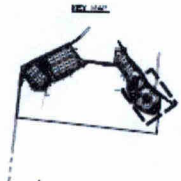
- ADHESIVE WALKING PATH, TYP.
- VEHICULAR DRIVE/DECORATIVE CONCRETE

**LANDSCAPE ELEMENTS**

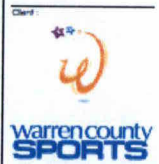
- PLAYGROUND

**PLANT MATERIAL**

- DECIDUOUS TREE, TYP.
- FUTURE STREET TREE, TYP.
- ORNAMENTAL TREE, TYP.
- EVERGREEN TREE, TYP.
- SHRUB, TYP.
- ORNAMENTAL PLANT/BIOS, TYP.



NOT TO SCALE  
 CONSTRUCTION DETAILS ARE PLANNED FROM A CONSULTATION OF AVAILABLE RECORD INFORMATION AND SURFACE APPLICATIONS OF UNDERGROUND UTILITIES AND ARE NOT TO BE CONSIDERED FINAL. LOCATION AND THE DEPTHS OF UTILITIES SHOWN ARE APPROXIMATE. THE USER SHALL VERIFY THE LOCATION AND DEPTHS OF UTILITIES AT THE SITE PRIOR TO ANY CONSTRUCTION OF UTILITIES OR OTHER WORK AT THE SITE.



**CONTACTS:**  
 M&A Sport  
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 214 West Fourth Street  
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 Cincinnati, Ohio 45202  
 513.427.4404  
 Schaefer Structural Engineers  
 10411 Meridian Drive, Suite 121  
 Cincinnati, Ohio 45241  
 513.542.3300

**WARREN COUNTY SPORTS PARK AT UNION VILLAGE**  
 Lebanon, Ohio

**REVISIONS:**

01	10.04.16	PRELIMINARY PLANS
02	01.26.17	50% CDs
03	02.02.17	REVISED SITE PLAN
04	02.14.17	SITE PLAN REVISIONS

Date: 01.26.17  
 Project No.: 148006000  
 Checked By: CAN  
 Drawn By:  
 Scale: 1" = 30'

**LANDSCAPE ENLARGMENT PLAN**

Sheet No.: **L104**

## SUMMARY OF APPLICATION:

Development of Special District 5 of the Union Village PUD are proposing the following:

- 12 multi-sport fields
- 4 baseball diamonds
- 2 championship multi-sports fields
- 2 championship baseball fields
- 2 identical concession/restrooms facilities

## REVIEWING DEPARTMENTS :

Site Plans were circulated to the Warren County Engineer, Warren County Soil & Water Conservation, Warren County Regional Planning Commission, Turtlecreek Township Trustees and Fire Department, Warren County Combined Health District, Ohio Department of Transportation, Martin Russell, and Warren County Sheriff

**ZONING INSPECTORS REVIEW  
OF THE W. C. CODE STANDARDS :**

1. Compliance with the Warren County Rural Zoning Code Standards and for Site Plan Review Section 1.303.
2. Compliance with Union Village PUD Zoning Code.



# Site Plan Review 1.303

**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. Factors to be considered include those in Section 1.303.1, and the following additional criteria:

- (A) **Adequacy of Information and Compliance with Zoning Code:**
- (B) **Design Layout Sufficiency and Sensitivity:**
- (C) **Design Character, Operational Compatibility, and Coordination:**
- (D) **Preservation of Significant Features:**
- (E) **Pedestrian Access and Circulation:**
- (F) **Vehicular Access and Circulation Streets:**
- (G) **Parking and Loading:**
- (H) **Landscaping and Screening:**
- (I) **Exterior Lighting:**
- (J) **Signage:**
- (K) **Public Service Impact:**
- (L) **Stormwater Drainage Stormwater Management Plan:**
- (M) **Soil Erosion and Sediment Control:**
- (N) **Emergency Access and Service Facilities and Public Safety:**
- (O) **Building Design:**
- (P) **Compliance with Public Health and Safety:**