



**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*

*Facsimile (513) 695-2054*

**TOM GROSSMANN**

**SHANNON JONES**

**DAVID G. YOUNG**

**GENERAL SESSION AGENDA**

*February 20, 2024*

- #1**                      **Clerk—General**
- #2**      **9:00**              **Public Hearing—Rezoning Application of The Sisters LTD. to Rezone Approximately 2 Acres in Turtlecreek Township from “I1” Light Industrial Manufacturing inside JEDD Area to “B2” Community Commercial Business Zone Removed From the JEDD Area**

**The Board of Commissioners’ public meetings can now be streamed live at [Warren County Board of Commissioners - YouTube](#)**

APPROVING REQUISITIONS AND AUTHORIZING COUNTY ADMINISTRATOR TO SIGN DOCUMENTS RELATIVE THERETO

BE IT RESOLVED, to approve requisitions as listed in the attached document and authorize Martin Russell, County Administrator, to sign on behalf of this Board of County Commissioners.

M. moved for adoption of the foregoing resolution being seconded by M. Upon call of the roll, the following vote resulted:

M  
M  
M

Resolution adopted this    day of    2024.

BOARD OF COUNTY COMMISSIONERS

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Krystal Powell, Clerk

/kp

cc:            Commissioners' file

## REQUISITIONS

Department	Vendor Name	Description	Amount
WAT	JEFF SCHMITT AUTO GROUP INC	WAT POLARIS RANGER XD 1500	\$ 43,079.90 *capital purchase
ENG	STEVEN J KOMAREK & MARGO K KOMAREK	ENG.PERM AND TEMP EASE FOR STE	\$ 6,643.00 *contract in packet

2/20/2024 APPROVED:

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Martin Russell, County Administrator

**CONSENT AGENDA\***  
**February 20, 2024**

*Approve the minutes of the February 13, 2024, Commissioners' Meeting.*

**PERSONNEL**

1. *Hire Jaden Pickett as Case Aide within Children Services*
2. *Accept resignation of Evan Mahle, Protective Services Caseworker II within Children Services*

**GENERAL**

3. *Approve settlement payment regarding Charge #473-2024-00286 filed with the Equal Opportunities Commission*
4. *Acknowledge and accept summary plan description relative to buy-up and base medical/RX plan for plan year 2024*
5. *Appoint Julie Seitz to the Countywide 911 Program Review Committee*
6. *Cancel regularly schedule Commissioners' Meeting of Thursday, February 22, 2024*
7. *Approve addenda with Reflections Group Home LLC relative to home placement agreement on behalf of Children Services*
8. *Approve IV-D Service Agreements on behalf of Child Support Enforcement Agency*
9. *Authorize President of the Board to sign license software agreement with Biddle Consulting Group, Inc. on behalf of Emergency Services*
10. *Rescind Resolution #24-0221 and enter into joint agreement with Hamilton County Commissioners relative to Fields Ertel Road widening on behalf of County Engineer*
11. *Accept permanent and temporary easement with Steven J. and Margo K. Komarek relative to the Stephens Road Bridge Replacement Project*
12. *Approve subgrant award agreement on behalf of Drug Task Force*
13. *Acknowledge payment of bills*
14. *Approve bond reduction for the Majors at Shaker Run , Section Two in the Clearcreek Township*

**FINANCIAL**

15. *Accept amended certificate, approve a supplemental appropriation decrease, and approve a appropriation increase for Miami Valley Gaming TIF 4485*
16. *Approve cash advance from County Motor Vehicle 2202 into McClure Road Bridge Rehabilitation 4460*
17. *Approve operational transfer from Commissioners' 11011112 into Human Services 2203*
18. *Approve supplemental appropriation into Clerk of Courts 11011260 and 11011282*
19. *Approve supplemental appropriations within Commissioners', Common Pleas, Juvenile, Law Library, Board of Elections, Sheriff's, Engineer's, OhioMeansJobs, Children Services, and Sewer*

*\*Please contact the Commissioners' Office at (513) 695-1250 for additional information or questions on any of the items listed on the Consent Agenda*



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**TOM GROSSMANN**  
**SHANNON JONES**  
**DAVID G. YOUNG**

BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO

MINUTES: Regular Session – February 13, 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 February 6, 2024, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

Minutes of the February 6, 2024 general session meeting were read and approved.

- 24-0212      A resolution was adopted hiring Shyanne McElley as Protective Services Caseworker II, within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-0213      A resolution was adopted hiring Amanda Johnson as a Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-0214      A resolution was adopted approving pay increase for Alden Payzant Building and Electrical Inspector III within the Building and Zoning Department. Vote: Unanimous
- 24-0215      A resolution was adopted approving a temporary pay increase for Arron Tate within the Water and Sewer Department. Vote: Unanimous
- 24-0216      A resolution was adopted amending resolution #23-1110, adopted August 29, 2023, to reflect the correct pay grade for Administrative Clerk Cayden Westendorf within Children Services. Vote: Unanimous

- 24-0217 A resolution was adopted approving Notice of Intent to Award Bid to DDK Construction for the McClure Road Bridge Rehabilitation Project. Vote: Unanimous
- 24-0218 A resolution was adopted awarding bid to Water Solutions Unlimited, and Chemicals INC, USA. For the 2024 Sewer Treatment Chemicals Project. Vote: Unanimous
- 24-0219 A resolution was adopted authorizing the President of the Board to sign Local Support Agency Memorandum of Understanding with Lebanon Correctional Institution on behalf of Warren County Emergency Services. Vote: Unanimous
- 24-0220 A resolution was adopted authorizing the President of the Board to sign Local Support Agency Memorandum of Understanding with Warren Correctional Institution on behalf of Warren County Emergency Services. Vote: Unanimous
- 24-0221 A resolution was adopted entering into cooperative agreement with the Board of County Commissioners of Hamilton County, Ohio, and the Warren County TID for construction of improvements to Fields Ertel Road between Snider Road and Wilkens Boulevard. Vote: Unanimous
- 24-0222 A resolution was adopted approving Maintenance and Support Agreement with JAVS (Justice AV Solutions) Vote: Unanimous
- 24-0223 A resolution was adopted authorizing the President of the Board to sign the service quote with Buckeye Power Sales Co., Inc. on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-0224 A resolution was adopted authorizing the President of the Board to E-Sign the Ohio Transit Partnership Program 2024 Grant Contract by and between the Ohio Department of Transportation and the Warren County Board of Commissioners. Vote: Unanimous
- 24-0225 A resolution was adopted transferring a vehicle and vehicle equipment being utilized by the Warren County Sheriff's Office to Village of Greenfield Police Department. Vote: Unanimous
- 24-0226 A resolution was adopted declaring various items from the Board of Commissioners, Board of Elections, Drug Task Force, Economic Development, Facilities Management, Juvenile, Juvenile Detention, Office of Management & Budget, OhioMeansJobs, Sheriffs Office, Soil & Water, Telecom, Veterans Office, and Water & Sewer as surplus and authorize the disposal of said items through internet auction. Vote: Unanimous
- 24-0227 A resolution was adopted acknowledging receipt of January 2024 financial statement. Vote: Unanimous

- 24-0228 A resolution was adopted acknowledging payment of bills. Vote: Unanimous
- 24-0229 A resolution was adopted approving subdivision public improvement performance and maintenance security release with Red Hawk Land, LLC for improvements in the Woodlands at Morrow, Phase 4D situated in the Village of Morrow. Vote: Unanimous
- 24-0230 A resolution was adopted approving subdivision public improvement performance and maintenance security agreement with M/I Homes of Cincinnati, LLC, for installation of certain improvements in Losh Landing North, Section 1A located in Deerfield Township. Vote: Unanimous
- 24-0231 A resolution was adopted entering into Street and Appurtenances (including sidewalks) Security Agreement with M/I Homes of Cincinnati, LLC, for installation of certain improvements in Losh Landing North, Section 1A located in Deerfield Township. Vote: Unanimous
- 24-0232 A resolution was adopted entering into a subdivision public improvement performance and maintenance security agreement with M/I Homes of Cincinnati, LLC, for installation of certain improvements in Losh Landing, Section 2 located in Deerfield Township. Vote: Unanimous
- 24-0233 A resolution was adopted entering into Street and Appurtenances (including sidewalks) Security Agreement with M/I Homes of Cincinnati, LLC, for installation of certain improvements in Losh Landing Section 2 located in Deerfield Township. Vote: Unanimous
- 24-0234 A resolution was adopted approving various record plats. Vote: Unanimous
- 24-0235 A resolution was adopted accept an amended certificate and approve a supplemental appropriation for the McClure Road Bridge Project Fund #4460. Vote: Unanimous
- 24-0236 A resolution was adopted approving supplemental appropriation into Common Pleas Special Projects Fund #2224. Vote: Unanimous
- 24-0237 A resolution was adopted approving a supplemental appropriation into Sheriff's Office Fund #2295. Vote: Unanimous
- 24-0238 A resolution was adopted approving supplemental appropriations into Sheriff's Office Fund #6630. Vote: Unanimous
- 24-0239 A resolution was adopted approving requisitions and authorizing the County Administrator to sign documents relative thereto. Vote: Unanimous
- 24-0240 A resolution was adopted entering into professional service contract with the City of Hillsboro relative to Building Inspection Services. Vote: Unanimous

DISCUSSIONS

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

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Upon motion the meeting was adjourned.

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David G. Young, President

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Tom Grossmann

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Shannon Jones

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on February 13, 2024, in compliance with Section 121.22 O.R.C.

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



# Resolution

Number 24-0158

Adopted Date January 30, 2024

SETTING PUBLIC HEARING FOR REZONING APPLICATION OF THE SISTERS, LTD. (CASE #2023-10) TO REZONE APPROXIMATELY 2 ACRES FROM LIGHT INDUSTRIAL MANUFACTURING ZONE "I1" INSIDE JEDD AREA TO COMMUNITY COMMERCIAL BUSINESS ZONE "B2" REMOVED FROM THE JEDD IN TURTLECREEK TOWNSHIP

BE IT RESOLVED, to set a public hearing for the rezoning application of The Sisters, LTD. owner of record (Case #2023-10), to rezone approximately 2 acres from Light Industrial Manufacturing Zone "I1" inside JEDD area to Community Commercial Business Zone "B2" removed from the JEDD in Turtlecreek Township ; said public hearing to be held February 20, 2024, at 9:00 a.m. in the County Commissioners Meeting Room; and

BE IT FURTHER RESOLVED, to advertise notice thereof in a newspaper of general circulation, at least ten (10) days prior to hearing.

Mrs. Jones moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

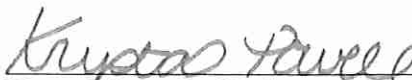
Mr. Grossmann – absent

Mr. Young – yea

Mrs. Jones – yea

Resolution adopted this 30<sup>th</sup> day of January 2024.

BOARD OF COUNTY COMMISSIONERS



Krystal Powell, Clerk

/kp

cc:

RPC

RZC

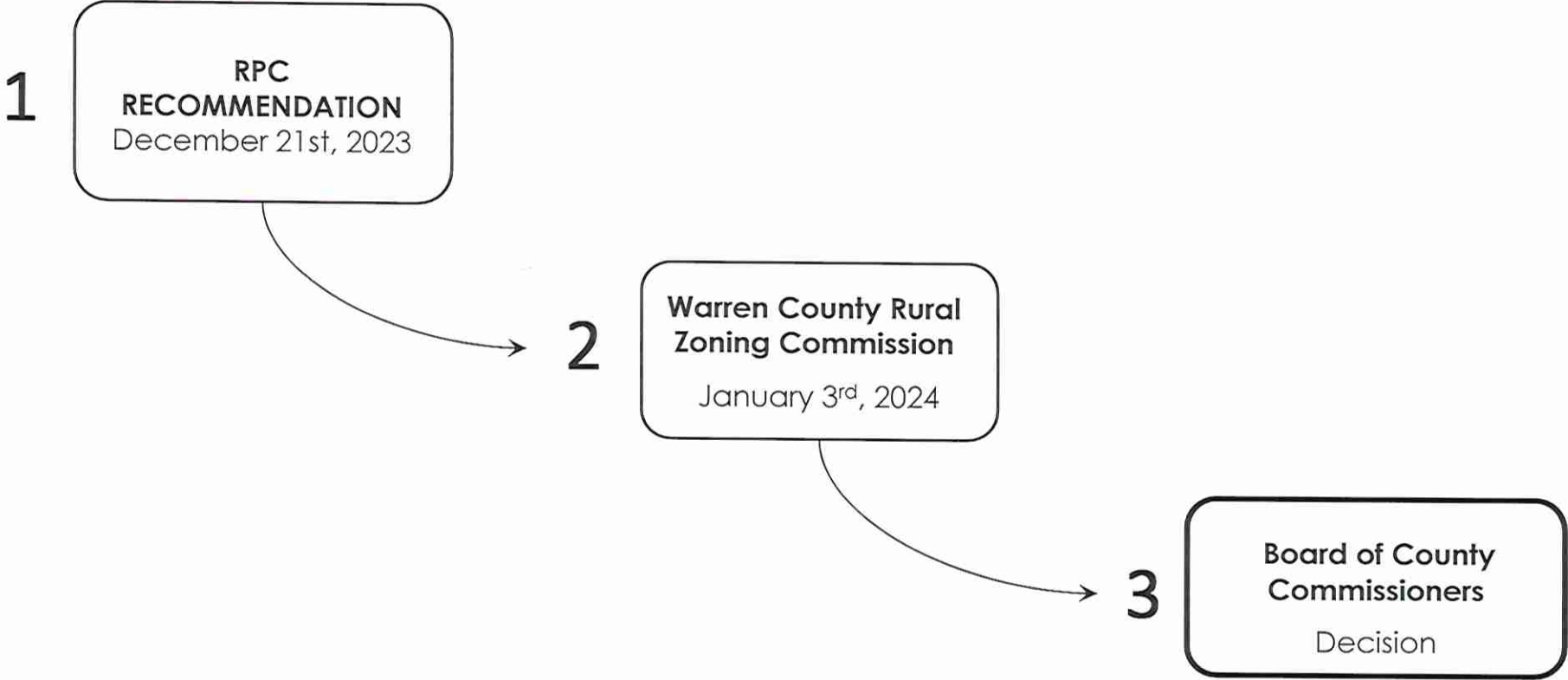
Rezoning file

Applicant

Township Trustees

<b>PP EXHIBIT #1</b>		
<b>CASE #</b>	2023-10	
<b>APPLICANT/OWNER/AGENT</b>	THE SISTERS LTD/ JILLORA SUMMERS	
<b>TOWNSHIP</b>	TURTLECREEK	
<b>PROPERTY LOCATION</b>	<b>ADDRESS</b>	ROUTE 350 Lebanon, Ohio 45036
	<b>PIN</b>	13-16-100-037
<b>PROPERTY SIZE</b> Frontage	8.8983 ACRES (2 ACRES WILL BE DIVIDED OUT) 669.30 Feet ( APPROX. 200 FT OF FRONTAGE)	
<b>CURRENT ZONING DISTRICT</b>	I1 JEDD OVERLAY	
<b>FUTURE LAND USE MAP (FLUM) DESIGNATION</b>	COMMERCIAL	
<b>EXISTING LAND USE</b>	"I1" Light Industrial Manufacturing Zone inside JEDD Area	
<b>ZONING REQUESTED</b>	"B2" Community Commercial Business Zone removed from the JEDD	
<b>ISSUE FOR CONSIDERATION</b>	To rezone the property from an "I1" Light Industrial Manufacturing Zone inside the JEDD to a "B2" Community Commercial Business Zone outside the JEDD Overlay	

# Review Process





# Proposed Use

2023-10



**Expert Maintenance.  
Reliable Auto Repairs.  
High-Quality Tires.  
Friendly Service.**

Proposed Use

2023-10

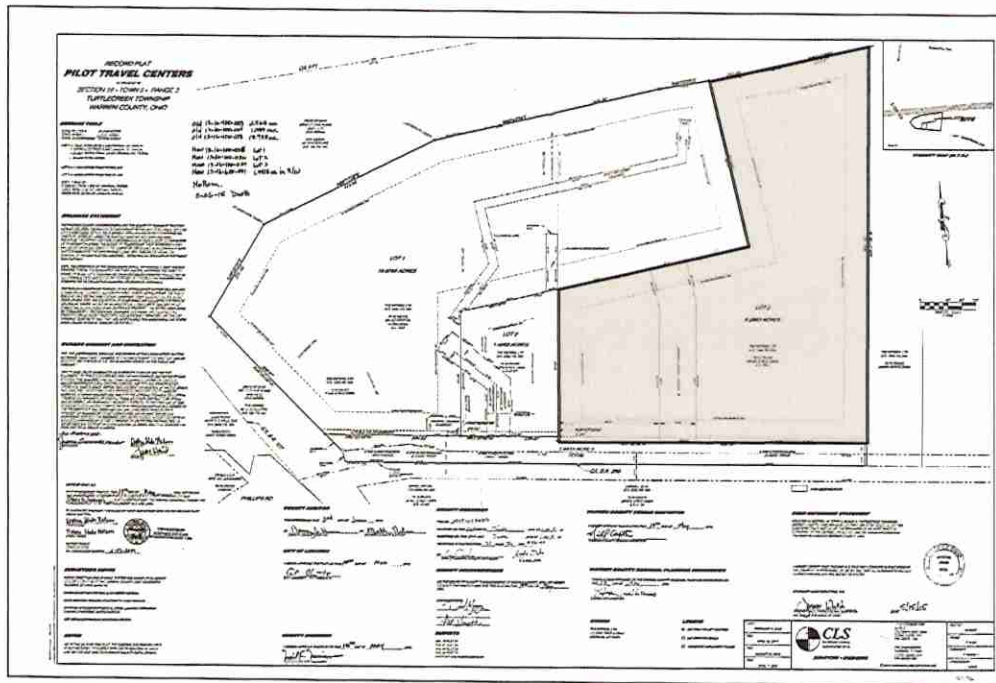
**PRODUCTS & SERVICES**

# **Your One-Stop Tire & Auto Shop**

- Quality retail and commercial repair services from a TIA-certified tire dealership
- State inspections, diagnostics, and preventive maintenance
- Competitive prices on the most popular and reliable tire brands
- Wide selection of tires, including semi-truck, farm, industrial, and OTR tires
- Professional tire services including nitrogen inflation, computer spin balancing, TPMS service and adjustments, flat tire repairs, low-profile tire installations, and tire rotations
- 24/7 Roadside assistance
- Wheels
- Retreading service
- Comfortable waiting rooms
- Local shuttle service at many locations
- Available financing

# Total Site

- Total Site: 8.8963-acres
- Subject Site: 2-acres (Only the Subject Site would be rezoned)



# Surrounding Uses

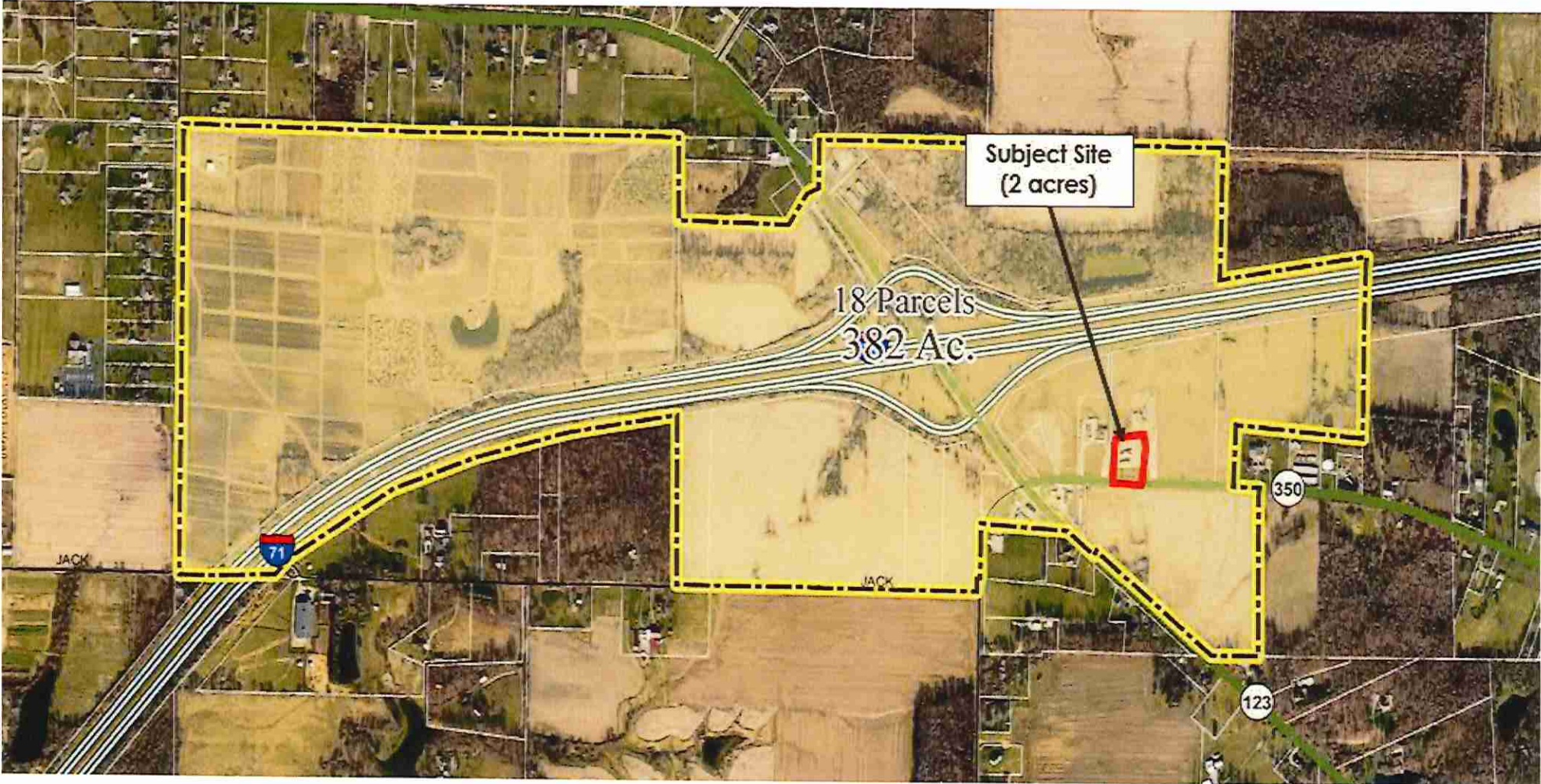
2023-10





# JEDD Area

2023-10



# Allowable Uses within B2

Dark blue highlighted are prohibited in the JEDD.

<ul style="list-style-type: none"> <li>On Demand Storage Containers</li> </ul>	<ul style="list-style-type: none"> <li>Public Works / Road Maintenance</li> </ul>	<ul style="list-style-type: none"> <li>Automobile Fueling Station / Oil Change</li> </ul>	<ul style="list-style-type: none"> <li>Automobile Sales / General Repair / Body Shop</li> </ul>
<ul style="list-style-type: none"> <li>Truck Stop/ Washing Facility</li> </ul>	<ul style="list-style-type: none"> <li>Shooting Range</li> <li>Shooting Range, Outdoor</li> </ul>	<ul style="list-style-type: none"> <li>Funeral Parlor / Cemeteries</li> </ul>	<ul style="list-style-type: none"> <li>Landscaping Service</li> </ul>
<ul style="list-style-type: none"> <li>Moving Truck and Trailer Rental</li> </ul>	<ul style="list-style-type: none"> <li>Landscape Services / Garden Center</li> </ul>	<ul style="list-style-type: none"> <li>Wedding Event Center</li> </ul>	<ul style="list-style-type: none"> <li>Large Big Box Store / Home Improvement / Retail</li> </ul>
<ul style="list-style-type: none"> <li>Agriculture / Ag research</li> <li>Ag Support Services / Kennel / Animal Hospital</li> </ul>	<ul style="list-style-type: none"> <li>Multi Dwelling Unit / Boarding House / Family Day Care / Hotel</li> </ul>	<ul style="list-style-type: none"> <li>Drive Thru / Restaurant/ Convenience Store / Carry Out</li> </ul>	<ul style="list-style-type: none"> <li>Churches/ civic clubs / Library / Art Center</li> </ul>
<ul style="list-style-type: none"> <li>Government Office / Police / Fire / Post Office</li> </ul>	<ul style="list-style-type: none"> <li>Rehab Facility / School / College / Institutional Care / Hospital</li> </ul>	<ul style="list-style-type: none"> <li>Commercial Amusement, Outdoor / Cinema / Golf / Fitness Gym / Spa / Barber / Tattoo / Body Piercing</li> </ul>	<ul style="list-style-type: none"> <li>Printing / Copying Shop</li> </ul>
<ul style="list-style-type: none"> <li>Self Storage Facility</li> </ul>	<ul style="list-style-type: none"> <li>Heating / AC/ Roof Repair / Small Engine Repair &amp; Sales</li> </ul>	<ul style="list-style-type: none"> <li>Welding Shop</li> </ul>	<ul style="list-style-type: none"> <li>Gun Smith / Fire Arms Dealer</li> </ul>
<ul style="list-style-type: none"> <li>Light Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>Professional Offices/ Offices w Warehousing / Banks</li> </ul>	<ul style="list-style-type: none"> <li>Radio / TV / Recording Studio</li> </ul>	<ul style="list-style-type: none"> <li>Research &amp; Development</li> </ul>

# JEDD Overlay – Sample of Allowable and Prohibited Uses

## Allowable Uses

▪ Food Production, Processing or Packing Plant	▪ Creamery, Bottling, Ice Making or Cold Storage Plant	▪ Signs, Lighting, Outdoor Advertising & Manufacturing
▪ Bakery or Candy Making Facility	▪ Wholesale Business	▪ Pharmaceuticals Manufacture
▪ Sheet Metal & Machine Shop	▪ Pre-Made Parts & Materials Processing or Assembly	▪ Furniture Making, Wood Products & Upholstering
▪ Music Instrument Novelty or Toy Manufacture	▪ Light Manufacturing	▪ Building Trusses Manufacture or Wood Milling Facility
▪ Electrical Device or Component Manufacture or Assembly	▪ Cosmetics Manufacture	▪ Industrial Printer
▪ Ceramic, Glass or Similar Product Manufacture	▪ Paint Mixing or Spraying Facility	▪ Plastic & Rubber Products Manufacture

## Prohibited Uses

▪ Multiple Family Dwelling Unit
▪ Cemeteries
▪ Truck Stop
▪ Automobile Sales / General Repair / Body Shop
▪ Commercial Amusement, Outdoor / Cinema / Golf / Fitness Gym
▪ Self Storage Facility
▪ Shooting Range, Outdoor

## Development Limitations for Subject Site (1.7774-Acres)

Certain uses within B2 would not be permitted or severely limited due to development restrictions, including:

- **Institutional Care Facilities** (5 Acres)
- **Auditoriums, Performing Arts Centers and Stadiums** (5 Acres)
- **Cemeteries** (20 Acres)
- **Hospitals** (10 Acres)
- **All Uses** (Maximum Building Size – 0.44 Acre/19,354 Square Feet)
- **Multiple Family Dwelling Unit** (Permitted only as Upper Story Residential)

# Prohibited Uses within B2

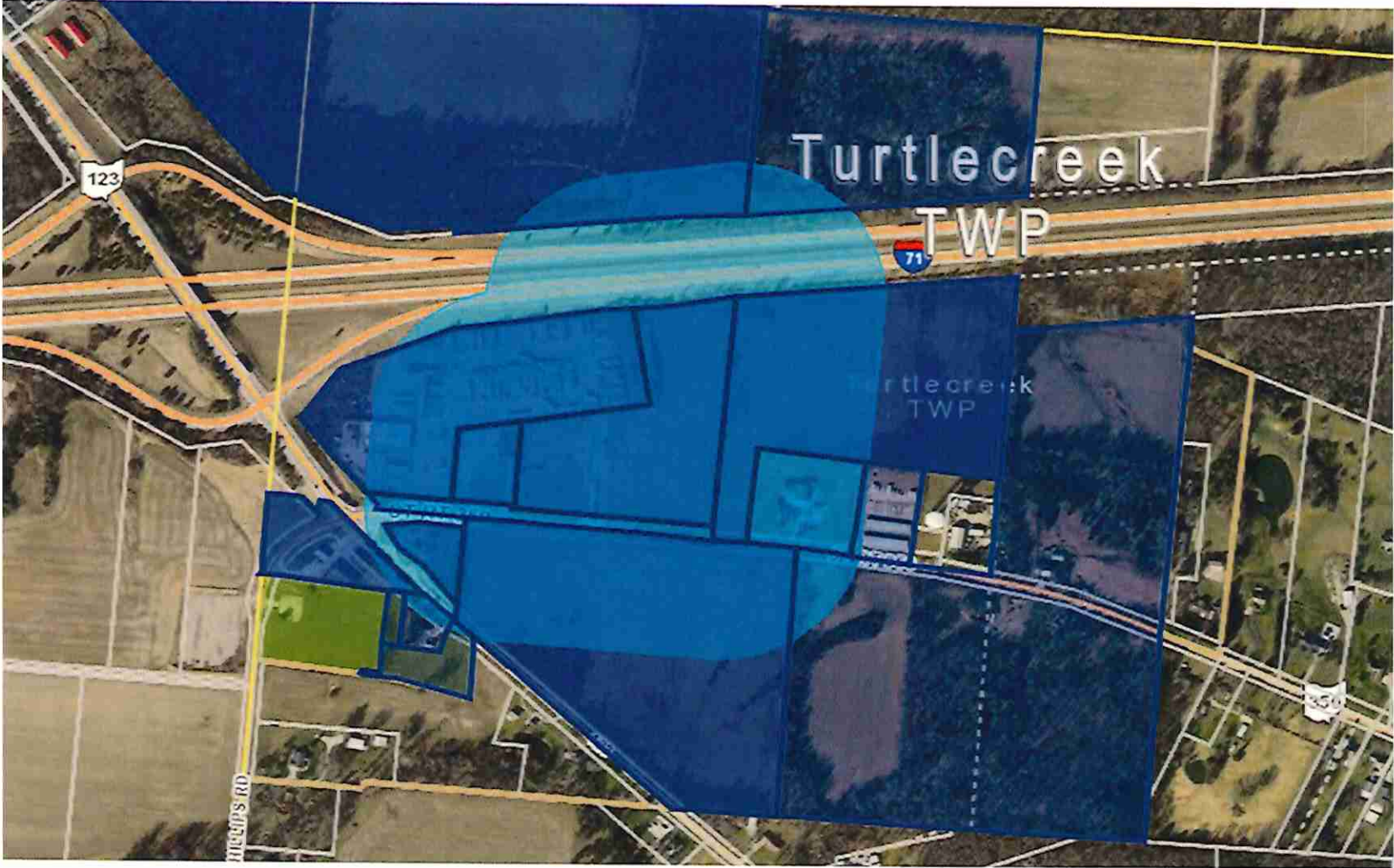
Currently Permitted in JEDD Overlay

## Not Permitted under Rezoning Request

<ul style="list-style-type: none"> <li>▪ Carpet/Rug Cleaning or Uniform Service Plant</li> </ul>	<ul style="list-style-type: none"> <li>▪ Casino</li> </ul>	<ul style="list-style-type: none"> <li>▪ Food Production, Processing or Packing Plant</li> </ul>	<ul style="list-style-type: none"> <li>▪ Industrial Printer</li> </ul>
<ul style="list-style-type: none"> <li>▪ Bakery or Candy Making Facility</li> </ul>	<ul style="list-style-type: none"> <li>▪ Food Production, Processing or Packaging Plant</li> </ul>	<ul style="list-style-type: none"> <li>▪ Creamery, Bottling, Ice Making or Cold Storage Plant</li> </ul>	<ul style="list-style-type: none"> <li>▪ Signs, Lighting, Outdoor Advertising &amp; Manufacturing</li> </ul>
<ul style="list-style-type: none"> <li>▪ Sheet Metal &amp; Machine Shop</li> </ul>	<ul style="list-style-type: none"> <li>▪ Pre-Made Parts &amp; Materials Processing or Assembly</li> </ul>	<ul style="list-style-type: none"> <li>▪ Plastic &amp; Rubber Products Manufacture</li> </ul>	<ul style="list-style-type: none"> <li>▪ Pharmaceuticals Manufacture</li> </ul>
<ul style="list-style-type: none"> <li>▪ Music Instrument Novelty or Toy Manufacture</li> </ul>	<ul style="list-style-type: none"> <li>▪ Light Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>▪ Heating /AC /Sheet Metal Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>▪ Furniture Making, Wood Products &amp; Upholstering</li> </ul>
<ul style="list-style-type: none"> <li>▪ Electrical Device or Component Manufacture or Assembly</li> </ul>	<ul style="list-style-type: none"> <li>▪ Cosmetics Manufacture</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ceramic, Glass or Similar Product Manufacture</li> </ul>	<ul style="list-style-type: none"> <li>▪ Building Trusses Manufacture or Wood Milling Facility</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Paint Mixing or Spraying Facility</li> </ul>	<ul style="list-style-type: none"> <li>▪ Wholesale Business</li> </ul>	

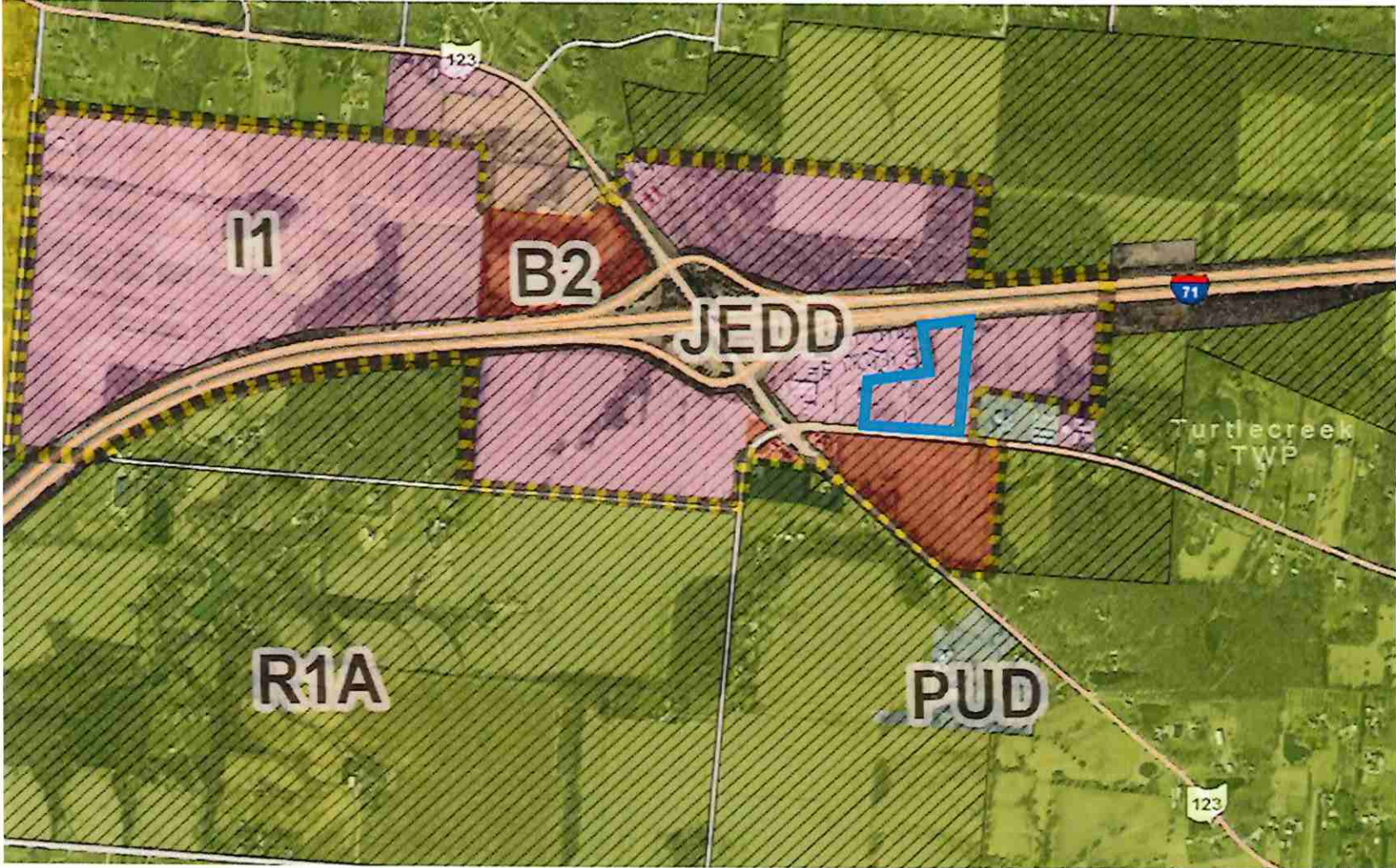
# Notification Map

2023-10



# Zoning Map

2023-10



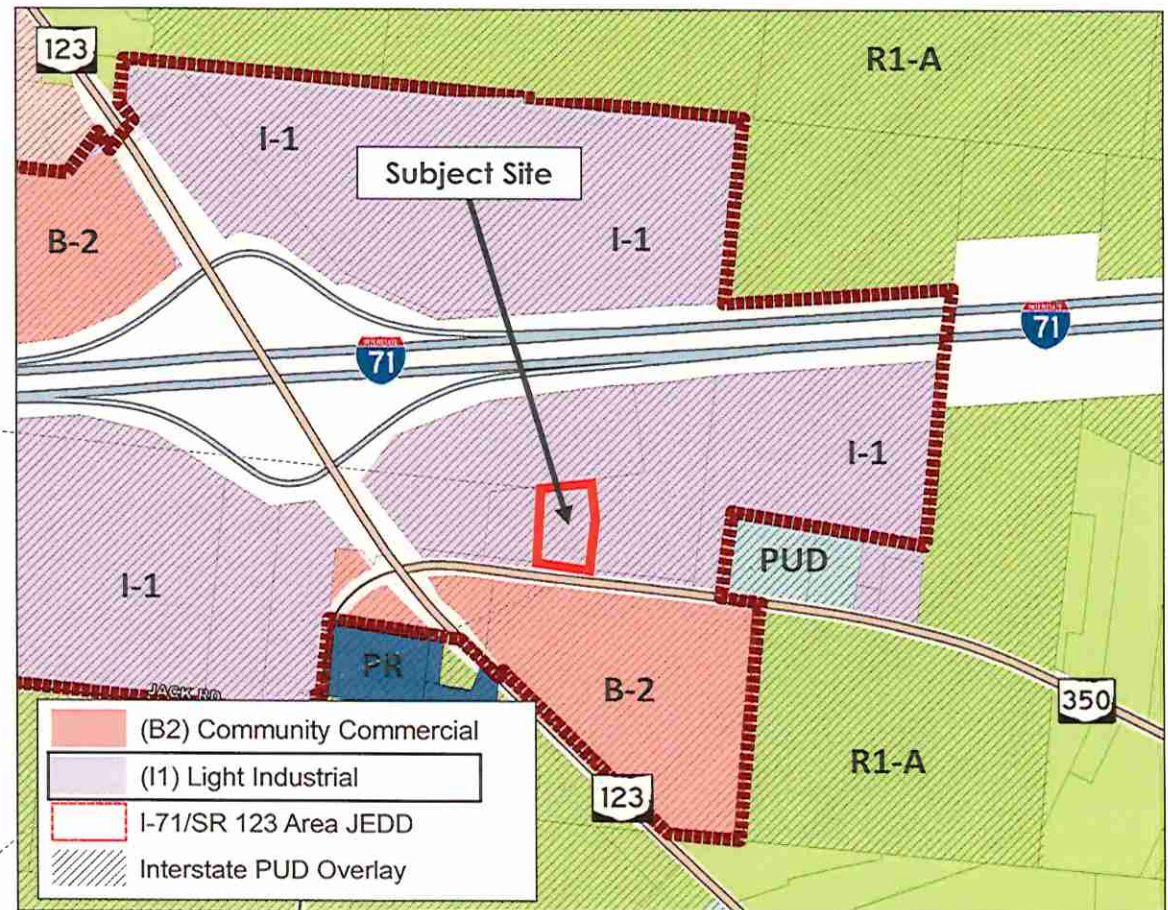
# Current Zoning

2023-10

- Current Zoning: I-1 JEDD Overlay
- Surrounding parcels zoned "I-1" Light Industrial and "B-2" Community Commercial Business



*Subject Site*

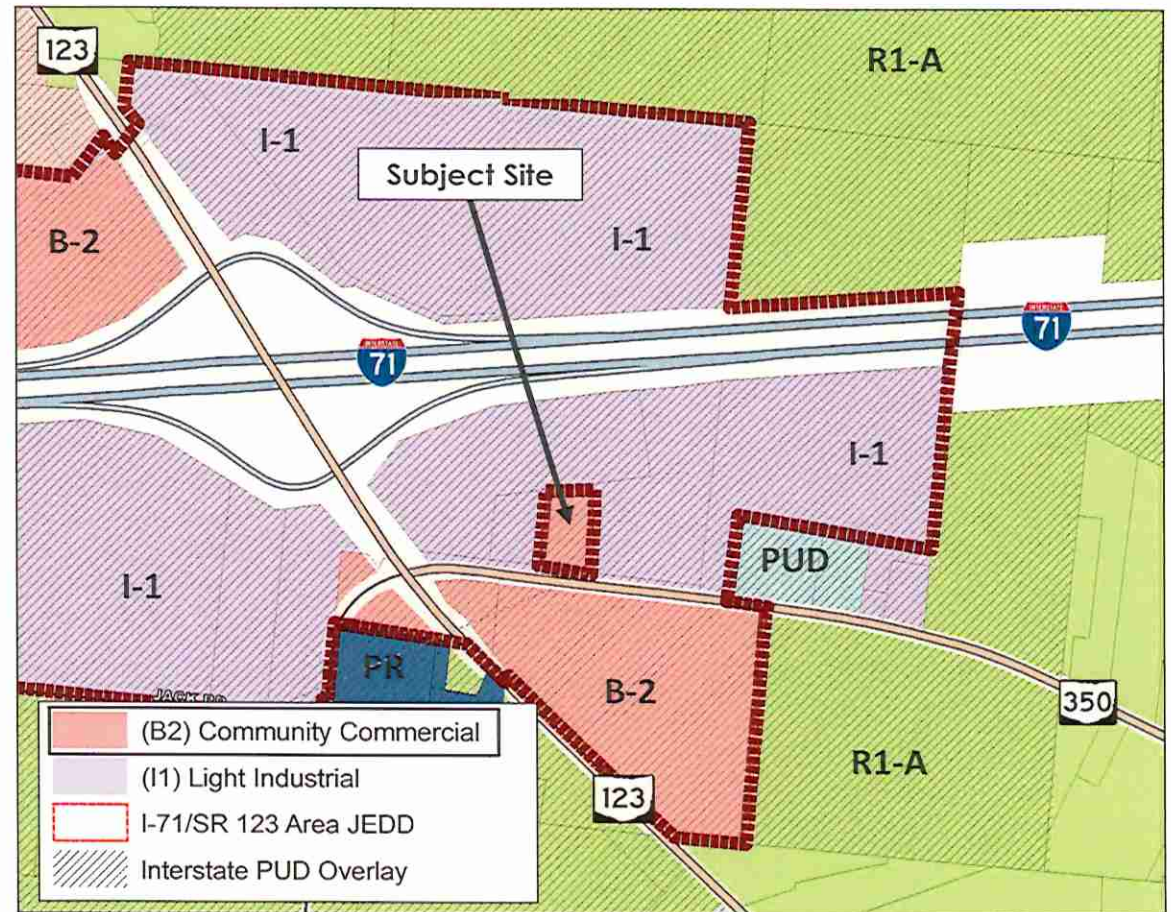




# Proposed Zoning

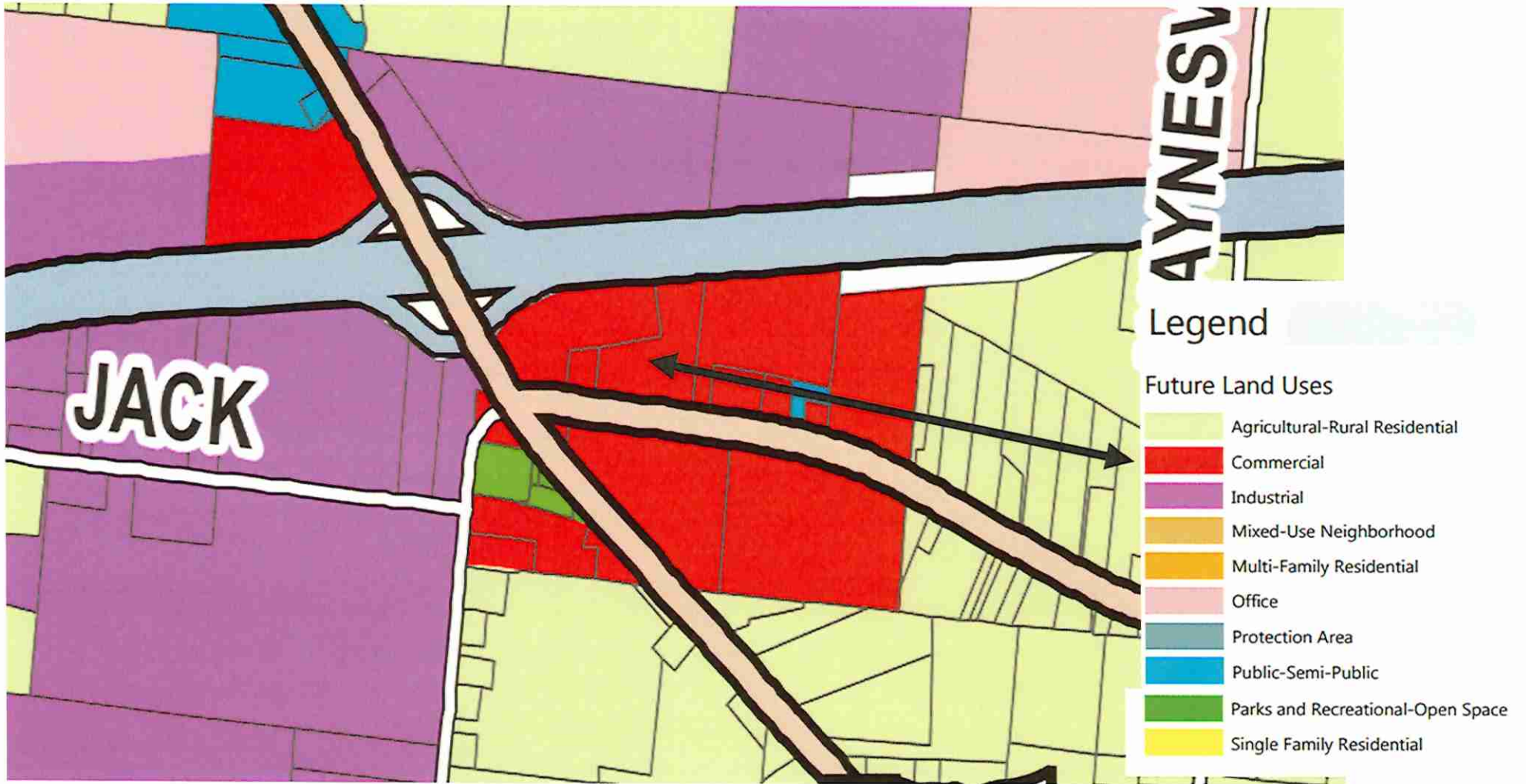
2023-10

- Proposed Zoning: “B-2” Community Commercial Business
- The Subject Site would remain within the JEDD. Only the Overlay would be removed from the 2-acre Subject Site.



FLUM

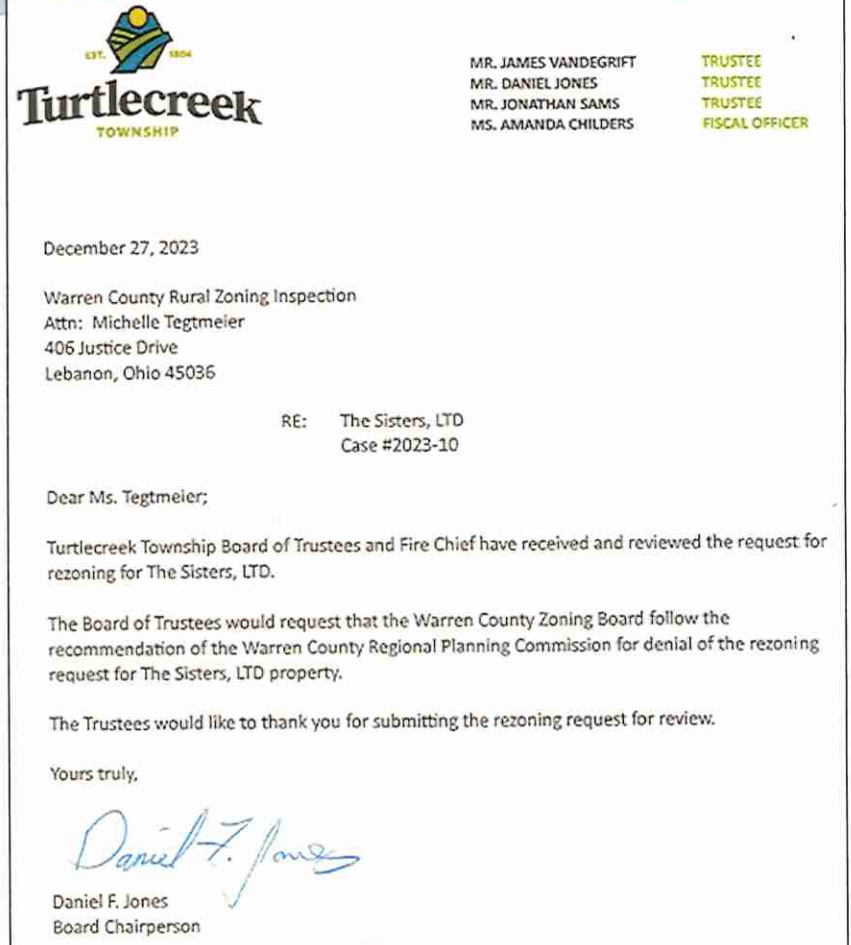
2023-10



# Turtlecreek Township - Comments

“Turtlecreek Township Board of Trustees and Fire Chief have received and reviewed the request for rezoning for The Sisters, LTD.

The Board of Trustees would request that the Warren County Zoning Board follow the recommendation of the Warren County Regional Planning Commission for denial of the rezoning request for The Sisters, LTD property.”



# Warren County Water and Sewer - Comments

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“Warren County cannot provide centralized water or sewer service to this parcel. Development as a commercial property may be challenging if centralized water and sewer service is required.”

Thanks,

*Chris G. Brausch, P.E.*

Warren County Water & Sewer Department

Ph. (513) 695-1193 (direct line)

Fx. (513) 695-2995

## Western Water Company - Comments

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“Western Water Company is the water provider for this parcel. I do not see any issues at this time. Before the construction takes place, however, we must be notified so we can locate and plan necessary construction for water services.”

Thank you,  
Jamey Hinkle  
Western Water Company

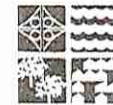
# Regional Planning Commission Board - Recommendation

December 21, 2023 – The RPC Executive Committee voted to recommend denial of the Rezoning to the Rural Zoning Commission.

The Motion Passed with:

14 - Aye

1 - Abstain.



Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING  
406 JUSTICE DRIVE • LEBANON, OHIO 45036  
TELEPHONE (615) 695-1323

STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

December 21, 2023

Ms. Michelle Tegmeier  
Warren County Rural Zoning  
406 Justice Drive  
Lebanon, OH 45036

Dear Ms. Tegmeier:

This letter is in regard to the proposed rezoning for the Sisters LTD property, from "I-1 JEDD Overlay" to "B-2 Community Commercial Business", in Turtlecreek Township.

At its meeting on December 21, 2023, the Warren County Regional Planning Commission Executive Committee voted to recommend denial of the Rezoning to the Warren County Rural Zoning Commission with a vote of 14 aye, 0 nay, 1 abstain.

A copy of the staff report is attached.

If you have any questions regarding this action, please contact this office.

Sincerely,

Stanley C. Williams, AICP  
Executive Director

Attachment

## Rural Zoning Commission - Recommendation

---

Mr. Magrum made a motion to recommend approval to the BOCC, Warren County Commissioners, after reviewing section 1.304.5 for the map amendment of a portion of parcel # 13-16-100-037 from the current zoning district I-1 JEDD Overlay to B2 (Community Commercial Business Zone). Mr. Magrum stated he based his decision by using A, B, D, & E from Section 1.304.5 of the Warren County Rural Zoning Code.

**Unanimous vote to approve.**

ANY  
QUESTIONS?





**1.304.5 Decision-Making Determination Considerations:** The approving authority shall review the proposed Zoning Amendment in the interest of public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable, by considering the following factors:

- A. Is the proposed amendment consistent with the purposes and intent of this Zoning Code?**
- B. Does the proposed amendment deviate from the suggestions of the Warren County Comprehensive Plan?**
- C. Is the proposed amendment justified because of changed or changing conditions of the surrounding area since the time the current zoning designation for the property was established, and has assumptions on, capital investments, road locations, population trends, land committed to development, density, use, or other elements changed to justify the amendment?**
- D. Is the proposed zoning compatible with the present zoning, nearby uses, and the character of the surrounding area?**
- E. Is the site suitable for the uses to which it has been restricted, or does the current zoning deprive the site of all economically viable uses?**
- F. How long has the property remained vacant as zoned and is it zoned different from an adjacent properties?**
- G. Are there available sites elsewhere in the County that are already zoned for the proposed use?**
- H. Are public central sanitary sewer, stormwater facilities, roads and other public facilities available and do they have adequate capacity to serve allowable uses?**
- I. Will approval of this amendment result in existing land uses, parcels, or structures becoming non-conforming or somehow result in conflict with any provision, restriction, or requirement of this code?**

# Warren County Zoning

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**Section 2.611.5 Miscellaneous:** This Chapter is separate and independent of any design standards adopted and enforceable exclusively by the Lebanon-Turtlecreek Joint Economic Development District (Lebanon-Turtlecreek JEDD) or its Board of Directors. No Approving Authority under the Zoning Code shall have authority to enforce or impose as conditions of approval contained within the Lebanon-Turtlecreek JEDD design standards, or any other requirements contained within agreements of the Lebanon-Turtlecreek JEDD.



# Warren County Zoning

## 2.507.4 Development Size for Overlay PUDs:

### (A) Minimum Development Size:

(1) Overlay PUDs beyond the Suburban Fringe (Rural Development):

**Minimum development size of five (5) acres.**

(2) Overlay PUDs within the Suburban Fringe: None

**Suburban Fringe:** A transition zone between the city/villages and the rural area that are identified by the following zoning districts "R1-B", "R2", and "R3".

# Use Limitations in Development Standards

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Certain uses within B2 would not be permitted due to development restrictions, including:

- **Institutional Care Facilities (5 Acres)**
- **Auditoriums, Performing Arts Centers and Stadiums (5 Acres)**
- **Cemeteries (20 Acres)**
- **Hospitals (10 Acres)**

# Warren County Zoning

Use	Allowable in B2	Prohibited in B2
Multiple Family Dwelling Units	✓	
Cemeteries	✓	
Tattoo & Body Piercing Parlor	✓	
Sexually Oriented Business		✓
Pawn Shop	✓	
Shooting Range, Outdoor	✓	
Commercial Amusement, Outdoor	✓	
Commercial Stable		✓
Race Tracks		✓
Golf Course	✓	
Golf Driving Range	✓	

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Use	Allowable in B2	Prohibited in B2
Miniature Golf	✓	
Automobile Fueling Station	✓	
Automobile Oil Change, Lube, Light Service	✓	
Automobile Sales	✓	
Automobile Body Repair Shop	✓	
Automobile General Repair	✓	
Automobile and/or Truck Washing Facility	✓	
Truck Stop	✓	
Truck Terminals		✓

# Warren County Zoning

Use	Allowable in B2	Prohibited in B2
Moving Truck and Trailer Rental	✓	
Motor Vehicle Impound Lots		✓
Salvage Motor Vehicle Auction or Pool Facility		✓
Self-Storage Facility	✓	
Mover Storage Facility	✓	
Container/POD Storage Facility		✓
Wind Energy Conversion System, Large Wind Farms		✓
Mineral Extraction and Surface Mining		✓
Concrete or Asphalt Batching Plant		✓



# Warren County Zoning

Use	Allowable in B2	Prohibited in B2
Petroleum or Related Products Refining or Distributor		✓
Class I, II, III, and IV Composting Facility		✓
Construction and Demolition Debris Disposal Facility		✓
Methane Recovery Facility associated with Soil Removal		✓
Sanitary Landfill		✓
Incinerator for the Burning of Solid Wastes		✓
Solid Waste Disposal Facility		✓
Recycling and Salvage Center		✓
Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling		✓

Warren County Zoning Department  
406 Justice Drive, Room 170 Lebanon, Ohio 45036  
wczoning@co.warren.oh.us

Application # 2023-10  
Page -1-  
(EFF: 09/24/2020)

Application for Zoning Map Amendment

Non-Commercial \_\_\_\_\_ Commercial \_\_\_\_\_ PUD \_\_\_\_\_

1) Owner (s)/Lessee(s) Name(s): The Sisters Ltd  
Phone: 513-932-3931 E-mail: js Summers@bankwith1st.com  
Address: 1000 E. Main Street

2) Property location / Address: Approximately 2 Ac Rt 350, Lebanon Ohio 45036

Parcel Id # 1\_3\_1\_6\_1\_0\_0\_0\_3\_7 Township: Turtlecreek

3) Current Use Vacant Proposed Use A u t o m o b i l e

4) Request Zoning to change to: B2 from: JEDD Overlay

5) Property Description: Total Acreage: 2.0 +/- Public Road Frontage (feet): 200

6) Are there any Variances to the Zoning Regulations being requested? Yes:  No:

7) Abbreviated Application Requirements (See Section 1.304.2):

- Applicant must meet with the Zoning Inspector and Staff Planner before submitting application
- Legal description / Deed (obtain in Recorder's Office 406 Justice Drive, Rm 237, or log onto <https://www.warrencountyrecorder.com>)
- Applicant must be present at the Public Hearing
- 4 Identical aerial maps and 1 digital copy showing the area to be amended
- Statement of how the proposed Rezoning relates to the Warren County Comprehensive Plan.
- Location of natural features (i.e. ponds, water ways, wetlands, trees six-inch diameter or larger, etc.) shown on plot plan

8) Application requires compliance with the following in order for the Application to be complete:

- Applicant must complete the attached 'Temporary License/Right of Entry (Page 2).
- If Applicant is a corporation, Limited Liability Company or organized otherwise, corporate capacity must be stated.

Owner(s)/Lessee(s) Name(s): The Sisters Ltd  
Owner(s)/Lessee(s) Signature(s): [Signature] MRMS [initials]  
Date: Dec. 1, 2023  
Member

I/We do hereby acknowledge that I/We have reviewed the attached Application completed and signed by the Applicant, and do hereby authorize \_\_\_\_\_ as Applicant to file and proceed with this Application for a zoning map amendment concerning My/Our property listed above.

**RECEIVED**  
**DEC 1 2023**  
**ZONING INSPECTION**

**TEMPORARY LICENSE/RIGHT OF ENTRY FOR POSTING SIGN**

(to be completed and signed by all Owner(s) of record)

In accordance with Section 1.304.3 (A), a sign stating the public process for this specific property shall be posted on the property subject to Zoning Map Amendment, accordingly, all Owner(s) do hereby grant to Warren County and its employees or agents a temporary license/right of entry onto the subject property to place and maintain a sign as required in Section 1.304.3 (A) of the Warren County Rural Zoning Code. The duration of this temporary license/right of entry is from the date of execution of the Application for Zoning Map Amendment until the sign is removed by Warren County or its employees or agents on or immediately after the date the final public hearing is closed by the Approving Authority.

**SIGNED BY:**

*Hilma Sumar*

*Managing Member*

Dec. 1, 2023

Owner Signature

Date

The Sisters Ltd

Owner (please print)

Owner Signature

Date

Owner (please print)

Owner Signature

Date

Owner (please print)

WITNESSED BY:

Name (please print)

Signature

Date

**RECEIVED**

Name (please print)

Signature

Date

**DEC 1 2023**

**ZONING INSPECTION**

Warren County  
Regional Planning  
Commission  
Recommendation

- December 14, 2023, RPC Staff recommends approval of **The Sisters Ltd Rezoning**, from I-1 JEDD Overlay to B-2 Community Commercial Business, to the Warren County Rural Zoning Commission.

RPC  
Executive  
Committee  
Vote

December 21, 2023- The rezoning request received a **denial** from the RPC Executive Committee.

The Motion Passed with:

14- Aye

1- Abstain.



MR. JAMES VANDEGRIFT  
MR. DANIEL JONES  
MR. JONATHAN SAMS  
MS. AMANDA CHILDERS

TRUSTEE  
TRUSTEE  
TRUSTEE  
FISCAL OFFICER

Turtlecreek  
Township

December 27, 2023

Warren County Rural Zoning Inspection  
Attn: Michelle Tegtmeier  
406 Justice Drive  
Lebanon, Ohio 45036

RE: The Sisters, LTD  
Case #2023-10

Dear Ms. Tegtmeier;

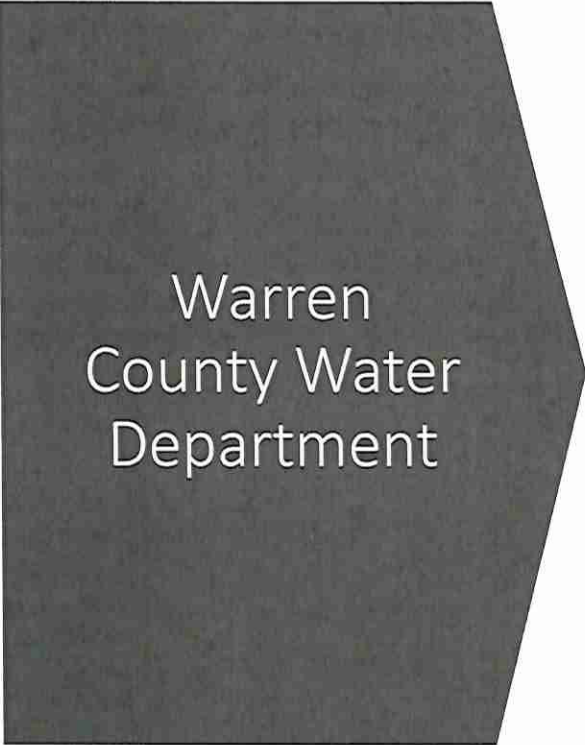
Turtlecreek Township Board of Trustees and Fire Chief have received and reviewed the request for rezoning for The Sisters, LTD.

The Board of Trustees would request that the Warren County Zoning Board follow the recommendation of the Warren County Regional Planning Commission for denial of the rezoning request for The Sisters, LTD property.

The Trustees would like to thank you for submitting the rezoning request for review.

Yours truly,

Daniel F. Jones  
Board Chairperson

The logo for the Warren County Water Department is a dark gray, arrow-shaped graphic pointing to the right. The text "Warren County Water Department" is centered within the arrow in a white, sans-serif font.

Warren  
County Water  
Department

Warren County cannot provide centralized water or sewer service to this parcel. Development as a commercial property may be challenging if centralized water and sewer service is required.

Thanks,

*Chris G. Brausch, P.E.*

Warren County Water & Sewer Department

Ph. (513) 695-1193 (direct line)

Fx. (513) 695-2995



Western  
Water

Western Water Company is the water provider for this parcel. I do not see any issues at this time. Before the construction takes place, however, we must be notified so we can locate and plan necessary construction for water services.

Thank you,  
Jamey Hinkle  
Western Water Company



**LEBANON-TURTLECREEK JOINT ECONOMIC DEVELOPMENT DISTRICT  
LAND USE REVIEW BOARD**

**RECOMMENDATION TO WARREN COUNTY BOARD OF COUNTY  
COMMISSIONERS OF DISAPPROVAL OF PROPOSED REZONING OF THE  
SISTERS LTD PROPERTY  
JANUARY 29, 2024**

The Lebanon-Turtlecreek Joint Economic Development District Agreement, executed January 11, 2013, provided for the establishment of a JEDD Land Use Review Board to consider proposed land use changes within the JEDD and provide recommendations of approval or disapproval to the Warren County Commissioners. The JEDD Land Use Review Board convened on January 29, 2024 to consider the proposed rezoning of 2+/- acres of a portion of Parcel ID 13-16-100-037-1 from I-1 JEDD Overlay to B-2 Community Commercial Business.

The JEDD Land Use Review Board hereby expresses support for the proposed use of Southern Tire Mart, but submits a recommendation of disapproval of the rezoning in the interest of keeping the JEDD Overlay zoning intact within the JEDD.



\_\_\_\_\_  
Greg Orsz, Chairperson  
JEDD Land Use Review Board