



**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 – January 2, 2024

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the December 19, 2023, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

Minutes of the December 19, 2023 meeting were read and approved.

- 24-0001 A resolution was adopted to appoint David Young as President and Tom Grossmann as Vice President of the Board of County Commissioners. Vote: Unanimous.
- 24-0002 A resolution was adopted to establish meeting days and times for the Warren County Board of Commissioners. Vote: Unanimous
- 24-0003 A resolution was adopted to resolution to designate the Official Representative and Alternate for the purpose of voting at the annual meeting of the County Commissioners' Association of Ohio in 2024. Vote: Unanimous.
- 24-0004 A resolution was adopted to approve appointments and reappointments to various Boards and Committees. Vote: Unanimous.
- 24-0005 A resolution was adopted to administer disciplinary action against Kelly Fiebig, Emergency Communications Operator within the Warren County Emergency Services Department. Vote: Unanimous.
- 24-0006 A resolution was adopted to approve reclassification of Allyson McKenzie from the position of Custodial Worker I to the position of Custodial Worker II. Vote: Unanimous.

- 24-0007 A resolution was adopted to hire Nicole Torres as Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous.
- 24-0008 A resolution was adopted to hire Amber Gregory as Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous.
- 24-0009 A resolution was adopted to accept resignation of Cara Harrison, Compliance Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective January 19, 2024. Vote: Unanimous.
- 24-0010 A resolution was adopted to accept resignation of Natia Hill, Start Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective January 5, 2024. Vote: Unanimous.
- 24-0011 A resolution was adopted to accept resignation of Ashleigh Gillespie, Emergency Operator, within Warren County Emergency Services Department effective January 1, 2024. Vote: Unanimous.
- 24-0012 A resolution was adopted to accept resignation of Irina Avdeeva Eligibility Referral Specialist II within the Warren County Department of Job and Family Services, Human Services Division, effective December 29, 2023. Vote: Unanimous.
- 24-0013 A resolution was adopted to accept resignation of Misty Mullett, Eligibility Referral Specialist II within the Warren County Department of Job and Family Services, Human Services Division, effective December 29, 2023. Vote: Unanimous.
- 24-014 A resolution was adopted to approve end of 365-day probationary period and approve pay increase for David Rentz within the Warren County Water and Sewer Department. Vote: Unanimous.
- 24-0015 A resolution was adopted to approve an extension for the requirement of Tayler Bishop to obtain an Ohio EPA Class IV Wastewater Certification within the Water and Sewer Department. Vote: Unanimous.
- 24-0016 A resolution was adopted to set public hearing for rezoning application of Mark and Connie Burton, Royce Machine (Case #2023-08), to rezone approximately 2.165 acres from General Industrial Manufacturing Zone "I2" to General Industrial Manufacturing Zone "I2" as Planned Unit Development in Union Township. Vote: Unanimous.
- 24-0017 A resolution was adopted to set public hearing to consider modifications to the rules and regulations of the Water and Sewer Department relative to increases to Water and Sewer rates, fees, and charges. Vote: Unanimous.

- 24-0018 A resolution was adopted to approve and authorize the submission of a Chemical Emergency Planning and Community Right-To-Know Fund Grant application on behalf of the Warren County Department of Emergency Services.
Vote: Unanimous.
- 24-0019 A resolution was adopted to authorize Warren County Sheriff to sign addendum to contract for Police Protection with the Board of Township Trustees of Deerfield Township, on behalf of the Warren County Sheriff's Office.
Vote: Unanimous.
- 24-0020 A resolution was adopted to authorize acceptance of quote from Tri County Tower on behalf of Warren County Telecommunications. Vote: Unanimous.
- 24-0021 A resolution was adopted to acknowledge approval of financial transactions.
Vote: Unanimous.
- 24-0022 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous.
- 24-0023 A resolution was adopted to approve various record plats. Vote: Unanimous.
- 24-0024 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous.
- 24-0025 A resolution was adopted to approve and enter into amendment No. 8 to the intergovernmental agreement between this Board and the Warren County Transportation Improvement District, designating additional projects and a change in funding amounts for projects. Vote: Unanimous.
- 24-0026 A resolution was adopted to approve text amendments to the Warren County Rural Zoning Code. Vote: Unanimous.
- 24-0027 A resolution was adopted in support of Ohio Gig LLC's application to the Ohio Residential Broadband Expansion Grants for funding for Extension of Broadband to Warren County Residents. Vote: Unanimous.

DISCUSSIONS

The Board opened the 2024 Annual Organizational Meeting, appointing the President and Vice-President of the Board, establishing the meeting dates and times, and approving various appointments and reappointments.

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

PUBLIC HEARING

CONSIDER TEXT AMENDMENTS TO THE
WARREN COUNTY RURAL ZONING CODE

The Board met this 2nd day of January, 2024, in the Commissioners' Meeting Room, to consider text amendments to the Warren County Rural Zoning Code to amend Section 1.202 (Summary Table of Review Bodies), Section 1.302.1 (Zoning Permit Application), Section 1.303.3 (Site Plan Review), Section 2.101 (Establishment of Zoning Districts and Overlays), Section 2.205 (Table of Uses by Zoning District), Section 2.302.3 (Conservation Design Option), Section 2.304 (Base Density/ Intensity Calculations), Section 3.102 (Accessory Uses, Buildings, and Structure Standards), Section 3.20.3 (Residential Uses, Standards, and Requirements), 3.206.15 (Recreation Facility- Indoor), 3.206.17 (Wedding Facility, Event Center), Article 3, Chapter 3 (Parking, Loading, and Circulation Standards), Article 3, Chapter 6 (Signage Standards and Requirements), Article 4 (Definitions).

Hadil Lababidi, Regional Planning Commission, was present for the public hearing to consider text amendments to the Warren County Rural Zoning Code.

Ms. Lababidi presented the attached PowerPoint presentation reviewing the proposed amendments.

Ms. Lababidi then reviewed each section of changes and stated the recommendation to approve as presented.

Commissioner Grossmann questioned the vague definition of a shipping container and expressed his concern for definitional problems. He then requested the Rural Zoning Commission add a definition of a shipping container to the proposed amendment for clarification purposes.

Bruce McGary, Assistant Prosecuting Attorney, stated the Rural Zoning Commission attempted to define a shipping container as a structure in such a way that it does not allow the use of a prefabricated steel container.

Commissioner Grossmann expressed his concern for the noise regulation amendment and questioned adding it to part of our zoning code.

Mr. McGary stated that townships can regulate noise but rarely do. He stated the townships and Rural Zoning Commission have no means of measuring decibels and have no desire to do so.

Commissioner Jones stated she believes the noise restriction will impact a lot of businesses and expressed her concern.

Michelle Tegtmeier, Chief Zoning Official, stated the noise restriction is not an issue in "B2" (Community Commercial Business) only in rural residential areas where the county has allowed conditional uses.

Mr. McGary stated we have sound provisions already in the code and more provisions relative to wedding facilities is a policy decision. He also explained that the allowance of wedding facilities in a residential area is allowable through a conditional use. Mr. McGary stated that conditional use is statutorily vested with the Board of Zoning Appeals and is not reviewed by the Commissioners.

There was discussion relative to the necessity of the amendment.

Mr. McGary stated he was in favor of the amendment, as it would not affect the pre-existing wedding facilities. He advised the Board to support the amendment and approve it or deny the amendment.

There was discussion relative to the access of wedding facilities through arterial and connector roads and the impact the traffic has on local roads.

Mrs. Tegtmeier stated the amendment would not affect any current facilities, only those built in the future.

There was discussion relative to limiting the allowable allocation of parking spaces for businesses.

Mrs. Tegtmeier stated the intent of the amendment is to allow the developer to deviate from the number of parking spots in the current code allowing them to do less than what is required. She stated each development has a number of allocated spots depending on the size and use of the building.

Mr. McGary stated that this provision gives the Zoning Inspector discretion without forcing the developer to come back before the Board.

There was discussion relative to the discretion given to the Zoning Inspector and removing the liability of a considerable impact from said discretion. The Board was not in favor of amending Section 3.309 deviating from the current code provision granting the Zoning Inspector's discretion to allow non-residential parking at a rate up to twenty percent (20%) above or below the required amount as specified in the Table 3.307.1.

Commissioner Young stated that he does not like the concept of forcing business owners to come before the Board for a variance. He recommended revising the amendment to define what the Rural Zoning Commission would like to have control of.

Commissioner Young also stated that he would prefer to have the Building and Zoning Department discuss future text amendments during a work session prior to presenting proposed changes.

Upon further discussion, there being no one present to speak in favor of or in opposition to said amendments, the Board closed the public hearing and resolved (Resolution #24-0026) approving text amendments to the Warren County Rural Zoning Code.

Neil Tunison, County Engineer, was present for a work session to discuss the addition of the Greentree Interchange to the Ohio Kentucky Regional Council of Governments (OKI) 2050 Long Range Plan, to discuss Amendment #8 to the Intergovernmental Agreement with the Transportation Improvement District, and to provide an update on the King Avenue Bridge Rehabilitation Project.

Mr. Tunison stated a letter had been drafted to sign and send to OKI to approve the support of the addition of a full operational interchange on Interstate 75 at Greentree Road.

There was discussion relative to the opposition of residents, economic benefit, and traffic impact of the proposed interchange.

Commissioner Young stated he would like to bring the matter back for discussion during a work session to be scheduled at a later date.

Mr. Tunison also discussed Amendment #8 to the Intergovernmental Agreement with the Transportation Improvement District. He stated there are several new road improvement projects added to the Transportation Improvement District Program list.

Upon further discussion, the Board resolved (Resolution #24-0025) to approve and enter into Amendment No.8 to the Intergovernmental Agreement between the Board and the Warren County Transportation Improvement District, designating any additional projects and a change in funding amounts for projects.

Mr. Tunison discussed future road projects within the City of Mason and Deerfield Township and then presented the attached PowerPoint presentation providing updates relative to the King Avenue Bridge Rehabilitation Project.

Candace Miller, Economic Development Specialist, was present along with Ryan Burgdorf from Little Miami Gig LLC to request a resolution of support of Ohio Gig LLC's grant application relative to funding for the extension of broadband to Warren County residents.


There was discussion regarding the request for proposals for internet service providers relative to broadband internet network and our contract with the selected vendor, Altafiber.

Commissioner Young stated that our current provider asked that we do not support the grant application of Ohio Gig, LLC.

Commissioner Jones stated there is nothing in our current provider contract that prohibits us from supporting the grant application and believes more service competition is better for residents.

Upon further discussion, the Board resolved (Resolution #24-0027) in support of Ohio Gigg LLC's application to the Ohio Residential Broadband Expansion Grant for funding for extension of broadband to Warren County residents.


Upon motion the meeting was adjourned.



David G. Young, President

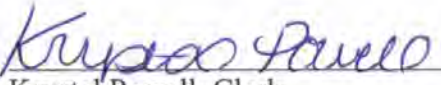


Tom Grossmann



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 January 2, 2024, in compliance with Section 121.22 O.R.C.



Krystal Powell, Clerk
Board of County Commissioners
Warren County, Ohio



Warren County Zoning Code Text Amendments

Board of County Commissioners

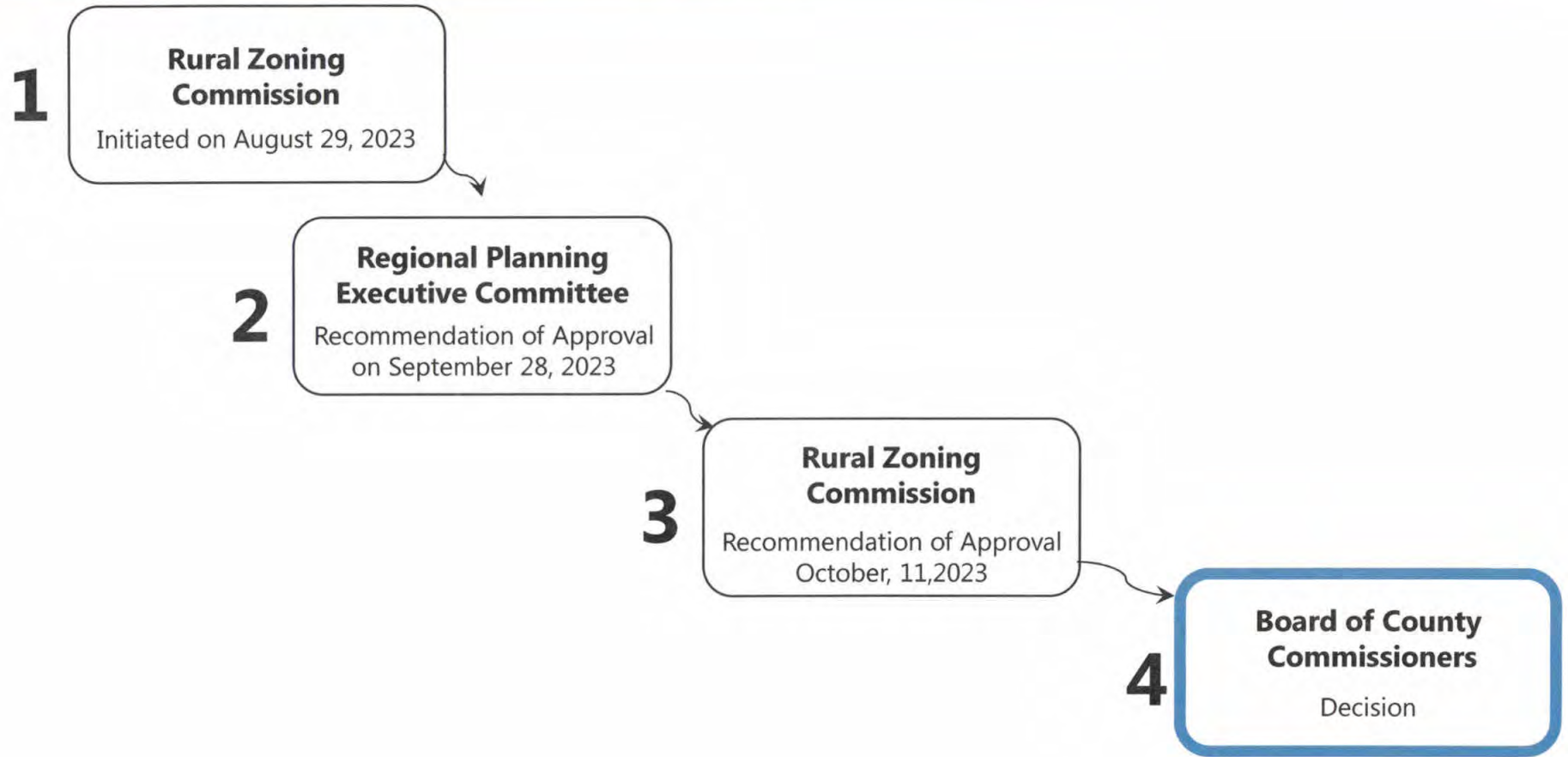
Meeting Date: January 2nd, 2024

Introduction

Amendments to the Warren County Rural Zoning Code.

- **Drafted by Planning/Zoning staff.**
- **Reviewed by the Prosecutor's Office.**

Process



Summary

- Minor amendments to clarify process, section reference, & responsibilities.
- Summary table of review processes, and review bodies.
- Prohibit the use of shipping containers in all residential zoning districts.
- Prohibit the use of shipping containers as a residential dwelling.
- Regulate sound at wedding facilities/event centers.
- Limit the location of wedding facilities/event centers along local roadways.
- Clarify that ROW is excluded from density calculation.

Summary

- ❑ Clarify what resources are excluded from density calculations.
- ❑ Porches & patios (under 18" in height) no zoning permit required.
- ❑ Limit the provision of parking that exceeds the required amount.
- ❑ Clarify signage language.
- ❑ Define Family Cemetery and add to use table .
- ❑ Identify minor structures that are exempt from zoning.

Significant Amendments

PROHIBIT the USE OF SHIPPING CONTAINERS as RESIDENTIAL DWELLINGS.

SEC. 3.203 RESIDENTIAL USES STANDARDS & REQUIREMENTS

3.203.3 Shipping Containers: The use of a shipping container as a principal or accessory residential unit is prohibited.



Significant Amendments

REGULATE SOUND at WEDDING FACILITIES/EVENT CENTERS.

3.206.17 Wedding Facility, Event Center:

- (H) **Sounds:** There shall be no outside amplified music or amplified music within temporary structures and tents – except for music performed during a wedding ceremony within residential districts. This provision does not apply within commercial districts. Sound mitigation is required on the interior of the buildings. Sound mitigation shall prevent noise being audible beyond the property line.

Significant Amendments

THE LOCATION of WEDDING FACILITIES/EVENT CENTERS ALONG LOCAL ROADWAYS.

- (4) Facilities with an occupancy greater than 100 guests, are limited to access from an arterial or collector road but may also take access from a local road that is not more than five hundred (500) feet from an arterial or collector road, subject to the Engineer's Office/ODOT approval.

Significant Amendments

LIMIT PARKING THAT EXCEEDS THE REQUIRED AMOUNT.

Table 3.309 DEVIATIONS:~~ADMINISTRATIVE VARIANCES:~~ The Zoning Inspector may allow non-residential parking at a rate of up to ~~twenty~~ **five** percent ~~(20%)~~ **(5%)** above or **up to twenty percent (20%)** below the required amount as specified in the Table 3.307-1, unless otherwise provided, in this Zoning Code, on an individual basis based upon the scale and impacts of the request, for good cause shown. The applicant shall make such request in writing, which shall include documentation from an acceptable industry publication (i.e., Institute of Transportation Engineers, Urban Land Institute, American Planning Association, etc.) or by a study prepared by a professional qualified to document parking requirements. Single family and two-family parking may be increased by the Zoning Inspector.

Significant Amendments

LIMIT PARKING THAT EXCEEDS THE REQUIRED AMOUNT (continued)

Table 3.309 DEVIATIONS: ADMINISTRATIVE VARIANCES:

- (A) In approving ~~administrative variances~~ **deviations** that reduce the parking requirements established in Table 3.307-1, the Zoning Inspector may, as a condition of approval, require an area to be reserved or set-aside future for parking. Such areas shall be shown be illustrated on the site plan and documented as “reserved parking for future use.”
- (B) The approval of ~~an administrative variances~~ **a deviation** that increases the parking requirements established in Table 3.307-1 requires, at a minimum one of the following:
 - (1) An additional five percent (5%) of the parking lot landscaping in accordance with Section 3.406 (B) (Landscaping and Screening for Parking and Loading Areas);
 - (2) A continuous pedestrian walkway that links the parking lot area to the main building entrance; or,
 - (3) The implementation of a Low Impact Development (stormwater) technique, post-construction that is not otherwise required by the Ohio Environmental Protection Agency and/or the Warren County Soil and Water Conservation District.
- (C) Additional parking spaces allowed through ~~an administrative variance~~ **a deviation** shall be constructed of permeable pavers, porous concrete, or semi-permeable surface with proper under-drainage.

Recommendations



RPC Executive Committee: Recommendation of approval of the proposed zoning text amendments to RZC.

WC Rural Zoning Commission: Recommendation of approval of the proposed zoning text amendments to BOCC.

(ARTICLE 1)

**ZONING RESOLUTION AUTHORITY,
ADMINISTRATION, & ENFORCEMENT**

Proposed Amendments- Article 1:

- Add Summary Table of Review Bodies.**
- Clarify the authority of BZA.**
- Minor updates to Chapter 3.**

Article 1- Chapter 2 – Add Summary Table of Review Bodies Sec. 1.202

A. Table 1.202 (Summary Table of Review Bodies) summarizes the review and decision-making responsibilities of the entities that have roles in the procedures set forth in Article 1. Other duties and responsibilities of the entities are set forth in subsequent sections of this article.

Article 1- Chapter 2

Proposed Language (Page 1 & 2)

B. Even though not referenced in this article, other boards, commissions, government agencies, and nongovernment agencies may be asked by the zoning inspector, the Warren County Zoning Commission, the Warren County Board of Zoning Appeals, or the Warren County Board of Commissioners, to review some applications, including, but not limited to, map amendments (rezoning), text amendments, appeals, variances, conditional uses, and planned unit developments.

TABLE 1.202: SUMMARY TABLE OF REVIEW BODIES

HA = ADMINISTRATIVE HEARING HL = LEGISLATIVE HEARING R = REVIEW			REC = RECOMMENDATION D = DECISION (RESPONSIBLE FOR FINAL DECISION) P = PRE-SUBMITTAL CONSULTATION			
Procedure	Section	Warren County Board of Commissioners	Zoning Commission	Board of Zoning Appeals (BZA)	Regional Planning Commission (WCRPC)	Zoning Inspector
Zoning Resolution Text or Map Amendment	1.304	HL-D	HL-R		P-R-REC RPC Staff & Executive Committee	P-R
Planned Unit Development – Stage 1	1.305	HL-D	HL-R		P-R-REC RPC Staff & Executive Committee	P-R
Planned Unit Development – Stage 2	1.305	HA-D			P-R-REC RPC Staff & Executive Committee	P-R
Site Plan Review	1.303	HA-D			R-REC RPC Staff	P-R
Site Plan Review with Conditional Use	1.303			HA-D	R-REC RPC Staff	P-R
Conditional Use	1.306			HA-D	R-REC RPC Staff	P-R
Appeals	1.310			HA-D		
Variance	1.307			HA-D		P-R
Zoning Permit	1.302					R-D

Article 1- Chapter 2 – Board of Zoning Appeals (BZA) Sec. 1.205.1

Duties & Responsibilities: The BZA is responsible for the following duties per ORC Chapter 303, or as amended, and the BZA "Rules for Organization and Operation":

- (A) Hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Inspector in the enforcement of ORC Sections 303.01 to 303.25, or as amended, or any resolution adopted pursuant thereto.
- (B) Make a determination in the event the Zoning Inspector is unable to classify a use not listed in the Code per Sec. 1.205.1 (F)
- (C) Approve or deny requests for variance from any dimensional requirement of the Zoning Code.
- (D) Approve or deny issuance of a zoning permit for a conditional use specified in this Code, in accordance with ORC Sections 303.14 or 303.141, as applicable.
- (E) Revoke any variance or conditional use if any approval condition thereof has been violated.

- (F) Approve or deny zoning permit requests for completion, restoration, reconstruction, in whole or in part, extension, or substitution of a nonconforming **non-residential** use or structure.

- (G) Determine if the event arises, the certain location of a zoning district boundary that is in question or dispute for purposes of regulation in accordance with this Code.

Article 1- Chapter 2 - Board of Zoning Appeals (BZA) Sec. 1.205.4

Action For Decision: The BZA must conduct an **administrative quasi-judicial** hearing on the record prior to rendering its decision on an application for **the following:**

- (1) ~~an~~ **appeals;**
- (2) **variances;**
- (3) **revoking an authorized variance or conditional use certificate granted for the extraction of minerals, if any condition of the variance or certificate is violated; and,**
- (4) ~~or conditional use certificate,s. or revoking of an unauthorized variance or conditional use certificates.~~

Upon closing the hearing, the BZA may deliberate its decision off the record in private (a quasi-judicial hearing is not a meeting and is not subject to the Open Meetings Act). Upon completing deliberations, the BZA on the record must pass a motion by a majority vote of a quorum of BZA members present at the hearing whether to approve, deny or approve with conditions an application, however, the 30-day period in which a person with standing may file an administrative appeal of a BZA decision only begins to run upon the date the BZA written decision is mailed to an applicant.

Article 1- Chapter 3 – Zoning Permit Application Sec. 1.302.1

Proposed Language (Page 2)

Applicability: A zoning permit is required for all proposed principal, accessory, and temporary use structures unless otherwise specified within this Code. An application for a zoning permit prepared in satisfaction with the requirements of Section 1.302.2 shall be submitted to and approved by the Zoning Inspector before the owner(s) of property or the agent(s) acting in their behalf commence any change in use or places or begins to erect, construct, reconstruct, enlarge, or alter any building or other structure. Uses/development subject to Section 1.103.7 are exempt. Zoning Code compliance must be determined by the Zoning Inspector prior to issuance of a zoning permit.

Article 1- Chapter 3 – Site Plan Review Sec. 1.303.3

Application Requirements:

(A) Site Plan Drawing Format and Number of Copies Required:

(1) The site plan shall be drawn to a scale specified appropriate by the Zoning Inspector. Information must be clear and legibly drawn;

~~(2) Eleven (11)~~ **Five (5)** folded copies of the site plan drawn on sheets no greater than twenty-four (24) inches by thirty-six (36) inches; and,

(C) Public Notification:

(1) The Zoning Inspector shall post a sign, ~~stating the public process~~ **advertising a public or administrative hearing** and where to get additional information.

(2) Written notice of the hearing shall be mailed by the Approving Authority, by first class mail, at least ten days before the date of the hearing to all owners of property within five hundred (500) feet from the parcel lines of each property that is the subject of the hearing, to the addresses of the owners appearing on the County Auditor's current tax list. The failure of delivery of the written notice SHALL NOT delay or postpone any such hearing and shall not invalidate any action taken at such hearing.

(3) The Zoning Inspector shall advertise the public notice in a newspaper of general circulation.

(ARTICLE 2)

ZONES & OVERLAY PROVISIONS

Proposed Amendments- Article 2:

- Update the Zoning & Overlays list.**
- Verify correct section references in the Table of Uses.**
- Clarify that ROW is excluded in the calculation of density.**
- Specify the % of natural resources area excluded from the density calculation.**

Article 2- Chapter 1

SEC 2.101 ESTABLISHMENT OF ZONING DISTRICTS AND OVERLAYS:

In order to carry out the purposes and provisions of this Zoning Resolution, the following zoning districts (zones) and overlays to underlying zones are applied within the Warren County Zoning Townships, as applicable:

MIXED USE DISTRICTS

MXU-N Mixed Use Neighborhood Zone

MXU-C Mixed Use Center Zone

MXU-G Mixed Use Gateway Zone

Article 2- Chapter 2 – Table of Uses by Zoning District Sec. 2.205

TABLE OF USES BY ZONING DISTRICT

Use Specific Zones shall follow the standards of the zoning district.

Proposed Language (Page 4)

LAND USES	ZONING DISTRICTS												Use Specific Standards
	RU & R1A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1	I2	
ACCESSORY USES & STRUCTURES													
Detached Buildings or Other Structures	P	P	P	P	P	P	P	P	P	P	P	P	3.102
Drive Through						P	P	P	P	P	P	P	3.102.4 3.102.5
Family Cemetery	P	P	P										N/A
Solar Energy System Equipment	P	P	P	P	P	P	P	P	P	P	P	P	3.102.9 3.102.10
Wind Energy Conversion System Micro-Wind Turbine	P	P	P	P	P	P	P	P	P	P	P	P	3.102.11 3.102.12

Article 2- Chapter 2

Proposed Language (Page 5)

LAND USES	ZONING DISTRICTS												Use Specific Standards
	RU & R1A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1	I2	
TEMPORARY USES													
Vehicle Parking													
Commercial Vehicle Parking in Residential Districts	P	P	P	P	P								3.102.3(A) 3.104
Recreational Vehicle Parking for Habitation	P	P	P	P	P								3.102.3(B)(3) 3.102.4(B)(2)
Recreational Vehicle Parking in Residential Districts	P	P	P	P	P								3.102.3(B) 3.102.4(B)(1) & (3)
Community Facilities													
Civic Clubs, Civic Halls & Civic Lodges	C	C	C	C	C	S	S	S	S	S	S	S	3.205.3 3.205.3

Article 2- Chapter 2

Proposed Language (Page 6 & 7)

LAND USES	ZONING DISTRICTS												Use Specific Standards
	RU & R1A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1	I2	
Essential Services													
Telecommunications Facility Small Cell Towers	P	P	P	P	P	E	E	E	E	E	E	E	3.205.7(2B)
Telecommunications Facility Towers	S	S	S	S	S	E	E	E	E	E	E	E	3.205.7(4A)
Entertainment and Recreation													
Bar, Brewpub, Cocktail Lounge, Night Club						S	S	S	S	S			3.206.4
Casino									S	S	S	S	3.205.8(F) 3.206.16(F)
Commercial Amusement, Indoor						S	S	S	S	S			3.205.9 3.206.15
Commercial Amusement-Outdoor						C	C	C	C	C			3.205.8 3.206.16

Article 2- Chapter 2

Proposed Language (Page 7 & 8)

LAND USES	ZONING DISTRICTS												Use Specific Standards
	RU & R1A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1	I2	
Entertainment and Recreation													
Cinema							S	S	S	S			3.206.9
Golf Driving Range or Miniature Golf	C					S	S	S	S	S			3.205.8(D) 3.206.16(D)
Health/Fitness Club, Gym or Spa						C	S	S	S	S			3.205.9 3.205.1(A)
Internet Sweepstakes Establishment													N/A
Race Tracks Racetracks										S	S	S	3.205.8(F) 3.206.16(F)
Services													
Day Care Center	C	C	C	C	C	S	S	S	S	S	C	C	3.206.14 & 3.205.1 (E) (B)

Article 2- Chapter 3 – Conservation Design Option (CDO) Sec. 2.302.3

- (C) For projects within the RU zoning district, a minimum of forty percent (40%) of the total project area shall be dedicated as open space. Projects within R1A zoning district shall dedicate ~~and~~ a minimum of thirty percent (30%) open space. *The Thoroughfare Plan Right-of-Way shall be subtracted from the total project area.*
- (D) **Density:**
- (1) **Base Density:** The base density for a conservation option shall be determined by the following steps:
- (a) Determine gross tract acreage, *the Thoroughfare Plan Right-of-Way shall be subtracted from the gross tract acreage;*
 - (b) Multiply by the zoning district density (Units Per Acre); calculate proportionally if the tract lies in two zoning districts; and,
 - (c) Multiply by 1.3 (density bonus).

Article 2- Chapter 3 – Base Density/Intensity Calculations Sec. 2.304

For Major Subdivisions and Non-Residential Subdivisions:

(C) Subtract the acreage of areas within the following areas at the specified percentage:

- (1) **Floodway:** ~~one hundred percent (100%);~~ One hundred percent (100%) of the floodway shall be preserved or undeveloped;
- (2) **Flood Fringe:** ~~fifty percent (50%);~~ Fifty percent (50%) of the flood fringe shall be preserved or undeveloped;
~~(a) Fifty percent (50%) of the flood fringe shall be preserved or undeveloped.~~
- (3) **Wetlands and Ponds:** ~~one hundred percent (100%);~~ One hundred percent (100%) of the wetlands and ponds shall be preserved or undeveloped; and
- (4) **Slopes of Twenty-Five (25%) Percent or Greater:** ~~of forty five percent (45%) or greater;~~ Seventy percent (70%) of slopes of twenty-five (25%) percent or greater shall be preserved or undeveloped.

Slope Percent = (Amount of Rise/Amount of Run) X 100.

(ARTICLE 3)

ZONING SUPPLEMENTAL PROVISIONS

Proposed Amendments- Article 3:

Updates to the following:

- Residential Uses Standards to address Shipping Containers.**
- Construction-Related Activities.**
- Wedding Facility, Event Center.**
- Administrative Variances.**
- Chapter 6: Signs.**

Article 3 - Chapter 1 - Accessory Uses, Buildings & Structure Standards Sec 3.102

3.102.2 Residential Accessory Buildings: Accessory buildings, including garages, shall be permitted as an accessory use to principal use buildings in any residential district in accordance with the following requirements:

(K) A transportation vehicle without wheels, shipping containers; railroad cars; truck vans; bus bodies; vehicles and similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not permitted to be used as accessory buildings on property zoned residential or on property where the principal use of which is residential.

Notwithstanding the provisions set forth above, the temporary placement of shipping containers on residentially zoned properties, or on properties the primary use of which is residential, for the limited purpose of loading and unloading household contents shall be permitted for thirty (30) days within twelve (12) months period and may be extended by the Zoning Inspector up to thirty (30) additional days. ~~shall not be used as an accessory structure.~~

Article 3 - Chapter 1 - Accessory Uses, Buildings & Structure Standards Sec 3.102

3.102.4 Commercial and Recreational Vehicle Parking in Residential Districts:

(B) Recreational Vehicles:

(2) Recreational vehicles for the purpose of habitation are subject to the following:

- (a) The use is prohibited in all residential districts, except for the purpose of providing temporary visits for a period lasting not more than seven (7) days and exceeding two (2) times in twelve (12) months.
- (b) May be used in accordance with Section 3.204.2(B) (1-3) Construction Related Activities.

(c) Shall not to be connected to any public utilities or on-site septic system.

3.103.4 Projections into Required Yards: ~~Concrete or paver p~~ Patios, porches, or decks that are under 18 inches in height shall be set back a minimum ten (10) feet from adjacent property lines and do not require a zoning permit.

Article 3- Chapter 2 - Use Specific Standards and Requirements

SEC. 3.203 RESIDENTIAL USES STANDARDS and REQUIREMENTS

3.203.3 Shipping Containers: The use of a shipping container as a principal or accessory residential unit is prohibited.

3.204.2 Construction-Related Activities:

- (B) Residential Construction: Temporary housing, including but not limited to, a ~~manufactured home~~ Manufactured Home, Not Permanently-Sited, or RV may be permitted in all residential districts in accordance with the following requirements:

Article 3- Chapter 2 - Use Specific Standards and Requirements

3.206.15 Recreation Facility — Indoor: This use shall be:

- (A) At least one hundred (100) feet from any residential property line; and
- (B) The ~~appropriate~~ ~~approving~~ authority shall evaluate noise impact.
- (C) Sound mitigation is required on the interior of the buildings on:
 - (1) Lots that are less than ten (10) acres; and
 - (2) Lots that are ten (10) acres or greater, if determined necessary by the BZA, based on the site's topography and landscaping; building orientation; building location; and the proximity of off-site land uses.
- (D) Sound mitigation shall prevent noise being audible beyond the property line.

3.206.17 Wedding Facility, Event Center:

- (H) Sounds: There shall be no outside amplified music or amplified music within temporary structures and tents – except for music performed during a wedding ceremony within residential districts. This provision does not apply within commercial districts. Sound mitigation is required on the interior of the buildings. Sound mitigation shall prevent noise being audible beyond the property line.

Article 3- Chapter 2 - Use Specific Standards And Requirements Sec. 3.206.17

Wedding Facility, Event Center:

(L) **Traffic Circulation:** The use shall be conditional upon the approval of the following by the Warren County Engineer's Office:

- (1) Access conforming to the Warren County Engineer's Office access management regulations.
- (2) Site design that ensures the orderly and safe arrival, parking, and departure of all vehicles.
- (3) A traffic impact study, if deemed necessary by the Warren County Engineer's Office.

(4) Facilities with an occupancy greater than 100 guests, are limited to access from an arterial or collector road but may also take access from a local road that is not more than five hundred (500) feet from an arterial or collector road, subject to the Engineer's Office/ODOT approval.

Article 3- Chapter 3 - Parking, Loading, And Circulation Standards

Table 3.307-1 Required Number of Off-Street Parking Spaces

Retail, Commercial Business Uses

Wedding Facility, Event Center

Parking Analysis as required by Sec 3.206.17(L).

Table 3.309 DEVIATIONS: ADMINISTRATIVE VARIANCES: The Zoning Inspector may allow non-residential parking at a rate of up to ~~twenty~~ five percent ~~(20%)~~ (5%) above or up to ~~twenty percent~~ (20%) below the required amount as specified in the Table 3.307-1, unless otherwise provided, in this Zoning Code, on an individual basis based upon the scale and impacts of the request, for good cause shown. The applicant shall make such request in writing, which shall include documentation from an acceptable industry publication (i.e., Institute of Transportation Engineers, Urban Land Institute, American Planning Association, etc.) or by a study prepared by a professional qualified to document parking requirements. Single family and two-family parking may be increased by the Zoning Inspector.

Article 3- Chapter 3 - Parking, Loading, And Circulation Standards

Table 3.309 DEVIATIONS:~~ADMINISTRATIVE VARIANCES:~~

- (A) In approving ~~administrative variances~~ deviations that reduce the parking requirements established in Table 3.307-1, the Zoning Inspector may, as a condition of approval, require an area to be reserved or set-aside future for parking. Such areas shall be shown be illustrated on the site plan and documented as “reserved parking for future use.”
- (B) The approval of ~~an administrative variances~~ a deviation that increases the parking requirements established in Table 3.307-1 requires, at a minimum one of the following:
- (1) An additional five percent (5%) of the parking lot landscaping in accordance with Section 3.406 (B) (Landscaping and Screening for Parking and Loading Areas);
 - (2) A continuous pedestrian walkway that links the parking lot area to the main building entrance; or,
 - (3) The implementation of a Low Impact Development (stormwater) technique, post-construction that is not otherwise required by the Ohio Environmental Protection Agency and/or the Warren County Soil and Water Conservation District.
- (C) Additional parking spaces allowed through ~~an administrative variance~~ a deviation shall be constructed of permeable pavers, porous concrete, or semi-permeable surface with proper under-drainage.

Article 3- Chapter 6 - Signage Standards And Requirements

SEC 3.602 APPLICABILITY: Unless expressly exempted, no exterior or window signage shall be erected, constructed, enlarged, expanded, structurally altered, relocated, **modified (excluding the sign face of changeable copy and LED signs)**, or reconstructed unless a zoning permit and building/electrical permit evidencing the compliance of such sign with the provisions of this Chapter have been issued by the Zoning Inspector. Repainting, replacement of parts and preventative maintenance do not require a permit.

SEC 3.609 SIGN DIMENSIONAL COMPUTATIONS: The following regulations shall control the computation and measurement of sign area, sign height, window area, and building frontage:

(D) **Determining Sign Setback:** The setback of all ground signs shall be measured from the right-of-way to the nearest point of the sign **structure**.

SEC 3.610 PROHIBITED SIGNS: The following types of signs are specifically prohibited:

(L) ~~No sign, unless permitted under Section 3.615 Billboards, shall be located on a vacant lot, except for the purpose of advertising the lot for sale or lease, or for such purpose as the notification of present danger or the prohibition of trespassing.~~

(ML) Audio message delivery signage.

(NM) Signs that emit any flames, smoke, fumes, vapor, or any similar substance.

(N) **Illuminated temporary signs.**

Article 3- Chapter 6 - Signage Standards And Requirements Sec 3.611

EXEMPT SIGNS:

- (A) Temporary Signs: All temporary signs shall be durable and weather resistant and are exempt from the requirements of Section 3.602, if compliant with the criteria and the standards below:
- (1) Temporary Signs within Residential Zoning District: Temporary signs within residential zoning districts are exempt if they meet the following standards:
- (a) Removed within thirty (30) days following: the closing of the sale, rental or lease of the property; termination of the activity/announcement; or completion of construction.
 - (b) Maximum of one (1) sign per residence or lot.
 - (3c) Maximum sign area: **Twelve (12) square feet.**
 - ~~(a) Zoning Districts: R1A, R1, and R1B: Seven (7) square feet with a maximum height of four (4) feet.~~
 - ~~(b) Zoning Districts: B2 and, R3: Twelve (12) square feet with a maximum height of four (4) feet.~~
 - (d) Maximum height of four (4) feet in all residential districts.
- (FD) Window Signs: Not exceeding ~~more than~~ fifty percent (50%) of the window surface.

Article 3- Chapter 6 - Signage Standards And Requirements

Proposed Language (Page 10)

SEC 3.613

NON-RESIDENTIAL DISTRICT SIGNS:

(A)

Quantity:

Table 3.613-1: Sign Quantities

	Wall Signs	Pole, Arch, & Ground (including LED) Signs ²	Canopy/Awning Signs ²	Projecting Signs	Signature Wall Signs
Single Building with One User	Two One (1) per exterior building, including side walls.	One (1) per street frontage	One (1) per building	One (1) per building frontage	One (1) per building greater than 45' in height on one wall that fronts an interstate.
Multi-Tenant Building or Multiple Buildings on one Parcel	One (1) per business for multi-tenant buildings, or one (1) per exterior building wall for buildings with one user	One (1) per street frontage site per multi-tenant building, or one (1) per street frontage per multi-tenant parcel.³	One (1) per business on ground level	One (1) per business on ground level	None

¹~~One per street frontage per comprehensively developed collection of buildings.~~ Single building with one user may construct two of the above sign types to the quantity specified.

²A building may have a pole sign or an arch sign or a ground sign as stated in the table above; it may not have some combination of the three types.

³Multi-Tenant Building or Multiple Buildings on One Parcel: Two (2) of the above sign types to the quantity specified. In addition, Multi-Tenant Building or Multi Buildings on One Parcel may include an additional directory sign which maybe either a pole sign or a ground sign.

Article 3- Chapter 6 - Signage Standards And Requirements Sec. 3.613

NON-RESIDENTIAL DISTRICT SIGNS:

(B) **Building Mounted Signs:** All building mounted signs shall be located either along the front of the building where the street right-of-way is located, facing a parking lot for the business, or along the side or back of a building where there is visibility from a public access point.

(1) **Wall & Signature Wall Signs**

~~(a) **Sign Area:** A wall sign shall be permitted with an area not to exceed one (1) square foot in area for each one linear foot of building frontage to a maximum size of one hundred fifty (150) square feet.~~

~~(b) **Signature Wall Signs:** Such wall signs shall conform to the following provisions:~~

~~1. Signature wall signs shall not exceed one (1) square foot per lineal foot of building frontage along the interstate highway, with an area not to exceed two hundred (200) square feet.~~

~~2. The top of a signature wall sign shall be located within ten (10) feet of the roof line of a building to which it is attached and shall not extend above the building roof line.~~

Article 3- Chapter 6 Signage Standards And Requirements Sec. 3.613

NON-RESIDENTIAL DISTRICT SIGNS:

(B) Building Mounted Signs:

(1) Wall & Signature Wall Signs

(a) Maximum Sign Area:

(1) Wall Sign: One (1) square foot in area for each linear foot of building frontage to a maximum size of one hundred fifty (150) square feet.

(2) Signature Wall Sign: One (1) square foot per lineal foot of building frontage along the interstate highway, with an area not to exceed two hundred (200) square feet.

(b) Location:

(1) Wall Sign: Shall not extend above the building roof line. No wall sign shall extend more than 15 inches beyond any building façade, canopy façade, or wall.

(2) Signature Wall Sign: The top of a signature wall sign shall be located within ten (10) feet of the roof line of a building to which it is attached and shall not extend above the building roof line.

Article 3- Chapter 6 Signage Standards And Requirements Sec. 3.613

NON-RESIDENTIAL DISTRICT SIGNS:

(C) **Ground Signs:** The following shall apply to all ground signs. (See also 3.612 (A) Gateway Signs):

(1) LED Signs: The use of the LED sign shall be permitted subject to the following:

(f) An electronic changeable message is permitted, provided:

(1) That the sign face is stationary and of constant intensity and color at all times when the message is displayed; and,

(2) Each message is displayed for at least eight (8) seconds and a change of message is accomplished within one (1) second.

(2) **Landscaping:** Ground signs shall be erected in a landscaped setting that has a minimum size equal to, or exceeding, twice the sign face area. The landscaped area shall include four (4) shrubs per ten (10) linear feet of sign width. The exact location of the landscaped area shall be approved by the Zoning Inspector. Shrubs shall be a minimum three (3) gallon pot size with a minimum eighteen (18) inches height and spread.

Article 3- Chapter 6 Signage Standards And Requirements Sec. 3.613

NON-RESIDENTIAL DISTRICT SIGNS:

- (D) **Pole Signs:** A permanent pole sign supported by one (1) or more uprights, poles, or braces placed in or upon the ground surface and not attached to any building. Such sign may also be commonly known as a pylon sign.
- (4) **Landscaping:** Pole signs shall be erected in a landscaped setting that has a minimum size equal to, or exceeding, twice the sign face area. The landscaped area shall include one (1) tree and two (2) shrubs per ten (10) linear feet of sign width. The exact location of the landscaped area shall be approved by the Zoning Inspector. Trees shall be minimum eight (8) feet high and two (2) inches DBH and shrubs shall be a minimum three (3) gallon pot size with a minimum eighteen (18) inches height and spread.
- (E) **Changeable Copy Signs:** Freestanding signs may include changeable copy that is manually changed or an electronic message sign that it does not comprise more than 50% of the total sign area.

(ARTICLE 4)
DEFINITIONS

Proposed Amendments- Article 4: Definitions

The amendments to the Definitions article include the following:

New Definitions	Deleted Definitions	Updated Definitions
Commercial Support Services	—	Comprehensive Plan of WC, OH
Family Cemetery	—	Flood, One Hundred (100) Year (Diagram)
Fixture, Temporary	Structure, Temporary	Structure
Structure, Minor	—	—
Sign, Off-Premise	Sign, Roof	Sign, Billboard
Sign, Structure	—	Sign, Temporary

Article 4- Definitions

Proposed Language (Page 8 & 9)

Commercial Support Services: An establishment providing services to business establishments or individual, on a fee or contract basis, including but not limited to advertising services; janitorial; business equipment and furniture sales or rental; protective services; telecommunications; window cleaning; photocopy and mailing service; commercial photography studio; and other such services.

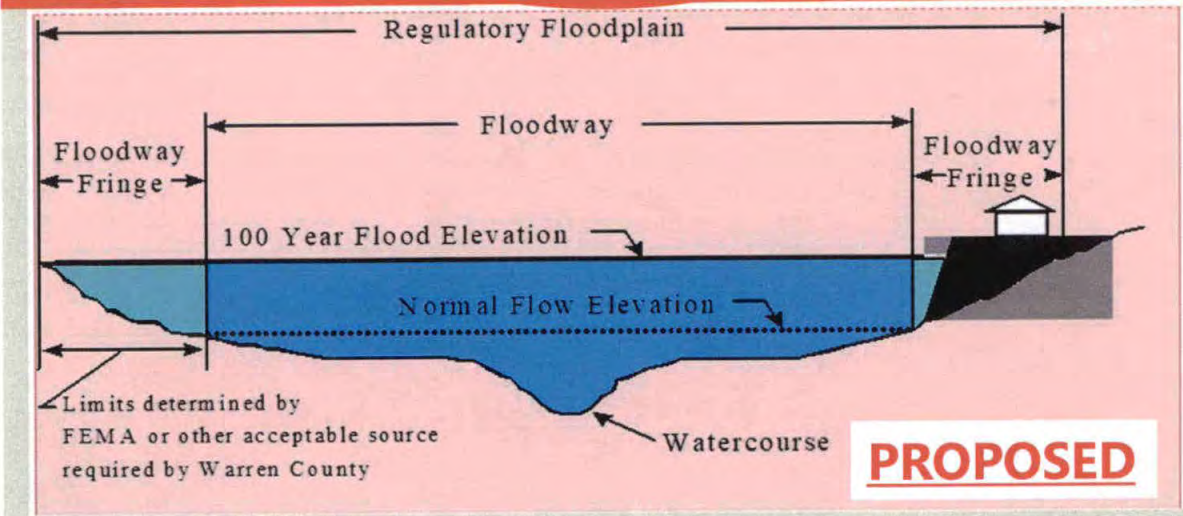
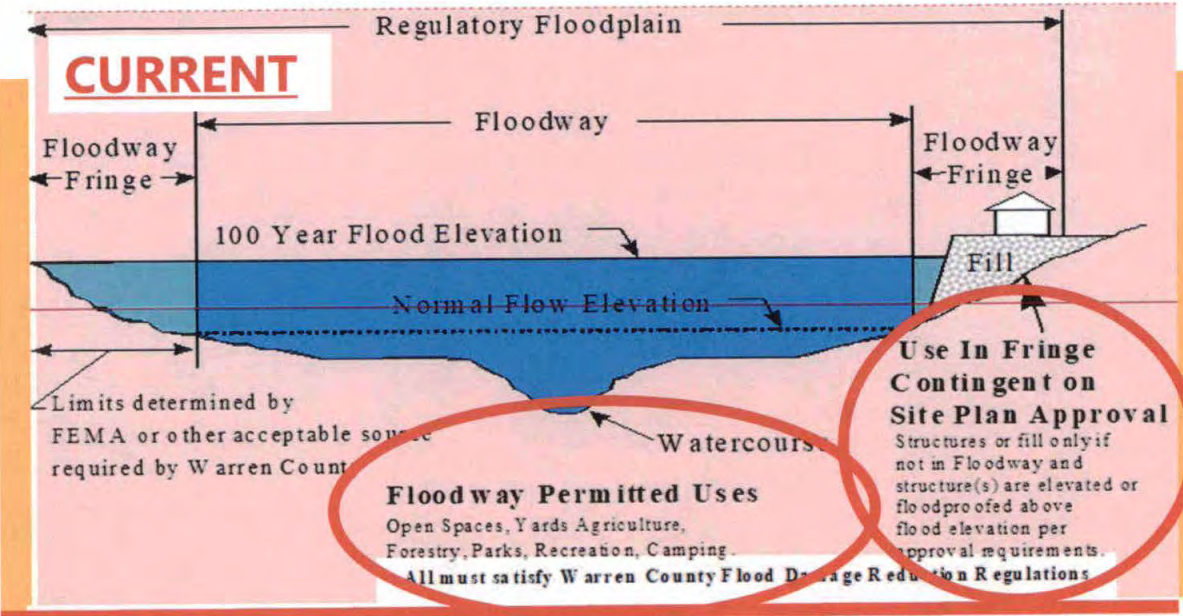
Comprehensive Plan of Warren County, Ohio: A series of component documents (a.k.a. "elements") prepared recommended by the Warren County Regional Planning Commission (RPC) and adopted by the Warren County ~~Regional Planning Commission (RPC)~~ Board of Commissioners, ~~and various other applicable public entities,~~ which establish documents the goals, objectives, and policies for capital improvements programming, economic development, housing, natural hazards mitigation, land use, parks and open space, sanitary sewer, water, transportation and any other specified subject matters involving or related to use and development of land within Warren County, Ohio.

Article 4- Definitions

Family Cemetery: A cemetery containing the human remains of persons, at least three-fourths of whom have a common ancestor or who are the spouse or adopted child of that common ancestor .

Fixture, Temporary: A fixture which is permitted without any foundation or footing, and which is removed when the designated period, activity, or use per the zoning certification for which the fixture was erected has ceased. Such fixtures include but is not limited to tents, portable bandstands, bleachers, reviewing stands, a manufactured home used in conjunction with construction activities or other fixtures of similar character.

Article 4- Definitions



Remove standards from the floodplain graphic and limit to an illustration of the various floodplain elements.

Article 4- Definitions

Sign, Billboard: An Off-Premise sign that exceeds 6 feet in height or 48 square feet in area of a sign face and is freestanding sign supported by a single monopole structure.

Sign, Off-Premise: A sign that directs attention to a business, commodity, service, or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

~~**Sign, Roof:** Any sign that is supported on a structure which is located wholly or partly on the roof or above the roof or partly on the roof or above the roof line of any building.~~

Sign, Structure: The supports, uprights, bracing, or framework of any structure exhibiting a sign, be it single-faced, double-faced, or V-type or otherwise.

Sign, Temporary: A sign that is not designed or intended for display for more than thirty (30) days. Such signs are not permanently attached to a building, structure, or installed in ground. Temporary signs include but are not limited to pennants, banners, streamers, beacons, searchlights, and similar-type devices.

Article 4- Definitions

Structure: Anything constructed or erected ~~for use with location on, within, or attachment to the ground for purposes as regulated by this code.~~, the use of which requires a permanent location on the ground or attached to something having a permanent location on the ground, including, but not limited to trailers or mobile homes, tents, signs, swimming pools, pergolas, kiosks, pilings, piers, and bulkheads, but not including septic tanks and septic systems; and accessory facilities associated with the provision of utilities such as drains, wells, transformers, and telephone poles.

Structure, Temporary: ~~A structure without a foundation or footing, to be removed upon the expiration of the permitting time frame.~~

Structure, Minor: Any small accessory structure or building such as birdhouses, tool houses, pet houses, play equipment, arbors, fire pits, outdoor cooking and grill islands, outdoor fireplaces, and walls and fences.



WARREN COUNTY REGIONAL PLANNING COMMISSION

MEETING DATE: September 28, 2023

TO: WCRPC Executive Committee

FROM: Hadil Lababidi, Planner II

SUBJECT: Text Amendments to the Warren County Rural Zoning Code

BACKGROUND

The proposed text amendments to the Warren County Rural Zoning Code were initiated by the Warren County Rural Zoning Commission on August 29, 2023. The proposed amendments are intended to:

- Clarify process, section reference, & responsibilities in specific sections.
- Include a summary table of review processes, and review bodies.
- Prohibit the use of shipping containers for residential dwellings.
- Regulate sound at wedding facilities/event centers and limit the location of wedding facilities/event centers along local roadways.
- Clarify that ROW and natural resources area are excluded from density calculation.
- Regulate porches & patios (under 18" in height). No zoning permit is required for this type of structures.
- Limit the provision of parking that exceeds the required amount.
- Clarify signage language.
- Define Family Cemetery and add to use table.
- Identify minor structures that are exempt from zoning.

PROPOSED AMENDMENTS

The proposed amendments include the following:

Article – 1: ZONING RESOLUTION AUTHORITY, ADMINISTRATION, AND ENFORCEMENT

- Add Summary Table of Review Bodies.
- Clarify the authority of BZA.
- Minor updates to Chapter 3.

Article – 2: ZONES AND OVERLAY PROVISIONS

- Update the Zoning & Overlays list.
- Verify correct section references in the Table of Uses.
- Clarify that ROW is excluded in the calculation of density.
- Specify the % of natural resources area excluded from the density calculation.

Article – 3: ZONING SUPPLEMENTAL PROVISIONS

The amendments include updates to the following:

- Residential Uses Standards to address Shipping Containers.
- Construction-Related Activities.
- Wedding Facility, Event Center.
- Administrative Variances.
- Chapter 6: Signs.

Article – 4: DEFINITIONS

The amendments to the Definitions article include the following:

New Definitions	Deleted Definitions	Updated Definitions
Commercial Support Services	—	Comprehensive Plan of WC, OH
Family Cemetery	—	Flood, One Hundred (100) Year (Diagram)
Fixture, Temporary	Structure, Temporary	Structure
Structure, Minor	—	—
Sign, Off-Premise	Sign, Roof	Sign, Billboard
Sign, Structure	—	Sign, Temporary

You can review the proposed amendments through the following link:

<https://drive.google.com/drive/folders/1ym9wMETsp0-HsBVTkgotO9RCEE7sQ2g5?usp=sharing>

RECOMMENDATION

Recommend **approval** of the proposed Warren County Rural Zoning Code text amendments, as shown in Exhibits A, B, C, & D to the Warren County Rural Zoning Commission.

Stan Williams, AICP
Executive Director

WARREN COUNTY TID PROGRAM
Funded by County Fund 4484 (P&G TIF - \$38M)
Deerfield Twp (\$3M) and City of Mason (\$3M)
All projects are within City of Mason and Deerfield Twp

<u>I-71/Fields-Ertel Mason-Montgomery Interchange</u>
Northbound I-71 gore extension as part of the loop ramp project
Northbound I-71 new exit loop ramp onto northbound Mason-Montgomery Road
Southbound Mason-Montgomery Road new entrance ramp onto southbound I-71
<u>I-71/Western Row Road Interchange</u>
Columbia Road Relocation east along Western Row Road part of Interchange work
I – 71 and Western Row Road Interchange adding one exit ramp and three entrance ramps and widening Western Row Road
<u>Wilkens Boulevard (CR610) Corridor</u>
Safety Improvements – Wilkens Blvd/Passport Dr
Signal System at various intersections
Wilkens Boulevard & Bardes Road Roundabout
<u>Mason-Montgomery Road (CR21) Corridor</u>
Southbound added lane from Fields-Ertel to Parkway Drive
Widening from 5 to 7 lanes from Parkway Drive to Socialville-Fosters
<u>Socialville-Fosters Road (CR 32) Corridor</u>
Widening 2 to 5 lanes Innovation to Columbia Road including roundabout at Innovation and bridge over I-71
Widening 2 to 5 lanes from Mason Corp Limit to Innovation Way – design only
<u>Innovation Way (CR 383) Corridor</u>
Widening 3 to 5 lanes Socialville Fosters to new I-71 ramps with medians
New extension of Innovation Way from Duke Blvd to Socialville Fosters
<u>Duke Boulevard (CR 383) Corridor</u>
Widening Duke Boulevard - Irwin-Simpson Road to Innovation Way
Duke Boulevard and Irwin-Simpson Intersection Improvements
<u>Columbia Road Corridor</u>
Widening between Fitzgerald Way and Socialville-Fosters Road

Funding for these projects were paid for by Warren County Fund 4484 (P&G TIF) as well as committed funds from the City of Mason (\$3M) and Deerfield Township (\$3M). Warren County Fund 4484 (P&G TIF) were used in accordance with the P&G/Warren County/City of Mason/Deerfield Twp Memorandum of Understanding and TIF agreements.

King Ave. Bridge Replacement Project

CONSTRUCTION HIGHLIGHTS



King Ave. Bridge Replacement Project

Cost: \$22,047,747.70

Contractor: Eagle Bridge Company – Sidney Ohio

Design Consultant: Stantec – Cincinnati Office

Construction Manager: Prime AE – Cincinnati Office



King Ave. Bridge Replacement Project

Funding

- CEAO Local Bridge Funds - \$5,000,000
 - OKI Surface Transportation Block Grant - \$6,270,000
 - Congressional Discretionary Spending Bill - \$3,000,000
 - Ohio Public Works Commission - \$800,000
 - Road and Bridge Funds
 - Deerfield Township Trustees
 - Warren County Water and Sewer
 - City of Mason
 - City of South Lebanon
- 

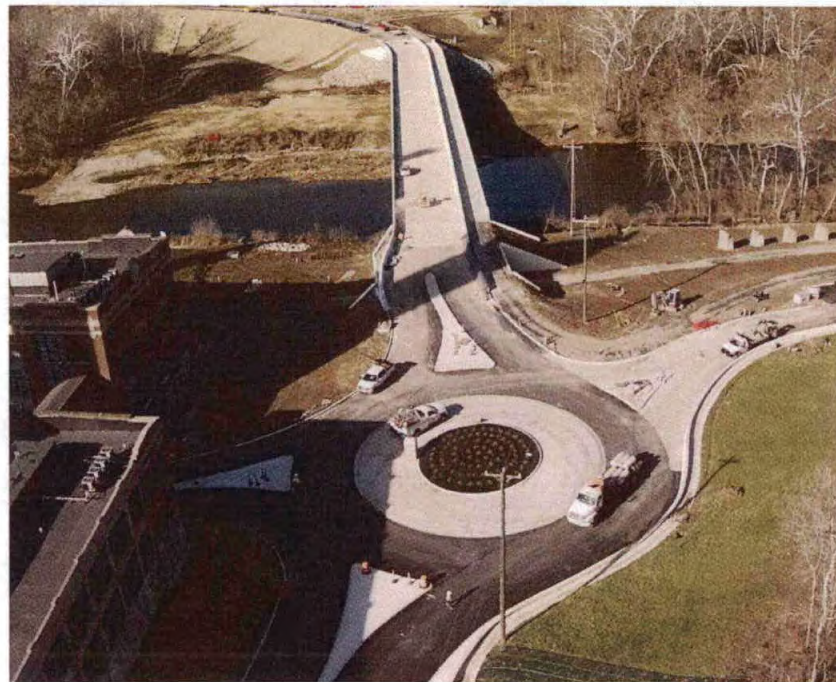
King Ave. Bridge Replacement Project



King Ave. Bridge Replacement Project



King Ave. Bridge Replacement Project



King Ave. Bridge Replacement Project



King Ave. Bridge Replacement Project



King Ave. Bridge Replacement Project



King Ave. Bridge Replacement Project



King Ave. Bridge Replacement Project



King Ave. Bridge Replacement Project



King Ave. Bridge Replacement Project



King Ave. Bridge Replacement Project



King Ave. Bridge Replacement Project



King Ave. Bridge Replacement Project



King Ave. Bridge Replacement Project



King Ave. Bridge Replacement Project



King Ave. Bridge Replacement Project



King Ave. Bridge Replacement Project



King Ave. Bridge Replacement



King Ave. Bridge Replacement Project

Questions?

