



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

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TOM ARISS

PAT ARNOLD SOUTH

DAVID G. YOUNG

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

MINUTES: Regular Session – February 7, 2012

The Board met in regular session pursuant to adjournment of the February 2, 2012, meeting.

David G. Young - present

Pat Arnold South - present

Tom Ariss - present

Tina Davis, Clerk - present

Minutes of the February 2, 2012 meeting were read and approved.

- 12-0170 A resolution was adopted to approve end of 240-day Probationary Period and approve a Pay Increase for John Abel, Eligibility Referral Specialist II, within the Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 12-0171 A resolution was adopted to acknowledge receipt of January 2012 Financial Statement. Vote: Unanimous
- 12-0172 A resolution was adopted to declare an Emergency and Waive Competitive Bidding Process for emergency replacement of Two Building Control Units and Associated FACS Upgrades at Juvenile Detention Center. Vote: Unanimous
- 12-0173 A resolution was adopted to declare various items within Veterans as surplus and authorize the disposal of said items. Vote: Unanimous
- 12-0174 A resolution was adopted to declare various items within Water/Sewer Department, Common Pleas, Building Services as surplus and authorize the disposal of said items. Vote: Unanimous
- 12-0175 A resolution was adopted to affirm “Then and Now” requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous

- 12-0176 A resolution was adopted to approve following Record Plats. Vote: Unanimous
- 12-0177 A resolution was adopted to approve a Cash Advance from County Motor Vehicle Fund #202 into Fund #452 and a Supplemental Appropriation for the Roachester-Osceola Road Bridge #200-0.96 Rehabilitation Project.
Vote: Unanimous
- 12-0178 A resolution was adopted to approve Operational Transfer from Commissioners Fund #101 into Human Services Fund #203. Vote: Unanimous
- 12-0179 A resolution was adopted to approve an Operational Transfer from Commissioners Fund #101 into Human Services Fund #203.
Vote: Unanimous
- 12-0180 A resolution was adopted to approve Appropriation Adjustment within Sheriff's Office Fund #101-2210. Vote: Unanimous
- 12-0181 A resolution was adopted to approve Appropriation Adjustments within Prosecutor Fund #101-1150. Vote: Unanimous
- 12-0182 A resolution was adopted to approve Appropriation Adjustment within Data Processing/GIS Fund #101-1401. Vote: Unanimous
- 12-0183 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 12-0184 A resolution was adopted to Administer Disciplinary Action Against Deanna Campbell, Administrative Support, within the Warren County Garage.
Vote: Unanimous
- 12-0185 A resolution was adopted to authorize the Posting of the "Screener I or II" positions, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 12-0186 A resolution was adopted to approve Designation of Clermont County Department of Job and Family Services as Fiscal Agent for Ohio Area 12 Workforce Area and Amend the Intergovernmental Agreement to reflect the new designation. Vote: Unanimous
- 12-0187 A resolution was adopted to authorize County Administrator to sign Union Agreement on behalf of the Warren County Board of Commissioners and Warren County Dispatch Association (SERB Case Number 2011-MED-09-1122).
Vote: Mrs. South - yea; Mr. Ariss - yea; Mr. Young - nay

- 12-0188 A resolution was adopted to approve the site Plan Review Application of Shawn Hipsher Agent for R-Way Investments, LLC., Franklin Township.
Vote: Unanimous
- 12-0189 A resolution was adopted to approve the Countryside Inn PUD Stage 2 Preliminary Site Plan. Vote: Unanimous
- 12-0190 A resolution was adopted to Cancel regularly scheduled Commissioners' Meeting of Thursday, February 09, 2012. Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:04 a.m. to discuss personnel matters pursuant to Ohio Revised Code Section 121,22 (G)(1) and exited at 10:38 a.m.

David Helmers, Architects Associated, Inc., was present along with Scott McVey, Common Pleas Court, Beth Ann Schorr, Child Support, Scott Male, Prosecutor's Office, and Jim Volkerding, Building Services, for a work session to discuss the proposed renovation plans for the Silver Street Building and the Common Pleas Court Building.

Upon review of the Silver Street floor plans and upon concurrence with Mrs. Schorr, the Board agreed to proceed as proposed.

Upon review of the Common Pleas Court floor plans, the Board agreed to re-work the design concept and investigate new construction for the Board of Election with a warehouse/storage area attached in order to relocate the Prosecutor's Office to the Administration Building.

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

Mike Yetter, Zoning Supervisor, was present along with Stan Williams and Robert Ware, RPC, for the site plan review application of R-Way Investments, LLC in Franklin Township.

Mr. Yetter stated that the site plan shows the reuse of an existing building to locate a car lot, pinball repair facility and office space at 8830 Dayton-Oxford Road in Franklin Township. Mr. Yetter stated that the property is zones B-2 and a site plan review is requires because of the use being changed from a Laundromat facility. He stated that 35' x 60' will be a car lot sales office, 35' x 60' will be pinball repair and the remaining 35' x 30' will be used as general offices for future occupancy.

Mr. Yetter reviewed the comments from agencies and elected officials and stated his recommendation to approve the site plan review subject to seven conditions.

The property owners reviewed the proposed seven conditions and requested some clarification.

Mr. Ware stated that they are trying to have the property line defined from the road right of way and would probably be required by to County Engineer to have a defined entrance and exit (with arrows) as well as possibly painted lines in front of the property to designate no parking along the road right-of-way.

Upon further discussion, the Board resolved (Resolution #12-0188) to approve the site plan review application subject to seven conditions.

Robert Ware, Regional Planning Commission, was present for the Stage 2 preliminary site plan for Countryside Inn PUD in Union Township.

Mr. Ware reviewed the location and zoning history of the property. He stated that the owner has converted 9 of the 24 units into "extended stay" units and that is the maximum amount allowed until the classification they are licensed by the State.

Mr. Ware then presented a summary of the issues as follows:

- Guests using extended stay units as long term places to live like an apartment
- 2 motel buildings, storage building, dumpster and septic system are in the floodway
- The south parking lot, a portion of the primary motel building #2 and a dumpster are located in the Dry Run Road right of way
- The south parking lot is not clearly marked from the roadway and it is not buffered from the motel building located on the southern portion of the site

- The dumpster is clearly visible from the roadway and is not screened or buffered in any way
- No ADA accessible units and handicap parking
- Impact of the site on surrounding properties due to noise, lighting, signage, etc.

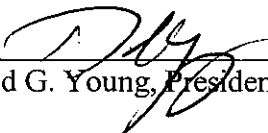
Mr. Ware then presented the RPC Executive Committee's recommendation to approve the site plan review application subject to 8 conditions.

Thomas Bolera, agent for property owners, stated that he recently purchased this property not knowing the "hoops" that would have to be jumped through due to the previous owner not completing the PUD process. He stated that his units have been vacant and he is awaiting an occupancy permit from the Chief Building Official in order for the State of Ohio to grant approval to re-open.


Commissioner Young informed Mr. Bolera that Warren County is "Pro Business" and upon further discussion, the Board resolved (Resolution #12-0189) to approve the Stage 2 Preliminary Site Plan for Countryside Inn PUD subject to 8 conditions.

On motion, upon unanimous call of the roll, the Board entered into executive session at 12:20 p.m. to discuss personnel matters pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 2:40 p.m.

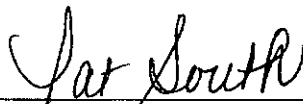
Upon motion the meeting was adjourned.



David G. Young, President



Tom Ariss



Pat Arnold South

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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 7, 2011, in compliance with Section 121.22 O.R.C.

A handwritten signature in black ink, appearing to read "Tina Davis", written over a horizontal line.

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