



**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 – October 29, 2013

The Board met in regular session pursuant to adjournment of the October 22, 2013, meeting.

Tom Ariss - present

David G. Young - present

Pat Arnold South - present

Tina Osborne, Clerk - present

Minutes of the October 22, 2013 meeting were read and approved.

- 13-1566 A resolution was adopted to Rescind Resolution #13-1465 which authorized the hiring of Amy Hogg as Social Service Worker II within the Warren County Department of Job and Family Services, Human Services Division.
Vote: Unanimous
- 13-1567 A resolution was adopted to hire Elisa M. Jones as Water Treatment Systems Chief Operator, within the Warren County Water and Sewer Department.
Vote: Unanimous
- 13-1568 A resolution was adopted to accept Resignation of Rebecca Bishop, Emergency Communications Operator, within the Warren County Emergency Services Department, effective October 31, 2013. Vote: Unanimous
- 13-1569 A resolution was adopted to accept Resignation of Garrett L. Wilson, Telephone Technician II, within the Warren County Telecommunications Department, effective November 13, 2013. Vote: Unanimous
- 13-1570 A resolution was adopted to authorize the posting of the "Telephone Technician I" position, within the Telecommunications Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (a). Vote: Unanimous

- 13-1571 A resolution was adopted to approve Leave Donation for Amberly Crisp, Part Time Customer Advocate I within the Warren County Workforce One Department. Vote: Unanimous
- 13-1572 A resolution was adopted to authorize Transfer of Title of a Warren County Board of Developmental Disabilities Vehicle to USAA Insurance Company. Vote: Unanimous
- 13-1573 A resolution was adopted to authorize Public Advertisement of a Request for Proposals for the VoIP Phone System for the Warren County Telecommunications Department. Vote: Unanimous
- 13-1574 A resolution was adopted to Advertise for Bids for the Middletown Road Relocation Project (WAR-TR 30-14.38). Vote: Unanimous
- 13-1575 A resolution was adopted to authorize the filing of Applications with the Ohio Department of Transportation for FY 2014 Transportation Assistance Grants. These Grants may include the Ohio Elderly and Disabled Transit Fare Assistance Program and the Urban Transit Program. Vote: Unanimous
- 13-1576 A resolution was adopted to approve and enter into Equipment Agreement with Woodhull, LLC on behalf of the Office of Economic Development. Vote: Unanimous
- 13-1577 A resolution was adopted to approve and enter into a Maintenance Agreement with Woodhull, LLC on behalf of the Office of Economic Development. Vote: Unanimous
- 13-1578 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, October 31, 2013. Vote: Unanimous
- 13-1579 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 13-1580 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 13-1581 A resolution was adopted to affirm "Then and Now" request pursuant to Ohio Revised Code 5705.41 (D) (1). Vote: Unanimous
- 13-1582 A resolution was adopted to approve the following Record Plats. Vote: Unanimous
- 13-1583 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous

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- 13-1584 A resolution was adopted to approve Cash Advance from General Fund #101 into Airport Construction Fund #479 and Repayment of Cash Advances from Fund #479 into General Fund #101. Vote: Unanimous
- 13-1585 A resolution was adopted to approve a Cash Advance from County Motor Vehicle Fund #202 into the Bethany Road Improvement Project Fund #490. Vote: Unanimous
- 13-1586 A resolution was adopted to approve Supplemental Appropriation within Facilities Management Fund #467. Vote: Unanimous
- 13-1587 A resolution was adopted to approve Supplemental Appropriation into the Juvenile Court Computer Fund #278. Vote: Unanimous
- 13-1588 A resolution was adopted to approve Supplemental Appropriation into Municipal Victim Witness Fund #255. Vote: Unanimous
- 13-1589 A resolution was adopted to approve a Supplemental Appropriation into Warren County Board of Developmental Disabilities Fund #205. Vote: Unanimous
- 13-1590 A resolution was adopted to approve Appropriation Adjustments from Commissioners Grant Fund #101-1112 into Commissioners Fund #101-1110. Vote: Unanimous
- 13-1591 A resolution was adopted to approve Appropriation Adjustment from Commissioners Grant Fund #101-1112 into Commissioners Grants Fund #101-1111. Vote: Unanimous
- 13-1592 A resolution was adopted to approve Appropriation Adjustments within Probate Court Fund #101-1250, Probation #101-2500, Juvenile Detention #101-2600 and Mary Haven #270. Vote: Unanimous
- 13-1593 A resolution was adopted to approve Appropriation Adjustment within Coroner's Fund #101-2100. Vote: Unanimous
- 13-1594 A resolution was adopted to approve Appropriation Adjustment within Economic Development Fund #101-1116. Vote: Unanimous
- 13-1595 A resolution was adopted to approve Appropriation Adjustment within Economic Development Fund #101-1116. Vote: Unanimous
- 13-1596 A resolution was adopted to approve Appropriation Adjustments within Emergency Services/Wireless 911 Fund #219-2820 and Emergency Services/EMA Fund #264. Vote: Unanimous

- 13-1597 A resolution was adopted to approve an Appropriation Adjustment within Prosecutor Fund #101-1150. Vote: Unanimous
- 13-1598 A resolution was adopted to approve Appropriation Adjustment within the Workforce Investment Act Fund #258-5800. Vote: Unanimous
- 13-1599 A resolution was adopted to approve Appropriation Adjustment from Veterans Fund #101-5220 into #11-5210. Vote: Unanimous
- 13-1600 A resolution was adopted to approve an Appropriation Adjustment within the Clerk of Courts Certificate of Title Administration Fund #250. Vote: Unanimous
- 13-1601 A resolution was adopted to approve Appropriation Adjustment within the Water Revenue Fund #510. Vote: Unanimous
- 13-1602 A resolution was adopted to approve Appropriation Adjustments within Pretrial Services Fund #11-1222, Adult Probation Fund #101-1223, Community Corrections Fund #101-1224 and TASC Fund #284. Vote: Unanimous
- 13-1603 A resolution was adopted to approve Appropriation Adjustments within Data Processing/GIS Fund #101-141, Motor Vehicle Fund #202 and Children Services Fund #273. Vote: Unanimous
- 13-1604 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 13-1605 A resolution was adopted to enter into Settlement Agreement to accept future property tax payments to offset revenues that were not paid to Warren County for Tax Years 2007 through 2007 through 2012 because of overpayment of Tax Increment Financing Payments to the City of Franklin. Vote: Unanimous
- 13-1606 A resolution was adopted to approve and authorize the Vice President of the Board to enter into a Memorandum of Understanding on behalf of Workforce One of Warren County for provision of Payroll Services for Youth Work Experience Program. Vote: Unanimous
- 13-1607 A resolution was adopted to authorize the issuance of not to exceed \$311,000 of Special Assessment Bonds (Bellbrook and Chenoweth Road Water Improvement Project). Vote: Unanimous
- 13-1608 A resolution was adopted to approve Rezoning Application of Judy Armstrong, Mark McGrew and Ronald McGrew (Case #2013-06), to rezone 6.75 acres from Single Family Zone "R-1B" to "PUD" in Turtlecreek Township. Vote: Unanimous

- 13-1609 A resolution was adopted to approve the Shaker Run RUD Stage 2 Revised Preliminary Site Plan. Vote: Unanimous
- 13-1610 A resolution was adopted to accept Resignation of Mark Hoffman, Eligibility Referral Specialist II, within the Warren County Job and Family Services Department Human Services Division, effective November 8, 2013.
Vote: Unanimous
- 13-1611 A resolution was adopted to approve and adopt the 2013 Summary Plan Description relative to the "Base" and "Buy-Up" Medical/RX Plan Administered by United Healthcare. Vote: Unanimous

DISCUSSIONS

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

Ron Blaho, Waynesville resident, was present to receive a proclamation from the Board to proclaim November 2013 as "Pancreatic Cancer Awareness Month" in Warren County.

Abbot Thayer, Peck, Shaffer & Williams, was present along with Nick Nelson, County Auditor, and Jim Aumann, County Treasurer, relative to the Bellbrook and Chenoweth Road Water Improvement Project.

Mr. Thayer stated that the water project has been completed and all the residents desiring to pay cash for the improvements rather than be assessed on their property taxes has paid. He stated that the remaining balance is approximately \$311,000 which the County Treasurer is purchasing rather than taking the issuance to the bond market.

Upon discussion, the Board resolved (Resolution #13-1697) to authorize the issuance of not to exceed \$311,000 of Special Assessment Bonds (Bellbrook and Chenoweth Road Water Improvement Project).

PUBLIC HEARING
REZONING APPLICATION OF
JUDY ARMSTRONG, MARK MCGREW AND RONALD MCGREW (CASE #2013-06)
TO REZONE 6.75 ACRES FROM SINGLE FAMILY ZONE "R-1B"
TO "PUD" IN TURTLECREEK TOWNSHIP

The public hearing to consider the rezoning application of Judy Armstrong, Mark McGrew and Ronald McGrew (Case #2013-06), to rezone 6.75 acres from Single Family Zone "R-1B" to "PUD" in Turtlecreek Township was convened this 29th day of October 2013, in the Commissioners' Meeting Room.

Mike Yetter, Zoning Supervisor, reviewed the location of the property and the surrounding zoning. He stated that the Regional Planning Commission recommended approval of the application subject to two conditions. He then stated that the Rural Zoning Commission approved the rezoning application subject to the two conditions recommended by the Regional Planning Commission and presented exhibits A, B & C (attached) as condition #3 as additional conditions of approval.

Mr. Yetter explained that this application is the first considered under the newly adopted zoning code where the classification would be PUD with no underlying zoning. He explained that the conditions required in Exhibit A, B, and C list the various uses that would be approved in the zoning classification and the restrictions if the owner chose to development under residential, commercial or office and also the development standards that would be required. He then stated that the applicant would be limited on the uses due to no access to sanitary sewers at this time.

Stan Williams, Regional Planning Commission, stated that under this zoning classification, the applicant is provided more options for future development.

There was discussion relative to the "give and take" that normally occurs during the rezoning process of a planned unit development being removed when a property is zoned strictly PUD.

Fred Grimm, Rural Zoning Commission, stated that the Zoning Board had the same concerns as the Board of Commissioners but felt in this instance, due to the small acreage and lack of sanitary sewer, it was the benefit of all parties to have no underlying zoning .

The Board stated their concern relative to the ability to construct multi-family apartments if this rezoning application were approved.

Mr. Yetter stated that the Board has the ability to remove some of the proposed permitted uses and also has the ability to limit the property owners to six residential units which is currently permitted on the property.

Commissioners Young stated his extreme concern with multi-family housing on this property.

Commissioner South stated she does not have a problem with multi-family housing due to the surrounding commercial uses but does have a concern with an 18 unit apartment being construction. She stated her desire to minimize the number of units permitted.

Ron McGrew, property owner, stated they are preparing the property to sell and would like to make it as marketable as possible. He stated his desire to allow the buyer to go through the zoning process that designates the specific use.

Mr. Grimm stated that the Rural Zoning Commission would not object to deleting the multi-family concept from the approved uses and suggested that the applicant consider the option.

Ms. Armstrong, property owner, stated their desire for some type of multi-family to remain due to the amount of multi-family in the surrounding area in order to make it marketable.

Mr. Yetter questioned if the Board would consider two units per acre.

There was discussion and clarification relative to the number of permitted residential units that would be permitted if the rezoning application were approved.

It was determined that only two single family houses or six apartments would be permitted on the property based up the requirement that only 30% of the parcel be permitted to be developed as residential.

Upon further discussion, the Board resolved (Resolution #13-1608) to approve the rezoning application subject to the two conditional recommended by the Regional Planning Commission and also all those stated in Exhibit A, B, & C.

PUBLIC HEARING
PRELIMINARY STAGE 2 SITE PLAN REVIEW OF
SHAKER RUN PUD IN TURTLECREEK TOWNSHIP

The public hearing to consider the preliminary Stage 2 site plan review application for Shaker Run PUD in Turtlecreek Township was convened this 29th day of October 2013, in the Commissioners' Meeting Room.

Sam Schroeder, Intern with the Regional Planning Commissioners, reviewed the proposal to revise Pod O and Pod A-2 relative to the purchase of two acres from the golf course for the construction of six additional single family fairway homes.

Mr. Schroeder reviewed the proposed revisions via a PowerPoint presentation (attached) and stated the Regional Planning Commission recommendation to approve the site plan subject to five (5) conditions.

There was discussion relative to the condition that Lot 223 and 224 never be allowed a variance relative to encroachment on the pipeline easement.

Mr. Schroeder stated that the proposed modification will not exceed the density maximum that was established during the rezoning of the property.

Jason Wisneski, Fischer Home Development, stated that the two acres being purchased are adjacent to the 3rd Fairway.

Mike Burns, 1409 Shaker Run Boulevard, questioned if the new homes being constructed would have a view of the golf course.

Mr. Wisneski stated that the lots would be able to see the golf course from the rear.

Upon further discussion, the Board resolved (Resolution #13-1609) to approve the Shaker Run RUD Stage 2 Revised Preliminary Site Plan subject to five (5) conditions.

On motion, the Board convened into a work session in the Commissioners' Conference Room to discuss the 2014 appropriations with Tiffany Zindel, Deputy County Administrator.

Upon motion the meeting was adjourned.



Tom Ariss, President

Pat Arnold South



David G. Young

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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 October 29, 2013, in compliance with Section 121.22 O.R.C.

A handwritten signature in black ink that reads "Tina Osborne". The signature is written in a cursive style and is positioned above a horizontal line.

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



WARREN COUNTY REGIONAL PLANNING COMMISSION

DATE: October 29th, 2013
TO: Warren County BOCC
FROM: Sam Schroeder, Planner Intern
SUBJECT: Stage 2 Revised Preliminary Site Plan

GENERAL INFORMATION

Zoning and Use: R1 PUD
Site Area/Size: 787 acres in total PUD, 23 acres in Stage 2 revision
Surrounding Uses: The surrounding uses are single family detached housing and farmland.

PROPOSAL

The applicant is Fischer Development Company. The property up for revision is located south of Greentree Road, between Shaker Road and Union Road, in Turtlecreek Township. A change to lot lines is being proposed. This would affect two Pods of the development, Pod O and Pod A-2. Pod A-2 consists of 9.47 acres, 21 fairway home sites. All lots, except for lots 238 and 261, meet minimum requirements for lot size, width, setbacks, and road frontage. Pod O consists of 15.92 acres, 43 single family home sites. The revision will change 1.66 acres from the golf course (counted as open space) to six additional single family fairway homes in Pod O. This will extend two short cul-de-sacs, and slightly modify Pod O and Pod A-2.

Because this revision adds six new lots to the PUD, it is required that it go through the Stage 2 process a second time. The original Stage 2 was approved in March 2012. The new lots meet the density standards, which was to keep the total number of units below 1,273, and brings the total number of lots to 1,209 from the previous 1,203. While minor changes to lot lines and street layouts are acceptable at Stage 3, this amendment is required to be reviewed at Stage 2 on the basis that the applicant seeks to add 6 lots to the Stage 2 plan approved in March 2012. This proposed amendment will bring the total from 1,203 dwelling units to 1,209.

STAFF COMMENTS or ANALYSIS



Compliance with Zoning Code (1.305.8A)

The PUD rezoning established maximum density and a minimum amount of green space for the development. This revision will still be in compliance with these standards. The open space that will be subtracted still leaves more than an adequate amount.

Some lots did not meet minimum requirements for frontage, and these will be refined during the Stage 3 process.

There will be no variances granted, as in accordance with the PUD Zoning Code.

Impact on Environment (1.305.8rC)

The environmental impact reports from Fisher Development Company concluded that there are no wetlands that the additional lot lines will affect.

Streets, Parking, Loading, Circulation, Utilities and Essentials Services (1.305.8D)

The revision to stage two extends two cul-de-sacs less than 100ft. This will have a minimal effect on traffic in the PUD. Utility and service lines will be extended as well. No new infrastructure will be required. The utility easements will not change as part of the PUD revision.

Impact on Surrounding Area

The revision to stage has no meaningful effect on the character of the development as a whole or the surrounding community.

RECOMMENDATION(S)

Recommend to the Board of County Commissioners that the proposed Stage II revision be approved as proposed subject to the following conditions:

1. All zoning standards shall be met at the time of Preliminary Plat submission.
 - a. All lots shall meet the minimum requirements for frontage at the ROW as directed by the Warren County Zoning Supervisor.
 - b. No variances shall be granted for Lots 223 and 224 in the future to accommodate a building envelope that would otherwise encroach on required setbacks or the existing pipeline easement that traverses these proposed lots. If the building area is found to be inadequate on these parcels, the applicant shall adjust proposed parcel lines at the time of the Preliminary Plat to ensure all lots are in conformance with the Zoning standards established at Stage 1.
2. The Preliminary Plat shall include the irregularly shaped lot details per the request of the Zoning Supervisor.
3. All other conditions outlined in the March, 2012 Stage 2 revision that are not affected by this proposal shall remain in effect.
4. The proposed development shall comply with all other County and agency requirements.

Stan Williams, AICP
Executive Director



FISCHER DEVELOPMENT COMPANY
A Fischer Group Company

August 29th, 2013

Mr. Stan Williams, AICP, Executive Director
Mr. Daniel Geroni
Warren County Regional Planning Commission
406 Justice Drive
Lebanon, Ohio 45036

RE: Shaker Run – Submittal Documents for Revised Stage Two Plan

Dear Mr. Williams:

Per our pre-application meeting on August 9th, 2013, please find enclosed the following documents:

- Fifteen (15) copies of the revised Stage Two Plan for Shaker Run.
- Names, mailing addresses, and PINs of contiguous property owners of record at the time of application, along with mailing labels.
- One (1) copy of a letter from our environmental/welland consultant (O'Brien and Gere) summarizing the existing environmental conditions in the revised areas.
- A check payable to Warren County RPC in the amount of \$1,732.00 based on the agreed upon amount of lots revised.

As we discussed at our pre-application meeting, an application is not included as part of this submittal given the familiarity of all parties with the project. However, a brief overview of the project is included below.

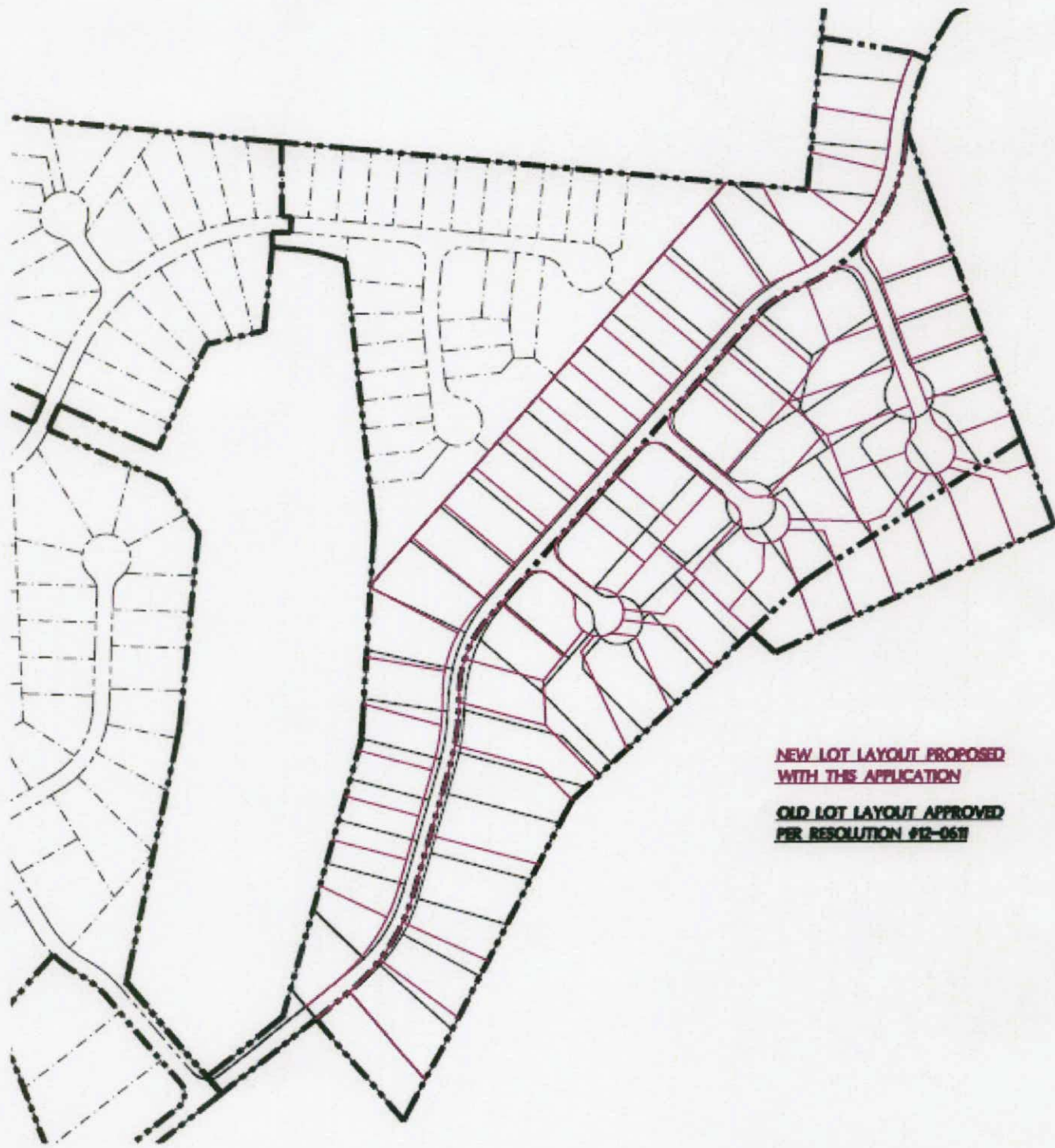
We are purchasing approximately two (2) acres from the golf course in order to develop an additional six (6) single-family lots along the golf course in Pod O. The six (6) lots will be a minimum of eighty feet (80') wide. The additional lots do not increase the total lot count above the maximum twelve hundred seventy-three (1,273) units for the PUD, nor do they exceed the overall density of Pod O. Although additional land is being transferred from the golf course to residential areas, the total FUD open space requirement will be met.

We respectfully request this matter be scheduled for the September 26th, 2013 agenda with your recommendation for approval. If you have questions, please call me at (859) 344-3136 or email me at jwisniewski@fischerhomes.com. Thank you for your time and consideration.

Sincerely,

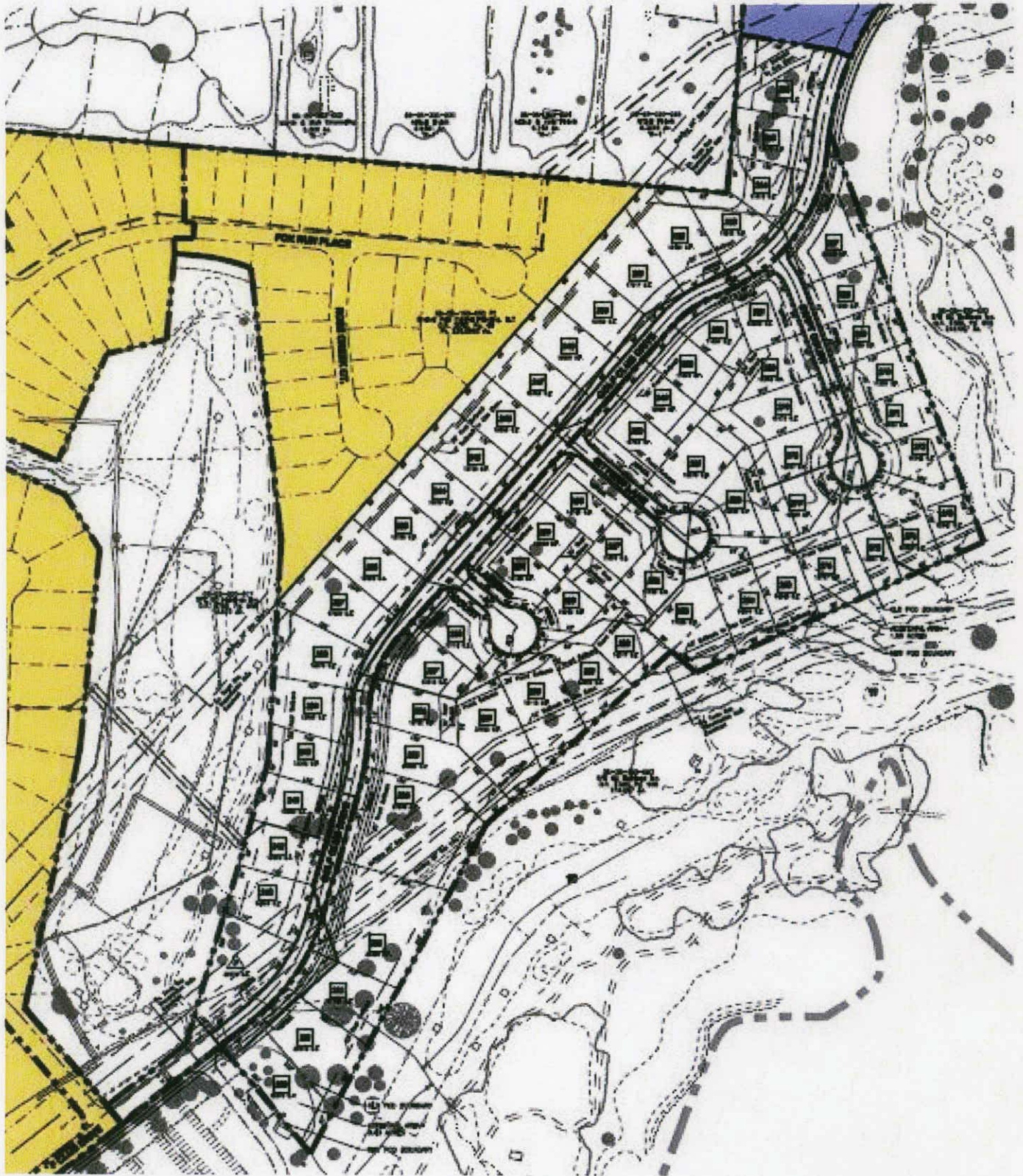

Jason M. Wisniewski
Vice President of Planning and Zoning
Grand Communities, LTD.

APPENDIX B: Comparison of Current and Proposed Lot Configuration



**NEW LOT LAYOUT PROPOSED
WITH THE APPLICATION**
**OLD LOT LAYOUT APPROVED
PER RESOLUTION #12-0611**

APPENDIX C: Submitted Site Plan





August 28, 2013

Mr. Jason Wisniewski, P.E.
Vice President of Planning and Zoning
Fischer Development Company
3940 Olympic Boulevard, Suite 100
Erlanger, Kentucky 41018

RE: Pod 4 Evaluation for Potential Waters of the U.S.
Shaker Run Development
Lebanon, Warren County, Ohio
FILE: 15274/49917

Dear Mr. Wisniewski:

O'Brien & Gere is pleased to submit this letter of findings regarding a 1.6-acre, wooded tract of land (i.e., Pod 4) located within the Shaker Run Development, located in Lebanon, Warren County, Ohio (the Site). A site location map is provided as attachment to this letter. O'Brien & Gere visited the Site, and reviewed select office resources, to evaluate the area for potential wetlands and other waters of the U.S. that may be present. O'Brien & Gere understands that Fischer is interested in developing the area for future residential use. Field activities and an evaluation of office resources were completed by O'Brien & Gere using U.S. Army Corps of Engineers Wetland Delineation Manual (Y-87-1 Manual) and Midwest Regional Supplement methods. Site observations were completed in April and August 2013.

The Site is generally rectangular in shape and situated within an undeveloped, wooded area located adjacent to the Shaker Run golf course. Two golf course holes are located to the south and east of the Site. A gas pipeline utility easement also extends along the southern boundary of the Site. To the west and north of the Site consists of undeveloped fields and additional wooded areas. Site topography slopes to the south towards an off-site pond that is part of the aforementioned golf course (Armco Lake).

Off-Site Findings

O'Brien & Gere reviewed soils information and National Wetland Inventory mapping data as part of this assessment. Soil survey information was obtained from the United States Department of Agriculture, Natural Resource Conservation Service (NRCS) Web Soil Survey for Warren County, Ohio. The following soil types were identified on-Site:

FaF2: Fairmont-Eden flaggy silty clay loams, 25 to 50 percent slopes, moderately eroded

Mrc2: Miami-Russell silt loams, 6 to 12 percent slopes, moderately eroded

XcB: Xenia silt loam, 2 to 6 percent slopes

The majority of the Site is mapped with FaF2 and XcB soil units. According to the NRCS, both soils types are well-drained to moderately well-drained and do not typically exhibit characteristics of flooding or ponding. The FaF2 soil unit is comprised of flaggy silt clay loam and weathered bedrock within the upper soil profile and the water table depth is generally more than 80 inches below the surface. The XcB soil unit consists of silt loam and silty clay loam in the upper soil profile (i.e., 0 to 43 inches). Depth to the water table generally ranges from 18 to 36 inches below the soil surface.

The U.S. Fish and Wildlife Service National Wetland Inventory (NWI) map for the Site and surrounding area did not show any mapped wetlands on-Site. The nearest mapped wetland features included the open water pond to the south (Armco Lake) and an emergent wetland community to the northeast (i.e., PEM1C).

On-Site Findings

No wetlands were observed on-Site. The Site is dominated by sugar maple (*Acer saccharum*) and white ash (*Fraxinus americana*) trees. The understory is comprised almost exclusively of honeysuckle (*Lonicera X bella*) shrubs. Other woody species observed on-Site included black cherry (*Prunus serotina*), black walnut (*Juglans nigra*), pawpaw (*Asimina triloba*), green ash (*Fraxinus pennsylvanica*), and summer grape (*Vitis aestivolis*). Limited understory herbaceous growth was observed, likely due to the density of the shrub (honeysuckle) canopy, and generally included Virginia creeper (*Parthenocissus quinquefolia*). The dominant vegetative community is comprised of non-hydrophytic (upland) plants, based on the National Wetland Plant List (2012) indicator status for the above-species.

A representative soil test pit was completed by O'Brien & Gere using a spade shovel and a munsell color chart in the central portion of the Site. Non-hydric soils were observed within the upper 15 inches of the soil profile, as noted below:

0 - 5" 10 YR 4/2 silt loam

5 - 15" 10 YR 5/4 (100%; no redox features present) silty clay loam

Additionally, no indicators of wetlands hydrology were observed at the Site. Two drainage swales are present on-Site and convey surface runoff south toward the off-site pond. Based on O'Brien & Gere's observations and experience, the two swales do not exhibit bed/bank and other field characteristics used by the Corps for stream identification. Therefore, it is O'Brien & Gere's opinion that the swales would not be considered jurisdictional streams. No ponds or other potential waters of the U.S. were observed on-Site.

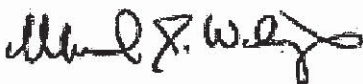
Conclusion

Based on O'Brien & Gere's field observations and review of available off-site office resources, it is our professional opinion that no wetlands or other potential waters of the U.S. appear to be present at the Site.

We greatly appreciate the opportunity to assist you with this project. Please do not hesitate to contact me if I can be of further assistance at (513) 697-2027 or Michael.Waligura@obg.com.

Very truly yours,

O'BRIEN & GERE ENGINEERS, Inc.



Michael J. Waligura, REM
Technical Associate

Attachments

**WARREN COUNTY RURAL ZONING INSPECTION
WARREN COUNTY ADMINISTRATION BUILDING
406 JUSTICE DR. - LEBANON, OHIO 45036**

**Lebanon - (513) 695-1294 Cincinnati - (513) 925-1291 Dayton - (937) 425-1294
Franklin - (513) 261-1294 Blanchester/Clarksville - (937) 783-4993
FAX - (513) 695-2657**

September 16, 2013

To: Daniel Geroni

Re: Revised Stage 2 Preliminary Site Plan Pod "A-2" and "O"
Shaker Run PUD (aka Shaker Run Golf Course)
Turtlecreek Township

The property is located on the south side of Greentree Road, between Shaker Road and Union Road, in Turtlecreek Township. The property was re-zoned to "R-1" Rural Residence PUD in 1997 (resolutions 97-423, 97-954), amended in May 2012 (resolution 12-0611) and requesting amendments to Pod "A-2" and "O". Review of the revised preliminary site plan is as follows.

The PUD specifies certain criteria for types of lots for minimum lot size, width, setbacks and road frontage. Based off these criteria, the lots meet or exceed the requirements of the PUD except as follows:

- Pod "A-2" consists of 9.47 acres containing 21 fairway home sites that meet or exceed the minimum requirements for lot size, width, setbacks, and road frontage except,

Lots 238 and 261 do not meet the minimum 80-foot requirement for frontage at the right-of-way.

- Pod "O" consists of 15.92 acres containing 43 single family lots that meet or exceed the minimum requirements for lot size, width, setbacks, and road frontage except,

Lots 254, 274 and 275 do not meet the minimum 30-foot requirement for frontage at the right-of-way.

Lots 223 and 224 may not have adequate building area for the style of dwelling to be constructed in this neighborhood. Now is the time to adjust the lots so a variance is not needed. Application for a variance in the future should be denied.

Lot 220 has existing structures crossing the property line and will be required to be removed before construction on that lot may begin.

- Compliance with, Chapter 18 Panned Unit Development "PUD" regulations are required.

Revised Stage 2 Preliminary Site Plan shall include the typical panhandle, irregularly shaped lot detail, and differentiating lifestyle or fairway home site detail including the shape for each lot around the number on the plat.

In closing, this report only reflects the pods mentioned in this Revised Stage 2 Preliminary Site Plan and all other lots in the PUD will remain as previously approved, however, Pod "K" shall be noted that the Project Summary number of units is 110 and is inconsistent with the actual number of units developed totaling 103. Also let is be known that I have not done a count of any other Pods at the time of this report.

Michael A. Yetter



Zoning Supervisor

Warren County Rural Zoning

Phone: (513) 695-1294

Fax: (513) 695-2657