



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250

Facsimile (513) 695-2054

TOM GROSSMANN

SHANNON JONES

DAVID G. YOUNG

GENERAL SESSION AGENDA

March 14, 2023

STUDENT GOVERNMENT DAY

- #1 **Clerk — General**
- #2 9:00 **Nick Morgan, Southwest Ohio District Representative for Senator
J.D. Vance**
- #3 9:15 **PUBLIC HEARING—Rezoning Application of James and Terry
Banker to Rezone approximately 102.897 acres in Turtlecreek Township
from “R1B” Single Family Residential and “B1” Neighborhood
Commercial Business to “A1” Agricultural**

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

APPROVE REQUISITIONS AND AUTHORIZE COUNTY ADMINISTRATOR TO SIGN DOCUMENTS RELATIVE THERETO

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

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

M
M
M

Resolution adopted this 14th day of March 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

/tao

cc:

Commissioners' file

REQUISITIONS

Department	Vendor Name	Description	Amount
TEL	MOBILCOMM INC	TEL EMERGENCY REPLACEMENT POWE	\$ 17,631.50
TEL	MOBILCOMM INC	TEL EMERGENCY SPARE REPLACEMEN	\$ 15,151.50

3/14/2023 APPROVED

Tiffany Zindel, County Administrator

CONSENT AGENDA*

March 14, 2023

Approve the minutes of the March 7, 2023, Commissioners' Meeting.

PERSONNEL

- 1. Approve end of 365 day probationary period and pay increase for Stephani Abbott and Lynsey Stump within Emergency Services*
- 2. Hire Mikel Shane Barnette as Training Coordinator within Human Services*
- 3. Approve part-time work hours for Kristy Oeder, Office Administrator, within Telecommunications Department*
- 4. Approve disability retirement for Michael Callahan within Telecommunications Department*
- 5. Hire Olivia Siegmann as intern within Telecommunications Department*
- 6. Approve promotion of Kaylie French to Administrative Support and Miranda Griffith to Case Aide within Children Services*
- 7. Hire Emily Gibson as On-Going Caseworker I within Children Services*
- 8. Remove probationary employee from employment within Children Services*

GENERAL

- 9. Set and advertise public hearing #2 to designate FY 2023 CDBG Projects*
- 10. Authorize President of the Board to sign liquor permit application for a fundraising event at the Warren County Fairgrounds*
- 11. Accept quote from Business Communications Specialists on behalf of Telecommunications Department*
- 12. Approve transfer of equipment to Daycad for trade in on new plotter on behalf of Telecommunications Department*
- 13. Approve emergency replacement of power plant with installation for Snider Tower Site and spare replacement power plant for all tower sites on behalf of Telecommunications Department*
- 14. Approve emergency procurement services for tree removal located at the Lower Little Miami Wastewater Treatment Plant*
- 15. Approve notice of intent to award bid to Smith and Brown Contractors, Inc. for the Hunter Sewer System Improvement Project on behalf of the W/S Department*
- 16. Enter into easement agreement with Dennis Teall and Brian Rauch and Crossroads Christian Church relative to the SR 48 and US 22 Water Improvement Project on behalf of the W/S Department*
- 17. Approve professional service agreement with Backflow Solutions, Inc. on behalf of the W/S Department*
- 18. Enter into agreement with FCFC of Seneca County for placement services within Mary Haven on behalf of Juvenile Court*
- 19. Authorize County Administrator to sign grant agreement with OEMA on behalf of Emergency Services*
- 20. Acknowledge approval of bills*
- 21. Approve various final plats*

FINANCIAL

22. *Accept amended certificate, and approve supplemental appropriation into Sheriff 2293*
23. *Approve operational transfer from Commissioners 11011112 into CSEA 2260 and W/S 5510, 5583, 5580, and 5575*
24. *Approve supplemental appropriations into OMJ Warren County 2254*
25. *Approve appropriation adjustments from Commissioners 11011110 into County Court Clerk 11011282 and Coroner 11012100*
26. *Approve appropriation adjustments within Common Pleas 11011220, Board of Elections 11011300, Juvenile 11012500, Treasurer 2249, Children Services 2273 and County Court 2283*

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



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TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG

March 14, 2023

Mr. Mark Messer, Mayor
City of Lebanon
50 South Broadway
Lebanon, OH 45036

Re: FY23 Community Development Block Grant

Dear Mr. Messer:

Recently, the US Department of HUD announced Warren County's allocation of Community Development Block Grant (CDBG) funds. We are pleased to inform you that the Warren County Board of Commissioners has allocated \$300,000 from the County's Fiscal Year 2023 Community Development Block Grant (CDBG) Program, pending available funds and a completed environmental review, for the Lebanon Cherry Street Reconstruction Project.

Please note that projects must be substantially completed by December 31, 2024 or funding could be reallocated to a different applicant.

We look forward to working with you to the successful completion of this project. Please contact Susanne Mason, Grants Administrator, at (513) 695-1210 to discuss next steps.

Sincerely,

Shannon Jones, President

David Young

Tom Grossmann

cc: Jason Millard, Community Development Director



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TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG

March 14, 2023

Mr. Brent Centers, Mayor
City of Franklin
1 Benjamin Franklin Way
Franklin, OH 45005

Re: FY23 Community Development Block Grant

Dear Mr. Centers:

Recently, the US Department of HUD announced Warren County's allocation of Community Development Block Grant (CDBG) funds. We are pleased to inform you that the Warren County Board of Commissioners has allocated \$180,000 from the County's Fiscal Year 2023 Community Development Block Grant (CDBG) Program, pending available funds and a completed environmental review, for the Mackinaw Subdivision Project.

Please note that projects must be substantially completed by December 31, 2024 or funding could be reallocated to a different applicant.

We look forward to working with you to the successful completion of this project. Please contact Susanne Mason, Grants Administrator, at (513) 695-1210 to discuss next steps.

Sincerely,

Shannon Jones, President

David Young

Tom Grossmann

cc: Barry Conway, City Engineer



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TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG

March 14, 2023

Chief Robert Napier, Administrator
Union Township
285 E. Pke Street
South Lebanon, OH 45065

Re: FY23 Community Development Block Grant

Dear Chief Napier:

Recently, the US Department of HUD announced Warren County's allocation of Community Development Block Grant (CDBG) funds. We are pleased to inform you that the Warren County Board of Commissioners has allocated \$48,250 from the County's Fiscal Year 2023 Community Development Block Grant (CDBG) Program, pending available funds and a completed environmental review, for the Highland Park Resurfacing - Phase 2 Project.

Please note that projects must be substantially completed by December 31, 2024 or funding could be reallocated to a different applicant.

We look forward to working with you to the successful completion of this project. Please contact Susanne Mason, Grants Administrator, at (513) 695-1210 to discuss next steps.

Sincerely,

Shannon Jones, President

David Young

Tom Grossmann



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TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG

March 14, 2023

Mr. Tony Bitzer, Mayor Pro Tem
Village of Butlerville
PO Box 85
Pleasant Plain, OH 45162

Re: FY23 Community Development Block Grant

Dear Mr. Bitzer:

Recently, the US Department of HUD announced Warren County's allocation of Community Development Block Grant (CDBG) funds. We are pleased to inform you that the Warren County Board of Commissioners has allocated \$29,350 from the County's Fiscal Year 2023 Community Development Block Grant (CDBG) Program, pending available funds and a completed environmental review, for the Hill and Walnut Street Project.

Please note that projects must be substantially completed by December 31, 2024 or funding could be reallocated to a different applicant.

We look forward to working with you to the successful completion of this project. Please contact Susanne Mason, Grants Administrator, at (513) 695-1210 to discuss next steps.

Sincerely,

Shannon Jones, President

David Young

Tom Grossmann

cc: Susan Bitzer



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TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG

March 14, 2023

Mr. James Smith, Mayor
City of South Lebanon
10 N. Hight Street
South Lebanon, OH 45065

Re: FY23 Community Development Block Grant

Dear Mr. Smith:

Recently, the US Department of HUD announced Warren County's allocation of Community Development Block Grant (CDBG) funds. We are pleased to inform you that the Warren County Board of Commissioners has allocated \$84,788 from the County's Fiscal Year 2023 Community Development Block Grant (CDBG) Program, pending available funds and a completed environmental review, for the Hobart Street Sidewalk Improvement Project.

Please note that projects must be substantially completed by December 31, 2024 or funding could be reallocated to a different applicant.

We look forward to working with you to the successful completion of this project. Please contact Susanne Mason, Grants Administrator, at (513) 695-1210 to discuss next steps.

Sincerely,

Shannon Jones, President

David Young

Tom Grossmann

cc: Jerry Haddix, Administrator



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TOM GROSSMANN

SHANNON JONES

March 14, 2023 **DAVID G. YOUNG**

Ms. Jane Conn, Executive Director

Safe on Main

420 East Main Street

Lebanon, OH 45036

Re: FY23 Community Development Block Grant

Dear Ms. Conn:

Recently, the US Department of HUD announced Warren County's allocation of Community Development Block Grant (CDBG) funds. We are pleased to inform you that the Warren County Board of Commissioners has allocated \$39,600 from the County's Fiscal Year 2023 Community Development Block Grant (CDBG) Program, pending available funds and a completed environmental review, for the Safe On Main Project.

Please note that projects must be substantially completed by December 31, 2024 or funding could be reallocated to a different applicant.

We look forward to working with you to the successful completion of this project. Please contact Susanne Mason, Grants Administrator, at (513) 695-1210 to discuss next steps.

Sincerely,

Shannon Jones, President

David Young

Tom Grossmann



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TOM GROSSMANN
SHANNON JONES

March 14, 2023 **DAVID G. YOUNG**

Ms. Linda Raybolt, Executive Director
Family Promise of Warren County
600 Cincinnati Ave.
Lebanon, OH 45036

Re: FY23 Community Development Block Grant

Dear Ms. Raybolt:

Recently, the US Department of HUD announced Warren County's allocation of Community Development Block Grant (CDBG) funds. We are pleased to inform you that the Warren County Board of Commissioners has allocated \$70,400 from the County's Fiscal Year 2023 Community Development Block Grant (CDBG) Program, pending available funds and a completed environmental review, for the Family Promise Project.

Please note that projects must be substantially completed by December 31, 2024 or funding could be reallocated to a different applicant.

We look forward to working with you to the successful completion of this project. Please contact Susanne Mason, Grants Administrator, at (513) 695-1210 to discuss next steps.

Sincerely,

Shannon Jones, President

David Young

Tom Grossmann



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: BARNEY WRIGHT DEPARTMENT: TREASURY

*POSITION: TREASURER DATE: 4/25 - 4/27/2023

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

- ASSOCIATION MEETING
- CONVENTION
- ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
- TRAINING MORE THAN 250 MILES

PURPOSE:

CTAO Spring Conference

LOCATION:

HOLIDAY INN DARTON/FARBOEN

DATE(S): APRIL 25 TO 27, 2023

TYPE OF TRAVEL: (Check one)

- AIRLINE
- STAFF CAR
- PRIVATE VEHICLE
- OTHER

LODGING: HOLIDAY INN DARTON/FARBOEN

ESTIMATED COST OF TRIP: \$150 + 313.44 = \$463.44

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

[Signature] Treasurer 3/3/23
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

RECEIVED 04/26/23

MPRE

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

DAVID SWIGERT, CHIEF DEPUTY TREASURER



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

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*NAME OF ATTENDEE: Patricia Dratt** DEPARTMENT: Prosecutor's Office

*POSITION: Investigator DATE: 3/8/2023

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:
Ohio Prosecuting Attorneys Investigators Association 2023 Spring Training

LOCATION:
Sheraton Columbus Hotel at Capitol Square, 75 East State Street, Columbus, Ohio 43215

DATE(S): April 20, 2023

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Parking \$25 each; Mileage \$80.50 each

ESTIMATED COST OF TRIP: \$211.00

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

David Dratt
Signature/Title Date
3-8-23

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

**Sean McCormick, Investigator

RECEIVED 0489900
MARS '23 ROVD



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Matt Fetty DEPARTMENT: OMJ

*POSITION: Director DATE: 03/08/23

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:
Attend NACo conference to learn about workforce issues

LOCATION:
Austin TX

DATE(S): 7/20/23-7/25/23

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Hotel

ESTIMATED COST OF TRIP: \$4130

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:
[Signature] 3/8/23
Signature/Title Date

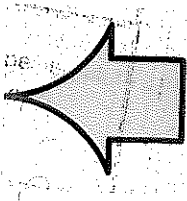
BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:





**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus:

*NAME OF ATTENDEE: Wm.Robert Kaufman DEPARTMENT: County Court

*POSITION: Magistrate DATE: 03/07/2023

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE: Ohio Association of Magistrates (OAM) 2023 Spring Conference

LOCATION: Sharonville Convention Center

DATE(S): April 19-21, 2023

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: \$0

ESTIMATED COST OF TRIP: Registration \$325.00; mileage \$20.50=\$345.50

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

Michael Hardy Case Adm 3/7/2023
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

RECEIVED

2023 MAR -7 AM 9:11

STATE OF OHIO
COUNTY COURT



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: DOYLE JOHNSON DEPARTMENT: W/S

*POSITION: DEPUTY CHIEF OPERATOR DATE: 3/2/23

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING
TRAINING MORE THAN 250 MILES SEMINAR/SESSION

PURPOSE: OBTAIN CONTACT HOURS FOR CERTIFICATION RENEWAL

LOCATION: LEWISBURG, OH

DATE(S): 5/11/23

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: NA

ESTIMATED COST OF TRIP: FREE TRAINING

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

[Signature] W. Stewater
Superintendent 3/3/23
Signature/Title Date

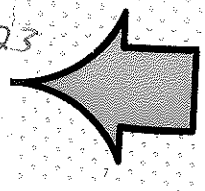
BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:



PP Exhibit #1 CASE #	2023-01, 2023-02, 2023-03	
APPLICANT/OWNER/AGENT	James & Terry Banker	
TOWNSHIP	Turtlecreek	
PROPERTY LOCATION'S	ADDRESS	619 McClure Rd., 1899 Route 63 Lebanon, Ohio 45036
	PIN	12-10-101-001-0, 12-10-151-002-0, 12-11-100-033-0, & 12-11-100-021-0
PROPERTY SIZE Frontage	12-10-101-001-0 is .204, 12-10-151-002-0 is 61.014 acres, 12-11-100-033-0 is 39.778 acres, 12-11-100-021-0 is 1.883 acres. For a total of 102.879 acres.	
CURRENT ZONING DISTRICT'S	"R1B" Single Family Residential (1 acre density) "B1" Neighborhood Commercial Businesses Zone	
FUTURE LAND USE MAP (FLUM) DESIGNATION	Agricultural-Rural Residential	
EXISTING LAND USE	Single Family Resident	
ZONING REQUESTED	"A1" Agricultural Zone	
ISSUE FOR CONSIDERATION	Request to rezone 4 parcels from B1 and R1B to A-1, Agriculture.	

Rezoning Process

**Regional Planning
Commission**
January 26, 2023



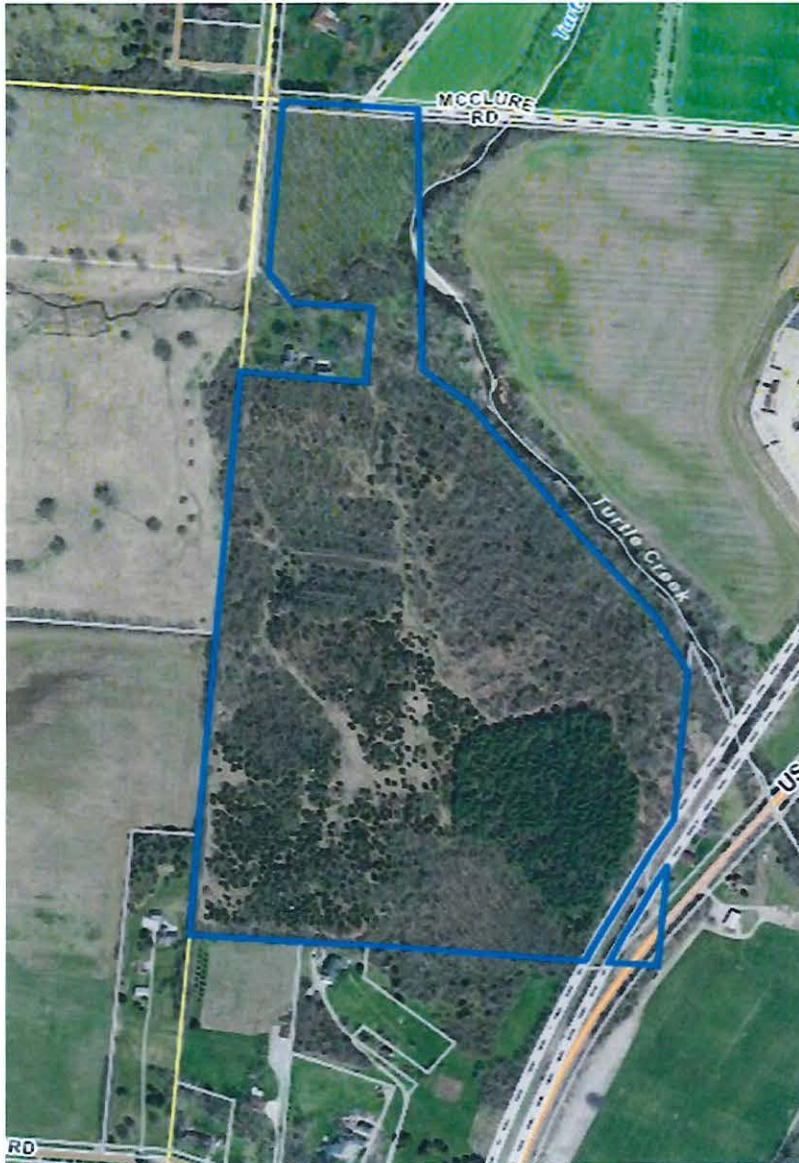
**Warren County Rural Zoning
Commission**
February 7, 2023



**Board of County
Commissioners**
March 14, 2022

AERIALS FOR CASE # 2023-01

Parcel 12-10-151-002-0



61.014 acres

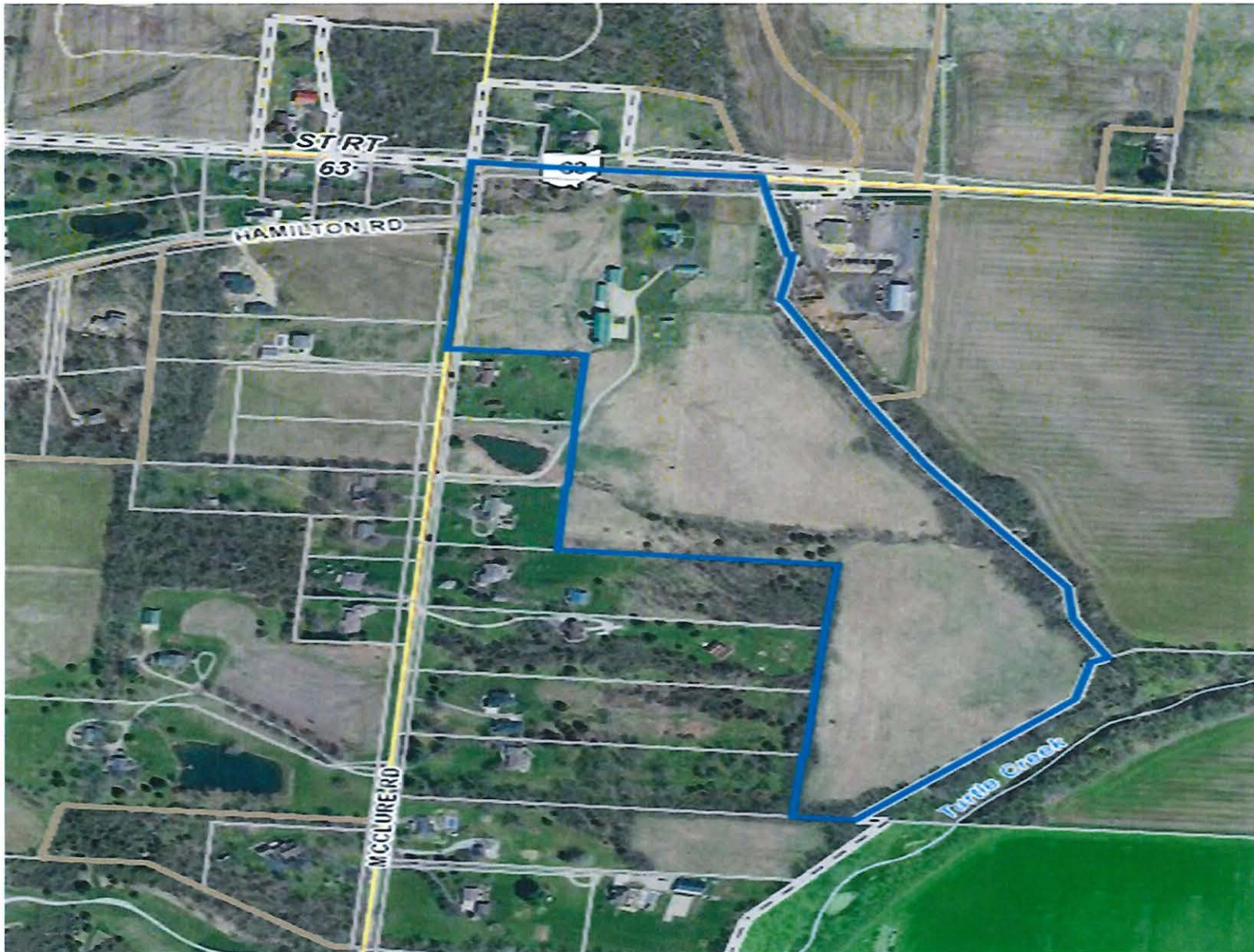
Parcel 12-10-101-001-0



.204 acres

AERIAL FOR CASE # 2023-02

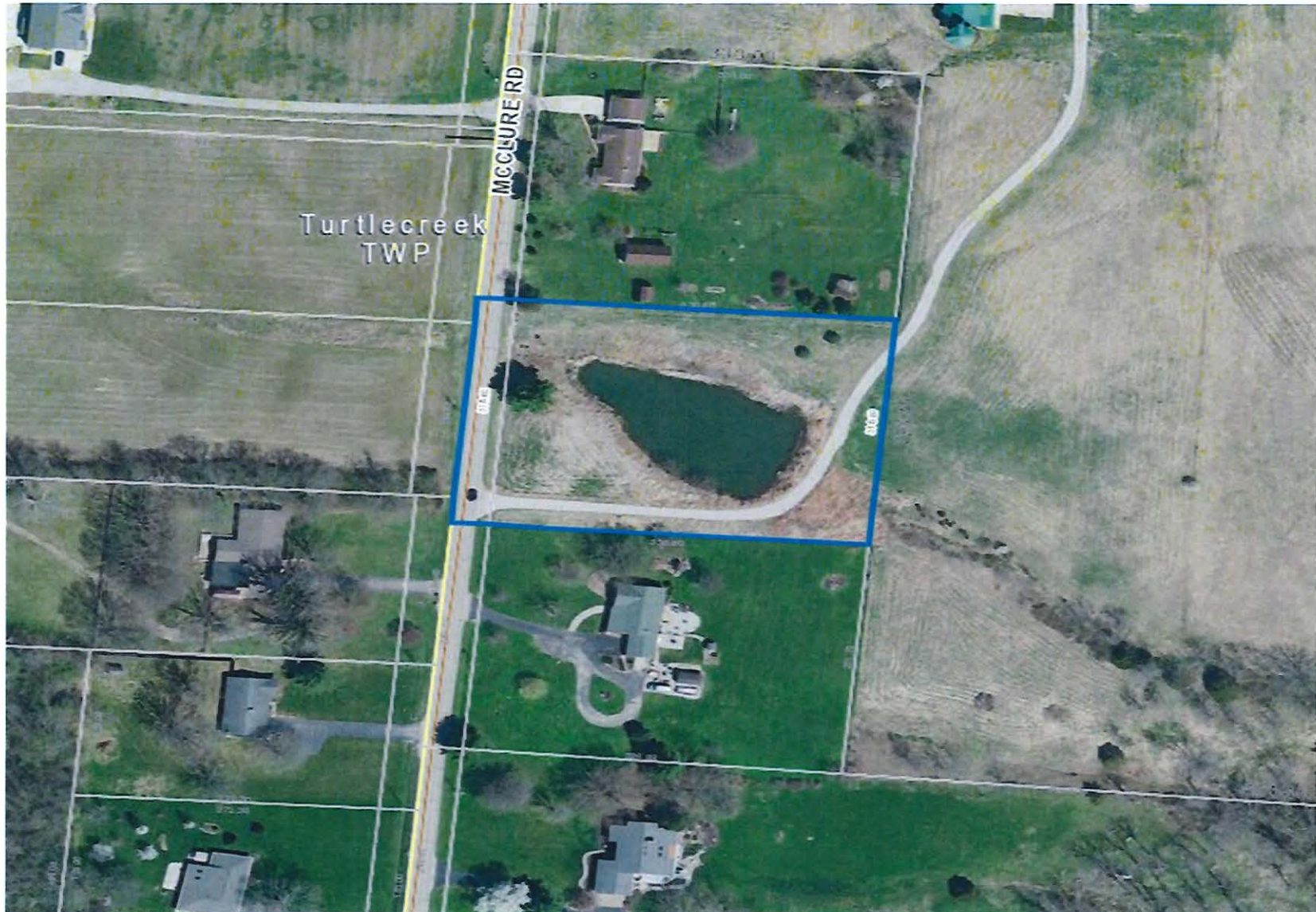
Parcel 12-11-100-033-0



39.778 acres – A1 and B1

AERIAL FOR CASE # 2023-03

Parcel 12-11-100-021-0

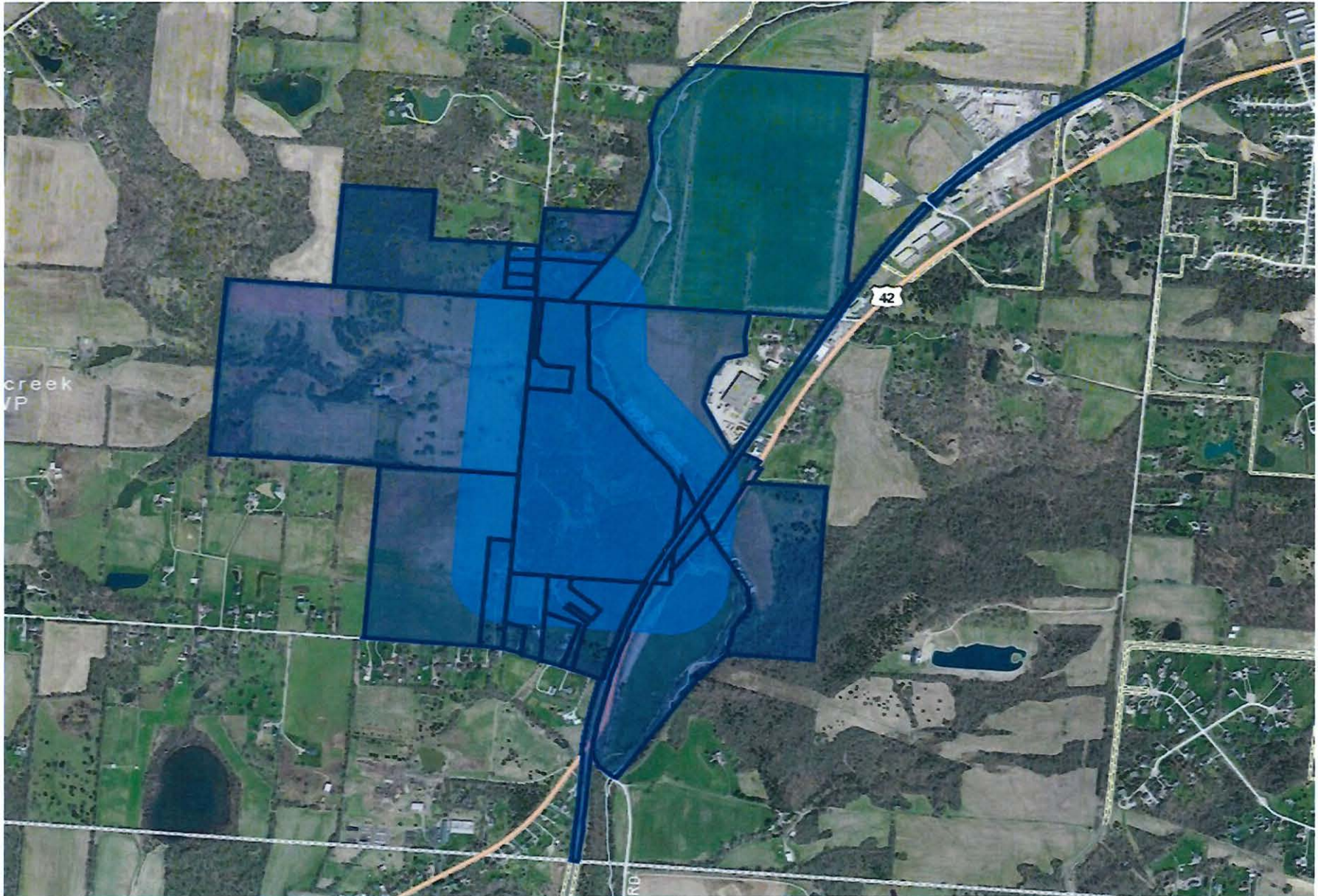


1.883 acres

Notification Map

2023-01

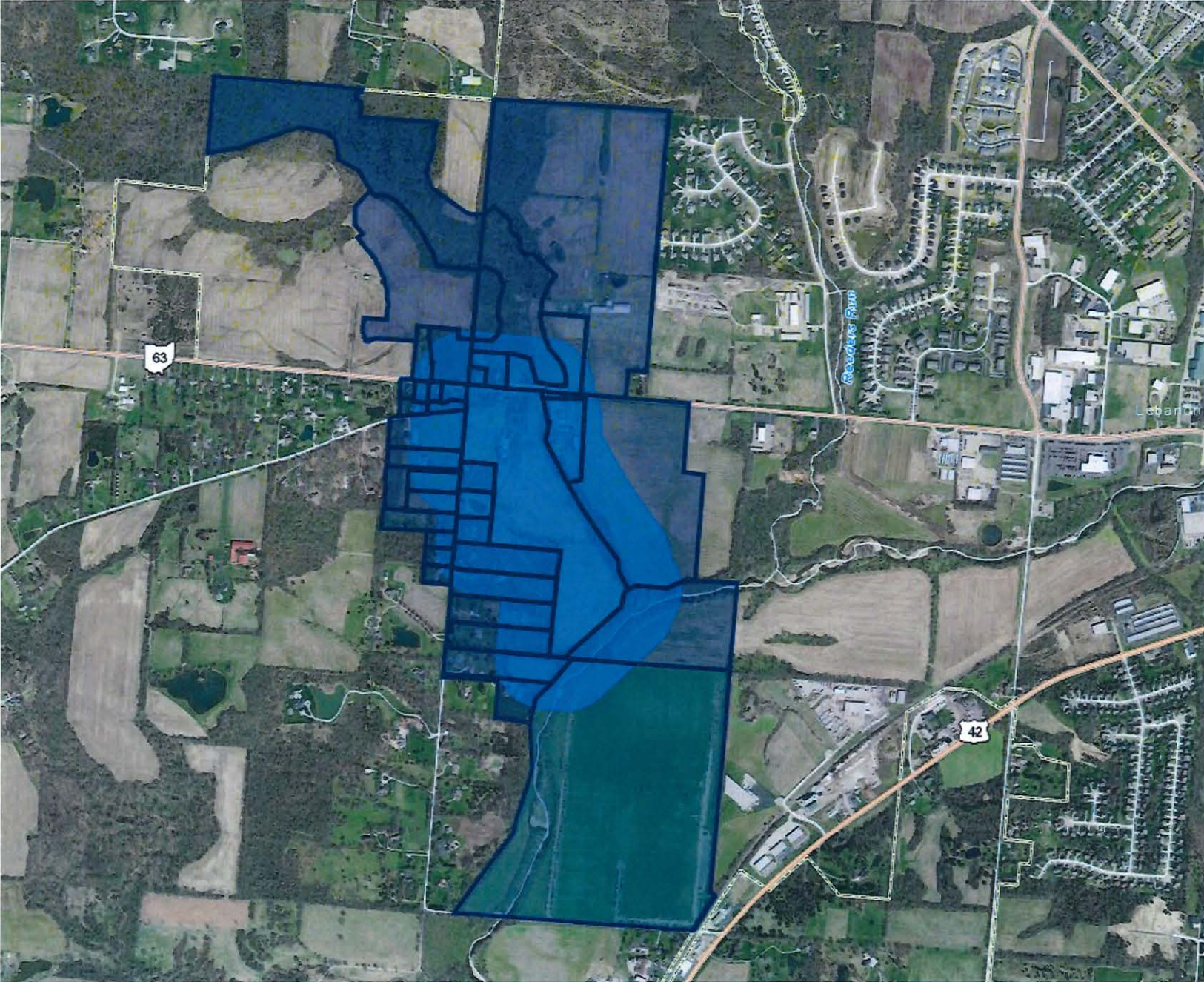
Parcel 12-10-151-002-0 & Parcel 12-10-101-001-0



Notification Map

2023-02

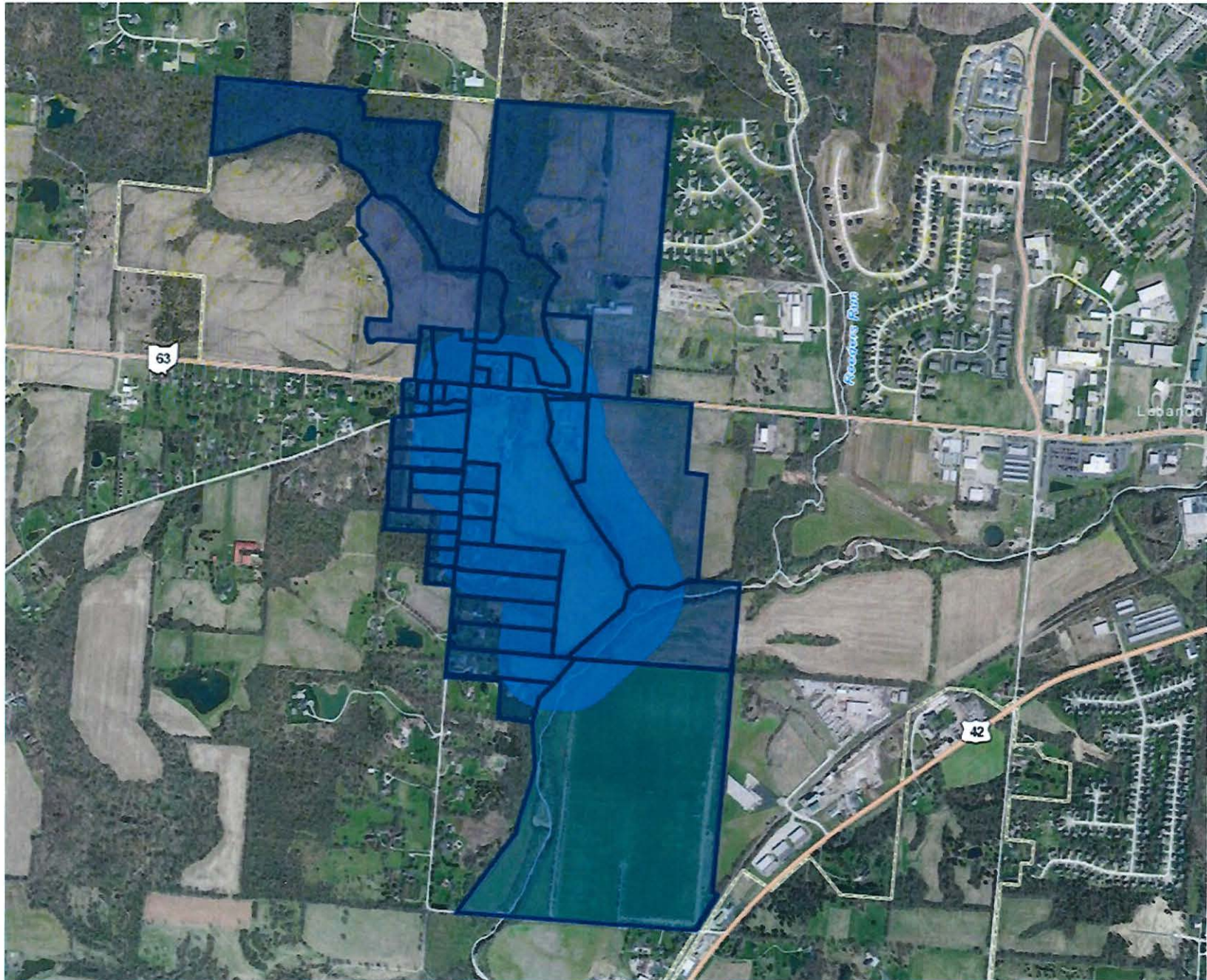
Parcel 12-11-100-033-0



Notification Map

2023-03

Parcel 12-11-100-021-0



A-1 Zoning Section 2.405

AGRICULTURAL ZONE REGULATIONS (A1):

Purpose: The purpose of the A1–Agricultural Zoning District is to protect the agricultural production resources of Warren County as seen today in viable agricultural operations, and the agricultural heritage. This district contains those areas of Warren County where it is necessary and desirable to preserve, promote, maintain and enhance the use of the land for agricultural purposes and to protect such lands from encroachment by nonagricultural uses or activities. In the A1–Agricultural Zoning District, agriculture shall be the primary land use, with a minimum of ten (10) acres of vacant land.

2.405.3 **Maximum Density:** one dwelling per forty-one (41) acres and there shall be no more than one residence on any lot.

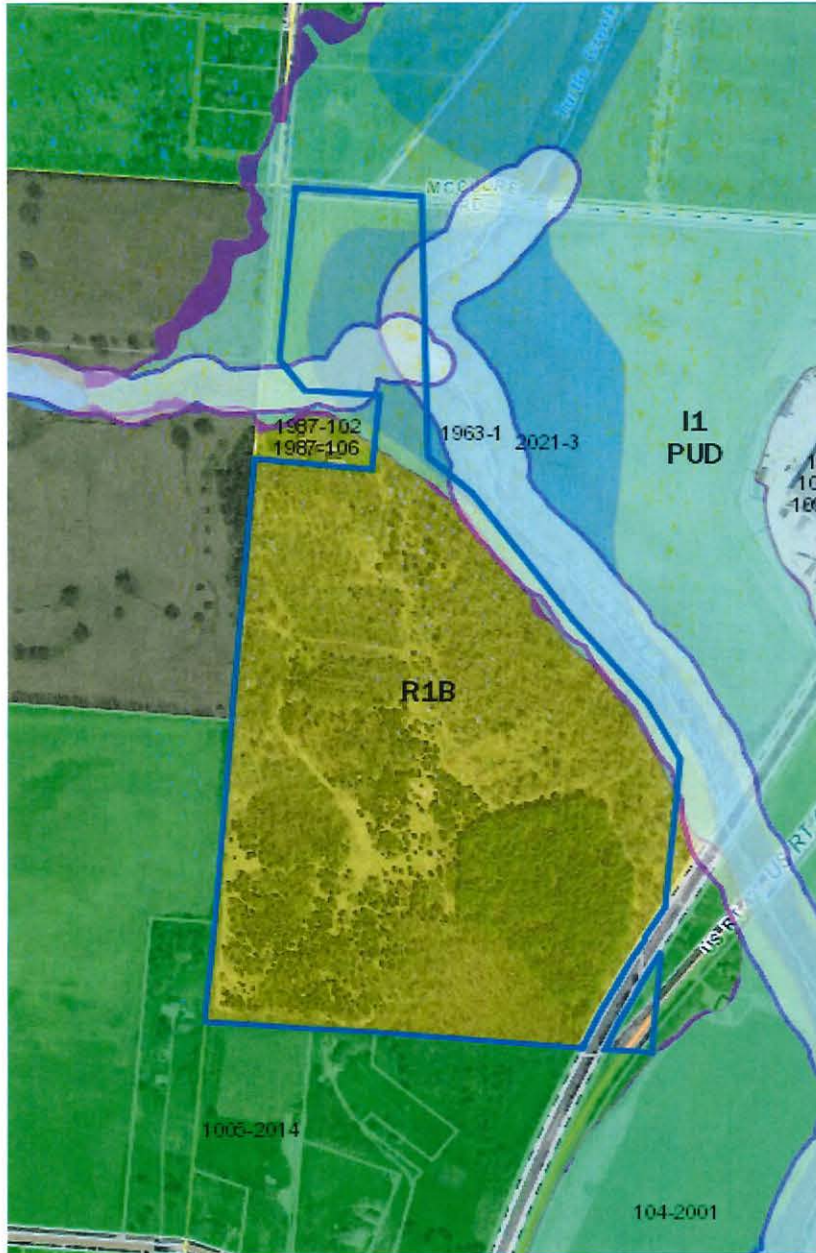
Permitted Uses:

1. Agriculture Uses
2. Roadside Stands
3. Single-family Residences
4. Farm worker residences

Flood and Zoning Map

Parcel 12-10-151-002-0 & Parcel 12-10-101-001-0

2023-01 and 02



Flood and Zoning Map

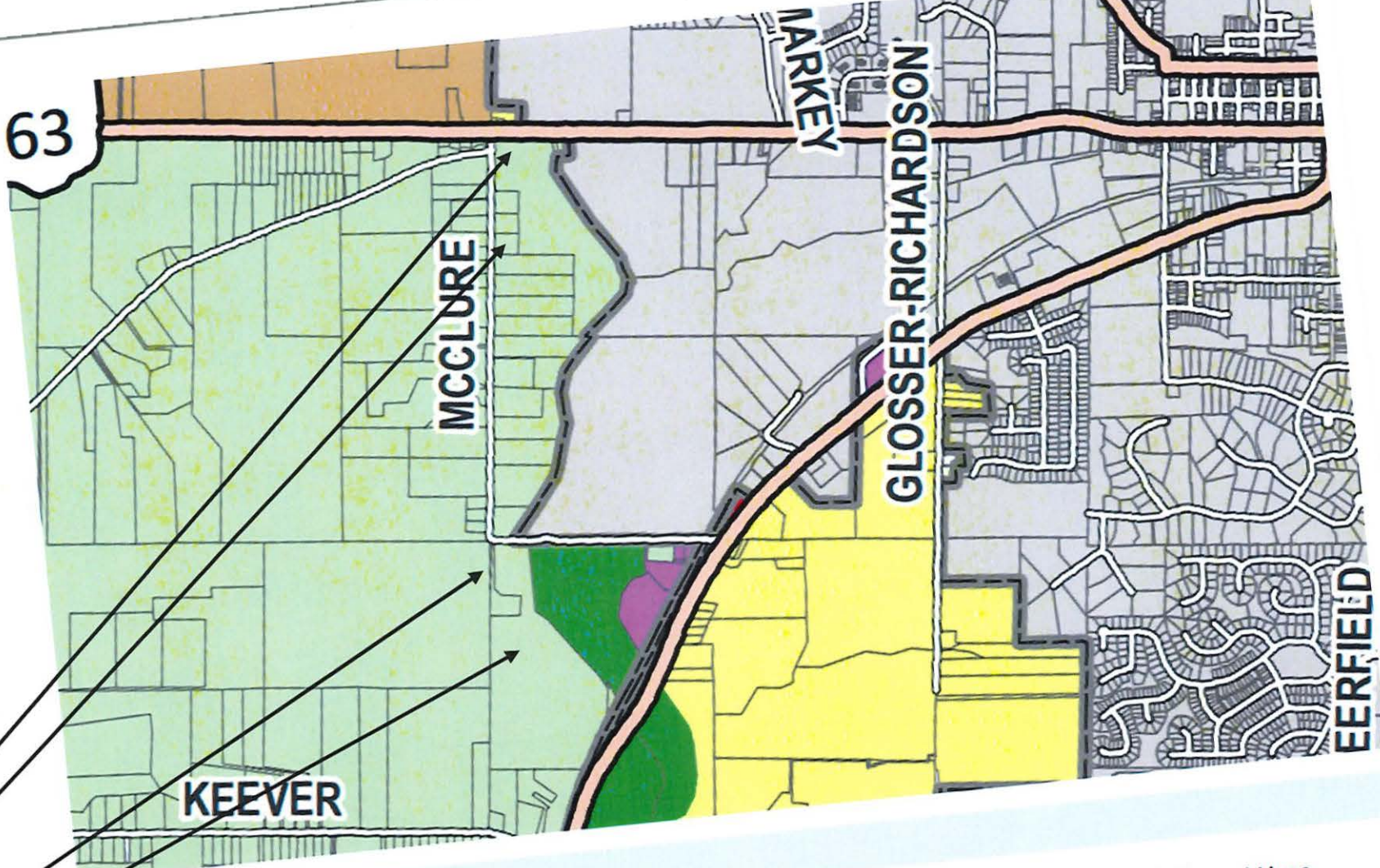
2023-03

Parcel 12-11-100-033-0 & Parcel 12-11-100-021-0



FLUM

63



Legend

- Future Land Uses**
- Agricultural-Rural Residential
 - Commercial
 - Industrial
 - Mixed-Use Neighborhood
 - Multi-Family Residential
 - Office
 - Protection Area
 - Public-Semi-Public

- Deerfield Township Character Areas**
- Parks and Recreational-Open Space
 - Single Family Residential
 - Low Density Rural Neighborhoods
 - Med Density Rural Neighborhoods
 - Neighborhood MU
 - Neighborhoods
 - Office Park
 - Regional Highway Commercial

- Clearcreek Township Additional Uses**
- Town Center MU
 - Township Residential
- Hamilton Township Additional Uses**
- Rural Residential
- Salem Township Additional Uses**
- Mixed Use
 - Mixed Use Light Ind/Office

- Union Township Additional Uses**
- Low Density Residential
- Wayne Township Additional Uses**
- Mixed Use Commercial/Industrial
 - Mixed Use Residential



Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING
406 JUSTICE DRIVE • LEBANON, OHIO 45036
TELEPHONE (513) 695-1223

STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

Warren County Regional Planning Commission Recommendation

January 26, 2023

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

Dear Ms. Tegtmeier:

This letter is in regard to the proposed rezoning for the Banker property, from "A1", "B1", and "R1B" to "A1" Agricultural, in Turtlecreek Township.

At its meeting on January 26, 2023, the Warren County Regional Planning Commission Executive Committee voted to recommend approval of the Rezoning to the Warren County Rural Zoning Commission with a vote of 11 aye, 0 nay, 1 abstain.

A copy of the staff report is attached.

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

Sincerely,

Stanley C. Williams, AICP
Executive Director

Rural Zoning
Commission
Recommendation:

I Jim Gibbs would like to make a motion to RECOMMEND the Rezoning case # Case #2023-01/ 2023-02/ 2023-03 James & Terry Banker in Turtlecreek Township, parcel# 12-10-101-001-0, 12-10-151-002-0, 12-11-100-033-0, & 12-11-100-021-0, to the Warren County Commissioners.

Ginger Haddix seconded the motion.

Fred Grimm	Yes
Dan Jenkins	Yes
Ginger Haddix	Yes
Ralph Campbell	Yes
Jim Gibbs	Yes

ANY
QUESTIONS?



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

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