



BOARD OF COUNTY COMMISSIONERS WARREN COUNTY, OHIO

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250
(513) 261-1250
(513) 925-1250
(937) 425-1250
Facsimile (513) 695-2054

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

BOARD OF COUNTY COMMISSIONERS WARREN COUNTY, OHIO

MINUTES: Regular Session – January 7, 2014

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

Tom Ariss - present

David G. Young - present

Pat Arnold South - absent

Tina Osborne, Clerk - present

- | | |
|---------|---|
| 14-0001 | A resolution was adopted to designate Family and Medical Leave of Absence to Glenn McKeehan, Radio Systems Supervisor, within the Department of Emergency Services. Vote: Unanimous |
| 14-0002 | A resolution was adopted to designate Family and Medical Leave of Absence to Melissa Abrams, Administrative Assistant, within the Emergency Services Department. Vote: Unanimous |
| 14-0003 | A resolution was adopted to hire Matt Schnipke as Economic Development Specialist within the Warren County Economic Development Department. Vote: Unanimous |
| 14-0004 | A resolution was adopted to approve replacement of Bridge WA 38-9.41 under Force Account. Vote: Unanimous |
| 14-0005 | A resolution was adopted to approve replacement of ridge WA 195-0.11 under Force Account. Vote: Unanimous |
| 14-0006 | A resolution was adopted to enter into an Engineering Agreement with Kleingers & Associates, Inc. Vote: Unanimous |

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- 14-0007 A resolution was adopted to acknowledge receipt of December 2013 Financial Statement. Vote: Unanimous
- 14-0008 A resolution was adopted to approve and authorize the Processing of various Purchase Orders. Vote: Unanimous
- 14-0009 A resolution was adopted to approve Operational Transfer from Commissioners Fund #101-1112 into Children Services Fund #273. Vote: Unanimous
- 14-0010 A resolution was adopted to approve an Operational Transfer from Commissioners Fund #101-1112 into Crime Victim/Witness Fund #245. Vote: Unanimous
- 14-0011 A resolution was adopted to approve Operational Transfer from County Commissioners' Fund #101-1112 into Mary Haven Youth Treatment Center Fund #270. Vote: Unanimous
- 14-0012 A resolution was adopted to approve Operational Transfer from Commissioners Fund #101 into Transit Fund #299. Vote: Unanimous
- 14-0013 A resolution was adopted to approve Operating Transfer from Commissioners Fund #101 into County Court Probation Fund #253. Vote: Unanimous
- 14-0014 A resolution was adopted to approve Supplemental Appropriations into Municipal Victim Witness Fund #255 and Appropriation Adjustments within Crimes Victim Grant Fund #245. Vote: Unanimous
- 14-0015 A resolution was adopted to approve Supplemental Appropriation into Fund #485 (Miami Valley Gaming TIF). Vote: Unanimous
- 14-0016 A resolution was adopted to approve a Supplemental Appropriation into Fund #484 (P&G TIF). Vote: Unanimous
- 14-0017 A resolution was adopted to approve Appropriation Adjustment within Pretrial Services Fund #101-1222. Vote: Unanimous
- 14-0018 A resolution was adopted to approve Appropriation Adjustment within County Court Fund #283. Vote: Unanimous
- 14-0019 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 14-0020 A resolution was adopted to approve Appropriation Adjustments within Commissioners Fund #101-1110. Vote: Unanimous

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- 14-0021 A resolution was adopted to approve Text Amendments to the Warren County Court Rural Zoning Code to Amend Article 2, Chapters 2, 3, 4, 5 and 6 and add a Definition for "Major Subdivision". Vote: Unanimous
- 14-0022 A resolution was adopted to adopt the Warren County Dangerous Wild Animal Emergency Response Plan. Vote: Unanimous
- 14-0023 A resolution was adopted to Cancel regularly scheduled Commissioners' Meeting of Thursday, January 9, 2014. Vote: Unanimous

DISCUSSIONS

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

Chris Brausch, Sanitary Engineer, was present to give an update to the Board relative to the need to issue a request for qualifications relative to a master plan for water system improvements in southern Warren County.

Stan Williams, Regional Planning Commission, was present along with Jonathan Sams, Turtlecreek Township Trustee, to present an update on the I-75 Charette being conducted through the Regional Planning Commission in cooperation with Turtlecreek and Franklin Township in Warren County and the City of Middletown and Monroe as well as Liberty Township in Butler County, the Warren County Engineer and Sanitary Engineer, Convention and Visitor's Bureau and the Warren County Park Board.

Mr. Sams presented the attached PowerPoint presentation.

PUBLIC HEARING

TEXT AMENDMENTS TO THE WARREN COUNTY RURAL ZONING CODE "A" FOR
AMENDMENTS TO ARTICLE 2, CHAPTERS 2, 3, 4, 5 AND 6 AND ADD A DEFINITION
FOR "MAJOR SUBDIVISION"

The public hearing to consider text amendment to the Warren County Rural Zoning Code "A" relative to Article 2, Chapters 2, 3, 4, 5, and 6 and adding a definition for "Major Subdivision" was convened this 7th day of January 2014, in the Commissioners' Meeting Room.

Mr. Yetter presented a "marked up" copy of the proposed amendments in which the Board reviewed on by Chapter. He then stated that they Rural Zoning Commission have withdrawn the proposed amendment in Article 2, Chapter 2 Section 2.407 (J).

Mr. Yetter then recommended an amendment to the Table in 2.407.3 in the footnote for the wording to match the wording amended earlier in Chapter 2.

Upon further discussion, the Board resolved (Resolution #14-0021) to approve text amendments, as modified, to the Warren County Rural Zoning Code "A" for Article 2, Chapters 2, 3, 4, 5 and 6 and added a definition for "Major Subdivision".

Joe Rippe, property owner and developer in Hamilton Township, was present along with Bruce Rippe, Modern Real Estate Sales, to discuss the proposed Hopkins Commons development in Hamilton Township.

Mr. Bruce Rippe presented the attached PowerPoint presentation outlining his proposed project as follows:

- Desires to construct a "lifelong village" in conjunction with the existing Regency Park Subdivision
- Development will consist of two segments: 50 units of affordable senior living units and 89 market rate apartment
- SR 48 commercial property proposed to be developed as retail shopping with sidewalks to the development
- Proposed investment of \$20,000
- Adjacent to Otterbein Nursing/Rehab property for ease from independent living to assisted living for senior apartments
- All apartments will be handicap accessible with curb-less showers and large bathroom design, wide halls and elevators, exercise facility, tenant storage lockers, remote building access system, energy efficient with a sprinkler system

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Mr. Bruce Rippe stated his desire to apply for Ohio Housing Financial Agency for tax credits for the construction of the 50 units of senior affordable housing. He also stated his desire for county assistance in the form of some type of tax abatement relative to the construction of a turn land on SR 48 as well as the construction of sidewalks surrounding the development to provide the "connectivity" of the apartments to the retail development and amenities.

Martin Russell, Economic Development Director, stated that if the Commissioners determine to desire to offer economic incentives for the development, they would have to create a new tool such as a Community Reinvestment Area or Tax Increment Financing through the township trustees or some other economic tool utilizing the Port Authority.

There was discussion relative to support for the project.

The Board stated their desire to provide a letter of support to the Ohio Housing Finance Agency for the project.

There was discussion relative to the offering of economic incentives for the construction of the project.

Commission Young stated he is not completely sold on the idea of tax abatement for infrastructure of a residential property.

Mr. Rippe stated he is looking for help to offset the cost of the sidewalks that will be an important improvement to the entire area, not just his development.

Upon further discussion, the Board stated their desire to issue a letter of support for the project and to discuss any economic incentives at a later date.

Mike Bunner, Emergency Services Director, was present and presented the Dangerous Wild Animal Emergency Response Plan for consideration of adoption by the Board in response to Ohio Revised Code Section 935.

Upon discussion, the Board resolved (Resolution #14-0022) to adopt the Warren County Dangerous Wild Animal Emergency Response Plan.

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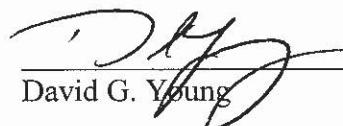
Upon motion the meeting was adjourned.



Tom Ariss, President



Pat Arnold South



David G. Young

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on January 7, 2014, in compliance with Section 121.22 O.R.C.



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

I-75 AREA PLAN

*“Good
fortune is
what
happens
when*

*opportunity
meets with
planning.”*

Thomas Alva Edison



Turtlecreek Township | Franklin Township | WCRPC

PLAN PROCESS

Citizens Advisory Committee

Jurisdictions

- Turtlecreek Twp
- Franklin Twp
- Middletown
- Monroe
- Liberty Township

Other Agencies

- Convention and Visitor's Bureau (WCCVB)
- Warren County Parks Board
- Butler County Water & Sewer
- Otterbein

Warren County Departments

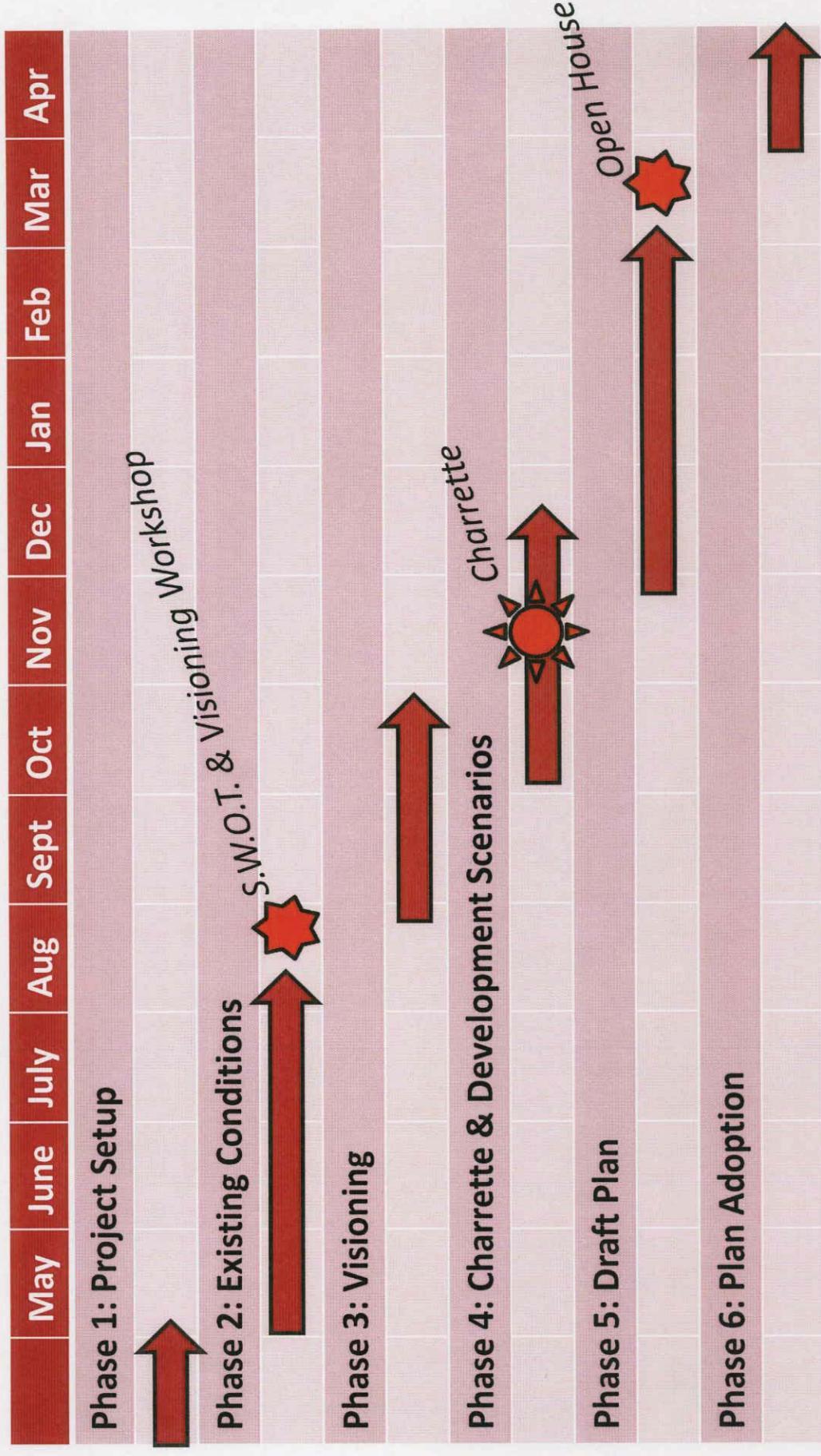
- Engineer's Office
- Economic Development/Port Authority
- Zoning
- Regional Planning (RPC)

Property Owners

Township Residents

Business Owners

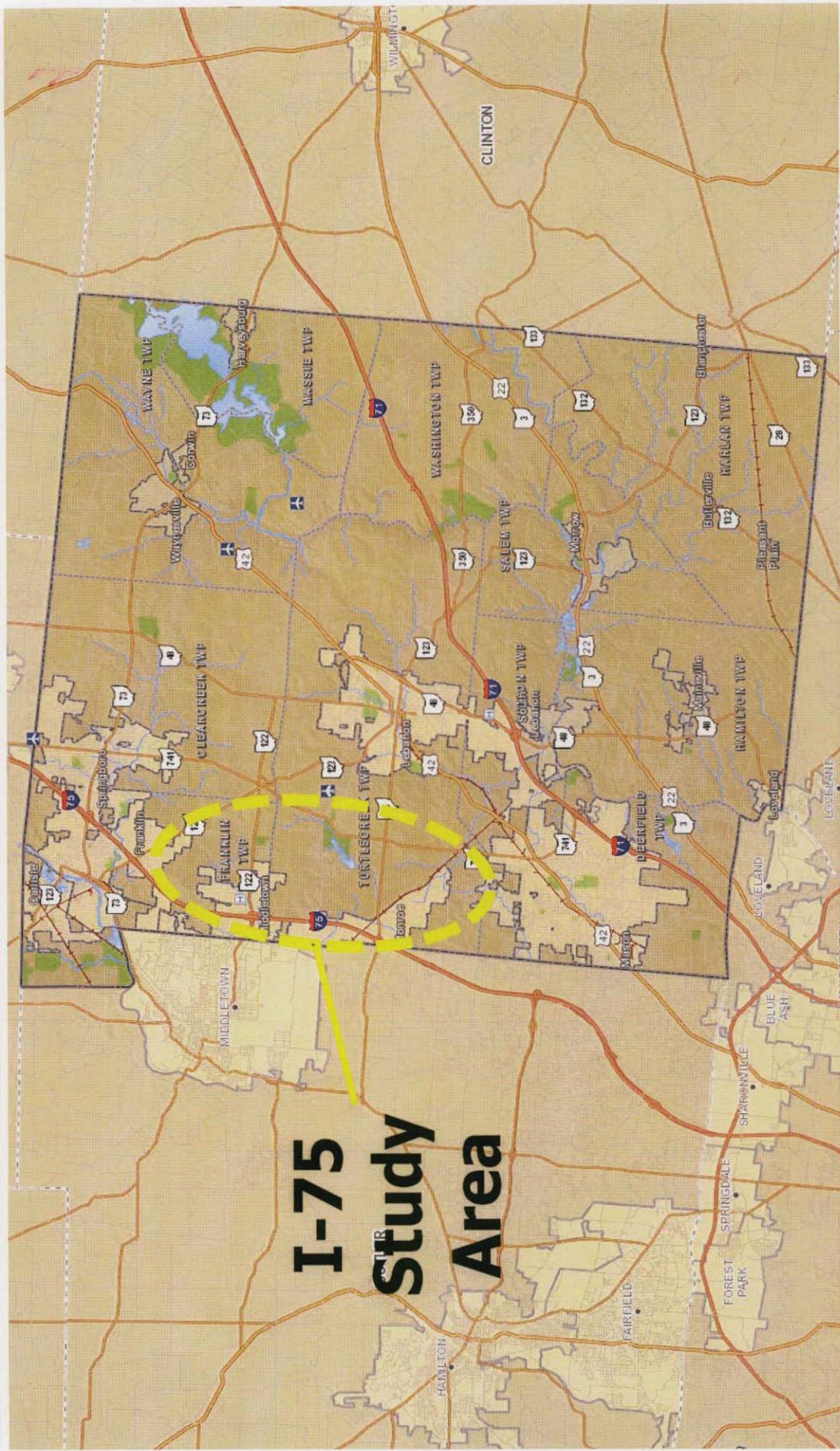
PLAN PROCESS



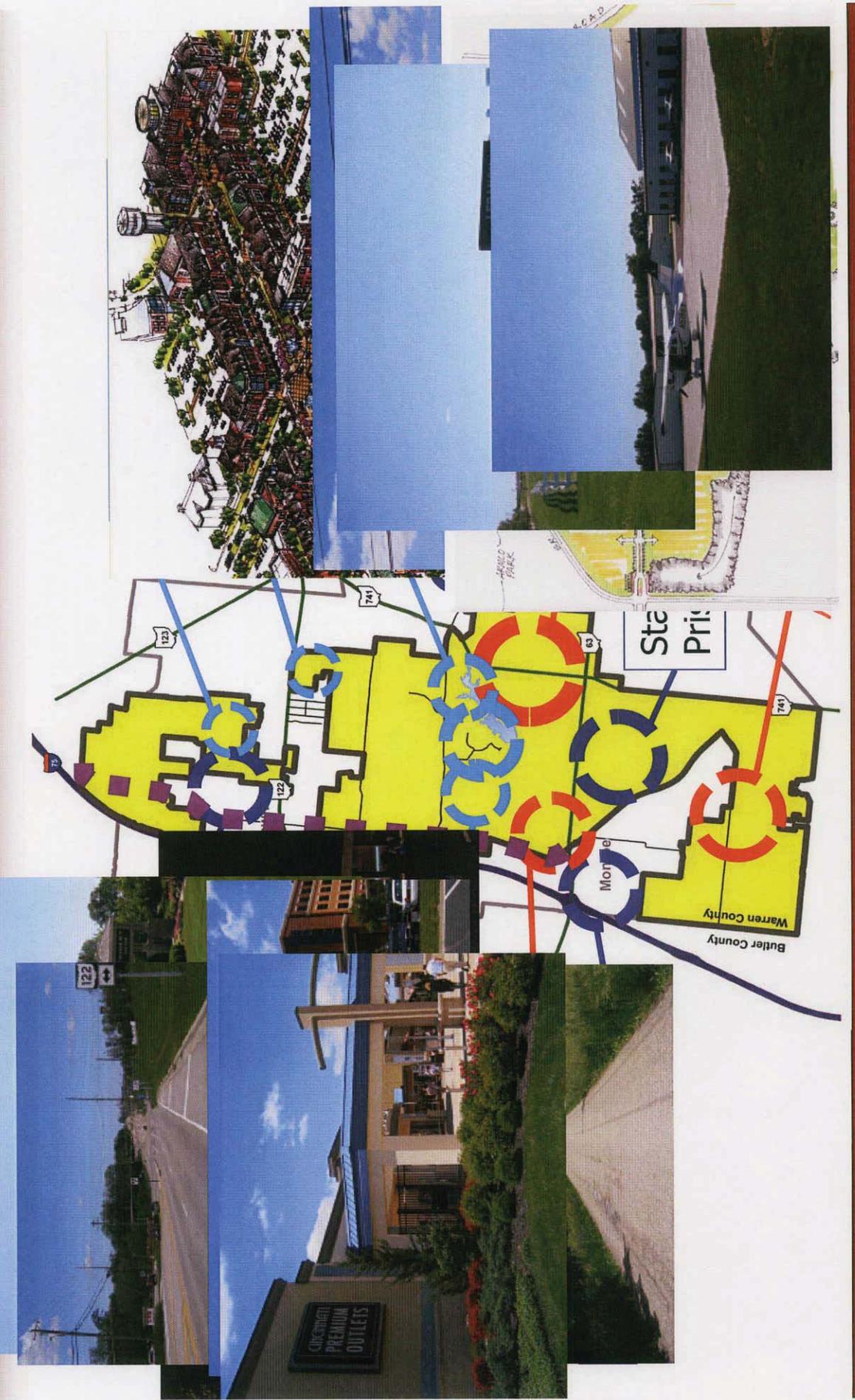
VISIION STATEMENT

“The I-75 corridor integrates a pleasant mix of vibrant business districts, quality industrial areas, comfortable/safe neighborhoods, and natural open spaces that form regional destinations and strong communities.”

VICINITY MAP



STUDY AREA



OTTERBACH

A “New Urbanist” community,
with potential for:

- Performing Arts Center
- Regional Sports Complex
- Equestrian Center & trails
- College
- Medical Center or campus
- YMCA
- Destination restaurants
- Unique arts and cultural shops



O T T E R B E I N

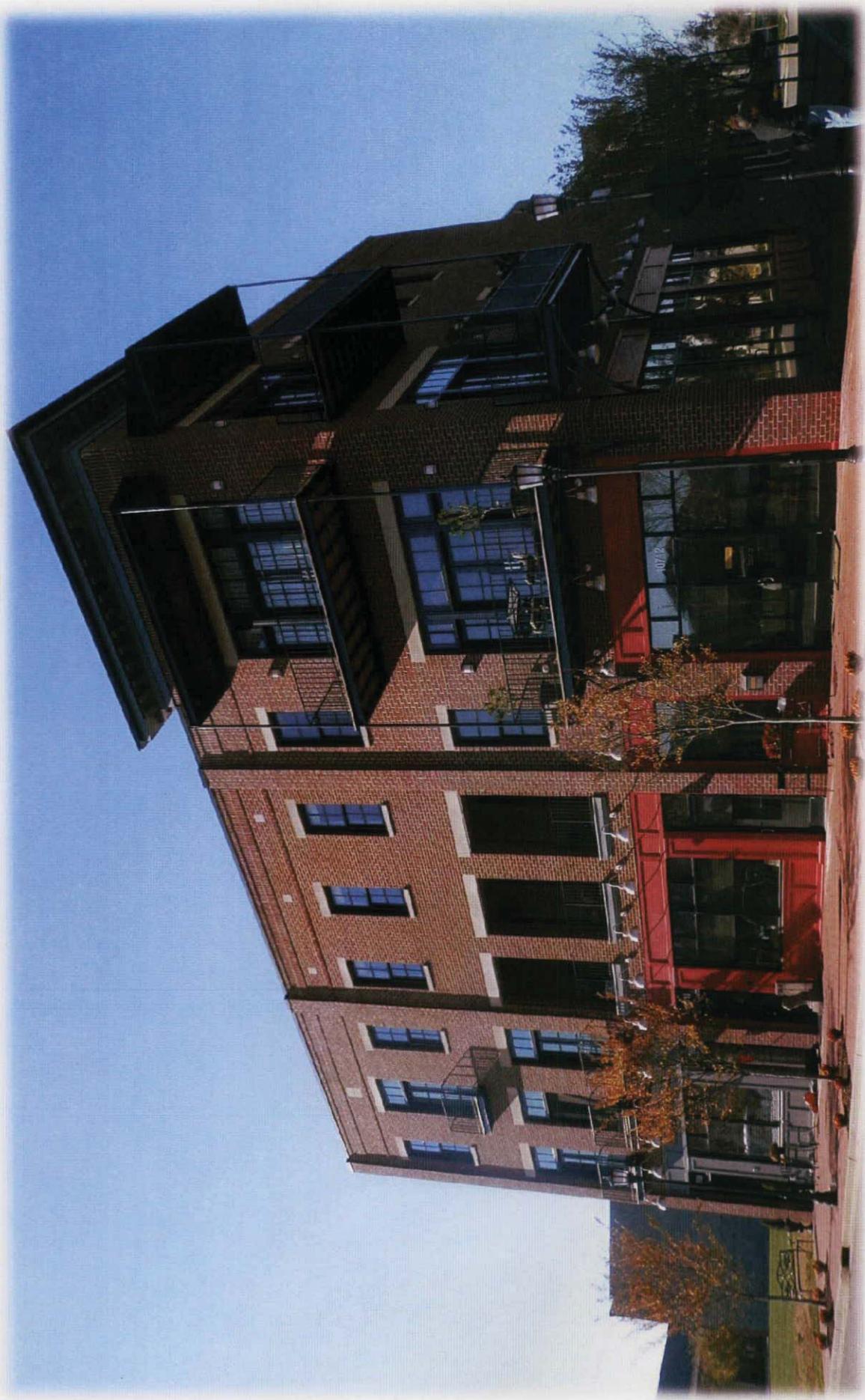
Norton Commons, Louisville



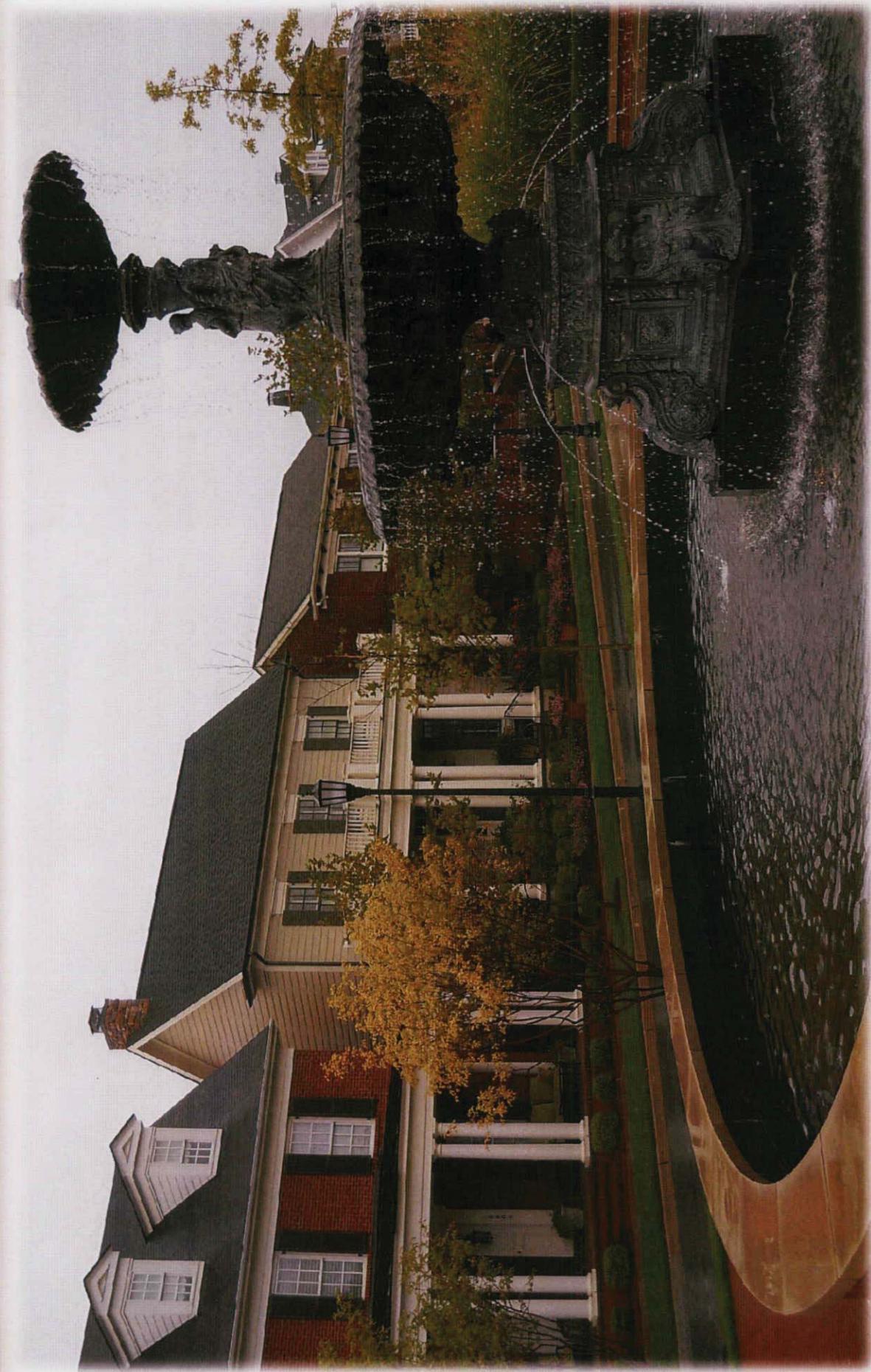
OTTERBEIN



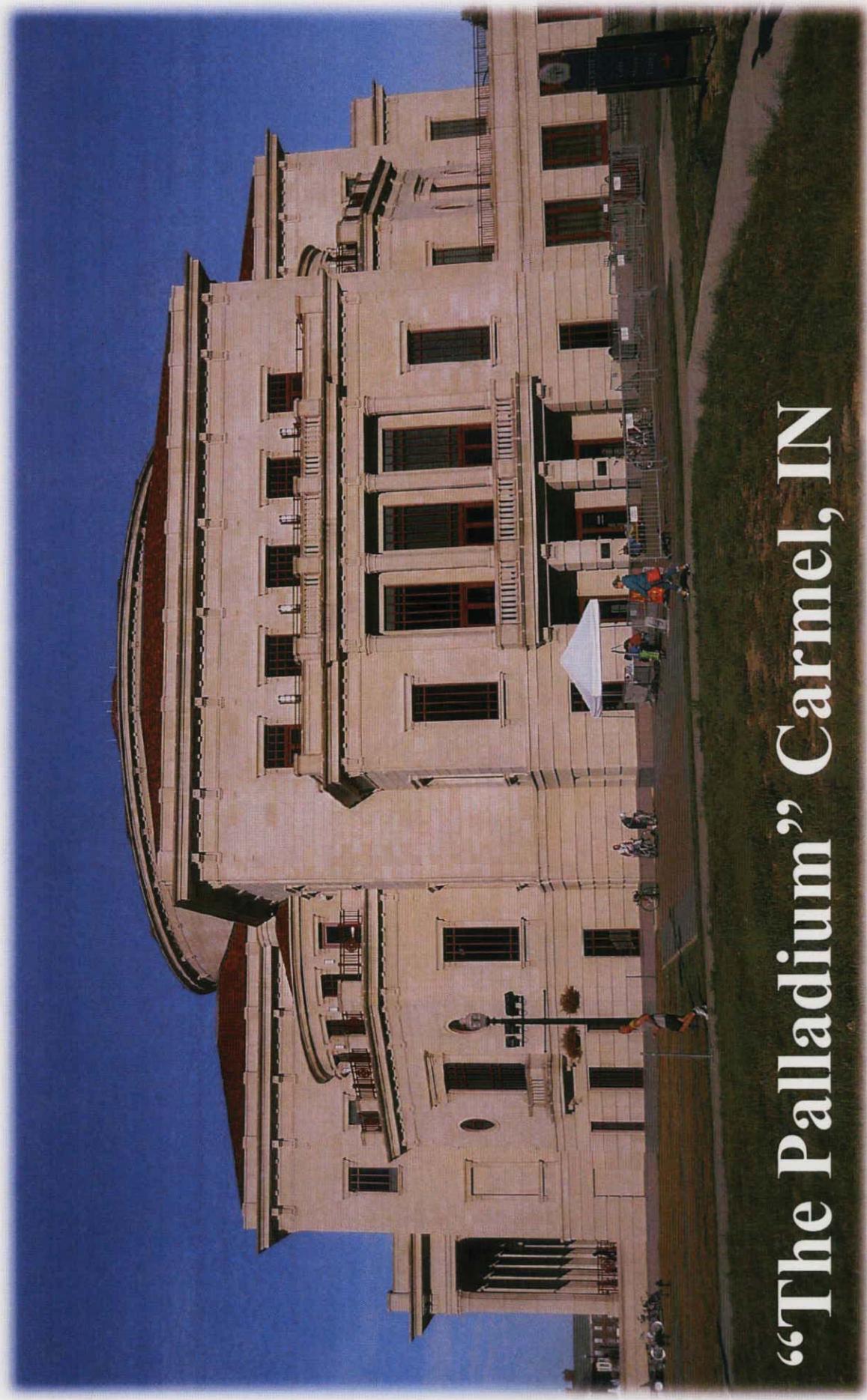
OTTERBEIN



OTTERBEIN

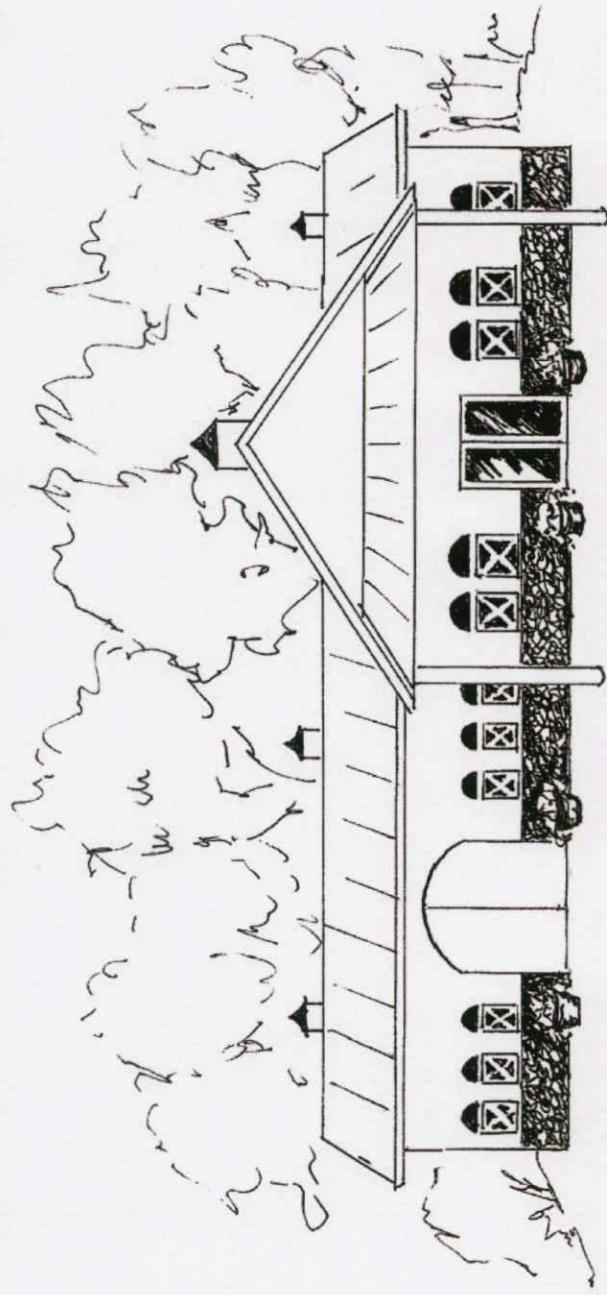


CULTURE & ARTS CENTER



“The Palladium” Carmel, IN

EQUESTRIAN CENTER



- \$2.2 billion industry in Ohio
 - \$24 million industry for Warren County
- More than 6,000 horses in Warren County
 - Top 4% of all U.S. Counties
- Center would have 300 stalls for horses, banquet rooms, and more

Source: Cloverleaf Four Seasons Complex (Fairgrounds Proposal)

PARKS

- 49 annual events
- 126,000 out of town visitor's expected each year

Source: WCCVB



ZOO



RACINO

- Possible new hotel on site or close by.
- **Highway Overlay District** – expedited process
- **Tax Increment Financing (TIF)** for public improvements (Union Rd)



UNION ROAD

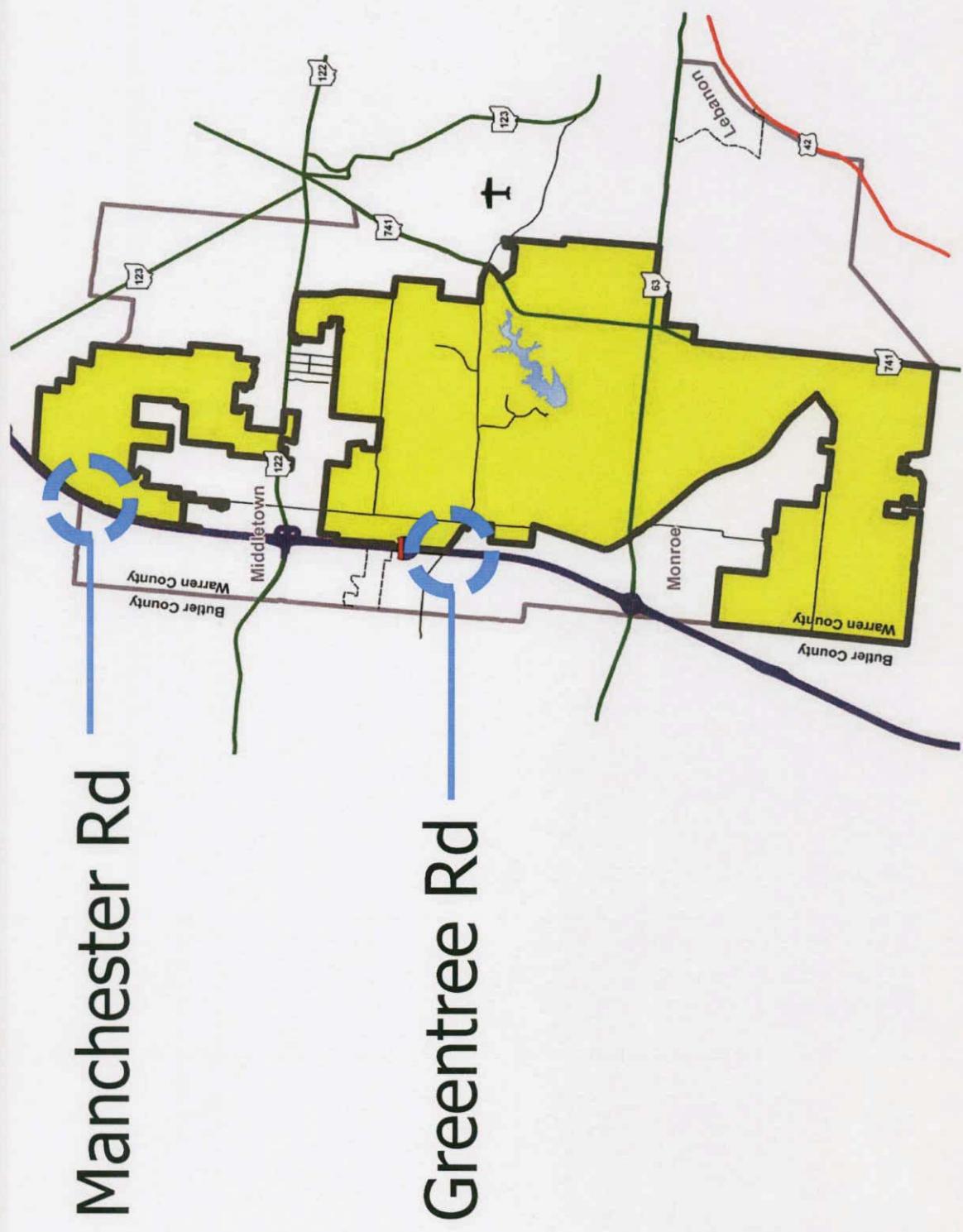


— dreamgreen[®].com

NEW COMMUNITY AUTHORITY



INTERCHANGES



CHARRETTE (NOV. 8TH)

Sixty-four people attended and were split into four groups.

Sub-Areas

Group 1: Franklin Township & Middletown

Group 2: Union Road

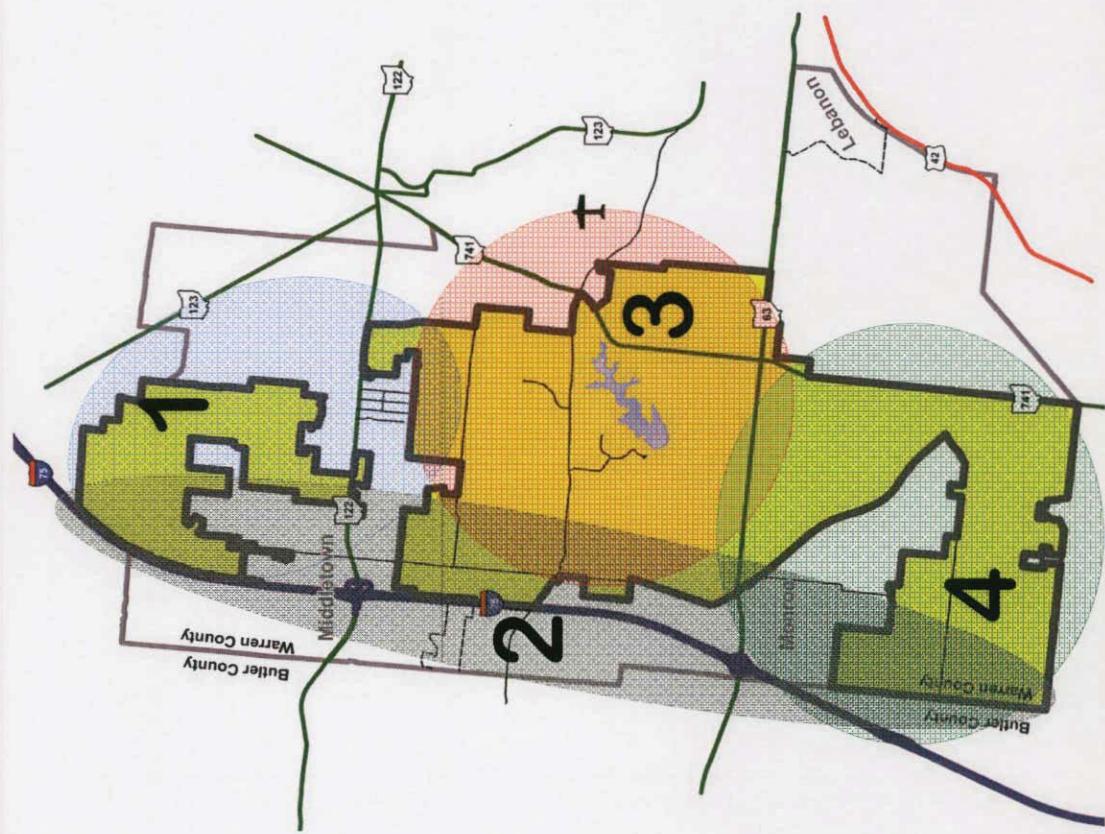
Group 3: Turtlecreek Twp (Otterbein & Greentree Rd)

Group 4: Turtlecreek Twp & Monroe (Cincy Zoo)

Charge:

- Create development scenarios and strategies aimed at fulfilling the Vision Statement
- Use visuals and maps to illustrate ideas

S U B - A R E A S









RECOMMENDATIONS

Group 1:

- Mixed-use centers along SR 122
- Office, retail, and services on Union Rd in Middletown
- Light industrial district north of Atrium Medical Center
- Conservation design subdivisions north of Hunter
- Wildlife conservation area between Middletown and Hunter
- Maintain agricultural buffer between industrial and residential areas
- Boulevard treatment on Union Rd and SR 122
- New park north of Hunter for Frisbee golf and more



RECOMMENDATIONS

Group 2:

- Intensive commercial along Union Road with some industrial uses and mixed-use centers
- Utilize potential interchanges for mixed-use centers
- Denser housing options along Union Road reroute north of Greentree
- Keep industrial development in Monroe and Middletown
- Roundabouts at key intersections (most major intersections on Union Road)
- Connect Union, Gateway, and Butler-Warren Road

I-75 AREA PLAN - SECTION#2 LAND USE MAP
2013 WORLD TOWN PLANNING DAY CHARRETTE



RECOMMENDATIONS

Group 3:

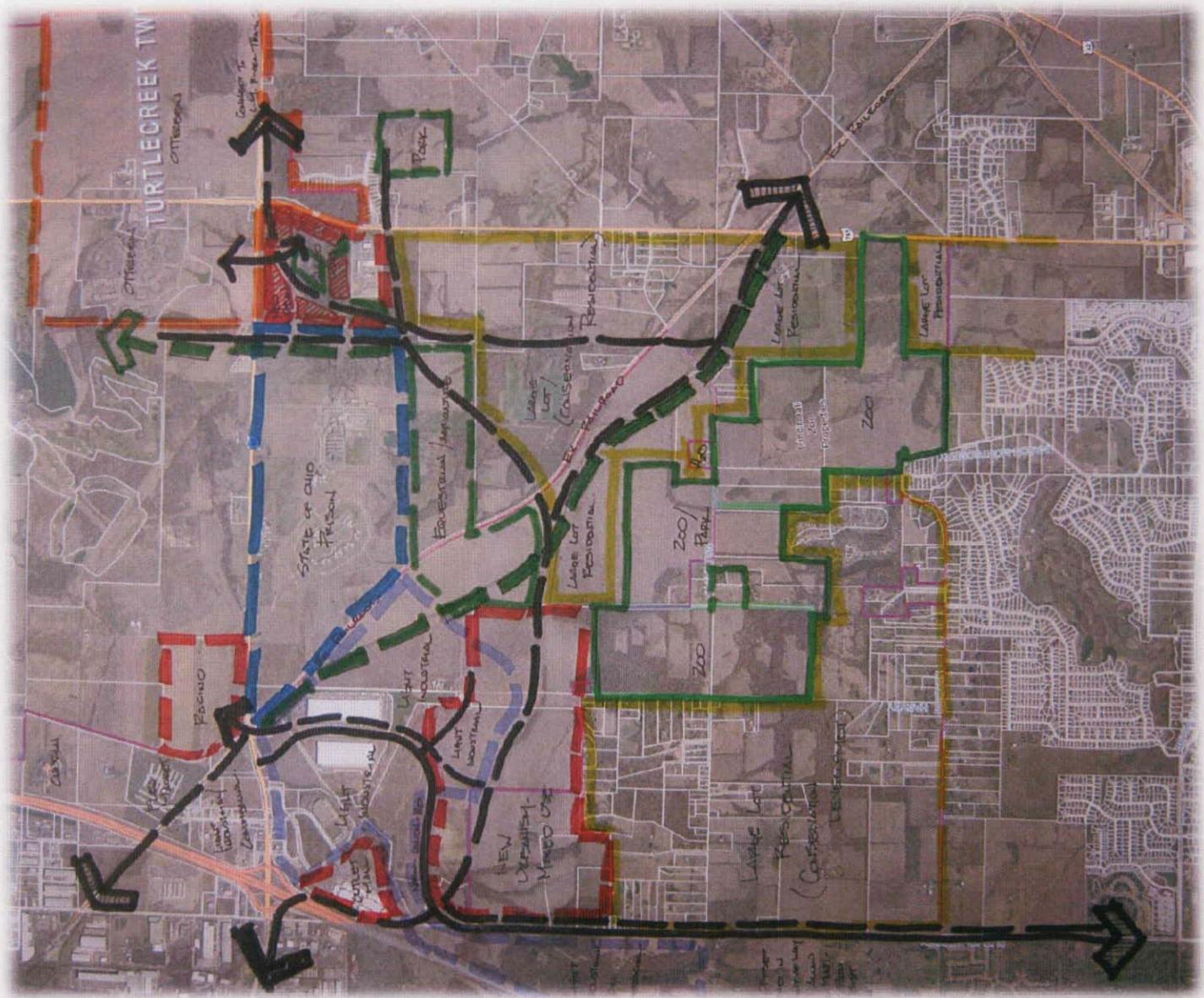
- Otterbein will be a significant cultural and regional destination
- Conservation design subdivisions along Greentree and hendrickson roads
- Conservation of open space and viewsheds
- Gateway signage and community branding
- Establish a New Community Authority along SR 63 for corporate offices
- Roundabouts at key intersections
- Add bike and equestrian trails



RECOMMENDATIONS

Group 4:

- Maintain rural character
- Develop mixed-use, conservation, and/or equestrian developments
- Acquire portions of State property to use for agriculture and equestrian activities
- Keep light industrial development near Gateway Blvd
 - Limit/prevent road connections to residential areas
- Expand the zoo properties
- Provide extensive bike and equestrian trail network
- Strom water management and protection of aquifer



NEXT STEPS

Design Technical Committee

- Combine and finalize the Charrette Plans

Draft Plan

Community Open House

- Unveil the draft plan in April or May

Plan Adoption Process

- May or June

ADDITIONAL INFO

I-75 Area Plan Website:

<http://www.co.warren.oh.us/I75AreaPlan/>

Additional Slides if Needed

GREEN CENTER RD



M A N C H E S T E R R D



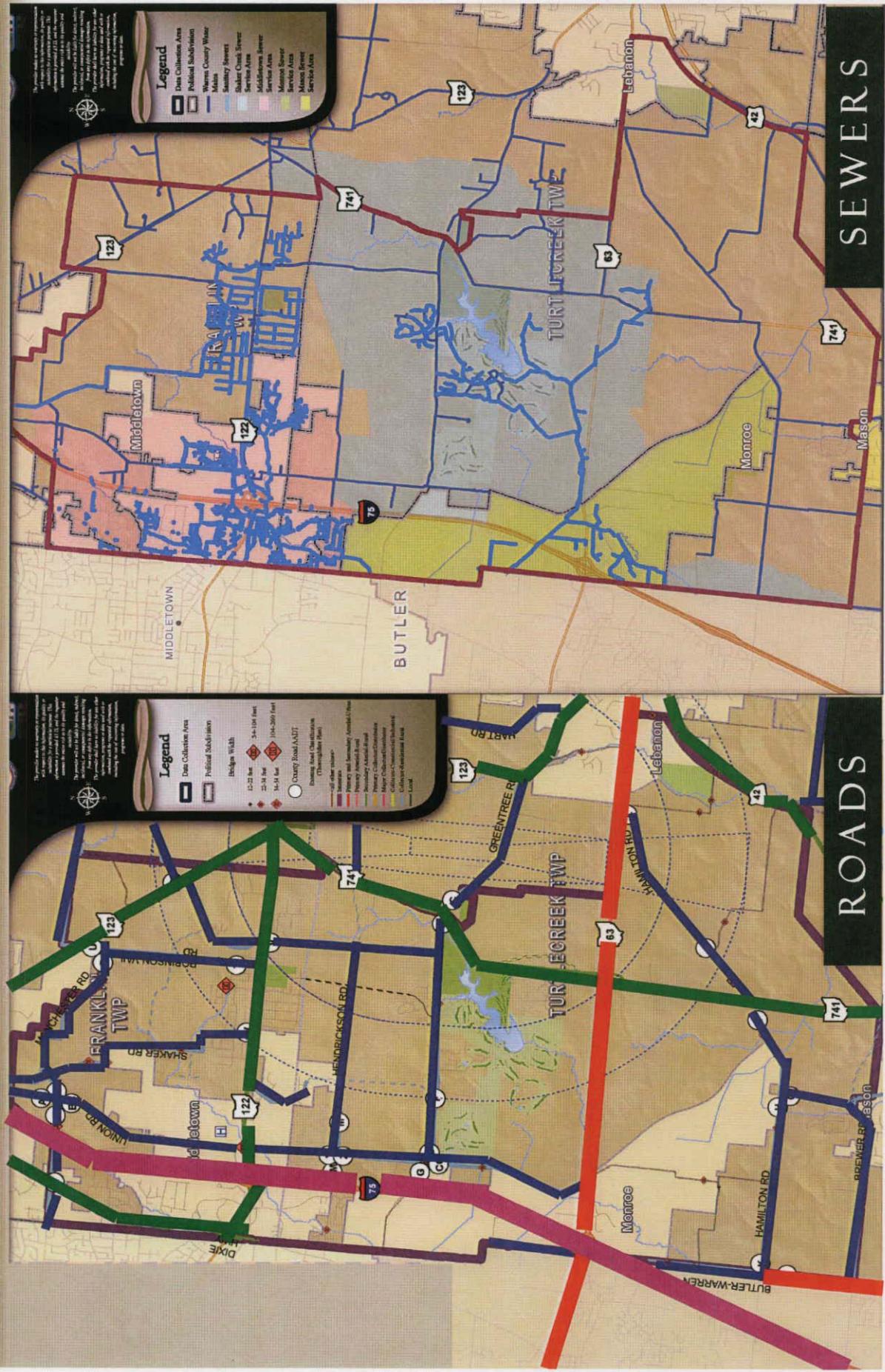
TURTLE CREEK TWP



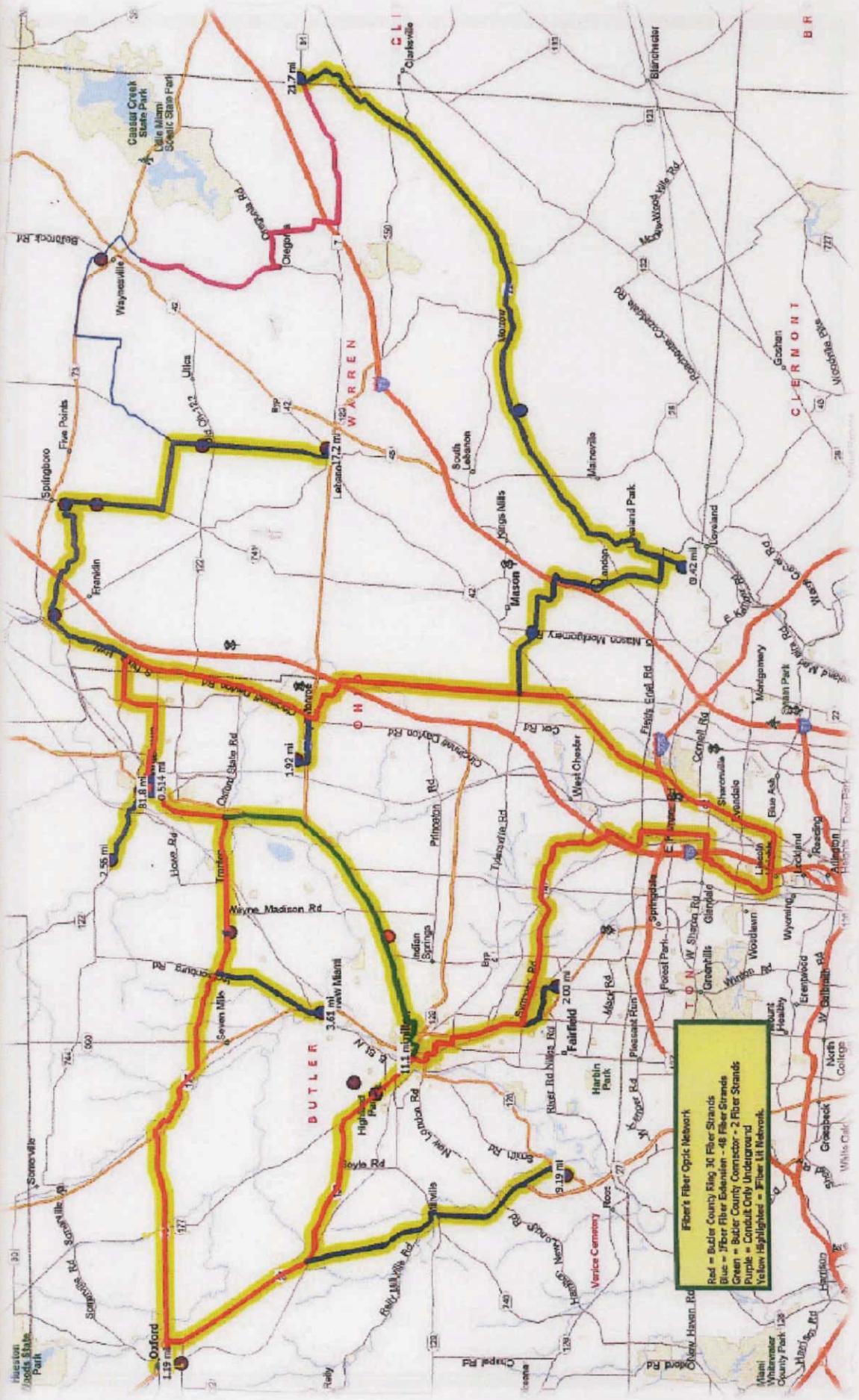
FRANKLIN TWP



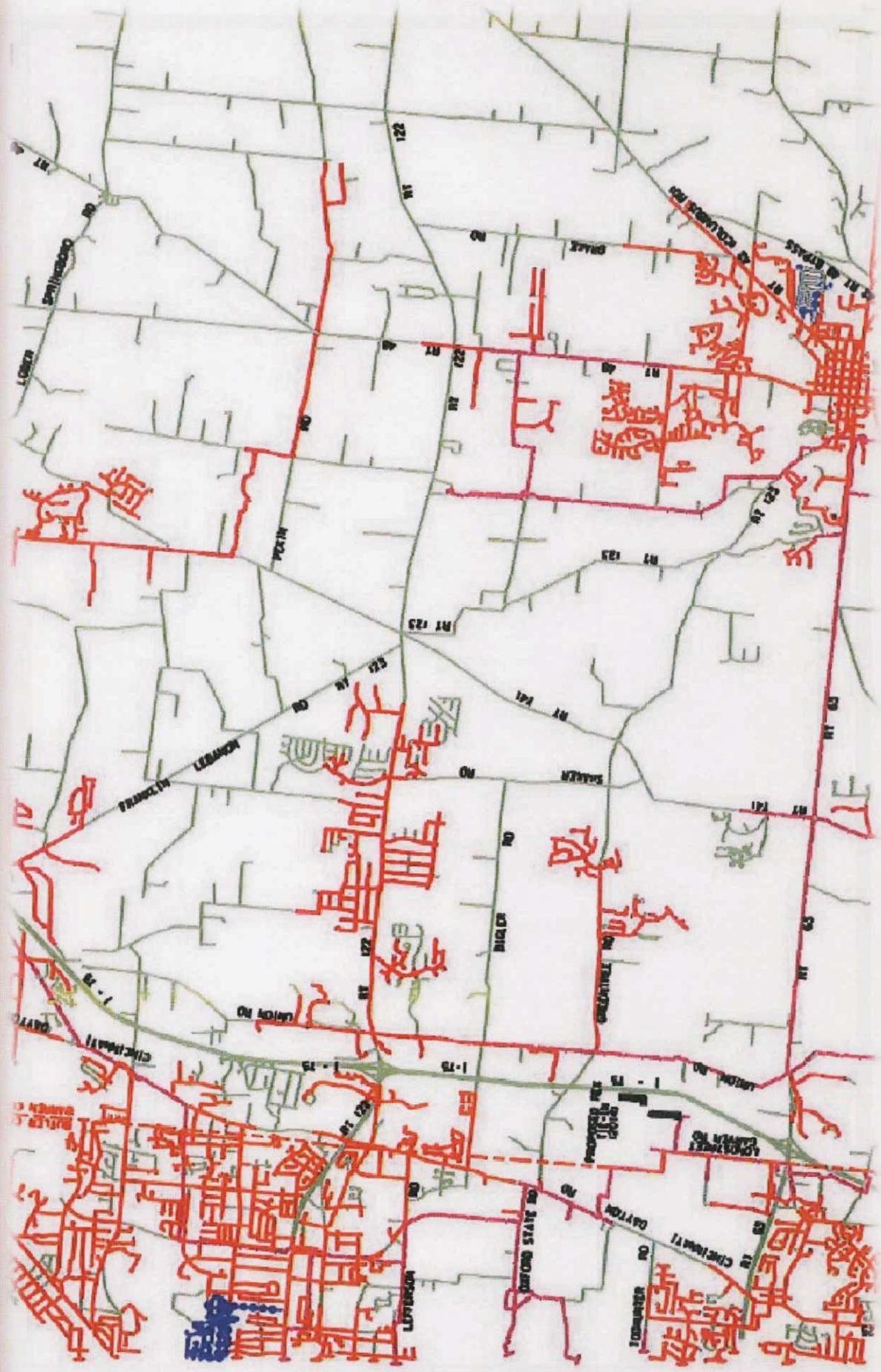
INFRASTRUCTURE



FIBER OPTICS

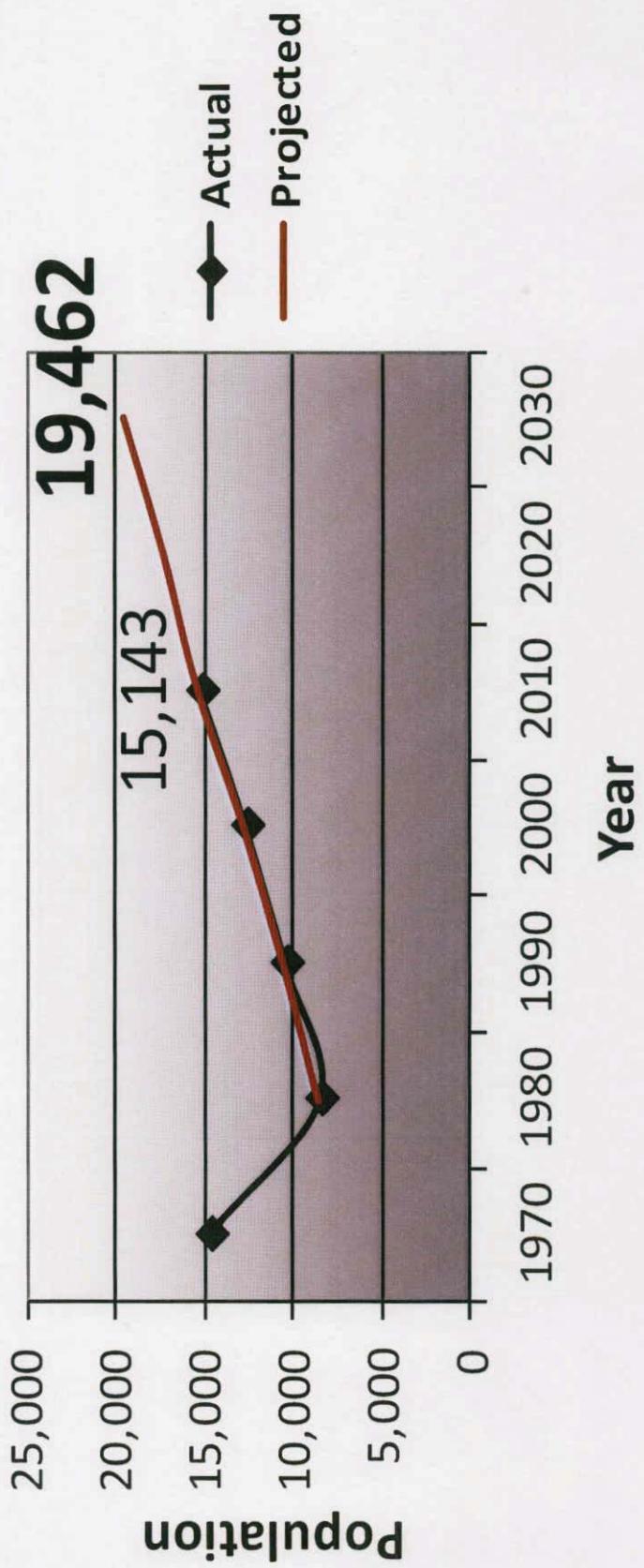


NATURAL GAS



POPULATION

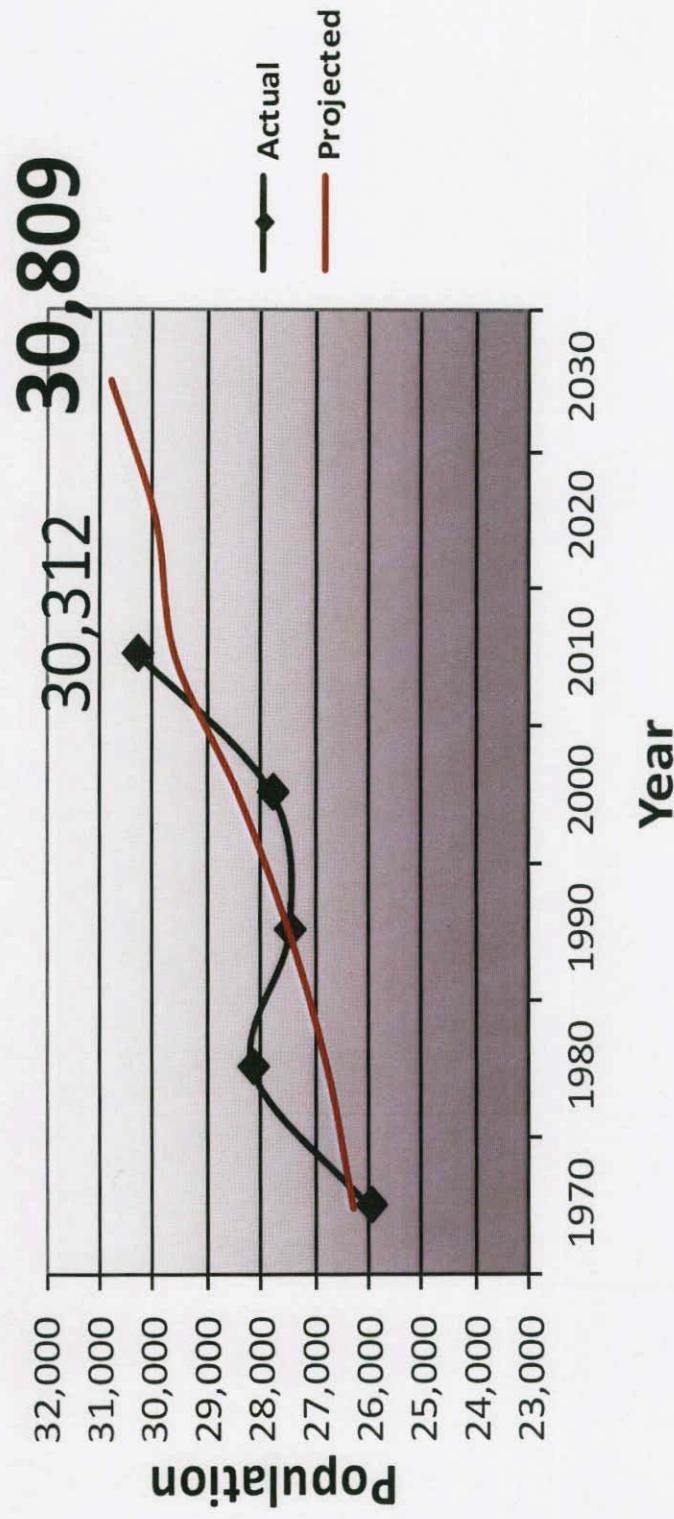
Turtlecreek Township Population Projections



28% increase

POPULATION

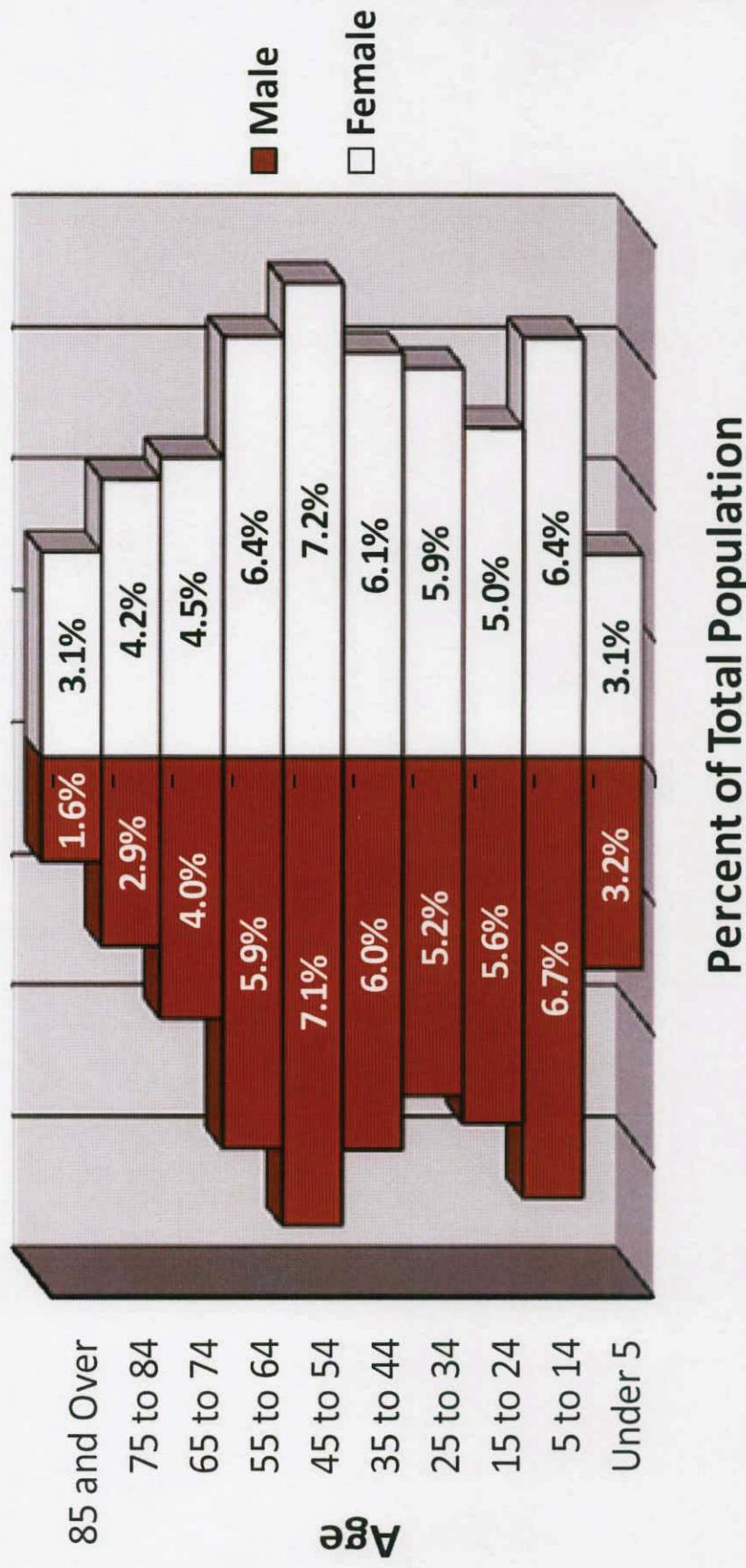
Franklin Township Population Projections



1.6% increase

POPULATION

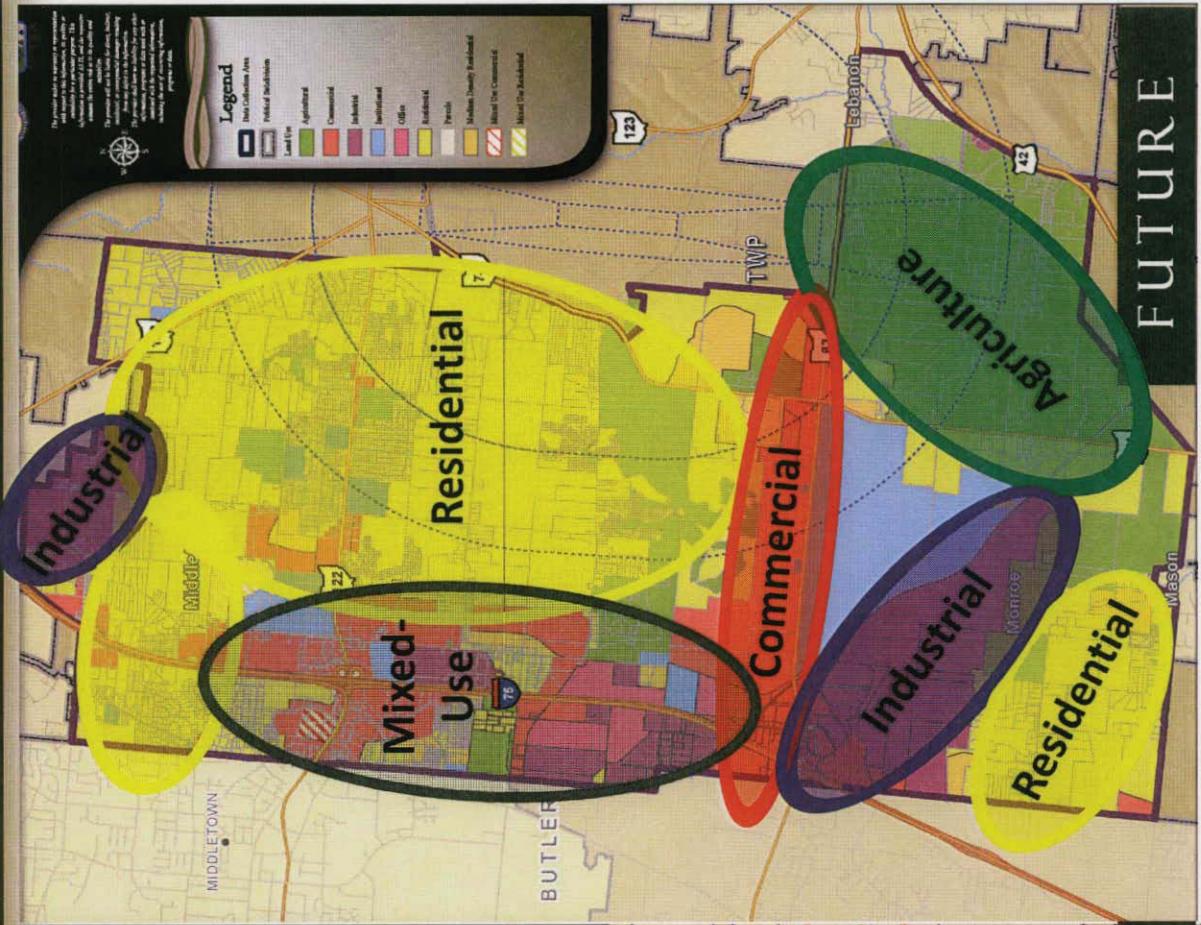
2010 Population Pyramid by Gender and Age



LAND USE

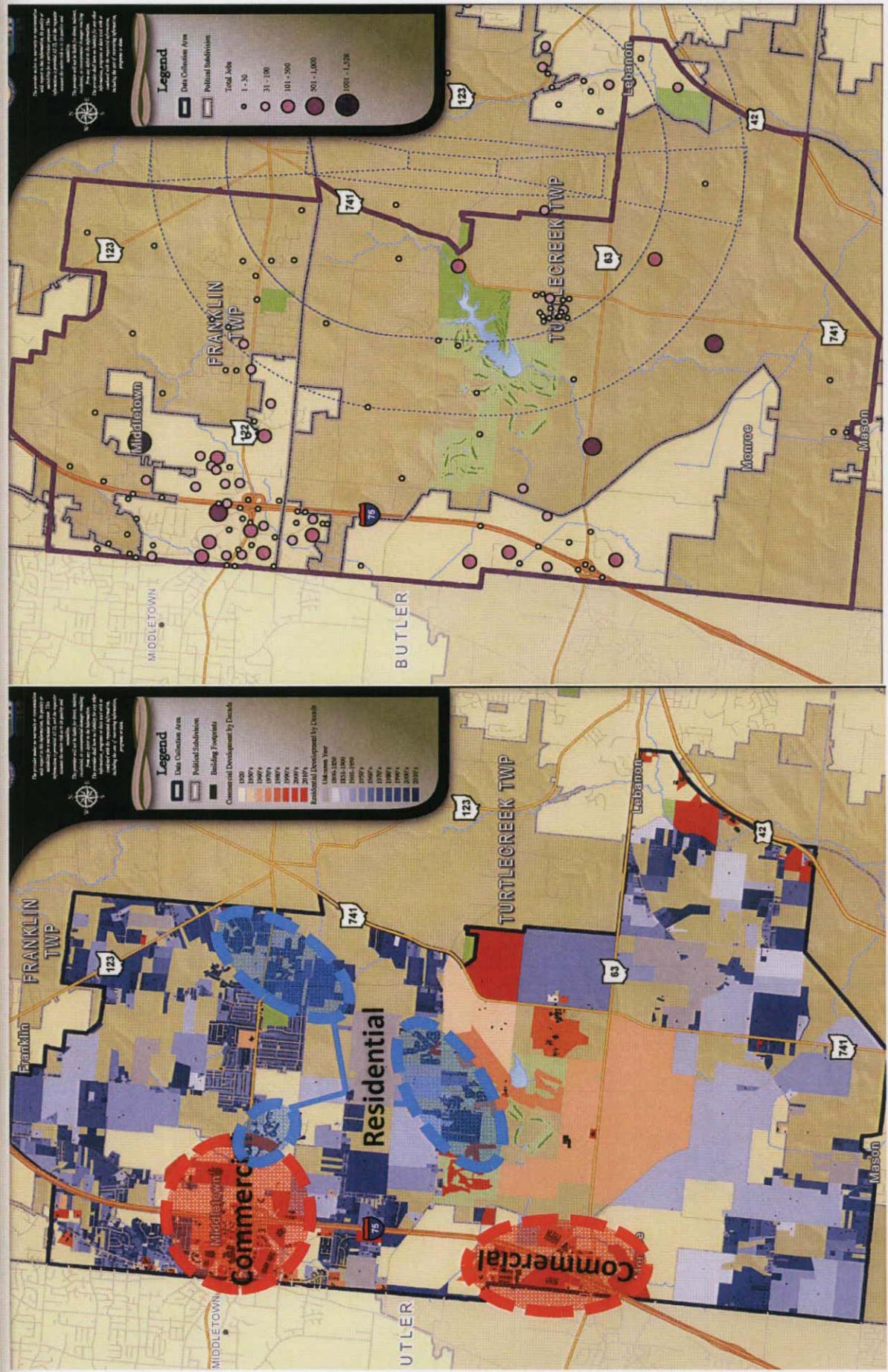


EXISTING

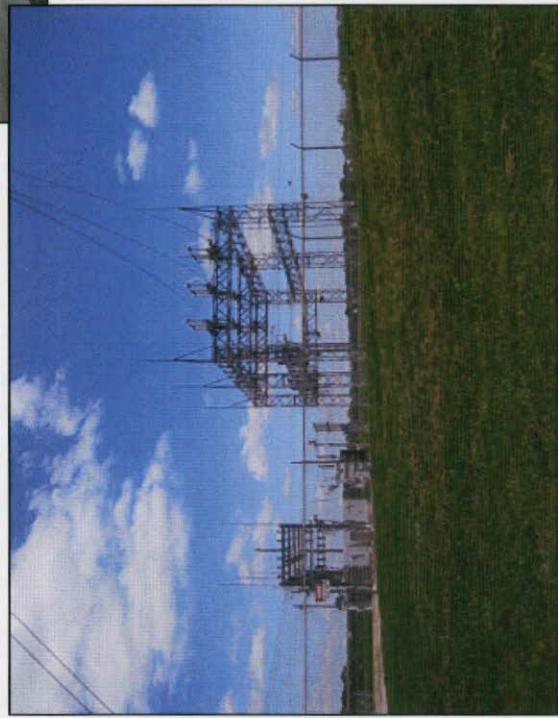
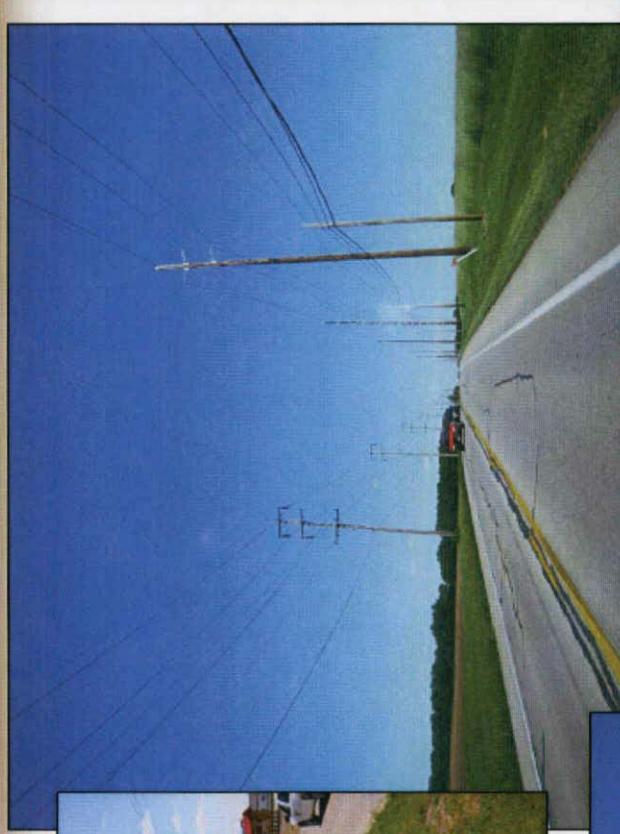
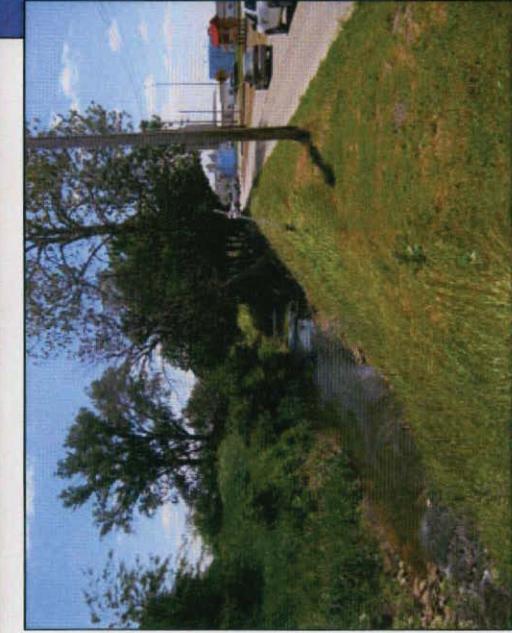


FUTURE

ECONOMIC TRENDS



INFRASTRUCTURE

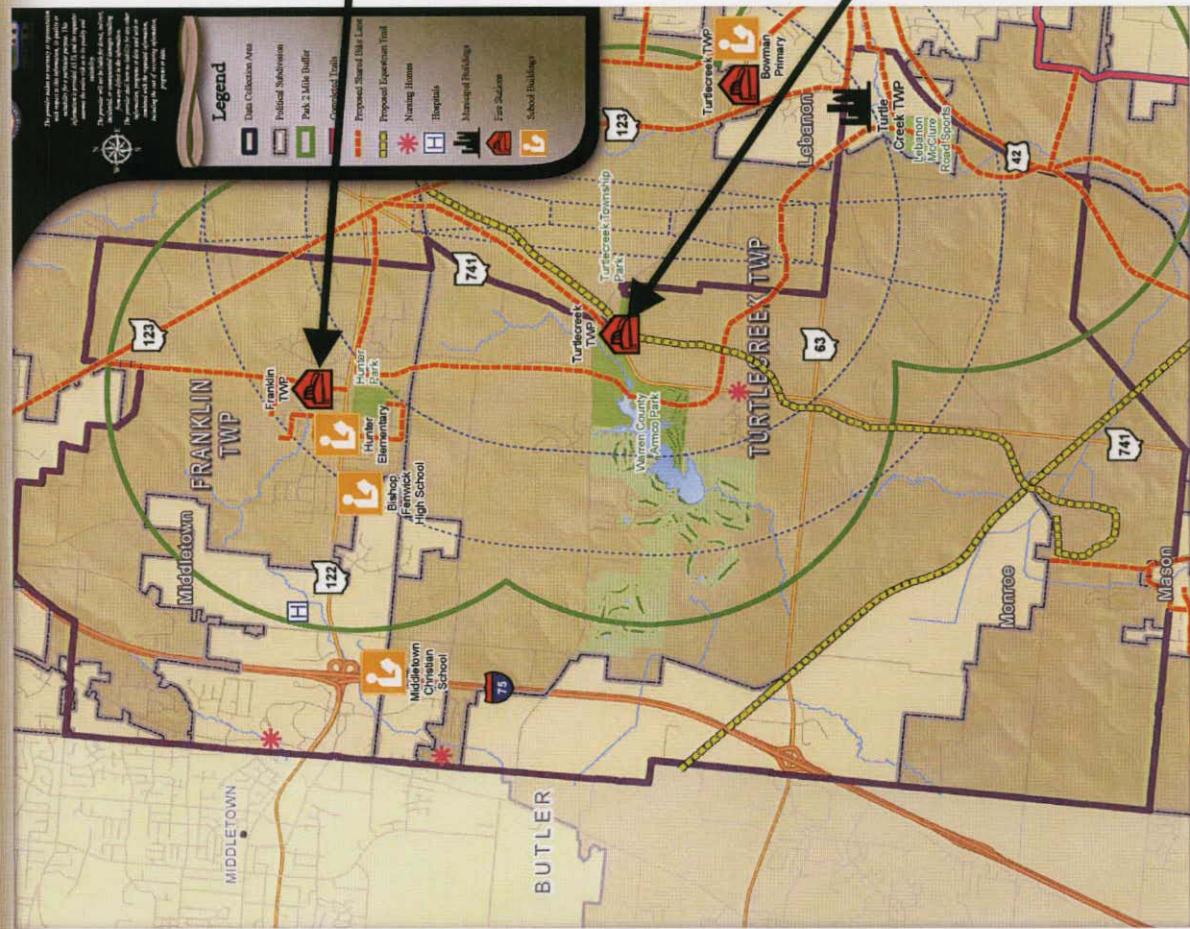


COMMUNITY FAC.

Station 19 – Franklin Twp



Station 33 – Turtlecreek Twp



COMMUNITY FAC.

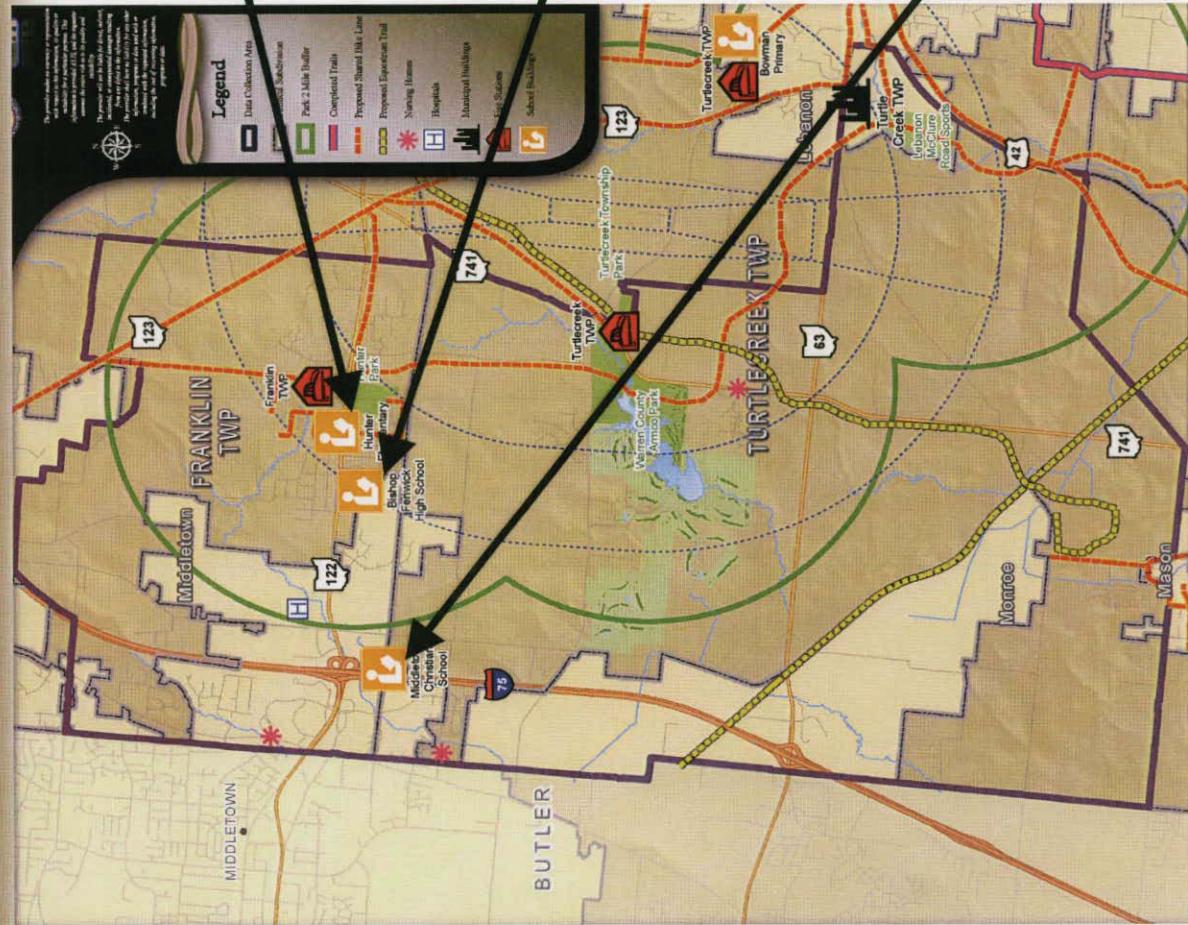
Hunter Elementary



Bishop Fenwick H.S.

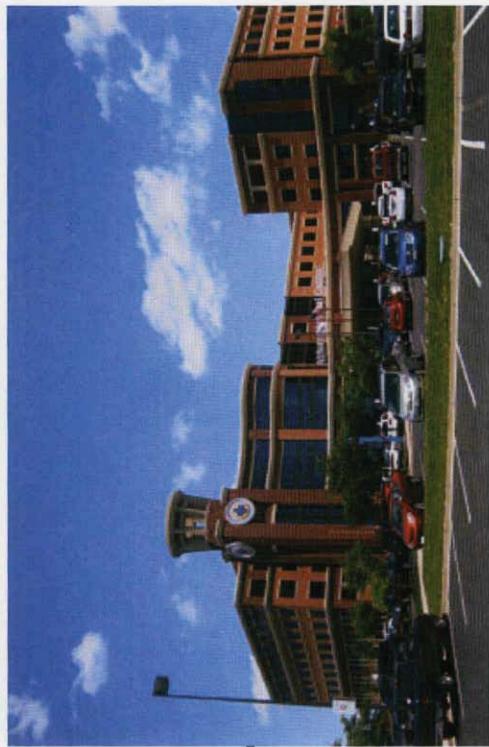


Middletown Christian School (k-12)



COMMUNITY FAC.

Atrium Medical Center



Otterbein



Hopkins Commons

Coming Soon in 2015

lifelong village

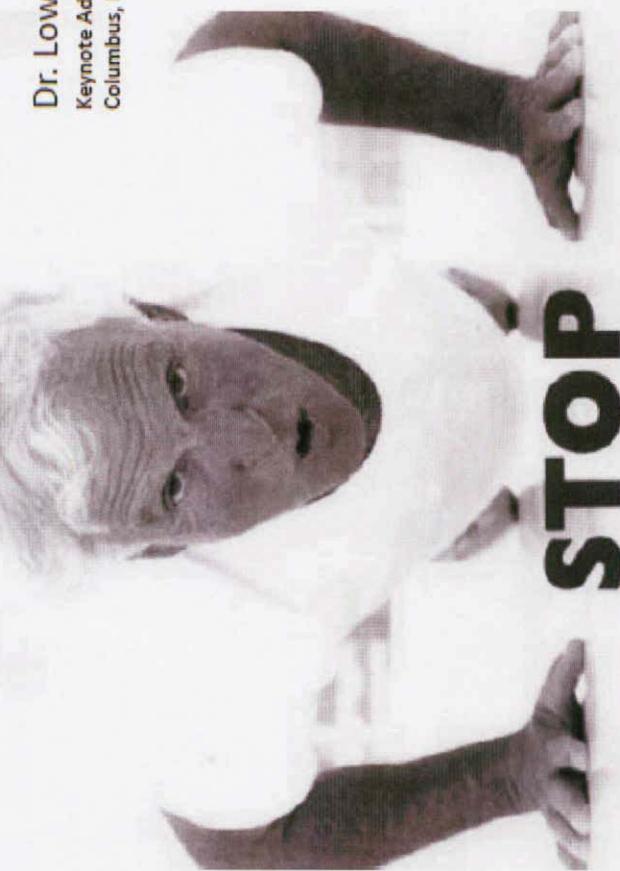
[lahyf-lawng \ vil-iij], *noun,*

1. A small city or urban village whose socio-economic development initiative promotes young and old to thrive together;
2. A redevelopment strategy focused on fostering intergenerational relationships and urban renewal through the accommodation of a rapidly growing aging demographic through nimble and collaborative support networks.

When I retire I want to drink beer and work on my car all day long. I know I won't be able to drive the damn thing, but that's not the point. I have worked hard, and when I retire that's what I want to do. **So give me a garage, a fridge full of beer, and leave me alone.** Sure... come in to change my diaper, make sure I have a pulse – but then let me get back to changing my carburetor...

...and if you won't do it, **I will pay** for someone else to; and if I can't find anyone I will find **friends of mine** and we will just build our own damn garage and **hire 30 full time nurses.**

Dr. Lowell Catlett
Keynote Address AIA-IN+KY Convention
Columbus, Indiana 2007



STOP **CALLING ME SENIOR IF YOU WANT MY BUSINESS**

I have money. I am loyal, and I bring my friends.

PRIORITIES

1.

How will cities and towns react
to the rapidly aging population?



2.

How will cities and towns
rebound from the census
retraction?

2010: 39.6 million people were 65+
13% of US population

2030: 72.1 million people will be 65+
19% of US population

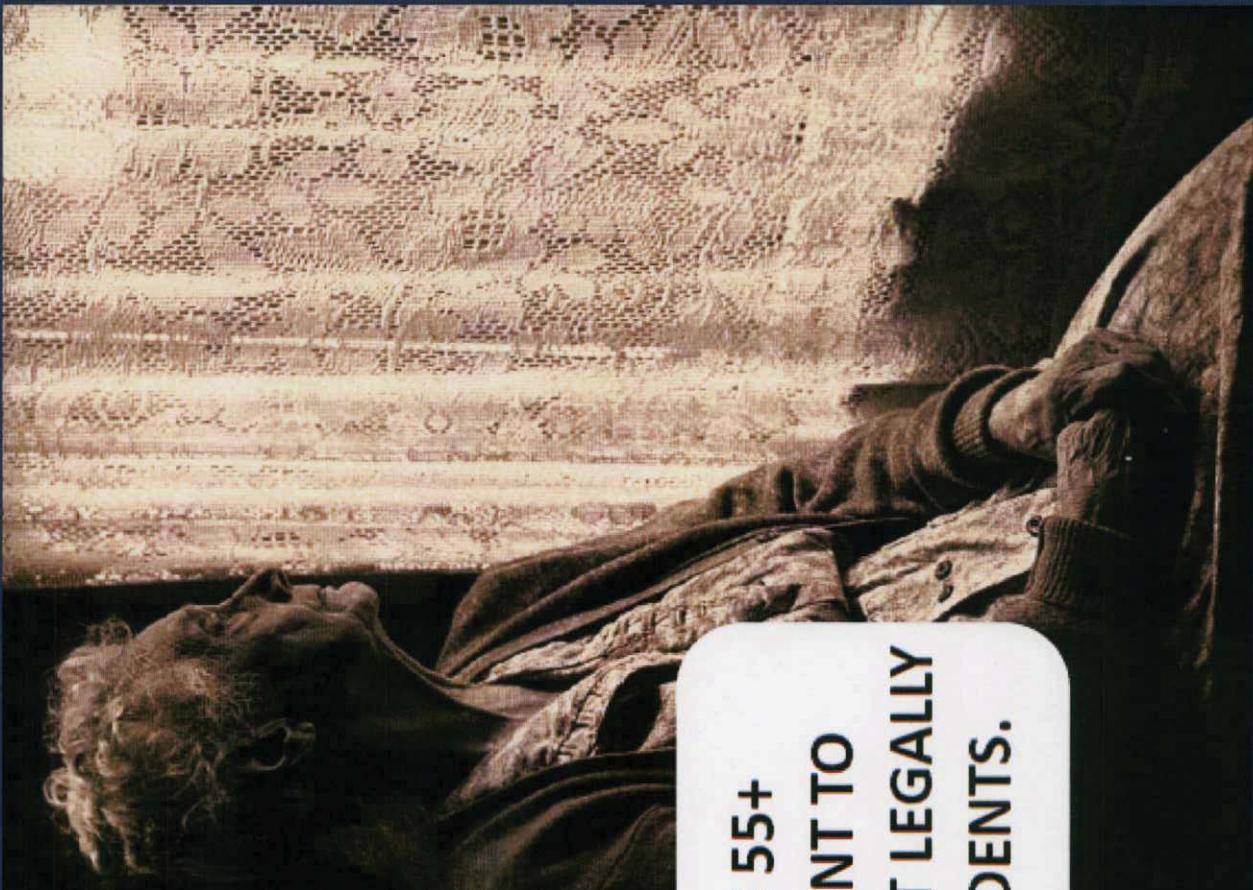
<3% in CCRC



LIFELONG VILLAGES

PERCEPTION

54% of seniors cited companionship, an improved social life, and a relief from boredom as the reasons for their move.*

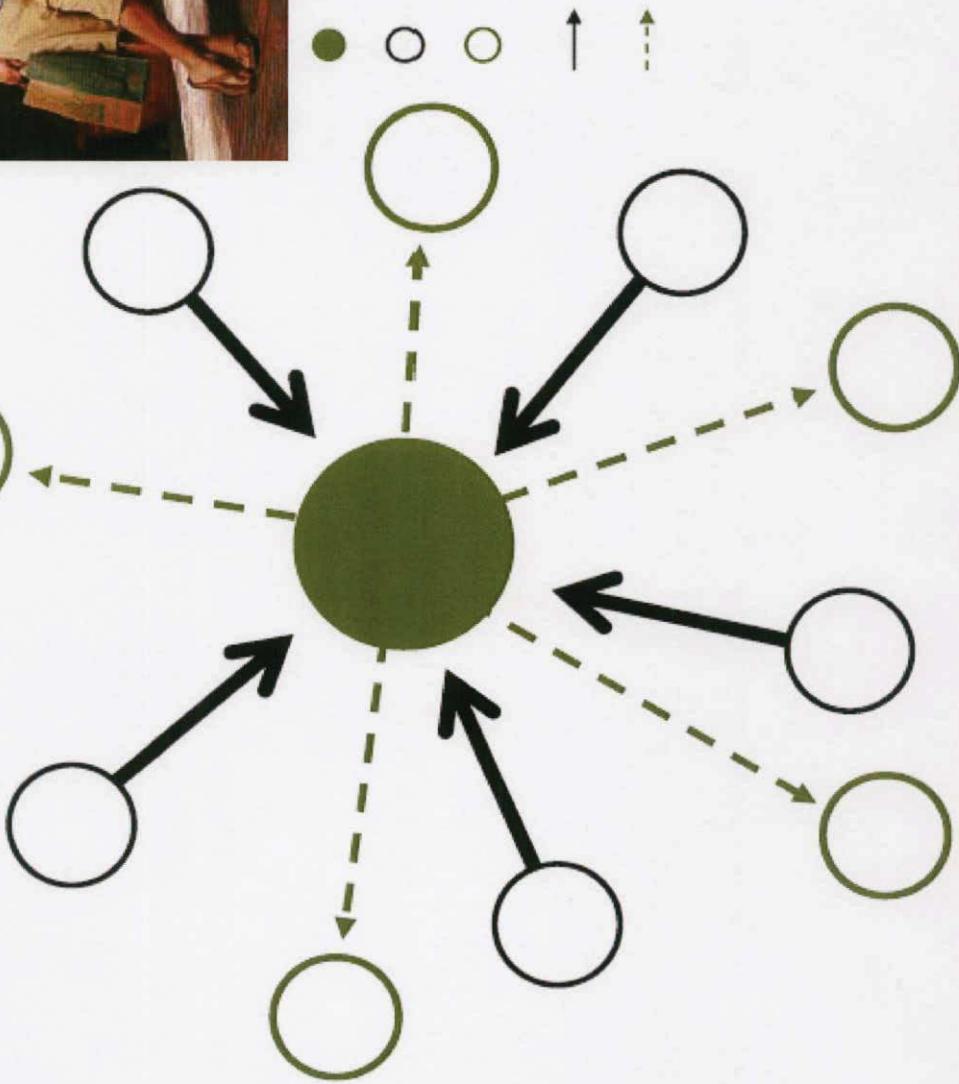


THE VAST MAJORITY OF THE 55+ POPULATION DOES NOT WANT TO LIVE IN A COMMUNITY THAT LEGALLY LIMITS THE AGE OF ITS RESIDENTS.



NETWORKS

RECIPROCAL REVITALIZATION



SENIOR POPULATION: Seniors retained within existing community or migrating from outside the community.

SENIOR SERVICE NETWORK (e.g., in-home care, transportation, etc.)

LOCAL ECONOMY - private sector institutions benefiting from growing senior population (e.g., medical retail, restaurants, wellness facilities, etc.)

INITIAL NETWORK: Services aimed at accommodating the supportive needs of seniors.

RESULTANT NETWORK: Socio-economic activity offered by concentrated populations of engaged senior populations.

NETWORK OUTPUT

INDEPENDENCE

The LV network structure is designed to allow residents to not only remain independent as they age, but utilize their activity to improve and interact with the community at large.

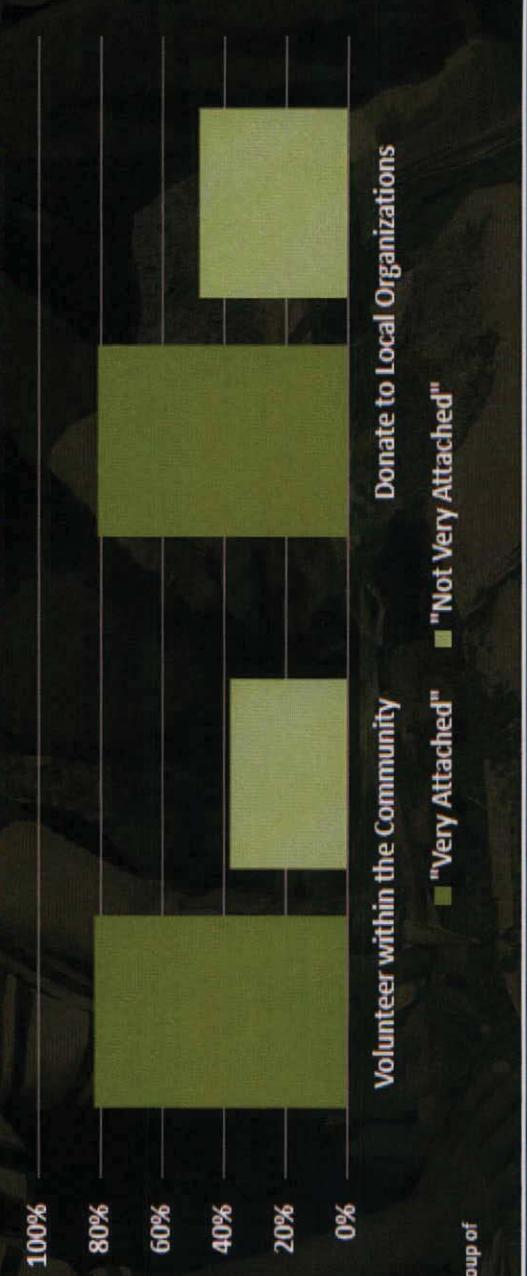


VOLUNTEERING

SENIORS AS MOTIVATION FOR SOCIAL CAPITAL



CORRELATING COMMUNITY ATTACHMENT AND VOLUNTEERISM



Source: AARP/Roper Public Affairs & Media Group of NOP World, Beyond 50.05 Survey, 2004.

Demand

- Nationwide 10,000 a day in US turning 65
- Since 2000 senior population in Warren County has doubled
 - Senior population >55 between 2011-2016 will grow 18% per year
- No non-subsidized senior developments in Warren County for seniors
- Subsidized, age restricted senior developments fully occupied
 - Income targets \$14K-\$32K
 - No apartments in primary market area with elevator or communities with security

Modern Real Estate Sales

- Property owner in Warren County for almost 50 years
- Involved in bringing sewers to Warren County in 1976 through grants
- Gifted Hamilton Township 5 acres for new building
- Developed 5,000 lots

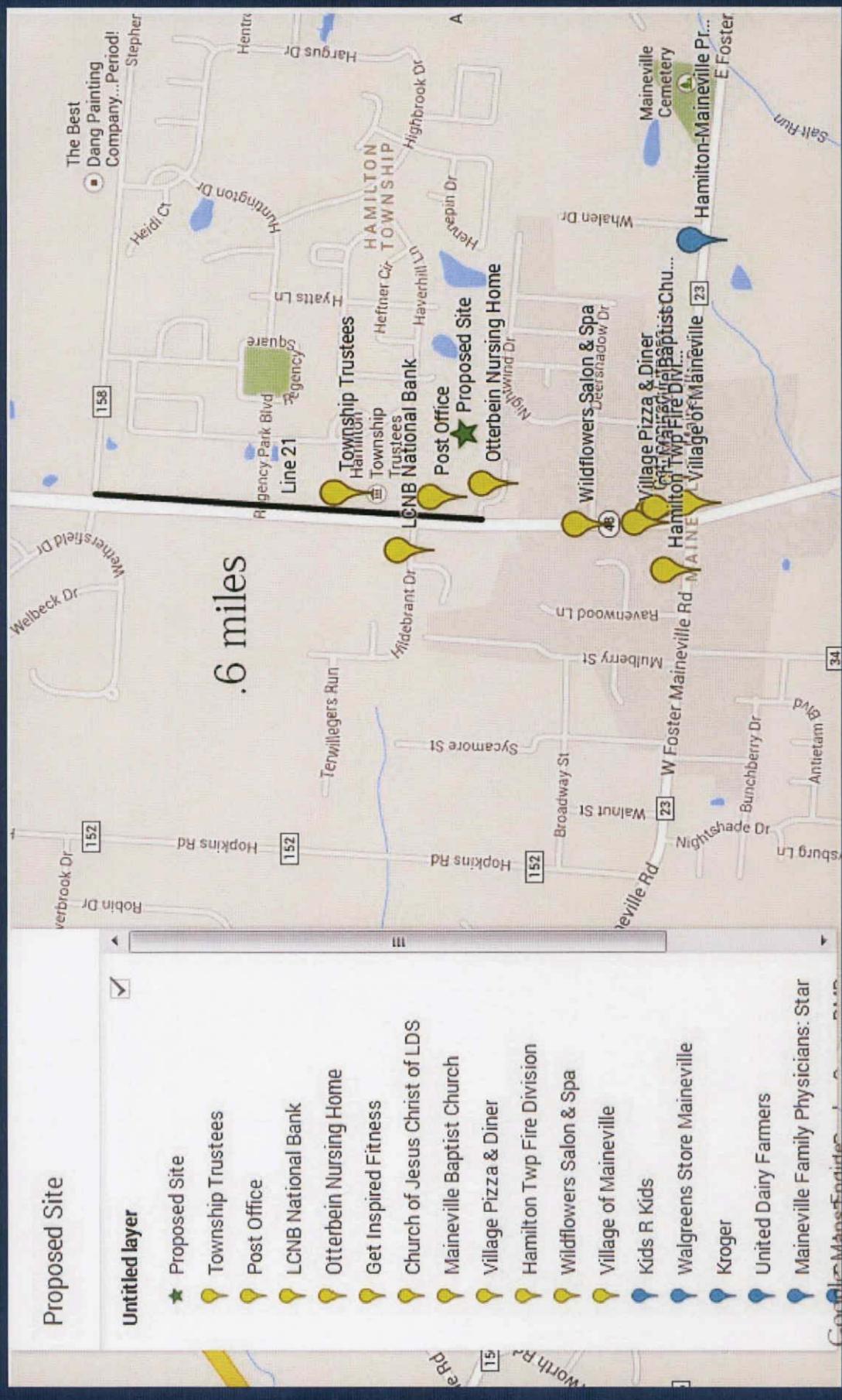
Hopkins Commons

- Named after Colonel John Hopkins
- Phase I: 50 affordable senior apartments
 - If awarded, to be made 5/21/14
 - Commencement September 2014
 - Completion in June 2015
- Phase II: 89 market rate apartments
 - Commencement June 2015
 - Completion in March 2016
- Total investment: \$20,000,000

Senior Ages 55+ Apartments

- Located next to Hamilton Township Trustee Building.
 - 10 other attractions near proposed site
- Adjoins Regency Park creating great walking area
- Adjoins Otterbein Nursing/ Rehab- synergies
- Helps create more demand for retail in area

Attractions within .5 Miles



Features

- No steps to enter building or inside
- Curb-less showers and large bathroom design
- Handicap accessible apartments
- Wide halls and elevator
- Senior Community activity spaces/ amenities
- Exercise facility
- Tenant Storage lockers
- Remote building access system
- Energy Efficient: Silver Leed- lower utility bills
- Sprinkler system

Benefits to County

- Construction jobs, wages, and spending
- Develop critical mass for economic development along southern part of Route 48
- Provides senior population more conducive, affordable environment
- Get seniors that are trapped in nursing home due to lack of accessible living arrangement
- Make 48 walk-able tying communities together through sidewalks
- Creates economic activity- sale of vacant lots
- M/I at present has 178 unsold lots in Regency Park that could translate into \$44,500,000 in gross real estate value

RomWeber Flats

- <http://romweberflats.com/>

