



**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 30, 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 January 23, 2024, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – absent

Krystal Powell, Clerk – present

Minutes of the January 23, 2024 meeting were read and approved.

- 24-0142 A resolution was adopted hiring Tabatha Ingram as Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-0143 A resolution was adopted hiring Kimberly Walker as Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-0144 A resolution was adopted hiring Charles Daniels as Water Distribution Worker II, within the Water and Sewer Department. Vote: Unanimous
- 24-0145 A resolution was adopted hiring Scotty Pigg as Water Distribution Worker I, within the Water and Sewer Department. Vote: Unanimous
- 24-0146 A resolution was adopted rehiring Joseph Essig as Water Distribution Worker III, within the Water and Sewer Department. Vote: Unanimous
- 24-0147 A resolution was adopted approving a wage increase for Kimberly Adams within the Warren County Department of Emergency Services. Vote: Unanimous

- 24-0148 A resolution was adopted approving wage increase for Nathan Baker, Distribution Worker III, within the Water and Sewer Department.  
Vote: Unanimous
- 24-0149 A resolution was adopted approving promotion of Nathan Marshall to the position of Sewer Collections Worker II within the Water and Sewer Department.  
Vote: Unanimous
- 24-0150 A resolution was adopted approving the promotion of David Rentz to the position of Wastewater Treatment Plant Operator I within the Warren County Water and Sewer Department. Vote: Unanimous
- 24-0151 A resolution was adopted approving the lateral transfer of Kyle Purdy from the position of Sewer Collections Worker II to Distribution Worker II, within the Water and Sewer Department. Vote: Unanimous
- 24-0152 A resolution was adopted approving the reclassification of Courtney Wilson, from Eligibility Referral Specialist II to QA Reviewer, within Warren County Department of Job and Family Services, Human Services Division.  
Vote: Unanimous
- 24-0153 A resolution was adopted amending the classification specification to change the job title of "EMA Plans Assistant" to "EMA Planner" within Warren County Emergency Services. Vote: Unanimous
- 24-0154 A resolution was adopted approving title change for Alyssa Harden from EMA Plans Assistant to EMA Planner within the Emergency Services Department.  
Vote: Unanimous
- 24-0155 A resolution was adopted accepting the resignation of Jamie Riley, Assessment Investigative Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective January 22, 2024.  
Vote: Unanimous
- 24-0156 A resolution was adopted accepting resignation of Amber Gregory, Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division, effective January 19, 2024.  
Vote: Unanimous
- 24-0157 A resolution was adopted rescinding resolution #23-1779 to approve supplemental appropriation into 11011110 and operating transfer into Tourism and Economic Development Support Fund #2213. Vote: Unanimous
- 24-0158 A resolution was adopted 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.  
Vote: Unanimous

- 24-0159 A resolution was adopted advertising for bids for the 2024 Well Re-Development Project. Vote: Unanimous
- 24-0160 A resolution was adopted entering into contract with Nation Water Services, LLC for the Middletown Junction Production Well Drilling and Construction Project. Vote: Unanimous
- 24-0161 A resolution was adopted approving emergency survey services performed by the Village of Maineville Village Engineer along State Route 48 in Maineville. Vote: Unanimous
- 24-0162 A resolution was adopted approving addenda to agreement with Nu Beginnings II, LLC relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 24-0163 A resolution was adopted approving addenda to agreement with Isaiah's Place, Inc. relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 24-0164 A resolution was adopted entering into a classroom training agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 24-0165 A resolution was adopted authorizing the President of the Board to sign the Microsoft Program signature form on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-0166 A resolution was adopted authorizing the disposal of obsolete software no longer being utilized by Warren County Telecommunications. Vote: Unanimous
- 24-0167 A resolution was adopted authorizing the transfer of equipment to Mobilcomm for trade-in on a new Bi-Directional Amplifier on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-0168 A resolution was adopted acknowledging payment of bills. Vote: Unanimous
- 24-0169 A resolution was adopted entering into a Street and Appurtenances (including sidewalks) Security Agreement with CFPN Ohio, LLC for installation of certain improvements in C5 Encore Logistic Center, Section Two situated in Turtlecreek Township. Vote: Unanimous
- 24-0170 A resolution was adopted approving various record plats. Vote: Unanimous
- 24-0171 A resolution was adopted accepting an amended certificate and approving a supplemental appropriation for the Roachester Cozaddale Road Bridge Project Fund #4459. Vote: Unanimous

- 24-0172 A resolution was adopted approving a cash advance from the County Motor Vehicle Fund #2202 into the King Avenue Bridge Project fund #4437. Vote: Unanimous
- 24-0173 A resolution was adopted approving a supplemental appropriation into Commissioners Fund #11011110 and an operational transfer into Tourism and Economic Development Support Fund #2213. Vote: Unanimous
- 24-0174 A resolution was adopted approving a supplemental appropriation into Sheriff's Office Fund #2285. Vote: Unanimous
- 24-0175 A resolution was adopted approving an appropriation adjustment from Commissioners General Fund #11011110 into Juvenile Probation Fund #11012600. Vote: Unanimous
- 24-0176 A resolution was adopted approving appropriation adjustment from Commissioners General Fund #11011110 into Telecommunications Fund #11012810. Vote: Unanimous
- 24-0177 A resolution was adopted approving an appropriation adjustment from Commissioners General Fund #11011110 into Emergency Services Fund #11012850. Vote: Unanimous
- 24-0178 A resolution was adopted approving an appropriation adjustment within Building and Zoning Department Fund #11012300. Vote: Unanimous
- 24-0179 A resolution was adopted approving appropriation adjustment within Human Services Fund 2203. Vote: Unanimous
- 24-0180 A resolution was adopted approving an appropriation adjustment within Water Revenue Fund #5510. Vote: Unanimous
- 24-0181 A resolution was adopted approving appropriation adjustment within Health Insurance Fund #6632. Vote: Unanimous
- 24-0182 A resolution was adopted approving requisitions and authorizing County Administrator to sign documents relative thereto. Vote: Unanimous
- 24-0183 A resolution was adopted approving appropriation adjustment within Board of Elections Fund #11011300. Vote: Unanimous
- 24-0184 A resolution was adopted continuing 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

## DISCUSSIONS

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

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Barney Wright, Warren County Treasurer, was present for a meeting of the Investment Advisory Board.

Mr. Wright reviewed the current yields and discussed the length of investments.

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## PUBLIC HEARING

### CONSIDER INCREASES TO THE WATER AND SEWER DEPARTMENT RATES, FEES, AND CHARGES FOR 2024, 2025, AND 2026

The public hearing to consider increases to the Water and Sewer Department rates, fees, and charges for 2024, 2025, and 2026 was convened this 30<sup>th</sup> day of January 2024 in the Commissioners' Meeting Room.

Chris Brausch, Sanitary Engineer, presented the attached PowerPoint presentation stating the recommended user rates for water and sewer services. Mr. Brausch stated an increase in rates would not affect Warren County's affordability ranking with surrounding communities, and that the county would remain one of the least expensive providers in the area. Mr. Brausch expressed the need to increase rates due to rising operation costs and funding of future capital improvement projects. Mr. Brausch stated the Water and Sewer Department does not make a profit and any excess money goes back into the capital improvement fund.

There was discussion relative to the reserve fund of sewer versus the reserve fund of water.

Mr. Brausch stated the Water and Sewer Department is also requesting an increase to the sewer connection fees and water tap in fees, as the rates have not increased since 2007. Mr. Brausch then presented the recommended fees.

Tim Burgoyne, member of the Board of Ohio Development Council and the Home Builders Association of Cincinnati, was present to speak on their behalf. He stated he understands that costs increase, but the proposed connection and tap fee increases could cost builders hundreds of thousands of dollars. He requested that preliminary plans approved prior to the increase be grandfathered in at the old rate.

Brian Scheck, President of the Ohio Valley Development Council, was present to speak on behalf of the Council. He stated he understands the fee increases but asked for consideration to alter the fee increases. Mr. Scheck expressed his belief that the capital improvements are beneficial to all residents, not just new users.

There was discussion relative to new growth, comparable community rates, and the rates remaining stagnant since 2007.

Commissioner Jones stated many of our capital improvement projects are needed so we are able to provide service to more customers. She expressed the need for proper development and balance between the developments that currently exist in the County and new developments.

Commissioner Young suggested continuing the public hearing for further discussion at a later date.

Upon further discussion, on motion, upon unanimous call of the roll, the Board resolved (Resolution #24-0184) to continue the public hearing to Tuesday, February 27, 2024 at 9:00 a.m.

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## PUBLIC HEARING

### REZONING APPLICATION OF BLUE ROCK PROPERTIES, LLC TO REZONE APPROXIMATELY 30 ACRES IN UNION TOWNSHIP FROM MIXED USE NEIGHBORHOOD ZONE "MXU-N" TO LIGHT INDUSTRIAL MANUFACTURING ZONE "I1" AND GENERAL INDUSTRIAL MANUFACTURING DISTRICT "I2" WITH A PLANNED UNIT DEVELOPMENT

The public hearing to consider the rezoning application of Blue Rock Properties, LLC to rezone approximately 30 acres in Union Township from Mixed Use Neighborhood Zone "MXU-N" to Light Industrial Manufacturing Zone "I1" and General Industrial Manufacturing District "I2" with a Planned Unit Development was convened this 30<sup>th</sup> day of January 2024 in the Commissioners' Meeting Room.

Michelle Tegtmeier, Building and Zoning Director, presented the attached PowerPoint presentation stating the applicant/owner, property size and location, current zoning, future land use designation, and requested rezoning.

Cameron Goschinski, Regional Planning Commission, presented the Regional Planning Commission Executive Committee recommendation to approve the rezoning request subject to eight conditions.

Tyler Holden, applicant and property owner, presented the attached PowerPoint presentation providing background information, current zoning, proposed zoning changes, and future business plans for the property.

There was discussion relative to industrial use of the property and annexation options for the property owner if the rezoning request were to be denied.

Commissioner Young explained that we do not have zoning control over what happens within the City of Lebanon and stated that if the property is annexed to the City of Lebanon they would have total control over the zoning. Mr. Young further stated the Planned Unit Development portion of the rezoning request allows for negotiations of conditions for the rezoning.

Chris Koch, Fred Vonderhaar, and Rhonda Cockerham, Union Township Trustees, were present to represent the township's interests. Mr. Koch stated the Trustees understand the concerns of residents. He also stated that if the zoning request is denied, Mr. Holden has other options to explore. Mr. Vonderhaar stated that it is his concern that there are no additional exit routes for the residents at the back of Lebanon Road in case of emergency.

Scott Brunka, Lebanon City Manager, stated that annexing the property is not on the city's radar. Mr. Brunka expressed his concerns as to what could happen on the property if it is rezoned to a General Industrial Manufacturing Zone and his concern for the reduction of current zoning standards of setback and buffer requirements that would affect adjacent property. Mr. Brunka stated the City of Lebanon will not provide utilities to the property.

There was discussion relative to the current water and sewer territory of the property.

Commissioner Jones stated she is looking at an opportunity to negotiate with the property owner on changing zoning but is sensitive to all of the resident correspondence and how it will impact her view on decision making.

There was further discussion relative to the potential annexation of the property.

Mr. Brunka stated the City of Lebanon would not accept the annexation of property into the City of Lebanon at this time.

There was discussion relative to the applicant withdrawing his application at this time.

Upon further discussion, the applicant requested to withdraw the rezoning application of Blue Rock Properties, LLC to rezone approximately 30 acres in Union Township from Mixed Use Neighborhood Zone "MXU-N to Light Industrial Manufacturing Zone "I1" and General Industrial Manufacturing District "I2" with a Planned Unit Development.

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On motion, upon unanimous call of the roll, the Board entered into executive session at 11:20 a.m. to discuss imminent litigation with legal counsel present pursuant to Ohio Revised Code Section 121.22 (G)(3) and exited at 12:07 p.m.

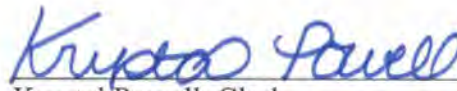
Upon motion the meeting was adjourned.

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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 30, 2024, in compliance with Section 121.22 O.R.C.

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





# Proposed Water & Sewer Rates for 2024 - 2027

January 30, 2024



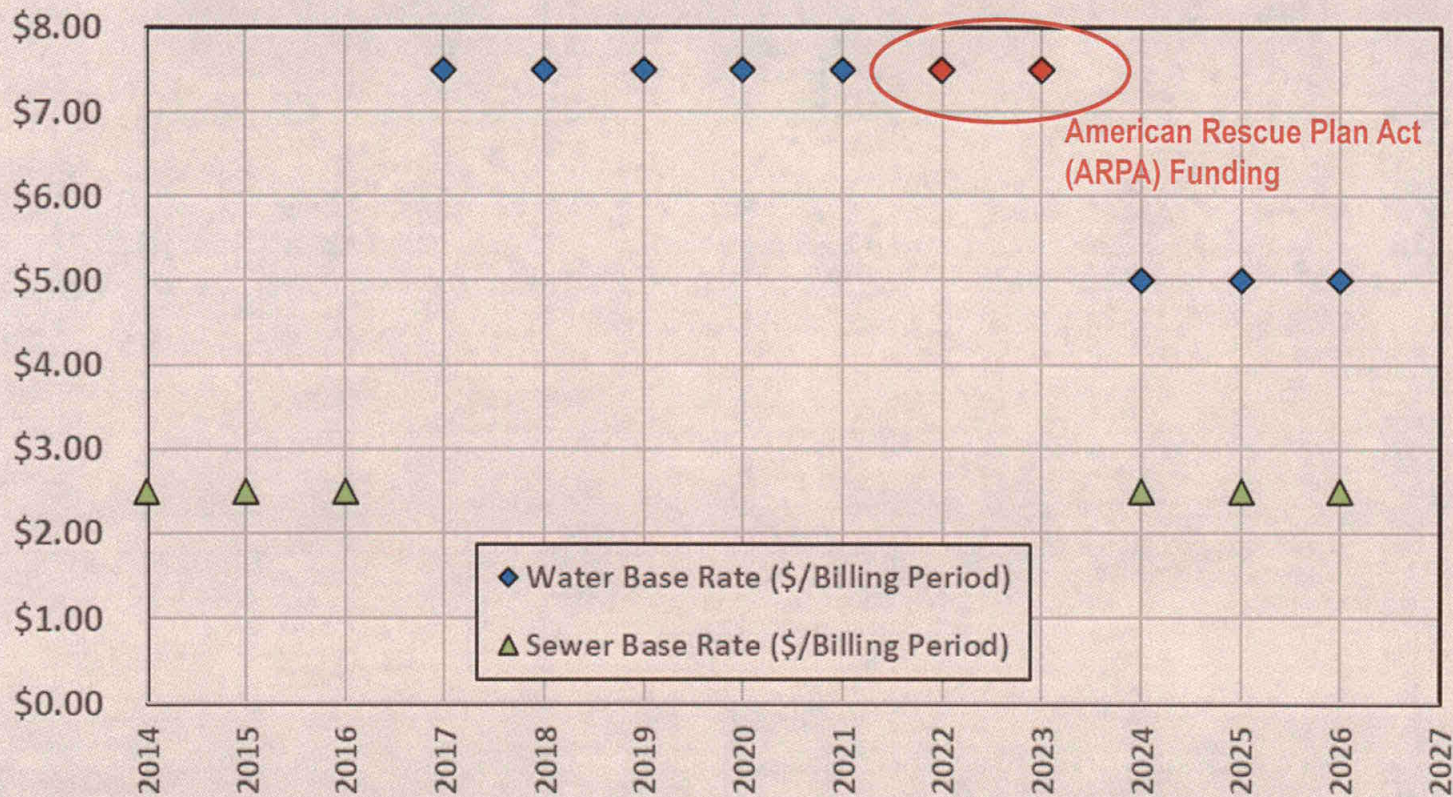
**Water & Sewer Department**

# Recommended User Rates

	2024	2025	2026
<b>Water Base Fee</b>	\$5.00/bill	\$5.00/bill	\$5.00/bill
<b>Water User Rate (\$/1,000 gal)</b>	\$5.05	\$5.43	\$5.70
<b>Rate Increase</b>	7.5%	7.5%	5.0%
<b>Sewer Base Fee</b>	\$2.50/bill	\$2.50/bill	\$2.50/bill
<b>Sewer User Rate (\$/1,000 gal)</b>	\$5.00	\$5.25	\$5.40
<b>Rate Increase</b>	7.0%	5.0%	3.0%

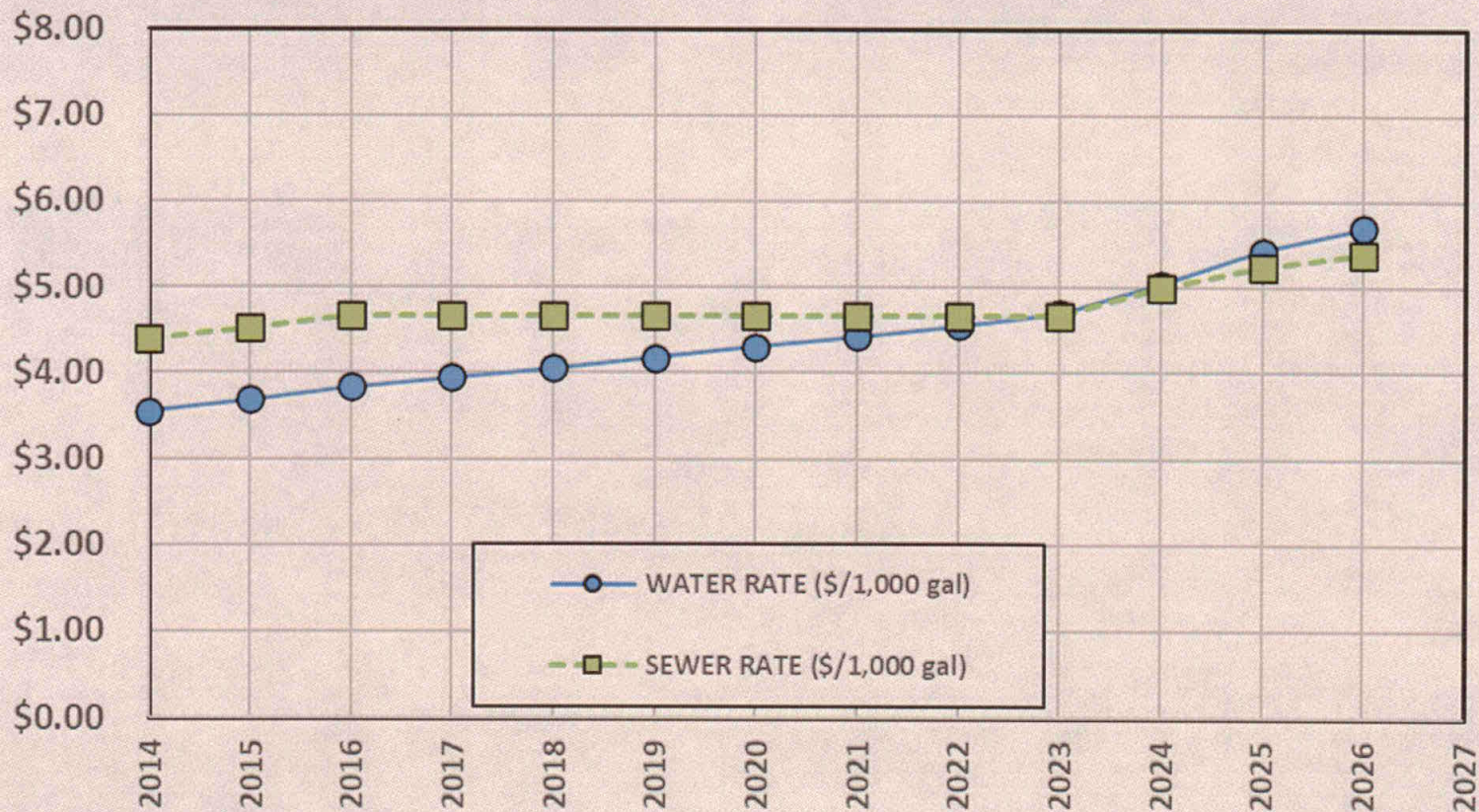
# Customer Base Rates will be reallocated in the upcoming billing cycle.

Water & Sewer Base Rates  
2014 - Present



# Customer User Rates will increase in the upcoming billing cycle.

Water & Sewer User Rates  
2014 - Present



# Mission Statement

We strive to provide quality water service to Warren County residents in a cost-effective manner; to treat all customers with respect, courtesy and professionalism; and provide the highest quality of customer service.



**Water & Sewer Department**



# Past & Current User Rates

	2020	2021	2022	Current Rate 2023
<b>Water Base Fee</b>	\$7.50/bill	\$7.50/bill	\$0.00/bill	\$0.00/bill
<b>Water Rate</b>	\$4.31	\$4.43	\$4.56	\$4.70
<b>Rate Increase</b>	3%	3%	3%	3%
<b>Sewer Base Fee</b>	\$0.00/bill	\$0.00/bill	\$0.00/bill	\$0.00/bill
<b>Sewer Rate</b>	\$4.67	\$4.67	\$4.67	\$4.67
<b>Rate Increase</b>	0%	0%	0%	0%



**Water & Sewer Department**



# Recommended User Rate Increases

	2020	2021	2022	Current Rate 2023	2024	2025	2026
<b>Water Base Fee</b>	\$7.50/bill	\$7.50/bill	\$0.00/bill	\$0.00/bill	\$5.00/bill	\$5.00/bill	\$5.00/bill
<b>Water Rate</b>	\$4.31	\$4.43	\$4.56	\$4.70	\$5.05	\$5.43	\$5.70
<b>Rate Increase</b>	3%	3%	3%	3%	7.5%	7.5%	5.0%
<b>Sewer Base Fee</b>	\$0.00/bill	\$0.00/bill	\$0.00/bill	\$0.00/bill	\$3.50/bill	\$3.50/bill	\$3.50/bill
<b>Sewer Rate</b>	\$4.67	\$4.67	\$4.67	\$4.67	\$5.00	\$5.25	\$5.40
<b>Rate Increase</b>	0%	0%	0%	0%	7.0%	5.0%	3.0%



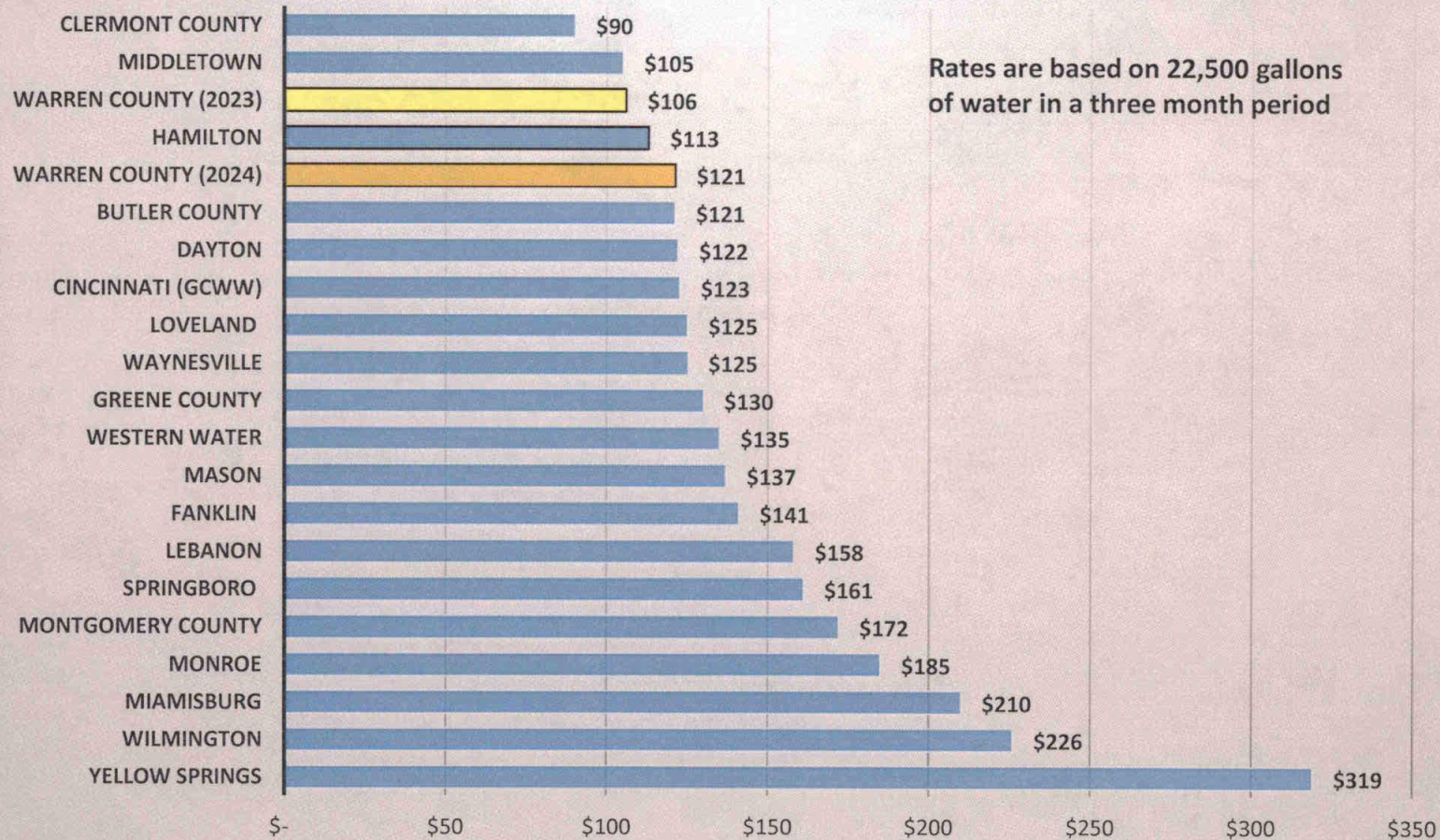
**Water & Sewer Department**



# Affordable Water Rates

Our focus on strong fiscal management, operating with a minimal staff, and building quality treatment plants has resulted in low rates for our customers.

## 2023 WATER RATE SURVEY





# Affordable Sewer Rates

Our focus on strong fiscal management, operating with a minimal staff, and building quality treatment plants has resulted in low rates for our customers.

## 2023 SEWER RATE SURVEY



# What does this mean to our customers?

Customer Bi-Monthly Bill	2024	2025	2026
Minimum Water Bill	\$35.32	\$37.59	\$39.22
Minimum Sewer Bill	\$33.48	\$34.98	\$35.92
Total Bi-Monthly Bill	\$68.80	\$72.57	\$75.14

\*Based on 6,000 gallon minimum usage (Approximately 100 gallon/day)

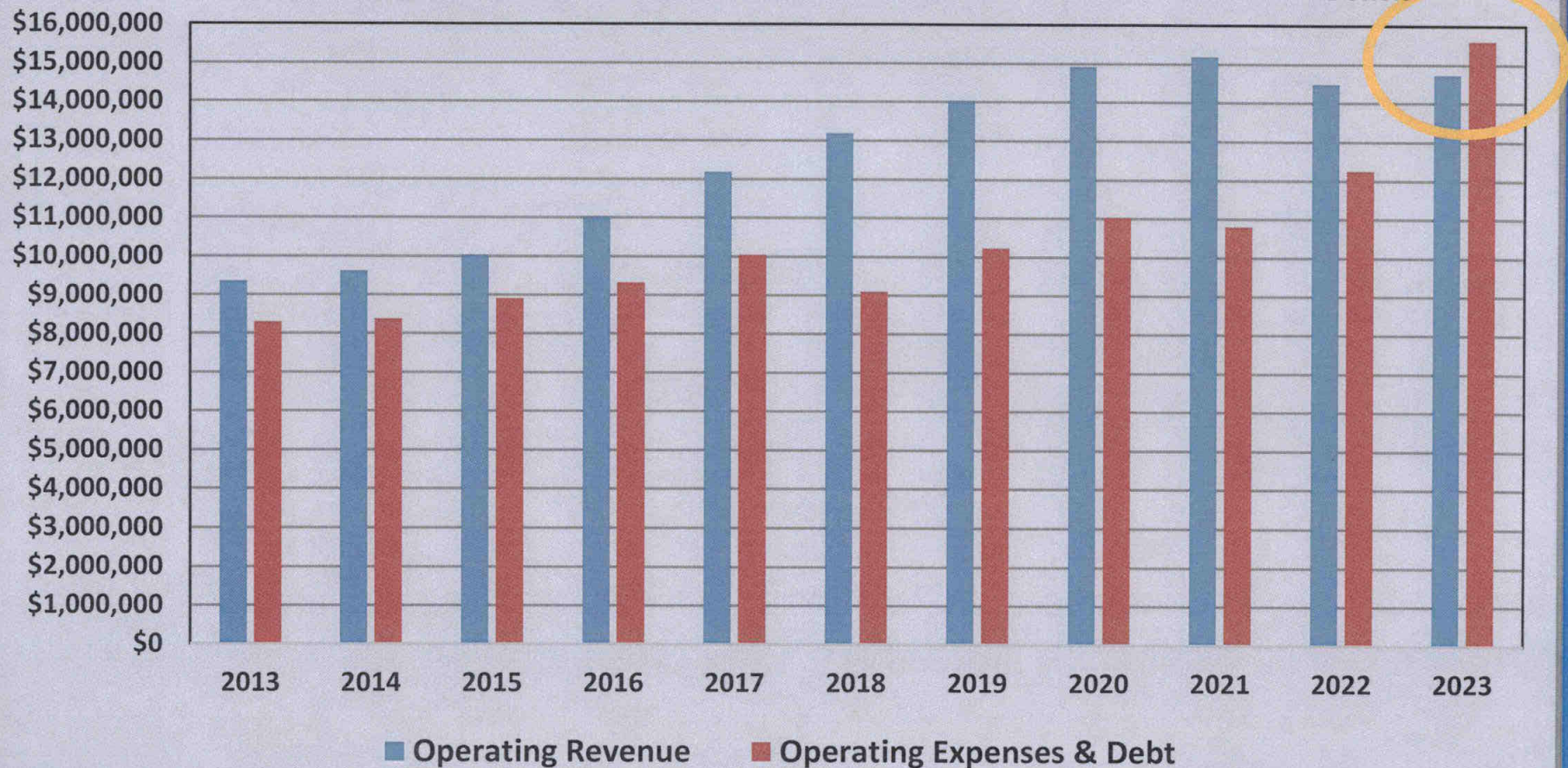
Water service at  
\$0.59 - 0.65 / day.

Water & Sewer service  
at \$1.15 - \$1.25/day.

**Expenses will exceed revenues in 2023 resulting in a reduction in surplus funds used for capital projects.**

### ANNUAL REVENUE & EXPENSES Water Operations

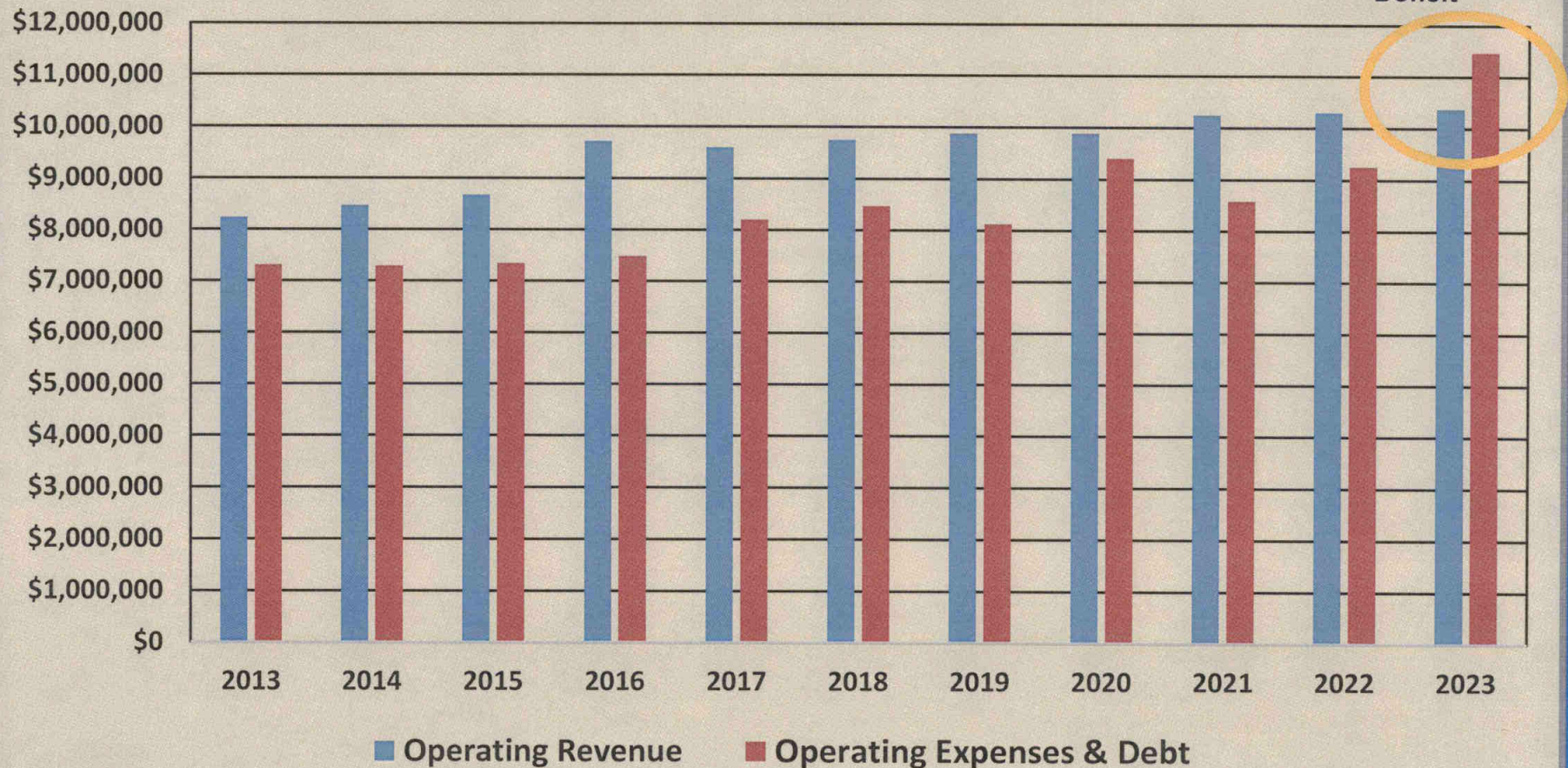
Projected  
\$850,000  
Deficit



**Expenses will exceed revenues in 2023 resulting in a reduction in surplus funds used for capital projects.**

### ANNUAL REVENUE & EXPENSES Sewer Operations

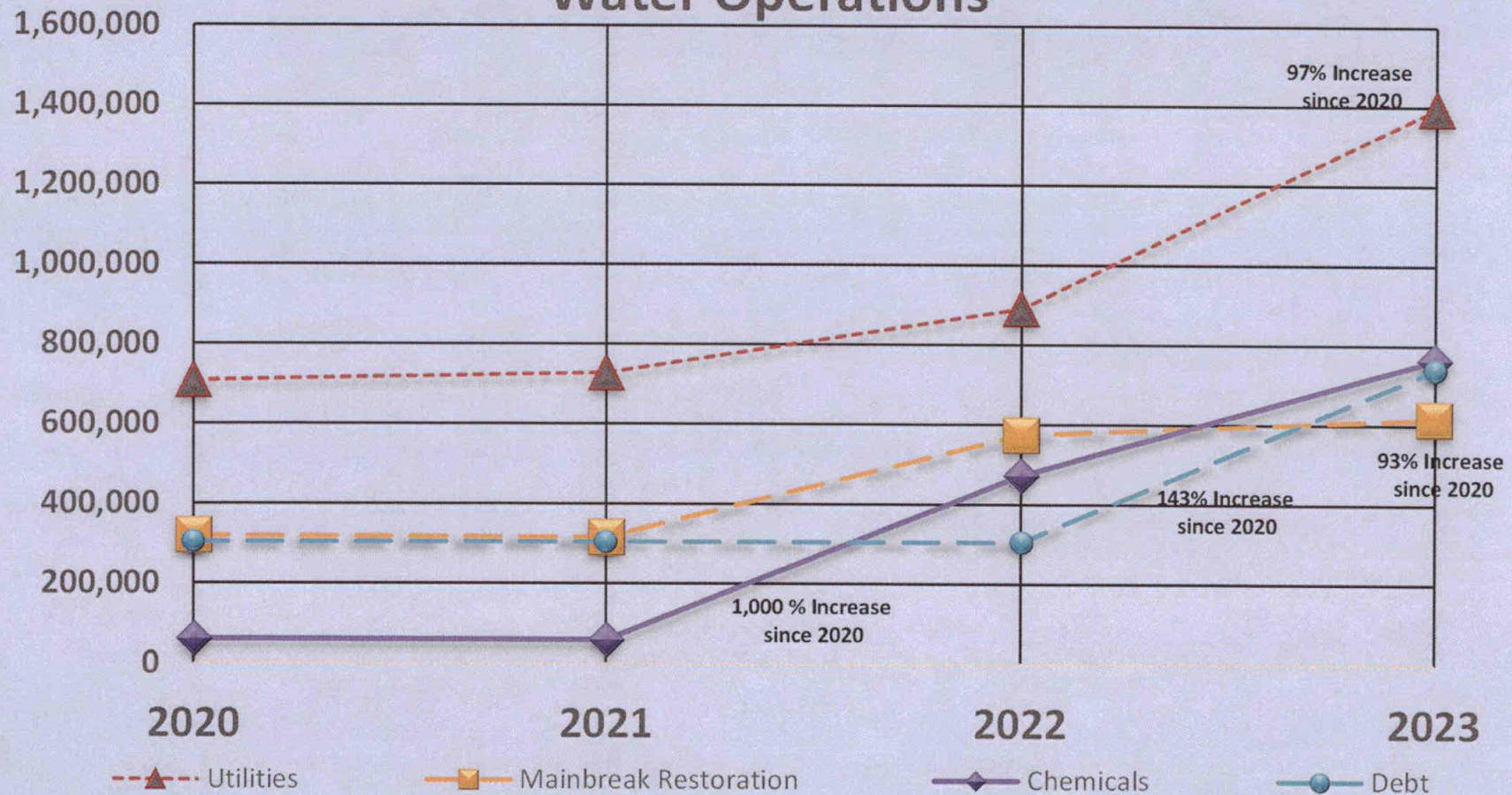
Projected  
\$1.1 Million  
Deficit



# User rate increase is needed due to chemical, material and utility costs.

## SIGNIFICANT ANNUAL EXPENSES

### Water Operations



# Current user rates cannot keep up with the increasing chemical, materials and utility costs.

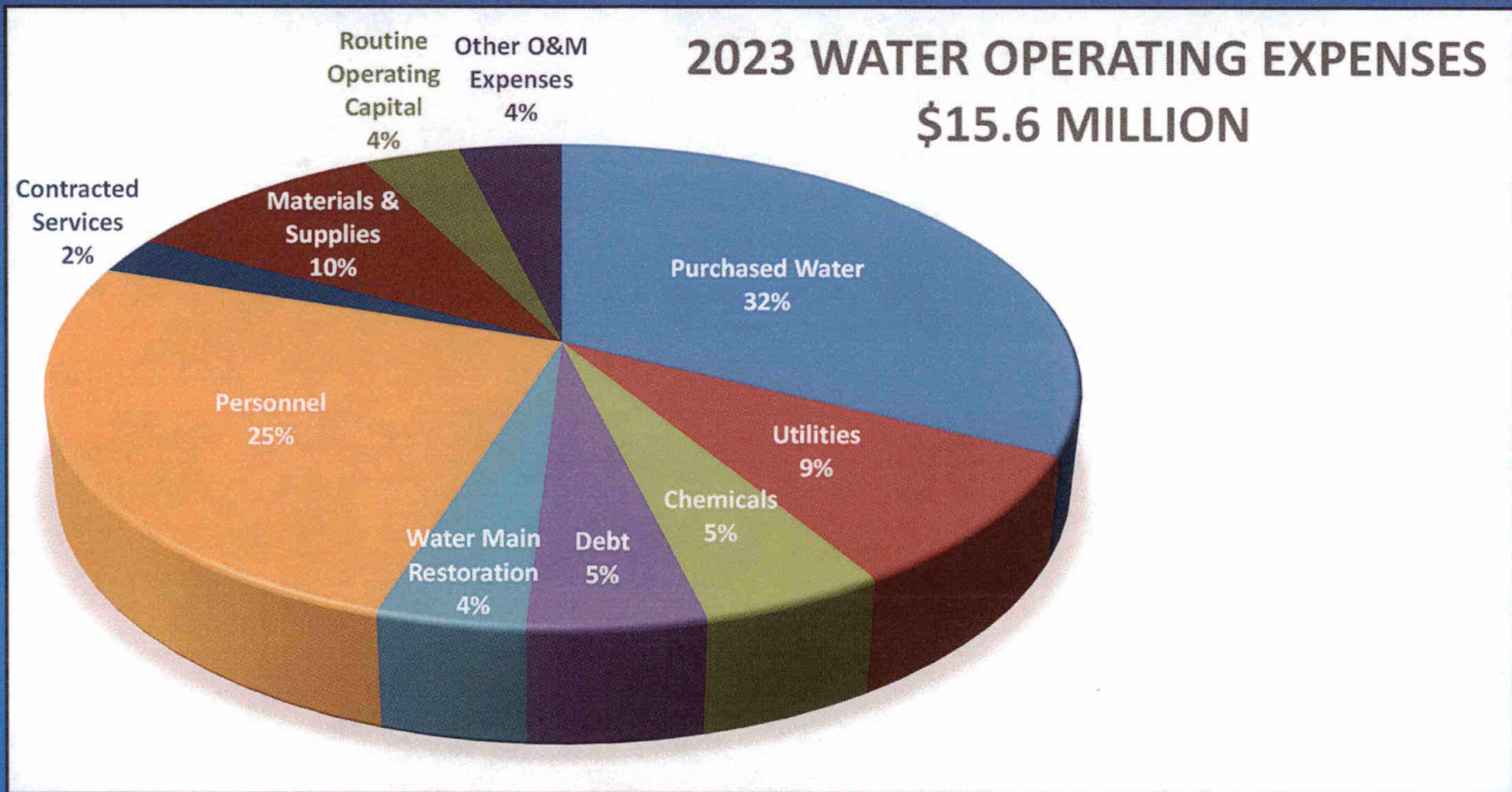
Inflationary impact on Common Purchased Items for Water & Sewer Dept 2020-2023 Comparisons	2020	2023	% increase 2020-2023	Avg. Annual Inflation
Sodium Hypochlorite	\$1.05	\$2.86	172%	57%
Bioxide	\$2.09	\$2.93	40%	13%
3/4 Check Valve	\$51.95	\$70.92	37%	12%
Fire Hydrants	\$1,888.00	\$2,659.00	41%	14%
Hymax Coupling	\$376.52	\$566.86	51%	17%
Repair Clamp	\$215.56	\$288.52	34%	11%
Limestone	\$16.80	\$20.50	22%	7%
Meters	\$189.20	\$204.50	8%	3%
Cold Patch	\$12.06	\$16.25	35%	12%
Pressure Reducing Valve	\$35.77	\$50.59	41%	14%
Sewer Haul	\$253.15	\$375.00	48%	16%
Sewer Disposal	\$23.47	\$26.04	11%	4%
Utilities per kwh-Delivery	\$5.67	\$6.97	23%	8%
F-350	\$30,300.00	\$54,945.00	81%	27%
Purchased Water-GCWW	\$5.27	\$5.98	13%	4%
Premium Diesel	\$2.73	\$3.68	35%	12%

*\*Prices are listed as per unit*

From 2020-2023 we have experienced an average of 35% - 45% price increases resulting in an average annual inflationary increase of 12% - 15%

# Purchased Water

Purchased water from GCWW for the Socialville water system is the largest single expenditure for the Department and our biggest challenge to fiscal stability.

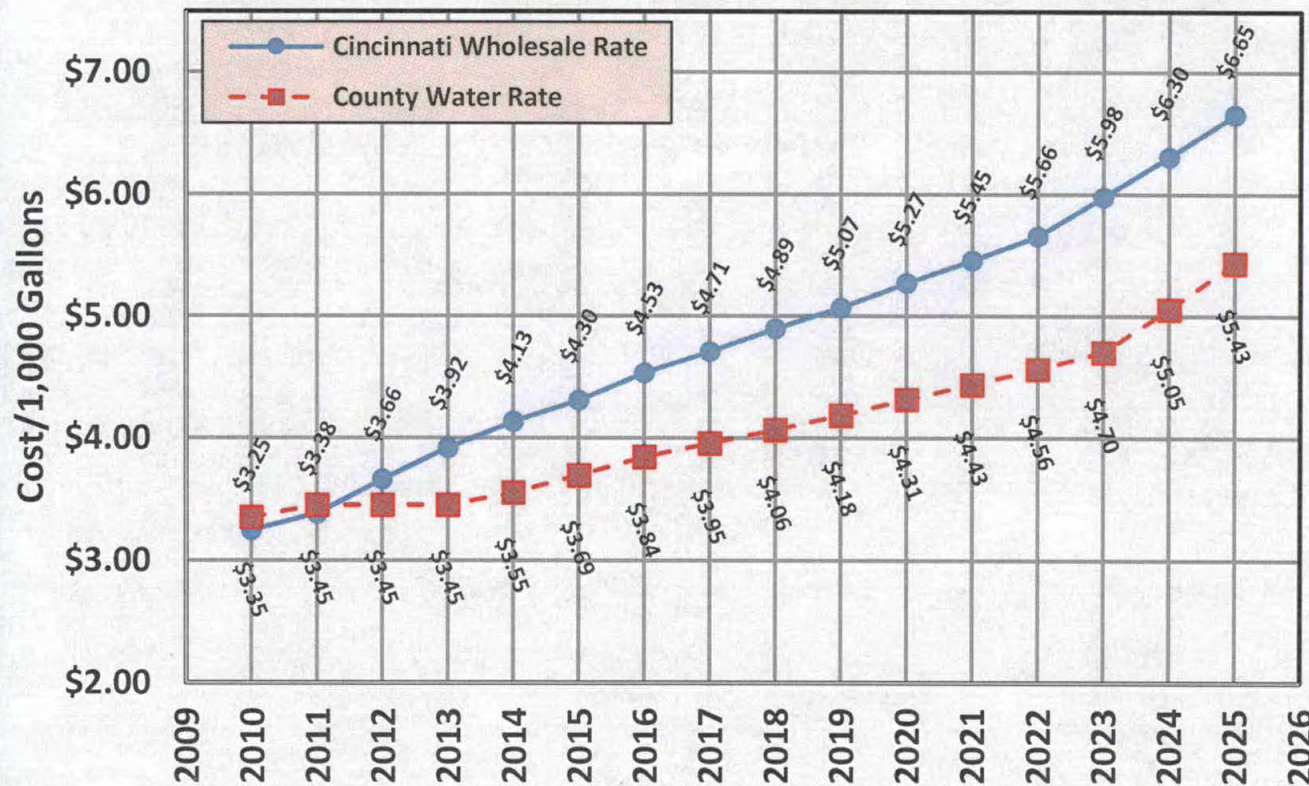


**1/3 of our expenses is spent on 15% of our customers!**

# Purchased Water

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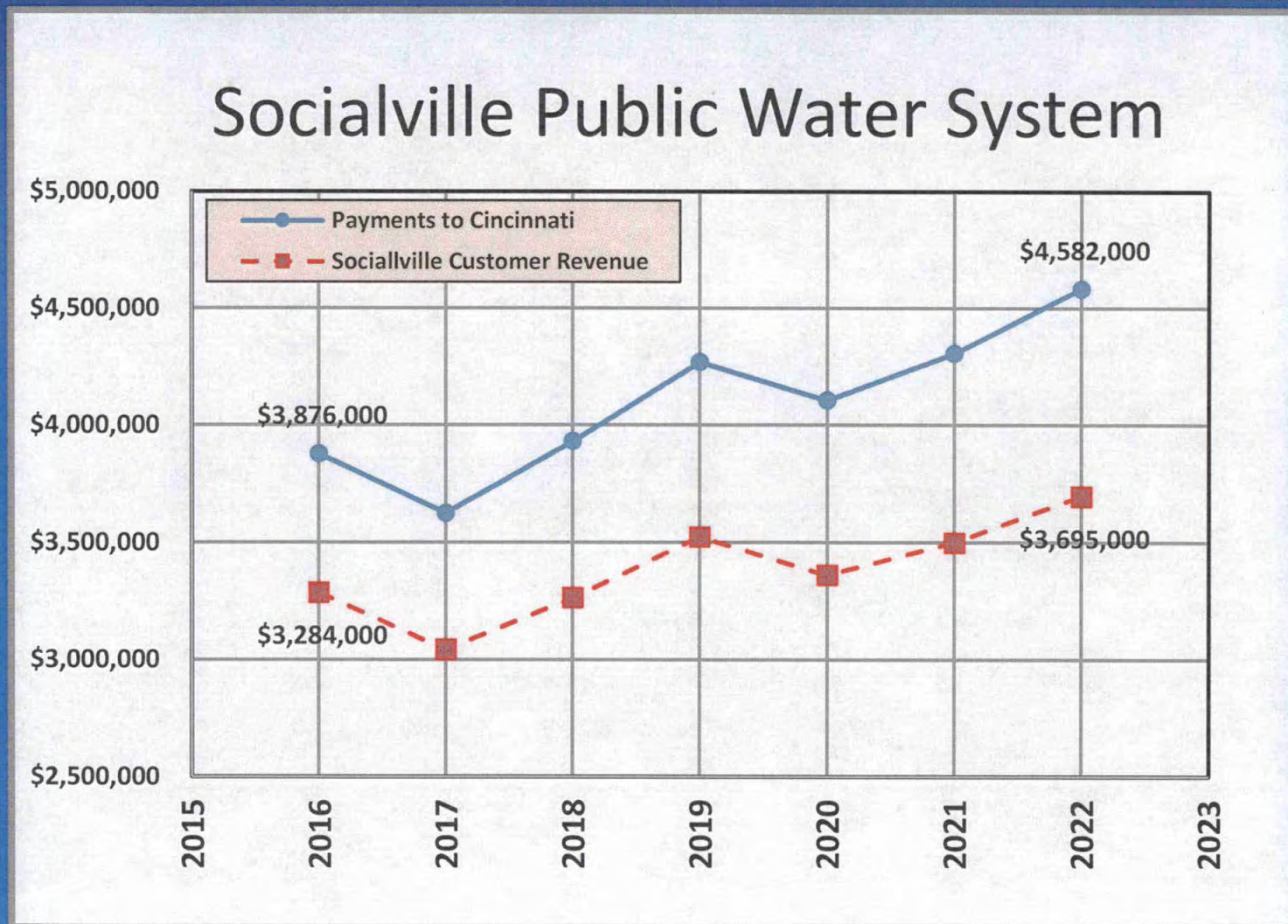
## Socialville Public Water System



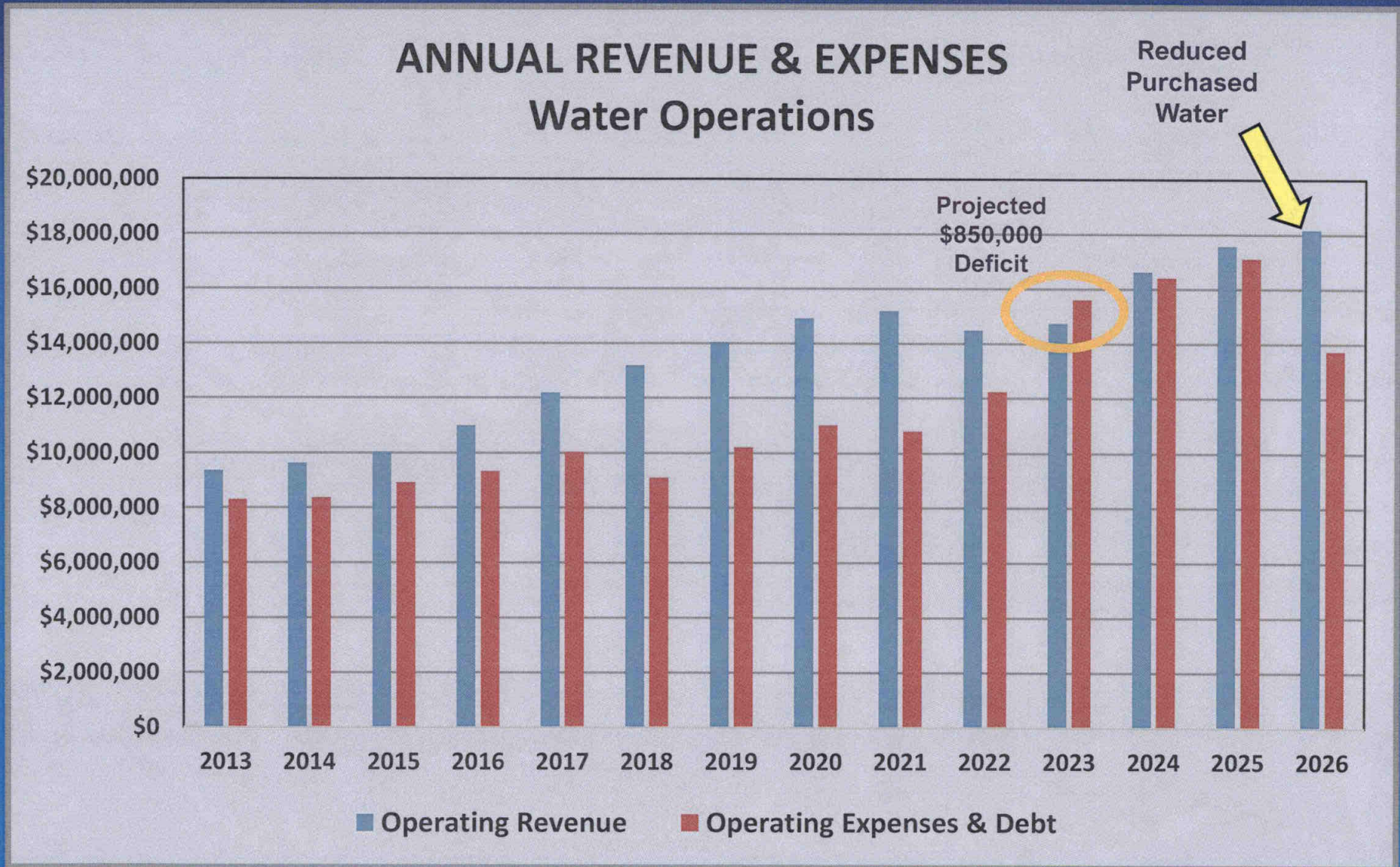


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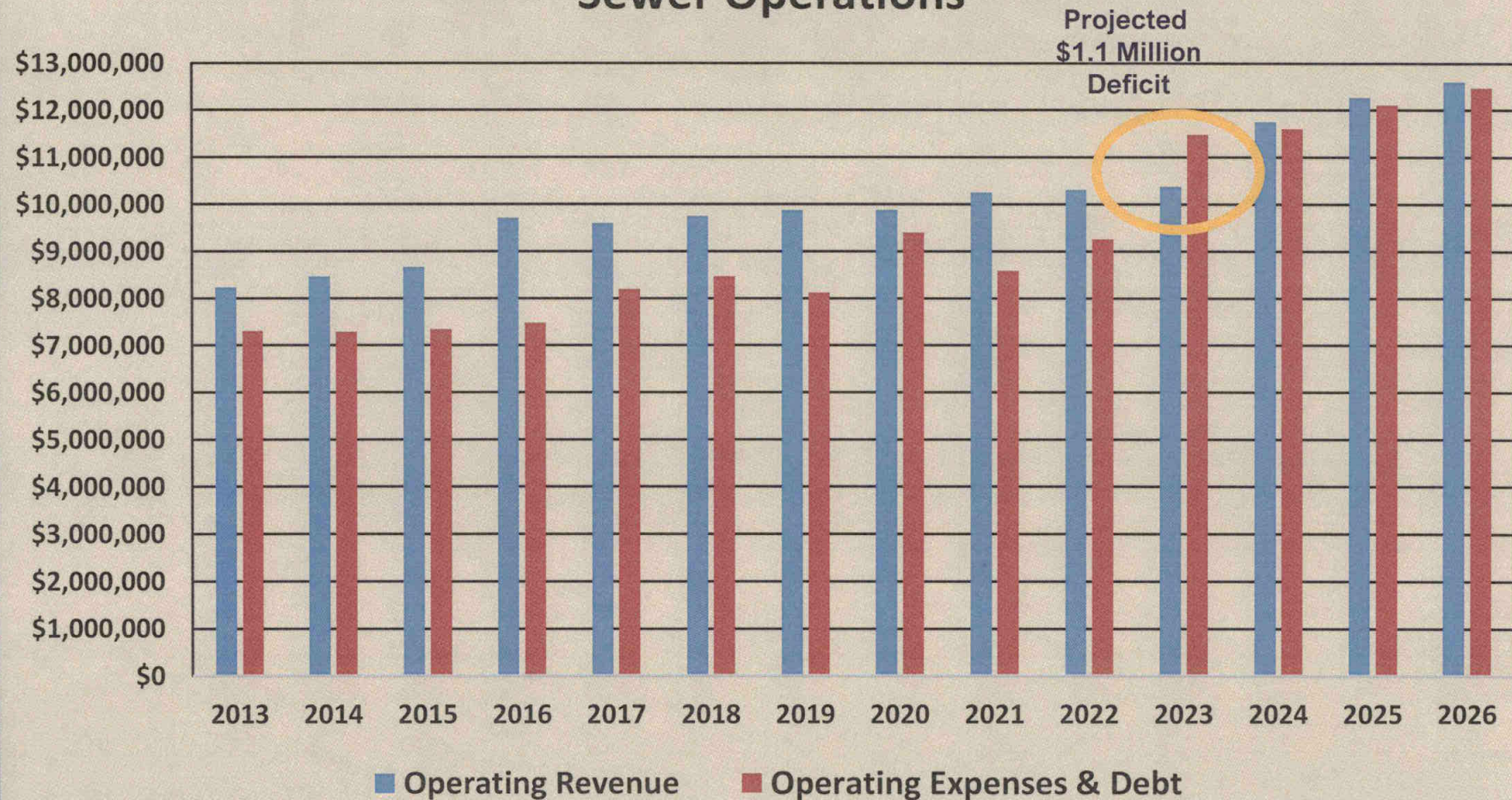


**Proposed rates are the minimum necessary to bring us back to break even.**



**Proposed rates are the minimum necessary to bring us back to break even.**

### ANNUAL REVENUE & EXPENSES Sewer Operations



# Adjustment to water tap and sewer connection fees are needed due to construction cost increases.

EXISTING FEE/CHARGE	EXISTING	PROPOSED
Water Tap Fee (5/8" Meter)	\$4,000/ERU	\$5,000/ERU
Sewer Connection Fees	\$4,800/ERU	\$5,500/ERU
Meter Set Fee (5/8-inch)	\$200	\$350
Meter Set Fee (3/4-inch)	\$225	\$400
Meter Set Fee (1-inch)	\$275	\$480
Meter Set Fee (1.5-inch)	\$465	\$800
Meter Set Fee (2-inch)	\$600	\$1,100
Water Service Connection Fee (3/4" Line, 5/8" Meter)	\$850	\$1,200
Water Service Connection Fee (3/4" Line, 5/8" Meter)	\$950	\$1,500
Water Service Connection Fee (1" Line and Meter)	\$1,050	\$1,800
Water Service Connection Fee (1.5" Line and Meter)	\$1,200	\$2,100
Water Service Connection Fee (2" Line and Meter)	\$1,350	\$2,400
Sprinkler Meter Installation	\$450	\$550
Backhoe & Operator (per hour)	\$125	\$225
Vactor & Operator (per hour)	\$150	\$250
Inspection Fees	\$80	\$150

# QUESTIONS

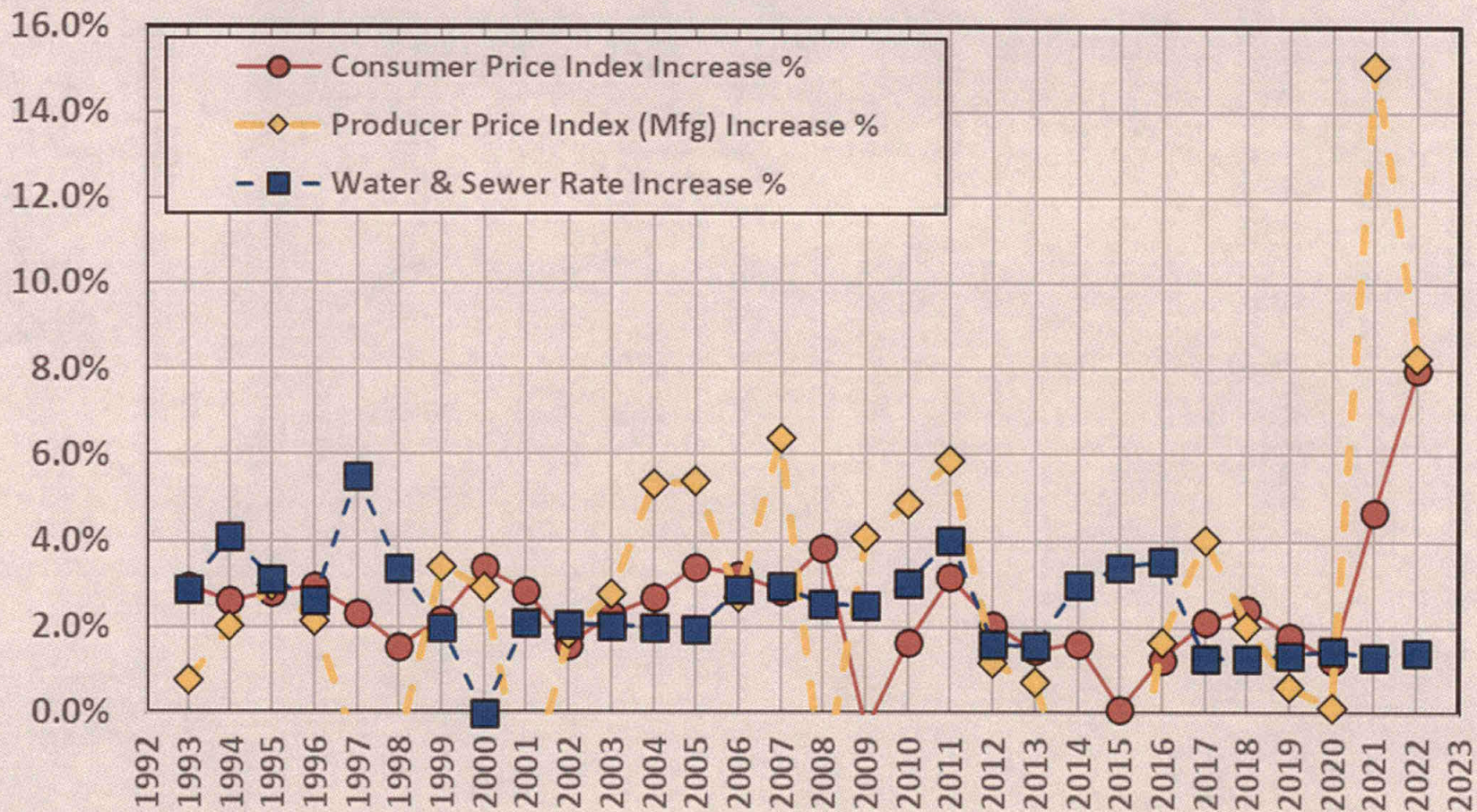
# Looking back on minimum bills.

Customer Bi-Monthly Bill	2021	2022	2023	2024	2025	2026
Minimum Water Bill	\$34.08	\$27.36	\$28.20	\$35.32	\$37.59	\$39.22
Minimum Sewer Bill	\$28.02	\$28.02	\$28.02	\$33.48	\$34.98	\$35.92
Total Bi-Monthly Bill	\$62.10	\$55.38	\$56.22	\$68.80	\$72.57	\$75.14

\*Based on 6,000 gallon minimum usage (Approximately 100 gallon/day)

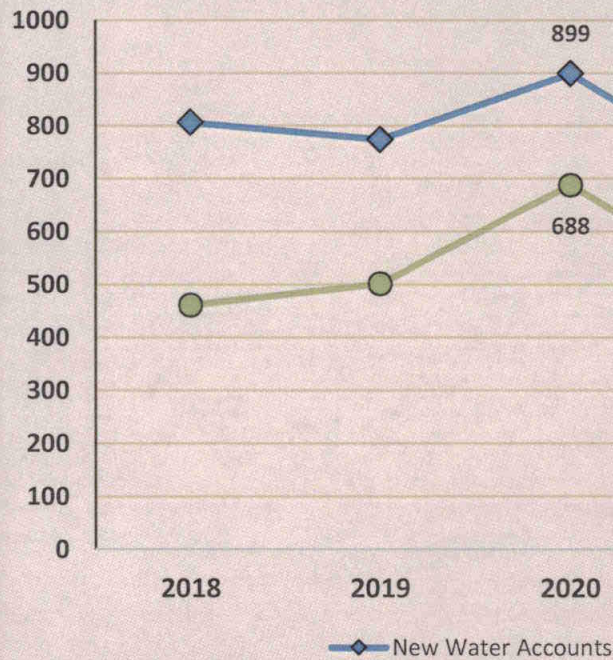
# Rate increases are necessary to keep up with inflation.

County Rates v/s Consumer Price Index  
1993 - Present

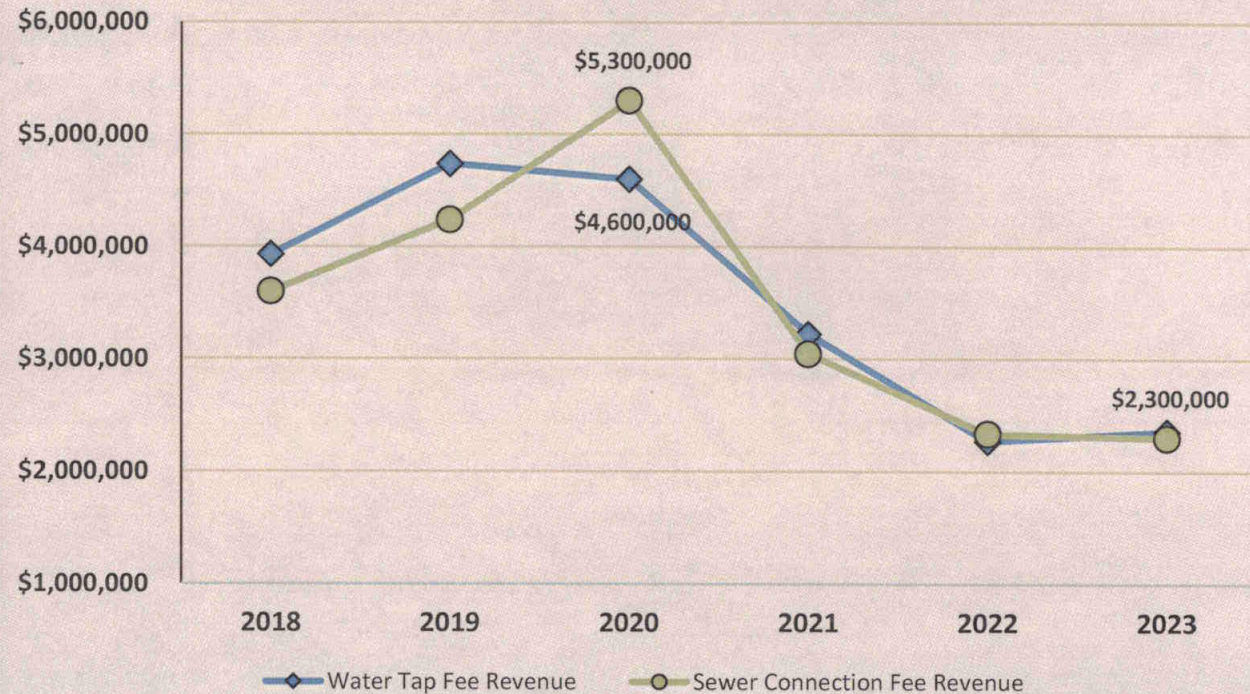


# New customer fee revenue is in decline as the housing market recedes.

## NEW WATER & SEWER CUSTOMER ACCOUNTS

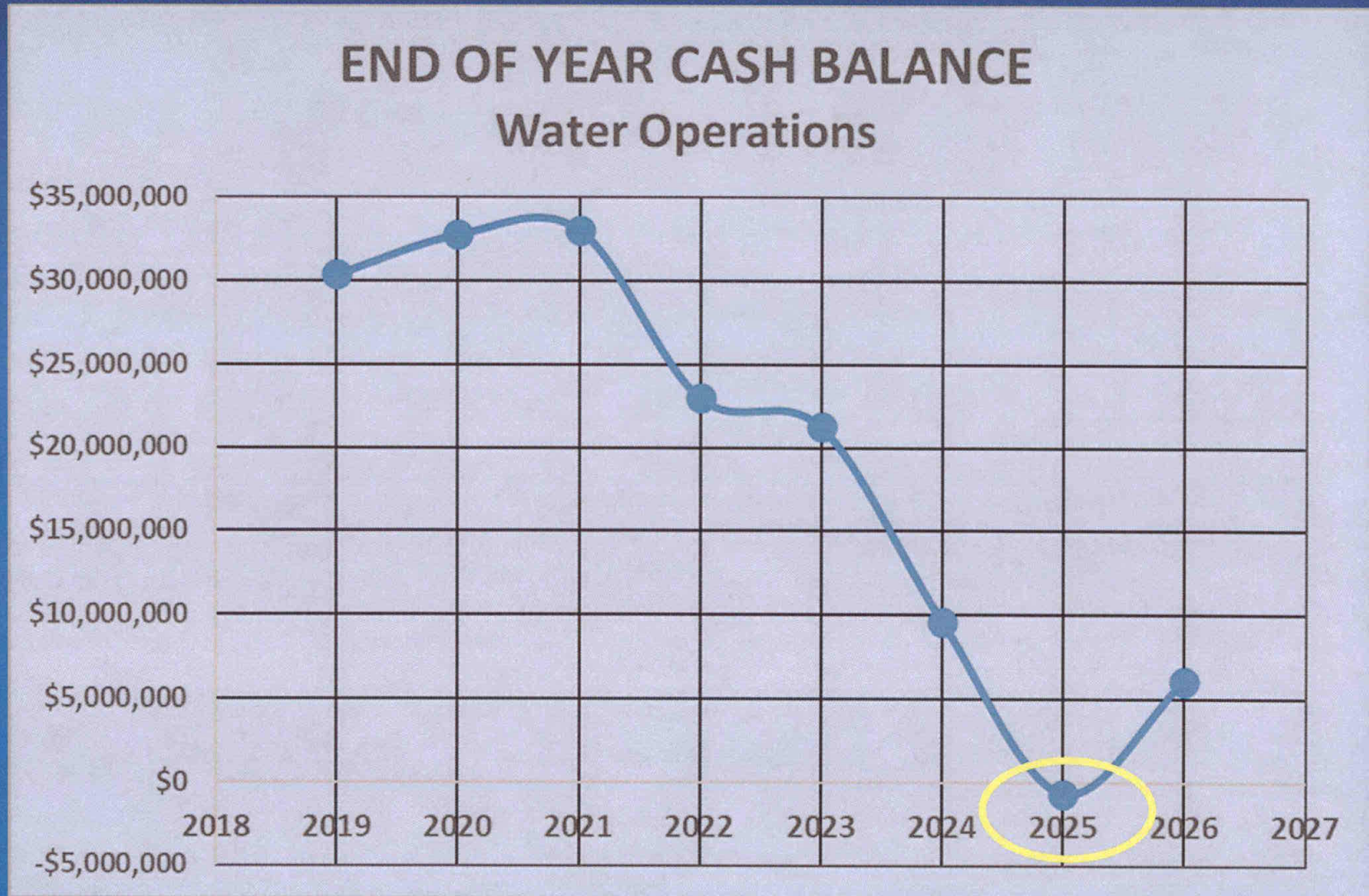


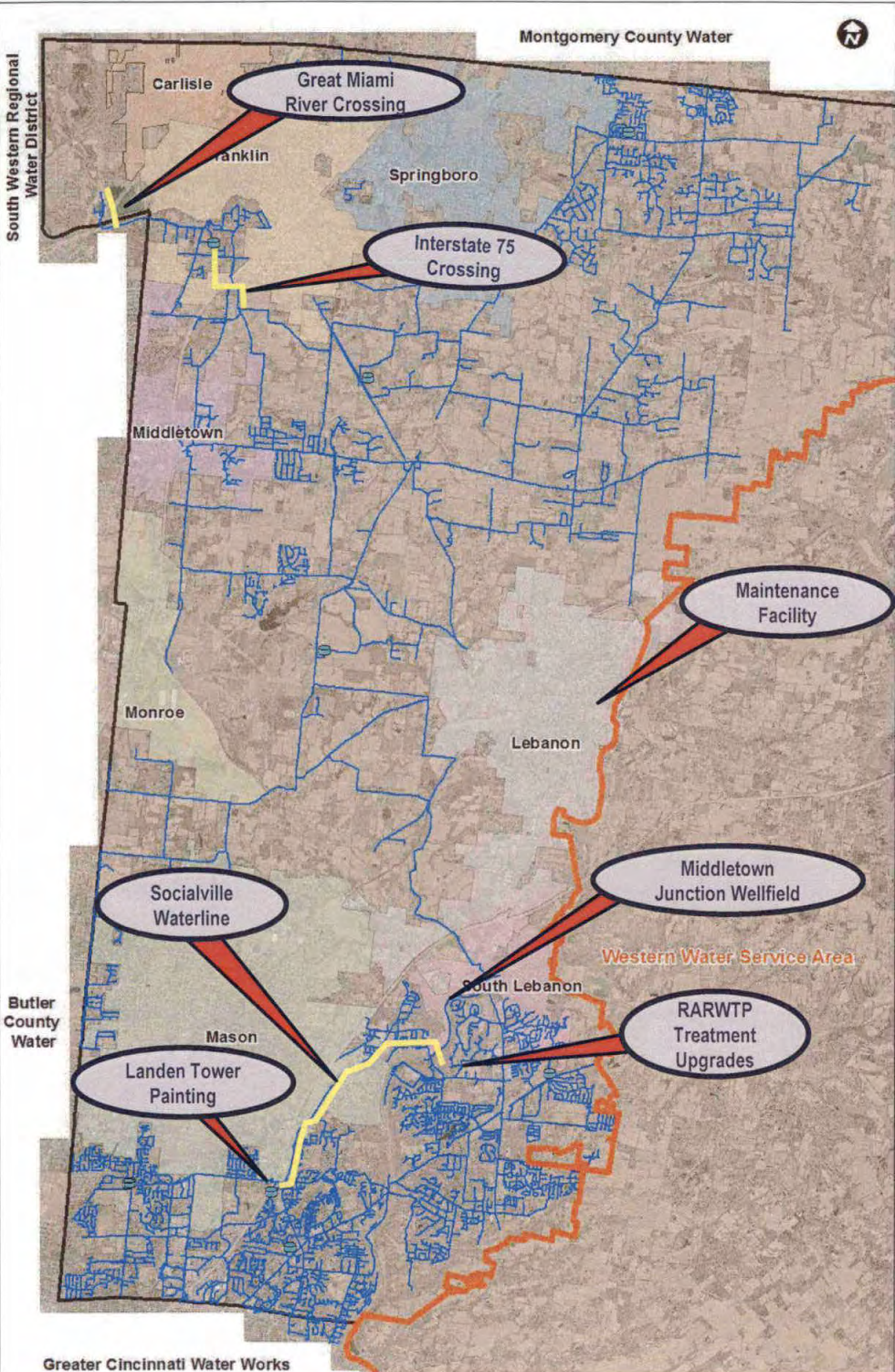
## NEW WATER & SEWER CUSTOMER FEES





# Cash financing of water capital projects may not be possible in the near future.





# Water Projects

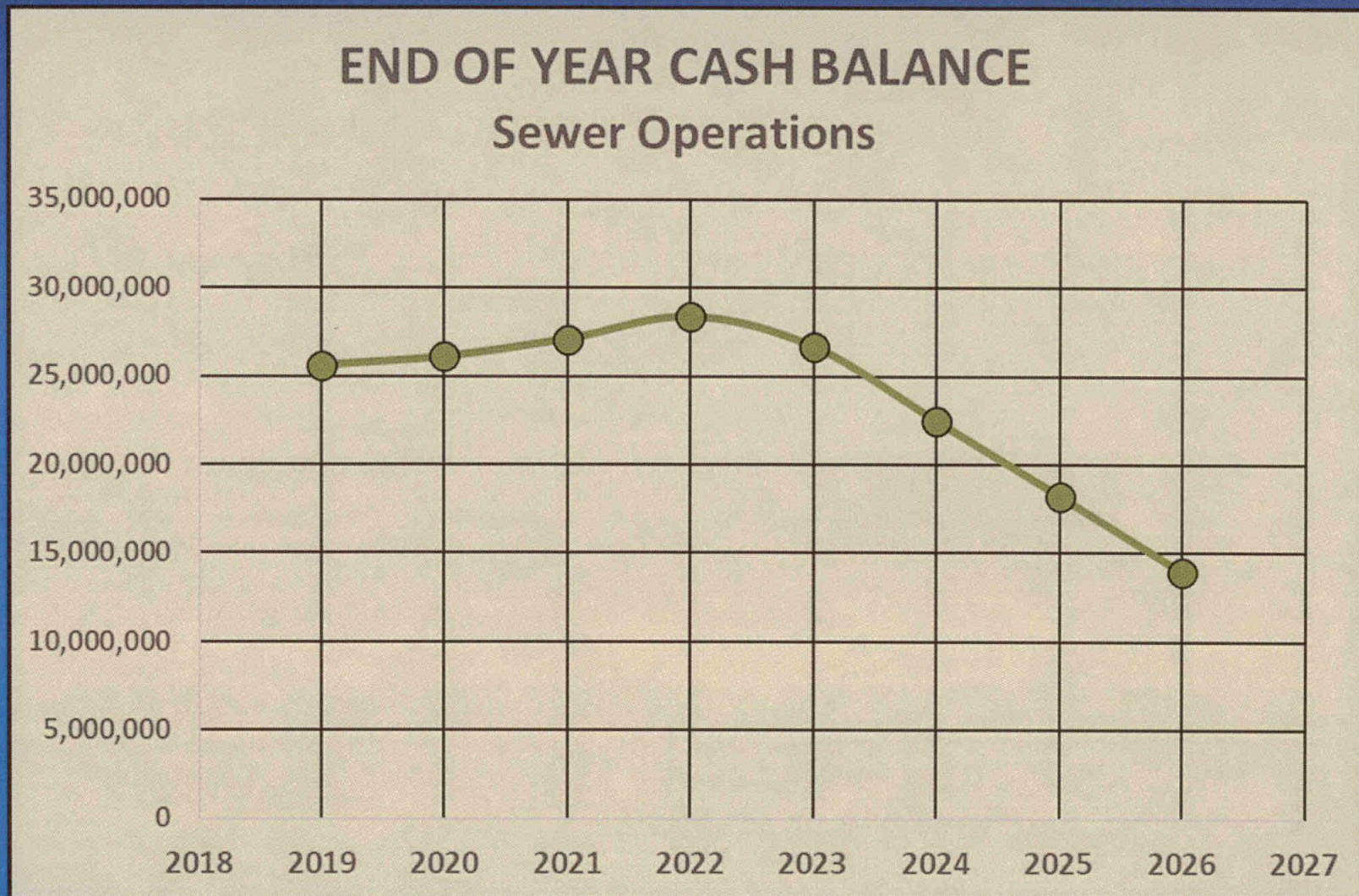
PROJECT	COST	YEAR
Middletown Junction Wellfield	\$4.3 M	2024-2025
Socialville Ground Storage Tank	\$0.5 M	2025
Distribution Facility	\$0.4 M	2025
Landen Tank Painting	\$1.0 M	2024
RARWTP Upgrades	\$11.5 M	2024-2026
Socialville Waterlines	\$7.1 M	2024-2025
Kings Mills Waterlines	\$1.3 M	2024
Sunrise Landing Waterline	\$0.6 M	2024-2025
Great Miami River Crossing	\$1.8 M	2025
Interstate 75 Crossing	\$6.7 M	2025
WCEO Projects	\$0.9 M	2024-2026
Loveland Park Waterlines	\$0.7 M	2026
<b>TOTAL</b>	<b>\$36.8 M</b>	

# Substantial Capital Projects to Consider Beyond 2026 for Long-Term Forecasting:

- North WTP & Wellfield Improvements - \$19 M 2030-2032
- Thompson Wellfield Development - \$5.5 M 2032-2034
- SR 741 24" Transmission Main - \$4.5 M 2029-2030
- Manchester Rd 24" Transmission Main - \$5.7 M 2030-2031
- Union Rd Transmission – Phase II - \$6.2 M 2031-2032
- Dearth PS & Distribution Improvements - \$4.7 M 2029-2031
- Distribution Maintenance Facility - \$3.5 M 2026-2028
- Problematic Waterline Replacement - \$5.0 M 2027-2033

**TOTAL - \$54.1 M**

# Debt financing for sewer projects will not be necessary for 2024-2026.



# Cash financing of sewer projects may not be possible beyond 2026.

## Capital Improvements - Sewer Fund - 5/31/2023

<b>Available Sewer Funds</b>		\$28,275,000
<b>Ongoing Projects</b>		
55753377-Dick's Creek Pump Station Improvements	\$1,978,529	
55753386-Sycamore Trails WWTP Construction	\$5,004,387	
55753388-Morrow Sanitary Sewer Forcemain Cleaning	\$760,000	
55753390-Fosters Lift Station Improvements Design	\$870,400	
55753396-Kings Ave Bridge Aerial Crossing	\$447,697	
55753398-St Rte 73/Corwin Avenue Forcemain Relocation	\$133,500	
	<u>Subtotal</u>	\$9,195,000
<b>Fund Less Encumbered Projects</b>		\$19,080,000
<b>Future Budgeted Projects</b>		
Morrow Area Sanitary Sewer Improvements	\$2,000,000	
Lower Little Miami WWTP - UV, Biosolids Dewatering, & Septic Receiving	\$7,500,000	
Waynesville WWTP - Biosolids Dewatering & Clarification	\$4,500,000	
Fosters & Bear Run Pump Station Upgrades	\$8,500,000	
Waynesville Collection System Lining	\$300,000	
Dale Acres Wastewater Treatment Improvements	\$1,500,000	
Dale Acres Sanitary Lateral Replacement	\$500,000	
State Route 122 Lift Station Relocation	\$350,000	
Utility Billing Software Upgrades	\$200,000	
	<u>Subtotal</u>	\$25,350,000
<b>Fund Less Current Encumbered &amp; Future Budgeted Projects</b>		-\$6,270,000

# Long Term Forecast & Issues

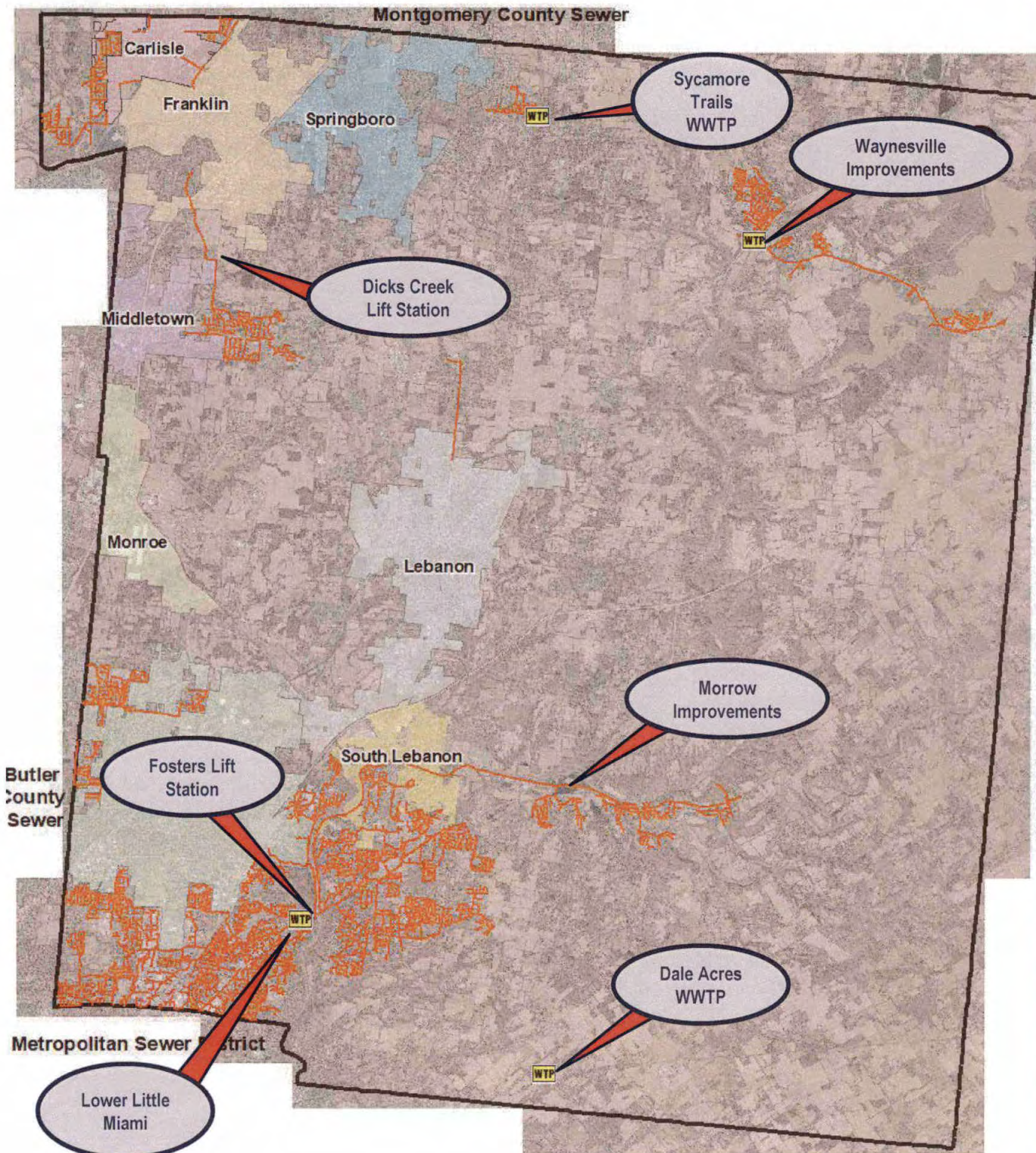
The Water & Sewer Department is tracking the following issues that can significantly impact on revenues, expenses, and user rates.

- The Economy & Inflation
- Tap Fees and Housing Construction
- Emerging Contaminate Regulations – PFAS
- Software Upgrades
  - Utility Billing
  - Work Order
  - Asset Management
- Security Upgrades – Physical & Cyber

	2024	2025	2026
<b>CAPITAL EXPENSES</b>			
<b>Treatment Plants, Wellfields, &amp; Pump Stations</b>			
Middletown Junction Wellfield Development	1,600,000	2,432,000	
Purchase Socialville GST		500,000	
Distribution Maintenance Facility			350,000
Landen EST Interior Painting & Exterior Overcoat	1,000,000		
RARWTP PFAS Elimination	2,000,000	9,500,000	
<b>Distribution Improvements - Socialville</b>			
Socialville WL Trans - Columbia from Grand Falls to Kings Island - 4,400 ft		2,640,000	
Socialville WL Trans - Columbia at KI to Oak Street in Kings Mills - 5,600 ft	3,410,000		
Socialville WL Trans - Bridge to RARWTP - 2,100 Feet	1,050,000		
<b>Distribution Improvements - Kings Mills</b>			
Kings Mills Phase 3 - Oak, Maple, & Church	803,000		
Kings Mills Phase 4 - Walnut	500,000		
<b>Distribution Improvements - Miscellaneous</b>			
Problematic Waterline Replacement Program	750,000	500,000	525,000
Shelly BPS 30-inch Transmission Main	321,000	6,403,000	
Great Miami River Crossing & NWF Meter	260,000	1,500,000	
<b>Distribution Improvements - WCEO, OPWC, ODOT, WCTID</b>			
Engineer's Office - Wilkens/Bardes Roundabout	125,000		
WCTID - SR63/SR 741 Widening	50,000		
WCTID - Greentree/SR 741 Roundabout	500,000		
WCTID - Fields Ertel/Snider Rd. Widening	75,000		
WCTID - Columbia/Davis Roundabout	100,000		
	\$ 12,544,000	\$ 23,475,000	\$ 875,000

- Supplemental funding will be required in 2025 to keep projects from being deferred.
- Rate Increases do not include funding for the treatment for emerging contaminants.

# Sewer Projects

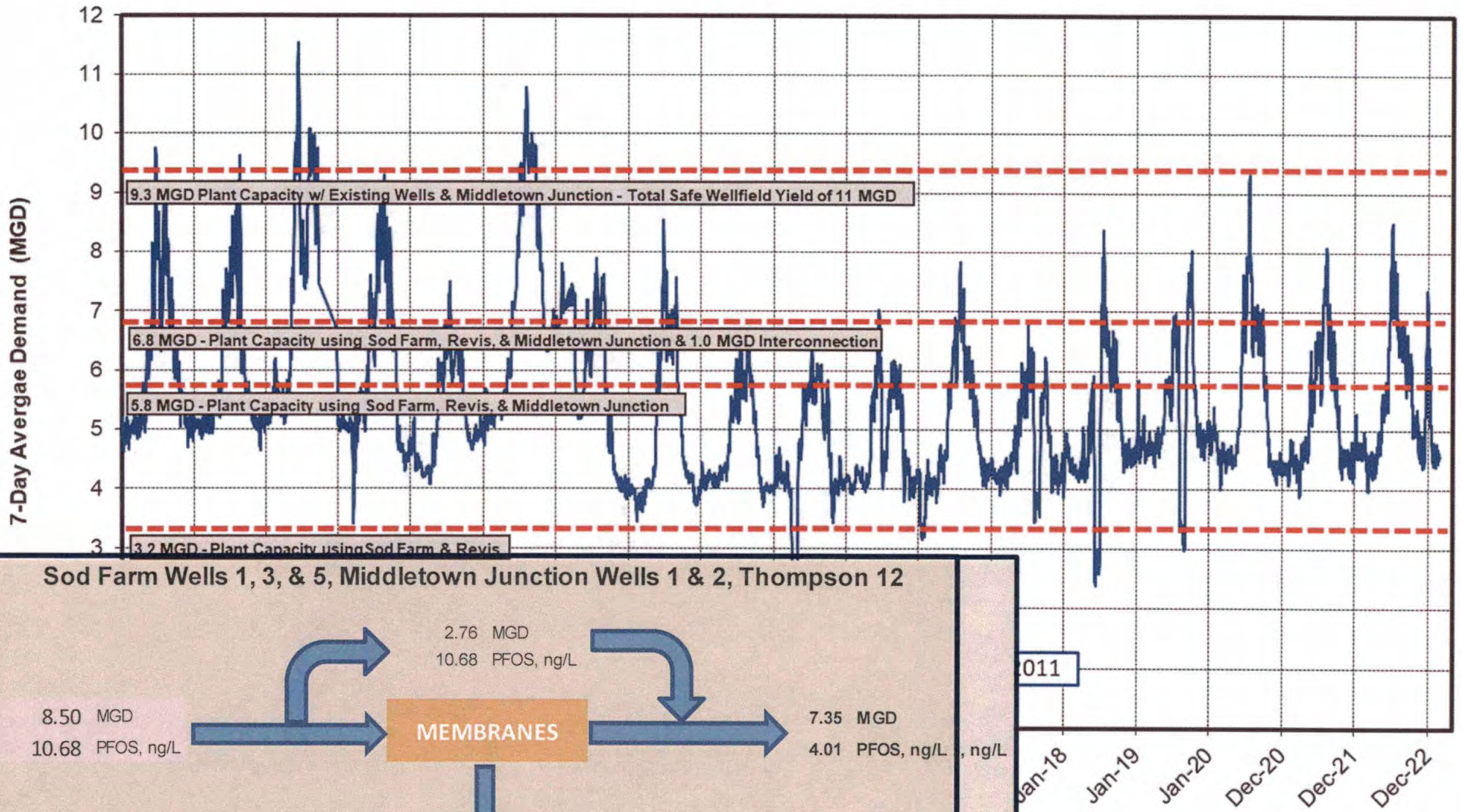




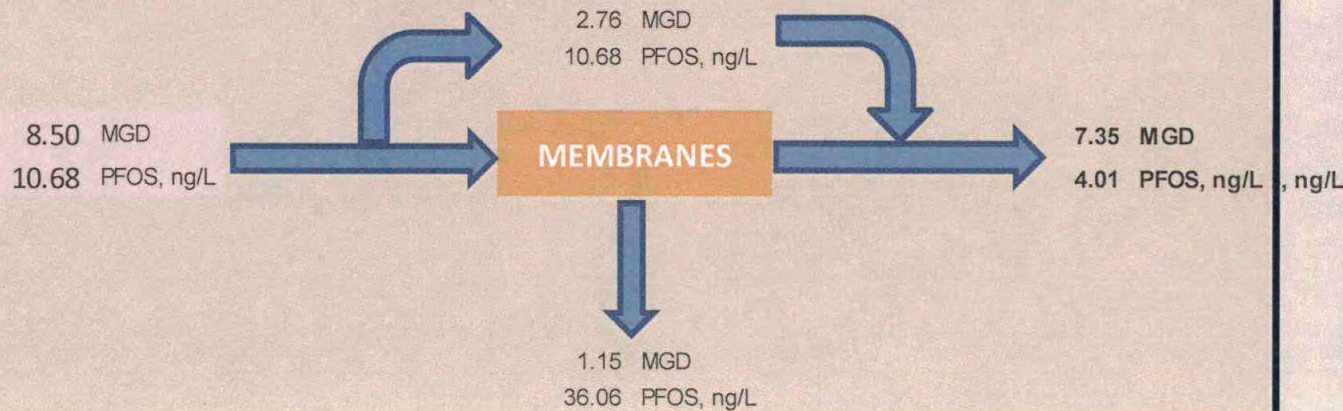
# SOUTH WATER SYSTEM

## 7-Day Average Consumption 2005-2023

(RARWTP, Socialville, & Interconnect)



Sod Farm Wells 1, 3, & 5, Middletown Junction Wells 1 & 2, Thompson 12



2011

Jan-18 Jan-19 Jan-20 Dec-20 Dec-21 Dec-22

# Monthly Bill Comparison to Other Nearby Entities

<b>Water &amp; Sewer Nearby Entities</b>	<b>Water and Sewer Monthly Charges at Volume of 6,000 gallons</b>	<b>Over (Under) Warren County Monthly Charges</b>	<b>% Over (Under) Warren County Monthly Charges</b>
<b>Warren County</b>	<b>\$64.05</b>		
Montgomery County	\$100.77	\$36.72	57%
City of Springboro	\$93.50	\$29.45	46%
Greene County	\$83.49	\$19.44	30%
South Lebanon	\$87.08	\$23.03	36%
City of Franklin	\$84.82	\$20.77	32%
City of Lebanon	\$79.67	\$15.62	24%
City of Mason	\$82.10	\$18.05	28%
*Butler County	\$60.23	-\$3.82	-6%

*\*For comparative purposes converted to an estimated monthly bill with an average volume of 6 kGal*

*\*\*Fixed/Base Fees are included in these calculations at a monthly conversion*

# Water Fund Surplus (Deficit) from Service Charge Revenue + Base Fees over O&M + Debt 2020-2026

Water Fund Surplus (Deficit) Srv Rev + Base over O&M + Debt	2020	2021	2022	2023	2024	2025	2026
Total Water Service Charge Revenue + Base Fee	14,929,563	15,196,488	14,493,892	14,741,802	16,624,225	17,582,377	18,168,833
Total Water Oper & Maint Expense + Debt	11,021,391	10,799,150	12,246,733	15,598,357	16,406,751	17,112,349	13,733,446
Net Surplus (Deficit)	3,908,172	4,397,339	2,247,159	(856,555)	217,474	470,029	4,435,387
Gross Profit % Margin (Deficit)	26.18%	28.94%	15.50%	-5.81%	1.31%	2.67%	24.41%
Annual % Increase (Decrease) O&M + Debt	7.86%	-2.02%	13.40%	27.37%	5.18%	4.30%	-19.75%

Rate increases to our Service Charge Revenue and the Bi-Monthly Base Fee in 2024 & 2025 will allow us to cover our Operating & Maintenance + Debt Expenses

# Sewer Fund Surplus (Deficit) from Service Charge Revenue + Base Fees over O&M + Debt 2020-2026

Sewer Fund Surplus (Deficit) Srv Rev + Base over O&M + Debt	2020	2021	2022	2023	2024	2025	2026
Total Sewer User Revenue + Base Fee	9,885,575	10,249,976	10,304,740	10,382,407	11,746,642	12,268,216	12,603,536
Total Sewer Oper & Maint Expense + Debt	9,400,148	8,583,322	9,255,524	11,477,505	11,604,421	12,105,170	12,473,430
Net Surplus (Deficit)	485,427	1,666,654	1,049,216	(1,095,099)	142,220	163,046	130,106
Gross Profit % Margin (Deficit) from Service Charges	4.91%	16.26%	10.18%	-10.55%	1.21%	1.33%	1.03%
Annual % Increase (Decrease) O&M + Debt	15.81%	-8.69%	7.83%	24.01%	1.11%	4.32%	3.04%

Rate increases to Sewer Service Charge Revenue and the Bi-Monthly Base Fee in 2024 - 2026 will allow us to cover our Operating & Maintenance + Debt Expenses

# Forecasting the Water Rate Increases and How It Will Impact Fund Balances and Requirements

Cash Requirements to Meet Operating, Capital & Debt	No Increases	7.5% (2024-2025) 5%-2026 + \$5 Base Fee
3-Year Forecast		
2024-2026		
Est. Total Revenue Sources from 2024-2026	Option 0	Recommended
Est. O&D + Capital Project Expenses Next 5 Years (2024-2026)	\$51,395,579.61	\$62,010,810.29
Net Surplus (Deficit)	\$77,186,263.20	\$77,186,263.20
	(\$25,790,683.59)	(\$15,175,452.91)
Current Cash Balance (Est. at SOY 2024)	\$27,244,638.71	\$27,244,638.71
Projected Cash Balance (Est. at EOY 2026)	\$1,453,955.12	\$12,069,185.80
Minimum Fund Requirement 5510 Operating	\$6,000,000.00	\$6,000,000.00
<b>Total 2026 EOY Cash Balance after Total Expenses and Minimum Fund Requirements</b>	<b>(\$4,546,044.88)</b>	<b>\$6,069,185.80</b>
Avg. Surplus (Deficit) Annually	(\$8,596,894.53)	(\$5,058,484.30)
10-Year Forecast		
2024-2033		
Est. Total Revenue Sources from 2024-2033	Option 0	Recommended
Est. O&D + Capital Project Expenses Next 10 Years (2024-2033)	\$174,344,821.20	\$220,345,089.70
Net Surplus (Deficit)	\$238,725,939.56	\$238,725,939.56
	(\$64,381,118.36)	(\$18,380,849.86)
Current Cash Balance (Est. at SOY 2024)	\$27,244,638.71	\$27,244,638.71
Projected Cash Balance (Est. at EOY 2033)	(\$37,136,479.65)	\$8,863,788.85
Minimum Fund Requirement 5510 Operating	\$6,000,000.00	\$6,000,000.00
<b>Total 2033 EOY Cash Balance after Total Expenses and Minimum Fund Requirements</b>	<b>(\$43,136,479.65)</b>	<b>\$2,863,788.85</b>
Avg. Surplus (Deficit) Annually	(\$6,438,111.84)	(\$1,838,084.99)

Additional Water Revenue Generated By Rate Increases 2024-2026			
	2024	2025	2026
Service Charge Revenue	\$782,750	\$1,639,450	\$2,124,406
Tap Fees & Connection Income	\$953,625	\$953,625	\$953,625
Base Fees	\$1,046,250	\$1,061,250	\$1,076,250
	<b>\$2,782,625</b>	<b>\$3,654,325</b>	<b>\$4,154,281</b>

# EOY Cash Reserve Balance after Total Sources & Uses of Funds

## Water Cash Reserve Fund Balance:

Water Fund	2020	2021	2022	2023	2024	2025	2026
Total SOY Cash Balance	36,372,106	38,763,622	39,079,887	28,991,949	27,244,639	15,643,520	5,323,673
Add Total Sources of Funds	21,398,260	35,002,284	20,504,852	18,214,312	19,889,350	20,767,502	21,353,958
(Less) Total Uses of Funds	(19,006,755)	(34,686,019)	(30,592,790)	(19,961,622)	(31,490,469)	(31,087,349)	(14,608,446)
(Less) Minimum Fund Requirement for O&M + Debt	(6,000,000)	(6,000,000)	(6,000,000)	(6,000,000)	(6,000,000)	(6,000,000)	(6,000,000)
<b>Total EOY Cash Reserve Balance</b>	<b>\$32,763,611</b>	<b>\$33,079,888</b>	<b>\$22,991,949</b>	<b>\$21,244,639</b>	<b>\$9,643,520</b>	<b>-\$676,327</b>	<b>\$6,069,186</b>

## Sewer Cash Reserve Fund Balance:

Sewer Funds	2020	2021	2022	2023	2024	2025	2026
Total SOY Cash Balance	30,601,528	31,096,192	32,089,648	33,352,924	31,662,468	27,454,688	23,217,734
Add Total Sources of Funds	14,476,447	13,201,296	13,052,372	12,869,683	13,896,642	14,368,216	14,673,536
Less Total Uses of Funds	(13,981,784)	(12,207,839)	(11,789,096)	(14,560,139)	(18,104,421)	(18,605,170)	(18,973,430)
Less Minimum Fund Requirement for O&M + Debt	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)
<b>Total EOY Cash Reserve Balance</b>	<b>\$26,096,192</b>	<b>\$27,089,648</b>	<b>\$28,352,924</b>	<b>\$26,662,468</b>	<b>\$22,454,688</b>	<b>\$18,217,734</b>	<b>\$13,917,840</b>

# Water Service Charges Breakeven Rates

Breakeven Rates - Water Service Charges	2023	2024	2025	2026
Est. Total Water O&M + Debt	\$15,598,357	\$16,406,751	\$17,112,349	\$13,733,446
Est. Billable Units (kGal) from Rates	2,967,858	2,985,566	2,998,850	3,009,038
Est. Rate per kGal to Cover O&M + Debt	\$5.26	\$5.50	\$5.71	\$4.56
Current or Proposed Water Rate per kGal	\$4.70	\$5.05	\$5.43	\$5.70
Rate at a 20% Profit Margin for Capital Expenditures	\$6.57	\$6.87	\$7.13	\$5.71
Total Est. Revenue Needed from Service Charges	\$19,497,945.94	\$20,508,438.48	\$21,390,435.94	\$17,166,807.09
Total Revenue Generated from Service Charges (with Proposed Rate Increases) *without Penalties and other Admin Charges	\$13,948,934.51	\$15,077,110.18	\$16,283,753.10	\$17,151,516.90
<b>Estimated Surplus (Deficit)</b>	<b>-\$5,549,011.42</b>	<b>-\$5,431,328.30</b>	<b>-\$5,106,682.84</b>	<b>-\$15,290.19</b>
	<i>*Penalties and Other Admin Fees typically Avg. \$400-\$500K Annually</i>			

In 2026, when we anticipate to supply softened water to our Socialville customers and eliminate the need for Purchased Water from GCWW, we will reach the goal profit margin generated from Service Charge Revenue and Base Fees to fund significant future Capital Projects from our Cash Reserve.

# Warren County Water Bills by Consumption Tier in 2022

Consumption Information by Blocks	# Customer Bills in 2022	% of Bills in 2022 per Category	Total Charges Billed
0 consumption but Min Charges	2,265	1.17%	\$78,034.06
> 0-3 K gal Bi-monthly	19,352	9.98%	\$526,575.67
> 3-6 Kgal Bi-Monthly	43,780	22.58%	\$1,200,080.50
> 6 - 9 Kgal Bi-Monthly	47,912	24.71%	\$1,638,471.88
> 9-12 Kgal Bi-Monthly	32,152	16.58%	\$1,529,028.03
> 12 - 20 Kgal Bi-Monthly	30,662	15.81%	\$2,114,940.62
> 20 - 100 Kgal Bi-Monthly	15,998	8.25%	\$2,779,678.30
> 100-500 kgal Bi-Monthly	1,527	0.79%	\$1,358,959.71
>500 Kgal Bi-Monthly	271	0.14%	\$2,322,116.54
<b>Total</b>	<b>193,919</b>	<b>100.00%</b>	<b>\$13,547,885.31</b>

- 80% of our Water customers use between 3,000-20,000 gallons bi-monthly
- 67% of our Water customers have more than a minimum bill
- 97.5% of our accounts are 5/8" meters which account for approximately 76% of our service charge revenue by consumption.





# WATER & SEWER DEPARTMENT

## 2023-2025 Capital Projects

### PROJECTS

1. Wellfield Expansion
2. Advanced Water Treatment
3. Socialville Transmission Mains
4. Risk Reduction Projects
5. Watermain Replacement Projects

Warren County Commissioners  
September 26, 2023



**Water & Sewer Department**

# MIDDLETOWN JUNCTION WELLFIELD

(Kings Mills)

**SCOPE:** New 3 Million Gallon Per Day Wellfield

**PURPOSE:** Meet water demands for the Socialville Service Area.

**BENEFIT:** Reduce dependance on purchased water.

**PRIORITY:** High

**BUDGET:** \$4.03 Million

**SCHEDULE:** Design: 2024  
Start Up: Nov 2025

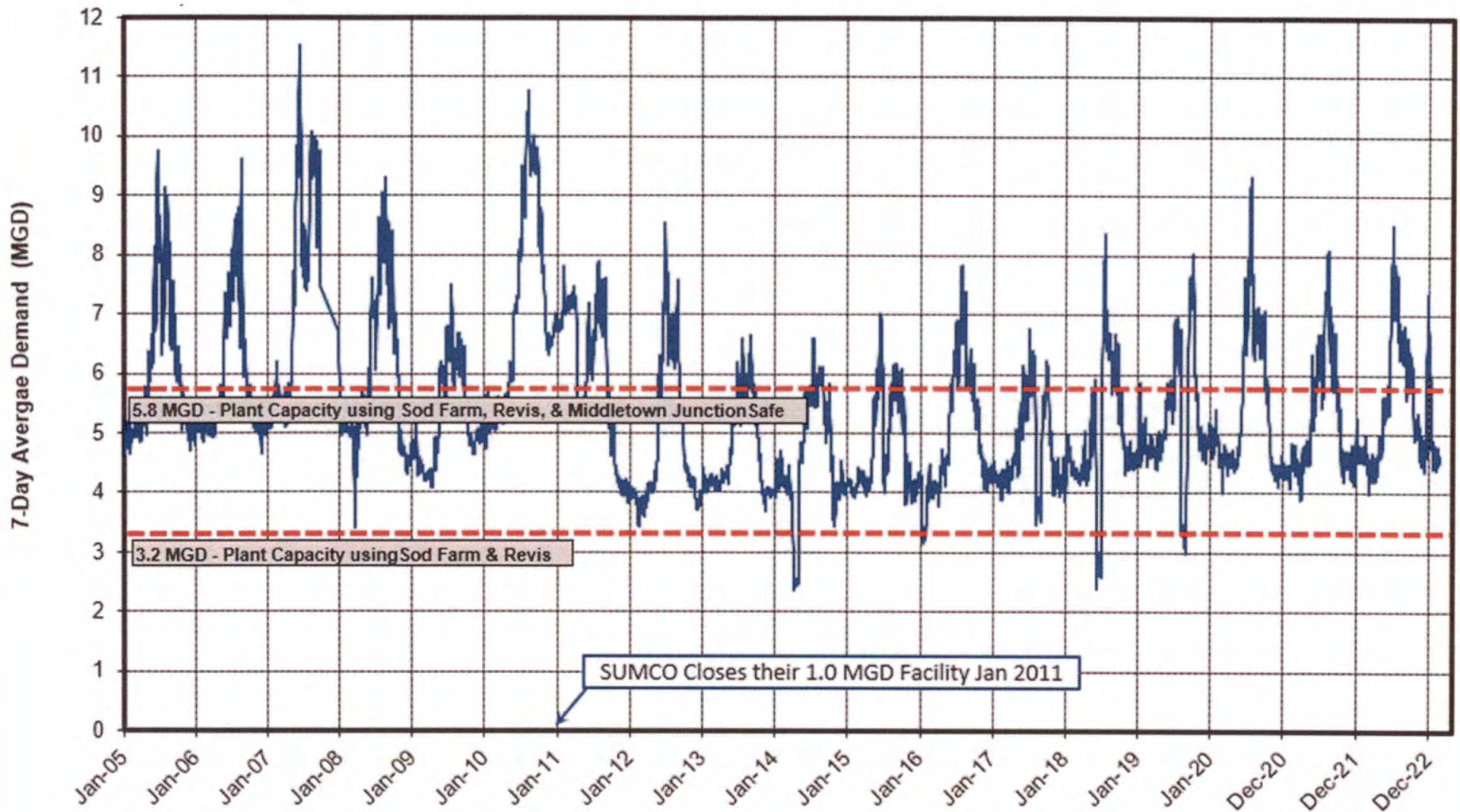
**METHOD:** Design-Bid-Build



**Middletown Junction Wellfield Project**  
**EXHIBIT A - LOCATION MAP**

# MIDDLETOWN JUNCTION WELLFIELD

## SOUTH WATER SYSTEM 7-Day Average Consumption 2005-2023 (RARWTP, Socialville, & Interconnect)



# ADVANCED WATER TREATMENT

**SCOPE:** Granular Activated Carbon or Ion Exchange

**PURPOSE:** Advanced treatment to remove emerging contaminants including PFAS

**BENEFIT:** Meet upcoming USEPA Regulations

**PRIORITY:** High

**BUDGET:** \$13.5 to \$22.5 Million

**SCHEDULE:** 2023-24 Hire Criteria Engineer  
2024 Pilot Testing  
2024-26 Design/Construction  
2026 Start Up

**METHOD:** Design - Build



0 75 150 300 Feet

**Advanced Water Treatment  
Richard A Renneker Water Plant**

# SOCIALVILLE TRANSMISSION MAINS

**SCOPE:** 24-Inch water main from the RAR Water Plant to the Socialville Booster Pump Station

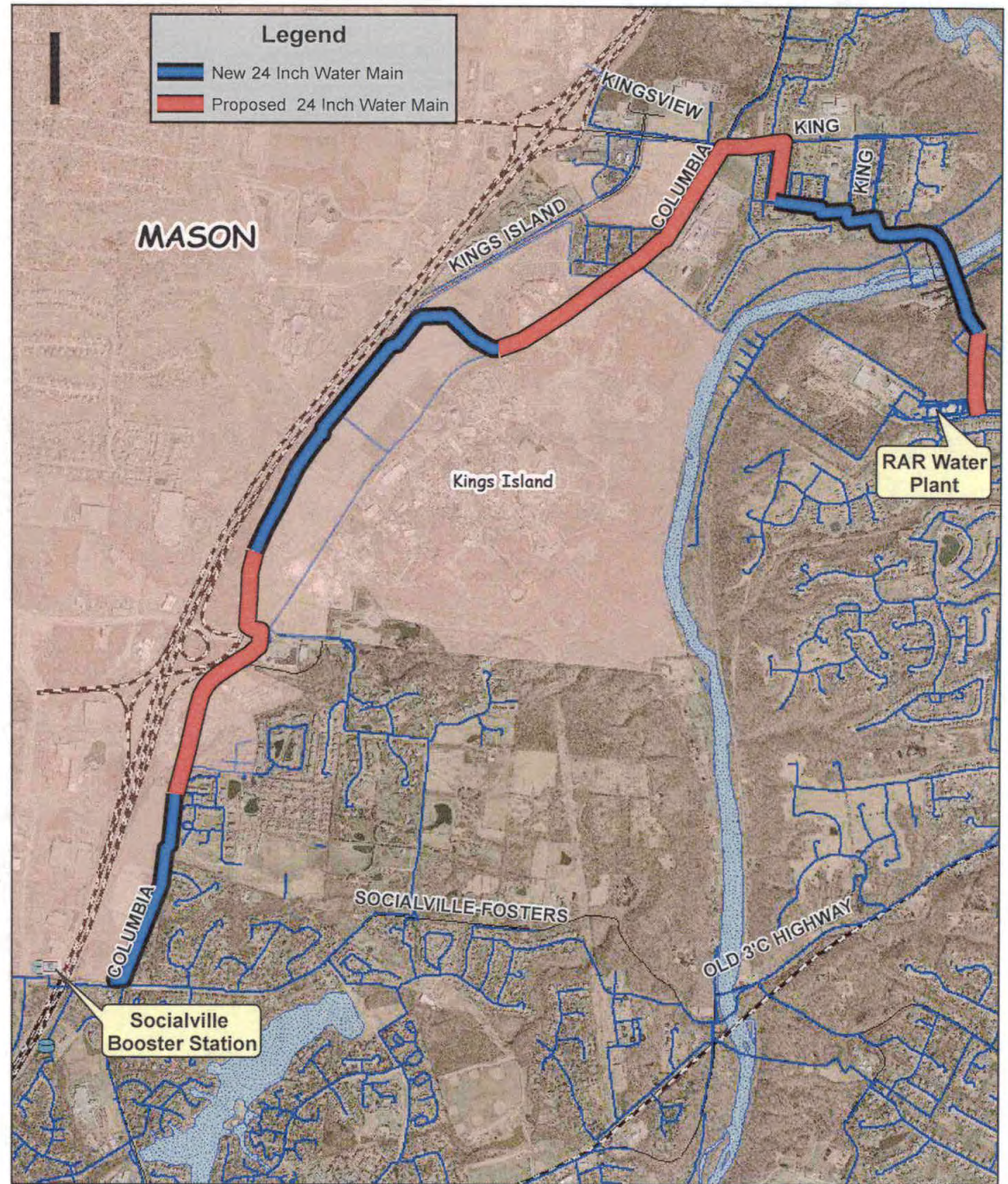
**PURPOSE:** Meet water demands for the Socialville Service Area.

**BENEFIT:** Reduce dependance on purchased water.

**PRIORITY:** High

**BUDGET:** \$7.1 Million

**SCHEDULE:** Start Up: Nov 2025



0 0.25 0.5 1 Miles

**Socialville Transmission Main  
24-inch Water Line**

# RISK REDUCTION PROJECT – Great Miami River

**SCOPE:** 1,000 feet of 30-inch River Crossing Pipe

**PURPOSE:** Backup river crossing for improved reliability and redundancy

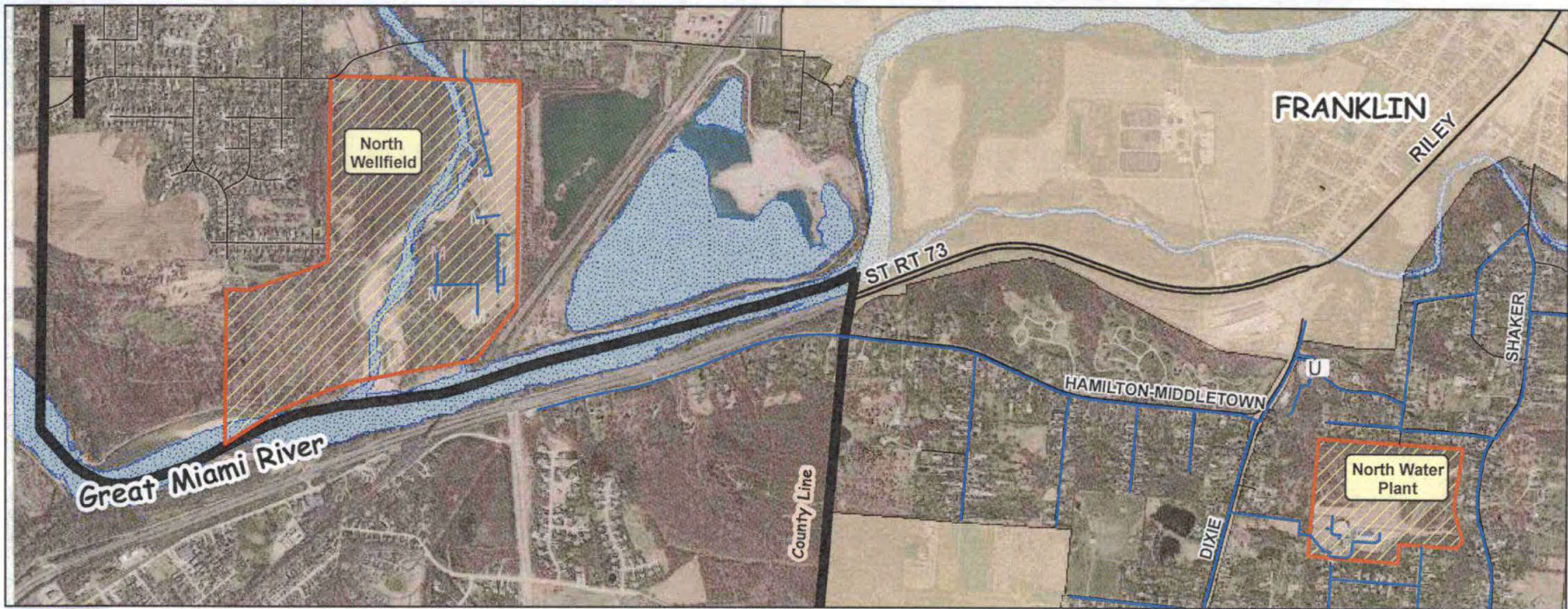
**BENEFIT:** Avoid massive outage to 16,000 customers due to mainbreak in the Great Miami River.

**PRIORITY:** High

**BUDGET:** \$1.5 Million

**SCHEDULE:** 2024 Design  
2025 Construction

**METHOD:** Design–Bid–Build



Great Miami River Water Line Crossing  
North Wellfield



# RISK REDUCTION PROJECT

## Interstate 75

**SCOPE:** 7,500 feet of transmission water line including Interstate 75 highway crossing

**PURPOSE:** Increased capacity and improved reliability

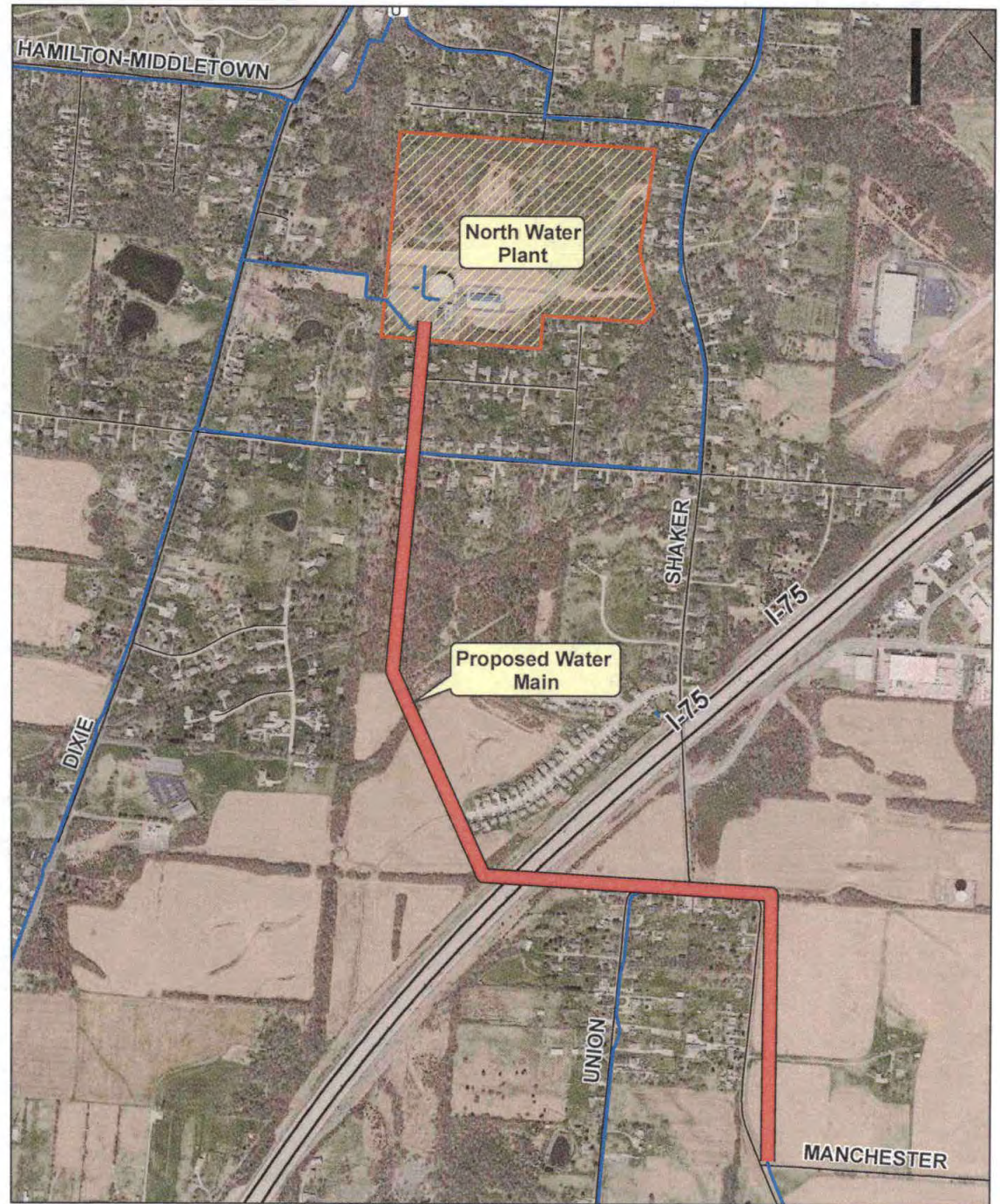
**BENEFIT:** Avoid massive customer outage to 16,000 customers for mainbreak under highway

**PRIORITY:** High

**BUDGET:** \$ 6.7 Million

**SCHEDULE:** Design: 2024  
Start Up: Nov 2025

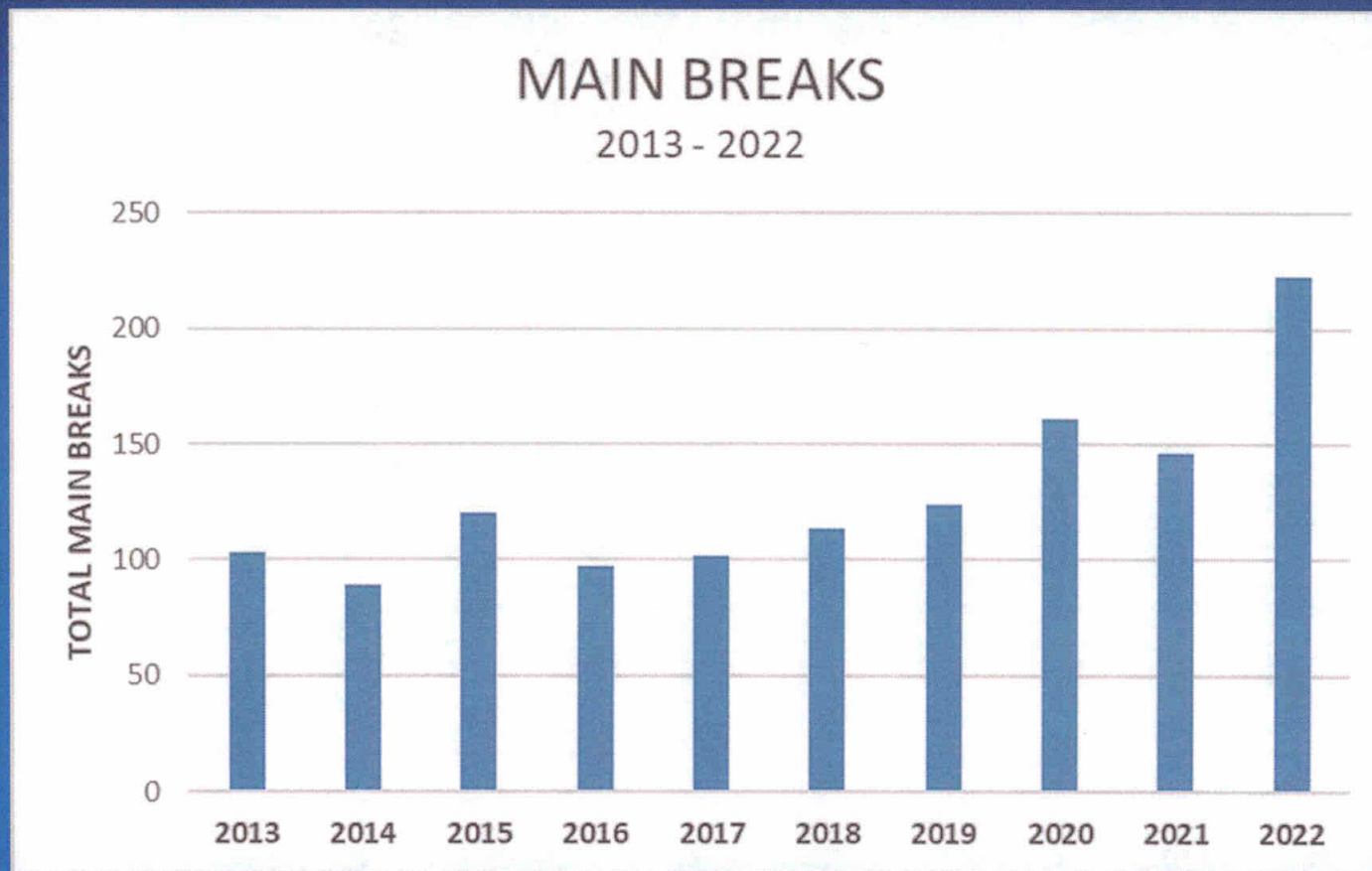
**METHOD:** Design-Bid-Build



0 500 1,000 2,000 Feet

Interstate 75 Water Line Crossing  
North Water System

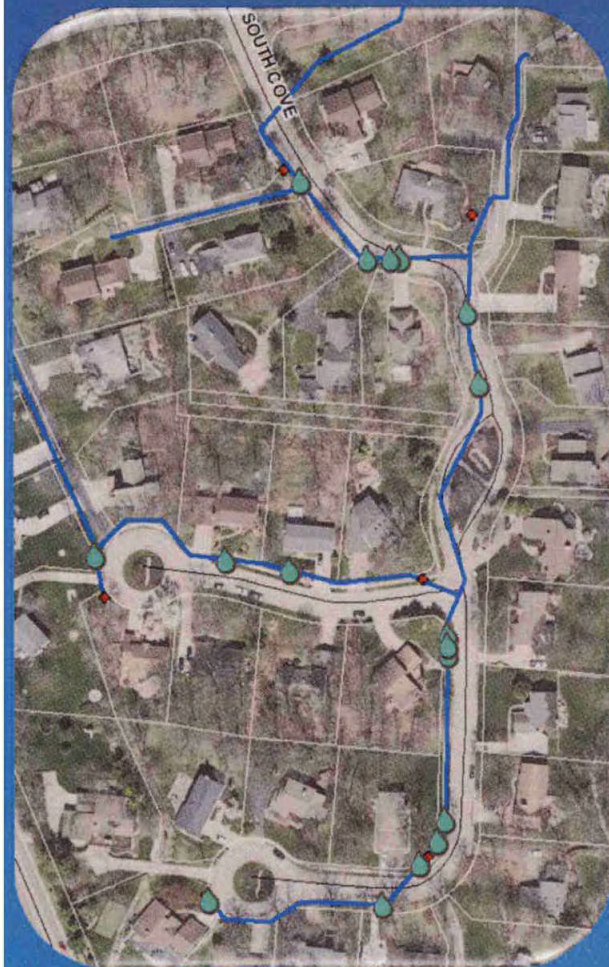
# WATER MAIN REPLACEMENT PROJECTS





# WATER MAIN REPLACEMENT PROJECTS

\$500,00 to \$1,200,000 Per Project





0 50 100 200 Feet

**Sand Harbor Water Line Replacement  
Sunrise Landing, Hamilton Twp**

# WATER MAIN REPLACEMENT Sand Harbor

**SCOPE:** 2,000 feet of residential water service line serving 63 customers.

**PURPOSE:** Replace failed waterline in a 1980 era subdivision

**BENEFIT:** Eliminate a failing system that has had 10 failures in the past three years.

**PRIORITY:** Urgent

**BUDGET:** \$600,000

**SCHEDULE:** Design: 2024  
Replacement: 2025

**METHOD:** Design-Bid-Build

	2024	2025	2026
<b>CAPITAL EXPENSES</b>			
<b>Treatment Plants, Wellfields, &amp; Pump Stations</b>			
Middletown Junction Wellfield Development	1,600,000	2,432,000	
Purchase Socialville GST		500,000	
Distribution Maintenance Facility			350,000
Landen EST Interior Painting & Exterior Overcoat	1,000,000		
RARWTP PFAS Elimination	2,000,000	9,500,000	
<b>Distribution Improvements - Socialville</b>			
Socialville WL Trans - Columbia from Grand Falls to Kings Island - 4,400 ft		2,640,000	
Socialville WL Trans - Columbia at KI to Oak Street in Kings Mills - 5,600 ft	3,410,000		
Socialville WL Trans - Bridge to RARWTP - 2,100 Feet	1,050,000		
<b>Distribution Improvements - Kings Mills</b>			
Kings Mills Phase 3 - Oak, Maple, & Church	803,000		
Kings Mills Phase 4 - Walnut	500,000		
<b>Distribution Improvements - Miscellaneous</b>			
Problematic Waterline Replacement Program	750,000	500,000	525,000
Shelly BPS 30-inch Transmission Main	321,000	6,403,000	
Great Miami River Crossing & NWF Meter	260,000	1,500,000	
<b>Distribution Improvements - WCEO, OPWC, ODOT, WCTID</b>			
Engineer's Office - Wilkens/Bardes Roundabout	125,000		
WCTID - SR63/SR 741 Widening	50,000		
WCTID - Greentree/SR 741 Roundabout	500,000		
WCTID - Fields Ertel/Snider Rd. Widening	75,000		
WCTID - Columbia/Davis Roundabout	100,000		
	\$ 12,544,000	\$ 23,475,000	\$ 875,000

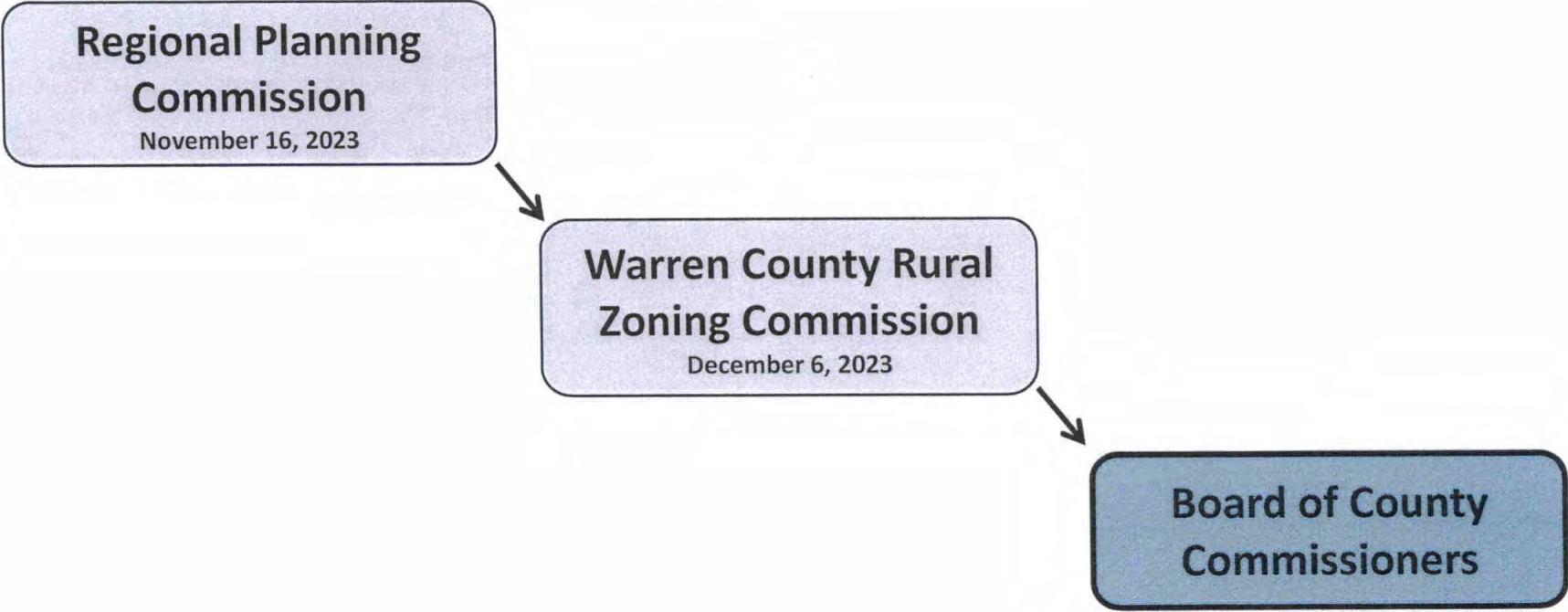
- Supplemental funding will be required in 2025 to keep projects from being deferred.

# Supplemental Funding

- PFAS Class Action Settlement \$2.5 – \$3.0M
- Federal Congressional Appropriation \$1.0 - \$2.0M
- ARPA Funds \$ 2.0 M

<b>PP EXHIBIT #1</b>		
<b>CASE #</b>	2023-09	
<b>APPLICANT/OWNER/AGENT</b>	Tyler Holden / Blue Rock Properties, LLC	
<b>TOWNSHIP</b>	Union	
<b>PROPERTY LOCATION</b>	<b>ADDRESS</b>	2300 Lebanon Rd. Lebanon, Ohio 45036
	<b>PIN</b>	13-33-100-011-0
<b>PROPERTY SIZE</b> Frontage	30 Acres 150 Feet	
<b>CURRENT ZONING DISTRICT</b>	"MXU-N" Mixed Use Neighborhood Zone	
<b>FUTURE LAND USE MAP (FLUM) DESIGNATION</b>	Low Density Residential	
<b>EXISTING LAND USE</b>	Residential	
<b>ZONING REQUESTED</b>	"I1" Light Industrial Manufacturing Zone "I2" General Industrial Manufacturing District With a Planned Unit Development (PUD)	
<b>ISSUE FOR CONSIDERATION</b>	To rezone the property from an MXU-N to an I1 and I2 PUD for a new Industrial Incubator Development.	

# Rezoning Process



# Site Aerial

2023-09



# Site Aerial

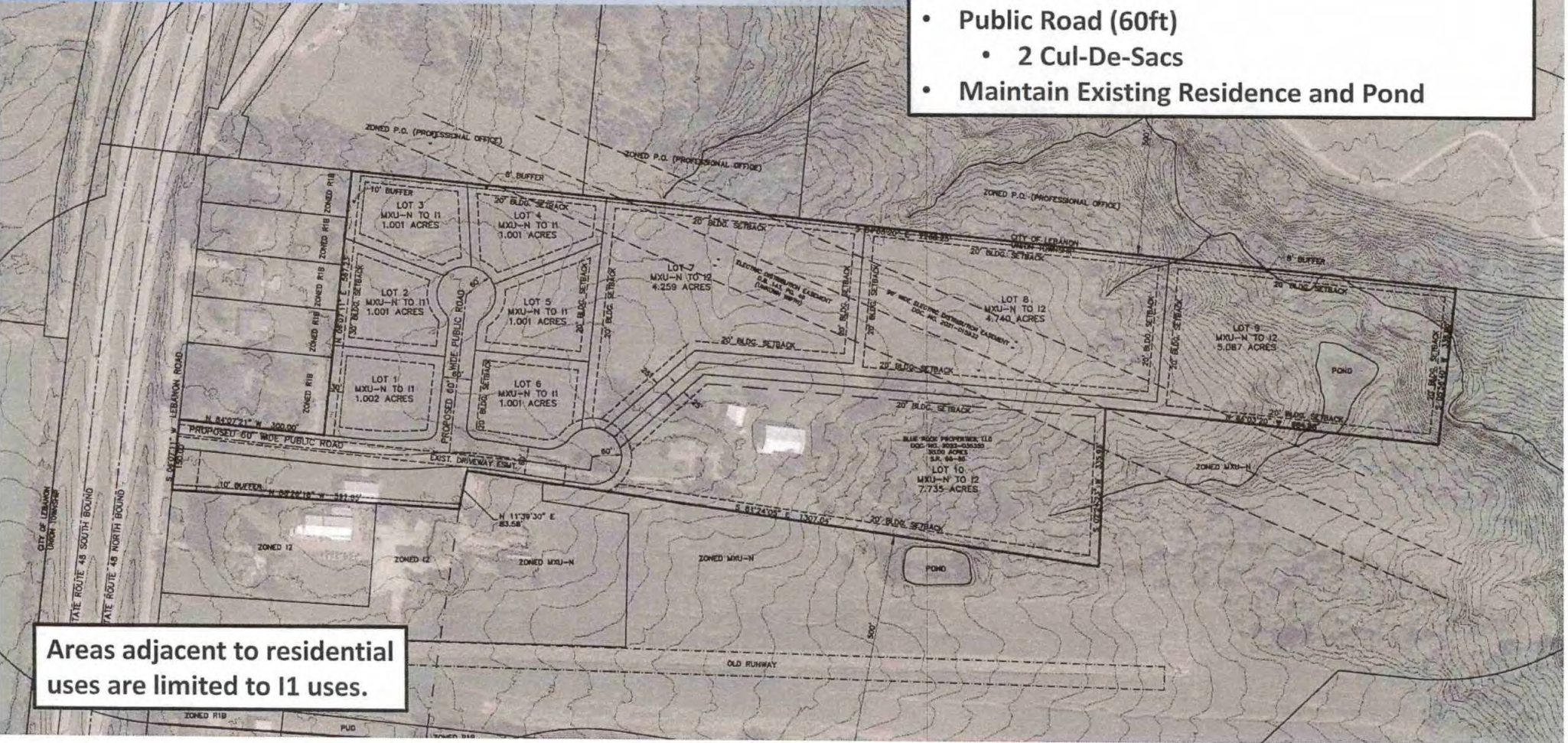
2023-09





# Provided Concept Plan

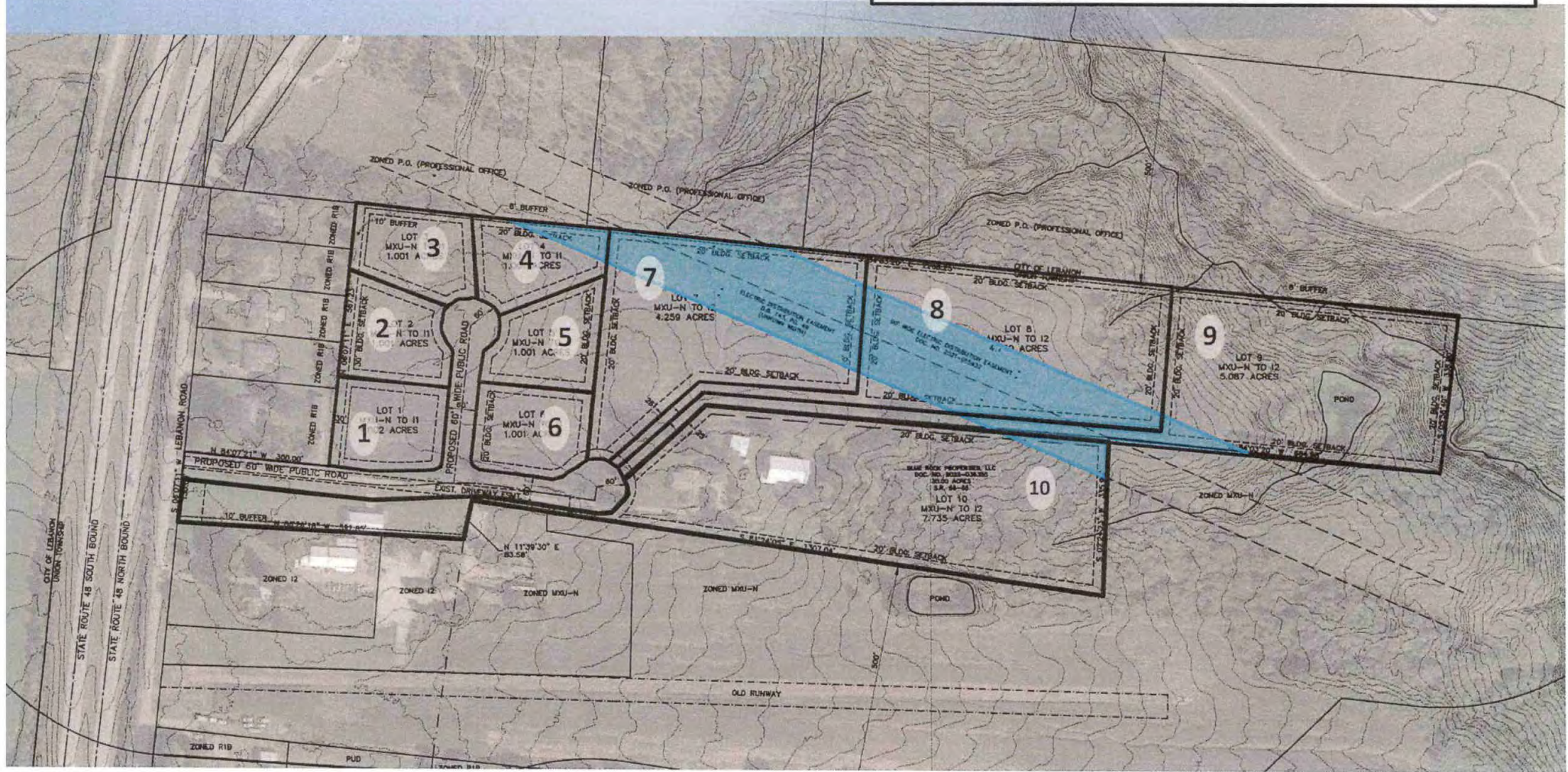
- 10 Lots
  - 6 Zoned I-1
  - 4 Zoned I-2
- Public Road (60ft)
  - 2 Cul-De-Sacs
- Maintain Existing Residence and Pond



Areas adjacent to residential uses are limited to I1 uses.

# UTILITIES

- A 90ft Electric Distribution Easement is on-site, located along four (4) proposed lots.



# PROPOSED PUD STANDARDS

## Summary of Allowable Uses

- Highways, Street and Bridge Construction - Permitted
- Industrial Manufacturing, Research and Supply/ Services Use Group (Subgroup: Manufacturing) - Permitted

<ul style="list-style-type: none"> <li>▪ Signs, Lighting, Outdoor Advertising and Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>▪ Metal Casting, Cutting, Dyeing, Milling, Plating, Punching, Rolling, Stamping or Screw Making</li> </ul>	<ul style="list-style-type: none"> <li>▪ Heating /AC /Sheet Metal Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>▪ Plastic &amp; Rubber Products Manufacture</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>▪ Electrical Device or Component Manufacture or Assembly</li> </ul>	<ul style="list-style-type: none"> <li>▪ Light Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>▪ Sheet Metal &amp; Machine Shops</li> </ul>
<ul style="list-style-type: none"> <li>▪ Small Scale Material Manufacturing and Recycling Plant</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ceramic, Glass or Similar Product Manufacture</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mover Storage 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>▪ Cosmetics Manufacture</li> </ul>	<ul style="list-style-type: none"> <li>▪ Furniture Making, Wood Products &amp; Upholstering</li> </ul>	<ul style="list-style-type: none"> <li>▪ Pharmaceuticals Manufacture</li> </ul>	<ul style="list-style-type: none"> <li>▪ Enameling, Lacquering, or Japanning</li> </ul>

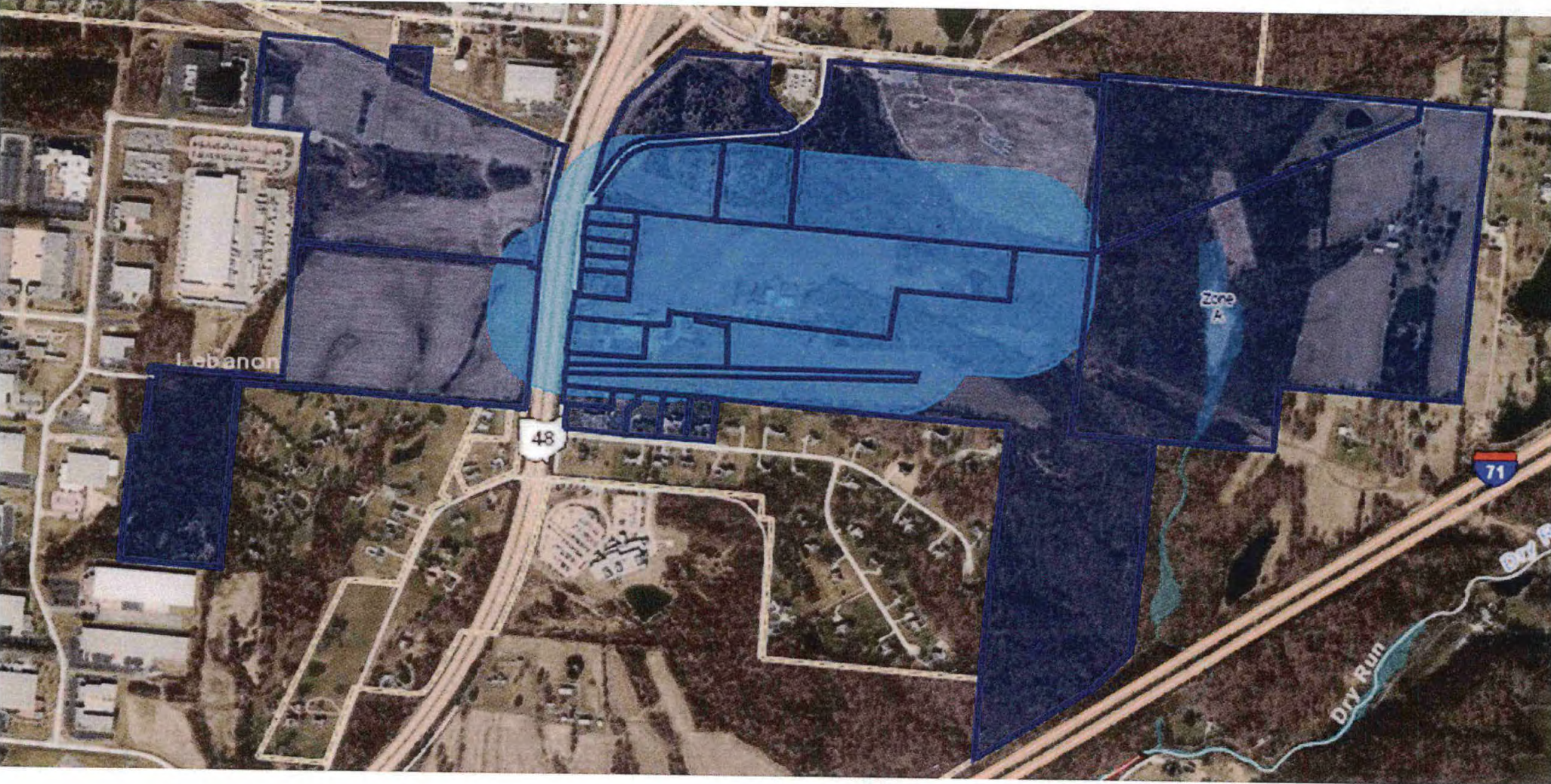
# PROPOSED PUD STANDARDS

## Prohibited Uses

<ul style="list-style-type: none"><li>▪ Explosives or Flammable Components Manufacture or Storage</li></ul>	<ul style="list-style-type: none"><li>▪ Shooting Range</li></ul>
<ul style="list-style-type: none"><li>▪ Automobile Fuel Station</li></ul>	<ul style="list-style-type: none"><li>▪ Salvage motor vehicle auction or pool facility</li></ul>
<ul style="list-style-type: none"><li>▪ Slaughterhouse and stockyards</li></ul>	<ul style="list-style-type: none"><li>▪ Energy recycling plant</li></ul>
<ul style="list-style-type: none"><li>▪ Truck Stop</li></ul>	<ul style="list-style-type: none"><li>▪ Animal Rendering fertilizer or glue manufacturing</li></ul>
<ul style="list-style-type: none"><li>▪ Acid, Chemicals, Inflammable Liquids, or gasses manufacturing &amp; Storage</li></ul>	<ul style="list-style-type: none"><li>▪ Recycling and salvage center</li></ul>
<ul style="list-style-type: none"><li>▪ Casino</li></ul>	<ul style="list-style-type: none"><li>▪ Sexually Oriented Business</li></ul>
<ul style="list-style-type: none"><li>▪ Motor vehicle impound lot</li></ul>	<ul style="list-style-type: none"><li>▪ Asphalt or Concrete Batch Plant or Products Manufacturing</li></ul>

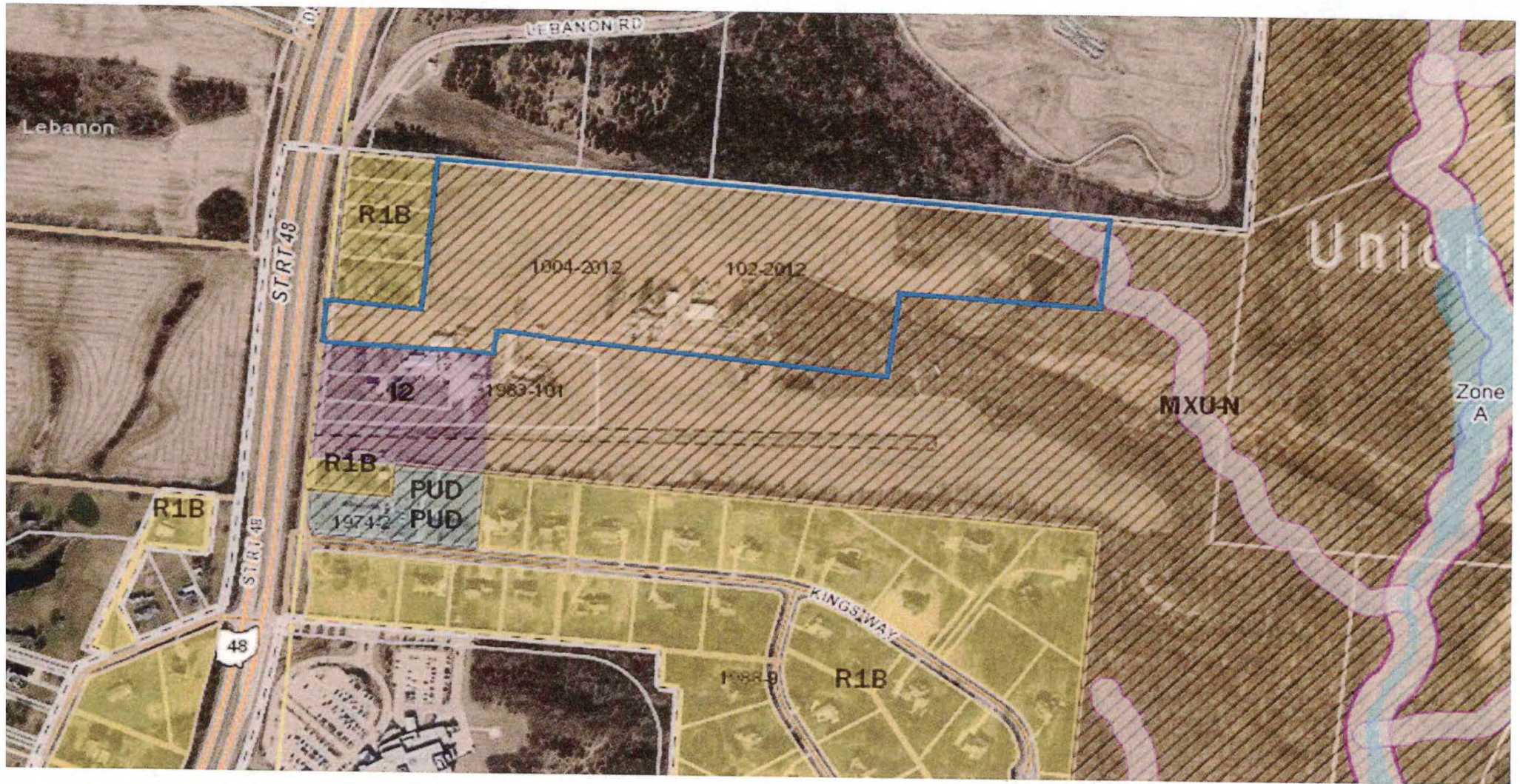
# Notification Map

2023-09

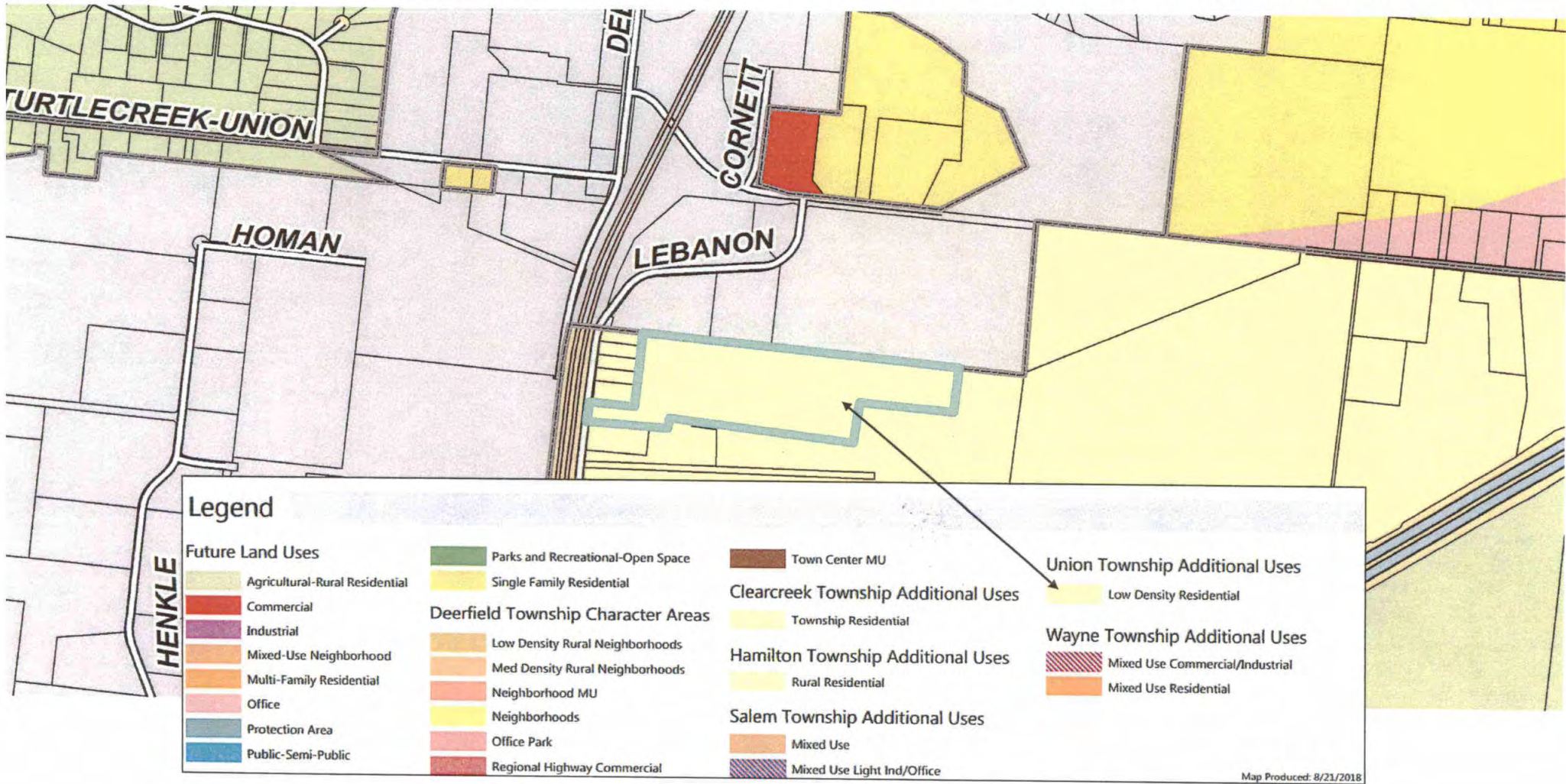


# Zoning & Flood Map

2023-09

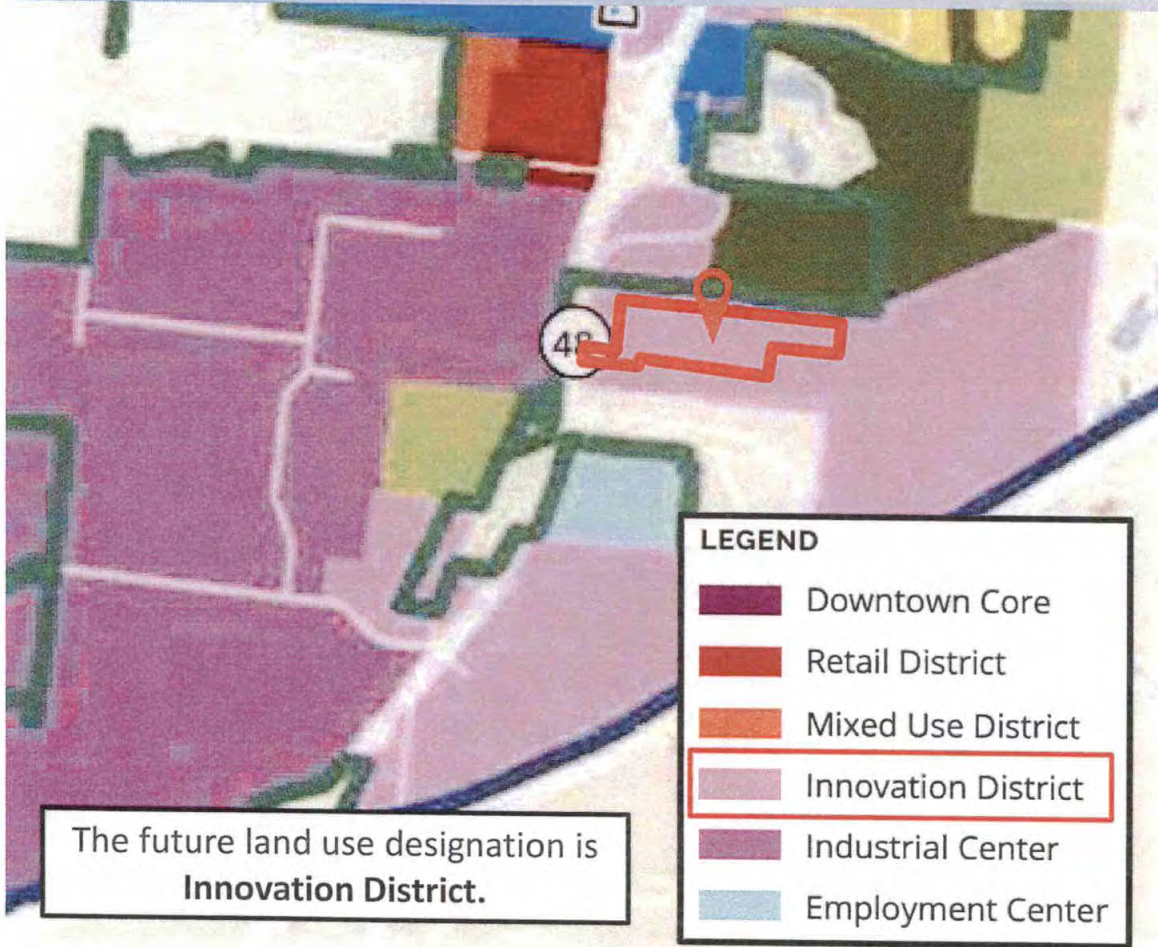


# Warren County Future Land Use – Warren County Comprehensive Plan



Map Produced: 8/21/2018

# City of Lebanon Future Land Use – 2019 City of Lebanon Comprehensive Plan



## INTENT

- Provide flexible space to support a variety of low-impact but high-value industrial activities
- Encourage the transition of existing industrial uses near residential areas to lower intensity use that are less likely to create negative neighborhood impacts.
- Provide buffering through landscaping and building placement where Innovation Districts are adjacent to residential areas.
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites

## PRIMARY USES

- Light Industrial
- Warehousing/Distribution
- Commercial/Retail
- Office

## SECONDARY USES

- Civic/Institutional
- Parks and Open Space



# Warren County Regional Planning Commission

Staff recommends **approval** of the Blue Rock Properties PUD Stage 1 to the Warren County Rural Zoning Commission, subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Warren County Rural Zoning Code which is in effect at the time of issuance of a Zoning Permit provided that the base zoning district standards do not conflict with the PUD Standards; the Warren County Subdivision Regulations; and the PUD Stage 1 standards and conditions as approved by the Board of County Commissioners.
3. At PUD Stage 2, the applicant submits a detailed site plan illustrating buffer, fencing, parking, lighting, signage, and landscaping.
4. Prior to PUD Stage 2 approval, stormwater management shall be reviewed and approved by the Warren County Engineer's Office.

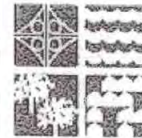
# Warren County Regional Planning Commission

Staff recommends **approval** of the Blue Rock Properties PUD Stage 1 to the Warren County Rural Zoning Commission, subject to the following conditions:

5. The applicant shall identify a maximum number of principal uses to be permitted on a single lot.
6. The applicant shall submit updated PUD Standards to address building height (60ft in height currently permitted within I-1 and I-2), in particular for lots adjacent to residential uses.
7. Buildings shall be designed and oriented to reduce negative externalities (noise, lighting, building height, and visual impacts) to neighboring residential uses, bay doors, loading areas, and entrances should be oriented towards internal streets, as approved by the Zoning Inspector.
8. The applicant submits an updated Site Plan that illustrates 25ft buffer along the western property line adjacent to residential properties, the Site Plan currently illustrates a 10ft buffer.

# RPC Executive Committee - Vote

At its meeting on November 15, 2023, the Warren County Regional Planning Commission Executive Committee voted to recommend denial of the PUD Stage 1 Rezoning to the Warren County Rural Zoning Commission with a vote of 10 aye, 5 nay, 1 abstain.



## Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING  
406 JUSTICE DRIVE • LEBANON, OHIO 45036  
TELEPHONE (614) 695-1223

STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

November 20, 2023

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

Dear Ms. Tegtmeier:

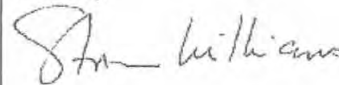
This letter is in regard to the Blue Rock Properties, LLC PUD Stage 1 Rezoning request, in Union Township.

At its meeting on November 16, 2023, the Warren County Regional Planning Commission Executive Committee voted to recommend denial of the PUD Stage 1 Rezoning to the Warren County Rural Zoning Commission with a vote of 10 aye, 5 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

# Rural Zoning Commission - Vote

---

Mr. Gibbs made a motion to recommend approval to the BOCC, Warren County Commissioners, after reviewing section 1.304.5 (A/C/F/I) for the map amendment of parcel # 13-33-100-011-0 from the current zoning district MXU-N Mixed Use Neighborhood Zone to I1 (Light Industrial Manufacturing Zone) & I2 (General Industrial Manufacturing Zone) w/ a PUD with all the following condition from Warren County Regional Planning Commission [Staff]:

**Unanimous vote to approve with all Warren County Regional Planning Commission Staff recommendations.**

# Proposed Site Development Changes

## Proposed Zoning (I1 & I2 PUD)

## Straight-Zoned I1/I2

## Current Zoning (MXU-N)

- **Setbacks:**
  - Front: 20 ft (I1/I2: 50 ft)
  - Side: 20 ft (I1/I2: 50 ft)
  - Rear: 20 ft (I1/I2: 50 ft)
- **Buffers:**
  - Adjacent to Residential Uses: 25 ft (I1/I2: 50 ft, Buffer Type D)
  - Adjacent to industrial Uses: 10 feet (I1/I2: 10 ft, Buffer Type A)
- **Max. Impervious Surface Ratio: 0.63 (I1) / 0.70 (I2)**
- **Proposed Industrial Lots: 10**
- **Minimum Lot Size: 1-Acre (I1) / 3-Acre (I2)**
- **Proposed Uses: Industrial**

- **Setbacks**
  - Front: 35 ft
  - Side: 15 ft
  - Rear: 30 ft
- **Buffers: None**
- **Max. Impervious Surface Ratio: 0.57**
- **Possible Residential Lots (if centralized sewer):**
  - Single Family: 85
  - Two-Family & Apartments: 89
- **Minimum Lot Size: 9,000 Sq. Ft.**
- **Currently Permitted Uses: Residential**

# Proposed Site Development Changes

---

## Varying:

- Setbacks
- Buffers
- Access

## Proposal:

- Some prohibited industrial uses
- Remove the potential for 85 single-family homes
- Buffer to residential district
- Building, access and function oriented away from residential uses

**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:

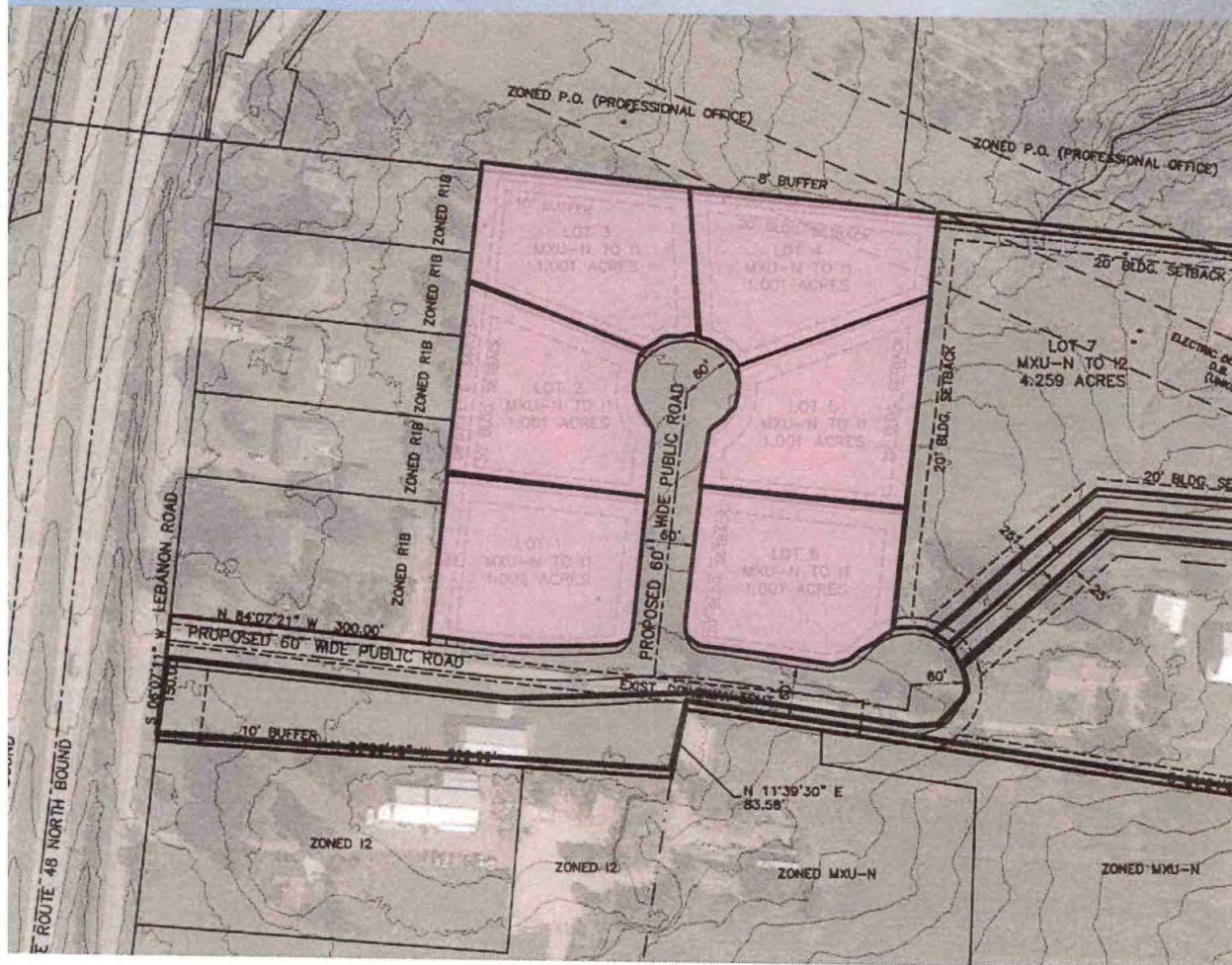
- A. Is the proposed amendment consistent with the purposes and intent of this Zoning Code?
- B. Does the proposed amendment deviate from the suggestions of the Warren County Comprehensive Plan?
- C. Is the proposed amendment justified because of changed or changing conditions of the surrounding area 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?

ANY  
QUESTIONS?





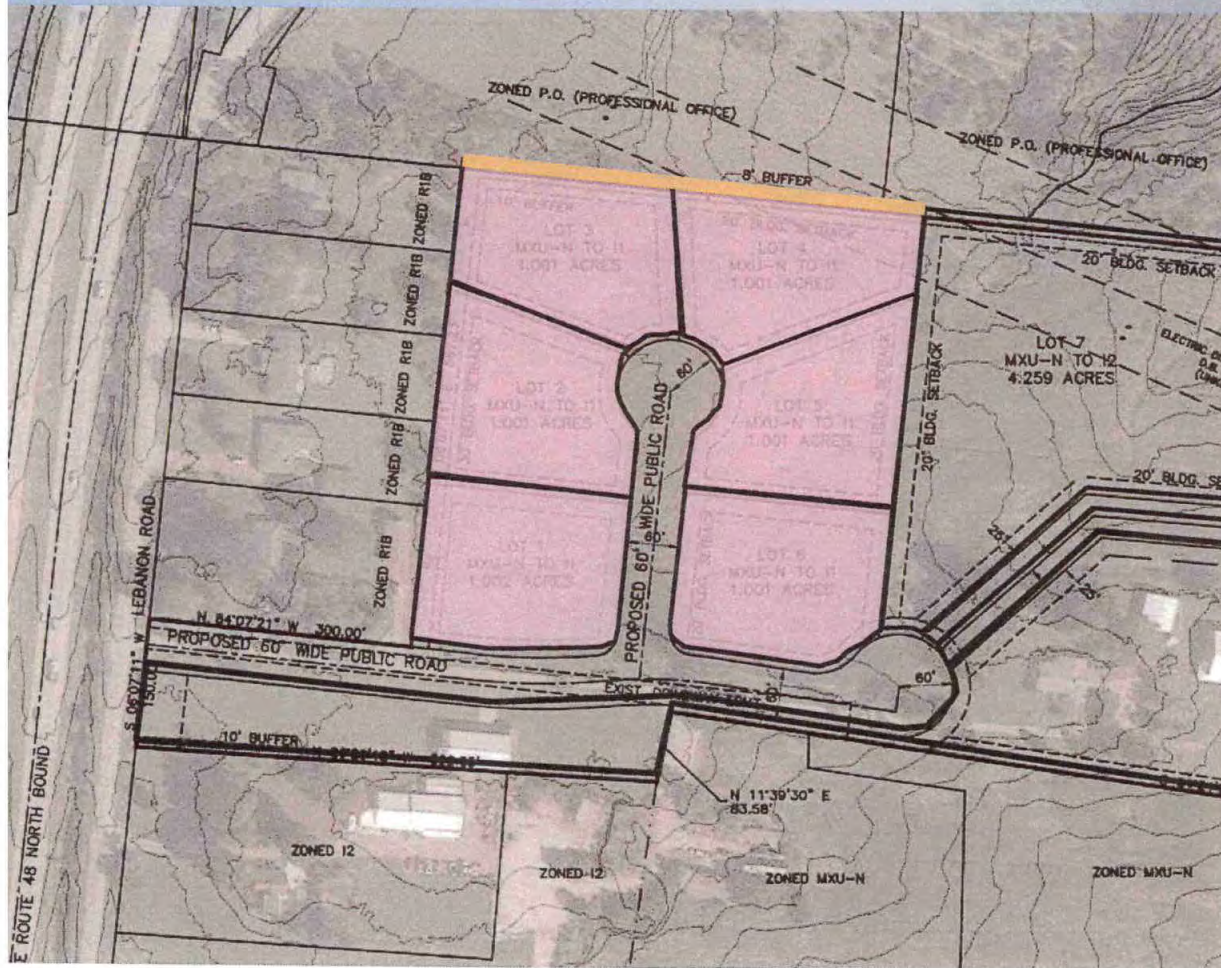
# SETBACKS AND BUFFERS



	Setbacks	Buffers
North	20ft	8ft
East	20ft	0ft
South	20ft	0ft
West	30ft	20ft

The proposed PUD Standards decrease the required setbacks and buffer standards for parcels adjacent to I-1 and I-2 zoning districts.

# SETBACKS AND BUFFERS (I-1 Zoning District)



## Proposed (PUD Standards)

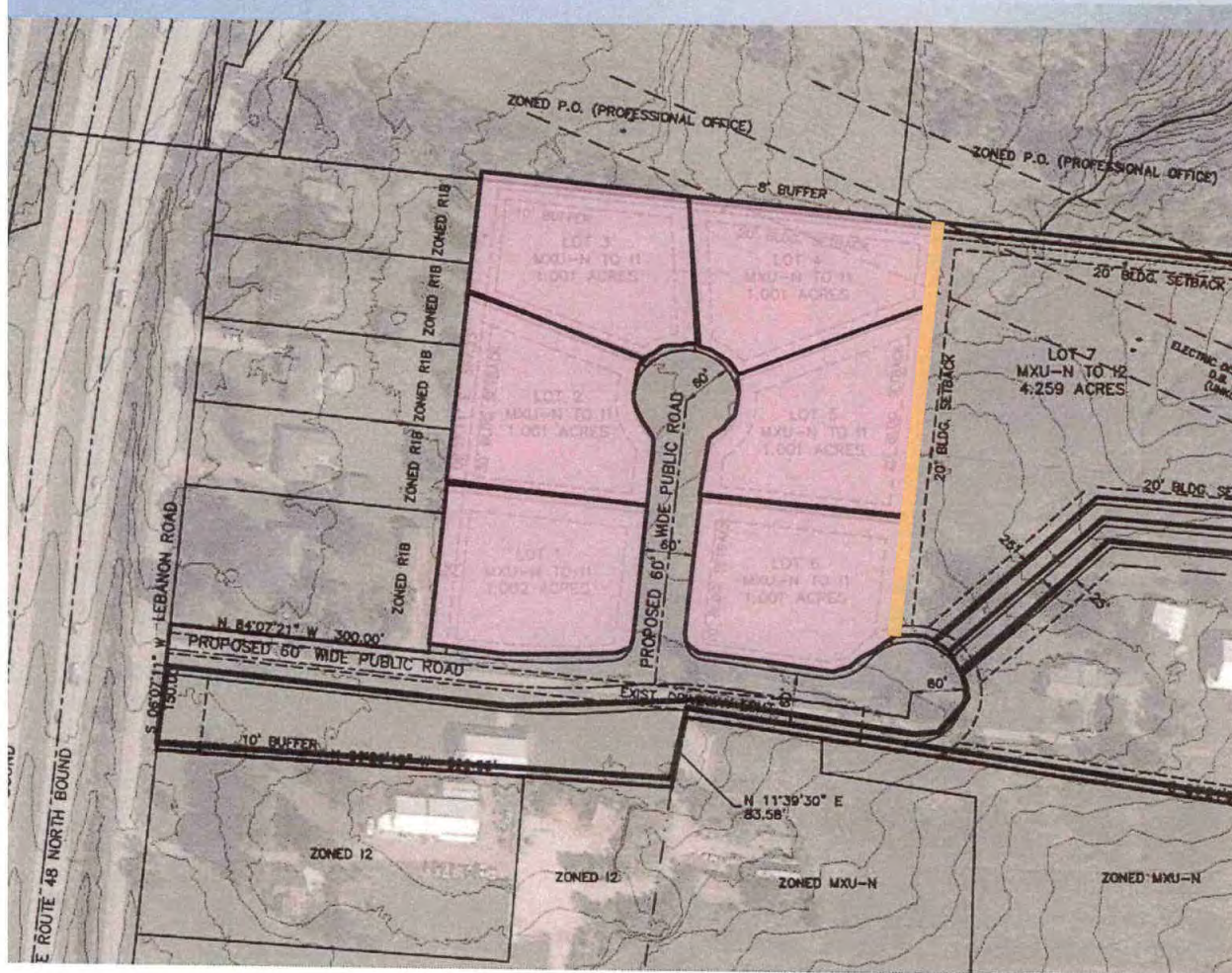
	Setbacks	Buffers
North	20ft	8ft
East	20ft	0ft
South	20ft	0ft
West	30ft	20ft

## Required (Rural Zoning Code Table 3.405.1)

	Setbacks	Buffers/Type
North	50ft	30ft / "C"
East	50ft	10ft / "A"
South	50ft	10ft / "A"
West	50ft	50ft / "D"

Adjacent to Office Use or District

# SETBACKS AND BUFFERS (I-1 Zoning District)



## Proposed (PUD Standards)

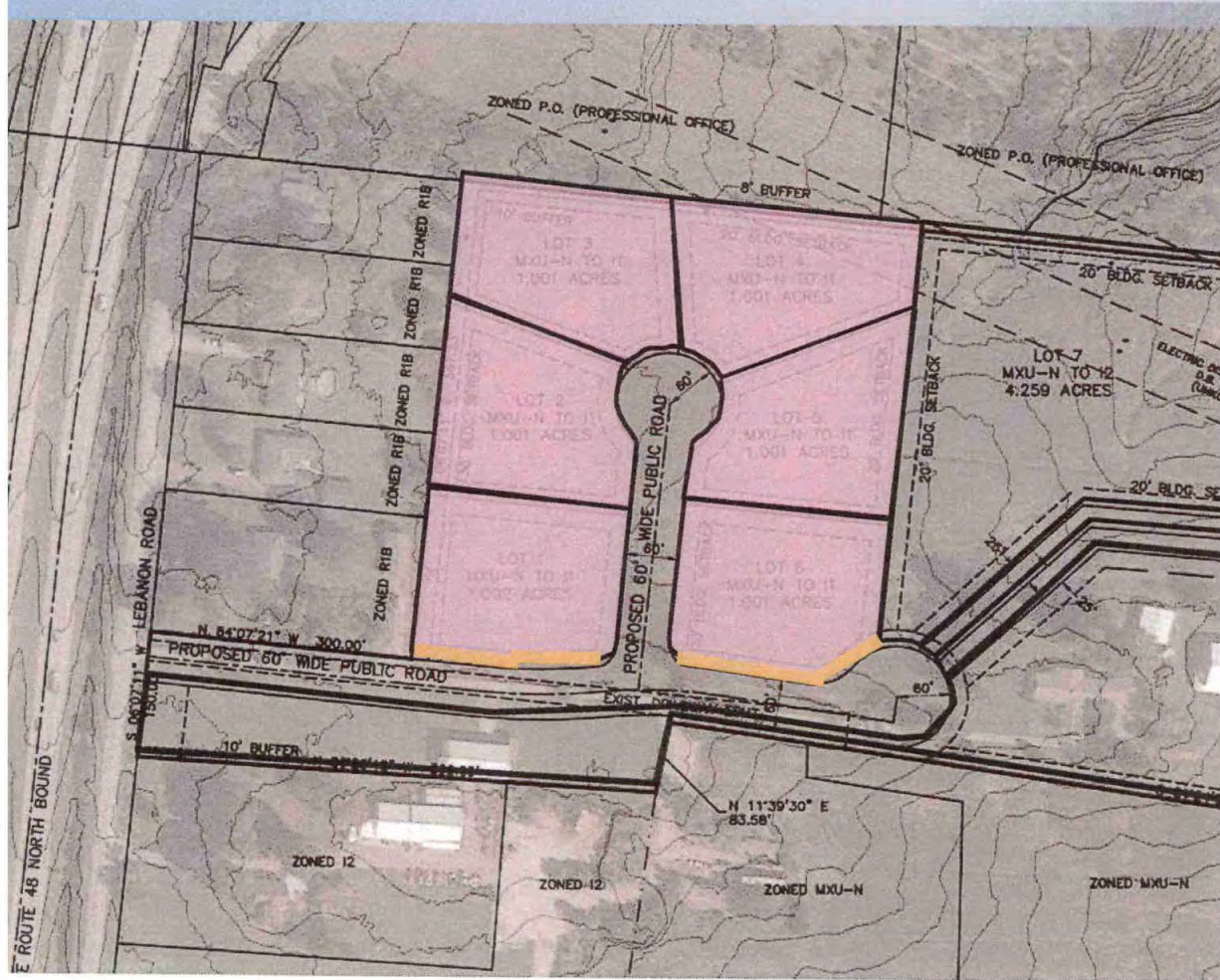
	Setbacks	Buffers
North	20ft	8ft
East	20ft	0ft
South	20ft	0ft
West	30ft	20ft

## Required (Rural Zoning Code Table 3.405.1)

	Setbacks	Buffers/Type
North	50ft	30ft / "C"
East	50ft	10ft / "A"
South	50ft	10ft / "A"
West	50ft	50ft / "D"

Adjacent to Industrial Use or District

# SETBACKS AND BUFFERS (I-1 Zoning District)



## Proposed (PUD Standards)

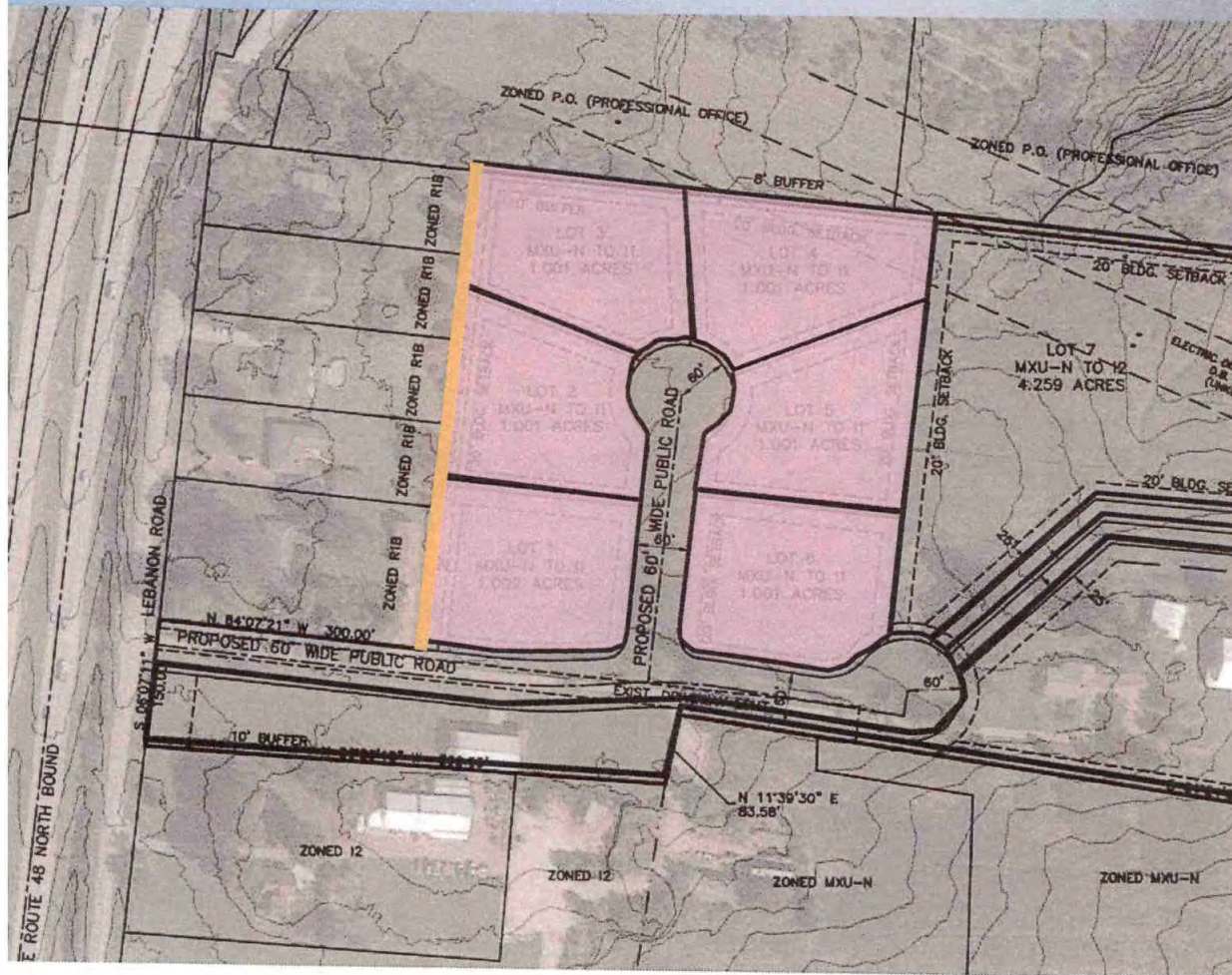
	Setbacks	Buffers
North	20ft	8ft
East	20ft	0ft
South	20ft	0ft
West	30ft	20ft

## Required (Rural Zoning Code Table 3.405.1)

	Setbacks	Buffers/Type
North	50ft	30ft / "C"
East	50ft	10ft / "A"
South	50ft	10ft / "A"
West	50ft	50ft / "D"

Adjacent to Industrial Use or District

# SETBACKS AND BUFFERS (I-1 Zoning District)



## Proposed (PUD Standards)

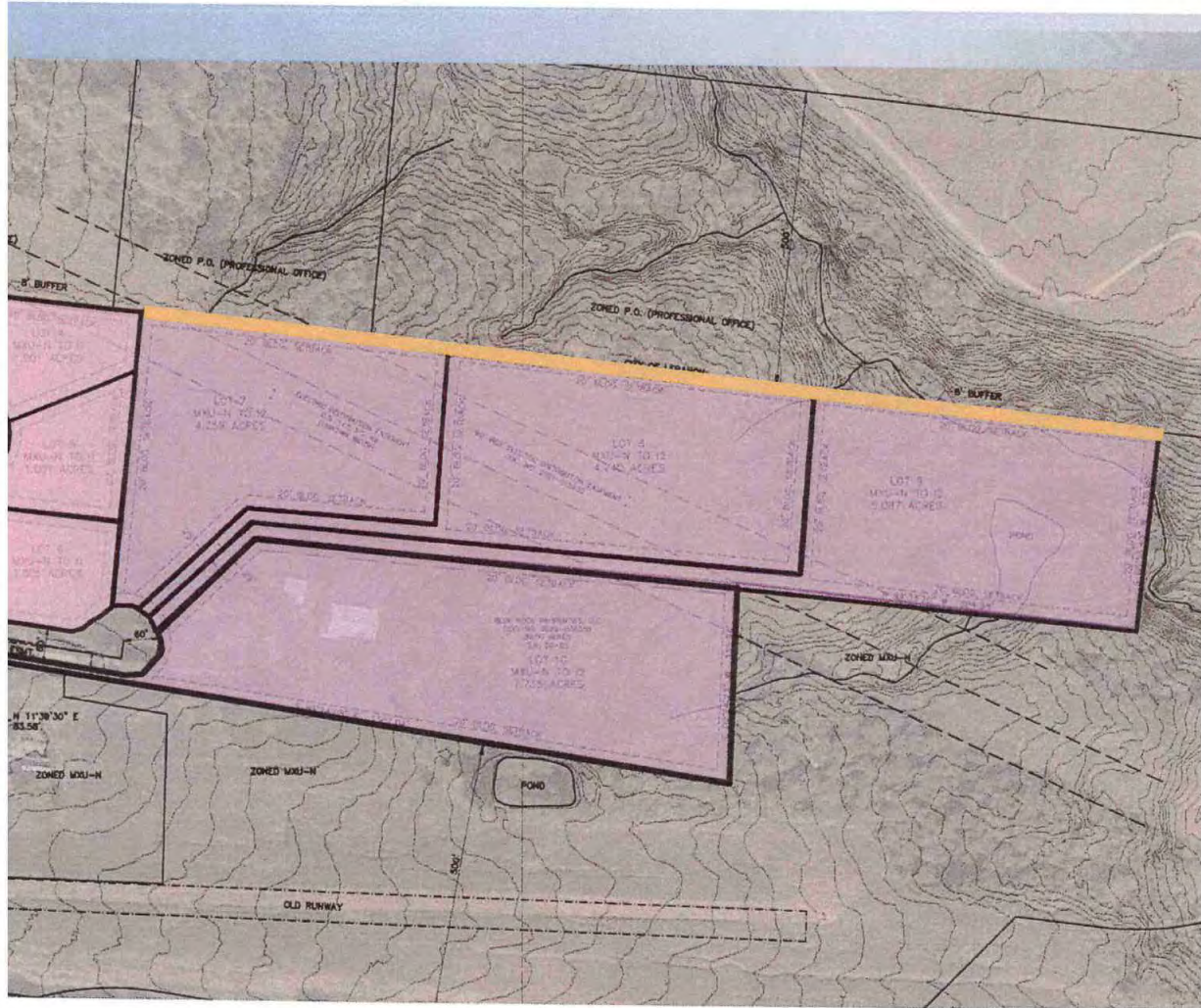
	Setbacks	Buffers
North	20ft	8ft
East	20ft	0ft
South	20ft	0ft
West	30ft	20ft

## Required (Rural Zoning Code Table 3.405.1)

	Setbacks	Buffers/Type
North	50ft	30ft / "C"
East	50ft	10ft / "A"
South	50ft	10ft / "A"
West	50ft	50ft / "D"

Adjacent to Single Family Residential

# SETBACKS AND BUFFERS (I-2 Zoning District)



## Proposed (PUD Standards)

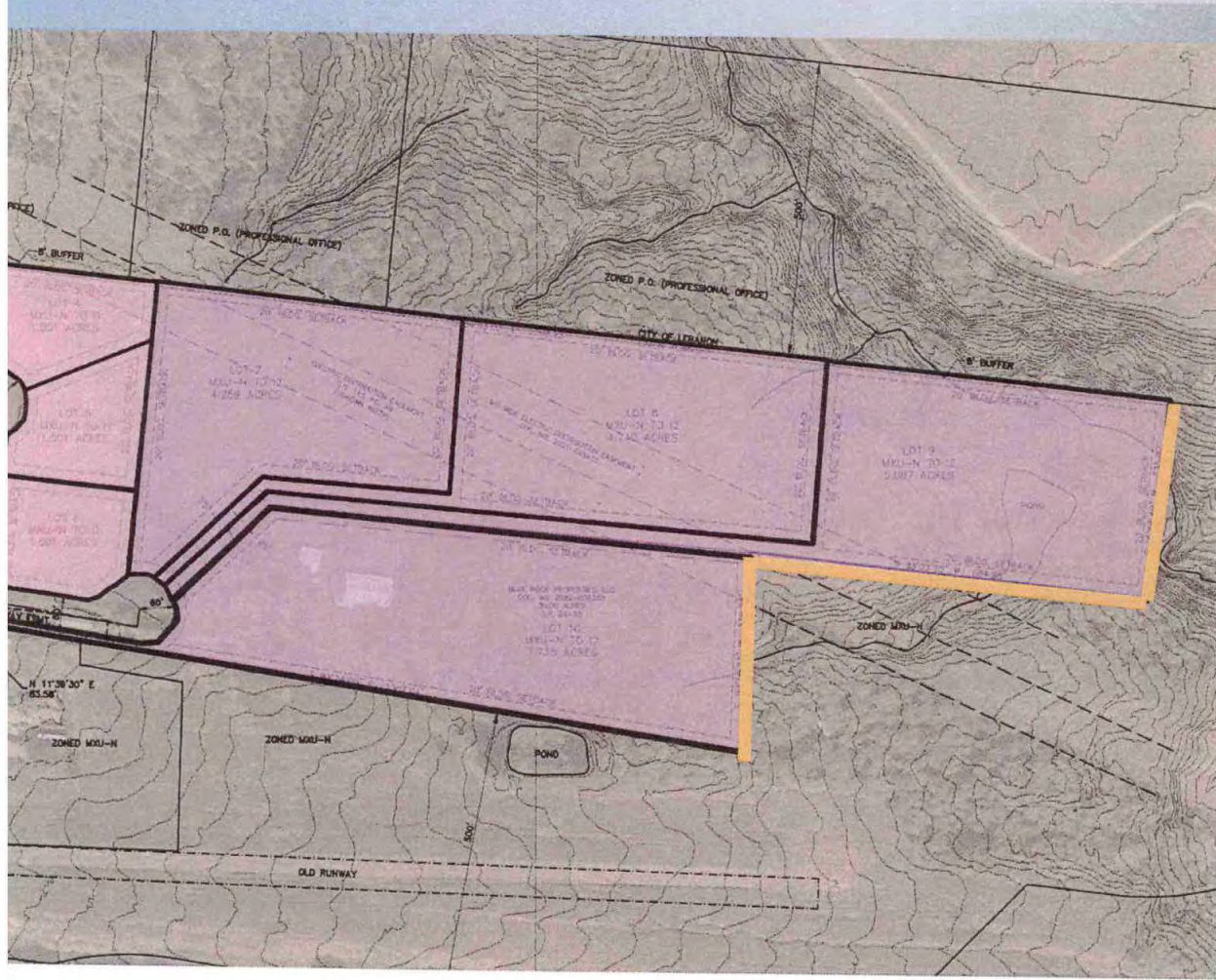
	Setbacks	Buffers
North	20ft	8ft
East	20ft	0ft
South	20ft	0ft
West	20ft	0ft

## Required (Rural Zoning Code Table 3.405.1)

	Setbacks	Buffers/Type
North	50ft	30ft / "C"
East	50ft	10ft / "A"
South	50ft	10ft / "A"
West	50ft	10ft / "A"

Adjacent to Office Use or District

# SETBACKS AND BUFFERS (I-2 Zoning District)



## Proposed (PUD Standards)

	Setbacks	Buffers
North	20ft	8ft
East	20ft	0ft
South	20ft	0ft
West	20ft	0ft

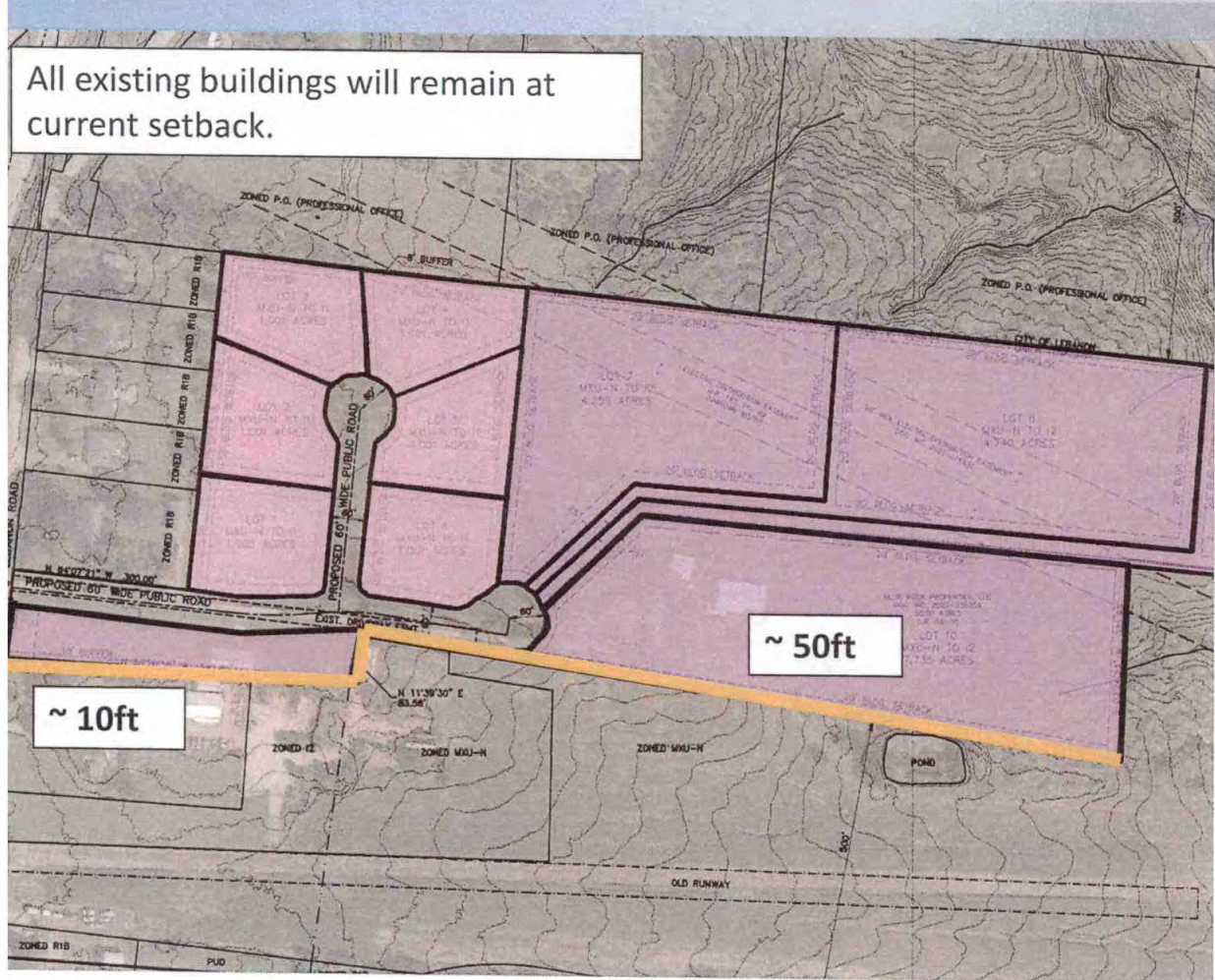
## Required (Rural Zoning Code Table 3.405.1)

	Setbacks	Buffers/Type
North	50ft	30ft / "C"
East	50ft	10ft / "A"
South	50ft	10ft / "A"
West	50ft	10ft / "A"

Adjacent to Vacant Land

# SETBACKS AND BUFFERS (I-2 Zoning District)

All existing buildings will remain at current setback.



## Proposed (PUD Standards)

	Setbacks	Buffers
North	20ft	8ft
East	20ft	0ft
South	20ft	0ft
West	20ft	0ft

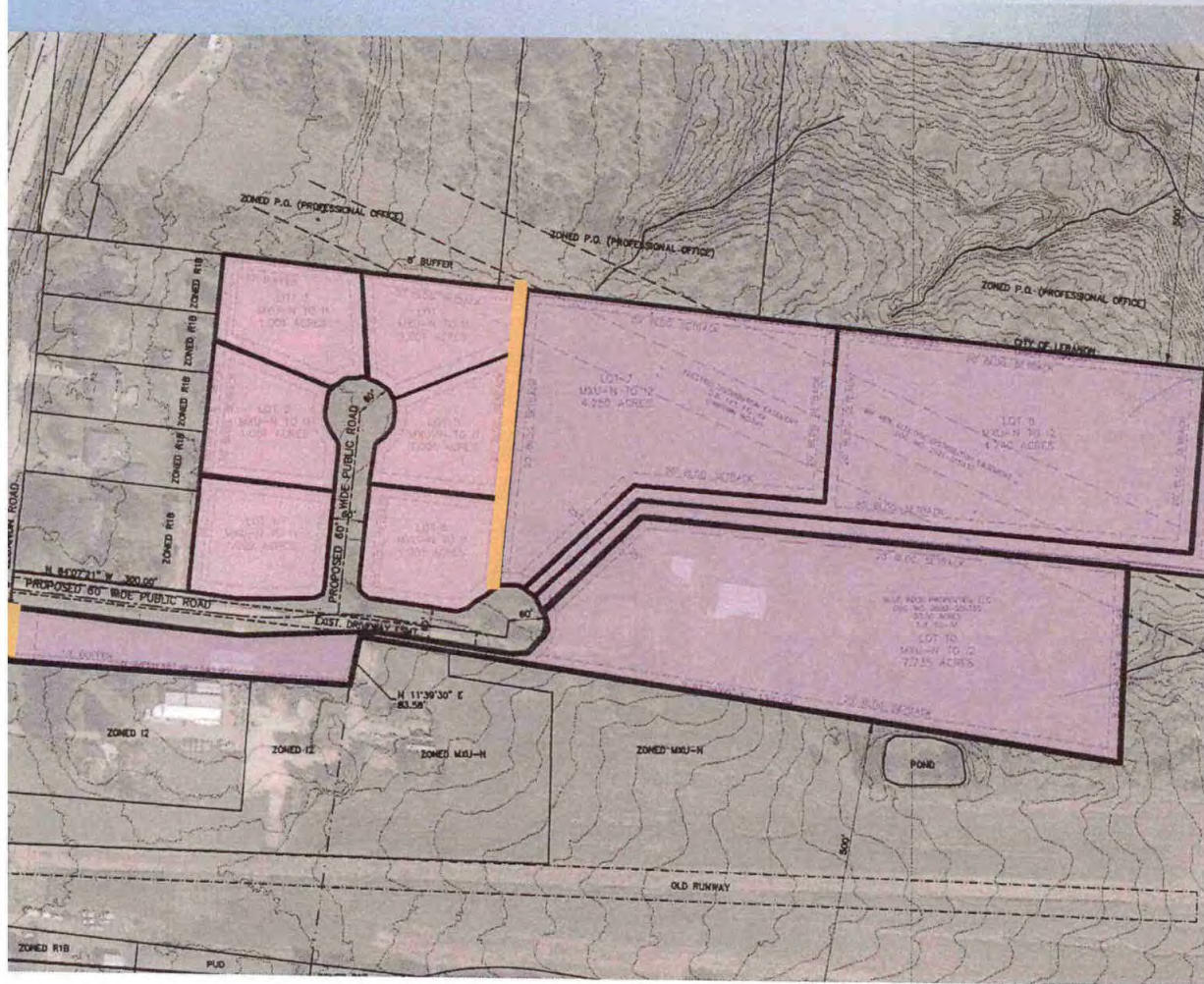
## Required (Rural Zoning Code Table 3.405.1)

	Setbacks	Buffers/Type
North	50ft	30ft / "C"
East	50ft	10ft / "A"
South	50ft	10ft / "A"
West	50ft	10ft / "A"

Adjacent to Industrial and Vacant Land



# SETBACKS AND BUFFERS (I-2 Zoning District)



## Proposed (PUD Standards)

	Setbacks	Buffers
North	20ft	8ft
East	20ft	0ft
South	20ft	0ft
West	20ft	0ft

## Required (Rural Zoning Code Table 3.405.1)

	Setbacks	Buffers/Type
North	50ft	30ft / "C"
East	50ft	10ft / "A"
South	50ft	10ft / "A"
West	50ft	10ft / "A"

Adjacent to Industrial and Vacant Land

## Allowable Uses within I-2

Dark blue highlighted are prohibited in the PUD.

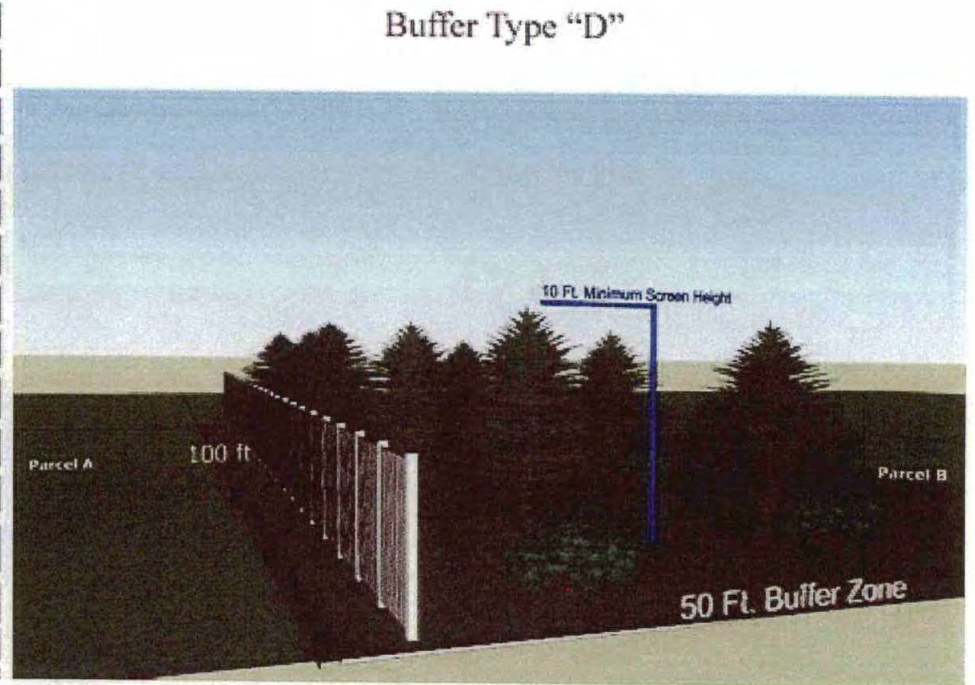
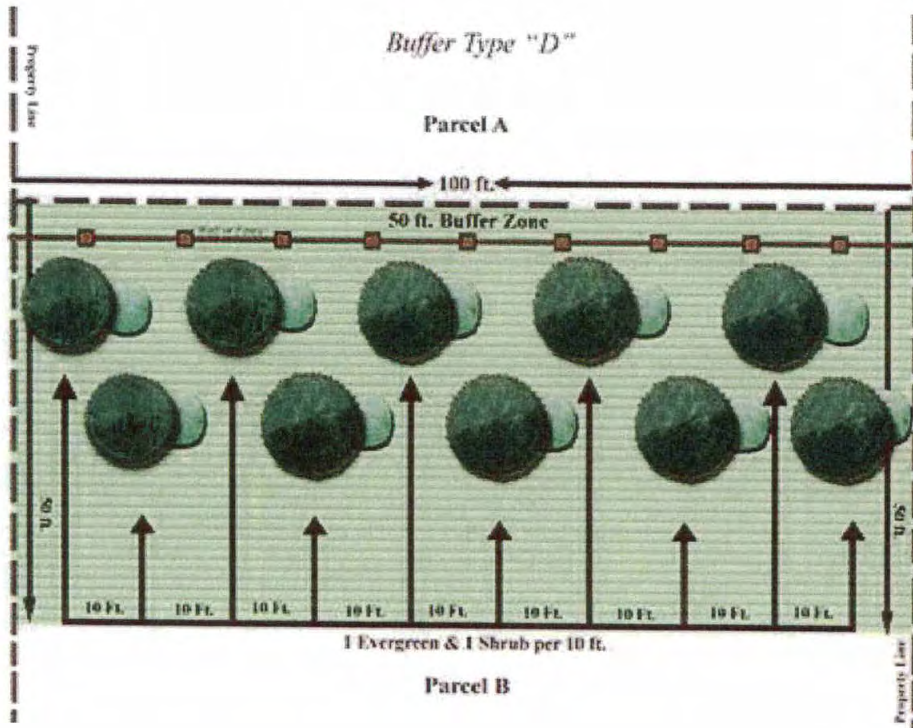
<ul style="list-style-type: none"> <li>▪ Acid, Chemicals, Inflammable Liquids of Gases Manufacturing &amp; Storage</li> </ul>	<ul style="list-style-type: none"> <li>▪ Electrical Device or Component Manufacture or Assembly</li> </ul>	<ul style="list-style-type: none"> <li>▪ Metal Casting, Cutting, Dyeing, Milling, Plating, Punching, Rolling, Stamping or Screw Making</li> </ul>	<ul style="list-style-type: none"> <li>▪ Heating/AC/, Building Exterior Trim &amp; Roofing Repair, Supply or Service Shop</li> </ul>
<ul style="list-style-type: none"> <li>▪ Animal Rendering Fertilizer or Glue Manufacture</li> </ul>	<ul style="list-style-type: none"> <li>▪ Explosives or Flammable Components Manufacture or Storage</li> </ul>	<ul style="list-style-type: none"> <li>▪ Plastic &amp; Rubber Products Manufacture</li> </ul>	<ul style="list-style-type: none"> <li>▪ Slaughterhouse and Stockyards</li> </ul>
<ul style="list-style-type: none"> <li>▪ Asphalt or Concrete Batch Plant or Products 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>▪ Pre-Made Parts &amp; Materials Processing or Assembly</li> </ul>	<ul style="list-style-type: none"> <li>▪ Container / POD Storage Facility</li> </ul>
<ul style="list-style-type: none"> <li>▪ Bakery or Candy Making Facility</li> </ul>	<ul style="list-style-type: none"> <li>▪ Heating /AC /Sheet Metal Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>▪ Sheet Metal &amp; Machine Shops</li> </ul>	<ul style="list-style-type: none"> <li>▪ Enameling, Lacquering, or Japanning</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>▪ Light Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>▪ Signs, Lighting, Outdoor Advertising &amp; Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>▪ Industrial Printer</li> </ul>
<ul style="list-style-type: none"> <li>▪ Ceramic, Glass or Similar Product Manufacture</li> </ul>	<ul style="list-style-type: none"> <li>▪ Pharmaceuticals Manufacture</li> </ul>	<ul style="list-style-type: none"> <li>▪ Welding Shop</li> </ul>	<ul style="list-style-type: none"> <li>▪ Food Production, Processing or Packaging Plant</li> </ul>
<ul style="list-style-type: none"> <li>▪ Cosmetics 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>▪ Creamery, Bottling, Ice Making or Cold Storage Plant</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mover Storage Facility</li> </ul>

## Allowable Uses within I-2

Dark blue highlighted are prohibited in the PUD.

▪ Paint Mixing or Spraying Facility	▪ Automobile Fueling Station	▪ Race Tracks	▪ Recreational Facility – Indoor	▪ Retail SmallScale/Light Manufacturing	▪ Energy Recycling Plant
▪ Petroleum or Related Products Refining or Distributer Depot	▪ Automobile General Repair	▪ Sexually Oriented Businesses	▪ Recreational Facility – Outdoor Active	▪ Administrative, Business and Professional Offices	▪ Motor Vehicle Impound Lot
▪ Research and Development,	▪ Automobile Oil Change, Lube, Light Service	▪ Shooting Range	▪ Recreational Facility – Outdoor Passive	▪ Office with Warehousing	▪ Recycling and Salvage Center
▪ Truck Terminals and Distribution Facilities	▪ Automobile Sales	▪ Animal Hospital or Veterinary Clinic	▪ Self-Storage Facility	▪ Radio, TV or Other Broadcast Studio	
▪ Warehousing/ Depot	▪ Automobile Washing Facility	▪ Commercial Service Provision	▪ Convenience MartCarry-Out Store	▪ Recording Studio	
▪ Welding Shop	▪ Truck Stop	▪ Day Care Center	▪ Farm Machinery and Small Engine Sales, Rentals & Repairs	▪ Automobile Body Repair Shop	
▪ Class IV Composting Facility	▪ Casino	▪ Landscaping Service	▪ Wholesale Business	▪ Construction and Demolition Debris Disposal Facility	

PROPOSED USE	ADJACENT TO				
	Single-Family or Two-Family Residential District, Recorded Subdivision or lot used for single family residential purposes	Multi-Family Residential Use or District	Office Use or District	Commercial/Business Use or District	Industrial Use or District
Single-Family or Two-Family	None	None	None	None	None
Multi-Family	Buffer "C"	None	None	None	None
Commercial /Business	Buffer "D"	Buffer "C"	Buffer "A"	Buffer "A"	Buffer "B"
Office	Buffer "D"	Buffer "B"	Buffer "A"	Buffer "A"	Buffer "C"
Industrial	Buffer "D"	Buffer "D"	Buffer "C"	Buffer "B"	Buffer "A"



"D" [2]	50 Feet	10 feet [3]	1 evergreen, 1 deciduous tree and 1 shrub per 10 lineal feet along the residential side of the wall or fence as required in Notes [3] and [4]
---------	---------	-------------	---

*Buffer Type "C"*  
*Minimum of 50% Evergreen Trees*

Parcel A

100 ft.  
 30 ft. Buffer Zone



Parcel B

**Buffer Type "C"**  
 "Minimum of 50% Evergreen Trees"



"C"	30 Feet	8 feet	1 tree per 20 lineal feet with a minimum of 50% evergreen trees as required in Note [4]
-----	---------	--------	---

# Warren County Zoning

## MIXED-USE NEIGHBORHOOD (MXU-N) DEVELOPMENT STANDARDS

Min. Lot Size: 0.25 acre

### Minimum Setbacks

- Front: 35 feet
- Rear: 15 Feet
- Side: 10 Feet

Maximum Height: 35 Feet

Minimum Open Space: 12%

Minimum Size of Dwelling: 1,200 sq. Ft.

## DEVELOPMENT POTENTIAL

Gross Parcel Size: 30 acres

Minimum Lot Size: 0.25 acres

Roadways & Infrastructure:  $\approx$  4.5 acres

Electric Distribution Easement:  $\approx$  4.09 acres

Possible Number of Residential Lots:  $\approx$  85

## Section 411: Industrial Subdivision Streets – Subdivision Regulations

Streets serving industrial developments and accessory parking areas shall be planned to serve industrial areas exclusively and shall connect with collector or arterial streets so that no traffic from an industrial area will be directed into any residential streets. Driveways serving industrial developments and accessory parking areas shall connect with collector streets only. The intersections of driveways shall be offset from other driveways or street intersections by a minimum of 660 feet on collector streets. If constraints exist on the property due to size, sight distance or other factors; the Regional Planning Commission shall determine driveway intersections at the time of preliminary plat review. The Regional Planning Commission shall approve the location of curb cuts for industrial driveways. The Regional Planning Commission may require marginal access streets to provide maximum safety and convenience.

**The applicant is requesting an exemption from this Subdivision Regulation standard within the submitted PUD Standards.**



# Staff Summary

<b>Location</b>	2300 Lebanon Road, Union Township.
<b>Parking</b>	Meets the specifications as submitted in the PUD Standards and Warren County Zoning Code.
<b>Landscaping</b>	Landscaping PUD Standards fall short of the zoning code requirements. Zoning Staff recommends landscaping comply around all residential lots per the Warren County Zoning Code.
<b>Signage</b>	The sign height, setback and square feet have not been submitted but PUD Standards state it will comply and will be approved under a separate permit.
<b>Lighting</b>	Lighting has not been submitted and the PUD standards do not reference any proposed. Maximum pole height 25'.
<b>Service Structures</b>	Required construction to match existing buildings and landscape buffering installed around each service structure. None are shown on existing plan.

# Warren County Small Business Incubator

Proposal By: **Blue Rock Properties**

Presenter: **Tyler Holden**

## Personal Introduction:

- Kate & Tyler Holden Sole Owners KT Holden Construction and Blue Rock Properties
- Residents of Wayne Twp. Involved in the community
- KT Holden Construction: Premier Sponsor of the 2023 and 2024 Warren County Fair
- KT Holden Construction's Story
  - Certified ODOT DBE, WBE, Federal WOSB, OHIO EDGE
  - 3 Employees to 50 in 3 years
  - 1 of only 2 Heavy Civil Contractors based in Warren County that regularly bid Warren County public infrastructure projects. Road, Bridges, Utilities
- Discovered the demand for property from our own experience



**Blue Rock Properties**

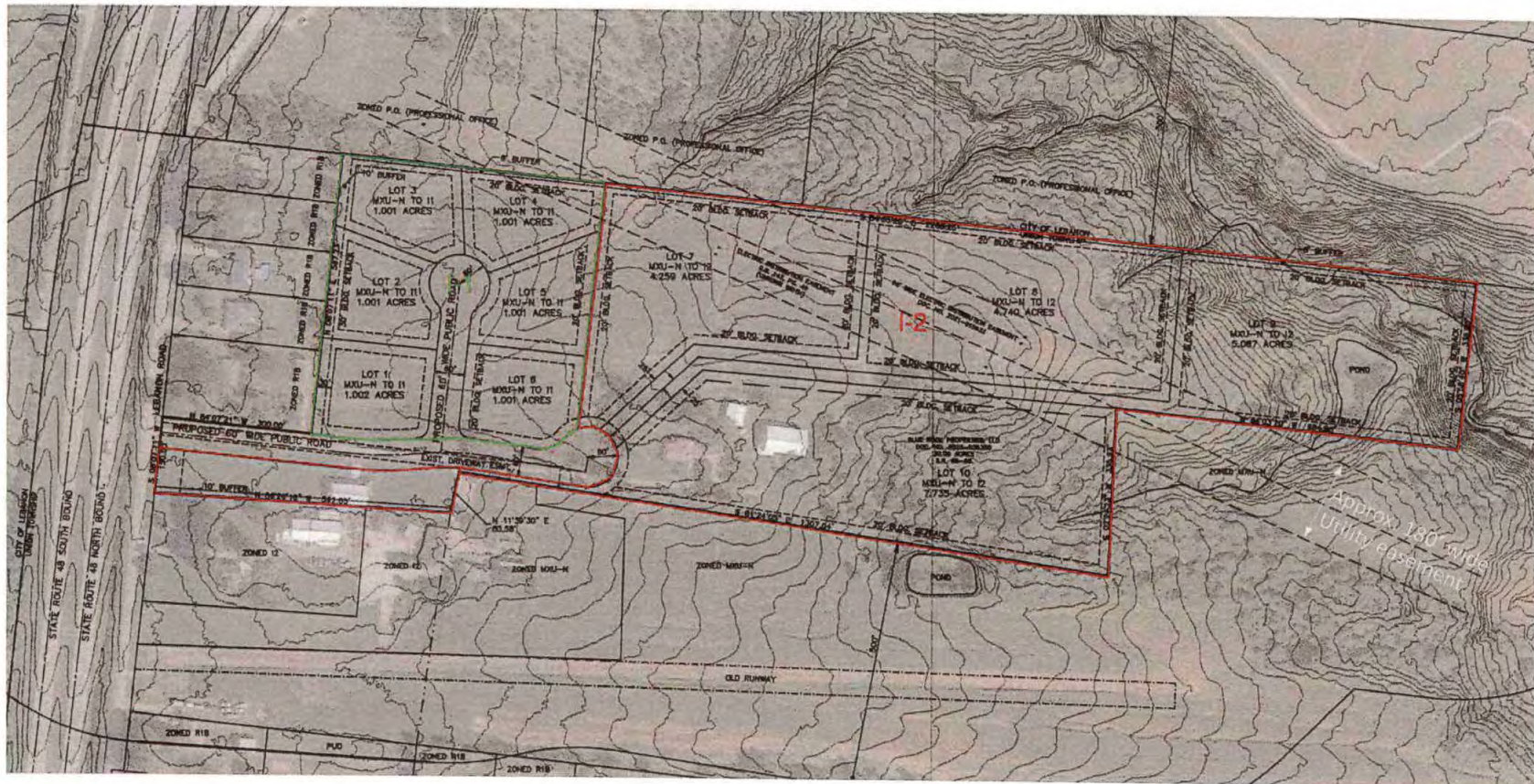
## Existing Property Details:

- (2) Separately owned, existing I2 adjoining neighboring properties
- Recorded easement serving the I2 property
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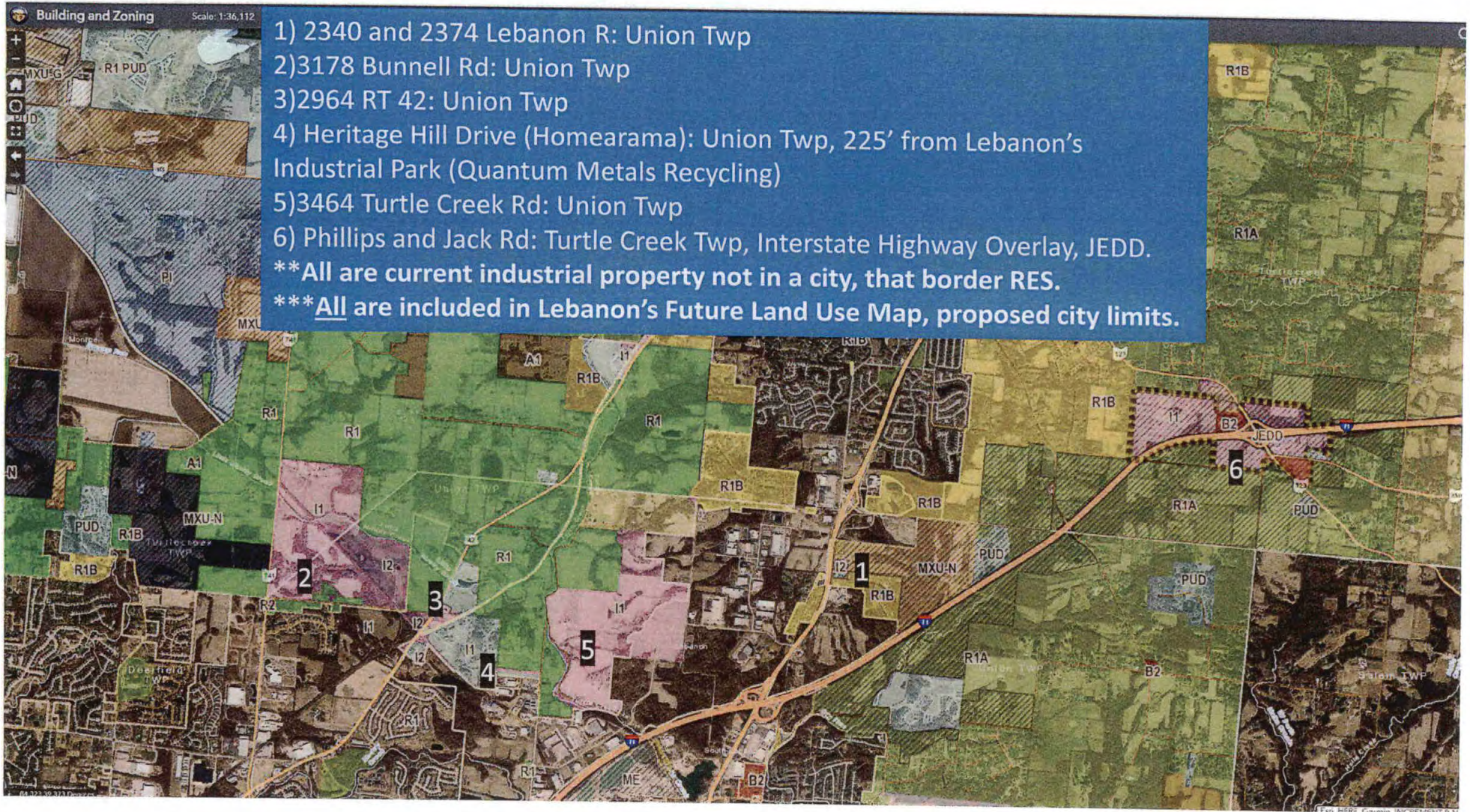


## Proposal details:

- Zoning & Layout (lots, offsets, etc.)



## Current Similar Conditions



## City of Lebanon's Future Use Plan as of 2021

### INNOVATION DISTRICT

The Innovation District is a mixed-use, mixed-employment development zone that integrates with the surrounding community and supports a wide-range of businesses. These zones focus on emerging industries with "front of house" needs (offices, showrooms, etc.) and "back-of-house" operations (production, warehousing, etc.). The districts fully integrate supportive amenities and complementary uses. There is a strong emphasis on landscaping, building materials, and attractive design so as growth occurs, it blends with the surrounding character of the community. There are multiple locations across Lebanon where the concept could be deployed. These scale based on the site, proximity to the downtown or residential neighborhoods, and other considerations.

#### INTENT

- Provide flexible space to support a variety of low-impact but high-value industrial activities.
- Encourage the transition of existing industrial uses near residential areas to lower intensity use that are less likely to create negative neighborhood impacts.
- Provide buffering through landscaping and building placement where Innovation Districts are adjacent to residential areas.
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites.

#### PRIMARY USES

- Light industrial
- Warehousing/Distribution
- Commercial/Retail
- Office

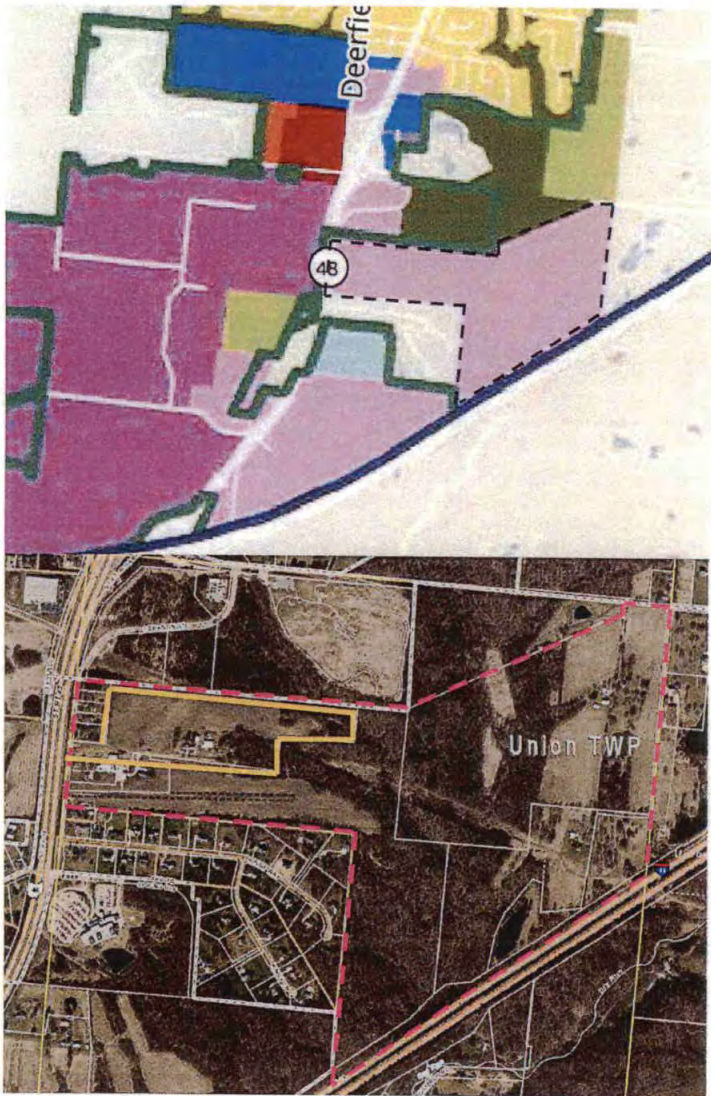
#### SECONDARY USES

- Civic / Institutional
- Parks and Open Space

Example Pattern



Example Character



**Thank You.**

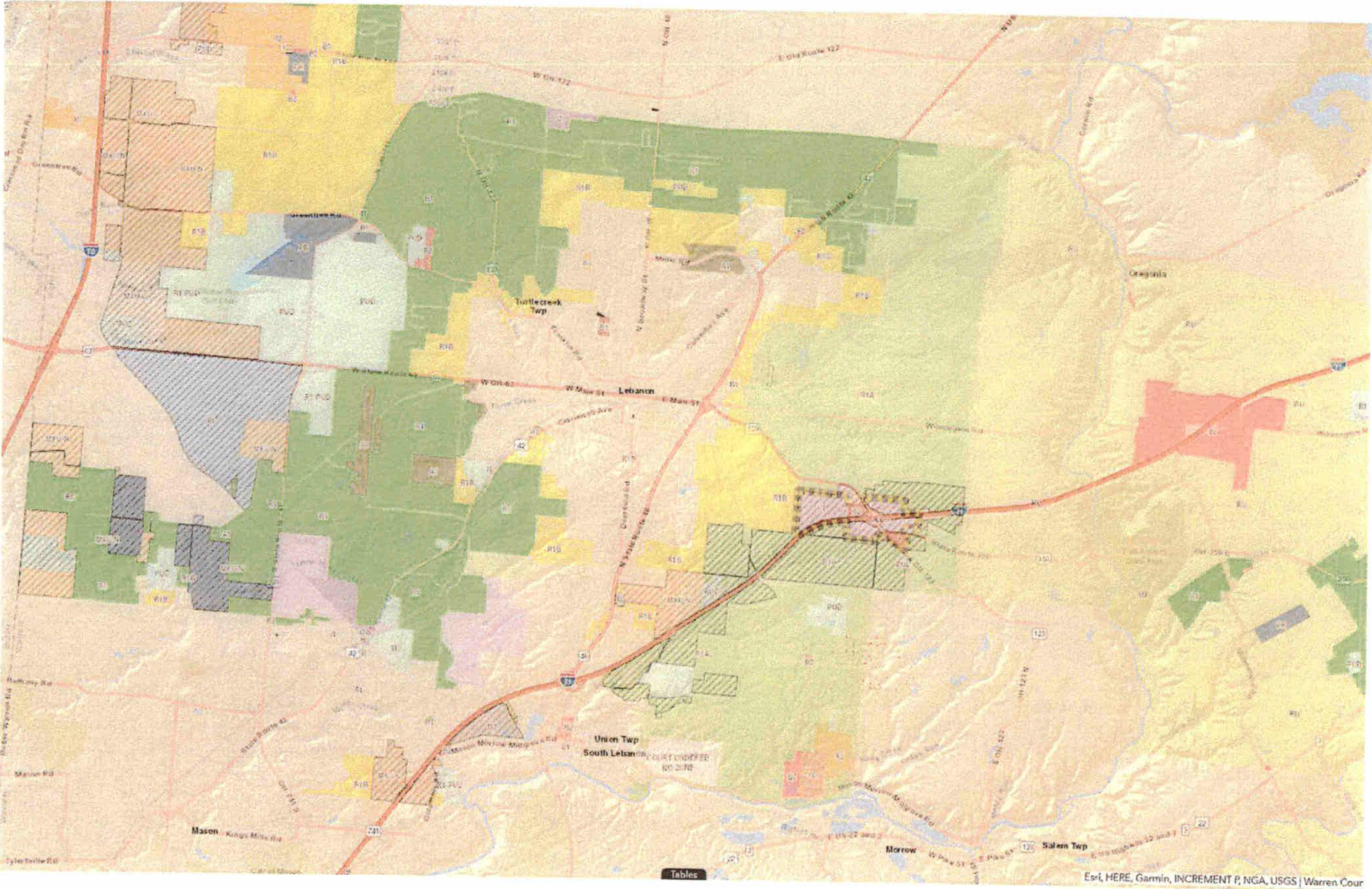
**Any Questions?**



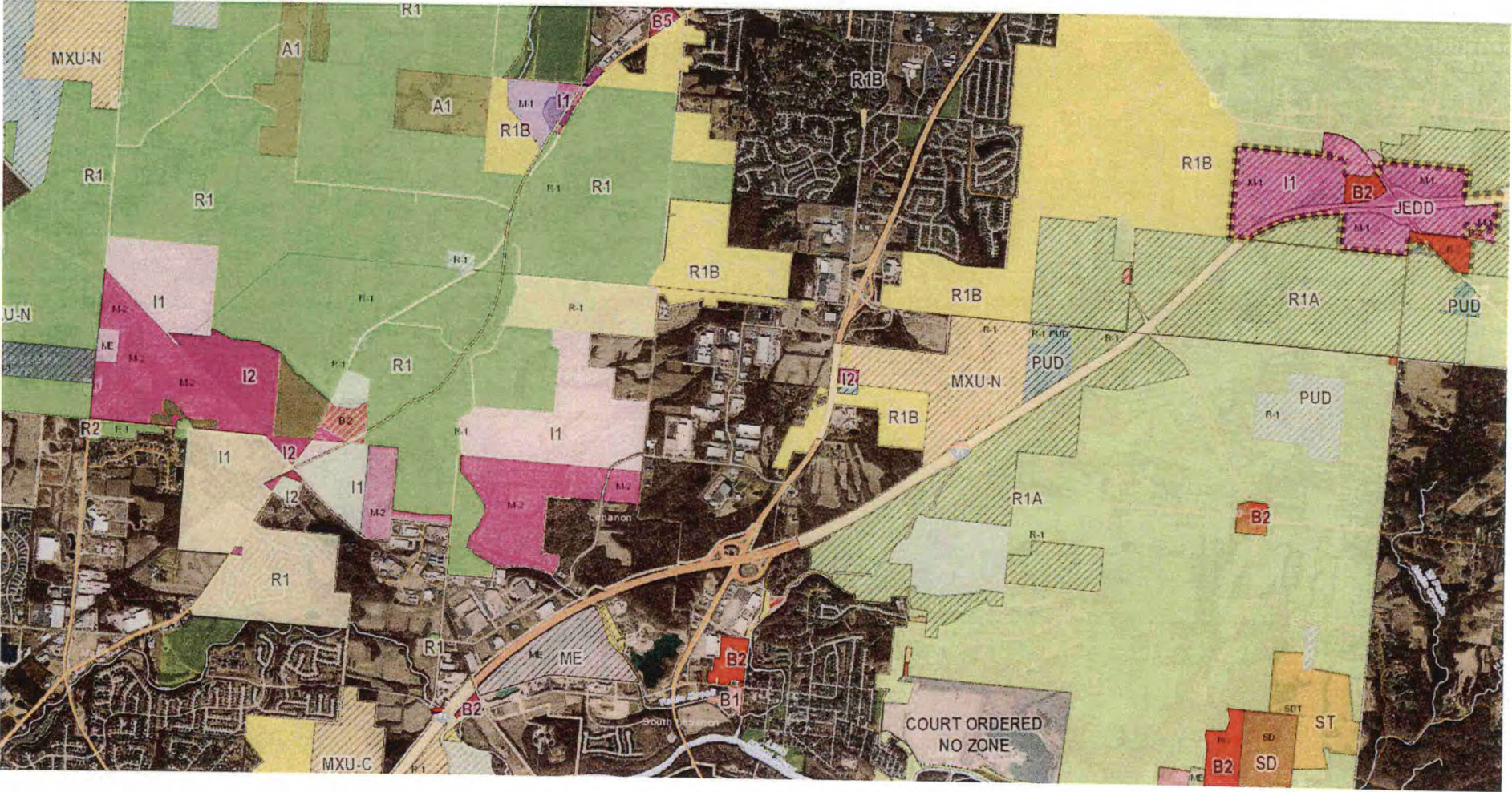
**Addressing the 9 decision-making determination considerations:**

- a) Proposed amendment consistent with purpose/intent of zoning code?  
Yes, falls under the Interstate Highway Overlay applied to the property. PUD addresses changes in the code.
- b) Deviation from the suggestions of the WC Comprehensive Plan?  
Yes, but the plan is very similar in nature and intent as compared to the Lebanon Future Use Planned "Innovation District".
- c) Is amendment justified due to changes in conditions of surrounding area since the time when the property zoning was established?  
Yes, all the future planning and growth for the area is heading toward light industrial. The current demand is for small business and industrial. The proximity to the growing interstate interchange will continue the progression away from residential.
- d) Is proposed zoning compatible with present zoning, nearby uses & character of surrounding area?  
Yes, (2) I2 zoned parcels adjacent and 1 of which a similar PUD was approved on 1/23/24.
- e) Is site suitable for the uses to which it has been restricted OR does current zoning deprive the site of all economically viable uses?  
Yes, current zoning restricts the site of its full potential and the REAL market demand for affordable industrial space.
- f) How long has the property remained vacant as zoned? Is it zoned differently from adjacent properties?  
Property use has remained the same since the 1950's. Zoned similar to adjacent properties.
- g) Are there available sites elsewhere in the County that are already zoned for the proposed use?  
Similar I1 and I2 properties near residential, but none of which are available for a Small Business Incubator. Current owners of I1 and I2 in the area are NOT proposing a similar concept.
- h) Are public central sanitary sewer, stormwater facilities, roads and other public facilities available and do they have adequate capacity to serve the proposal? Yes, Once Zoning is Approved by WCC, South Lebanon has left the option open to explore options to service this property along with other Union Twp properties. Lebanon also has water/sewer available if City Council decides to provide utilities. Gas/Electric are available through Duke Energy.
- i) Will approval of this amendment result in existing land uses, parcels, or structures becoming non-conforming or in conflict with any provision, restriction or requirement of this code? No

# Interstate Highway Overlay Areas

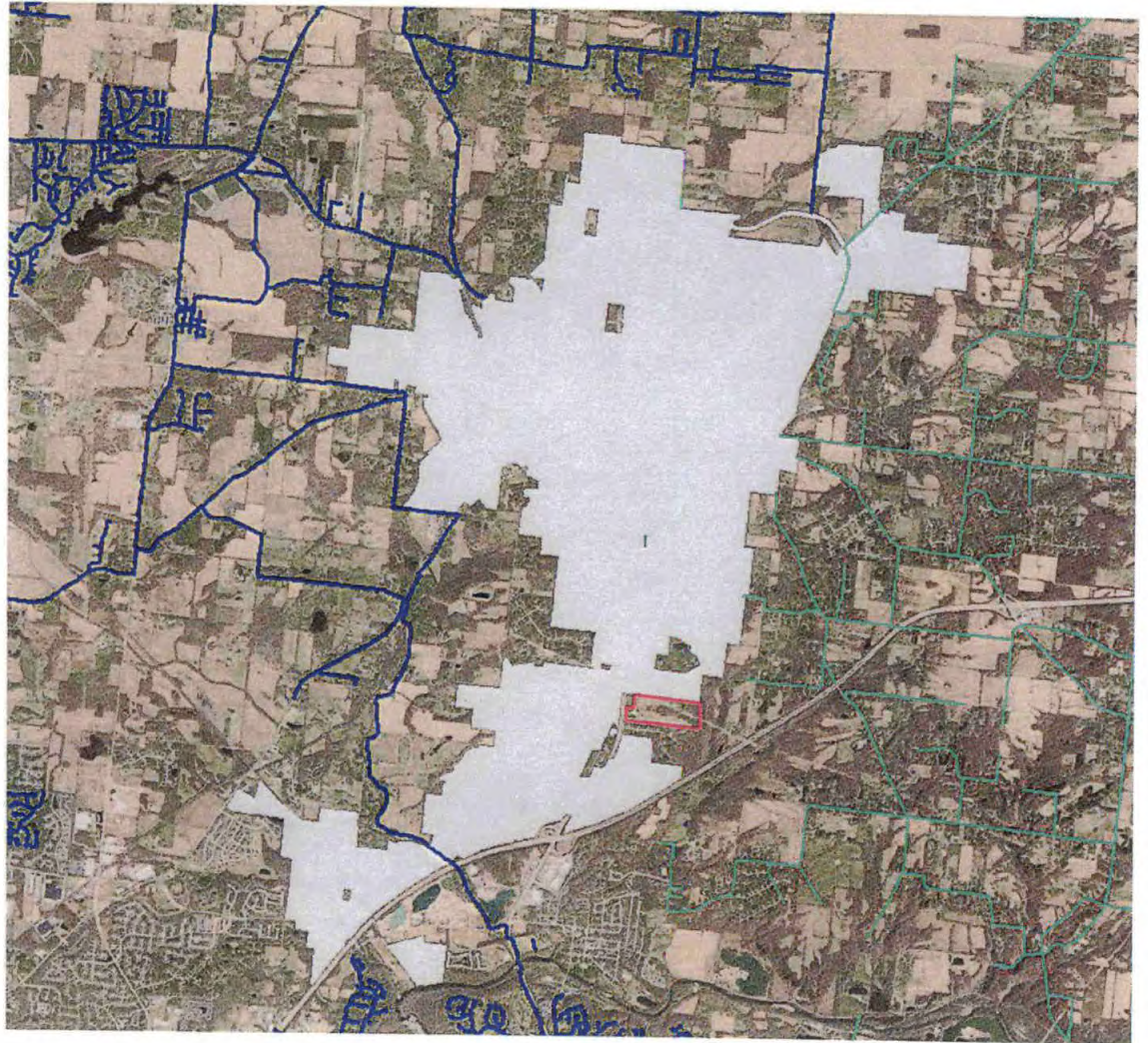


Existing conditions



## Water district boundary map

Blue: Warren Co. Water  
Green: Western Water  
Grey: City of Lebanon Water



# Warren County Small Business Incubator

Proposal By: **Blue Rock Properties**

Presenter: **Tyler Holden**

## Personal Introduction:

- Kate & Tyler Holden Sole Owners KT Holden Construction and Blue Rock Properties
- Residents of Wayne Twp. Involved in the community
- KT Holden Construction: Premier Sponsor of the 2023 and 2024 Warren County Fair
- KT Holden Construction's Story
  - Certified ODOT DBE, WBE, Federal WOSB, OHIO EDGE
  - 3 Employees to 50 in 3 years
  - 1 of only 2 Heavy Civil Contractors based in Warren County that regularly bid Warren County public infrastructure projects. Road, Bridges, Utilities
- Discovered the demand for property from our own experience



**Blue Rock Properties**

## **Small Business Incubator**

- Fulfilling a need for a high demand small-scale industrial market. Not focused on one technology, product or service. Flexibility for any type of small business within our PUD standards.
- We provide appropriately zoned and sized business property that is financially obtainable for small businesses, typically in their first 3-10 years in business. Affordable standards so small businesses can afford to grow.
- Kate and Tyler would provide them with mentor/guidance to help them gain access to funding and low-interest loans. Maintain ownership or property and management of any potential occupants.
- Help to grow the small business community in Warren County. Incubate, Grow and Expand small businesses in Warren County. Provide a stepping stone to Lebanon, Mason, Springboro, etc. industrial parks.
- 2300 Lebanon Rd is a Great Location. Anticipated local area growth, Adjacent highway access, nearby industrial parks, nearby housing for workers and owners. Short commute to Cincinnati/Columbus.

### Existing Property Details:

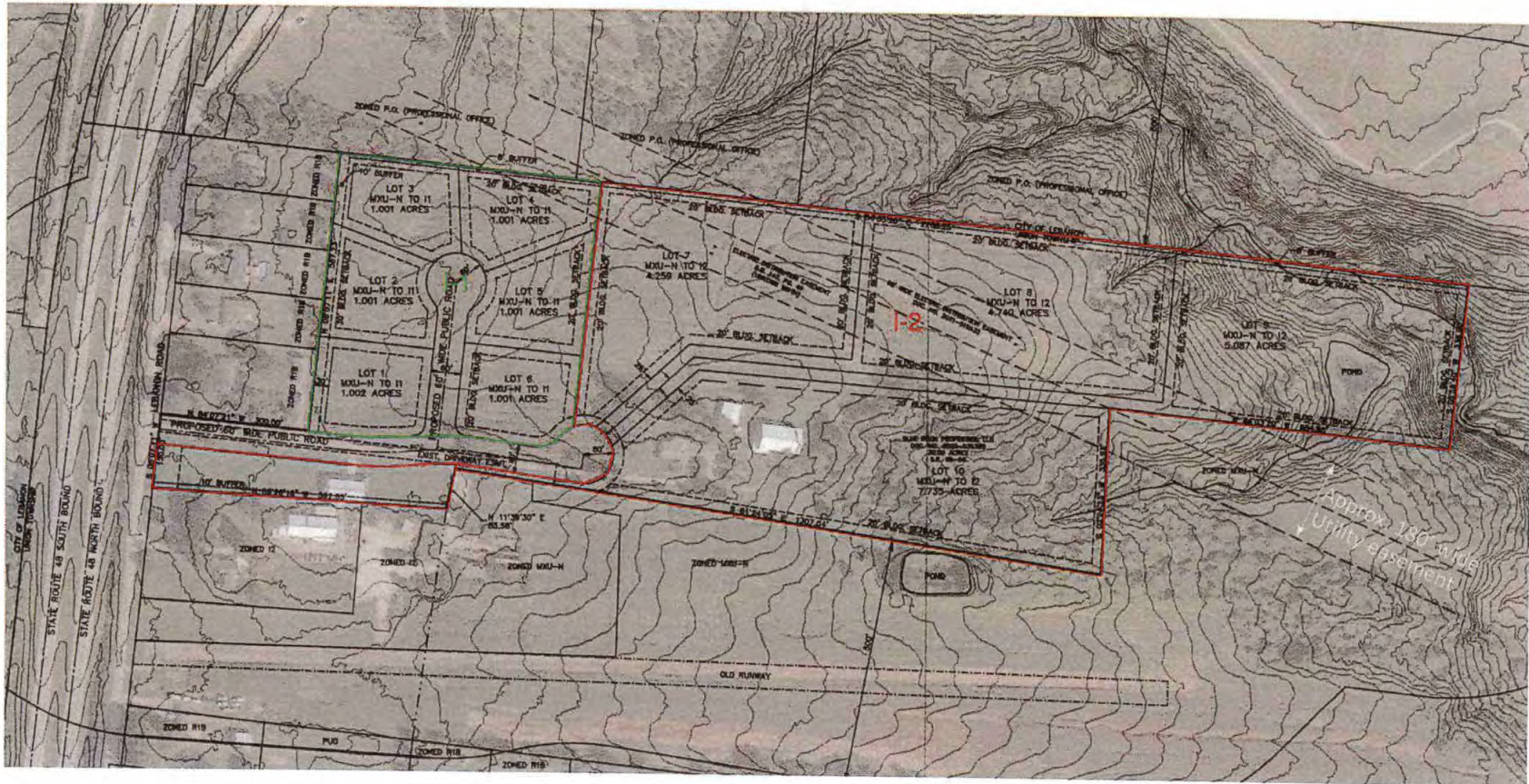
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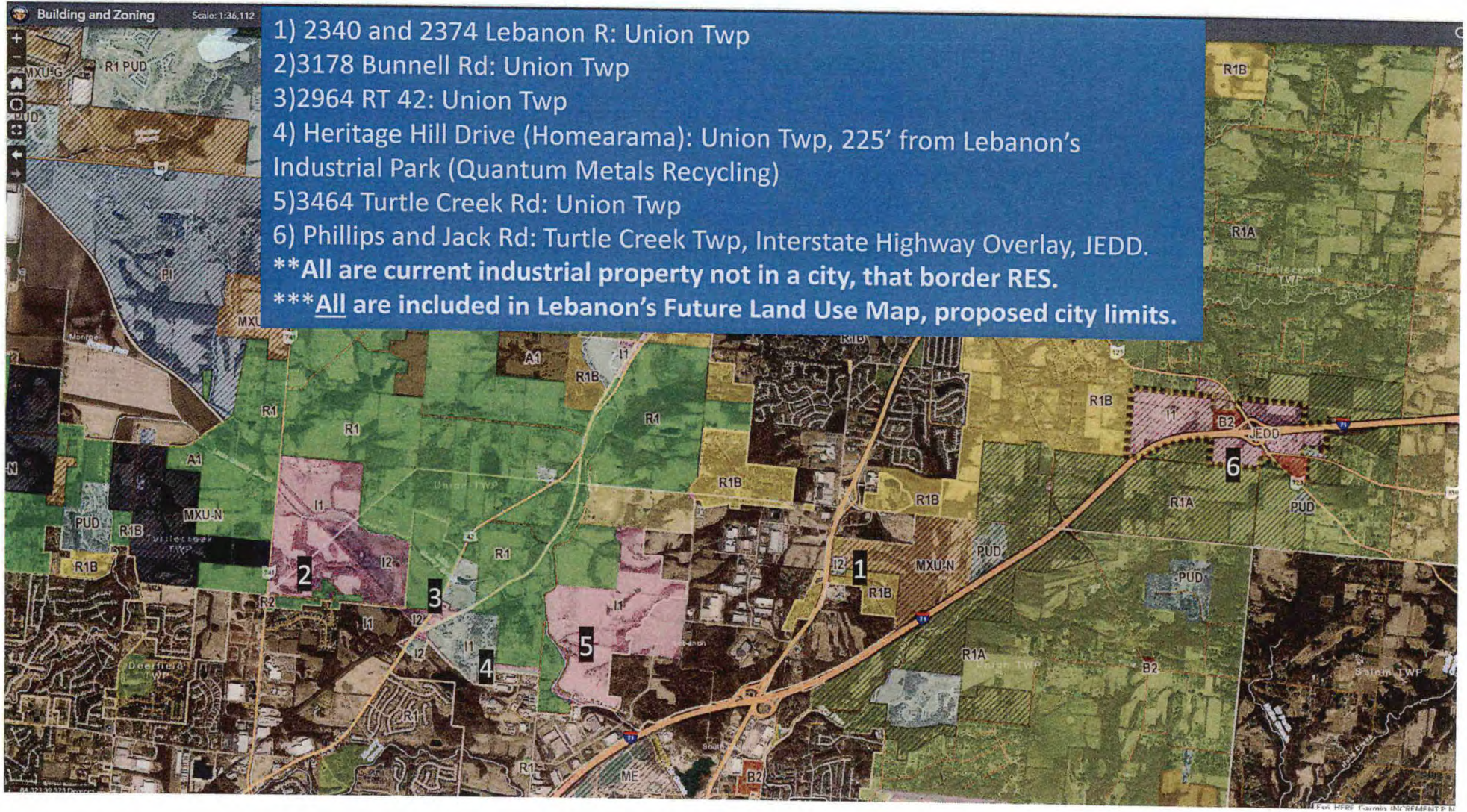


## Proposal details:

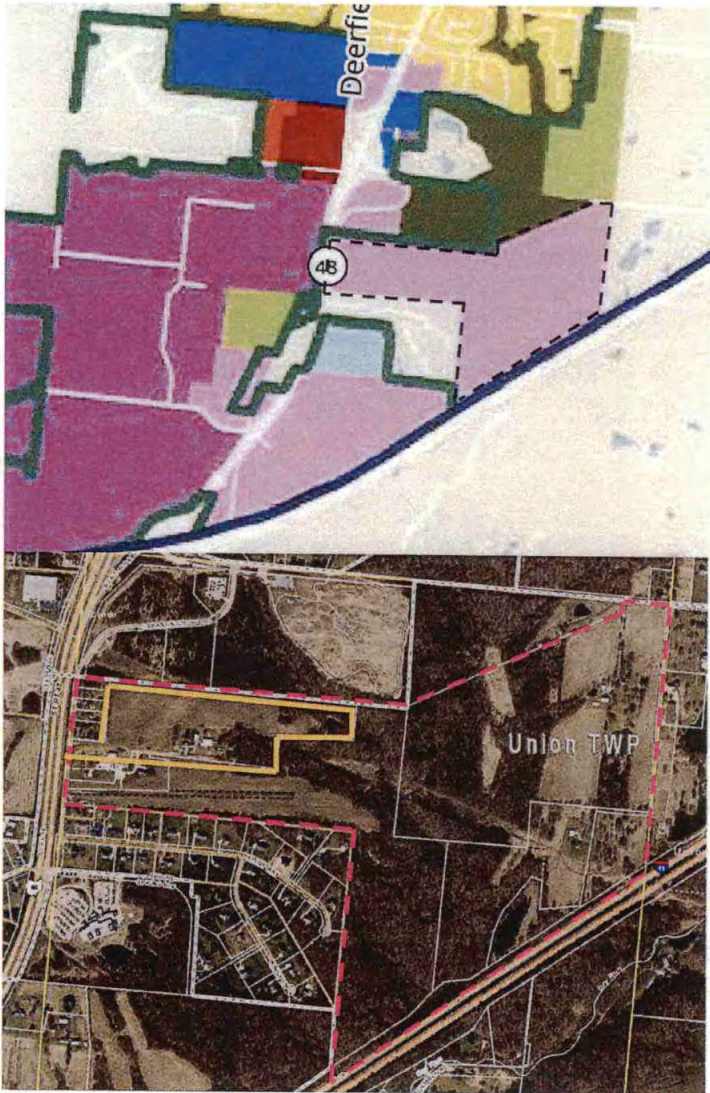
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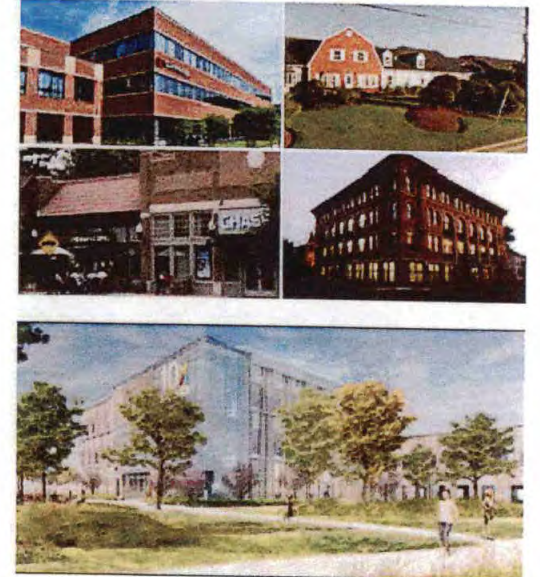
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#### Example Pattern



#### Example Character



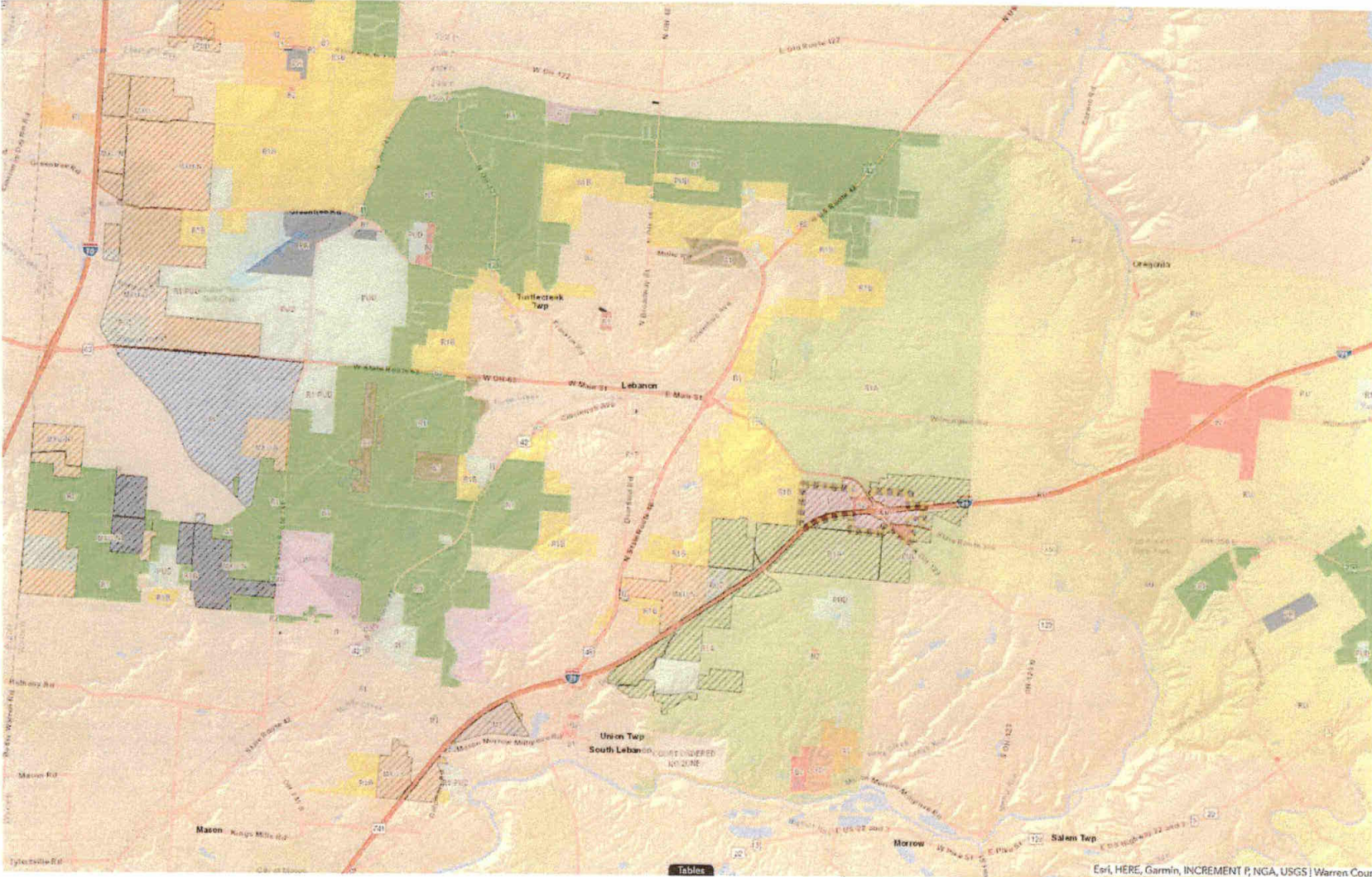
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**Any Questions?**

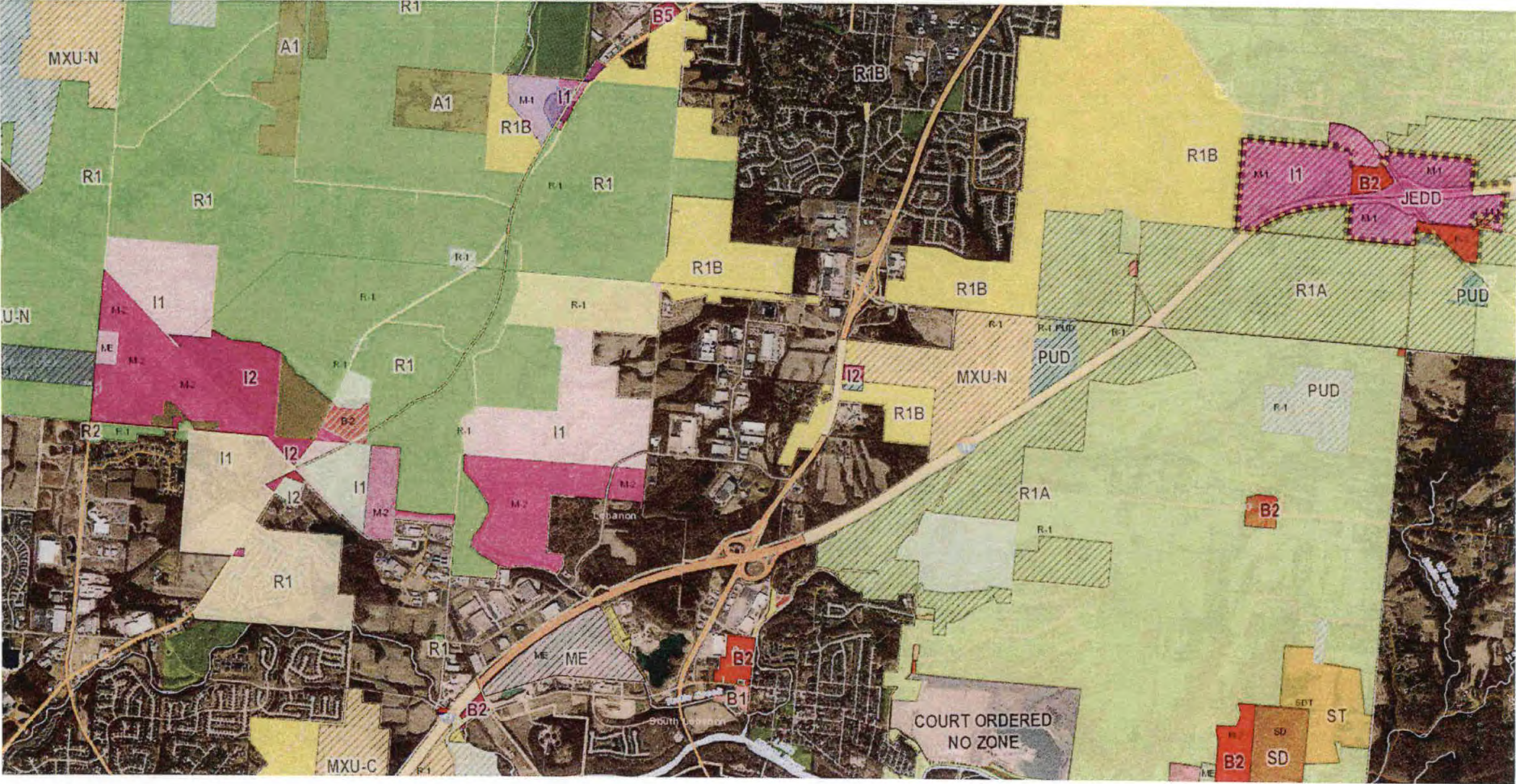
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