



**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 – May 29, 2018

The Board met in regular session pursuant to adjournment of the May 24, 2018, meeting.

Tom Grossmann – absent

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the May 24, 2018, meeting were read and approved.

- 18-0857      A resolution was adopted to approve emergency repair to the sanitary sewer forcemain located at the intersection of Franklin & Main in Waynesville.  
Vote: Unanimous
- 18-0858      A resolution was adopted to authorize the Board to enter into an agreement with Allstate Tower, Inc. on behalf of Warren County Telecommunications.  
Vote: Unanimous
- 18-0859      A resolution was adopted to approve and enter into a lease agreement with the Abuse and Rape Crisis Shelter (ARCS) of Warren County. Vote: Unanimous
- 18-0860      A resolution was adopted to authorize the President or Vice President of this Board to sign a Satisfaction of Mortgage for Marta Miller. Vote: Unanimous
- 18-0861      A resolution was adopted to approve and authorize the President and/or Vice President of this Board to sign a subrecipient agreement between the City of Lebanon and Warren County in regards to the FY2017 Cambridge/Georgetown/Raintree/Winding Road Community Development Block Grant Project. Vote: Unanimous
- 18-0862      A resolution was adopted to authorize Vice President of the Board to sign the

Change Order with Tritech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous

- 18-0863 A resolution was adopted to approve and authorize the President of the Board to enter into a Youth Worksite Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 18-0864 A resolution was adopted to determine necessity for certain improvement projects for public use. Vote: Unanimous
- 18-0865 A resolution was adopted to approve various refunds. Vote: Unanimous
- 18-0866 A resolution was adopted to accept Amended Certificate and approve supplemental appropriation within the Water Fund No. 583. Vote: Unanimous
- 18-0867 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #101-1110 into Probate Court Fund #101-1250. Vote: Unanimous
- 18-0868 A resolution was adopted to approve appropriation adjustment within Mary Haven Fund #270. Vote: Unanimous
- 18-0869 A resolution was adopted to approve appropriation adjustment within Common Pleas Probation Fund #101-1223. Vote: Unanimous
- 18-0870 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 18-0871 A resolution was adopted to approve text and map amendments to the Warren County Airport Zoning Regulations. Vote: Unanimous
- 18-0872 A resolution was adopted to approve engineering agreement with AECOM Technical Services Inc., for the design of water treatment plant upgrades and softening facilities and approve Purchase Order No. 25074. Vote: Unanimous

#### DISCUSSIONS

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

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PUBLIC HEARING  
CONSIDER TEXT AND MAP AMENDMENTS TO THE  
WARREN COUNTY AIRPORT ZONING REGULATIONS

The Board met this 29<sup>th</sup> day of May 2018, in the Commissioners' Meeting to consider Text and Map Amendments to the Warren County Airport Zoning Regulations.

Zachary Moore, Regional Planning Commission, presented the attached PowerPoint reviewing the purpose of the code, levels of legislation, entities involved in the airport zoning process, the current airport zoning map, proposed airport zoning map, surface zones and the notification process required to be followed when constructing within the zones.

Mr. Moore stated that the current airport zoning regulations have not been amended since the 1960's.

Commissioner Jones and Commissioner Young questioned if the purpose of these amendments is to update the current text and map as required to conform to Federal Regulation.

Mr. Moore answered affirmatively.

There was discussion relative to the grandfathering of structures within the zones that would not be in compliance with the amended regulations.

Bruce McGary, Assistant Prosecutor, stated that over the last 20 years, zoning violations have been abated. He then stated that everything would be new from this point forward and would require compliance by filing form 7460 with the Ohio Department of Transportation.

Michael Yetter, Zoning Supervisor, stated that the adoption of the proposed text and map amendments do not change any land zoning. He explained that these are only an overlay relative to height restrictions.

Upon further discussion the public hearing was closed and the Board resolved (Resolution #18-0871) to approve text and map amendments to the Warren County Airport Zoning Regulations as presented.

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Chris Brausch, Sanitary Engineer, was present along with Chris Wojnicz, Assistant Engineer, for a work session to discuss the water softening improvement project.

Mr. Wojnicz presented the proposed agreement with AECOM for engineering services relative to the project and highlighted the scope of services for this proposed \$45 million project that includes waterline improvements as follows:

- Preliminary Design
- Environmental Investigation
- Detail design with cost estimates
- Permitting
- Easement preparation
- Confirmation of current water modeling
- Bidding process
- Construction administration

Mr. Wojnicz reviewed the current proposed timeline as follows:

January 2020- Let bids for construction of improvements  
March 2020 – Enter into contract with successful bidder  
October 2021 – Project completion

He then requested the Board to approve the agreement with AECOM for a cost of \$4,519,000.

Upon further discussion, the Board resolved (Resolution #18-0872) to approve and engineering agreement with AECOM Technical Services Inc., for the design of water treatment plant upgrades and softening facilities.


Upon motion the meeting was adjourned.

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Tom Grossmann, President

  
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David G. Young

  
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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 May 29, 2018, in compliance with Section 121.22 O.R.C.

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



# Warren County Airport Zoning Code & Map Update

Prepared for the  
Warren County Board of Commissioners

Meeting Date: May 29, 2018

# Purpose of an Airport Zoning Code

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- Prevent creation or establishment of airport hazards which could endanger the public health, safety, and welfare
- Abatement, elimination, removal, alteration, mitigation, or marking and lighting of existing airport hazards is a legitimate public purpose.
- Primarily, the height of structures defines whether they are a hazard (i.e. cell towers, buildings, trees, etc.)

# Levels of Legislation

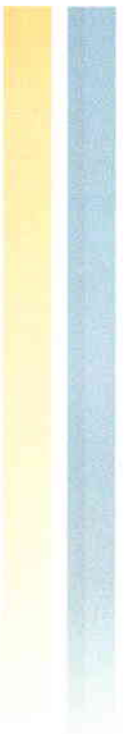
- **Federal**
  - Federal Aviation Regulations (FAR) Part 77
  - Administered by the Federal Aviation Administration (FAA)
- **State**
  - Ohio Revised Code (ORC) 4563
  - Administered by ODOT Office of Aviation
- **Local**
  - Airport Zoning Codes, enabled by ORC 4563
  - Administered by the Airport Zoning Board as defined in 4563
  - Often multi-jurisdictional (Clearcreek, Franklin, & Turtlecreek Townships and City of Lebanon affected)

# Actors Involved (not the same as “surface” zoning)

- **Airport Zoning Board**
  - Adopts, administers, and enforces the Code
  - Warren County Board of Commissioners
- **Airport Zoning Board of Appeals (BZA)**
  - Appointed by Airport Zoning Board
  - Reviews and acts on variances and appeals
- **Airport Zoning Inspector**
  - Designated by Airport Zoning Board to administer and enforce
  - Mr. Mike Yetter serves in this capacity



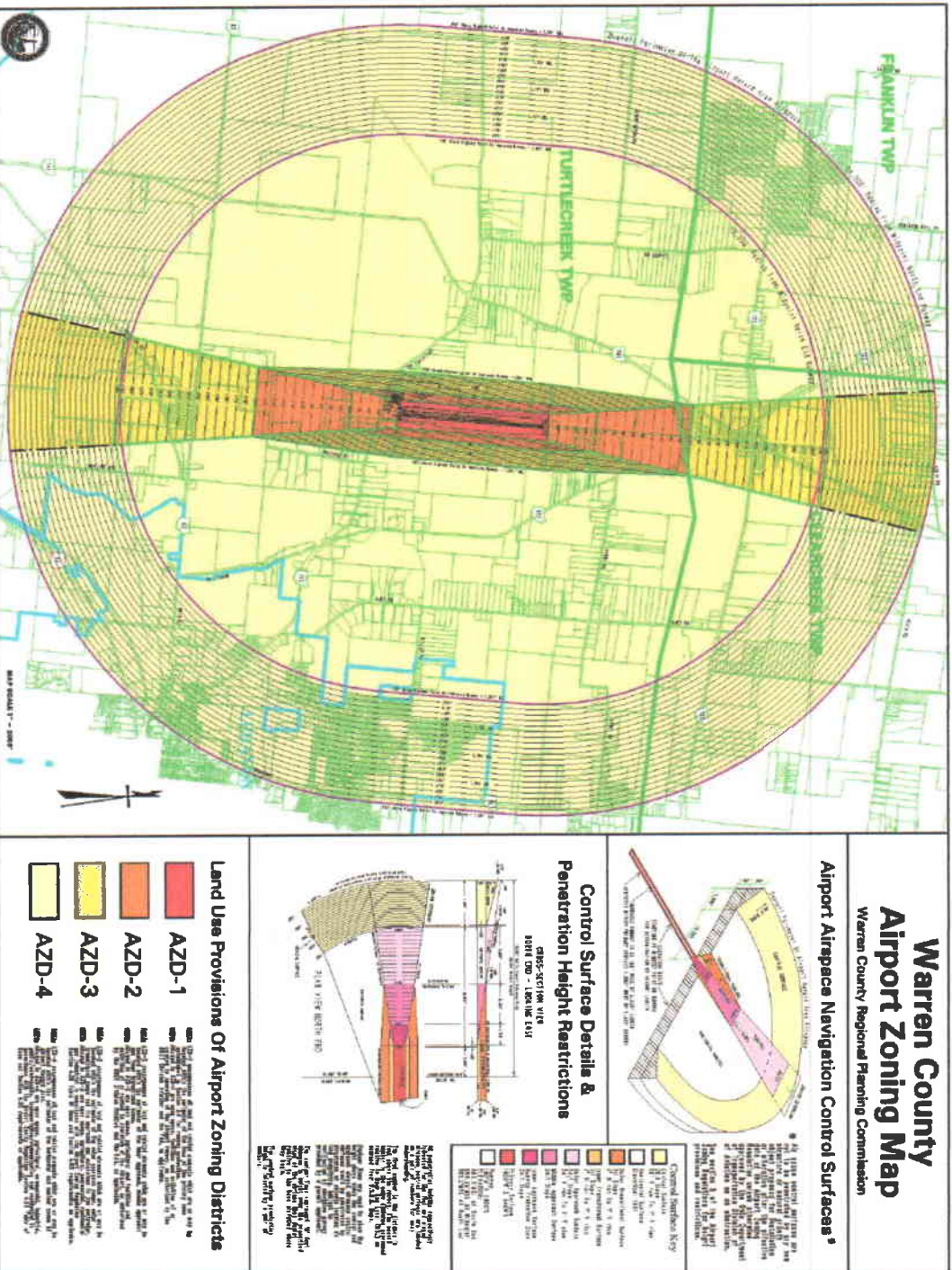
# Current Zoning Map



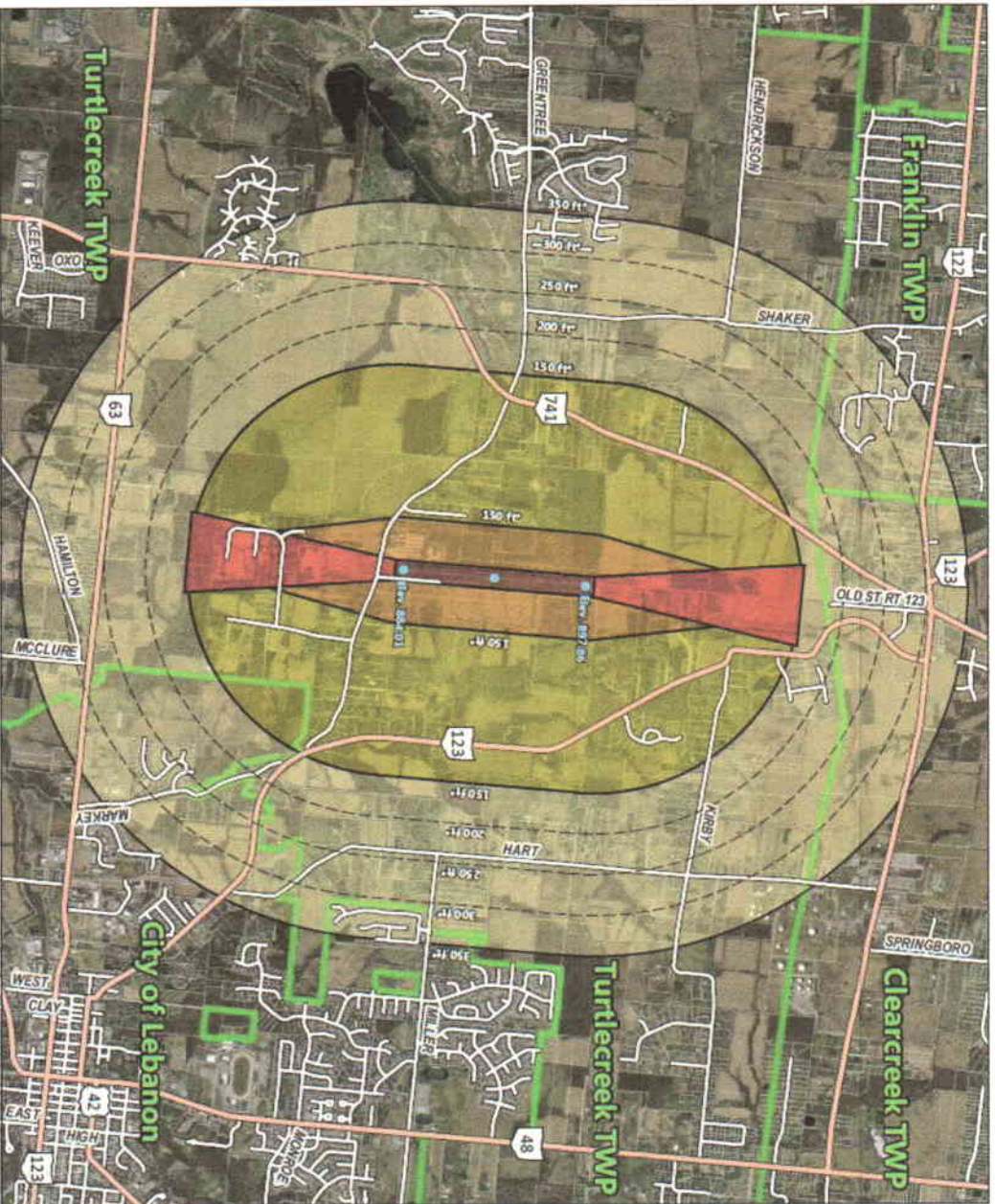
- Current Code and Map were approved in 1966.



# Prior Working Maps Prepared



# Proposed Zoning Map Complying with FAR Part 77



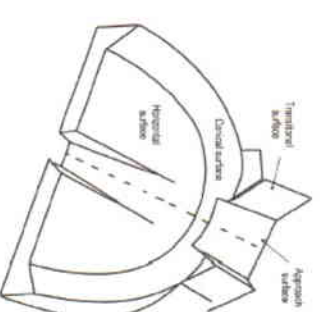
## Warren County Airport Surface Zoning Map

### Legend

- Runway Points (ends and midpoint)
- Conical Zone Intervals
- Political Subdivisions

### Surface Zones

- Primary Surface
- Approach Surface
- Transitional Surface
- Horizontal Surface
- Conical Surface



# Surface Zones

- **Primary Surface** – length of runway plus 200 ft at either end; 500 ft wide
- **Horizontal Surface** – 5,000 ft arcs from center of each primary surface end, connected together, and 150 ft above Airport Elevation
- **Conical Surface** – extends outward and upward 4,000 ft from horizontal surface at a slope of 20:1
- **Approach Surface** – 20:1 slope extending outward and upward 5,000 ft from the primary surface
- **Transitional Surface** – angled surface at 7:1 slope angled out from primary surface and connecting with horizontal surface 150 ft above Airport Elevation

# Notification Requirement

- Owner must file a **Form 7460-1** "Notification of Proposed Construction or Alteration" and obtain a **permit** from ODOT Office of Aviation 90 days prior to proposed construction, if:
  - The construction is over 200 feet in height, but less than 500 feet in height, located within 3 to 6 nautical miles of the airport;
  - The construction will penetrate a 100:1 slope that is within a horizontal distance of 20,000 feet from the airport runway; and/or
  - The construction will penetrate a 25:1 slope that is within a horizontal distance of 5,000 feet from the heliport.

# Adoption



- Amendments to the Code and Map are to be adopted by the **Board of County Commissioners**
- **RPC** does not see or recommend such amendments