



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

406 Justice Drive, Lebanon, Ohio 45036

[www.co.warren.oh.us](http://www.co.warren.oh.us)

[commissioners@co.warren.oh.us](mailto:commissioners@co.warren.oh.us)

Telephone (513) 695-1250

Facsimile (513) 695-2054

**TOM GROSSMANN**

**SHANNON JONES**

**DAVID G. YOUNG**

**GENERAL SESSION AGENDA**

*January 30, 2024*

- #1 *Clerk—General*
- #2 9:00 *Investment Advisory Board*
- #3 9:05 *Public Hearing— Consider Increase to the Water/ Sewer Rates, Fees, and Charges for 2024, 2025, and 2026*
- #4 9:30 *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 Manufacturing District “I2” with a Planned Unit Development*
- #5 11:00 *Executive Session—Imminent Litigation with Legal Counsel Present Pursuant to ORC 121.22(G)(3)*

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

APPROVING REQUISITIONS AND AUTHORIZING COUNTY ADMINISTRATOR TO SIGN DOCUMENTS RELATIVE THERETO

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

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

M

M

M

Resolution adopted this    day of    2024.

BOARD OF COUNTY COMMISSIONERS

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Krystal Powell, Clerk

/kp

cc:

Commissioners' file

## REQUISITIONS

Department	Vendor Name	Description	Amount
WAT	NATIONAL WATER SERVICES LLC	WAT CB MIDDLETOWN JUNCTION WF	\$ 446,644.00 *bid project
WAT	CINCYAUTOS INC	WAT 2023 F150 SUPERCAB TRUCK T	\$ 47,740.00 *vehicle
WAT	OHIO MACHINERY CO	WAT CAT COMPACT TRACK LOADER	\$ 101,169.00 *capital purchase
WAT	HAMILTON TWP	WAT CW TOWNE BLVD & GRANDIN RD	\$ 100,000.00 *capital purchase

## PO CHANGE ORDERS

Department	Vendor Name	Description	Amount
ENG	LJB INC	ENG STEPHENS RD BRIDGE PROJECT	\$ 4,960.46 *decrease

1/30/2024 APPROVED:

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Martin Russell, County Administrator

**CONSENT AGENDA\***

*January 30, 2024*

*Approve the minutes of the January 23, 2024, Commissioners' Meeting.*

**PERSONNEL**

1. *Hire Tabatha Ingram and Kimberly Walker as Eligibility Referral Specialists II within Human Services*
2. *Hire Charles Daniels as Water Distribution Worker II, Scotty Pigg as Water Distribution Worker I, and Joseph Essig as Water Distribution Worker III within W/S*
3. *Approve wage increase for Kimberly Adams within Emergency Services and Nathan Baker within W/S*
4. *Approve promotion of Nathan Marshall to Sewer Collections Worker II and David Rentz to Wastewater Treatment Plant Operator I within W/S*
5. *Approve lateral transfer of Kyle Purdy to Distribution Worker II within W/S*
6. *Approve reclassification of Courtney Wilson to QA Reviewer within Human Services*
7. *Amend classification specification of EMA Plans Assistant within Emergency Services*
8. *Approve title change for Alyssa Hardin to EMA Planner within Emergency Services*
9. *Accept resignation of Jamie Riley within Children Services and Amber Gregory within Human Services*

**GENERAL**

10. *Rescind Resolution #23-1779 to approve supplemental appropriation into Commissioners' #11011111 and operating transfer into Tourism and Economic Development Support #2213*
11. *Set public hearing for rezoning application of The Sisters LTD. to rezone 2 acres in Turtlecreek Township*
12. *Advertise for bids for the 2024 Well Development Project on behalf of W/S*
13. *Enter into contract with National Water Services, LLC for the Middletown Junction Production Well Drilling and Construction Project*
14. *Approve emergency survey services performed by the Village of Maineville Engineer along State Route 48 in Maineville*
15. *Approve various provider addenda relative to home placement on behalf of Children Services*
16. *Enter into classroom training agreement with AAAA International Driving School on behalf of OhioMeansJobs Warren County*
17. *Authorize President of the Board to sign the Microsoft Program signature form on behalf of Telecommunications*
18. *Authorize disposal and transfer of various software and equipment on behalf of Telecommunications*
19. *Acknowledge payment of bills*
20. *Enter into Street & Appurtenances Security agreement for C5 Logistics Center in Turtlecreek Twp.*
21. *Approve various plats*

**FINANCIAL**

1. *Accept an amended certificate and approve a supplemental appropriation for the Roachester Cozaddale Road Bridge Project Fund*
2. *Approve a cash advance from County Motor Vehicle Fund into King Avenue Bridge Project Fund*
3. *Approve supplemental appropriation into Commissioners' 11011110 and operational transfer into Tourism and Economic Developments Support*
4. *Approve supplemental appropriations into Sheriff*
5. *Approve appropriation adjustment from Commissioners' 11011110 into Juvenile, Telecommunications, and Emergency Services for pay-outs*
6. *Approve appropriation adjustment within Building and Zoning, Human Services, Water Revenue, and Health Insurance*

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



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

BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO

MINUTES: Regular Session – January 23, 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 16, 2024, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

Minutes of the January 16, 2024 meeting were read and approved.

- 24-0119      A resolution was adopted hiring Emily Turner as a Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-0120      A resolution was adopted approving multiple lateral transfers within Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-0121      A resolution was adopted accepting resignation of Kyla New, Adoption Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective January 26, 2024. Vote: Unanimous
- 24-0122      A resolution was adopted administering disciplinary action against Kelly Fiebig, Emergency Communications Operator within the Warren County Emergency Services Department. Vote: Unanimous
- 24-0123      A resolution was adopted approving end of 365-day probationary period and approving pay increase for Kristina Eltzroth within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous

- 24-0124 A resolution was adopted amending Resolution #24-0033, adopted January 9, 2024, to reflect the correct effective date for the removal of probationary employee Jody Schenkel within Warren County Job and Family Services, Human Services Division. Vote: Unanimous
- 24-0125 A resolution was adopted approving promotion of Bo Harner to the position of Water Distribution Worker II/Locator within the Water and Sewer Department. Vote: Unanimous
- 24-0126 A resolution was adopted approving appointments and reappointment to the Criminal Justice Board of Warren County. Vote: Unanimous
- 24-0127 A resolution was adopted cancelling regularly scheduled Commissioners' Meeting of Thursday, January 25, 2024. Vote: Unanimous
- 24-0128 A resolution was adopted authorizing the Board to sign the annual County Highway System Mileage Certification. Vote: Unanimous
- 24-0129 A resolution was adopted authorizing the Warren County Administrator to sign a Grant Agreement and supporting documents with the Ohio Emergency Management Agency relative to the Emergency Management Performance Grant (EMPG) on behalf of Warren County Emergency Services. Vote: Unanimous
- 24-0130 A resolution was adopted approving professional service agreement between Elite Computer Inc. and the Workforce Development Board of Ohio's 12<sup>th</sup> Local Workforce Development Area. Vote: Unanimous
- 24-0131 A resolution was adopted approving professional service agreement between Frost, Brown Todd LLP. and the Workforce Development Board of Ohio's 12<sup>th</sup> Local Workforce Development Area. Vote: Unanimous
- 24-0132 A resolution was adopted declaring various items from the Board of Developmental Disabilities, Park Board, Records Center, Sheriff's Office, Telecom, and Workforce Investment Board as surplus and authorize the disposal of said items through internet auction. Vote: Unanimous
- 24-0133 A resolution was adopted acknowledging payment of bills. Vote: Unanimous
- 24-0134 A resolution was adopted approving appropriation adjustment from Commissioners General Fund #11011110 into Facilities Management Fund #11011600. Vote: Unanimous
- 24-0135 A resolution was adopted approving an appropriation adjustment within Prosecutor Fund 11011150. Vote: Unanimous
- 24-0136 A resolution was adopted approving an appropriation adjustment within Economic Development Fund #11011116. Vote: Unanimous

- 24-0137 A resolution was adopted approving requisitions and authorizing County Administrator to sign documents relative thereto. Vote: Unanimous
- 24-0138 A resolution was adopted approving an appropriation adjustment within Common Pleas Community Corrections Mental Health Fund #2228. Vote: Unanimous
- 24-0139 A resolution was adopted approving rezoning application of Mark and Connie Burton, Royce Machine (Case #2023-08), to rezone approximately 2.165 acres from General Industrial Manufacturing Zone "I2" to General Industrial Manufacturing Zone "I2" as a Planned Unit Development in Union Township. Vote: Unanimous
- 24-0140 A resolution was adopted re-establishing the Countywide 911 Planning Committee as the Countywide 9-1-1 Program Review Committee to amend the Countywide 9-1-1 Final Plan. Vote: Unanimous
- 24-0141 A resolution was adopted appointing members to the Countywide 9-1-1 Program Review Committee. Vote: Unanimous

#### DISCUSSIONS

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

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#### PUBLIC HEARING

REZONING APPLICATION OF MARK AND CONNIE BURTON, ROYCE MACHINE, TO REZONE APPROXIMATELY 2.165 ACRES FROM "I2" GENERAL INDUSTRIAL MANUFACTURING ZONE TO "I2" GENERAL INDUSTRIAL MANUFACTURING ZONE AS A PLANNED UNIT DEVELOPMENT TO ALLOW FOR AN ADDITION TO THE SINGLE- FAMILY RESIDENCE.

The public hearing to consider the rezoning application of Mark and Connie Burton, Royce Machine, to rezone approximately 2.165 acres in Union Township from "I2" to General Industrial Manufacturing Zone to "I2" to General Industrial Manufacturing Zone as a Planned Unit Development to allow for an addition to the single-family residence was convened this 23<sup>rd</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.

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

There was discussion relative to the current zoning of the property and the required set back.

Mark Burton, applicant/property owner, stated that the existing machine shop has been on the property since 1953. He also stated that he has not heard anything negative from Union Township or surrounding neighbors relative to the rezoning of the property.

Frank DeMoss, resident of surrounding neighborhood King Acres, stated he has heard of no objection from any property owners in his neighborhood.

Tyler Holden, Lebanon Road resident and owner of the property North of the location, stated his property is the one affected the most by the proposed rezoning. He stated the rezoning fits well into the future land use and the prohibited uses fit the need for the area.

No one was present to speak in opposition of said rezoning.

Upon further discussion, on motion, upon unanimous call of the roll, the public hearing was closed and the Board resolved (Resolution #24-0139) approving the rezoning application of Mark and Connie Burton, Royce Machine (Case #2023-08) to rezone approximately 2.165 acres from "I2" to General Industrial Manufacturing Zone to "I2" to General Industrial Manufacturing Zone as a Planned Unit Development (PUD) in Union Township to allow for an addition to the single- family residence.

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Paul Kindell, Director of Telecommunications, was present for a work session to discuss the re-establishment and appointment of members to the 9-1-1 Program Review Committee.

Mr. Kindell stated changes made to the state law require the name change of the 9-1-1 Program Review Committee, formerly known as the 9-1-1 Planning Committee and the increase in number of the committee size from 5 members to 6 members. He reiterated no changes are being made to the current plan and the committee is only catching up to the required law changes.

Mr. Kindell recommended the City of Franklin Mayor, Brent Centers, be appointed to the committee as the Commissioner appointed Elected Official because the City of Franklin is one of the 9-1-1 answering points. Additionally, the appointment gives the City of Franklin representation on the committee. Mr. Kindell also recommended the appointment of Commissioner David G. Young as the chairperson of the committee. He stated Commissioner Young has previously been the Commissioner holding that position.

There was discussion relative to current appointments and members and the manner in which they are appointed to the committee.

Upon further discussion, on motion, upon unanimous call of the roll, the Board resolved (Resolution #24-0140) re-establishing the Countywide 9-1-1 Planning Committee as the Countywide 9-1-1



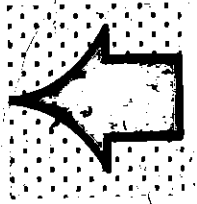
Program Review Committee to amend the Countywide 9-1-1 Final Plan and resolved (Resolution #24-0141) appointing members to the Countywide 9-1-1 Program Review Committee.

Upon motion the meeting was adjourned.

\_\_\_\_\_  
David G. Young, President

\_\_\_\_\_  
Tom Grossmann

\_\_\_\_\_  
Shannon Jones



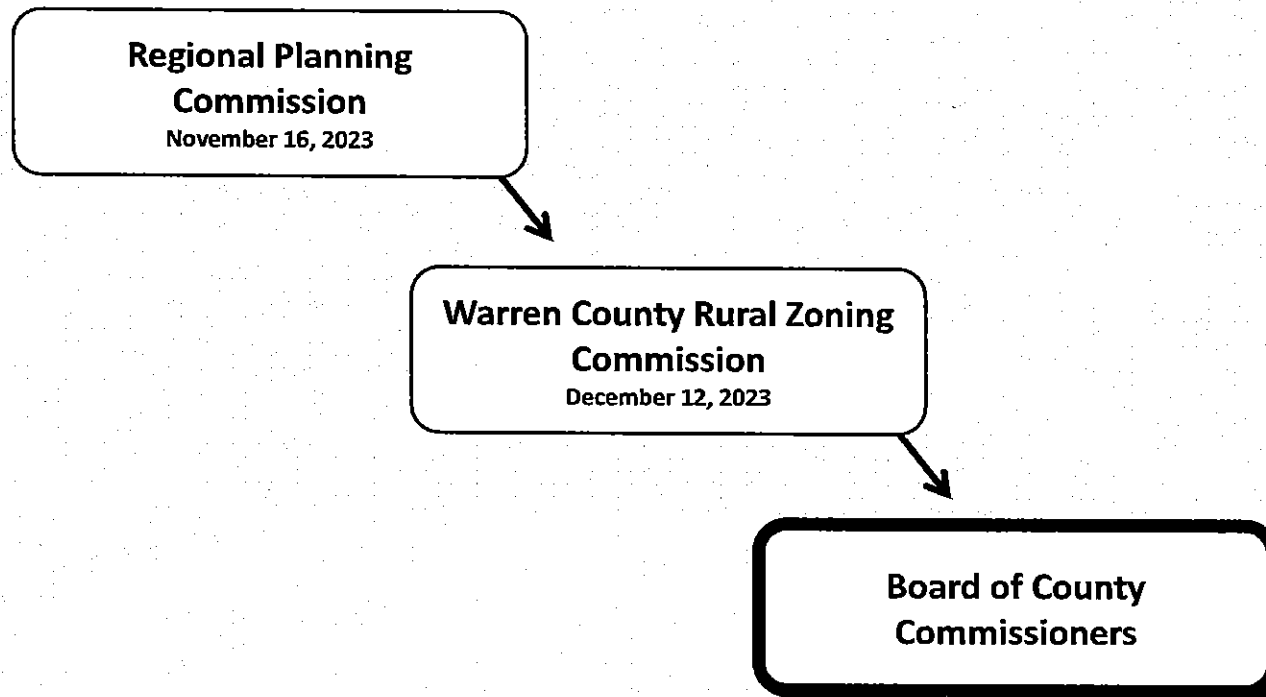
I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on January 23, 2024, in compliance with Section 121.22 O.R.C.

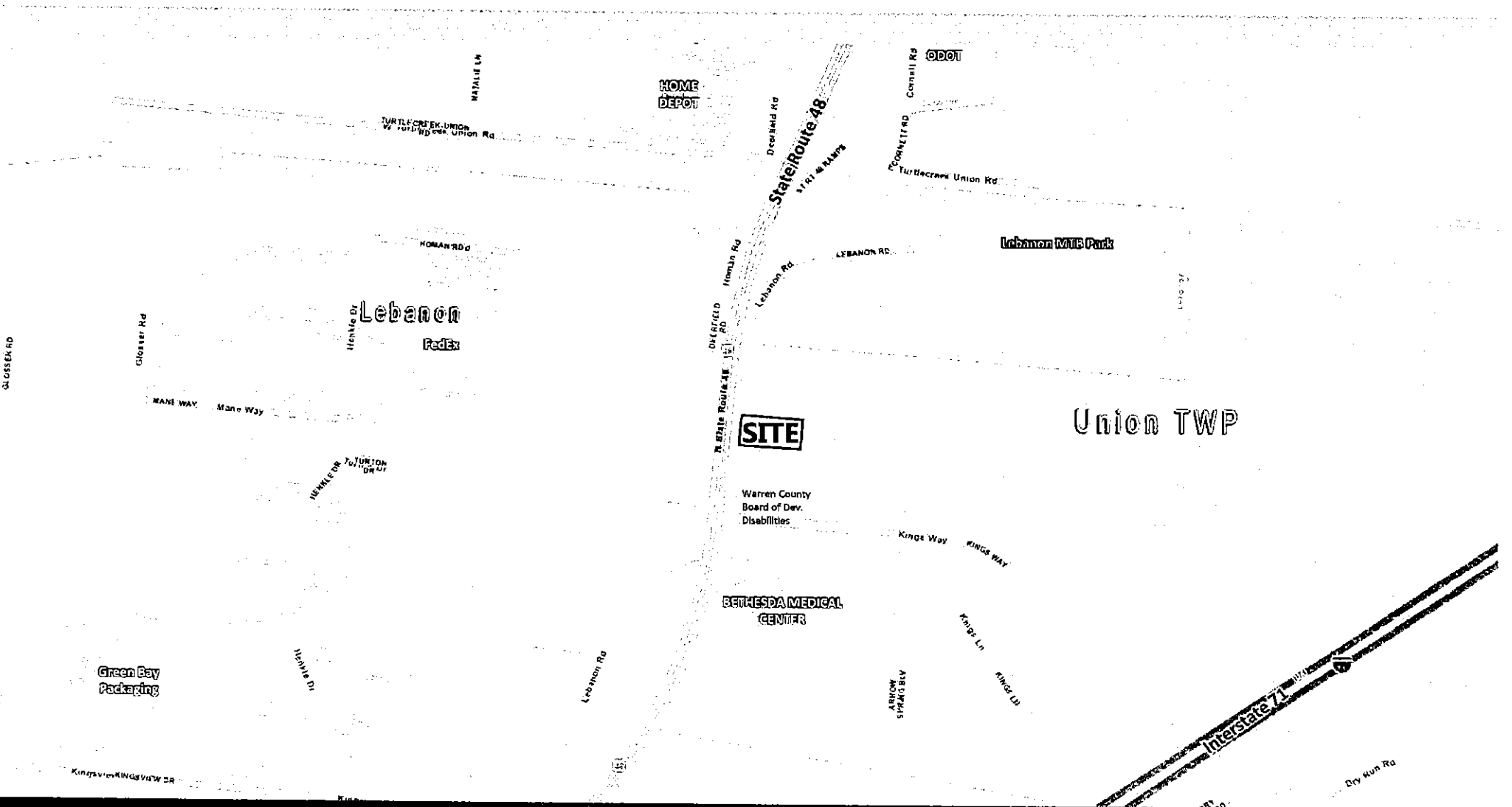
\_\_\_\_\_  
Krystal Powell, Clerk  
Board of County Commissioners  
Warren County, Ohio

<b>PP EXHIBIT #1</b> CASE #	2023-08	
APPLICANT/OWNER/AGENT	Mark & Connie Burton/ Royce Machine	
TOWNSHIP	Union	
PROPERTY LOCATION	ADDRESS	2358 Lebanon Rd.
	PIN	13-33-100-010-0
PROPERTY SIZE FRONTAGE	2.165 Acres 221.07 Feet	
CURRENT ZONING DISTRICT	"I-2" w "IHO" General Industrial Manufacturing Zone with Interstate Highway Overlay	
FUTURE LAND USE MAP (FLUM) DESIGNATION	Low Density Residential	
EXISTING LAND USE	Manufacturing with a caretaker dwelling	
ZONING REQUESTED	"I-2" General Industrial Manufacturing District With a Planned Unit Development (PUD)	
ISSUE FOR CONSIDERATION	To rezone the property from straight I-2 to an I-2 PUD for expansion of a long-time family business.	

# Rezoning Process

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HOME  
DEPOT

Lebanon  
FedEx

Lebanon MTC Park

**SITE**

BETHESDA MEDICAL  
CENTER

Union TWP

Interstate 71

Warren County  
Board of Dev.  
Disabilities

Green Bay  
Packaging

HOME  
DEPOT

Lebanon  
FedEx

Lebanon MTC Park

**SITE**

BETHESDA MEDICAL  
CENTER

Union TWP

Interstate 71

Warren County  
Board of Dev.  
Disabilities

Green Bay  
Packaging

# Surrounding Uses

FedEx

Single-Family

Blue Rock Properties, LLC

Union TWP

Warren County Board of Developmental Disabilities

Single-Family Kings Acres Subdivision

Medical Center

GREENUP RD

STARBUCK

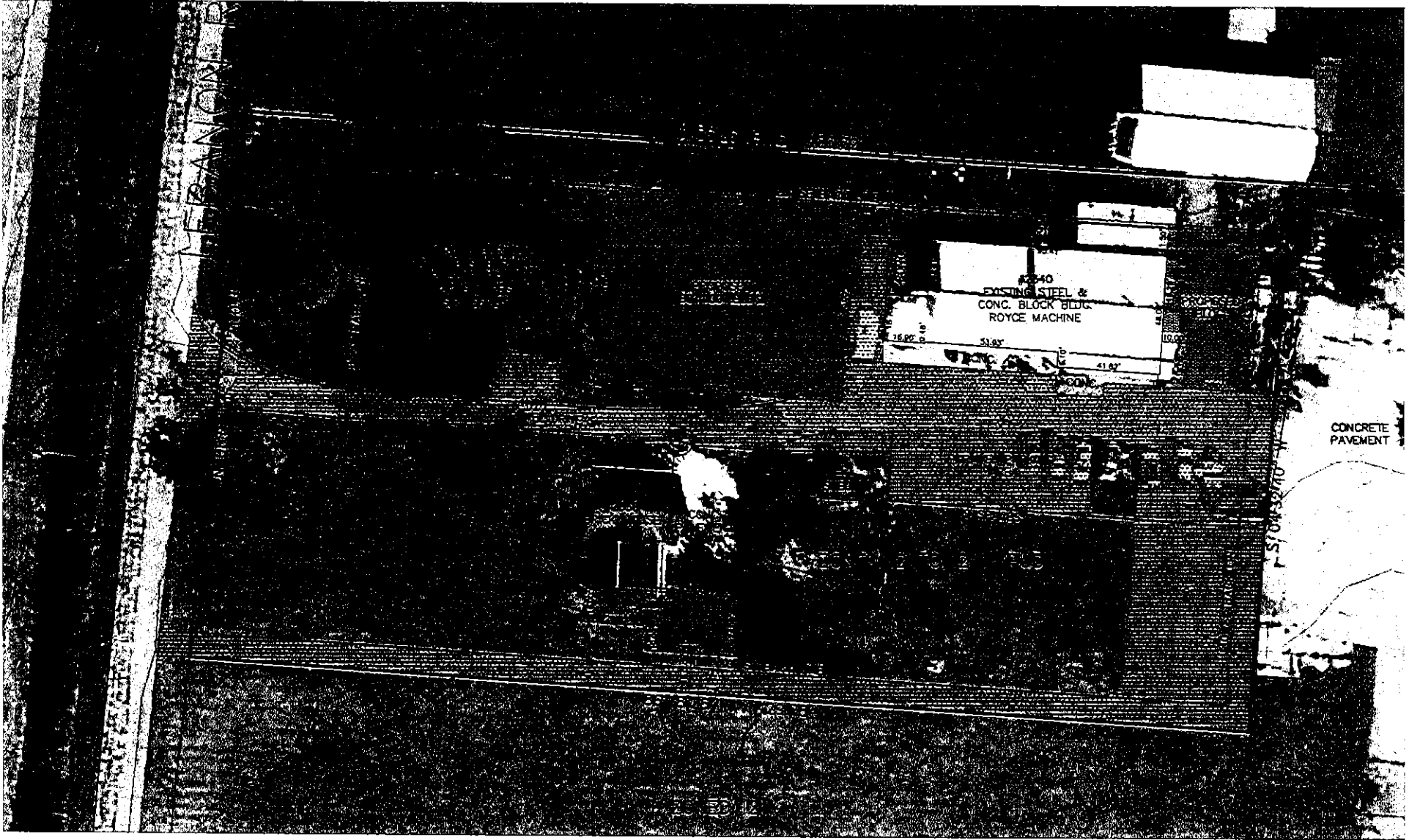
ARROW SPRING BLVD

KINGSWAY

BRIDGEWAY



# Proposed PUD Site Plan



630263

592.85

428.85

Union TWP

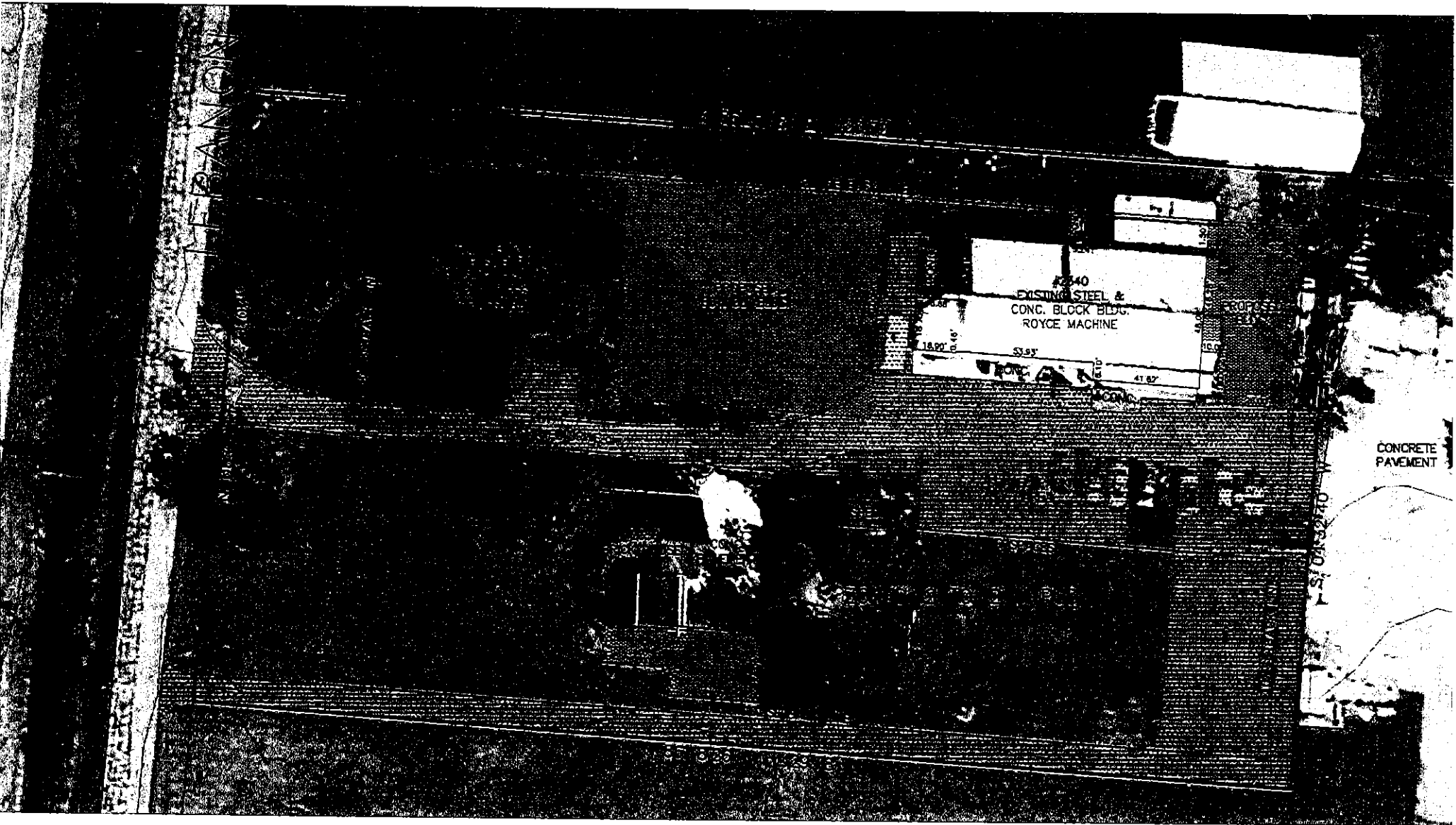
LEBANON RD

25 MOY

6300567

1182184  
221187

490.65  
429.78



#2340  
EXISTING STEEL &  
CONG. BLOCK BLDG.  
ROYCE MACHINE

CONCRETE  
PAVEMENT

DISKING IS

PARKING LOT

WALKWAY

WALKWAY

PROPOSED

STREET

18 23



# Notification Map

2023-08



# Zoning Map

2023-08

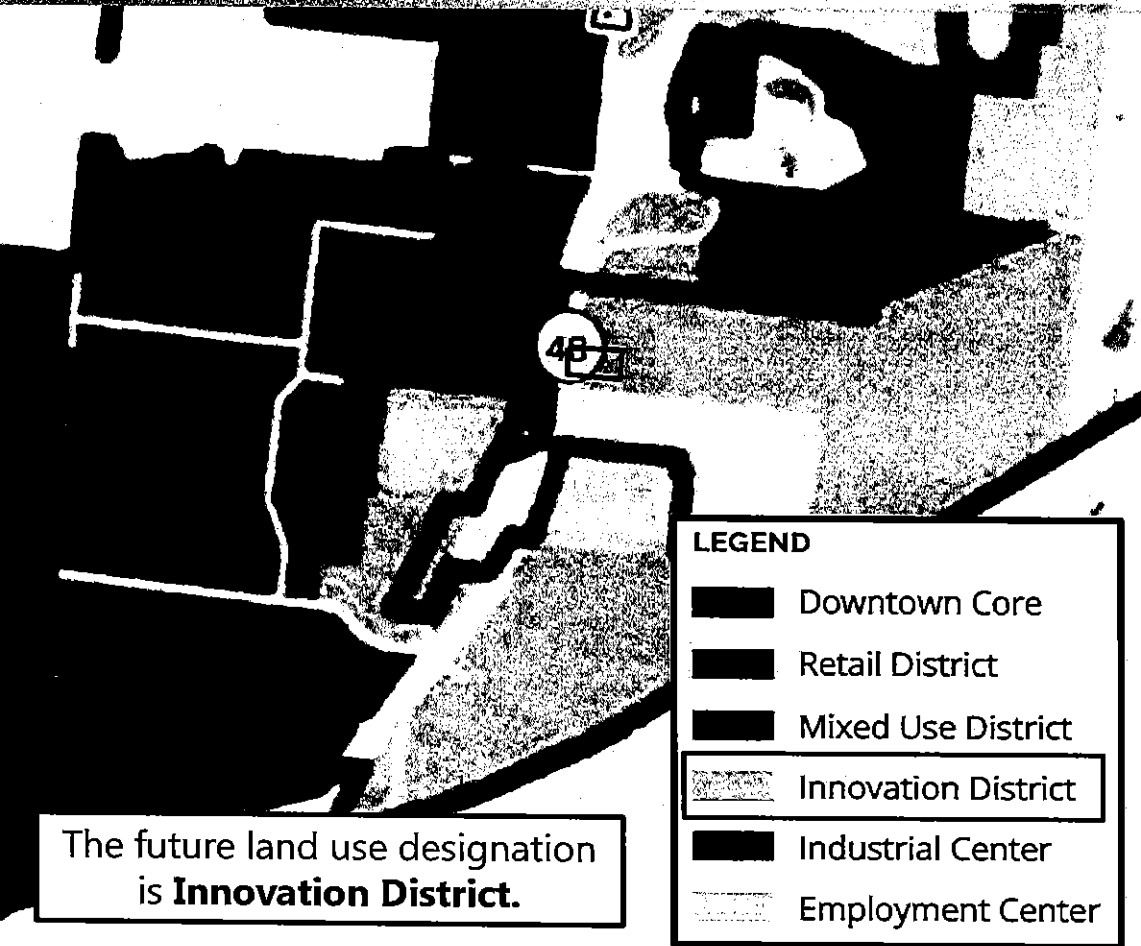


# Future Land Use Map (FLUM)



Low Density Residential

# 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

# Permitted Uses

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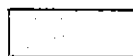
## Permitted Use Groups

- Agricultural & Related Uses
- Residential Uses
- Accessory Uses & Structures
- Temporary Uses
- Community Facilities & Essential Services Uses

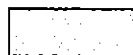
## Permitted Sub-Use Groups

- Commercial Business and Services Uses – Professional Office
- Industrial Manufacturing Research and Supply Services Uses – Manufacturing
- Industrial Manufacturing Research and Supply services Uses – Industrial Services

# Prohibited Uses



Applicant proposed prohibited uses




Additional prohibited uses added

Casino	Sexually Oriented Businesses
Shooting Range	Slaughterhouse and Stockyards
Truck Terminals and Distribution Facilities	Warehousing and Depot
Mover Storage Facility	Container / POD Storage Facility
Class IV Composting Facility	Construction and Demolition Debris Disposal Facility
Energy Recycling Plant	Motor Vehicle Impound Lot
Recycling and Salvage Center	

**Warren County Regional Planning Commission**  
**Executive Committee Recommendation**

At its meeting on November 16, 2023, the Warren County Executive Committee voted to recommend **Approval** of the **Royce Machine I2 to I2 PUD** to the Warren County Rural Zoning Commission with a vote of 12 yes, 3 no and 1 abstain, 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.
  3. Prior to the Board of County Commissioners review the applicant submits an updated site plan that documents the setbacks for existing structures.
- 

## Warren County Regional Planning Commission Cont.


4. Prior to the Board of County Commissioners review the applicant shall submit the following, in compliance with the application requirements of the Warren County Rural Zoning Code:
  - a. A legible map of the site, drawn at one inch (1") equals two hundred feet (200') or a different scale if specified by the Zoning Inspector, prepared by a registered architect, landscape architect, engineer, surveyor, or other professional planning consultant, which shows all existing property lines, easements, public road centerlines and rights-of-way, contour lines at suitable intervals, regulatory 20 floodplain boundaries if involved, and generalized locations of public and private utilities;



## Warren County Regional Planning Commission Cont.

- b. Section 1.305.4 Application Requirements of the Warren County Rural Zoning Code (A) 2-9. For example, parking location and dimensions; land use areas and percentages; driveway dimensions and details; open space location and quantity; building setbacks and height; stormwater management areas; and community impact statement.
- c. Identification of the future 82'x100' building location.

## Warren County Regional Planning Commission Cont.

5. The landscape plan submitted at PUD Stage 2 shall illustrate Buffer [Type] A adjacent to industrial zoning and uses.
  6. The existing driveway shall terminate 10 feet prior to the eastern property line to install Buffer [Type] A, or the applicant shall submit a shared driveway access maintenance agreement with parcel # 13331000120.
  7. Compliance with the revised PUD Standards, proposed by staff in Exhibit B.
  8. Dedicate right of way in compliance with the Thoroughfare Plan, prior to PUD Stage 3.
- 

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?

# Required Landscaping

2023-08

Table 3.405-1: Lot Perimeter Buffer Type

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"

Buffer Type	Minimum Buffer Width	Minimum Screen Height	Minimum Plant Materials
"A"	10 Feet	None [1]	1 deciduous or evergreen tree per every 40 lineal feet as required in Note [4]
"B"	20 Feet	6 feet	1 tree per 25 lineal feet with a minimum of 40% evergreen trees as required in Note [4]
"C"	30 Feet	8 feet	1 tree per 20 lineal feet with a minimum of 50% evergreen trees as required in Note [4]
"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]

PUD Standards proposed state he will meet all the requirements of the Warren County Rural

## Staff Summary

<b>Location</b>	2358 Lebanon Road, Union Township.
<b>Parking</b>	Meets the specifications as submitted in the PUD Standards.
<b>Landscaping</b>	Landscaping PUD Standards state it will conform to the zoning code requirements. Staff believes this is unattainable with the building setbacks from most property lines. Staff recommends landscaping comply around all residential lots per the Warren County Zoning Code where available.
<b>Signage</b>	The sign height, setback and square feet are taken from the Warren County Rural Zoning Code and will be approved under separate permit.
<b>Lighting</b>	Lighting proposed appears residential in nature except for 3 pole lights located in the center of the property. 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.

# Zoning Comparison

## Comparison of Current, B1 & Proposed Zoning Standards

Zoning	I2 (Current)	I2 PUD (Proposed)	RPC Staff Recommendation
Front Yard Setback	50 ft.	50 ft.	50 ft.
Side Yard Setback (North)	50 ft.	20 ft.	20 ft.
Side Yard Setback (South)	50 ft.	5 ft.	<b>10 ft.</b>
Rear Yard Setback (East)	50 ft.	5 ft.	<b>10 ft.</b>
Maximum Impervious Surface Ratio	0.70	0.53	0.53

# Proposed Lighting

2023-08

All lighting shown appears to be residential in nature except for the 3 pole lights near the center of the property.



# Parking & Loading

2023-08

Section 6.4 Parking and Loading: Existing gravel space to serve as employee parking. Additional Driveway to form a U shape and exit along the south side yard setback to Lebanon Rd. planned for future as needed.

## SECTION 7. NUMBER OF EMPLOYEES.

Maximum Number of Employees: 10, excluding family members.

14 Parking Spaces are shown.

### Section 3.307

<b>Industrial</b>	
Industrial establishment including manufacturing, research and testing laboratories, printing shops, industrial services, wholesale, Warehousing, manufacturing and distribution, and agricultural research.	1 for each employee computed on the basis of the greatest number of persons to be present at any one period during the day or night.

# Proposed Signage

2023-08

Section 6.3 Sign Size and Standards:

A. **Wall Signs:** The maximum sign area for wall signage for office and industrial uses shall be determined in accordance with the Warren County Rural Zoning Code. Wall signs shall be composed of individual letters and logos and may be illuminated by internal or external sources. Provided, however, that there shall be no wall signs on the facade of any building facing single-family residential uses.

B. **Monument Signs:** Monument signs with a maximum height of eight (8) feet six (6) inches and a maximum sign area of thirty-six (36) square feet are allowed.

**SEC 3.613 NON-RESIDENTIAL DISTRICT SIGNS:**

**(A) Quantity:**

*Table 3.613-1: Sign Quantities*

	Wall Signs	Pole, Arch, & Ground (including LED) Signs <sup>2</sup>	Canopy/Awning Signs <sup>2</sup>	Projecting Signs	Signature Wall Signs
<b>Single Building with One User</b>	One (1) per exterior building wall, including side walls.	One (1) per street frontage	One (1) per building	One (1) per building frontage	One (1) per building greater than 45' in height on one wall that fronts an interstate.



**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: Jeremiah Marcum DEPARTMENT: Telecom

\*POSITION: Database Analyst DATE: 2024.01.26

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:

Data Analysis & Presentation Class For Fire & EMS

LOCATION:

City of Mason Ohio Fire Department

DATE(S): April 16-18, 2024

TYPE OF TRAVEL: (Check one)

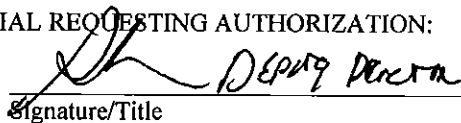
AIRLINE                      STAFF CAR                       PRIVATE VEHICLE                      OTHER

LODGING: None

ESTIMATED COST OF TRIP: 1175.00

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:

 Deputy Director                      2024.01.26  
Signature/Title                      Date

BOARD OF COMMISSIONERS' APPROVAL:

\_\_\_\_\_  
Commissioner                      Date

\_\_\_\_\_  
Commissioner                      Date

\_\_\_\_\_  
Commissioner                      Date

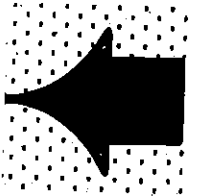
\*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

Tim Simpson, Telecom Technologist

RECEIVED

2024 JAN 26 PM 12:12

FRANKLIN COUNTY  
COMMUNITY SERVICES





**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: Thomas Howard DEPARTMENT: CSEA

\*POSITION: Director DATE: 1/22/24

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:

9th Annual Ohio/Kentucky/Indiana Border Training Workshop

LOCATION:

Clifty Falls State Park Inn, 1650 Clifty Hollow Road, Madison, Indiana 47250

DATE(S): February 28, 2024

TYPE OF TRAVEL: (Check one)

AIRLINE      STAFF CAR       PRIVATE VEHICLE      OTHER

LODGING: \_\_\_\_\_

ESTIMATED COST OF TRIP: \$36.00 (\$12.00 lunch x 3)

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:

*Thomas Howard* Director      1-22-24  
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:

Michael Wilcher, Supervisor and Barbara Agnor, Intergovernmental Investigator

RECEIVED  
2024 JAN 23 PM 1:38  
STATE OF OHIO  
COMMISSIONER OF REVENUE





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

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\*NAME OF ATTENDEE: Thomas Howard DEPARTMENT: CSEA

\*POSITION: Director DATE: 1/22/24

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 JFSHRA Human Resources Bootcamp

LOCATION:

Union County Human Services, 940 London Ave, Marysville, OH 43040

DATE(S): March 7, 2024

TYPE OF TRAVEL: (Check one)

AIRLINE      STAFF CAR       PRIVATE VEHICLE      OTHER

LODGING:

ESTIMATED COST OF TRIP: \$50.00 (\$25.00 registration x 2)

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:

*Robert J. Director*      1-22-24  
Signature/Title      Date

BOARD OF COMMISSIONERS' APPROVAL:

\_\_\_\_\_  
Commissioner      Date

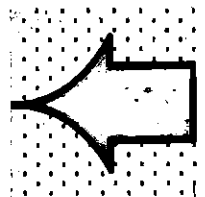
\_\_\_\_\_  
Commissioner      Date

\_\_\_\_\_  
Commissioner      Date

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

Kim Reisinger, HR Coordinator

RECEIVED  
2024 JAN 23 PM 1:38  
COMMISSIONERS





**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: Thomas Howard DEPARTMENT: CSEA

\*POSITION: Director DATE: 1/22/24

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:**

Eastern Regional Interstate Child Support Association (ERICSA) Annual Board Meeting / 61st Annual Training Conference & Exposition

**LOCATION:**

Amway Grand Plaza, 187 Monroe Avenue, NW, Grand Rapids, Michigan 49503

DATE(S): April 5 - 11, 2024

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR  PRIVATE VEHICLE OTHER

LODGING: Amway Grand Plaza

ESTIMATED COST OF TRIP: \$2,191.00

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:

Thomas Howard / Director 1-22-24  
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

\_\_\_\_\_  
Commissioner Date

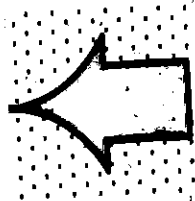
\_\_\_\_\_  
Commissioner Date

\_\_\_\_\_  
Commissioner Date

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

\_\_\_\_\_

88:11 11 02 AM 11:22  
2024 JAN 23 PM 1:38  
2024 JAN 23 PM 1:38





**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: Jen Haney Conover DEPARTMENT: Records Center

\*POSITION: Director DATE: 1/25/2024

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:  
2024 NAGARA Annual Conference

LOCATION:  
Omni Atlanta Hotel at Centennial Park  
100 CNN Center Atlanta, Georgia 30303

DATE(S): July 14-20th 2024

TYPE OF TRAVEL: (Check one)  
AIRLINE  STAFF CAR PRIVATE VEHICLE OTHER

LODGING: N/A - Paid for by NAGARA

ESTIMATED COST OF TRIP: \$1,069 = Registration, Transportation, Flight - see attached

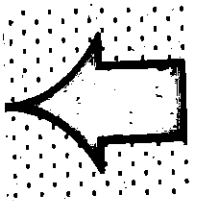
I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

*Jennifer C. [Signature]* Director 1/25/2024  
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner \_\_\_\_\_ Date \_\_\_\_\_  
Commissioner \_\_\_\_\_ Date \_\_\_\_\_  
Commissioner \_\_\_\_\_ Date \_\_\_\_\_



RECEIVED  
2024 JAN 25 AM 10:09  
COMMISSIONERS

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

[Empty box for listing additional attendees]



**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: Tonia Farley DEPARTMENT: Children Services

\*POSITION: Protective Services Caseworker DATE: 1/22/24

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: 40th International Symposium on Child Abuse

LOCATION: Huntsville, Alabama

DATE(S): March 17-21, 2024

TYPE OF TRAVEL: (Check one)

AIRLINE      STAFF CAR       PRIVATE VEHICLE      OTHER

LODGING: \_\_\_\_\_

ESTIMATED COST OF TRIP: dinner - \$15.00 x 5 nights x 3 people = \$225.00

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:

Shawna Jones      1-22-24  
Signature/Title      Director      Date

BOARD OF COMMISSIONERS' APPROVAL:

\_\_\_\_\_  
Commissioner      Date  
  
\_\_\_\_\_  
Commissioner      Date  
  
\_\_\_\_\_  
Commissioner      Date

RECEIVED ONEBUREAU

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

Amanda Kneece, Protective Services Caseworker and Amanda Rauh, Investigative Caseworker



# Resolution

Number 24-0017

Adopted Date January 02, 2024

SET 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

WHEREAS, this Board has been requested by the Warren County Sanitary Engineer to consider modifications to the Rules and Regulations of the Water and Sewer Department relative to increases in the water and sewer user fees for 2024, 2025, and 2026 and changes to the water tap fees, sewer connection fees, and other fees and charges; and

WHEREAS, this Board has considered the request and determined to set the matter for public hearing; and

NOW THEREFORE BE IT RESOLVED, to set the public hearing to consider modifications to the Rules and Regulations of the Water and Sewer Department relative to increases to the water and sewer rates, fees and charges; said public hearing to be Tuesday, January 30, 2024 at 9:05 a.m.; and

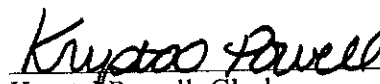
BE IT FURTHER RESOLVED, to direct the Clerk to advertise the date and time of said public hearing in Journal-News two (2) consecutive weeks at least ten (10) days prior to the public hearing.

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

Mrs. Jones – yea  
Mr. Young – yea  
Mr. Grossmann – yea

Resolution adopted this 2<sup>nd</sup> day of January 2024.

BOARD OF COUNTY COMMISSIONERS

  
\_\_\_\_\_  
Krystal Powell, Clerk

/cgb

cc: Water/Sewer (file)  
Public Hearing file



# 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>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

# 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?

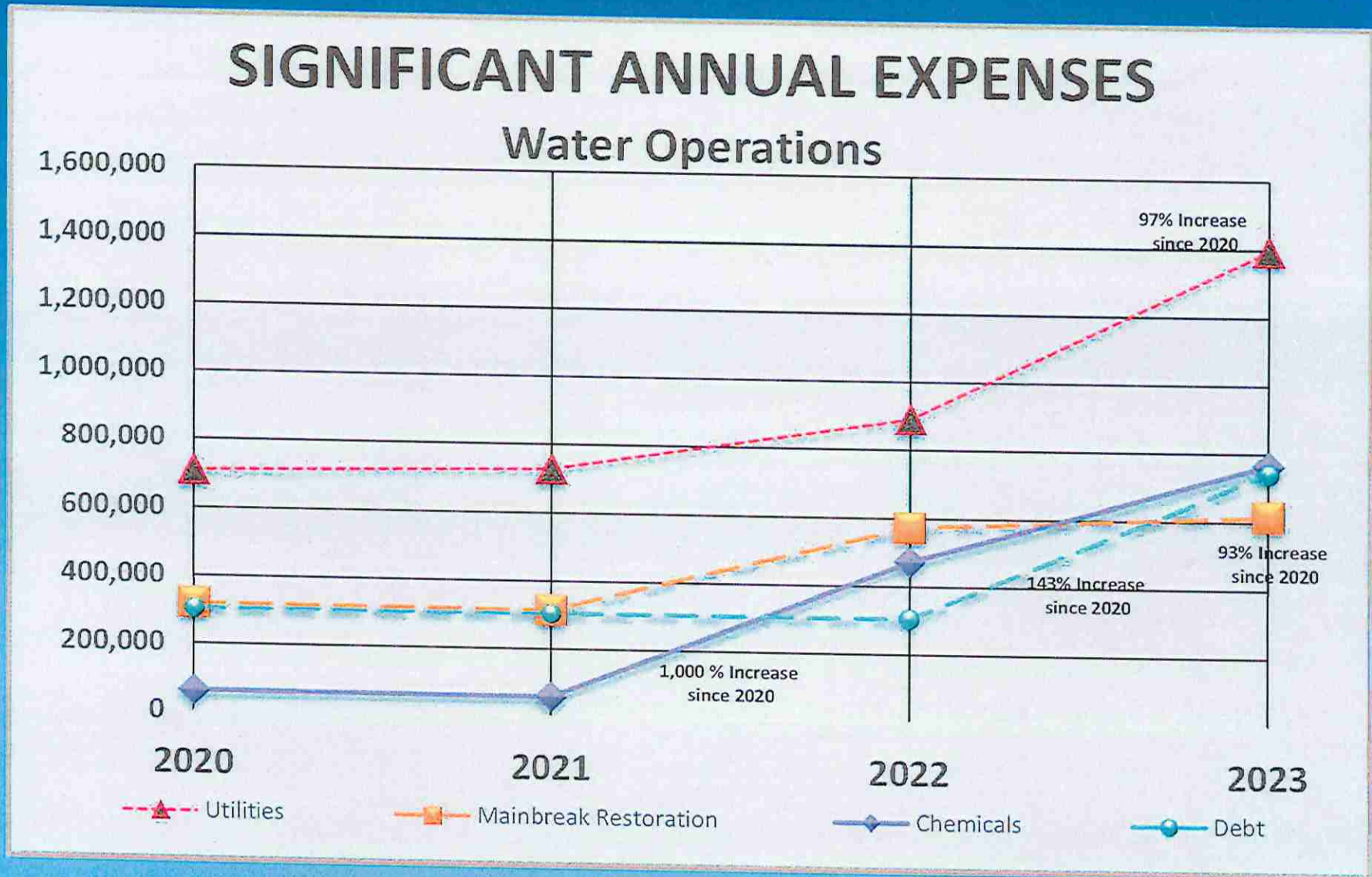
Customer Bi-Monthly Bill	2024	2025	2026
Minimum Water Bill	\$35.32	\$37.59	\$39.22
Minimum Sewer Bill	\$33.48	\$34.98	\$35.92
Total Bi-Monthly Bill	\$68.80	\$72.57	\$75.14

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

Water service at  
\$0.59 - 0.65 / day.

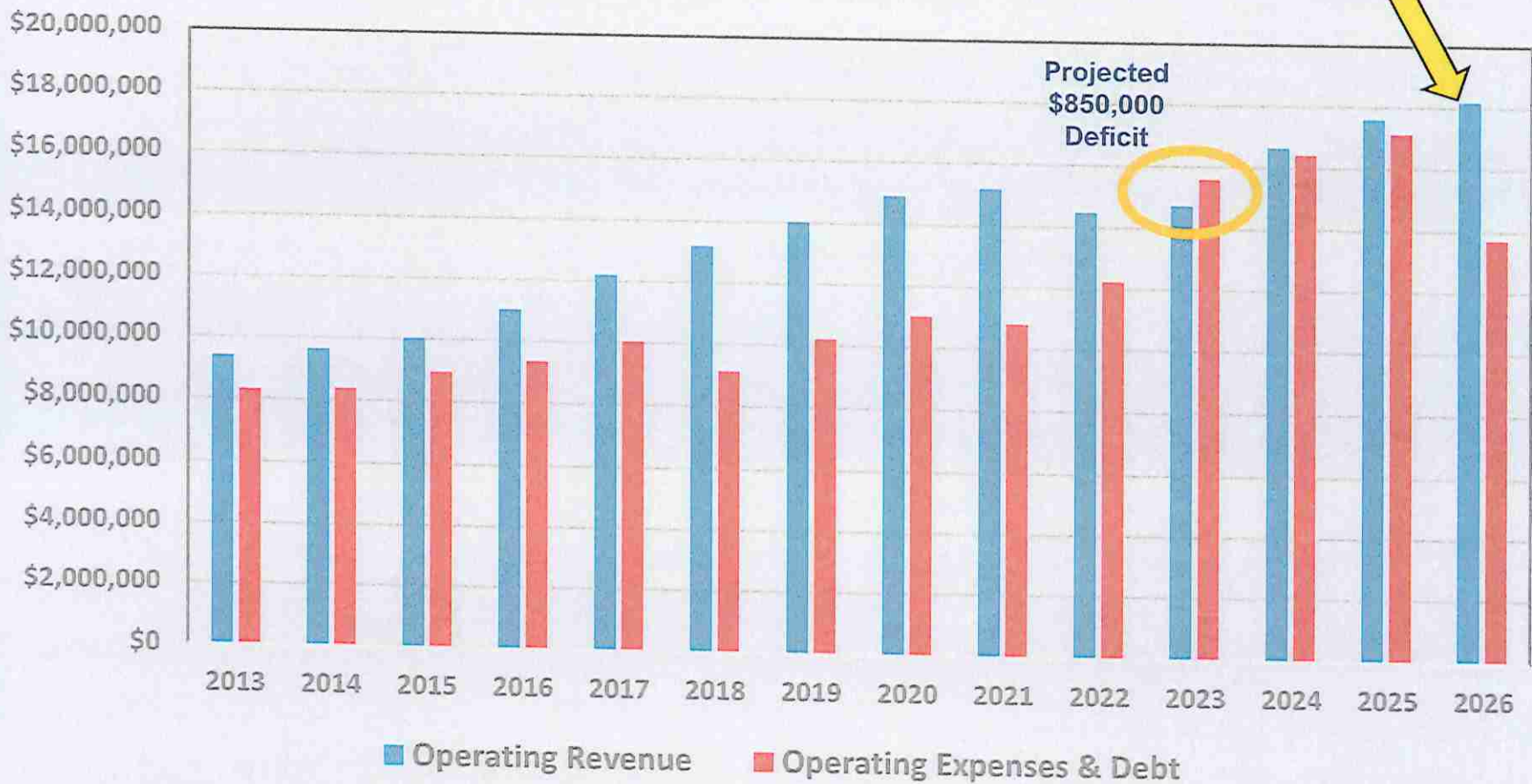
Water & Sewer service  
at \$1.15 - \$1.25/day.

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



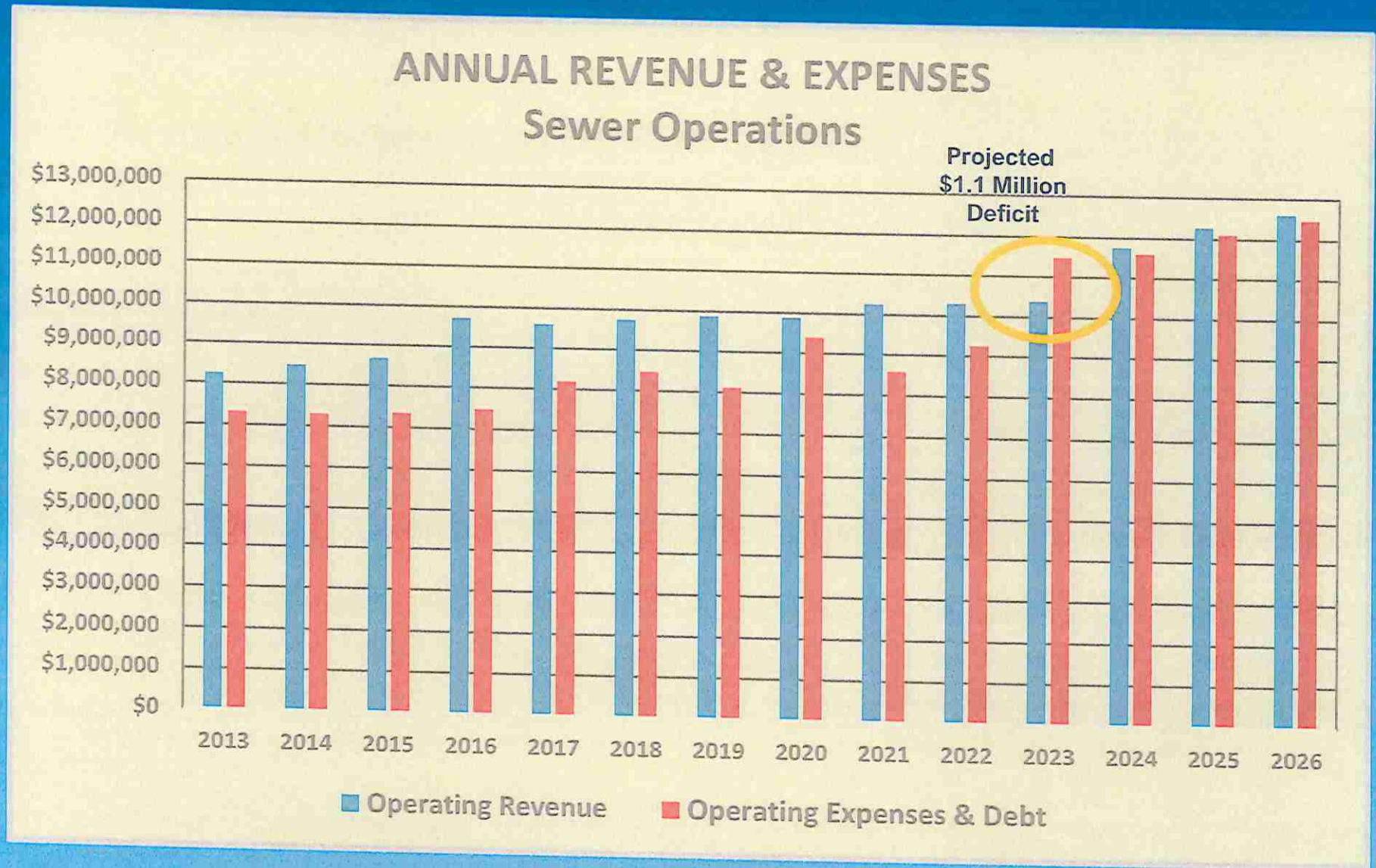
**Proposed rates are the minimum necessary to bring us back to break even.**

### ANNUAL REVENUE & EXPENSES Water Operations





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



# 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

# Resolution

Number 24-0039

Adopted Date January 09, 2024

SET PUBLIC HEARING FOR REZONING APPLICATION OF BLUE ROCK PROPERTIES, LLC (CASE #2023-09), TO REZONE APPROXIMATELY 30 ACRES FROM MIXED USE NEIGHBORHOOD ZONE "MXU-N" TO LIGHT INDUSTRIAL MANUFACTURING ZONE "I1" AND GENERAL INDUSTRIAL MANUFACTURING DISTRICT "I2" WITH A PLANNED UNIT DEVELOPMENT IN UNION TOWNSHIP

BE IT RESOLVED, to set a public hearing for the rezoning application of Blue Rock Properties, LLC owner of record (Case #2023-09), to rezone approximately 30 acres (Parcel Number 133331000110) located at 2300 Lebanon Road 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; said public hearing to be held January 30, 2024, at 9:30 a.m. in the County Commissioners Meeting Room; and

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

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

Mr. Grossmann – absent  
Mr. Young – yea  
Mrs. Jones – yea

Resolution adopted this 9<sup>th</sup> day of January 2024.

BOARD OF COUNTY COMMISSIONERS

  
\_\_\_\_\_  
Krystal Powell, Clerk

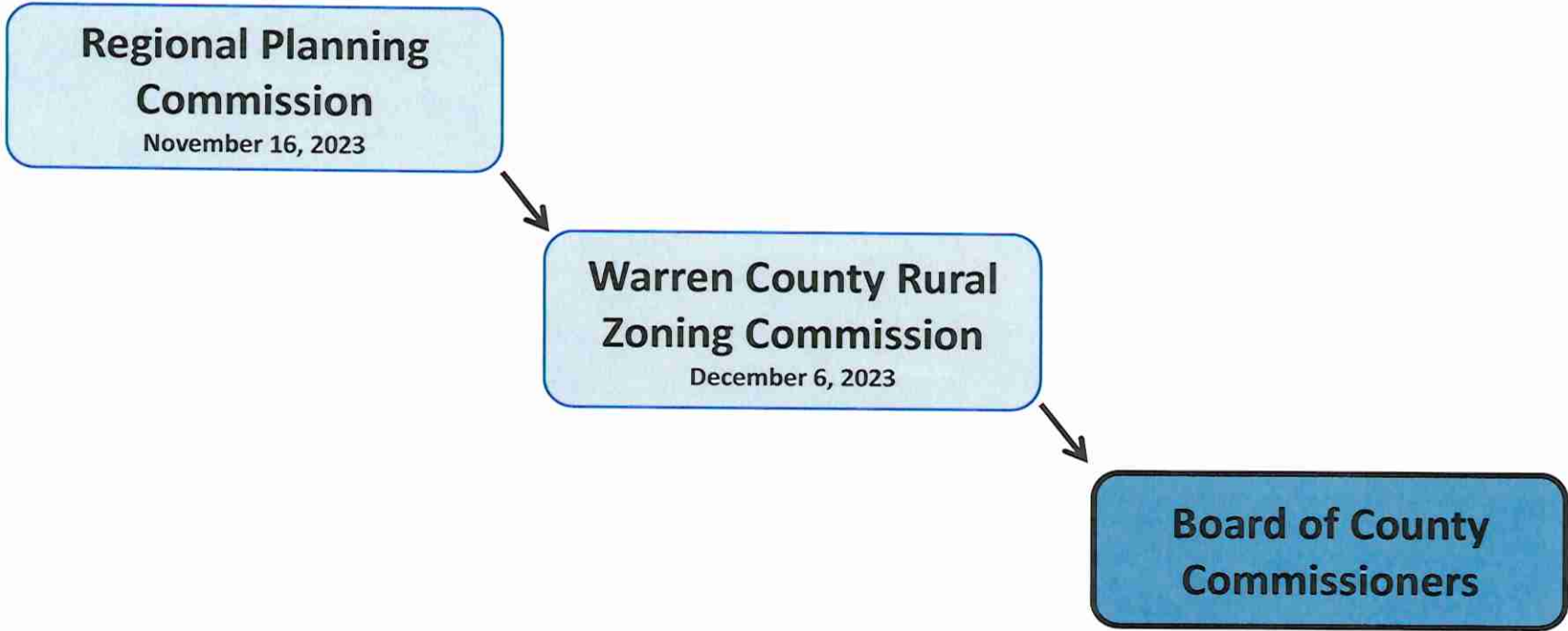
/kp

cc:

RPC  
RZC  
Rezoning file  
Applicant  
Township Trustees

<b>PP EXHIBIT #1</b>		
<b>CASE #</b>	2023-09	
<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

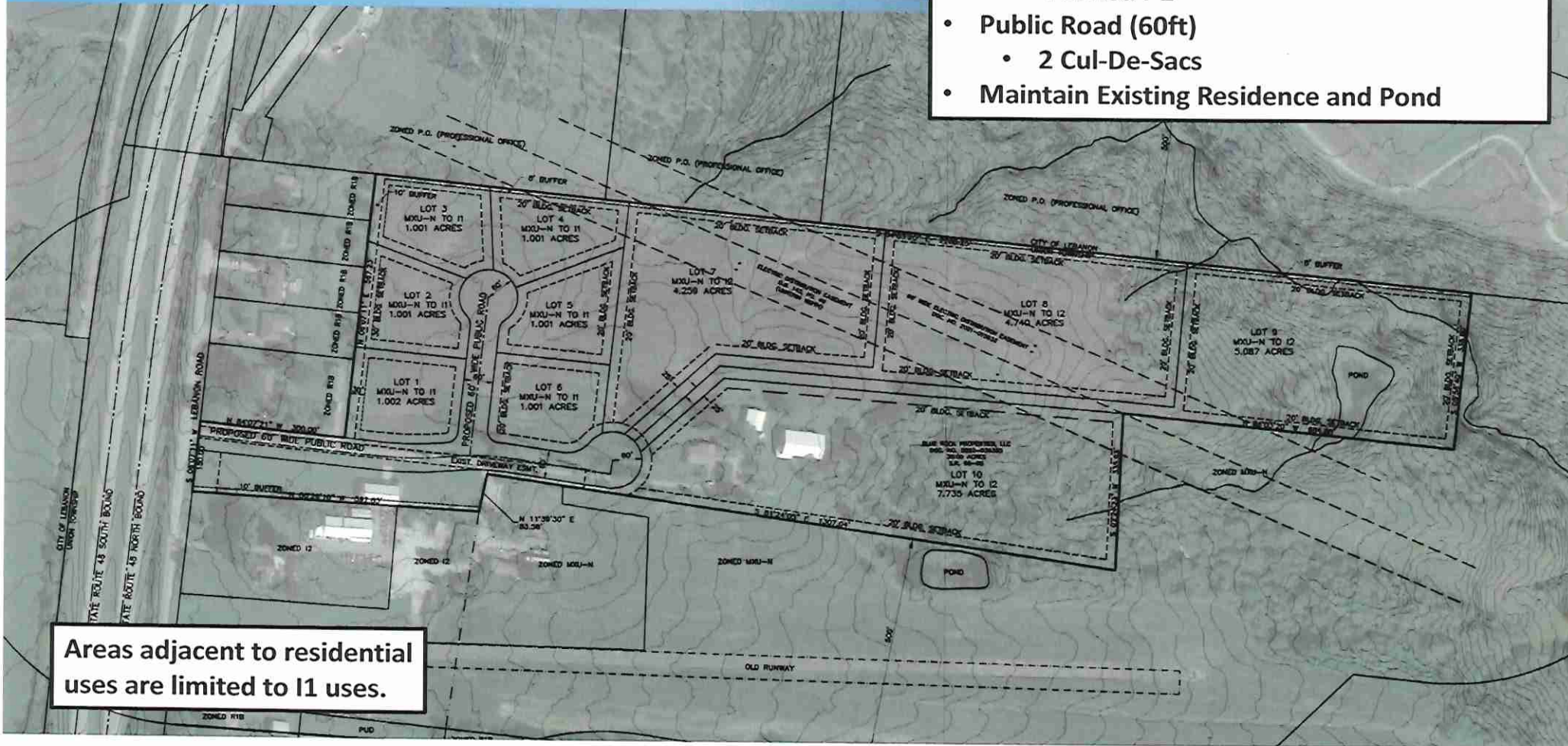
2023-09





# Provided Concept Plan

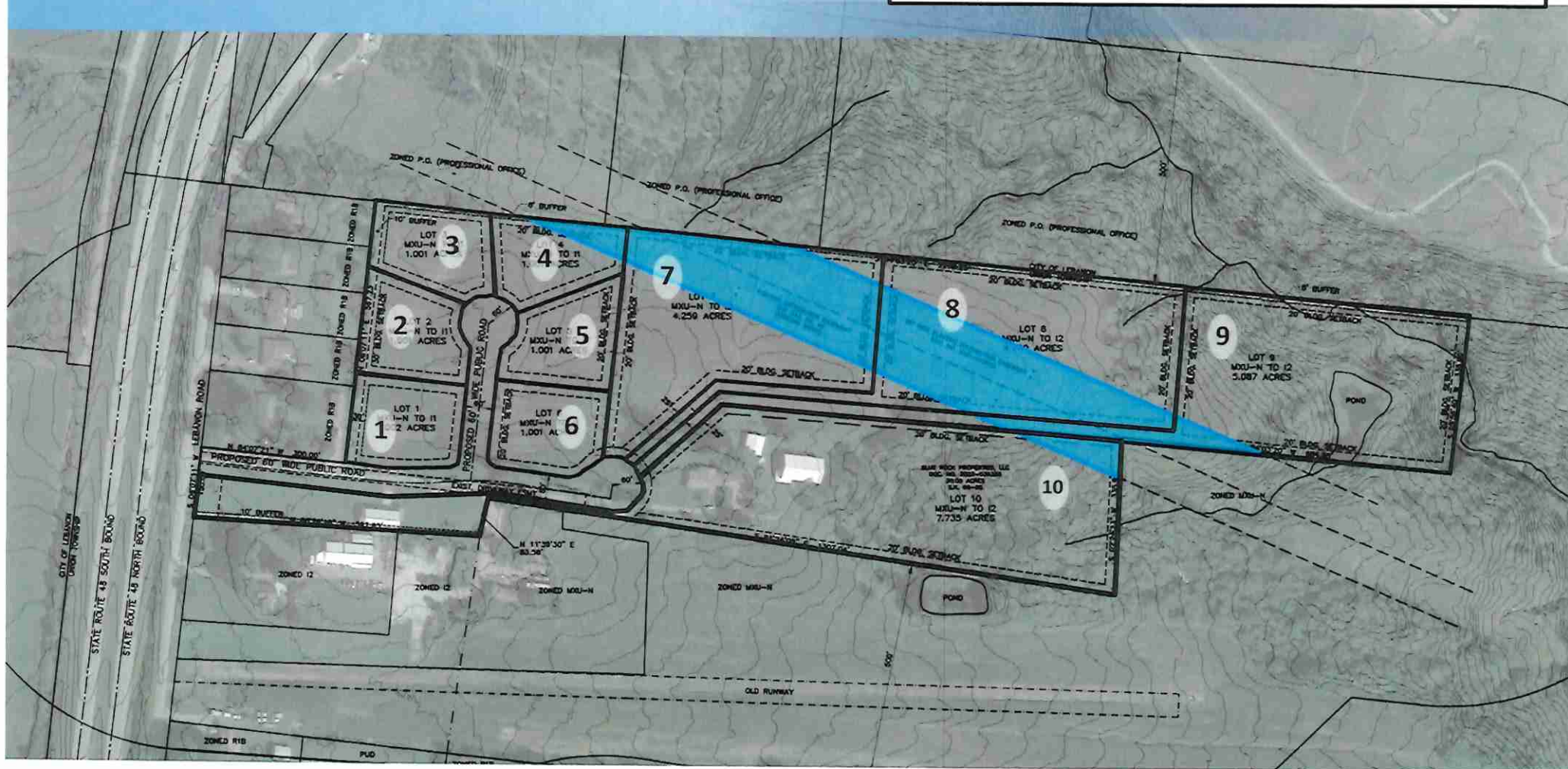
- 10 Lots
  - 6 Zoned I-1
  - 4 Zoned I-2
- Public Road (60ft)
  - 2 Cul-De-Sacs
- Maintain Existing Residence and Pond



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 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>

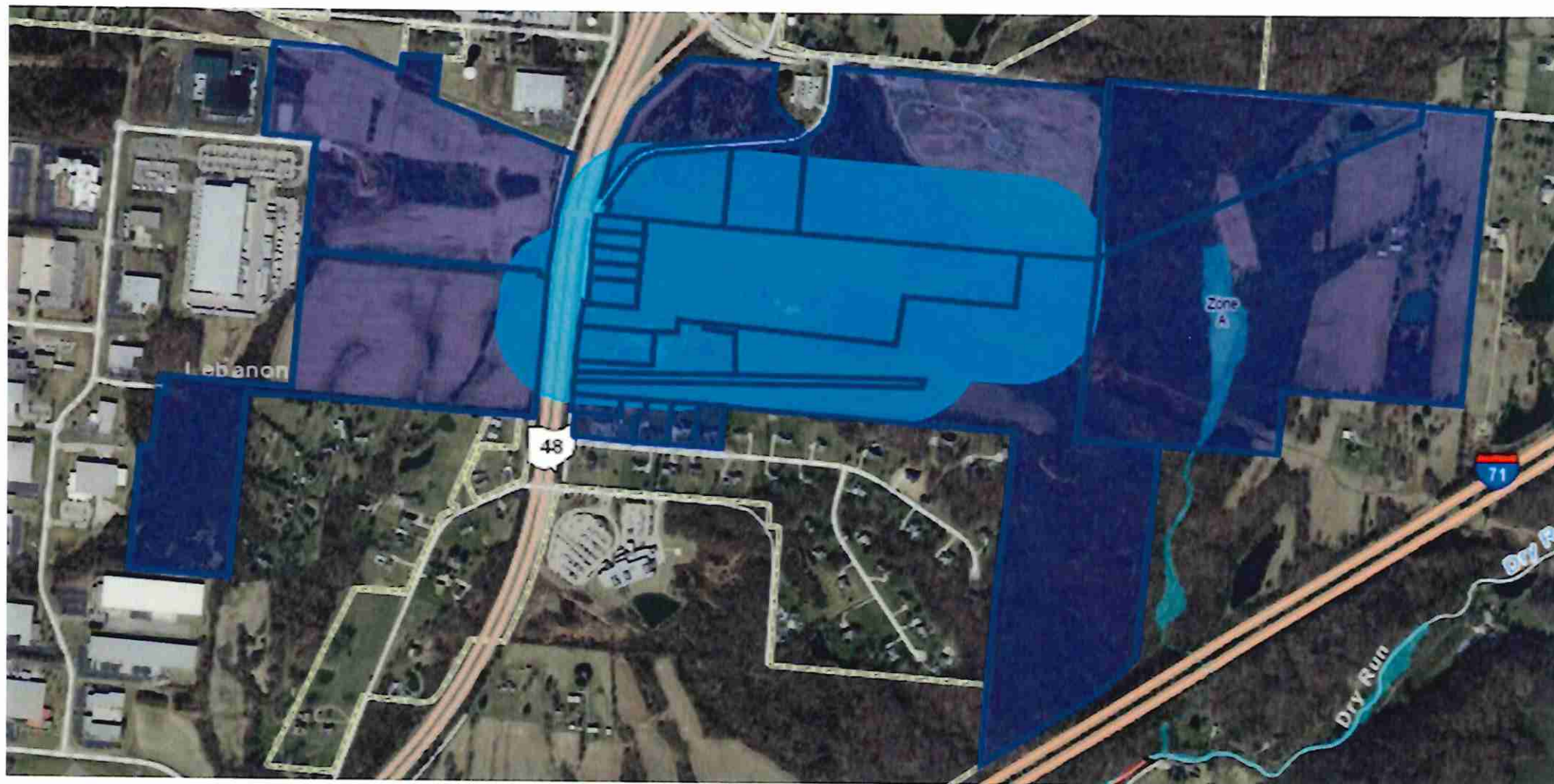
# PROPOSED PUD STANDARDS

## 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>

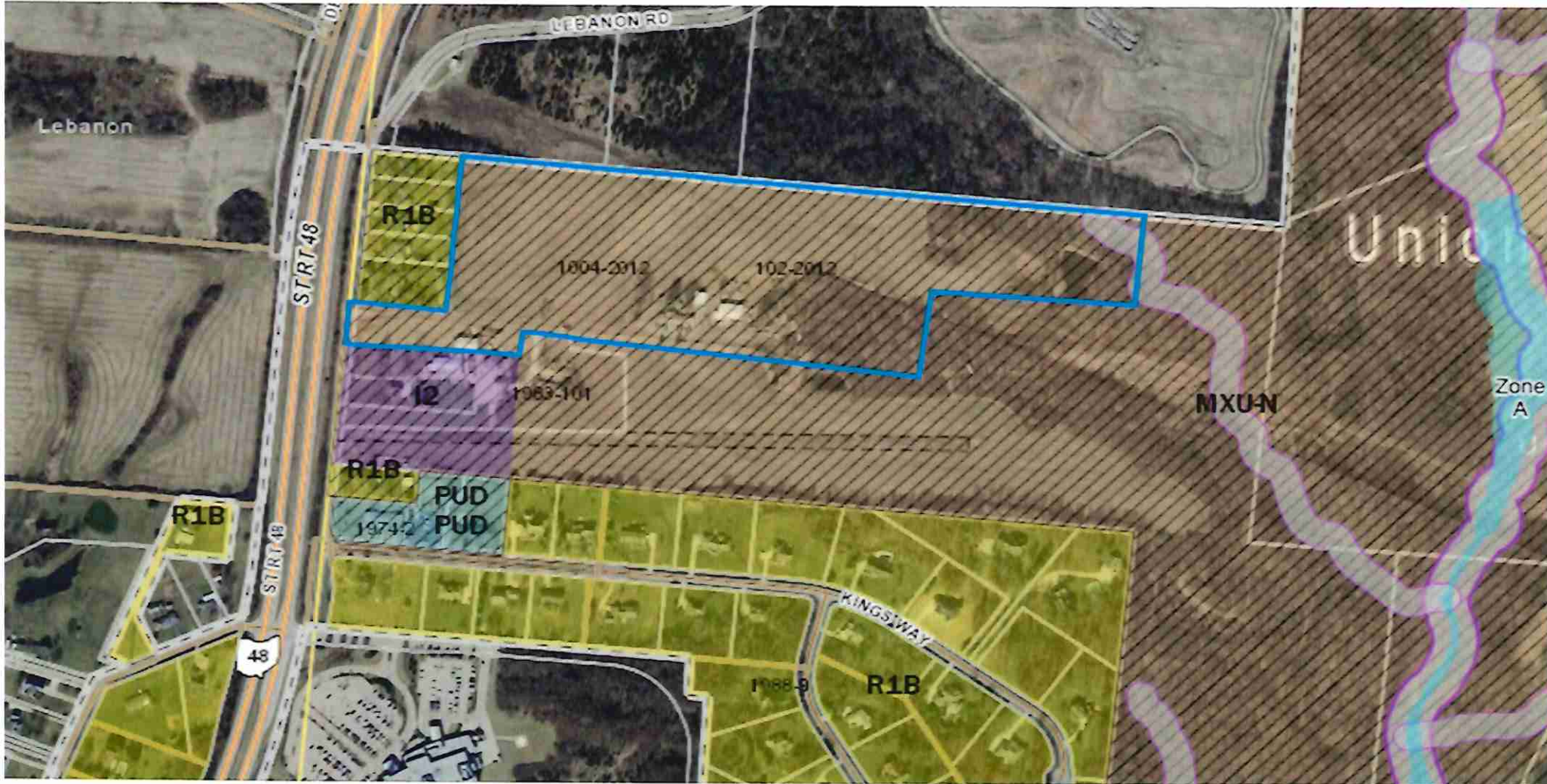
# Notification Map

2023-09

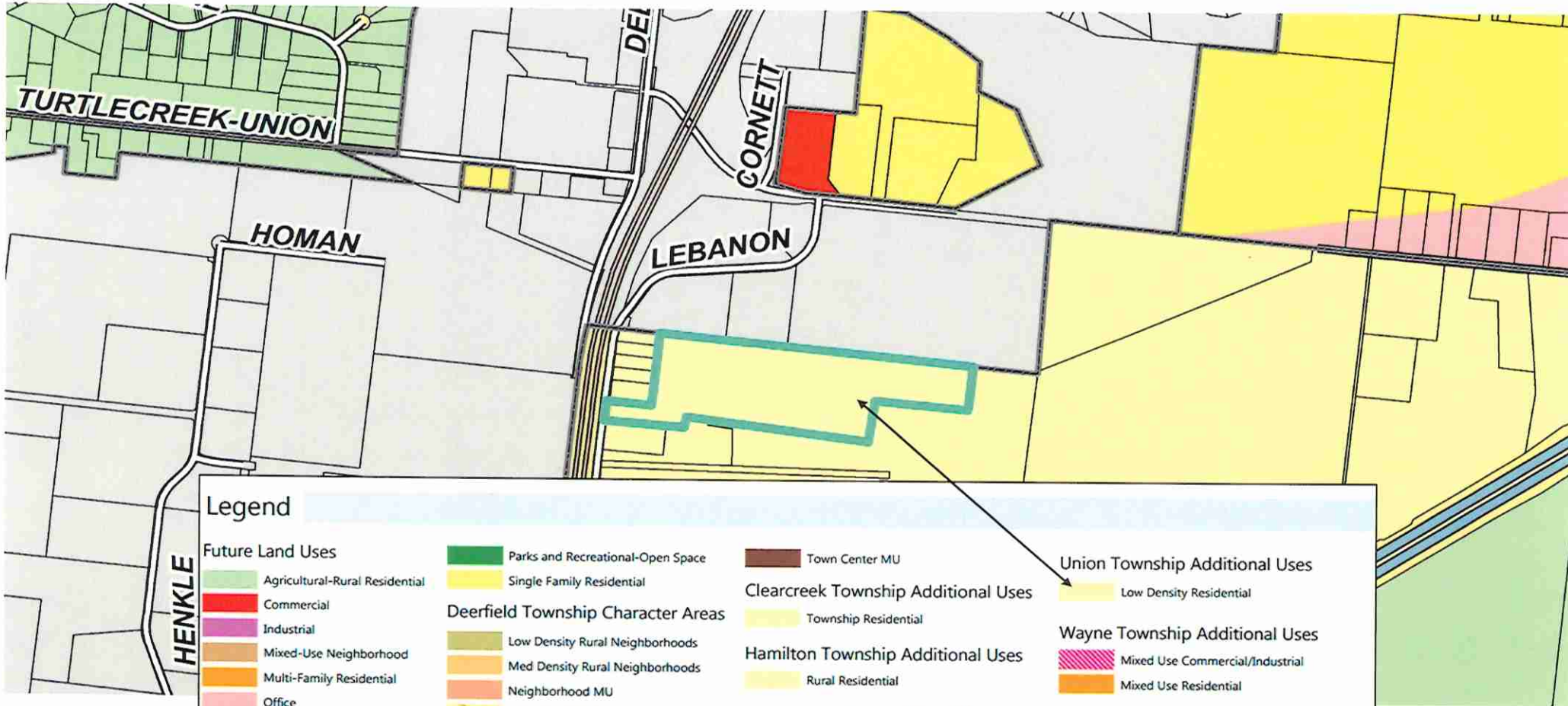


# Zoning & Flood Map

2023-09



# Warren County Future Land Use – Warren County Comprehensive Plan

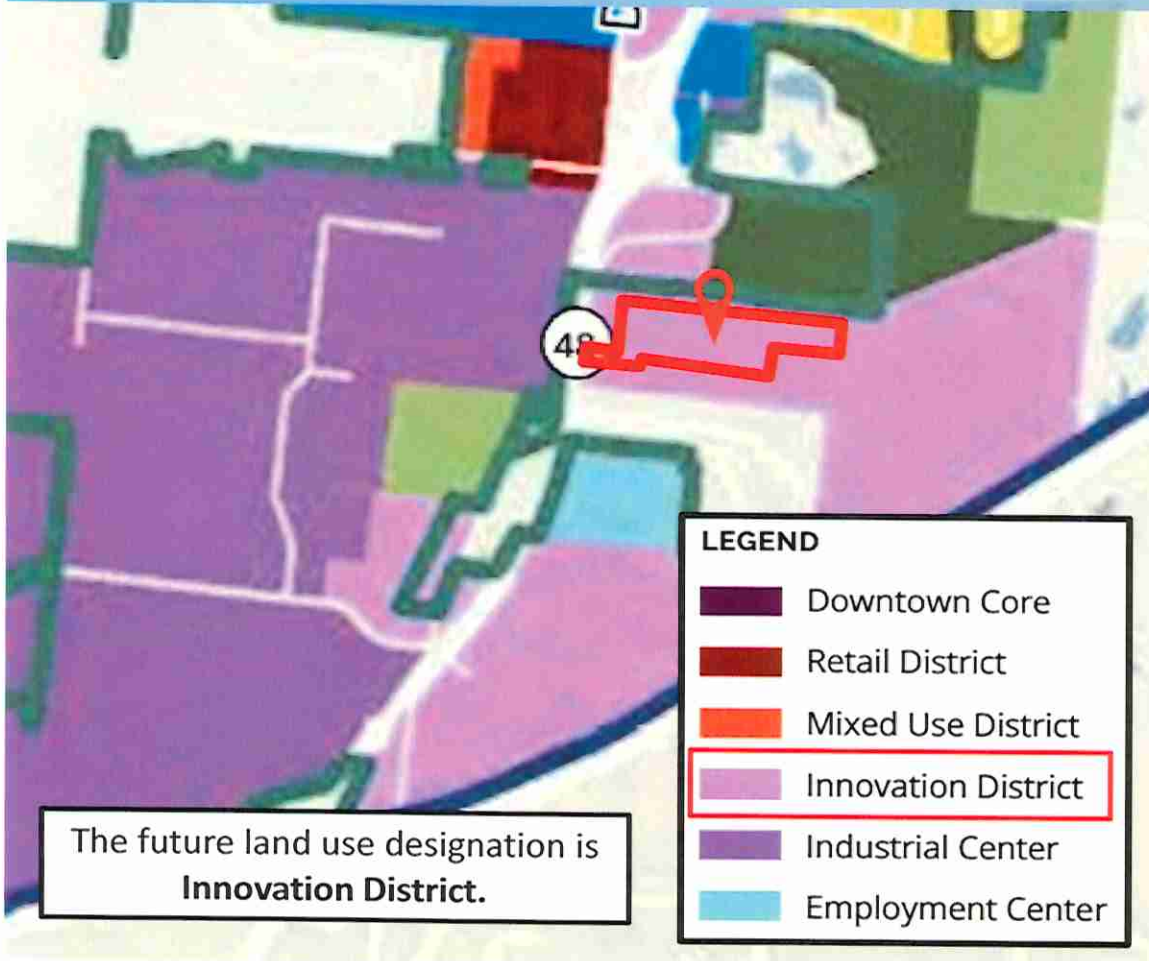


**Legend**

<b>Future Land Uses</b>	Parks and Recreational-Open Space	Town Center MU
Agricultural-Rural Residential	Single Family Residential	<b>Clearcreek Township Additional Uses</b>
Commercial	<b>Deerfield Township Character Areas</b>	Township Residential
Industrial	Low Density Rural Neighborhoods	<b>Hamilton Township Additional Uses</b>
Mixed-Use Neighborhood	Med Density Rural Neighborhoods	Rural Residential
Multi-Family Residential	Neighborhood MU	<b>Salem Township Additional Uses</b>
Office	Neighborhoods	Mixed Use
Protection Area	Office Park	Mixed Use Light Ind/Office
Public-Semi-Public	Regional Highway Commercial	
		<b>Union Township Additional Uses</b>
		Low Density Residential
		<b>Wayne Township Additional Uses</b>
		Mixed Use Commercial/Industrial
		Mixed Use Residential

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



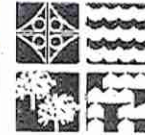
# Warren County Regional Planning Commission

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.
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 (615) 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 #'s 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]:

**All Warren County Regional Planning Commission Staff recommendations.**

# 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.

# 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:

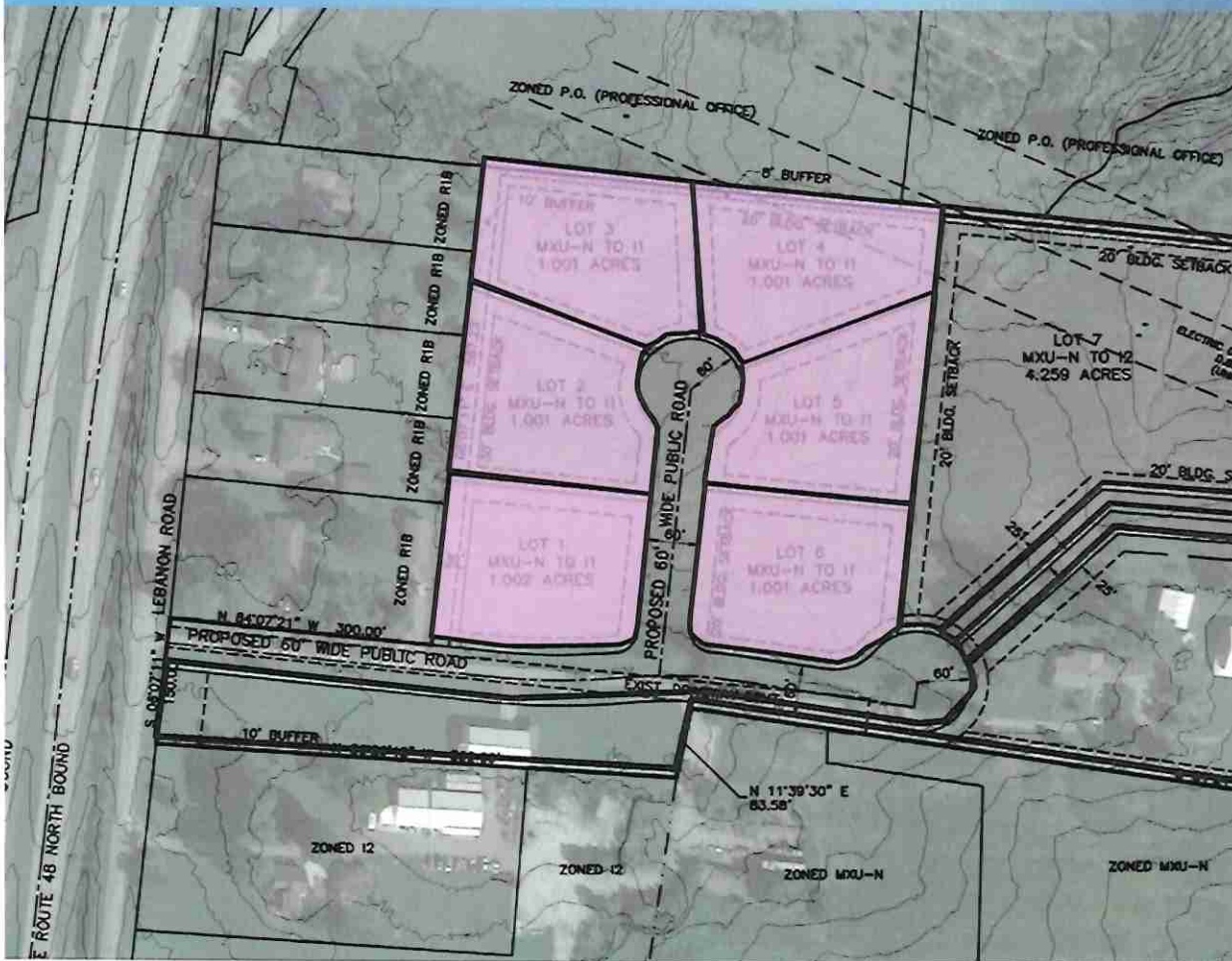
- A. Is the proposed amendment consistent with the purposes and intent of this Zoning Code?**
- B. Does the proposed amendment deviate from the suggestions of the Warren County Comprehensive Plan?**
- C. Is the proposed amendment justified because of changed or changing conditions of the surrounding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

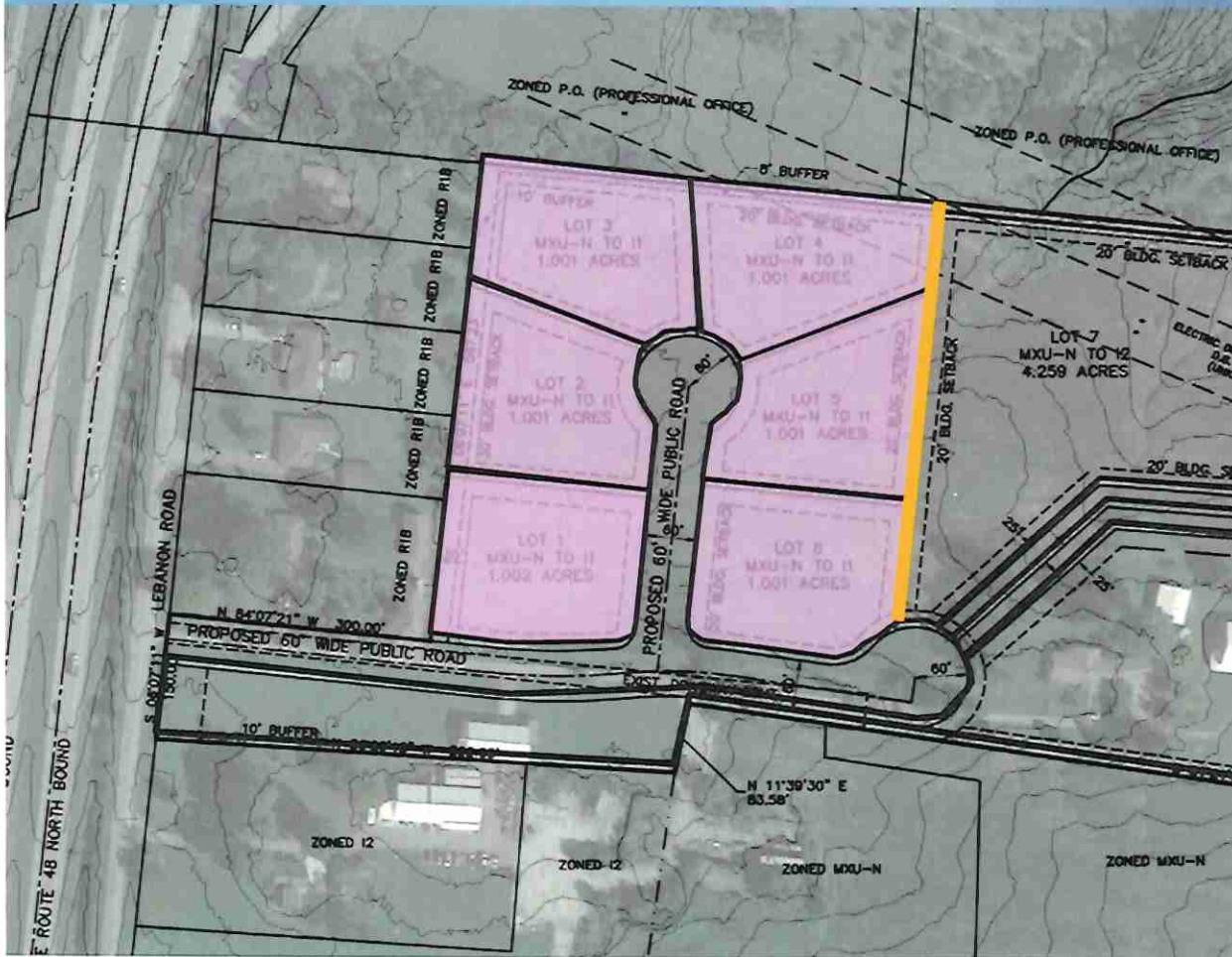
	Setbacks	Buffers
North	20ft	8ft
East	20ft	0ft
South	20ft	0ft
West	30ft	20ft

## 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)

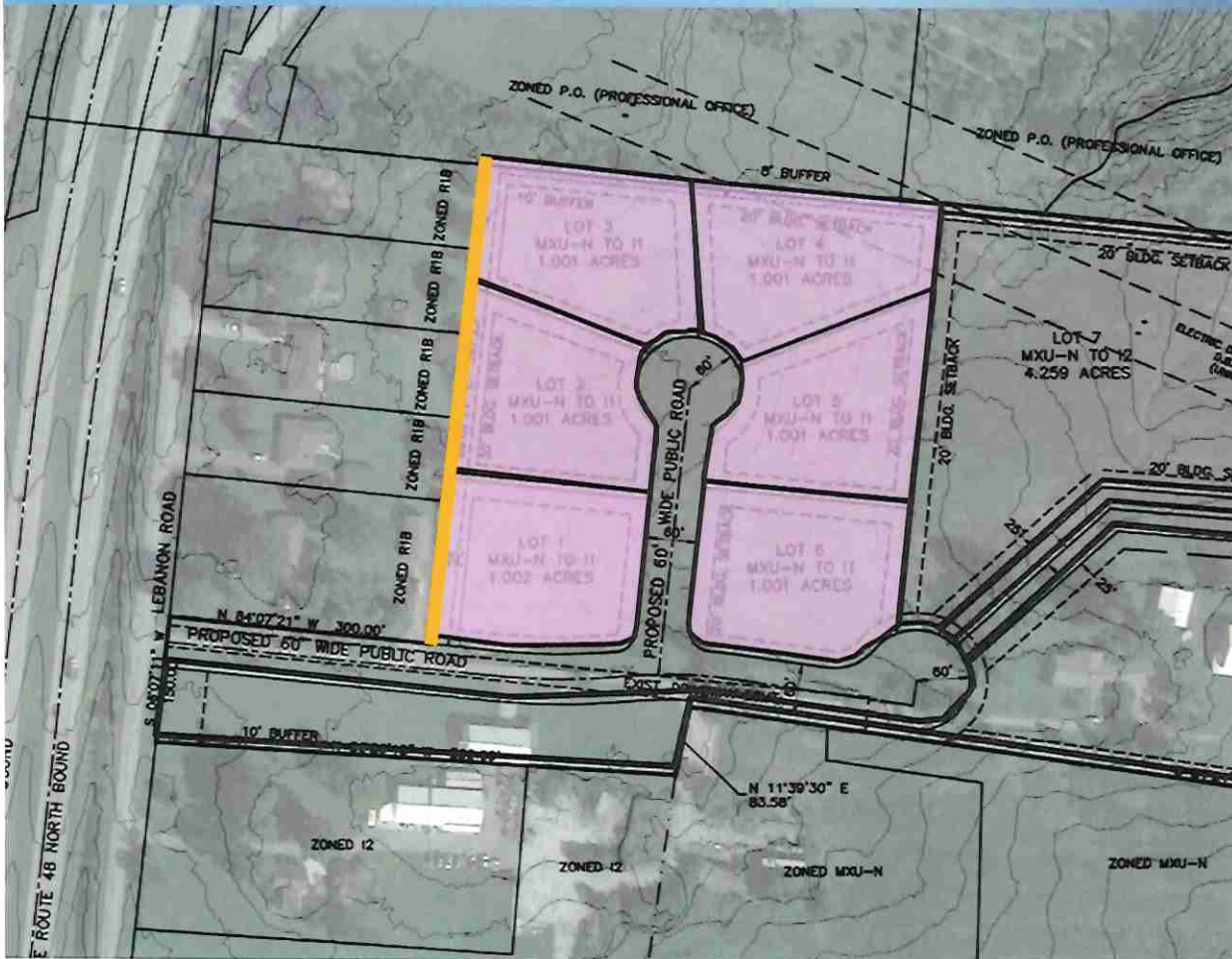
	Setbacks	Buffers
North	20ft	8ft
East	20ft	0ft
South	20ft	0ft
West	30ft	20ft

## 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)

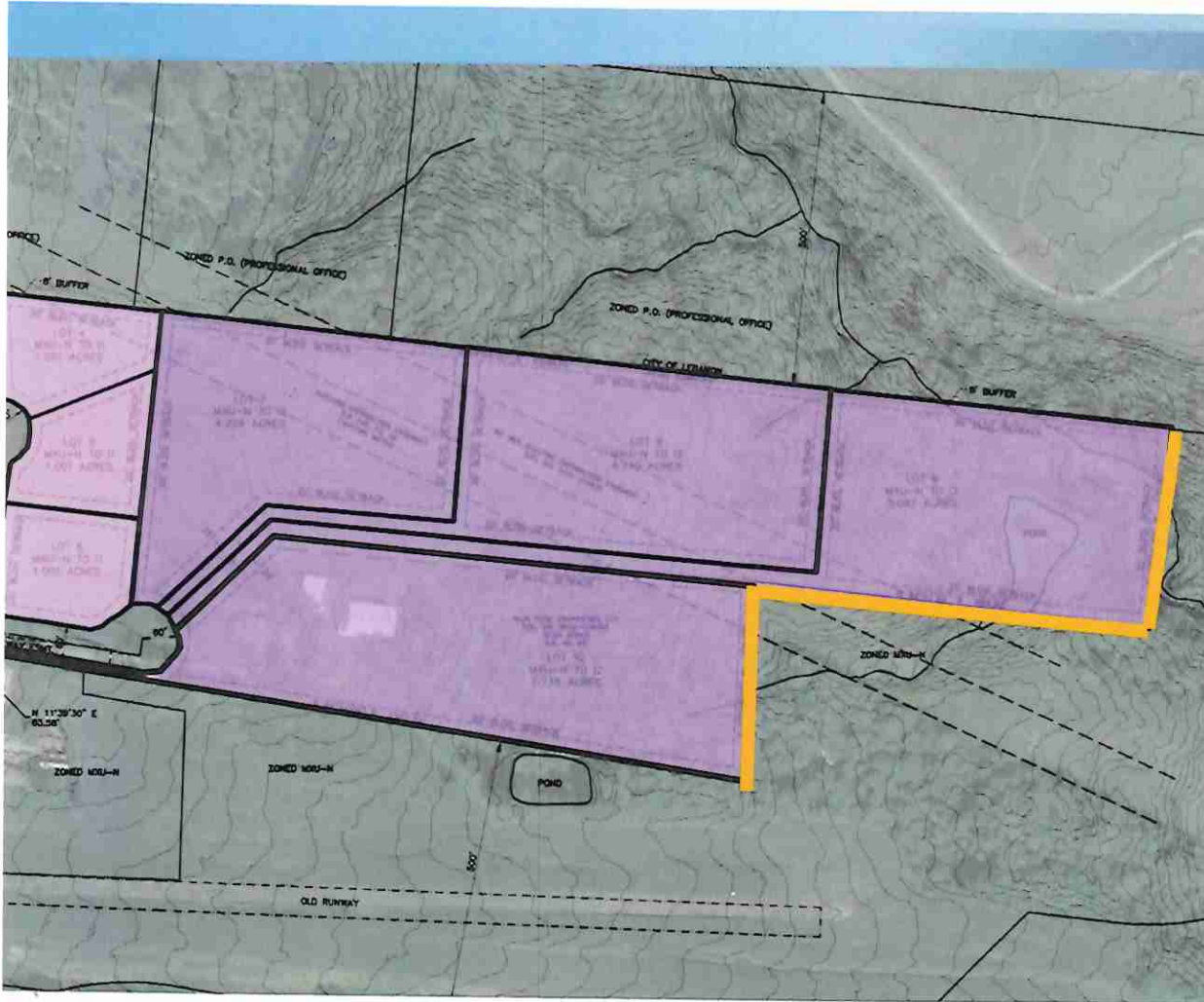
	Setbacks	Buffers
North	20ft	8ft
East	20ft	0ft
South	20ft	0ft
West	20ft	0ft

## 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

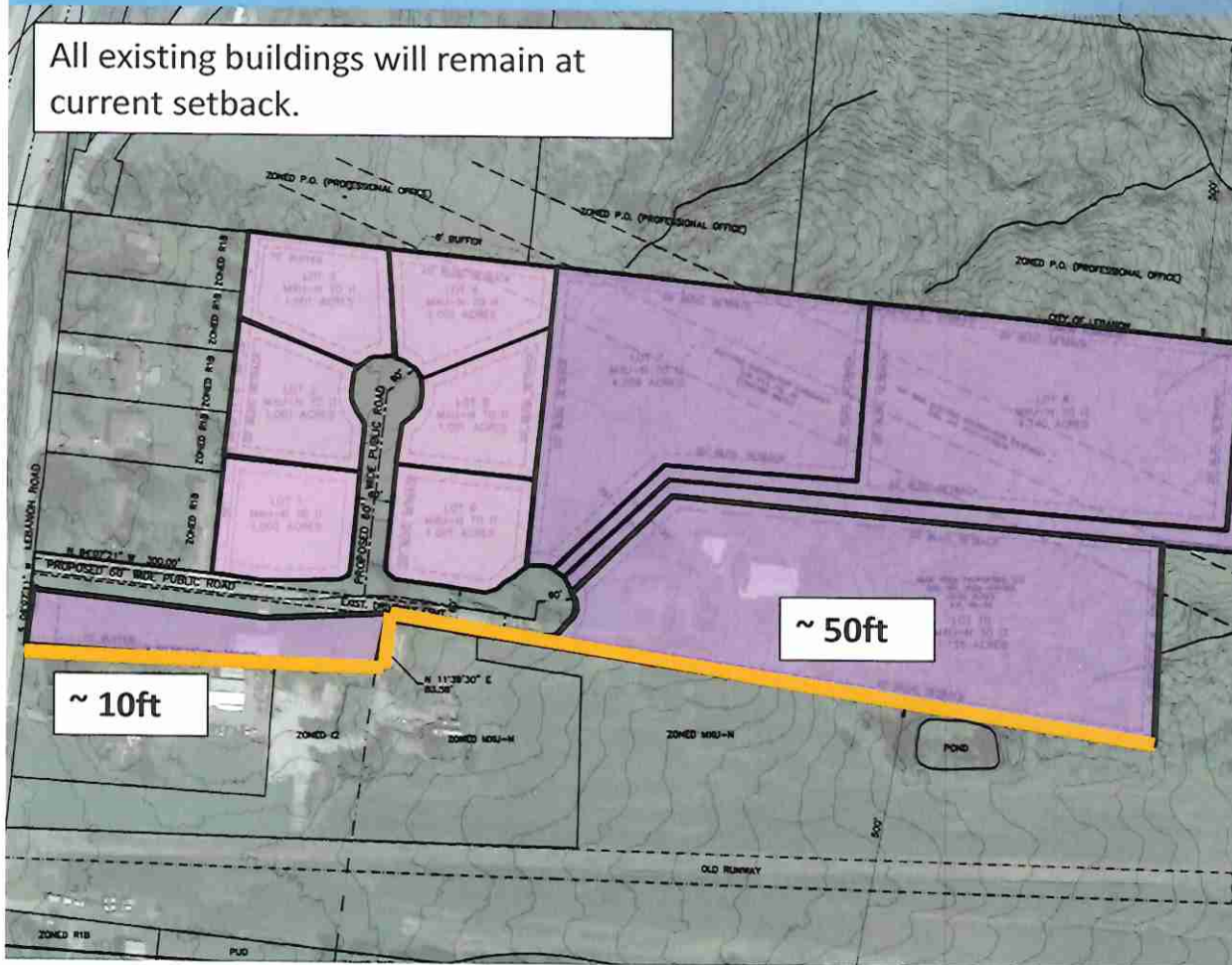
## Required (Rural Zoning Code Table 3.405.1)

	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

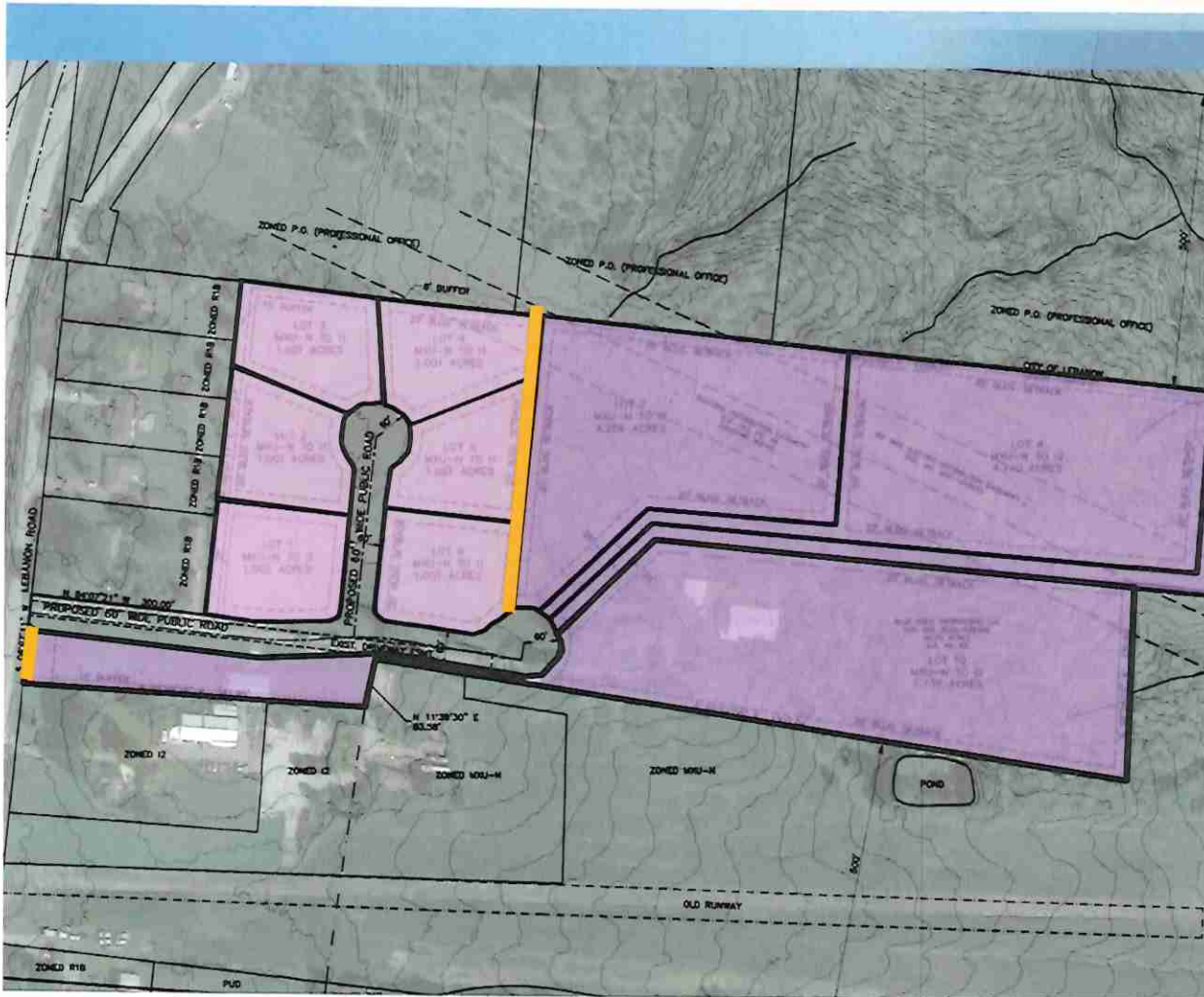
## Required (Rural Zoning Code Table 3.405.1)

	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.

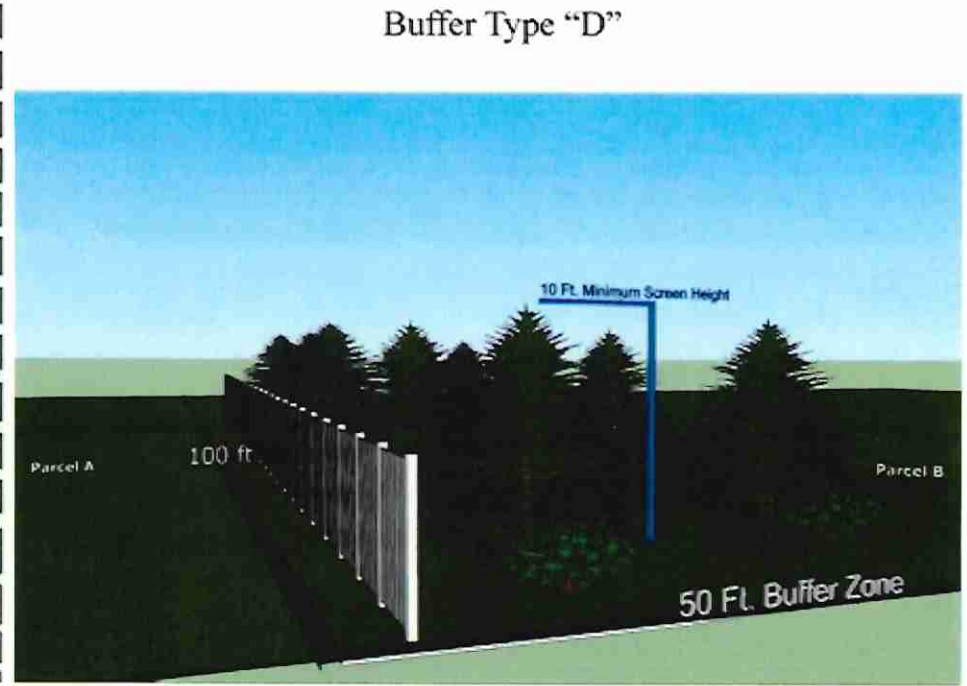
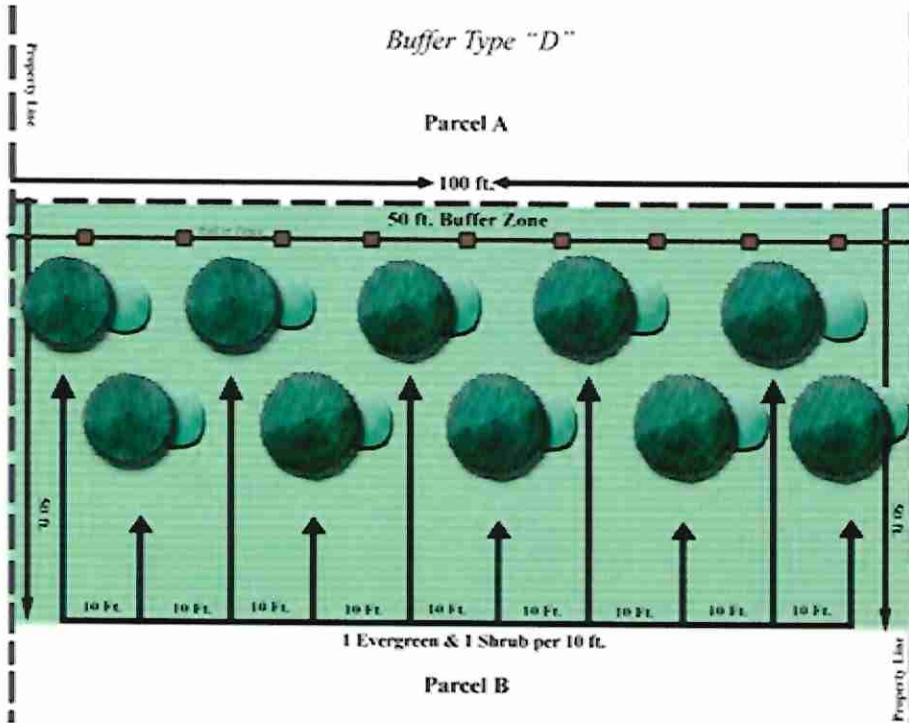
<ul style="list-style-type: none"> <li>▪ Acid, Chemicals, Inflammable Liquids of Gases Manufacturing &amp; Storage</li> </ul>	<ul style="list-style-type: none"> <li>▪ Electrical Device or Component Manufacture or Assembly</li> </ul>	<ul style="list-style-type: none"> <li>▪ Metal Casting, Cutting, Dyeing, 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

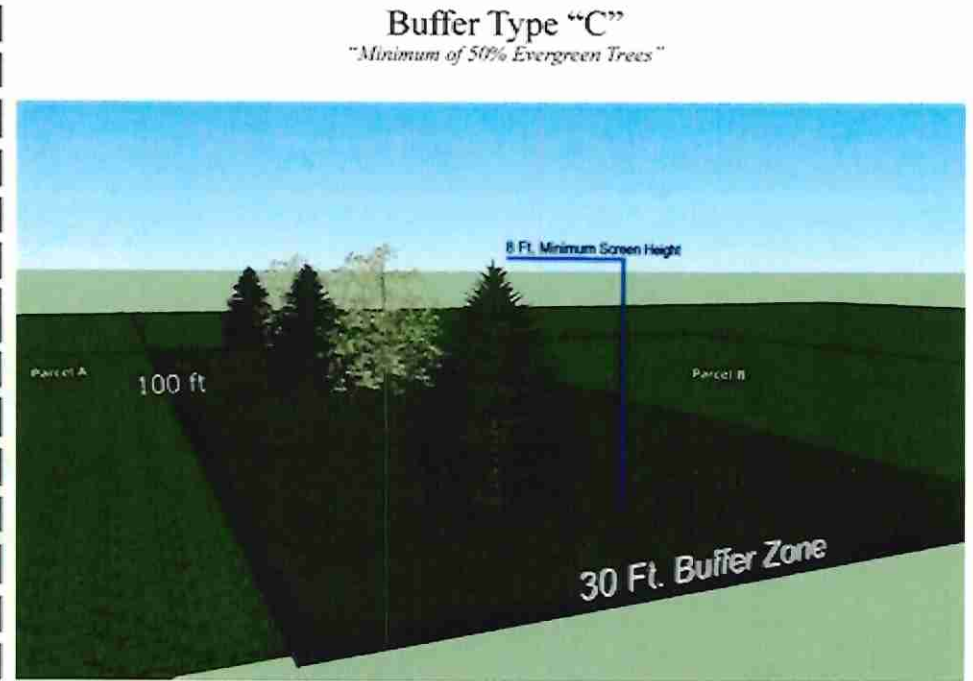
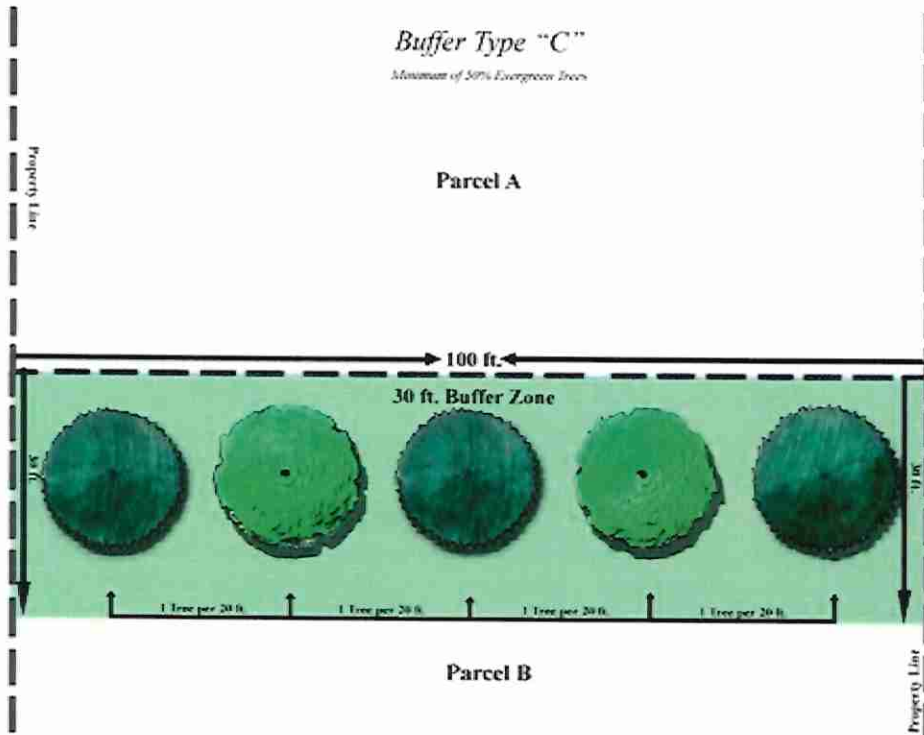
Dark blue highlighted are prohibited in the PUD.

▪ 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]
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"C"	30 Feet	8 feet	1 tree per 20 lineal feet with a minimum of 50% evergreen trees as required in Note [4]
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# 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: ≈ 4.5 acres

Electric Distribution Easement: ≈ 4.09 acres

Possible Number of Residential Lots: ≈ 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 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.**



**Blue Rock Properties Planned Unit Development Standards**

**Blue Rock Properties, LLC – 2300 Lebanon Road, Lebanon, Ohio 45036**

**Section 1 – General**

Blue Rock Properties LLC owns a 30-acre property on Lebanon Road in Union Township, Ohio. This application hereby requests this property, which is currently a single parcel in zone MXU-N, be split into a number of parcels, split between zones I-1 and I-2. The standards of the Warren County Rural Zoning Code and the I-1 & I-2 zoning district standards shall apply unless modified by one of the following sections.

**Section 2 – Applicability**

Unless otherwise stated, development, within the Blue Rock Properties LLC with I-1 & I-2 PUD Overlay shall be governed entirely by these provisions and the provisions of the Warren County Rural Zoning Code, Warren County, Ohio, which are in effect at the time of issuance of any development order. All standards and concepts imposed herein or as represented on the PUD Site Plan are a part of the regulations which will govern how the PUD may be developed. Any standards found in the Warren County Rural Zoning Code that are not modified, varied, or addressed by this PUD document shall continue to apply to the PUD site.

**Section 3 – Allowable Uses and Use Review**

**Permitted Uses:**

Uses allowed include Highways, Street, and Bridge Construction (Permitted in the I-2 zoning district), and uses within the Industrial Manufacturing, Research and Supply / Services Use Group, within the Sub Group: Manufacturing, are permitted. Uses adjacent to existing residential uses are subject to BOCC approval of Site Plan Review. Uses identified in Section 4 are prohibited.

**Additional Allowable Uses:**

Uses allowed within the applicable I-1 & I-2, base zoning districts, of the Warren County Zoning Code, that are not identified as a prohibited use in Section 4. (below). The uses allowed are subject to the use review as identified of that specific use in the applicable I-1 & I-2, base zoning district, of the Warren County Zoning Code. Any accessory structures shall be permitted subject to the standards found in the Warren County Rural Zoning Code. Multiple principal uses are to be permitted on a single lot. Small Scale Material Recycling Plant uses are only permitted within the I-2 zoning district.

#### Section 4 – Prohibited Uses

- Explosives or Flammable Components Manufacture or Storage
- Automobile Fuel Station
- Slaughterhouse and stockyards
- Truck Stop
- Acid, Chemicals, Inflammable Liquids, or gasses manufacturing & Storage
- Casino
- Motor vehicle impound lot
- Shooting Range
- Salvage motor vehicle auction or pool facility
- Energy recycling plant
- Animal Rendering fertilizer or glue manufacturing
- Recycling and salvage center
- Sexually Oriented Business
- Asphalt or Concrete Batch Plant or Products Manufacturing

#### Section 5 – Definitions

Unless specified, the definition of all the terms shall be the same as the definition set forth in the Warren County Rural Zoning Code in effect at the time of zoning permit application.

**Highways, Street, and Bridge Construction:** This industry comprises establishments primarily engaged in the construction of highways (including elevated), streets, roads, airport runways, public sidewalks, or bridges. The work performed may include network, reconstruction, rehabilitation, and repairs. Specialty trade contractors are included in this group if they are engaged in activities primarily related to highway, street, and bridge construction (e.g., installing guardrails on highways).

**Small Scale Material Recycling Plant:** A temporary or portable processing facility manufacturing products from construction materials. This involves repurposing materials generated during construction processes, such as concrete, asphalt, wood, and plastics, instead of sending them to landfills.

## Section 6 – Development Standards

### Maximum Zoning District Size:

No more than 75% of the site may be zoned I-2. Areas adjacent to residential uses shall not be more intense than an I-1 zoning district.

### Minimum Lot Size:

I1: 1 acre

I2: 3 acres

### Buffers

Adjacent to existing residential uses: 25 feet

Adjacent to Industrial & Mixed Use zoning: 10 feet

North Boundary: 8 feet

### Setbacks

#### 1. Perimeter Setbacks:

- a. From adjacent residential uses: 30 feet
- b. From adjacent Industrial and mixed-use uses: 20 feet
- c. North Boundary: 10 feet

#### 2. Internal Setbacks:

- a. Front: 20 feet
- b. Rear: 20 feet
- c. Side: 20 feet

#### 3. Existing structures: Documented on the PUD Stage 1 Site Plan

**Subdivision Design:** The lot types and layout identified on the submitted concept plan are allowable.

**Primary Access:** Lebanon Road (Warren County Thoroughfare Plan Classification: Local Road)

## Section 7 – Landscaping

In addition to the landscaping requirements of the Warren County Rural Zoning Code, all landscaping shall be maintained and any dead plantings shall be replaced promptly.

## Section 8 – Signs

All signs shall be constructed with materials consistent with the buildings they serve and will be placed adjacent the entrance to each lot. All signs will be in accordance with the appropriate standards found in the Warren County Rural Zoning Code. Pole signs will not be placed on Lebanon Road.

## **Section 9 - Parking and Loading Requirements**

Parking shall comply with pertinent sections of the Warren County Rural Zoning Code.

1. **Industrial Manufacturing Uses:** determined based on the shift with the largest amount of employees working on site, 1 parking spot per employee.
2. **Additional Uses:** In accordance with the Warren County Rural Zoning Code.

## **Section 10 - Project Narrative**

It is the intention of the current proposal, that the PUD overlay will facilitate the development of a small & disadvantaged business incubator, promoting an entrepreneurial spirit and help small local businesses find a place to grow and thrive.

The project will be completed in multiple phases over the course of multiple years. The existing buildings provide accommodation for a civil construction company, a registered WBE, DBE business, much needed in the construction industry. The proposed rezoning will help this business grow and help other small businesses find industrial zoned accommodation, which is in short supply in the area.

The Warren County Comprehensive Plan currently has this property zoned MXU-N with Highway Overlay. However, to realize the full potential of this property to stimulate sustainable growth amongst the small and disadvantaged business enterprise community, we believe this rezoning will help the business to grow and provide more revenue and jobs to Warren County.

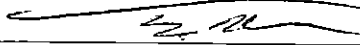
Application for Zoning Map Amendment Non-Commercial \_\_\_\_\_ Commercial \_\_\_\_\_ PUD X


- 1) Owner (s)/Lessee(s) Name(s): Blue Rock Properties LLC  
Phone: 513-968-3028 E-mail: tholden@ktholden.com  
Address: 3217 N Waynesville Rd Oregonia, Ohio 45054
- 2) Property location / Address: 2300 Lebanon Rd Lebanon, Ohio 45036  
Parcel Id # 1 3 3 3 1 0 -0 0 1- 1 Township: Union
- 3) Current Use MXU-N Proposed Use P U D
- 4) Request Zoning to change to: I1, I2 from: MXU-N
- 5) Property Description: Total Acreage: 30 Public Road Frontage (feet): 150
- 6) Are there any Variances to the Zoning Regulations being requested? Yes:  No:
- 7) Abbreviated Application Requirements (See Section 1.304.2):

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

- 8) Application requires compliance with the following in order for the Application to be complete:
- Applicant must complete the attached Temporary License/Right of Entry (Page 2).
  - If Applicant is a corporation, Limited Liability Company or organized otherwise, corporate capacity must be stated.

Owner(s)/Lessee(s) Name(s): Tyler Holden

Owner(s)/Lessee(s) Signature(s):  Date: 11/3/2023

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

RECEIVED

*Dec. 6, 2023 @ 6:30 pm*

NOV 03 2023


ZONING INSPECTION

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


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

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

**SIGNED BY:**

  
\_\_\_\_\_  
Owner Signature 11/3/2023  
Date

Tyler Holden  
\_\_\_\_\_  
Owner (please print)


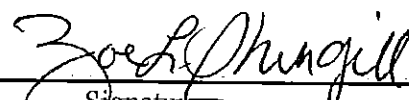
  
\_\_\_\_\_  
Owner Signature 11/3/2023  
Date

Katherine Holden  
\_\_\_\_\_  
Owner (please print)

\_\_\_\_\_  
Owner Signature Date

\_\_\_\_\_  
Owner (please print)

**WITNESSED BY:**

  
Name (please print)   
Signature 11/3/23  
Date

  
Name (please print)   
Signature 11/3/23  
Date

**Applicant: Blue Rock Properties LLC – 2300 Lebanon Road, Lebanon, Ohio 45036**

### **Section 1 – General**

Blue Rock Properties LLC owns a 30-acre property on Lebanon Road in Union Township, Ohio. This application hereby requests this property, which is currently a single parcel in zone MXU-N, be split into a number of parcels, split between zone I-1 and I-2. The standards of the Warren County Rural Zoning Code and the I-1 & I-2 zoning district standards shall apply unless modified by one of the following sections.

### **Section 2 – Applicability**

Unless otherwise stated, development, within the Blue Rock Properties LLC with I-1 & I-2 PUD Overlay shall be governed entirely by these provisions and the provisions of the Warren County Rural Zoning Code, Warren County, Ohio, which are in effect at the time of issuance of any development order. All standards and concepts imposed herein or as represented on the PUD Site Plan are a part of the regulations which will govern how the PUD may be developed. Any standards found in the Warren County Rural Zoning Code that are not modified, varied, or addressed by this PUD document shall continue to apply to the PUD site.

### **Section 3 – Allowable Uses and Use Review**

- Light Industrial Manufacturing (Permitted)
- General Industrial Manufacturing (Permitted)

Uses allowed within the applicable I-1 & I-2, base zoning districts, of the Warren County Zoning Code, that are not identified as a prohibited use in Section 4. (below). The uses allowed are subject to the use review as identified of that specific use in the applicable I-1 & I-2, base zoning district, of the Warren County Zoning Code. Any accessory structures shall be permitted subject to the standards found in the Warren County Rural Zoning Code. Multiple principal uses are to be permitted on a single lot.

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#### **Section 4 – Prohibited Uses**

- Explosives or Flammable Components Manufacture or Storage
- Automobile Fuel Station
- Slaughterhouse and stockyards
- Truck Stop
- Acid, Chemicals, Inflammable Liquids, or gasses manufacturing & Storage
- Casino
- Motor vehicle impound lot
- Shooting Range
- Salvage motor vehicle auction or pool facility
- Energy recycling plant
- Animal Rendering fertilizer or glue manufacturing
- Recycling and salvage center
- Sexually Oriented Business

#### **Section 5 – Definitions**

Unless specified, the definition of all the terms shall be the same as the definition set forth in the Warren County Rural Zoning Code in effect at the time of zoning permit application.

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**ZONING INSPECTION**



## Section 6 – Setbacks and Buffers

The proposal splits the existing 30 acre lot into 10 parcels grouped into two groups. The first group comprising six parcels, each with an area of at least one acre, in compliance with I-1 zoning district standards. The second group comprises a total of four parcels, each exceeding 3 acres, in compliance with I-2 zoning district standards.

The proposed I-1 group is bounded at the west side by five existing residential homes and the proposal is to have a 20' buffer to the existing residential property lines, any buildings on these parcels will have a minimum 30' setback to those property lines. On the north side, the proposed I-1 group is bounded by undeveloped land, currently zoned for professional offices. It is proposed that along this boundary, a buffer of 8' is provided, with a setback of 20'. On the east and south side, the proposed I-1 zone group will border the proposed group of I-2 zoned parcels. Along these boundaries, a 20' building setback is proposed to the property line.

The proposed I-2 group is bounded at the west side by the proposed group of six I-1 parcels, along this boundary, a 20' building setback is proposed to the property line. On the north side, the proposed I-2 group is bounded by undeveloped land, currently zoned for professional offices. It is proposed that along this boundary, a buffer of 8' is provided, with a setback of 20'. On the east and south side, the proposed I-2 zone group borders currently undeveloped land, zoned as MXU-N. No buffer is proposed for these borders, but any new building built adjacent those borders will have a setback of 20'.

Existing buildings at current setback.

## Section 7 – Landscaping

In addition to the landscaping requirements of the Warren County Rural Zoning Code, all landscaping shall be maintained and any dead plantings shall be replaced promptly.

## Section 8 – Signs

All signs shall be constructed with materials consistent with the buildings they serve and will be placed adjacent the entrance to each lot. All signs will be in accordance with the appropriate standards found in the Warren County Rural Zoning Code. Pole signs will not be placed on Lebanon Road.

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**ZONING INSPECTION**

### **Section 9 - Parking and Loading Requirements**

Parking shall comply with pertinent sections of the Warren County Rural Zoning Code. As such, for industrial manufacturing uses, the number of parking spaces shall be determined based on the shift with the largest amount of employees working on site, 1 parking spot per employee. For any other uses, parking will be determined in accordance with the Warren County Rural Zoning Code.

So as to present the minimum impact on stormwater management, all parking and yard areas will be, at a minimum, permeable gravel, matching existing facilities on the property,

### **Section 10 - Project Narrative**

It is the intention of the current proposal, that the PUD overlay will facilitate the development of a small & disadvantaged business incubator, promoting an entrepreneurial spirit and help small local businesses find a place to grow and thrive.

The project will be completed in multiple phases over the course of multiple years. The existing buildings provide accommodation for a civil construction company, a registered WBE, DBE business, much needed in the construction industry. The proposed rezoning will help this business grow and help other small businesses find industrial zoned accommodation, which is in short supply in the area.

The Warren County Comprehensive Plan currently has this property zoned MXU-N with Highway Overlay. However, to realize the full potential of this property to stimulate sustainable growth amongst the small and disadvantaged business enterprise community, we feel this PUD is fully aligned with the County Planner's goals. This rezoning will help the business to grow and provide more revenue and jobs to Warren County.

### **Section 11 - Schedule of Development**

The proposed parceling of the existing 30 acre property shall commence within 2 years of all final approvals. Future building and additional parking to be built out as needed.

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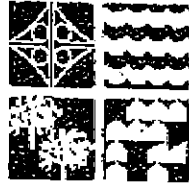
**NOV 03 2023**

**ZONING INSPECTION**

# 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.
  - 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



## Warren County Regional Planning Commission

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