



**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 – September 21, 2021

The Board met in regular session pursuant to adjournment of the September 14, 2021, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the September 14, 2021, meeting were read and approved.

- 21-1274 A resolution was adopted to approve leave donation for David Sauer, Emergency Communications Operator, within Warren County Emergency Services.
Vote: Unanimous
- 21-1275 A resolution was adopted to accept resignation of Cody Keller, Water Treatment Technician, within the Warren County Water and Sewer Department, effective September 30, 2021. Vote: Unanimous
- 21-1276 A resolution was adopted to hire Elizabeth Sammons as Deputy Director within the Warren County Facilities Management Department. Vote: Unanimous
- 21-1277 A resolution was adopted to hire Bart Saltsgaver as Custodial Worker I within the Warren County Department of Facilities Management. Vote: Unanimous
- 21-1278 A resolution was adopted to authorize the posting of a “Case Aide” position, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02 (A).
Vote: Unanimous
- 21-1279 A resolution was adopted to approve and authorize the Board to sign the Ohio Department of Job and Family Services Local Workforce Development System Subgrant Agreement. Vote: Unanimous

- 21-1280 A resolution was adopted to enter into an On-the-Job Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 21-1281 A resolution was adopted to enter into a Youth Worksite Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 21-1282 A resolution was adopted to approve and authorize the President of the Board to sign a Subgrant Award Agreement on behalf of the Greater Warren County Drug Task Force. Vote: Unanimous
- 21-1283 A resolution was adopted to enter into a business agreement with Mason Fire District on behalf of Warren County Telecommunications. Vote: Unanimous
- 21-1284 A resolution was adopted to authorize President of the Board to sign the Install Completion Report for Mobilcomm, Inc. on behalf of Warren County Telecommunications. Vote: Unanimous
- 21-1285 A resolution was adopted to approve change order No. 3 to the contract with Building Crafts Inc. for the construction of the Lower Little Miami Wastewater Treatment Plant Improvements Project, purchase order No. 20001880. Vote: Unanimous
- 21-1286 A resolution was adopted to approve and enter into contract with VitalCore Health Strategies, LLC to provide medical, mental health, and dental services to the inmates at the Warren County Jail on behalf of the Warren County Sheriff's Office. Vote: Unanimous
- 21-1287 A resolution was adopted to enter into an exclusive and permanent drainage easement with Larry F. Lewis for the Union Road Bridge #33-5.16 Rehabilitation Project. Vote: Unanimous
- 21-1288 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday September 23, 2021. Vote: Unanimous
- 21-1289 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 21-1290 A resolution was adopted to approve bond release for Chick-Fil-A, Inc. for completion of improvements in Chick-Fil-A #2486 situated in Deerfield Township. Vote: Unanimous
- 21-1291 A resolution was adopted to approve various record plats. Vote: Unanimous
- 21-1292 A resolution was adopted to approve an operational transfer from Commissioners' Fund #11011112 into Human Services Fund #2203. Vote: Unanimous

- 21-1293 A resolution was adopted to approve operational transfer from County Commissioners' Fund #11011112 into Mary Haven Youth Treatment Center Fund #2270. Vote: Unanimous
- 21-1294 A resolution was adopted to approve operational transfer from Commissioners' Fund #11011112 into Child Support Enforcement Agency Fund #2263. Vote: Unanimous
- 21-1295 A resolution was adopted to approve operational transfers of interest earnings from Commissioners' Fund #11011112 into Water Funds #5510, #5583, Sewer Funds #5580 and #5575. Vote: Unanimous
- 21-1296 A resolution was adopted to accept an amended certificate and approve a supplemental appropriation for Grants Administration Fund #2265. Vote: Unanimous
- 21-1297 A resolution was adopted to accept an amended certificate and approve a supplemental appropriation in Fund #4484. Vote: Unanimous
- 21-1298 A resolution was adopted to approve supplemental appropriation into Local Fiscal Recovery Fund #2211. Vote: Unanimous
- 21-1299 A resolution was adopted to approve appropriation adjustments from Commissioners' General Fund #11011110 into Sheriff's Office Fund #11012200. Vote: Unanimous
- 21-1300 A resolution was adopted to approve appropriation adjustment within Coroner's Fund #11012100. Vote: Unanimous
- 21-1301 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 21-1302 A resolution was adopted to approve the site plan review application for Shaker Run PUD Pod F "The Masters at Shaker Run" in Turtlecreek Township subject to conditions. Vote: Unanimous
- 21-1303 A resolution was adopted to approve George Steel PUD Stage 2 located in Turtlecreek Township subject to conditions. Vote: Unanimous

DISCUSSIONS

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

Diana and Joshua Pike, St. Zachary's Haven in Hamilton Township, were present for a work session relative to their request for sanitary sewer service for their non-profit organization located on US RT 22-3 in Hamilton Township adjacent to the Village of Morrow.

Donna Pike provided background information on the sober living facility, stating that it is not a treatment facility, and how they utilize a holistic approach to healing from addiction at no charge to the resident as they are a faith-based organization. She explained that because of the current septic system, they can only handle 5 or 6 residents at a time and to increase the number served, they must upgrade the septic system or connect to sanitary sewer.

Commissioner Young stated that the Board fully supports their mission but has concerns with unintended consequences should they amend the sewer improvement area in order to allow them access to sewers.

Mrs. Pike stated her opinion that there should be some exception to the rules as it relates to a non-profit organization doing good work.

Joshua Pike, President of St. Zachary's Haven, provided background information on the property and surrounding area and how his brother, Zachary, enjoyed the outdoors.

Alex Kraemer, Hamilton Township Director of Economic Development and Zoning, stated that the Board supports sanitary sewer for this parcel, as it is currently in the Urban Service Area but not within the Sewer Improvement Area.

Bruce McGary, Assistant Prosecutor, provided background information on the sewer improvement area and reviewed the process of modifying the boundary, should the Board choose to do so. He discussed the major capital improvements that are also needed in the area in order to provide sanitary sewer to the properties that have already been approved for development. He then stated his recommendation that the Board stay consistent with their decision with any amendment staying consistent with the Urban Service Boundary map.

Brent Center, Hamilton Township Administrator, confirmed to the Board that there are certain properties within the Urban Service Area that they do not desire to extend sanitary services, including the acreage adjacent to the Pike's that is currently being mined for gravel.

Commissioner Young reviewed the three options:

1. Do nothing
2. Modify for the health and welfare to allow this parcel only to connect to sewer
3. Modify the sewer improvement area to conform to the Hamilton Township Urban Service Area Map which gives sewer service to parcels that the Township doesn't want served

Mr. Centers stated that the Hamilton Township Trustees would not want that to the risk of other parcels having access to sewers. He stated that the Trustees only desired for the Pike property to

be included and they would reverse their recommendation given the risks involved with opening the entire area for service.

Chris Brausch, Sanitary Engineer, stated that the sewers in this area are at maximum capacity during wet events due to the size of the pump station and force main.

Upon discussion, the Board stated their desire to continue this discussion at a future date when they have more information relative to needed improvements and also allow the Township Trustees to discuss an amended recommendation.

ADMINISTRATIVE HEARING
SITE PLAN REVIEW APPLICATION FOR SHAKER RUN PUD POD F “THE MASTERS
AT SHAKER RUN” IN TURTLECREEK TOWNSHIP

The administrative hearing to consider the site plan review application relative to Shaker Run Planned Unit Development “PUD” Pod F “The Masters at Shaker Run” in Turtlecreek Township was convened this 21st day of September 2021, in the Commissioners’ Meeting Room.

Michelle Tegtmeier, Building and Zoning Director, presented the attached PowerPoint presentation reviewing the location and proposal. She stated this section is the last multi-family area in the development. She then stated the recommendation to approve the site plan review application subject to five (5) conditions.

Ashley Wallis, Bayer Becker, stated that the property owners concur with the recommendation.

Carol Updike, Greentree Road resident, voiced concerns relative to traffic hazards at the entrance to the subdivision.

Commissioner Young stated he will alert the County Engineer’s office of her concerns to evaluate if the new traffic alert system would be warranted for this intersection.

Upon further discussion, the hearing was closed, and the Board resolved (Resolution #21-1302) to approve the site plan review application subject to five (5) conditions.

ADMINISTRATIVE HEARING
GEORGE STEEL PUD STAGE 2 LOCATED IN TURTLECREEK TOWNSHIP

The administrative hearing to consider the PUD Stage 2 application for the George Steel PUD located in Turtlecreek Township was convened this 21st day of September 2021, in the Commissioners' Meeting Room.

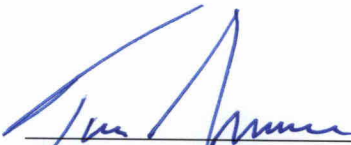
Elizabeth Dakin, Regional Planning Commission, presented the attached PowerPoint presentation reviewing the location and proposal. She reviewed their proposal to add a new road in order to accommodate trucks and improve ingress/egress to the site as well as additional outdoor storage area and the planting of trees along McClure Road. She then stated the Regional Planning Commission recommendation to approve the PUD Stage 2 subject to five (5) conditions.

Brad Frost, George Steel representative, stated that they agree with the recommended conditions.

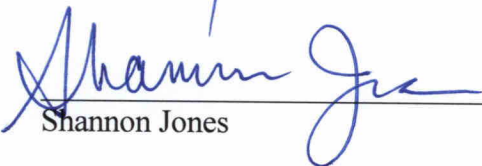
Upon further discussion, the Board closed the public hearing and resolved (Resolution #21-1303) to approve the PUD Stage 2 subject to five (5) conditions.

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 September 21, 2021, in compliance with Section 121.22 O.R.C.



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

CASE # 102-2021

Site Plan Review- Masters at Shaker Run

APPLICANT/OWNER/AGENT	Grand Communities, Jason Wisniewski Bayer Becker, Ashley Wallis	
TOWNSHIP	Turtlecreek	
PROPERTY LOCATION	ADDRESS	Shadow Wood Drive
	PIN	12-36-200-026-0
PROPERTY SIZE	27.25 Acres, 845 feet of frontage	

CURRENT ZONING DISTRICT	"R-1 PUD" Planned Unit Development
FUTURE LAND USE MAP (FLUM) DESIGNATION	Turtlecreek- Single Family Residential
EXISTING LAND USE	Vacant land
SITE PLAN REQUESTED	Development of 29 multi-family units.
ISSUE FOR CONSIDERATION	Compliance with the Shaker Run PUD Zoning Standards and the Warren County Rural Zoning Code.

Site Plan Process

Board of County Commissioners

Aerial Map

102-2021



Location – Pod F



Proposal – for a Portion of POD F

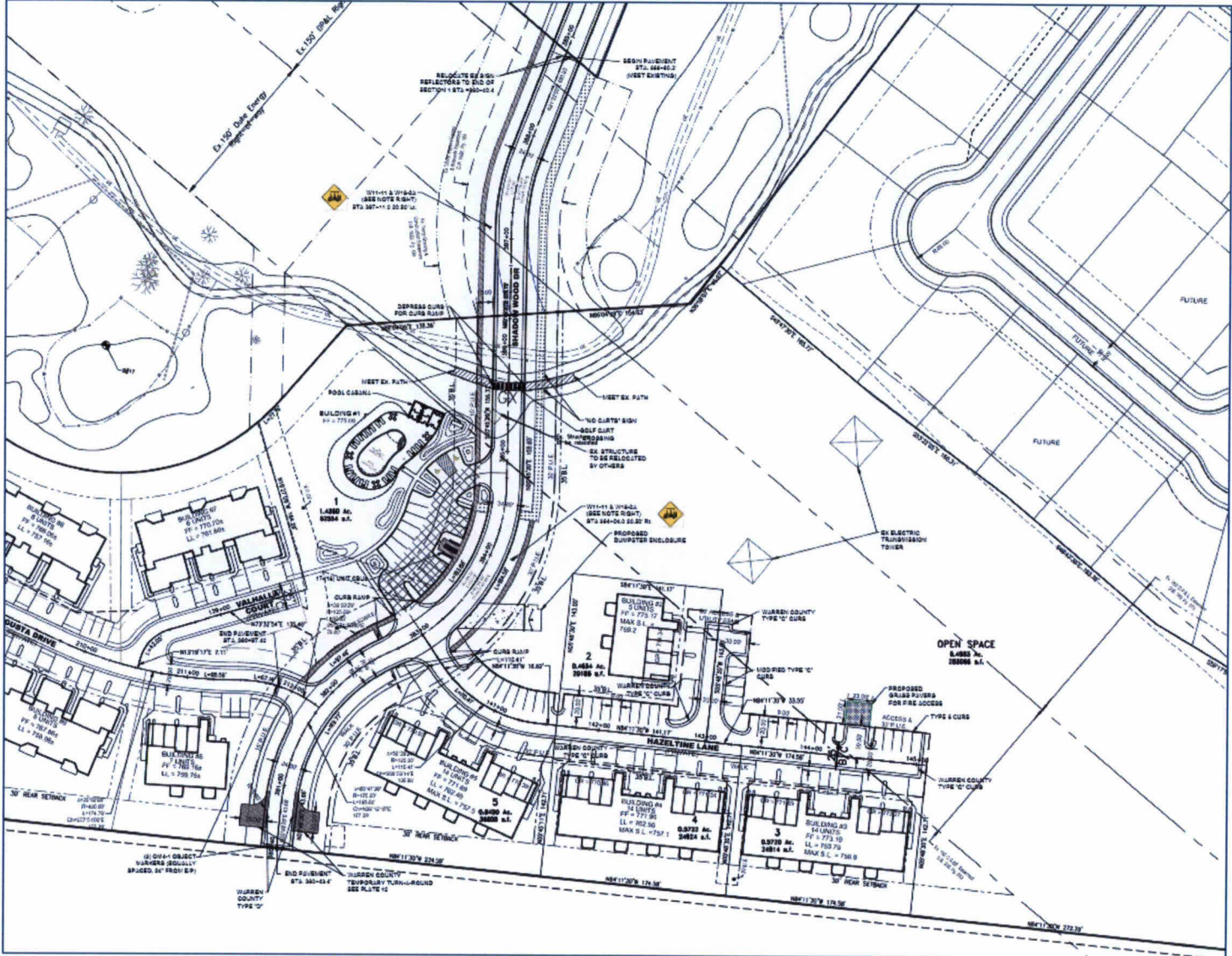
☐ **29 Buildings**

☐ **273 dwelling units** — One less unit than approved at PUD Stage 2.

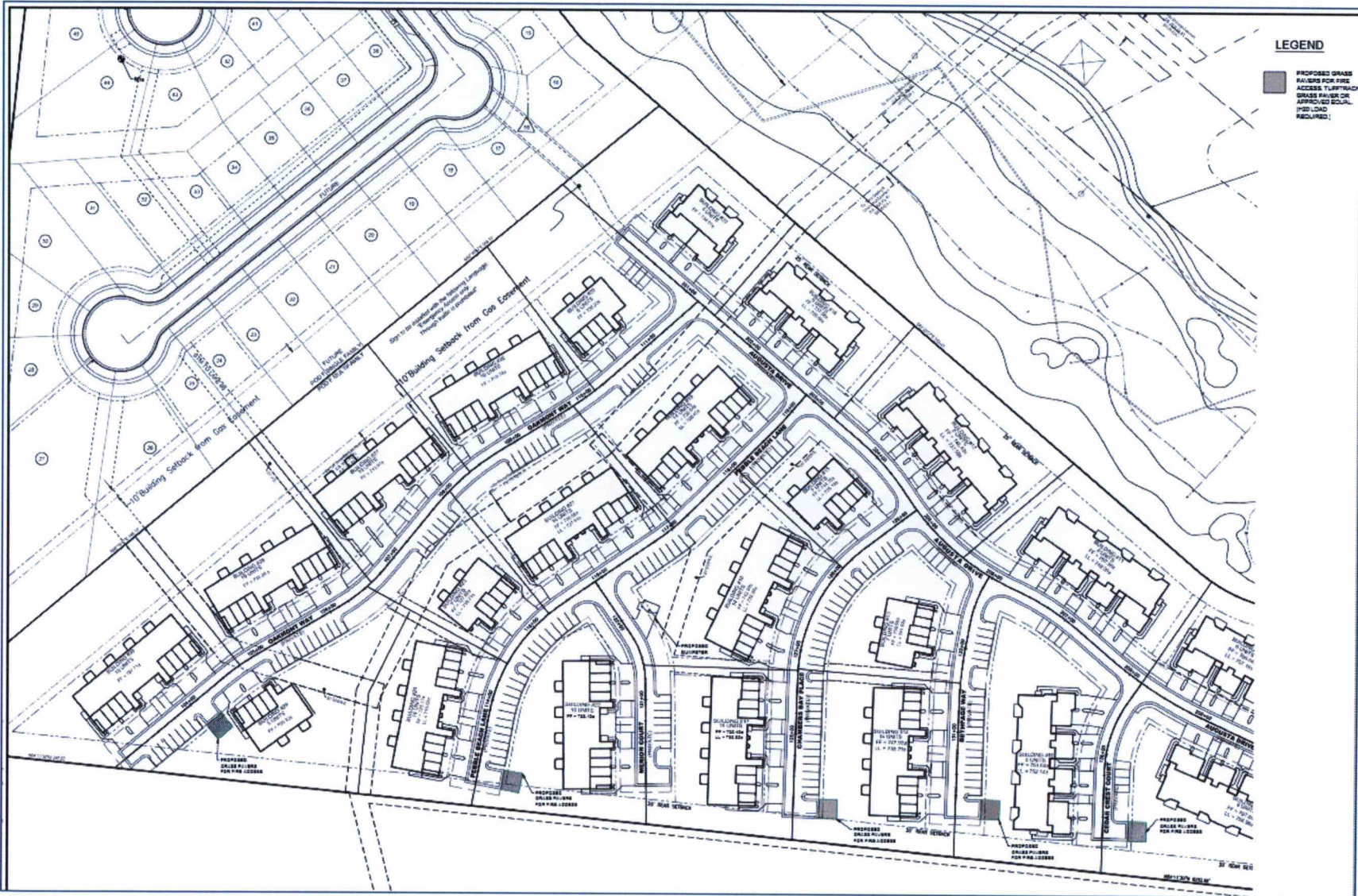
Building Type	Number of Buildings	Dwelling Units
14 Units	9	126
10 Units	5	50
8 Units	4	32
7 Units	4	28
6 Units	3	18
5 Units	3	15
4 Units *	1	4

Pod F-PUD Stage 1 (permitted)			
Gross Acreage	Number of Dwelling Units Permitted	Permitted Density	Unit Type
40.90	327	8 Dwelling Units per Acre	Single Family & Multi-Family

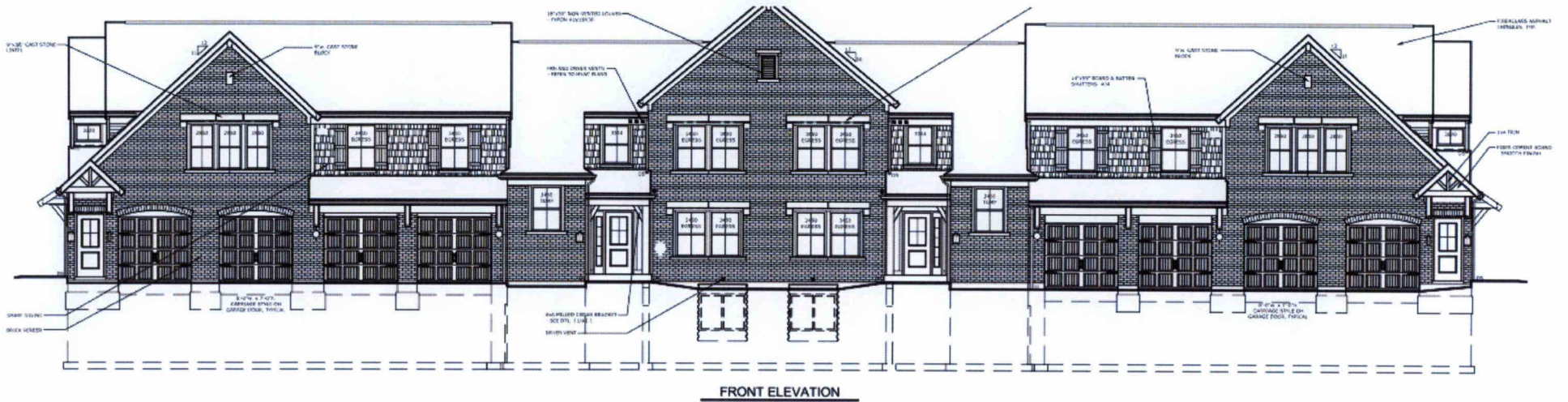
Site



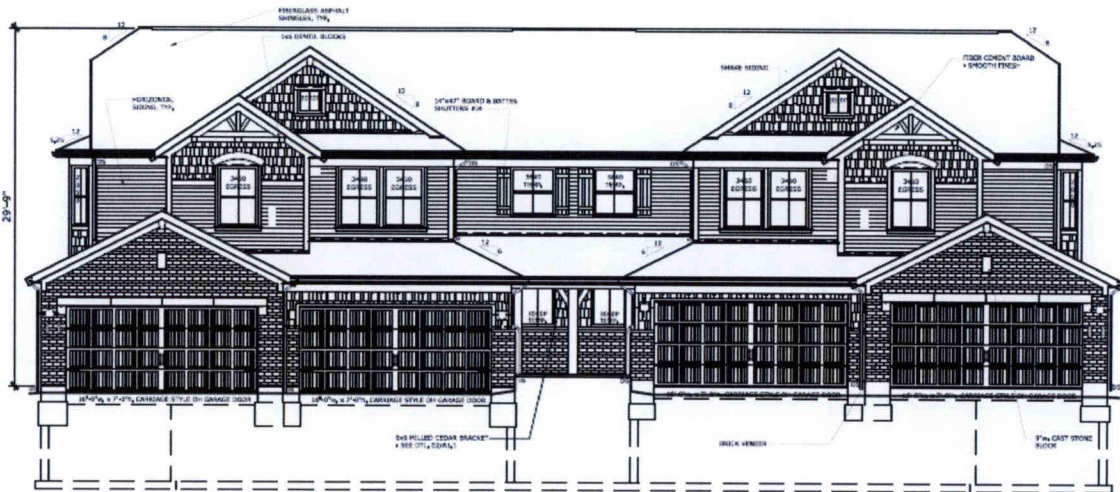
Site



Multi-family Elevations, 14-unit



Villa Elevations, 4-unit

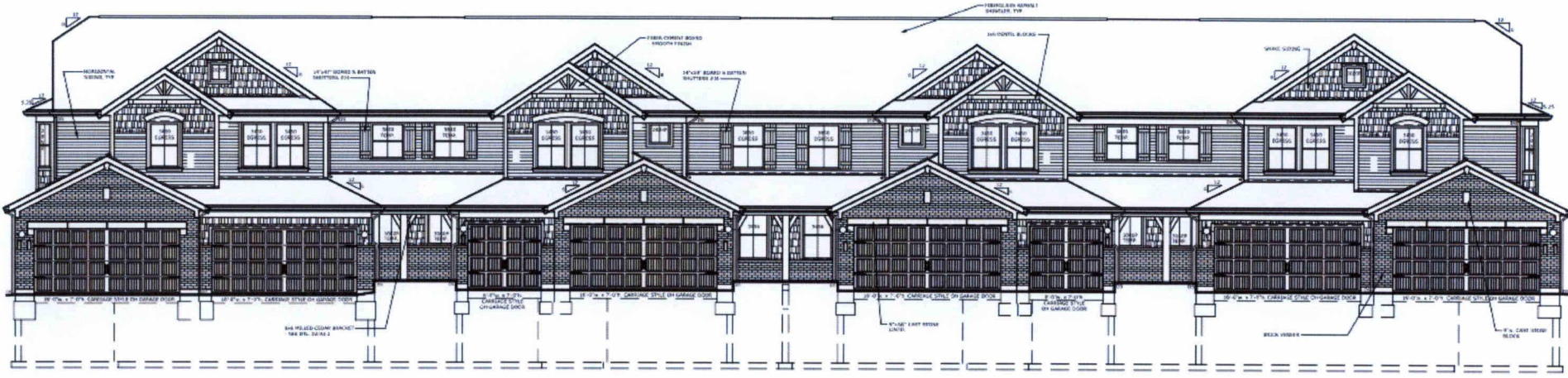


FRONT ELEVATION



REAR ELEVATION

Villa Elevations, 8-unit



REAR ELEVATION



FRONT ELEVATION

Pod K –Existing Design

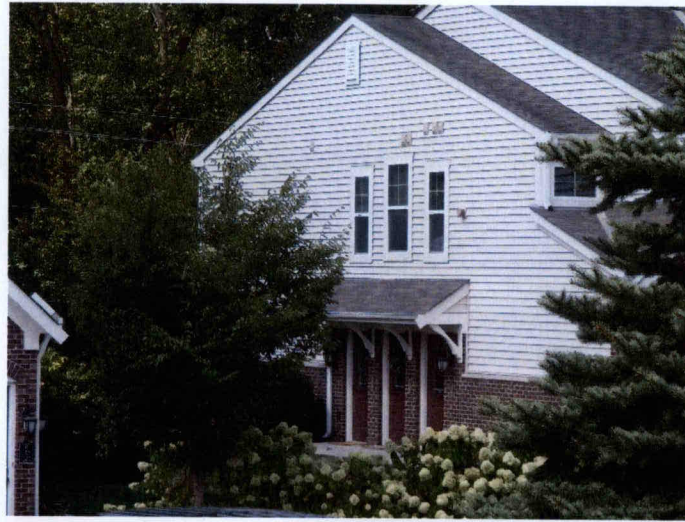
Front



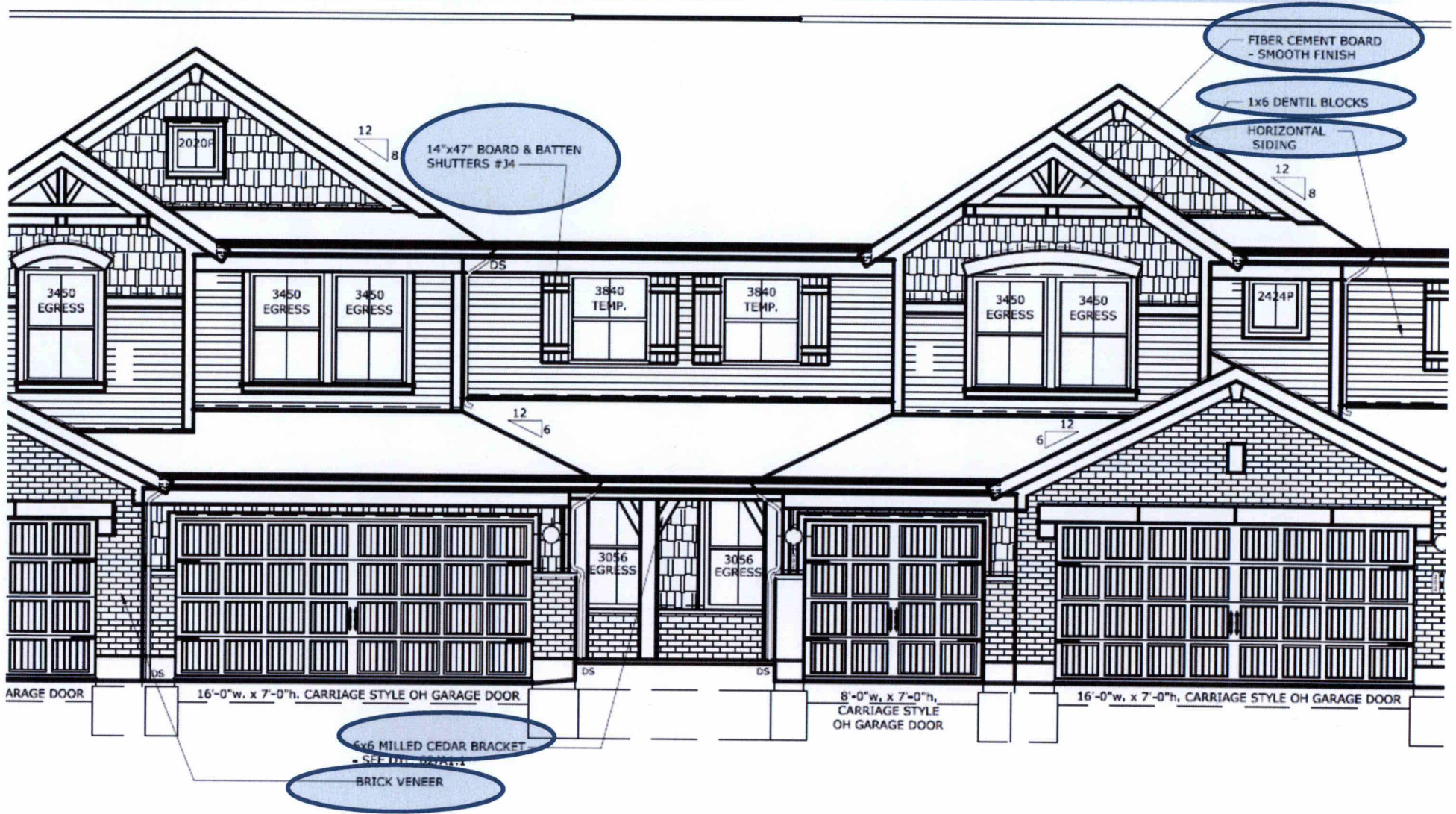
Back



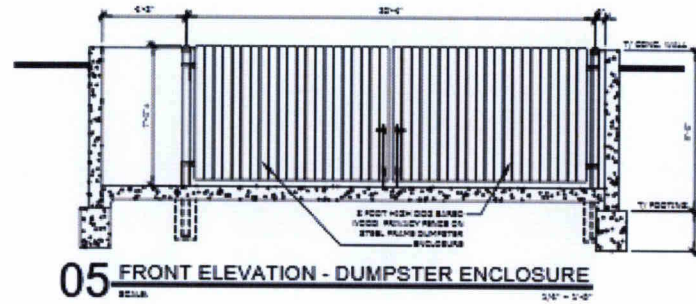
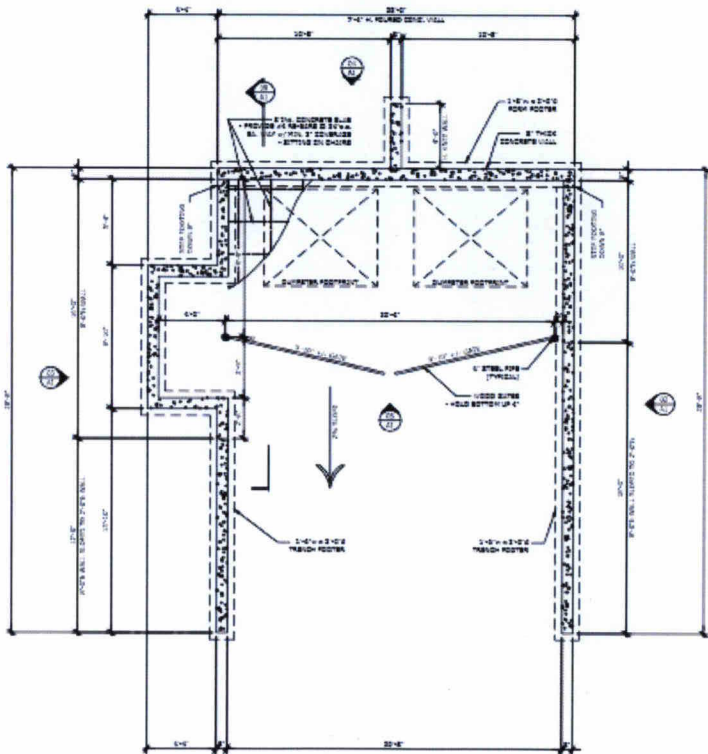
Pod K –Existing Design & Building Material



Building Material

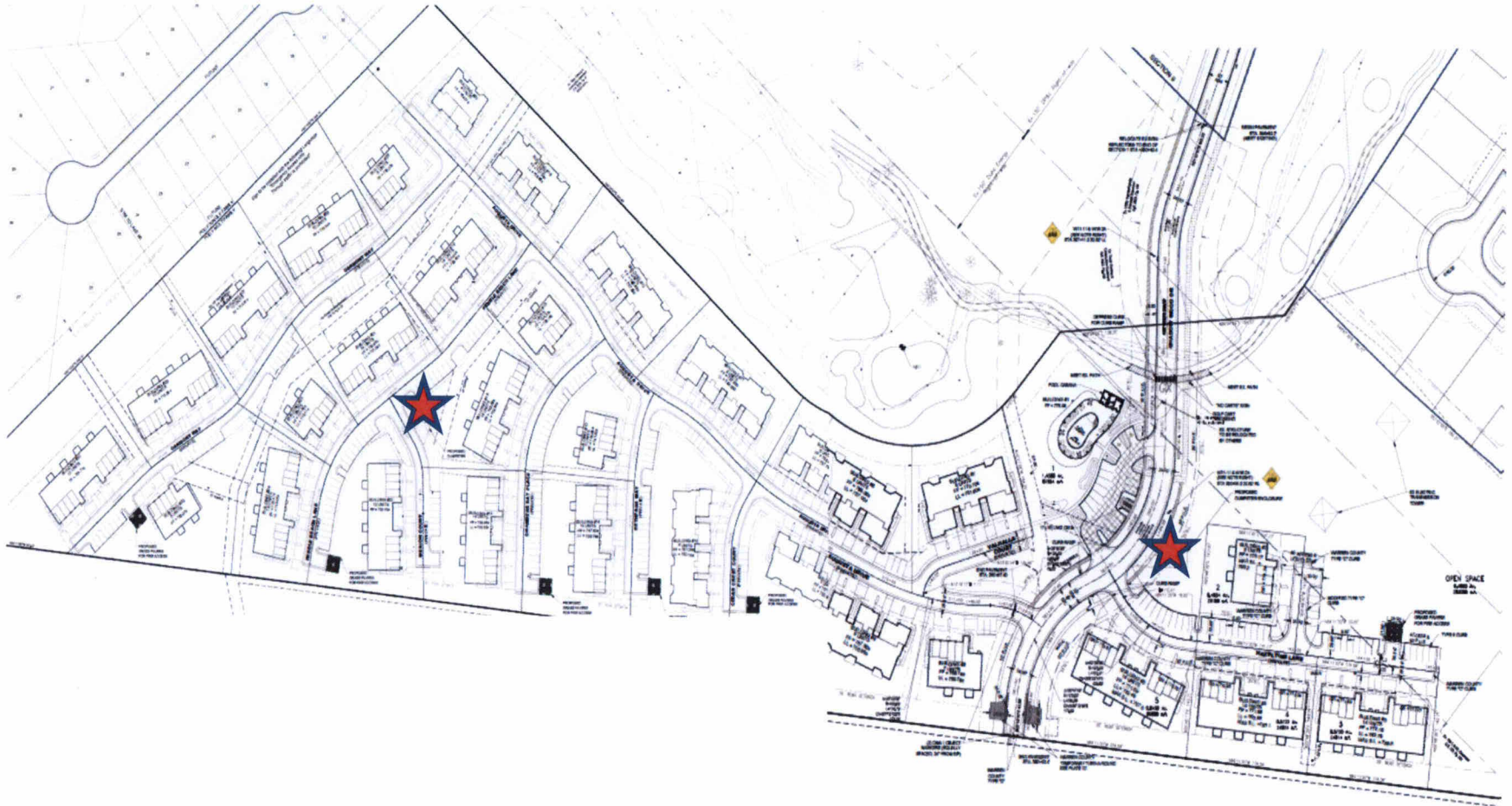


Dumpster Details



Dumpster in Pod K

Dumpster Location—Two Dumpsters



Parking

CHAPTER 20

PARKING AND LOADING REGULATIONS

USE

Dwellings, One (1) and two (2) family and summer cottages

Bed and Breakfast Lodging

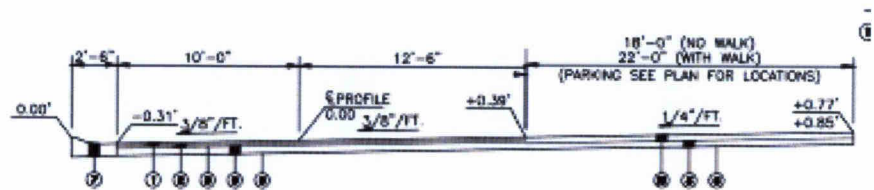
Multiple Dwellings

PARKING SPACE REQUIRED:

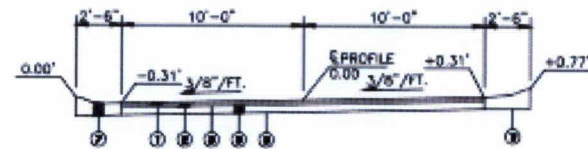
Two (2) for each dwelling unit

One (1) off-street parking space for each guest room and each employee shall be provided in addition to the parking required for single family occupancy of the residence

Two (2) for each dwelling unit

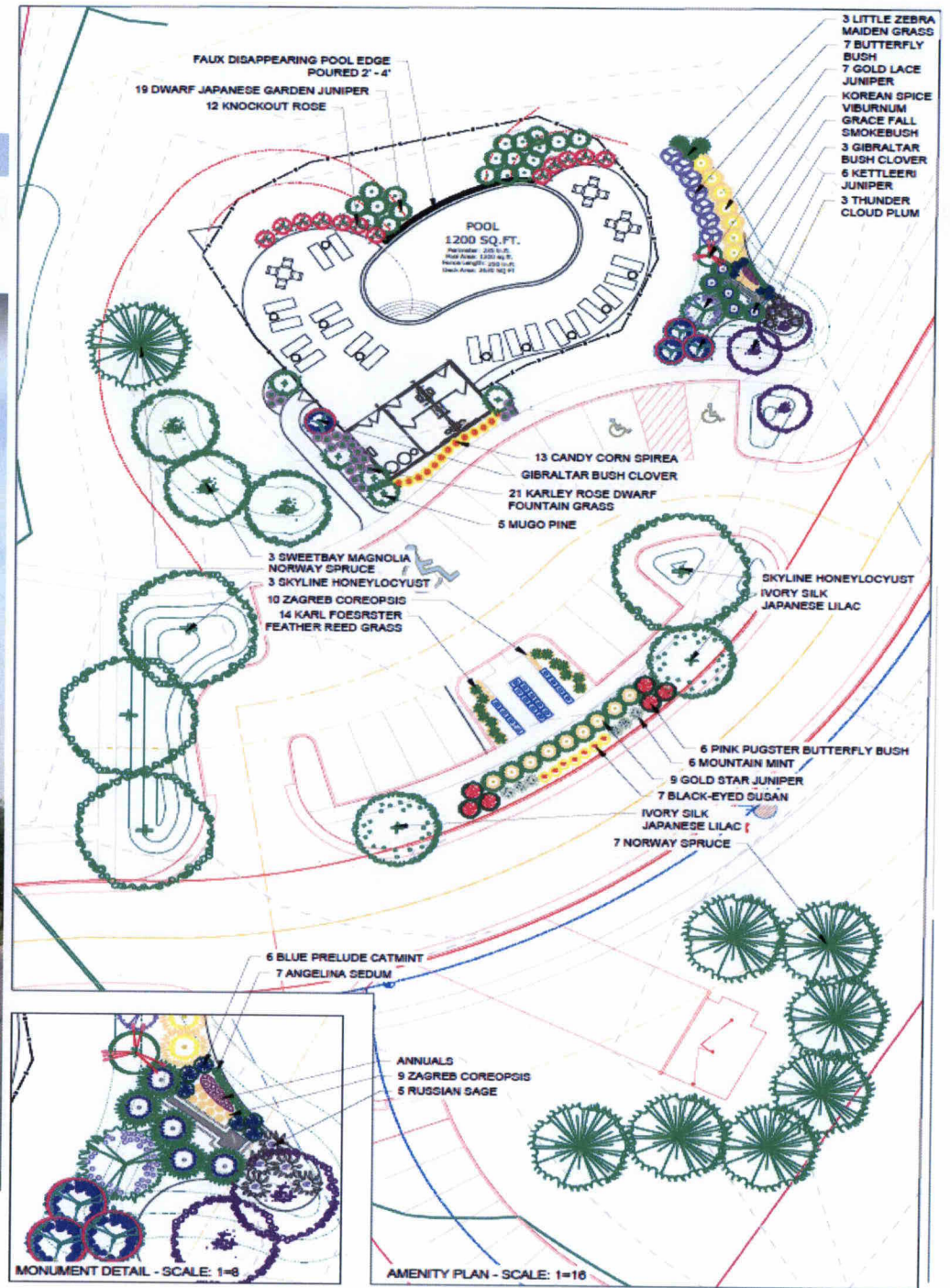


TYPICAL STREET CROSS (SLOPE TO ONE SIDE) W/ PARKING
NOT TO SCALE

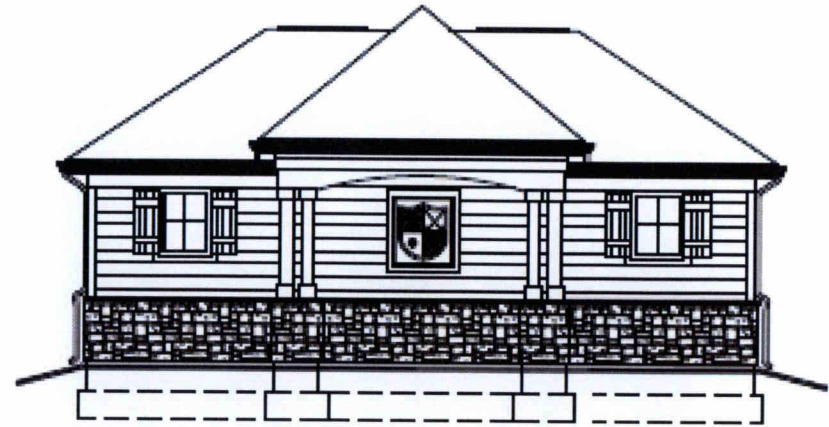
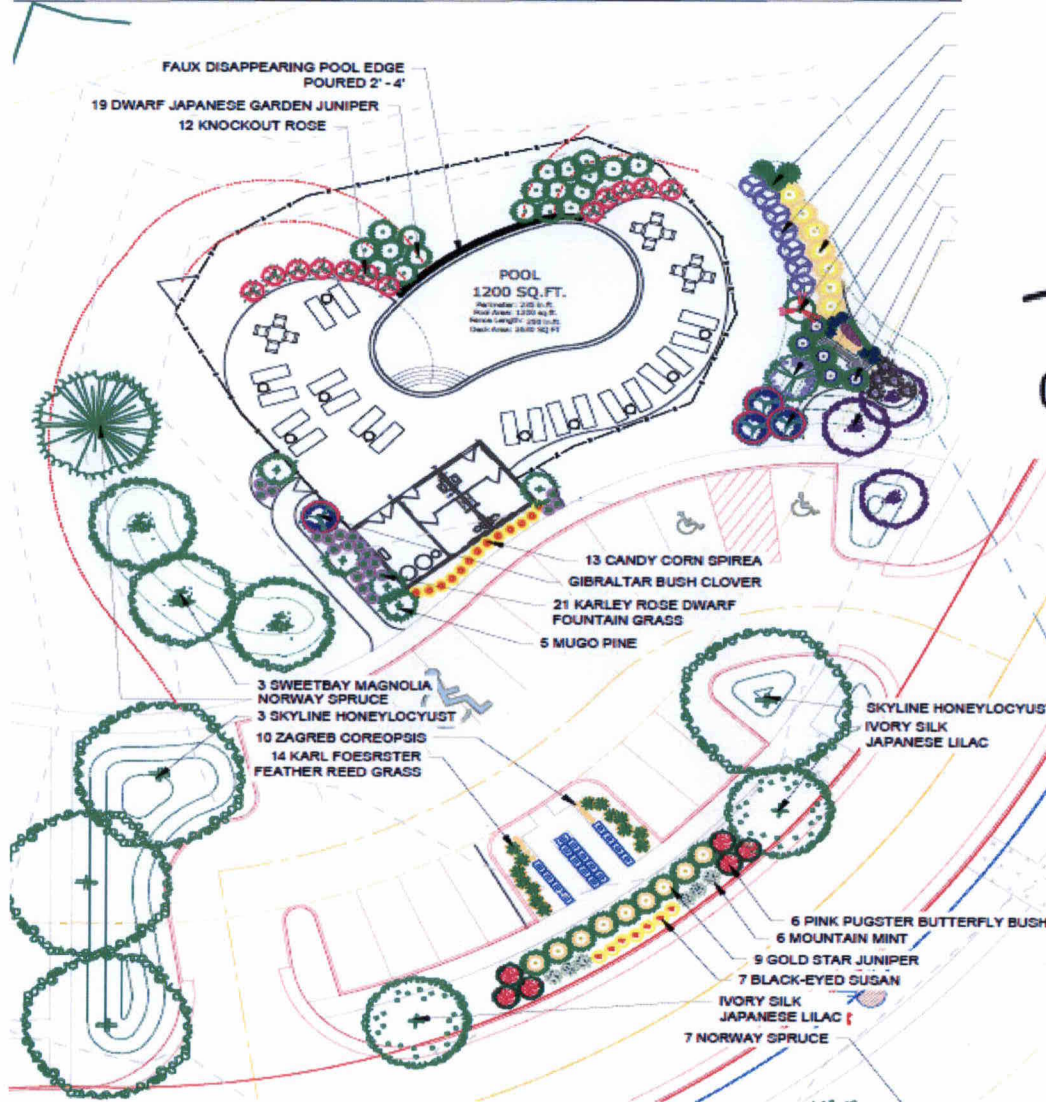


TYPICAL STREET CROSS (SLOPE TO ONE SIDE)
NOT TO SCALE

Landscaping



Pool Cabana

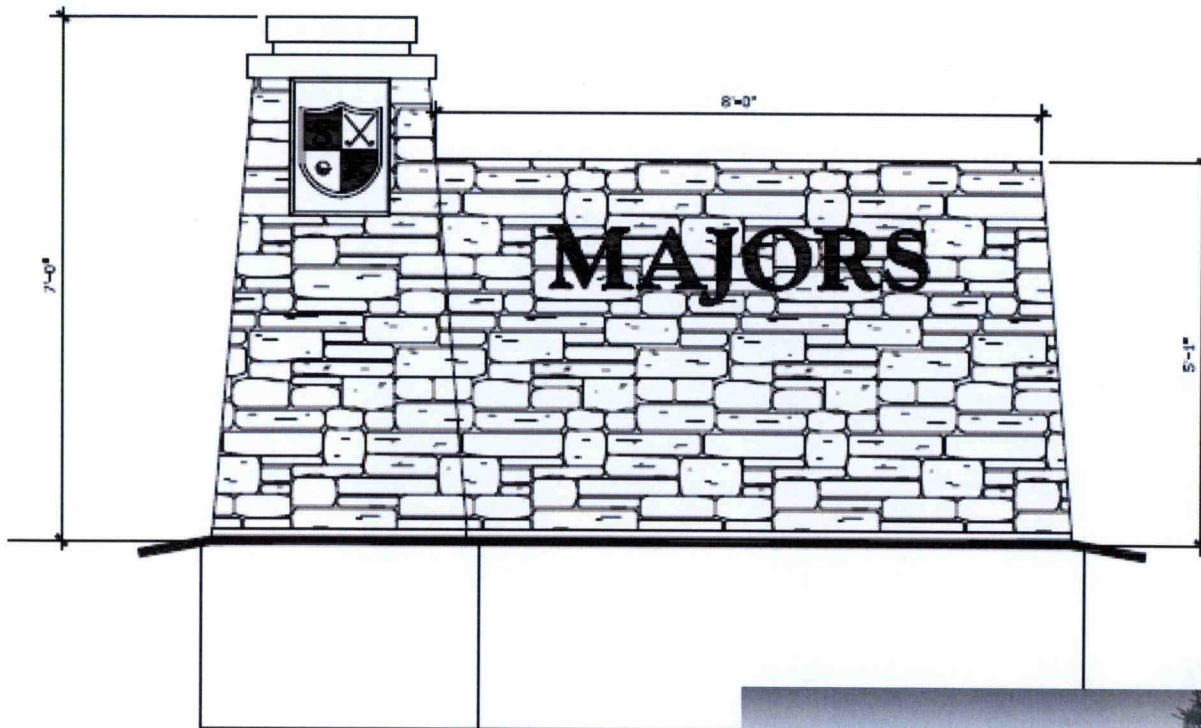


01 FRONT ELEVATION



02 POOL SIDE / REAR ELEVATION

Signage



ELEVATION



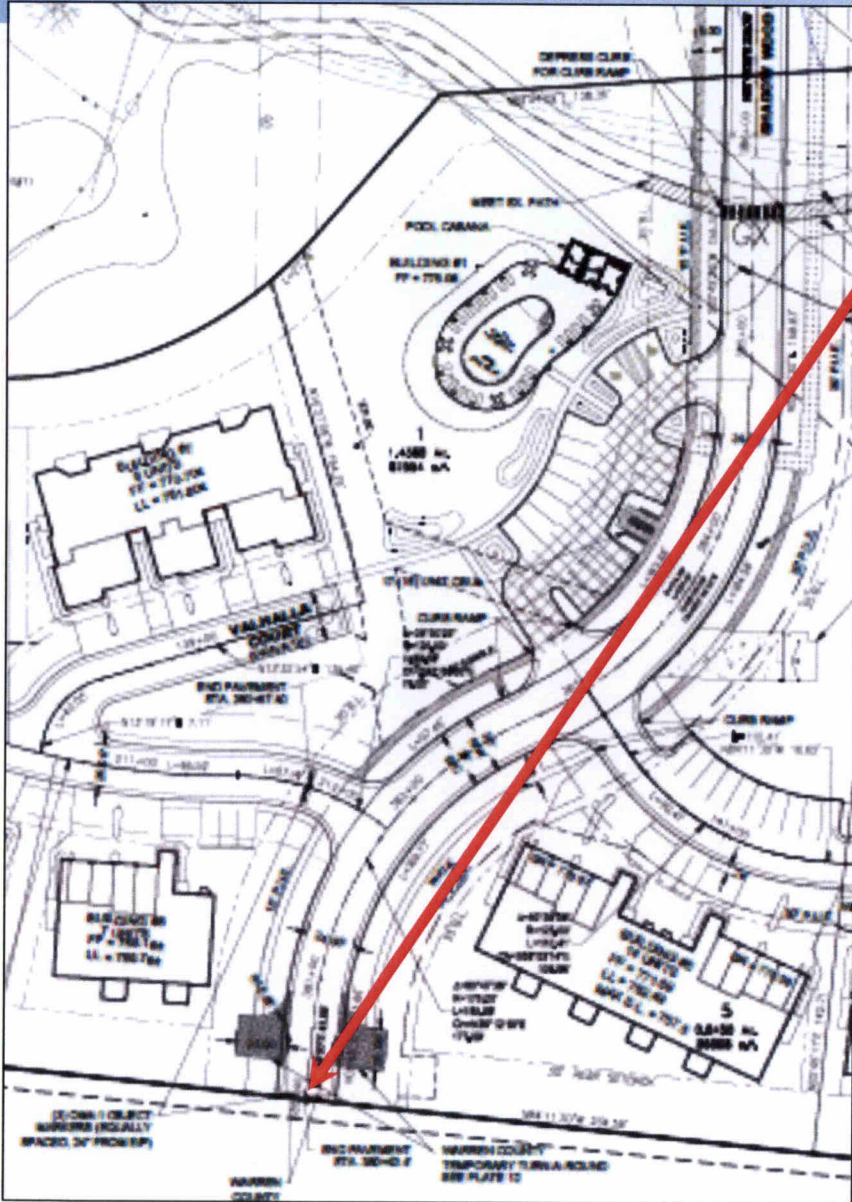
Signage in Pod K

Lighting

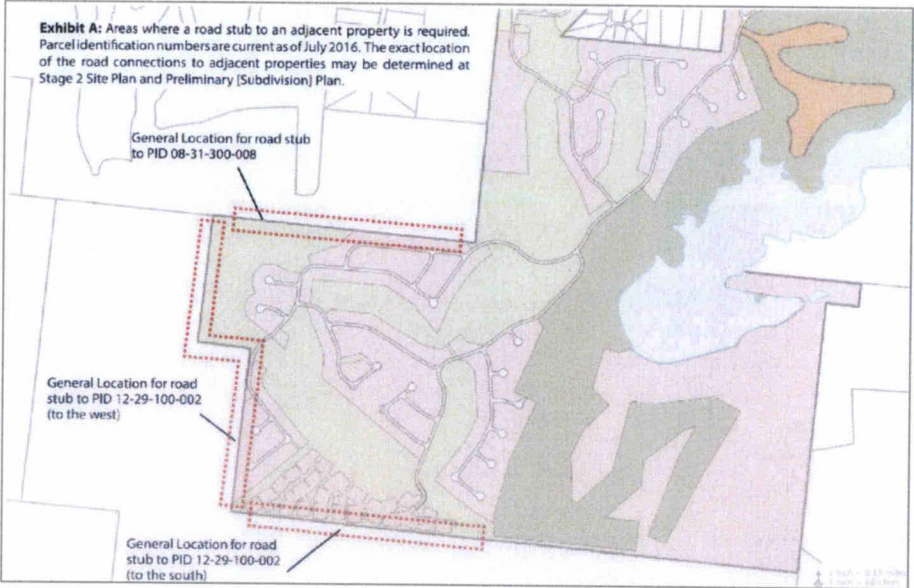
Lighting shall be provided by streetlamps and porch lights throughout the neighborhood as in the rest of the Shaker Run Subdivision.



Stub Streets

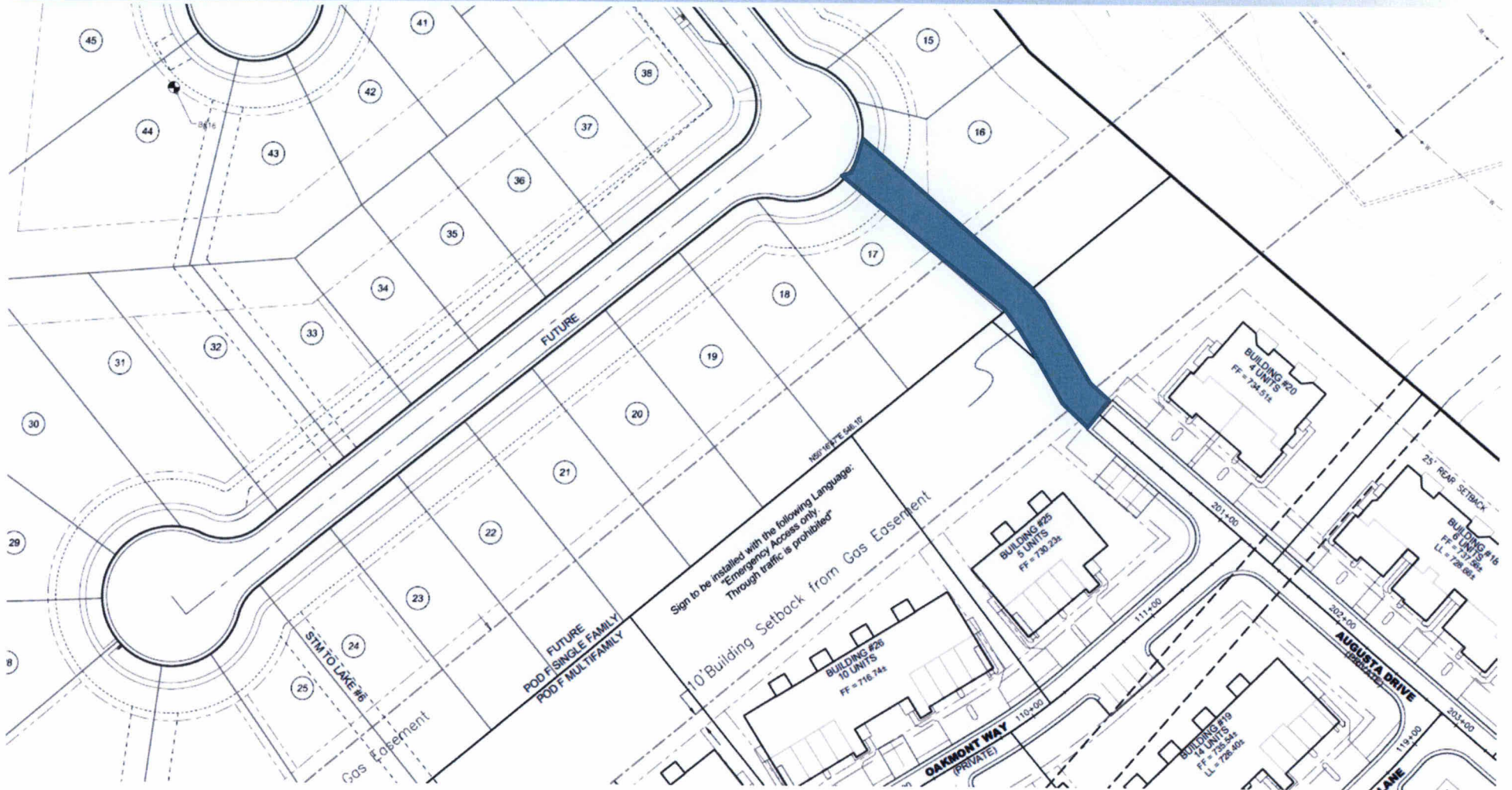


Street Stub to State Property



PUD Stage 1 Required Stub Streets to Adjacent Parcels

Emergency Access

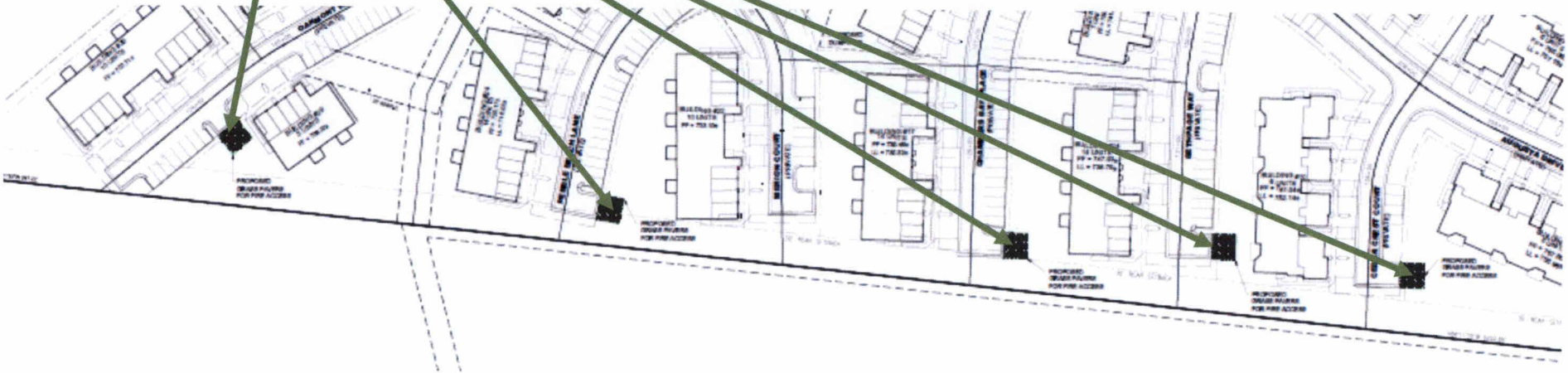
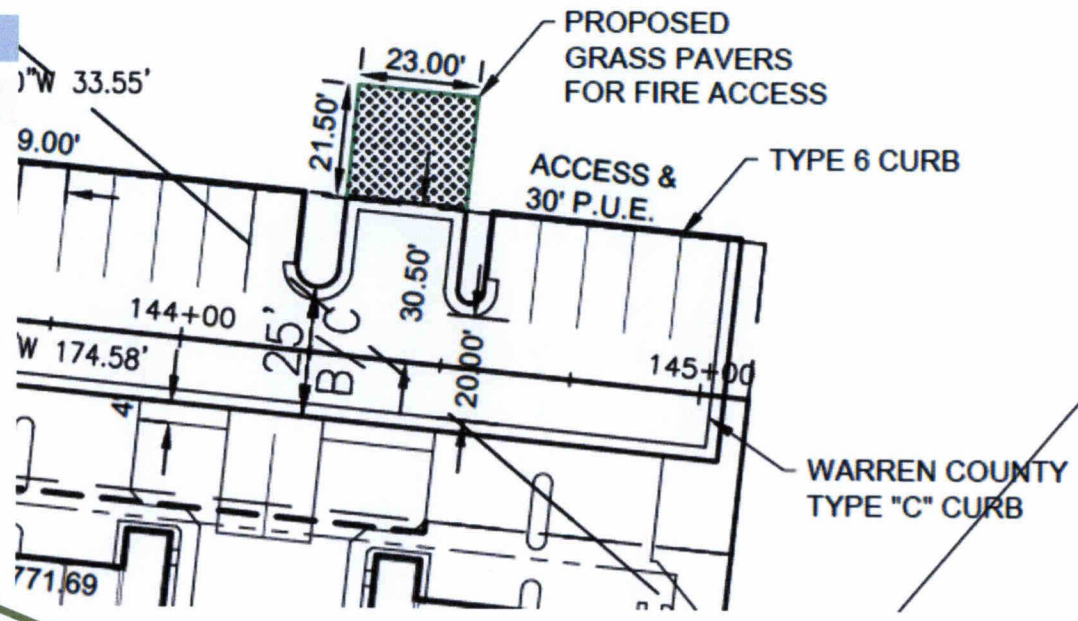


Emergency Access

ED TYPE "C"

283066 s.f.

Grass pavers for Fire Access



Staff Summary

Location	Pod F in Shaker Run, 27.25 acres of multifamily.
Parking	The required parking is 2 spaces per dwelling. All units will have driveway parking, and some will have driveway and garage parking.
Landscaping	Landscaping Plan complies with the requirements for the pool and monument sign areas.
Signage	The sign height, setback and square feet meets the requirements of the code.
Lighting	Residential lighting to be provided as in the rest of the neighborhood.
Service Structures	Two service structure are shown and will be landscaped per Section 3.405.C.1.

Site Plan Review Criteria

1.303.6 Review Criteria: The site plan review is conducted to determine anticipated impacts on the public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable. Factors to be considered include those in Section 1.303.1, and the following additional criteria:

- (A) **Adequacy of Information and Compliance with Zoning Code:**
- (B) **Design Layout Sufficiency and Sensitivity:**
- (C) **Design Character, Operational Compatibility, and Coordination:**
- (D) **Preservation of Significant Features:**
- (E) **Pedestrian Access and Circulation:**
- (F) **Vehicular Access and Circulation Streets:**
- (G) **Parking and Loading:**
- (H) **Landscaping and Screening:**
- (I) **Exterior Lighting:**
- (J) **Signage:**
- (K) **Public Service Impact:**
- (L) **Stormwater Drainage Stormwater Management Plan:**
- (M) **Soil Erosion and Sediment Control:**
- (N) **Emergency Access and Service Facilities and Public Safety:**
- (O) **Building Design:**
- (P) **Compliance with Public Health and Safety:**

Reviewing Departments

Site Plans were circulated on August 24, 2021, to the following departments and agencies:

- Warren County Engineer's Office,
- Warren County Water & Sewer Department,
- Warren County Soil & Water Conservation District,
- Warren County Regional Planning Commission,
- Turtlecreek Township Trustees and Fire Department,
- Warren County Combined Health District,
- Warren County Building Department,
- Warren County Sheriff's Office.
- Lebanon Schools

Department Comments

- **TURTLECREEK TRUSTEES AND FIRE CHIEF:**

No comments.

- **WARREN COUNTY Water & Sewer:**

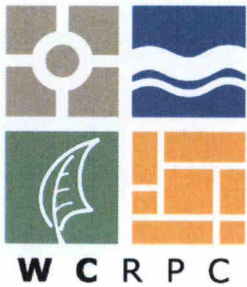
1. Design and construction of the water improvements shall be in accordance with Warren County Water & Sewer Department design standards.
2. For redundancy and reliability purposes the water line along Augusta Drive shall extend westwardly along the emergency access drive to the future single-family residence at Pod F. Coordinate design with the gas companies and obtain the appropriate permits.

Department Comments

- **WARREN COUNTY REGIONAL PLANNING COMMISSION:**

1. Compliance with the standards of the Warren County Rural Zoning Code, PUD Stage 1, and Stage 2.
2. The proposed sidewalks that are parallel with Shadow Wood Drive to the edge of the property boundary to the south shall be bonded.
3. Install an emergency access drive, pool club house, and stub street connection prior to the approval of 75% of Zoning permits for multifamily units in Pod F.
4. Emergency access shall include a restricted entrance with identification signage and be constructed to the standards of a private street.
5. Consider additional dumpster enclosures if each individual unit does not have curb side garbage collection.

Questions?



George Steel

PUD Stage 2

Turtlecreek Township

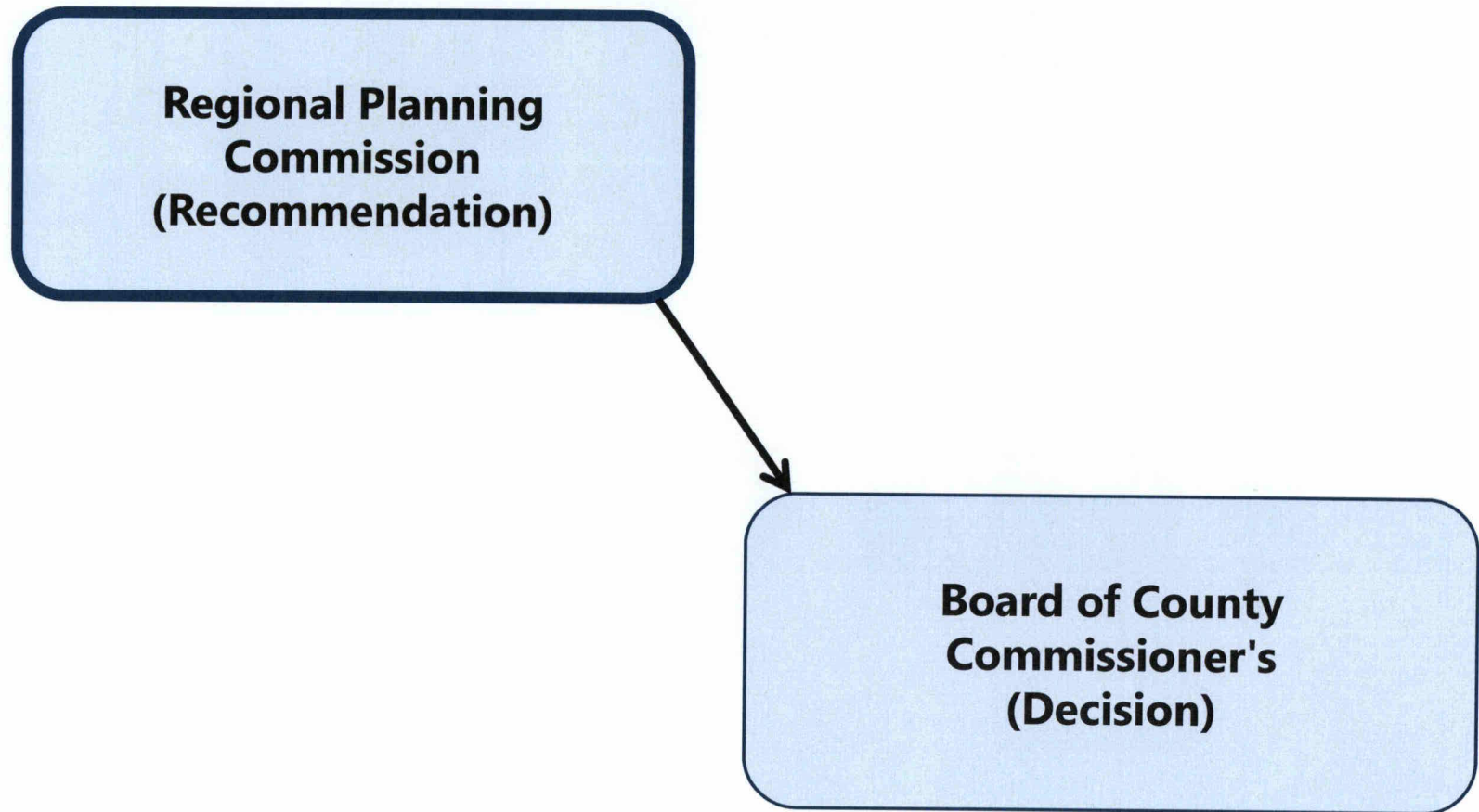
RPC Executive Committee

August 26, 2021

GENERAL INFORMATION

Applicant	George Farm Lands, LLC (GFL)
Property Owner	George Farm Lands, LLC./ George Steel Properties
Parcel I.D.	12-10-102-004-0 & 12-10-126-005-0
Site Address	1207 US Route 42 S., Lebanon, OH 45036
Current Zoning	I-1 with PUD Overlay
Site Area	49.006 Acres

PUD STAGE 2 PROCESS



VICINITY MAP



SITE AERIAL





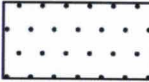

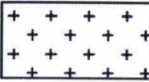
PROPOSAL

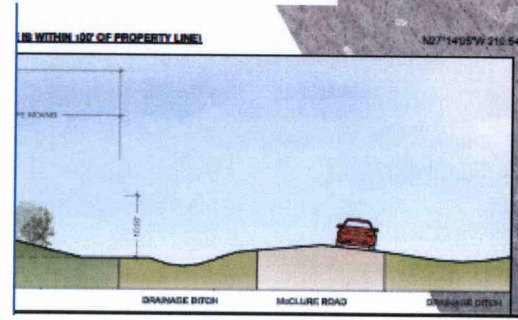
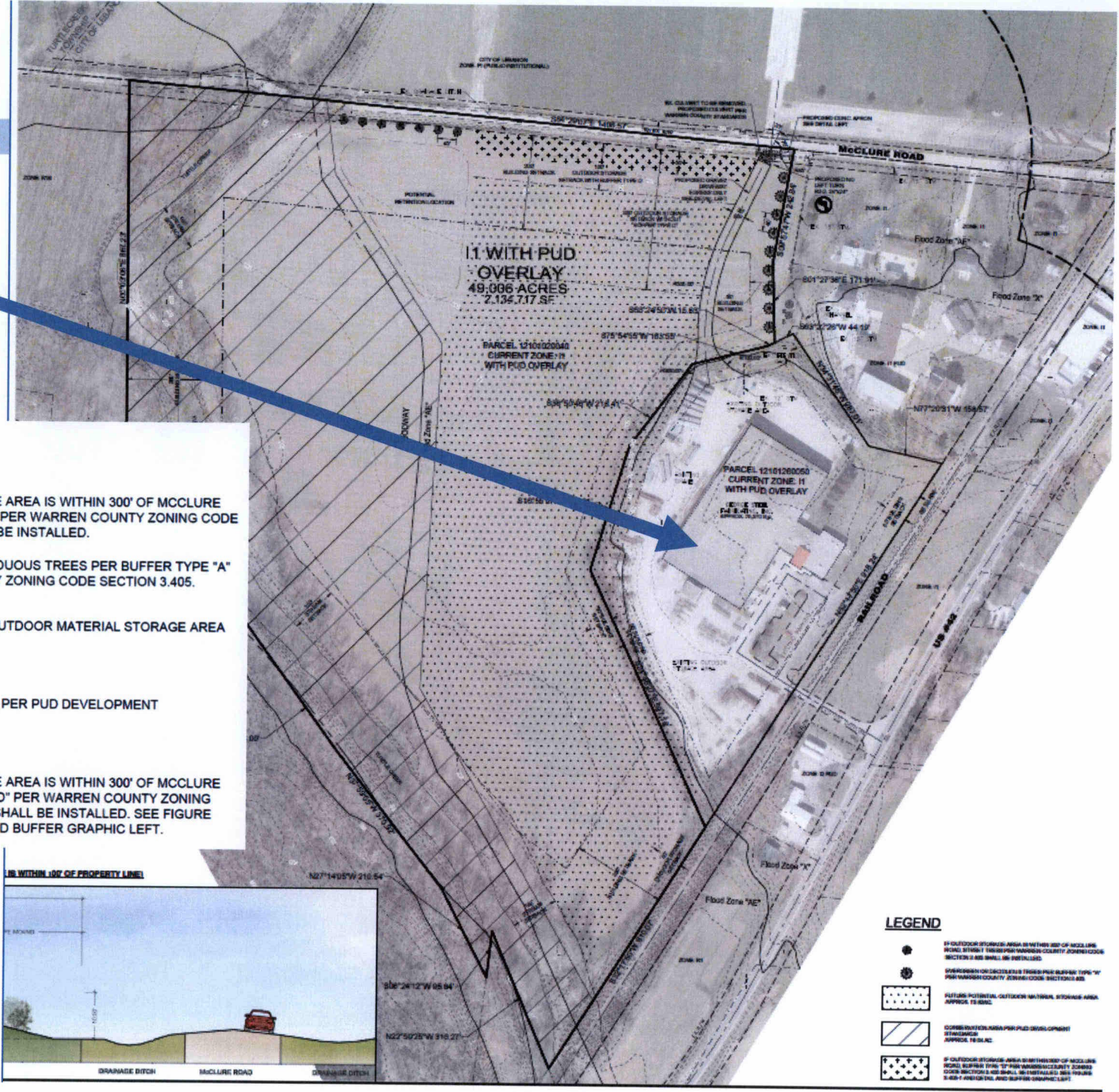
- New road to accommodate large trucks & improve ingress/egress;
- Additional outdoor storage
(set back 300 feet or with buffer "Type D" if within 100 feet of property line);
- Street trees along McClure Rd; and
- Buffer "Type A" lining the property line to the east.






SITE PLAN

Existing building with parking

LEGEND

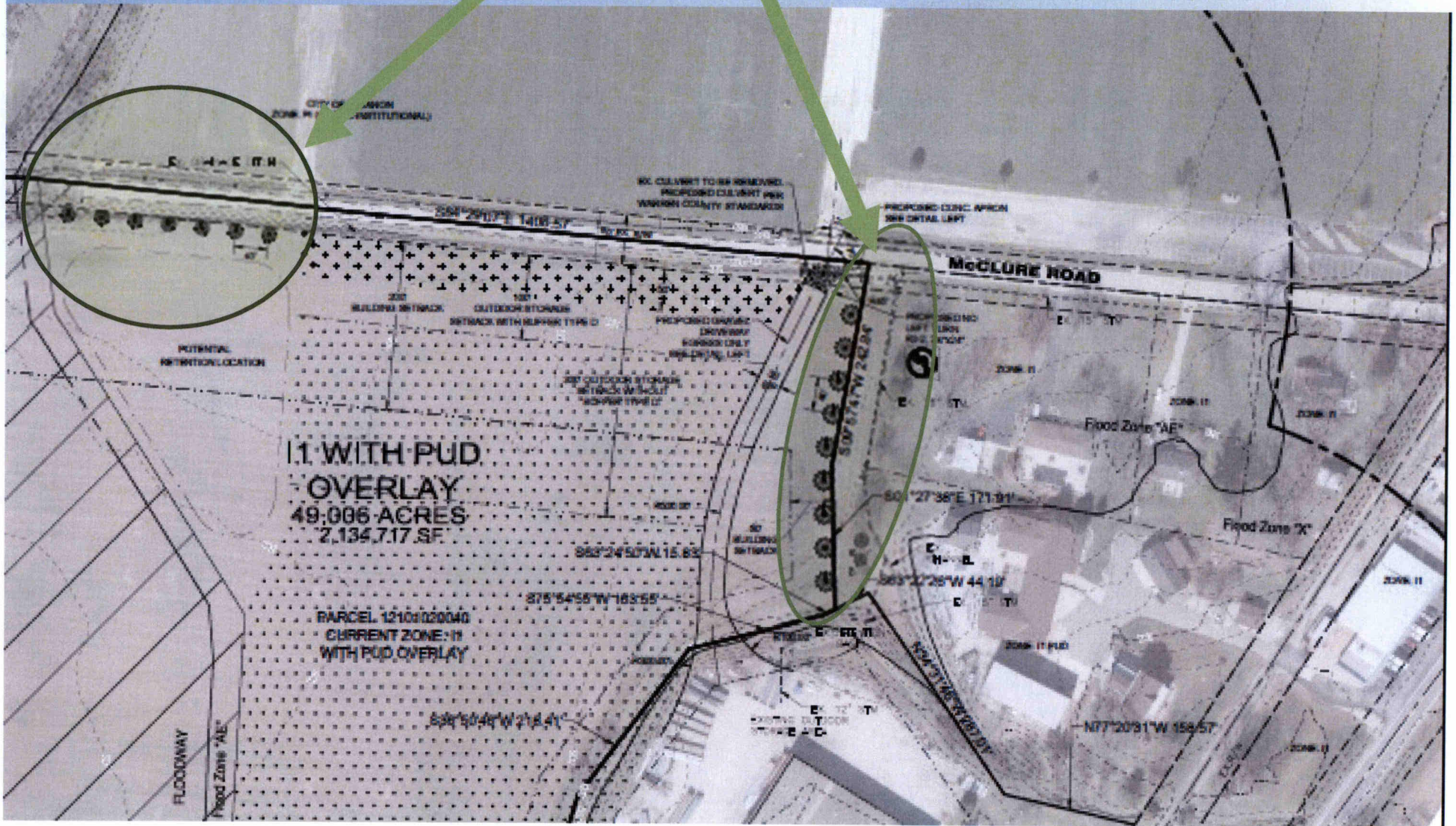
-  IF OUTDOOR STORAGE AREA IS WITHIN 300' OF MCCLURE ROAD, STREET TREES PER WARREN COUNTY ZONING CODE SECTION 3.405 SHALL BE INSTALLED.
-  EVERGREEN OR DECIDUOUS TREES PER BUFFER TYPE "A" PER WARREN COUNTY ZONING CODE SECTION 3.405.
-  FUTURE POTENTIAL OUTDOOR MATERIAL STORAGE AREA APPROX. 15.82AC.
-  CONSERVATION AREA PER PUD DEVELOPMENT STANDARDS APPROX. 18.64 AC.
-  IF OUTDOOR STORAGE AREA IS WITHIN 300' OF MCCLURE ROAD, BUFFER TYPE "D" PER WARREN COUNTY ZONING CODE SECTION 3.405 SHALL BE INSTALLED. SEE FIGURE 3.405-1 AND DETAIL AND BUFFER GRAPHIC LEFT.



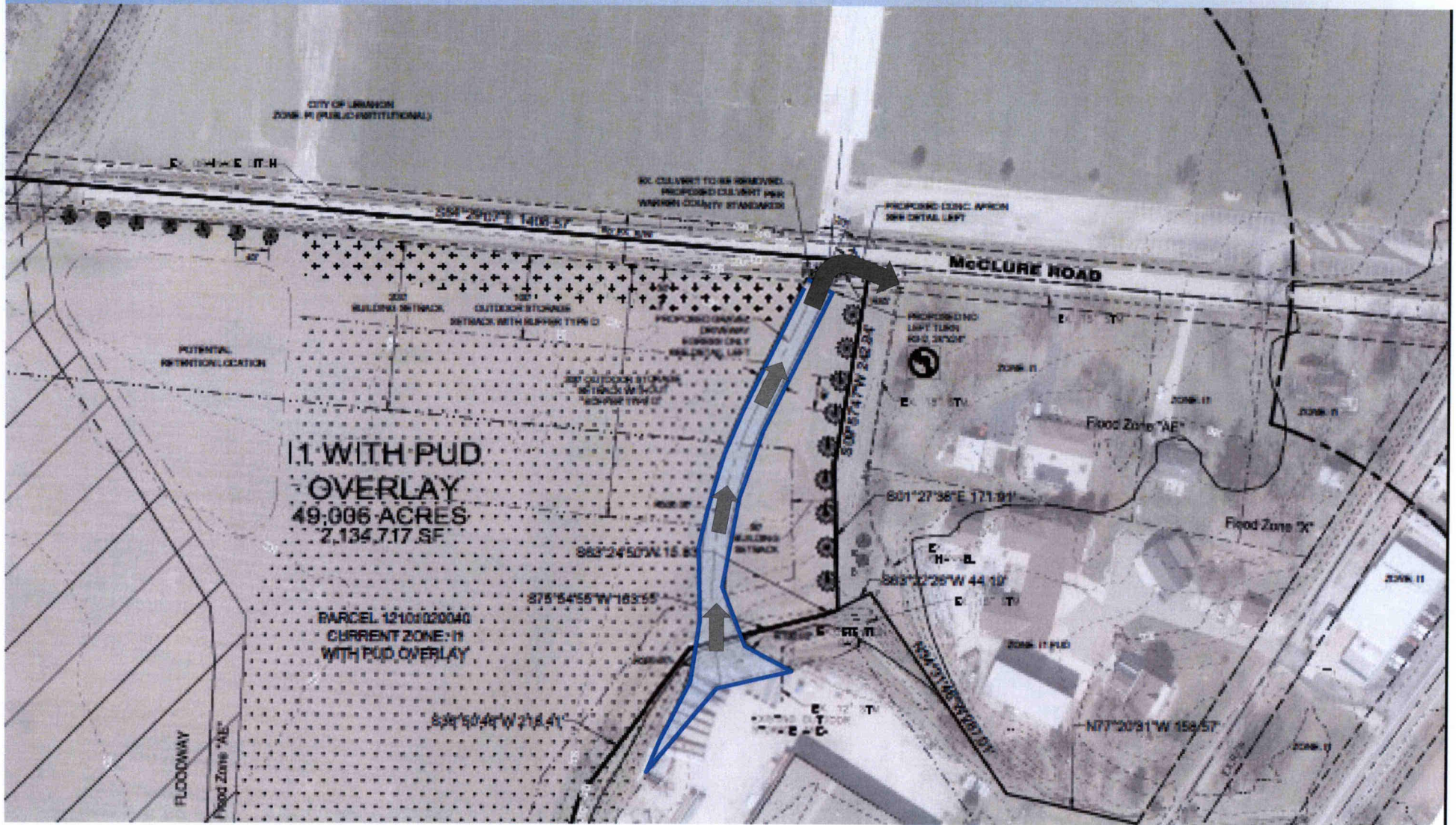
- ### LEGEND
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SITE PLAN

Landscaping



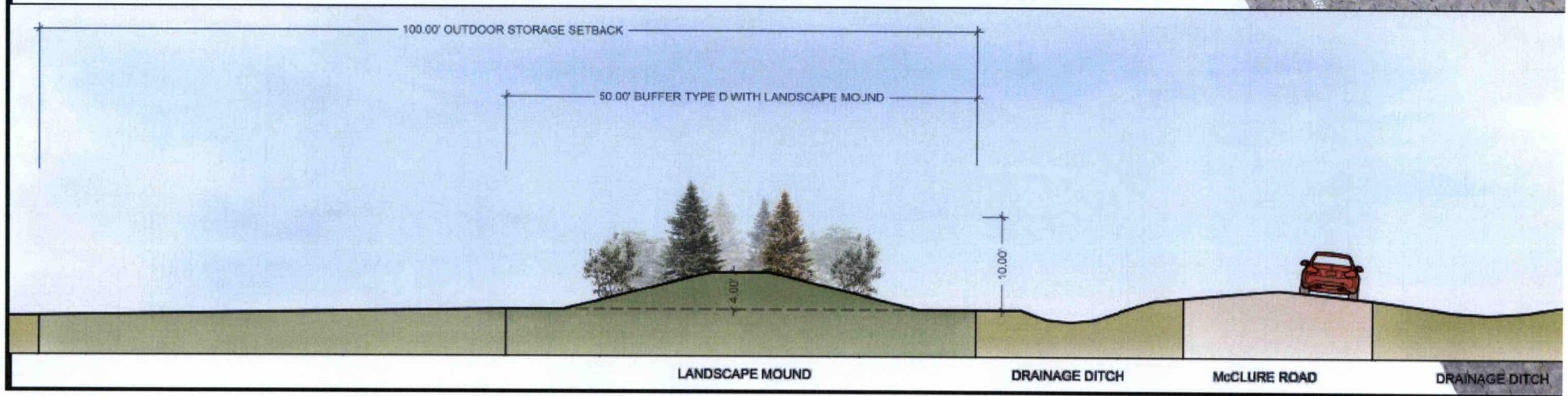
SITE PLAN-New Connection to McClure Road



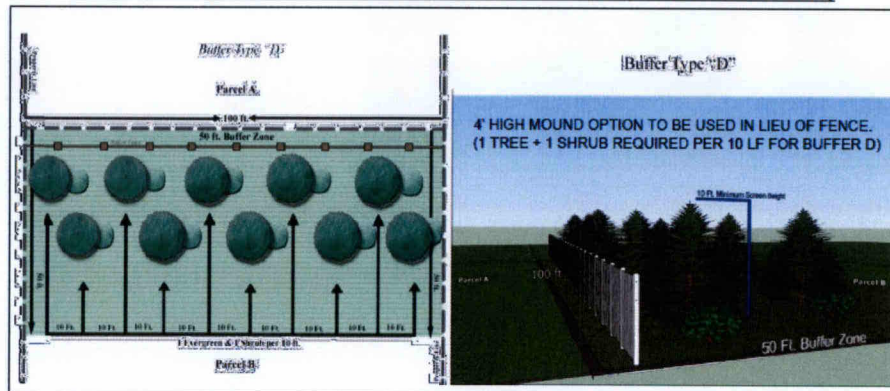
LANDSCAPING SCHEMATICS

GRAPHIC REPRESENTATION OF BUFFER "D" ALONG McCLURE ROAD (IF OUTDOOR STORAGE IS WITHIN 100' OF PROPERTY LINE)

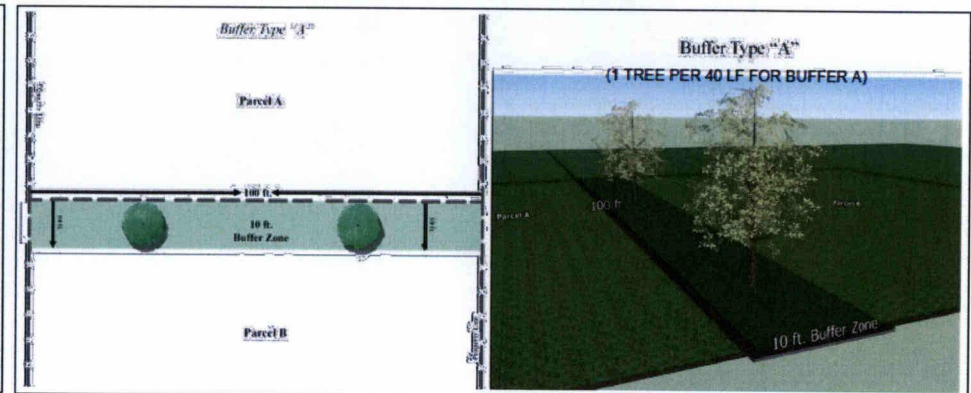
N27°14'05"W 210.5



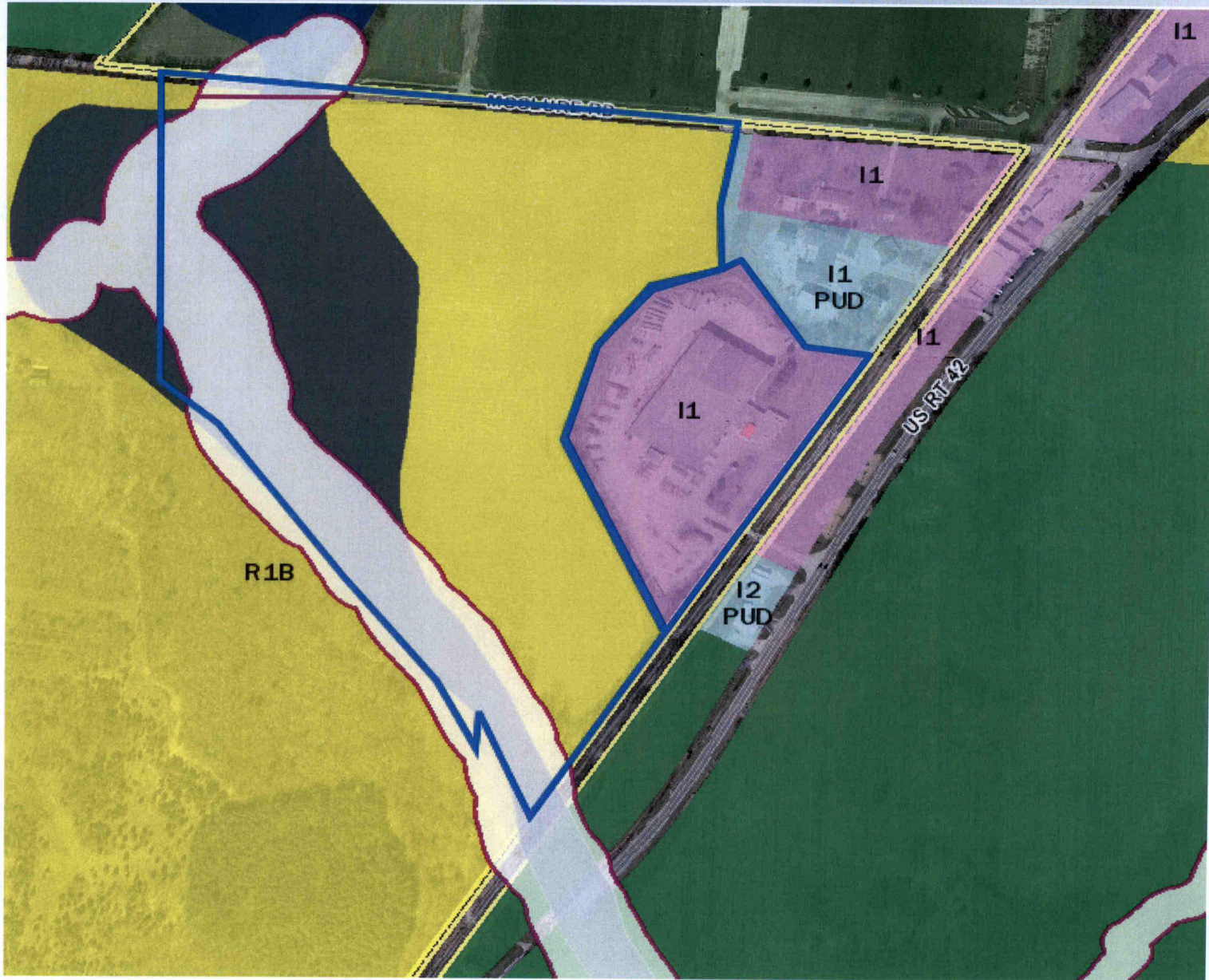
BUFFER "D" (IF OUTDOOR STORAGE IS WITHIN 100' OF PROPERTY LINE)



BUFFER "A" REQUIREMENTS



ZONING / FLOODWAY / STREAMSIDE SETBACK DATA



RPC RECOMMENDATION

Approve the George Steel PUD Stage 2, subject to the following conditions:

1. The development shall comply with The Warren County Rural Zoning Code; and the I-1 zoning district standards, except where exempt by the Planned Unit Development Overlay Development Standards.
2. The applicant receives an access permit from The Warren County Engineer's Office for the access point to McClure Road.
3. The existing wastewater treatment system must be protected during the construction of the driveway and must meet the appropriate setback requirements set forth in the Ohio Administrative Code.
4. An Earth Disturbing Permit through the Warren County Soil and Water Conservation District is required before construction can commence. Special care should be taken when designing sediment and erosion controls along Turtle Creek.
5. Any construction within the floodplain limits will require a floodplain permit from the Warren County Building and Zoning Department.