

BOARD OF COUNTY COMMISSIONERS WARREN COUNTY, OHIO

406 Justice Drive, Lebanon, Ohio 45036 www.co.warren.oh.us commissioners@co.warren.oh.us

Telephone (513) 695-1250 Facsimile (513) 695-2054

TOM GROSSMANN SHANNON JONES DAVID G. YOUNG

GENERAL SESSION AGENDA

November 19, 2024

#1		Clerk—General
#2	9:00	Investment Advisory Board Meeting
#3	9:05	Public Hearing—Rezoning Application of Immobiltec USA to Rezone Approximately 10.0059 Acres from Community Commercial Business Zone "B2" to Light Industrial Manufacturing Zone "I1 in Franklin Township
#4	9:30	Executive Session—Pending Litigation with Legal Counsel Present Pursuant to ORC 121.22(G)(3)
#5	10:30	Work Session—2025 Budget

The Board of Commissioners' public meetings can now be streamed live at Warren County Board of Commissioners - YouTube

APPROVING REQUISITIONS AND AUTHORIZING THE 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
			Krystal Powell, Clerk
/kp			
cc:			

Commissioners' file

REQUISITIONS

Department

PRO

Vendor Name
PREMIER NETWORK SOLUTIONS

Description

AV EQUIP FOR GJ AND MULTI ROOMS

Amount

\$ 27,006.00 *capital purchase/contract in packet

APPROVED 11/19/24 BY:

Martin Russell, County Administrator

<u>CONSENT AGENDA*</u> November 19, 2024

Approve the minutes of the November 12, 2024 Commissioners' Meeting.

<u>PERSONNEL</u>

- 1. Approve a wage increase for Tanya Sellers within Children Services
- 2. Assign Ashley Stutzman and Kelly Carpenter as Lead Supervisors and approve wage increases within Children Services
- 3. Approve pay increase for Tyler Johnson within B/Z

GENERAL

- 4. Approve "BRIC" grant agreement with the Ohio EMA on behalf of Emergency Services
- 5. Enter into agreement with Premier Network Solutions on behalf of the Prosecutor's Office
- 6. Acknowledge approval of financial transactions
- 7. Acknowledge payment of bills
- 8. Approve various performance bond reductions and releases
- 9. Approve final plats

FINANCIALS

- 10. Approve cash advance into Fields Ertel Road Improvement Fund
- 11. Approve operational transfer from Commissioners' into Child Support Enforcement Agency
- 12. Approve supplemental appropriations into County Motor Vehicle, Criminal Suppression Headquarters Project, and Sheriff's
- 13. Approve appropriation adjustments from Commissioners' into Facilities and Juvenile for payouts
- 14. Approve appropriation adjustments within County Court, Sheriff's, Telecommunications, Building and Zoning, Human Services, OhioMeansJobs, Children Services, and Water Revenue

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



*NAME OF ATTENDEE: Samantha Hall	DEPARTMENT: Emergency Services	
*POSITION: Training Coordinator	DATE: 8/14/2024	
REQUEST FOR AUTHORIZATION FOR TO ATTEND THE FOLLOWING:	THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICE	AL
ASSOCIATION MEETING CONVEY TRAINING MORE THAN 250 MILES ✓		3
PURPOSE: Attend the International Public Safety Co	onsortium (International CAD Consortium). See attach	ned.
LOCATION:		
El Conquistador Tucson, A Hilton Resort	t 10000 North Oracle Rd Tucson, AZ 85704	
DATE(S): May 4-8, 2025		
TYPE OF TRAVEL: (Check one)		
AIRLINE ✓ STAFF CAR	PRIVATE VEHICLE OTHER	
·	uistador Tucson, A Hilton Resort	
ESTIMATED COST OF TRIP: See attac		
	N GIVEN TO ALL EMPLOYEES ATTENDING THIS THEM TO ATTEND APPLICABLE SESSIONS.	
DEPARTMENT HEAD/ELECTED OFFICE	IAL REQUESTING AUTHORIZATION:	
•	Milmathous, Suction 11/12 Signature/Title Date	-12
BOARD OF COMMISSIONERS' APPROV	AL:	
	Commissioner Date	
	Commissioner Date	
	Commissioner Date	
*If additional employees will be attending the Seminar/Session please list names and position	e Association Meeting, Convention or Training ons here:	



*NAME OF ATTENDEE; Jesse Madder	n DEPARTMENT: Emergency Services
*POSITION: Operations Manager	DATE; 10/29/2024
REQUEST FOR AUTHORIZATION FOR TO ATTEND THE FOLLOWING:	R THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL
ASSOCIATION MEETING CONVE	ENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
PURPOSE:	
See attached.	
LOCATION:	<u>-</u>
Gaylord Palms 6000 West Osceola Par	kway Kissimmee FI 34746
DATE(S): April 27-30, 2025	y
TYPE OF TRAVEL: (Check one)	
_AIRLINE 🗸 STAFF CAR	PRIVATE VEHICLE OTHER
LODGING: Gaylord	Palms Kissimmee, FL \$1000 per room
ESTIMATED COST OF TRIP: Approx	\$3100 per person. See attached cost breakdown.
	EN GIVEN TO ALL EMPLOYEES ATTENDING THIS THEM TO ATTEND APPLICABLE SESSIONS.
DEPARTMENT HEAD/ELECTED OFFIC	CIAL REQUESTING AUTHORIZATION:
	Mulina Bay, Durch 11/2/24 Signature/Title Date
BOARD OF COMMISSIONERS' APPRO	VAL:
	Commissioner Date
	Commissioner Date
	Commissioner Date
*If additional employees will be attending the	he Association Meeting, Convention or Training
Seminar/Session please list names and posit Samantha Hall - Training Coordinator	ions here:



	,		
*NAME OF ATTENDEE: Josh	Hisle	DEPARTMENT	T: OMJ
*POSITION: Deputy Director		DATE: 11/13/2	2024
REQUEST FOR AUTHORIZAT TO ATTEND THE FOLLOWIN		OVE-NAMED EMP	PLOYEE/ELECTED OFFICIA
ASSOCIATION MEETING 🗸	CONVENTION 🗸	ASSOCIAT SEMINAR	TION SPONSORED TRAINING SESSION
PURPOSE:			
NACo steering committee mee	eting in DC, as a pa	rt of the NACo leg	gislative conference.
LOCATION:			•
Washington DC			
DATE(S):			
TYPE OF TRAVEL: (Check one)		
AIRLINE 🗸 STAF	F CAR PRIV	ATE VEHICLE	OTHER
LODGING:	Hilton DC		
ESTIMATED COST OF TRIP:	\$2,000.00		
I CERTIFY THAT DIRECTION FUNCTION, THAT IT IS EXPE	HAS BEEN GIVEN CTED OF THEM TO	TO ALL EMPLOY ATTEND APPLIC	YEES ATTENDING THIS CABLE SESSIONS.
DEPARTMENT HEAD/ELECTI	ED OFFICIAL REQU	/ JESTING AUTHO!	RIZATION:
		2	11.13.24
	Signature	Title	Date
BOARD OF COMMISSIONERS	' APPROVAL:		
	Commissi	oner	Date
	Commissi	oner	Date
	Commissi	oner	Date
'If additional employees will be a Seminar/Session please list names	ttending the Associat and positions here:	ion Meeting, Conve	ention or Training



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: David Fornshell

DEPARTMENT: Prosecutor's Office

*POSITION: Prosecuting Atto	DATE: 11/12/2	024		
REQUEST FOR AUTHORIZATO ATTEND THE FOLLOWING		/E-NAMED EMP	LOYEE/ELECTE	ED OFFICIAL
ASSOCIATION MEETING 🗸	CONVENTION		ION SPONSORED	TRAINING
TRAINING MORE THAN 250 MI	LES 🗸	SEMINAR/	SESSION	
PURPOSE:	10 N 10 14.444	(0004)	188 11 /4//	0/000 ()
NDAA 2024 Fall Board Comm	littee Meetings (11/15	6/2024) and Boar	d Meeting (11/1	6/2024)
LOCATION:			·	
The Westgate Hotel, 1055 Sec	cond Ave, San Diego	, CA 92101		
DATE(S): November 14-17,	2024			
TYPE OF TRAVEL: (Check one	e)			
AIRLINE 🗸 STAI	FF CAR PRIVA	TE VEHICLE	OTHER	
LODGING:	Meal per diem \$259	9.00; All other co	sts (airfare, rent	al car, hotel,
ESTIMATED COST OF TRIP:	parking, baggage fe	ees, etc) to be pa	nid from Forfeitu	re funds
I CERTIFY THAT DIRECTION FUNCTION, THAT IT IS EXPE				
DEPARTMENT HEAD/ELECT	ED OFFICIAL REQUI	ESTING AUTHOR	NZATION:	
	Dos	1000	neco	11-13-0
	Signature/I	itle	Da	ate
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	Commissio	ner	Da	ite
	Commissio	ner	Da	ute
	Commission	ner	Da	te
*If additional employees will be a Seminar/Session please list name:	nttending the Associations here:	n Meeting, Conve	ntion or Training	
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*NAME OF ATTEND	EE: Tori Otten	DEPARTMENT: Re	ecords Center
*POSITION: Assistan	t Archivist	DATE: 11/15/2024	
REQUEST FOR AUTI TO ATTEND THE FO		ABOVE-NAMED EMPLOY	EE/ELECTED OFFICIAL
ASSOCIATION MEETIN	G CONVENTION	N ASSOCIATION : SEMINAR/SESS	SPONSORED TRAINING ION
TRAINING MORE THA	N 250 MILES		
PURPOSE:	IA National Museum of t	hollSAE Dayton OH	
Allitua Meeting - IVA	A National Museum of t	ne osar, bayton, on	
LOCATION:			
Wright Patterson - US	AF Museum, Dayton, O	hio	
DATE(S): 11/14/202	4		
TYPE OF TRAVEL: ((·		THE D
AIRLINE		PRIVATE VEHICLE 🗸 O'	THER
LODGING:	NONE		
ESTIMATED COST O	F TRIP: \$50 for gas/tr	avel	
		VEN TO ALL EMPLOYEES M TO ATTEND APPLICABI	
DEPARTMENT HEAD	/ELECTED OFFICIAL R	EQUESTING AUTHORIZA	, ,
	Ge	not	11/15/2024,T
	Signa	nture/Title	Date
BOARD OF COMMISS	SIONERS' APPROVAL:		
			D-4-
	Com	missioner	Date
	Com	missioner	Date
	Jun		=

PP EXHIBIT #1 CASE #	2024-04		
APPLICANT/OWNER/AGENT	Immobiltec USA, Inc.		
TOWNSHIP	Franklin		
PROPERTY LOCATION	ADDRESS	3489 Pennyroyal Rd. Franklin, Ohio 45005	
	PIN	04-21-400-048	
PROPERTY SIZE	10.0059 Acres Approx: 393 ft of road frontage		
CURRENT ZONING DISTRICT	B2 Community Commercial Businesses Zone		
FUTURE LAND USE MAP (FLUM) DESIGNATION	Single Family Residential		
EXISTING LAND USE	RESIDENTIAL		
ZONING REQUESTED	"I1" Light Industrial Manufacturing Zone		
ISSUE FOR CONSIDERATION	To rezone the property from an "B2 Community Commercial Businesses Zone to "I1" Light Industrial Manufacturing Zone, to have access to their business of the back piece of property.		

Rezoning Process

Regional Planning Commission

September 26, 2024 (Recommended Approval)

Warren County Rural Zoning Commission

October 15, 2024 (Recommended Approval)

Board of County Commissioners

Aerial 2024-04





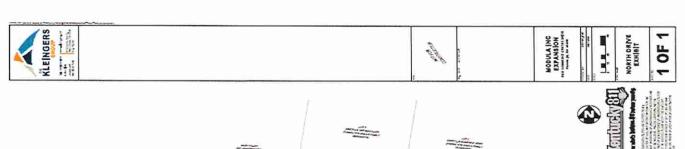


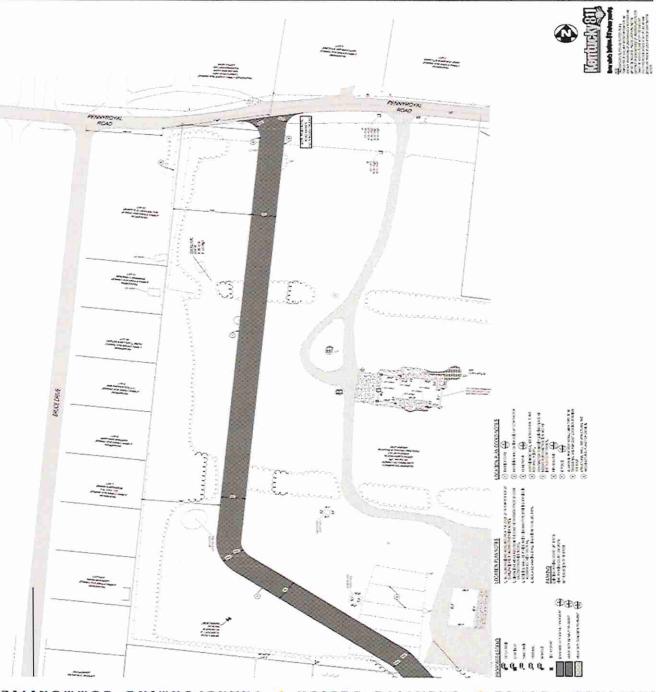
FLUM 2024-04 PENNYROYAL 0 Future Land Uses Parks and Recreational-Open Space Town Center MU Union Township Additional Uses ∠Single Family Residential Agricultural-Rural Residential Clearcreek Township Additional Uses Low Density Residential Commercial Deerfield Township Character Areas Township Residential Industrial Wayne Township Additional Uses Low Density Rural Neighborhoods Hamilton Township Additional Uses Mixed-Use Neighborhood Mixed Use Commercial/Industrial Med Density Rural Neighborhoods Multi-Family Residential Rural Residential Mixed Use Residential Neighborhood MU Office Salem Township Additional Uses Neighborhoods Protection Area Office Park Mixed Use Public-Semi-Public Mixed Use Light Ind/Office Regional Highway Commercial Map Produced: 8/21/2018

Provided Site Plan 2024-04



Provided Site Plan 2024-04





Access **Permit Approval**

Office of

Permis No. 7692

Warren County Engineer FRA

105 Markey Rand Lebanon, Ohio 45036 http://www.wcea.ca/

NEIL F. TUNISON, P.E., P.S. WARREN COUNTY ENGINEER

Phone: (513) 695-3301 Far. (513) 695-3323 Email W.Fisher@co.warrenohus

Driveway Culvert Permit Application

Circ & Zip: FRAKIN OND 145005 Email: Proposed drivereay information Road Name Penny DyA Road Subdivision: Sidwell No. Sidwell No. Address shall not be assigned without Slidwell No. Descriptions: To be completed by Engineer's Office. Culvert Specifications Local Actions Culvert Specifications DyA from any of road local in the proper and pr	plicant to complete block below, and return to address above.	
Proposed driveway information. Read Name Penny MyA Road Subdivision: S	Curre	ot address
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Warren County Engineer - Neil F. Tunion P. P. P. S.	and the state of t	
Change manned, application and the manner	House number assigned in this location	Warren Count Sugmeer - Neil F. Tunion . P.E., P.S.
Specifications to applicant 9-13-2024 Browles Coordinator - Jeson Fisher of	Specifications to applicant 1-13-2024	Permits Countinates - Jeans Fisher
Final approval date See Access permit for other Insta	Final approval date:	See Access permit for other instact
Re-grade the ditch across frontage Additional comments	le-grade the ditch across from	ACA Additional comments
is the proces pleath below these groves side	the proces death hely the	Royers Side
The proper depth below these Reverse Side.	The state of the s	ANTICOLO SOUR

RPC Staff Recommendation

RPC staff recommends **approval** of the **Immobiltee USA Inc. Rezoning** from B2 to 11 to the Warren County Rural Zoning Commission (RZC).

Sincerely,

Stanley C. Williams, AICP

Executive Director

Warren County Rural Zoning Commission

Mr. Campbell made a motion to recommend <u>approval</u> with conditions to the BOCC, Warren County
Commissioners, for the map amendment of case # 202404 Immobiltec USA, Inc. parcel # 04-21-400-048 from I1
(Light Industrial Manufacturing Zone) to RU (Rural Residential 5-acre density), the following conditions:

- 1. Require a 6 ft. privacy fence with the buffer type D
- 2. Have O.D.O.T. complete a traffic study

For clarification, Mr. Campbell stated his based her decision on item(s) "A & D" of the Review Criteria Section 1.304.5.

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?