



**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 – October 30, 2018**

The Board met in regular session pursuant to adjournment of the October 23, 2018, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the October 23, 2018, meeting were read and approved.

- 18-1674      A resolution was adopted to hire Stacy Ryan as Emergency Communications Operator, within the Warren County Emergency Services Department. Vote: Unanimous
- 18-1675      A resolution was adopted to hire Richard Slusher as Emergency Communications Operator, within the Warren County Emergency Services Department. Vote: Unanimous
- 18-1676      A resolution was adopted to accept resignation, due to retirement, of Debbie Chambers, Office Administrator, within the Warren County Facilities Management Department, effective December 31, 2018. Vote: Unanimous
- 18-1677      A resolution was adopted to designate extended illness leave of absence to Phyllis Davidson, within the Facilities Management Department. Vote: Unanimous
- 18-1678      A resolution was adopted to amend Sections 4.12: Usage of County issued cell phone of the Warren County Personnel Policy Manual. Vote: Unanimous
- 18-1679      A resolution was adopted to approve the destruction of various Warren County Sheriff's Office equipment. Vote: Unanimous

- 18-1680 A resolution was adopted to authorize the County Administrator to execute Addendum 1 to the construction manager at risk services contract with Granger Construction Company for the New Jail and Sheriff's Administration Office Project ("Project"). Vote: Unanimous
- 18-1681 A resolution was adopted to approve and authorize Warren County Deputy Administrator to sign cooperative agreement by and between the US Department of Justice- Program- Bureau of Justice Assistance and the Warren County Board of Commissioners. Vote: Unanimous
- 18-1682 A resolution was adopted to approve and enter into a service agreement with First Choice Coffee Supplies on behalf of the Water and Sewer Department. Vote: Unanimous
- 18-1683 A resolution was adopted to approve and enter into Adoption Assistance Agreements with [REDACTED] on behalf of Ohio Department of Job and Family Services Children Services Division. Vote: Unanimous
- 18-1684 A resolution was adopted to approve and authorize the President of the Board of County Commissioners to enter into a Professional Service Agreement by and between Environmental Educators Inc. and the Board of Warren County Commissioners relevant to the Warren County Water and Sewer Departments Source Water Protection Program. Vote: Unanimous
- 18-1685 A resolution was adopted to approve and authorize the President of the Board of County Commissioners to enter into an agreement by and between Southwest Ohio Regional Transit Authority (SORTA) and the Board of Warren County Commissioners relative to Warren County Transit Service. Vote: Unanimous
- 18-1686 A resolution was adopted to approve and authorize President of the Board to enter into Addendum to Software License Agreement with Matrix Pointe Software, LLC on behalf of the Warren County Prosecutor. Vote: Unanimous
- 18-1687 A resolution was adopted to approve Amendments #16 (Service Agreement) and #21 (Monitoring Agreement) to the current Home Incarceration Agreement with BI Incorporated for electronic monitoring service on behalf of Warren County Common Pleas Court Services, Community Corrections Division. Vote: Unanimous
- 18-1688 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 18-1689 A resolution was adopted to approve various refunds. Vote: Unanimous
- 18-1690 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41 (D) (1). Vote: Unanimous

- 18-1691 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for M/I Homes of Cincinnati, LLC for completion of improvements in Rivercrest, Section Four, Phase 'A' situated in Hamilton Township. Vote: Unanimous
- 18-1692 A resolution was adopted to approve a subdivision public improvement performance and maintenance security agreement release with Turning Leaf, LLC for Turning Leaf, Section 7A situated in Hamilton Township. Vote: Unanimous
- 18-1693 A resolution was adopted to approve bond release for M/I Homes of Cincinnati, LLC for completion of improvements in Rivercrest, Section 3 situated in Hamilton Township. Vote: Unanimous
- 18-1694 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with the Drees Company for installation of certain improvements in Shaker Run, Section Five, Phase D situated in Turtlecreek Township. Vote: Unanimous
- 18-1695 A resolution was adopted to enter into sidewalk security agreement with the Drees Company for installation of certain improvements in Shaker Run, Section Five, Phase "D" situated in Turtlecreek Township. Vote: Unanimous
- 18-1696 A resolution was adopted to enter into street and appurtenances security agreement with the Drees Company for installation of certain improvements in Shaker Run, Section Five, Phase "D" situated in Turtlecreek Township. Vote: Unanimous
- 18-1697 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Grand Communities, LLC for installation of certain improvements in Providence, Section Three Block "D" situated in Hamilton Township. Vote: Unanimous
- 18-1698 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Grand Communities, LLC for installation of certain improvements in Providence, Section Three, Block "D" situated in Hamilton Township. Vote: Unanimous
- 18-1699 A resolution was adopted approve various record plats. Vote: Unanimous
- 18-1700 A resolution was adopted to approve appropriation decrease in the Miami Valley Gaming TIF Fund 485. Vote: Unanimous
- 18-1701 A resolution was adopted to approve appropriation adjustments within Domestic Relations Court Fund #101-1230. Vote: Unanimous

- 18-1702 A resolution was adopted to approve appropriation adjustment within Franklin Municipal Fund #101-1271. Vote: Unanimous
- 18-1703 A resolution was adopted to approve appropriation adjustments within County Court Funds #101-1280. Vote: Unanimous
- 18-1704 A resolution was adopted to approve appropriation adjustments within Common Pleas Court Notary Public Fund #101-1292. Vote: Unanimous
- 18-1705 A resolution was adopted to approve appropriation adjustment within Juvenile Detention Fund #101-2600. Vote: Unanimous
- 18-1706 A resolution was adopted to approve appropriation adjustment within Dog and Kennel Fund #206. Vote: Unanimous
- 18-1707 A resolution was adopted to approve appropriation adjustment within Grants Administration Fund #265. Vote: Unanimous
- 18-1708 A resolution was adopted to approve an appropriation adjustment within Workers Compensation Fund #636. Vote: Unanimous
- 18-1709 A resolution was adopted to approve appropriation adjustments within Building and Zoning Department Fund #101-2300. Vote: Unanimous

#### DISCUSSIONS

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

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Michael Yetter, Zoning Supervisor, was present for a work session along with representatives from the Warren County Regional Planning Commission to discuss recommended changes to the Warren County Rural Zoning Code.

Mr. Yetter explained the process and procedure for text amendments and explained that the Board will hold a public hearing and review each proposed amendment in detail once the Regional Planning Commission and Rural Zoning Commission completed their review and hearings.

Mr. Yetter presented the attached PowerPoint presentation and explained that the majority of the amendments are at the recommendation by the Warren County Prosecutor's Office. He stated that the proposed changes have been separated into topics and his intent to briefly explain each change, and upon completion of the presentation, he stated his desire for the Board to initiate the text amendments.

Mr. Yetter briefly discussed the following requested changes:

- 1) Administrative Procedures
- 2) Mixed Use Zone (MXU) Regulations
- 3) Wedding Facility, Event Center
- 4) Community Facilities & Essential Services
- 5) Caretaker Dwelling
- 6) Residential Principal Buildings
- 7) Agricultural Uses in Subdivisions
- 8) Access Management

There was discussion relative to the clarification of when a quasi-judicial deliberation may be held in private.

Bruce McGary, Assistant Prosecutor, discussed private deliberation and provided examples when this has been utilized.

There was discussion relative to the need to review in further detail each of the proposed amendments in order to determine if the Board desires to proceed with each proposed change.

Upon further discussion, it was determined that the Board will review the proposed amendments and discuss the desire on which amendments to initiate at the November 6, 2018, meeting.

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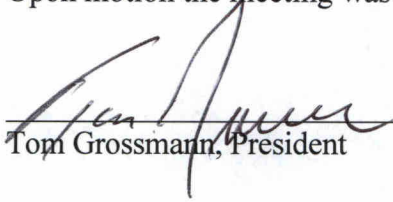
On motion, upon unanimous call of the roll, the Board entered into executive session at 9:45 a.m. to discuss union negotiations relative to the Warren County Engineer's Office pursuant to Ohio Revised Code Section 121.22 (G)(4) and exited at 10:08 a.m.

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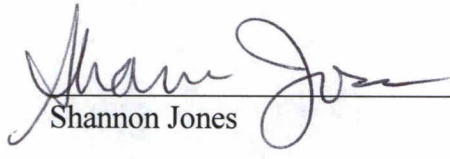
The Board entered in a work session in the Commissioners' Conference Room to discuss the 2019 budget.

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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 October 30, 2018, in compliance with Section 121.22 O.R.C.

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



**Warren County  
Zoning Department**

# **Warren County Rural Zoning Code Text Amendments**

Prepared for the  
Warren County Board of Commissioners

Meeting Date: October 30, 2018

# Introduction

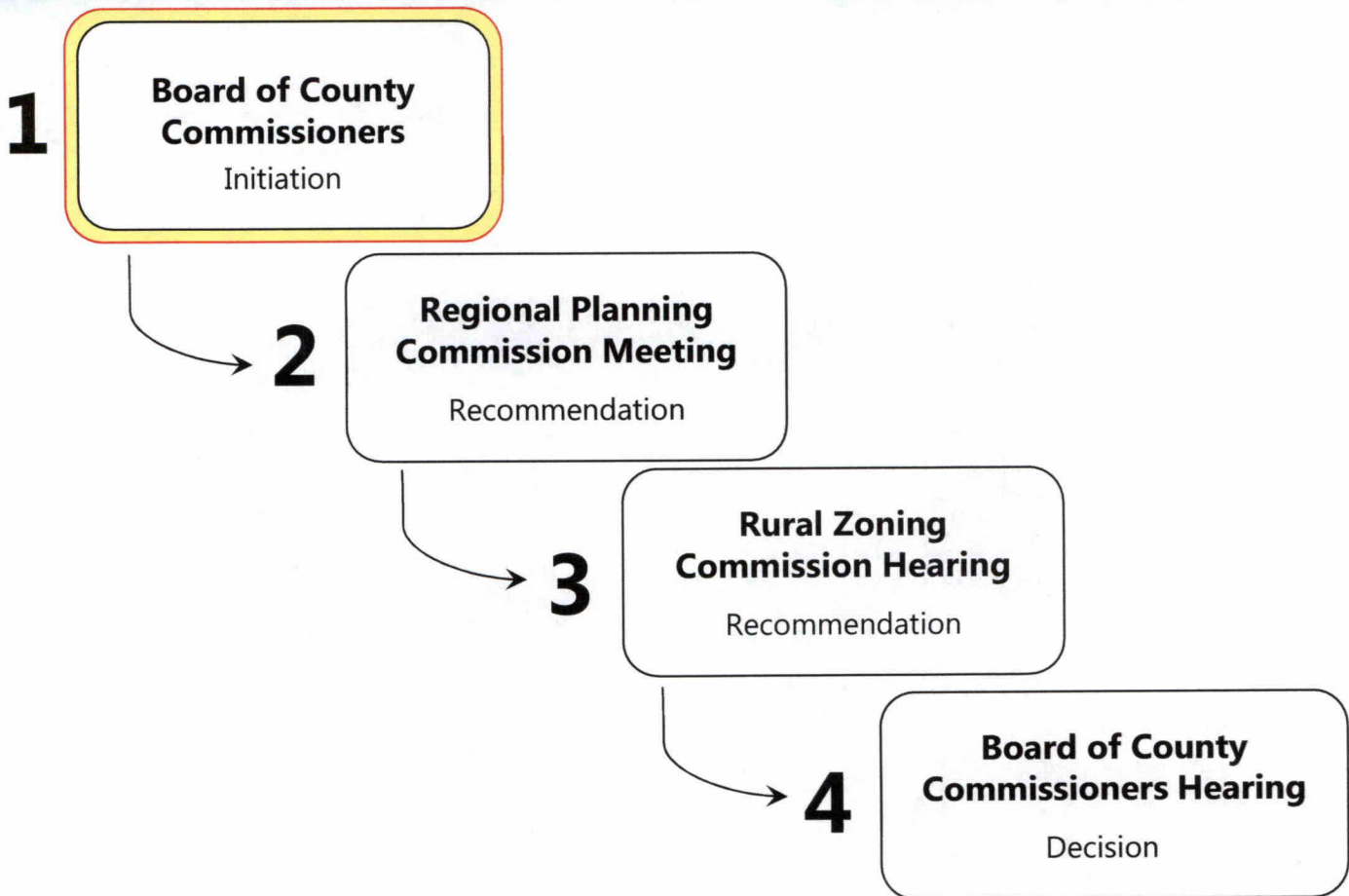
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- Numerous amendments to the Warren County Rural Zoning Code have been drafted by planning/zoning staff, based on past experiences.
- Drafted language has been reviewed by the Prosecutor's Office.
- Seeking direction from the Board today on whether to initiate all of the amendments at once, or split them up separately.



# Text Amendment Process

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## **Amendment Topics**

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- 1) Administrative Procedures
- 2) Mixed Use Zone (MXU) Regulations
- 3) Wedding Facility, Event Center
- 4) Community Facilities & Essential Services
- 5) Caretaker Dwelling
- 6) Residential Principal Buildings
- 7) Agricultural Uses in Subdivisions
- 8) Access Management

# (1) Administrative Procedures

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- These amendments were mainly drafted by the Prosecutor's Office
- Clarify the following:
  - Quasi-judicial deliberations may be held in private
  - Public comments are only considered during hearings, not prior
  - Zoning amendments take effect 30 days from the date of the BOCC's verbal vote (referendum period)

## **(1) Administrative Procedures (Cont.)**

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- All PUDs are subject to the updated process and procedures of the new Code
- Sets an expiration (1 year) for RPC Executive Committee recommendations on PUD Stage 2
- BZA decisions are “motions” not “resolutions,” and 30-day appeal window begins when decision is mailed
- Restructure conditional use review criteria
  - Making criteria more objective and definitive

## **(2) Mixed Use Zone (MXU) Regulations**

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- Remove Multiple-Family Dwelling Units from the MXU districts
- Limit number of units per structure to 4
- Limit conventional developments to 1-acre density single-family residential
- Eliminate commercial requirement for small lots and lots not fronting on a major road in the MXU-C district

## **(3) Wedding Facility, Event Center**

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- Add and define new land use "Wedding Facility, Event Center"
- Add use-specific standards for "Wedding Facility, Event Center"



## **(4) Community Facilities & Essential Serv.**

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- Distinguish clearly between Community Facilities & Essential Services (current description lumps the two together)
- Restructure the Use Table to reflect new distinction of Community Facilities & Essential Services

## **(5) Caretaker Dwelling**

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- Allow caretaker dwelling as an accessory use for non-residential uses
- Define "Caretaker Dwelling" and "Caretaker"



## **(6) Residential Principal Buildings**

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- Clarify that only one principal building, residential or non-residential, is permitted per lot

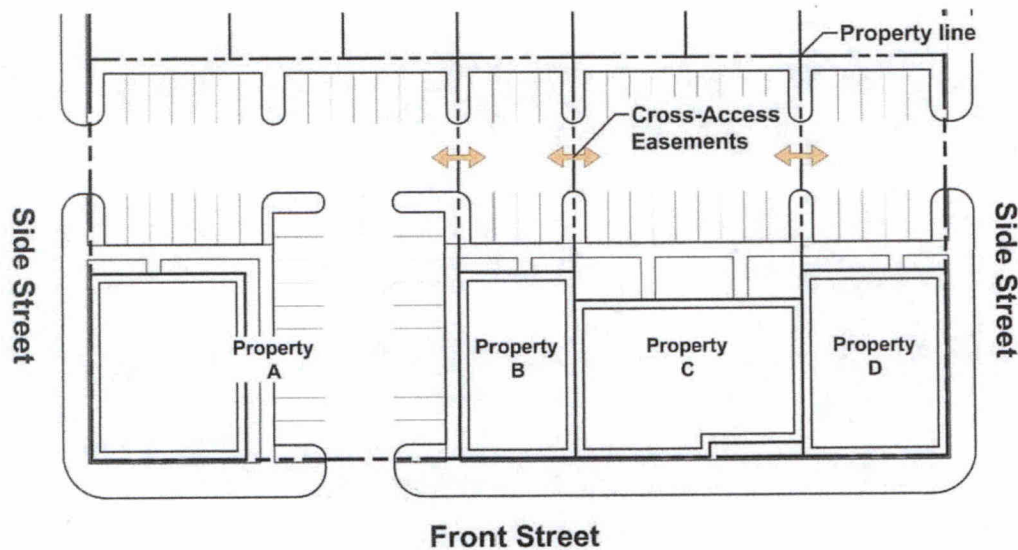
## **(7) Agricultural Uses in Subdivisions**

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- Add changes to agricultural regulations at the request of Washington Township
- Allow chickens and other limited agricultural uses on subdivided lots in the RU district

## (8) Access Management

- Require joint and/or cross access between parcels for all non-residential and multi-family uses, unless otherwise determined by the Engineer's Office based on certain factors



## Which Amendments Should Be Initiated?

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- Administrative Procedures
- Mixed Use Zone (MXU) Regulations
- Wedding Facility, Event Center
- Community Facilities & Essential Services
- Caretaker Dwelling
- Residential Principal Buildings
- Agricultural Uses in Subdivisions
- Access Management

## List of Sections by Topic

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- Administrative Procedures**
  - Sections: 1.204.4, 1.303.5(C), 1.303.5(D), 1.303.6, 1.304.6(A), 1.304.6(B), 1.305.4(A), 1.305.4(B), 1.305.10(A), 1.306.1, 1.306.3, 1.306.5, 1.307.4, 2.202, 2.203(A)
  
- Mixed Use Zone (MXU) Regulations**
  - Sections: 2.407.3(B), 2.407.5, 2.407.7
  
- Wedding Facility, Event Center**
  - Sections: 2.205, 3.206.17, 4.103
  
- Community Facilities & Essential Services**
  - Sections: 2.201, 2.205, 3.205, 3.206.12-3.206.16, 4.103

## List of Sections by Topic (Cont.)

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- Caretaker Dwelling
  - Sections: 3.206, 3.207.1, 3.208(A), 4.103
  
- Residential Principal Buildings
  - Sections: 3.203.1
  
- Agricultural Use in Subdivisions
  - Sections: 3.101
  
- Access Management
  - Sections: 3.304, 4.103