



**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**

**WORK SESSION AGENDA**

*December 3, 2024*

- #1 9:30 *Recognize and Honor Betty Davis, Retired Solid Waste District Policy Committee Member*
- #2 9:35 *Work Session—Susan Walther, Deputy County Administrator, to Approve 2025 Annual Appropriations*
- #3 9:45 *Public Hearing—to Consider Request from The Myers Y. Cooper Company to Depart from the Original Thoroughfare Plan Relative to The Hopkinsville 2021 Access Management Plan in Hamilton Township*
- #4 10:15 *Michael Coyan, Warren County Historical Society, to Provide Updates Relative to the Historical Society*
- #5 10:30 *Public Hearing—Continuation to Consider the 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*

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

# Proclamation

*From the Office of the Board of County Commissioners  
Warren County, Ohio*

**RECOGNIZE AND HONOR BETTY DAVIS  
FOR HER SERVICE IN THE WARREN COUNTY  
SOLID WASTE MANAGEMENT DISTRICT POLICY COMMITTEE**

*WHEREAS, Betty Davis was appointed to the Warren County Solid Waste District Policy Committee to serve as a representative of the City of Mason as the County's largest municipality; and*

*WHEREAS, Ms. Davis has served faithfully in said capacity since 1988; and*

*WHEREAS, through her leadership Ms. Davis aided in writing the original Warren County Solid Waste Plan as well as five additional Plan Updates as required by Ohio Revised Code; and*

*WHEREAS, Ms. Davis led the effort of lowering generation fees to keep trash and recycling costs down for the residents and businesses of Warren County; and*

*WHEREAS, Warren County became a leader in the State of Ohio by implementing county-wide curbside recycling – a program which Ms. Davis was instrumental in implementing, as well as establishing the City of Mason as the first municipality in the District to implement non-subscription curbside recycling; and*

*WHEREAS, under Ms. Davis' influence, Warren County has initiated countless programs to reduce waste and increase recycling.*

*NOW THEREFORE BE IT RESOLVED, to honor Betty Davis for her long-time contribution and dedication to environmental sustainability and to extend our sincere appreciation for the countless hours, advice, and leadership she has provided for 36 years for the betterment of the citizens of Warren County.*



*IN WITNESS WHEREOF, we have hereunto subscribed our names and caused the seal of Warren County to be affixed at Lebanon this 3<sup>rd</sup> day of December in the year of our Lord, Two Thousand Twenty-Four.*

**WARREN COUNTY BOARD OF COMMISSIONERS**

*David G. Young, President*

*Tom Grossmann*  
Tom Grossmann

*Shannon Jones*  
Shannon Jones

APPROVE 2025 ANNUAL APPROPRIATIONS

BE IT RESOLVED, to approve 2025 annual appropriations for funds 1101 to 6650 as attached hereto and made a part hereof.

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 3<sup>rd</sup> day of December 2024.

BOARD OF COUNTY COMMISSIONERS

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Krystal Powell, Clerk

/kp

cc: Auditor \_\_\_\_\_  
Budget file  
Krystal Powell  
Susan Walther  
Martin Russell



ESTABLISH BUDGET STABILIZATION ACCOUNT FROM THE UNENCUMBERED GENERAL FUND CASH BALANCE

WHEREAS, pursuant to ORC 5705.13(A)(1) the Board of County Commissioners may establish, by resolution, a reserve balance account to accumulate money from currently available resources to stabilize budgets against cyclical changes in revenues and expenditures; and

WHEREAS, the Warren County Auditor’s Office has advised that said reserve balance must be established every year regardless of whether there was a change from the prior year allocation; and

WHEREAS, the total of the reserve balance for 2024 is not to be greater than one-sixth of the expenditures from the General Fund in 2023; and

WHEREAS, it is recommended by the County Administrator based upon the one-sixth calculation that this Board allocate \$12,000,000 in the General Fund Budget Stabilization Account for 2024; and

NOW THEREFORE BE IT RESOLVED, to allocate \$12,000,000, from the current unencumbered General Fund cash balance to the General Fund Budget Stabilization Account.

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 3<sup>rd</sup> day of December 2024.

BOARD OF COUNTY COMMISSIONERS

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

KP/

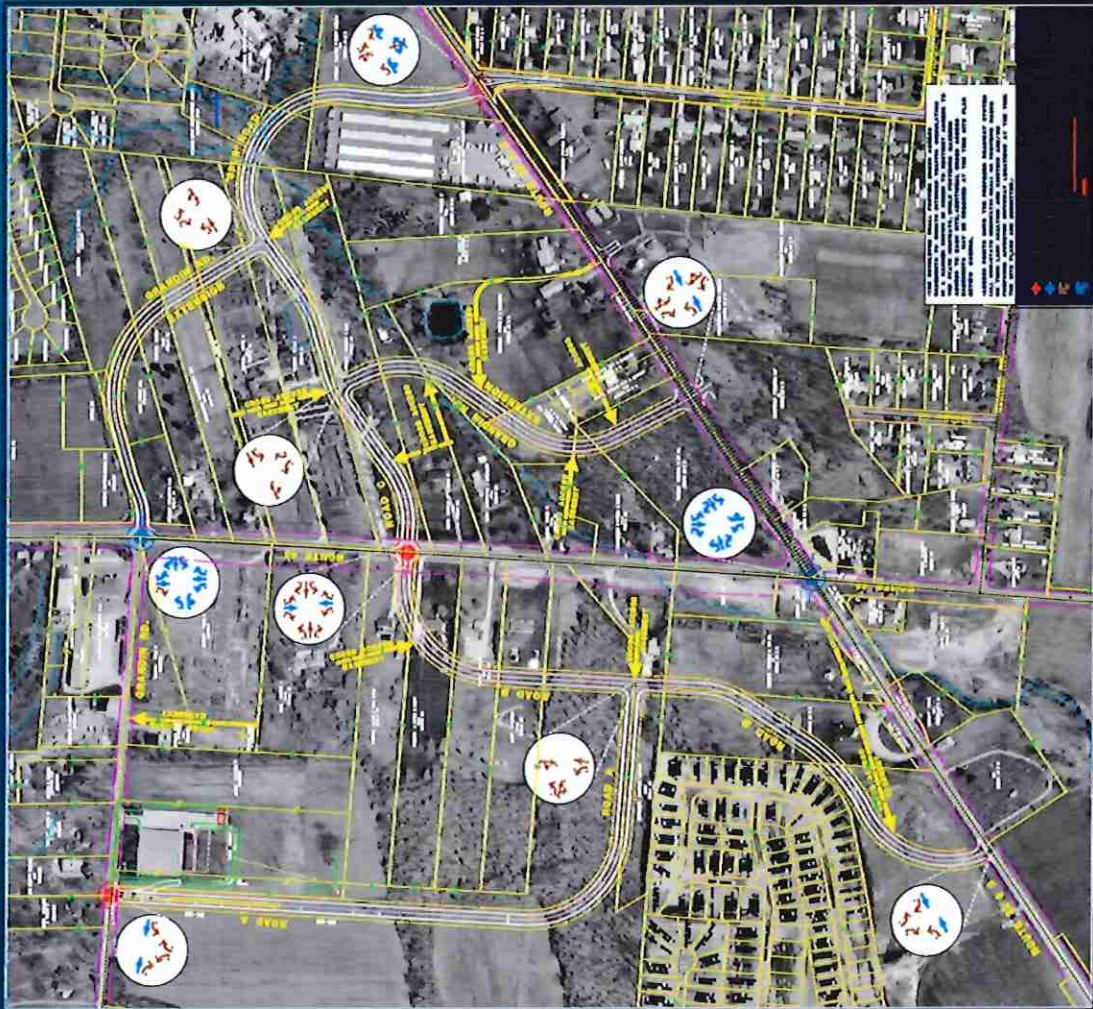
cc: Auditor (file) \_\_\_\_\_  
Commissioners file  
M. Russell  
D. Gray

# 5/3<sup>rd</sup> Parcel Development

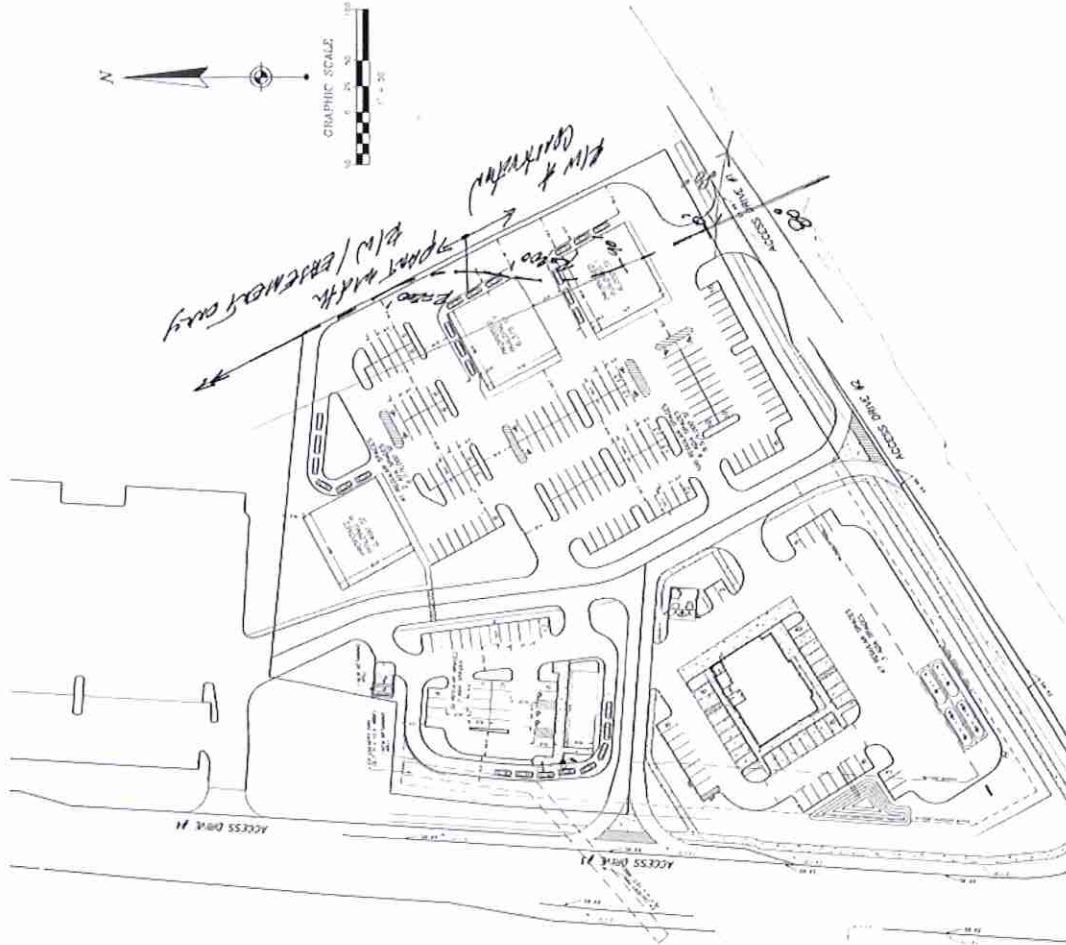
BOCC Hearing

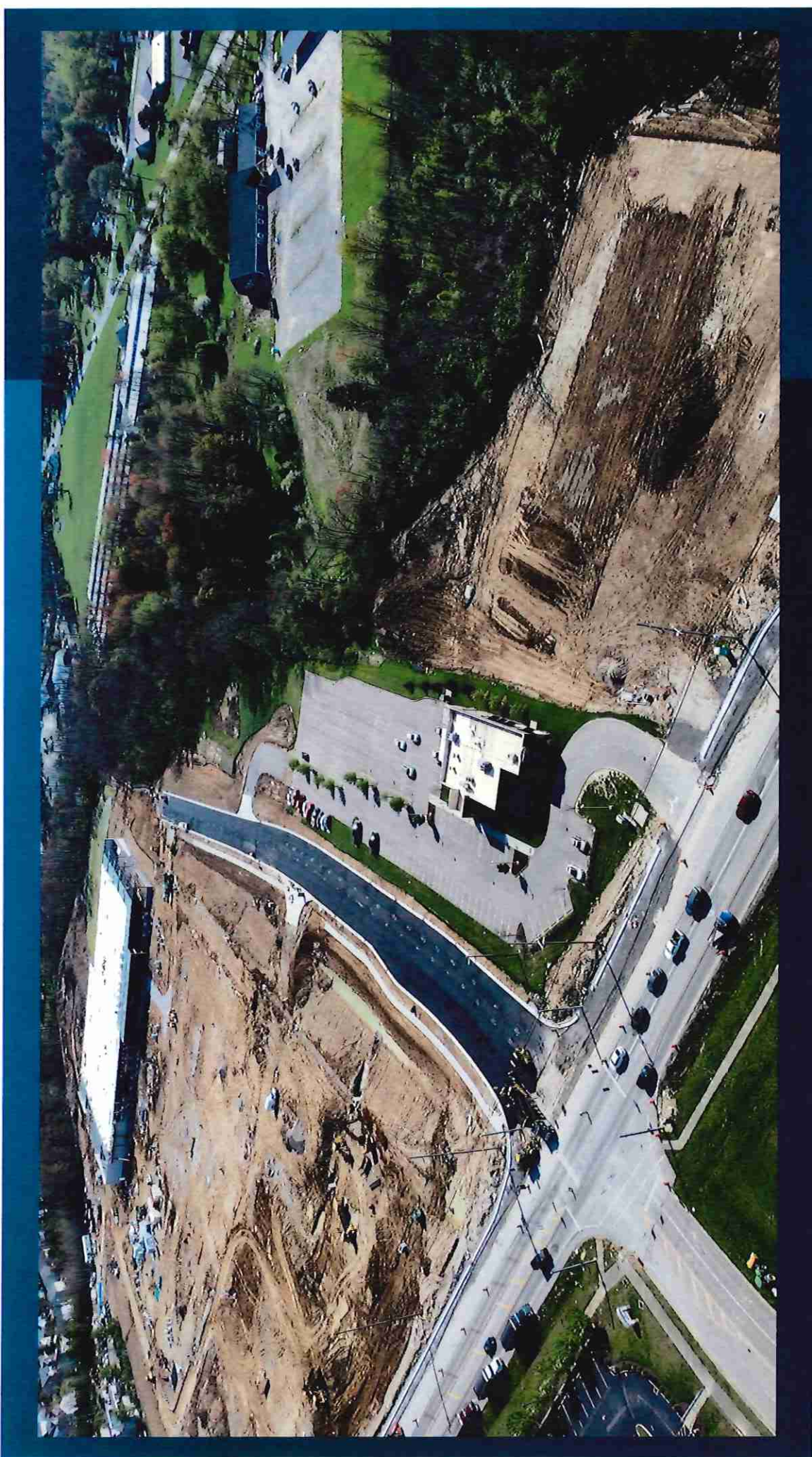
December 3, 2024













# Resolution

Number 24-1542

Adopted Date November 12, 2024

SETTING A PUBLIC HEARING TO CONSIDER A REQUEST FROM THE MYERS Y COOPER COMPANY TO DEPART FROM THE OFFICIAL THOROUGHFARE PLAN

WHEREAS, in accordance with R.C. 713.25, once this Board adopted the official thoroughfare plan for the unincorporated territory of the County, no public roadway, bridge, viaduct, or other public improvement or utility, publicly or privately owned, whose construction or location would constitute a departure or deviation from the plan, shall be constructed or authorized by the board of commissioners, except by unanimous vote of this Board; and

WHEREAS, The Myers Y. Cooper Company submitted a written request to the Board to schedule a public hearing to depart from the County's Official Thoroughfare Plan relating to the Hopkinsville 2010 Access Management Plan by the Thoroughfare Plan Road across from property currently owned by 5/3 Bank on parcels 16-05-276-008 and 16-05-276-010 on the northeast side of State Route 48 and State Route 22/3, in Hamilton Township; and

NOW THEREFORE BE IT RESOLVED, to set a public hearing to consider the aforementioned request from Warren County Engineer's Office; said public hearing to be held December 3, 2024, at 9:45 A.M. in the County Commissioners Meeting Room.

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

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

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

Resolution adopted this 12<sup>th</sup> day of November 2024.

BOARD OF COUNTY COMMISSIONERS

  
Krystal Powell, Clerk

cc: Engineer (file)  
Public Hearing file  
Bruce McGary



# The Myers Y. Cooper Company

REAL ESTATE INVESTMENT DEVELOPERS | SINCE 1895

November 8, 2024

Ms. Krystal Powell  
Clerk of Commissioners  
406 Justice Drive  
Lebanon, Ohio 45036

RE: Thoroughfare Plan Deviation – Northwest quadrant of SR 48 & US 22/3

Ms. Powell:

The Myers Y. Cooper Company requests a hearing with the Warren County Commissioners at the December 3, 2024 County Commissioners meeting to request a deviation of the Hopkinsville 2010 Access Management Plan at the northwest quadrant of SR 48 & US 22/3.

Let me know if you have any questions or require additional information.

Sincerely,

Raymond K. Cooper II  
President  
The Myers Y. Cooper Company  
9301 Montgomery Road, Suite 2B  
Cincinnati, Ohio 45242

cc: Fifth Third Bank



## Powell, Krystal L.

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**From:** Weber, Kurt  
**Sent:** Friday, November 08, 2024 12:42 PM  
**To:** Powell, Krystal L.  
**Cc:** Tunison, Neil; Mick, David S.; Henson, Roy G.  
**Subject:** RE: thoroughfare plan  
**Attachments:** copier@cooper-co.com\_20241108\_110739.pdf

Hi Krystal,

Per our telephone conversation, our office is agreeable to meeting with the Commissioners and Myers Y Cooper to discuss the Warren County Thoroughfare Plan and specifically the Hoptown 2010 Access Management Plan as part of a public hearing scheduled for 9:45 am in the Commissioners meeting room. Our current position and recommendation would be not to deviate from the plan and continue to brainstorm ideas between now and the public hearing date that we all (us, developer and Hamilton Township) might also be in the process of reviewing the proposed development's Traffic Impact Study (TIS) and their proposed access points on SR 124 scheduled to have their review completed by the end of November. Hopefully, we have ODOT's response to the TIS by the time our office may recommend continuing the public hearing to a future date when we meet on 12/3.

Please let us know if you have any questions.

Thanks,

Kurt

Kurt E. Weber, PE, PS  
Chief Deputy Engineer  
Warren County Engineer's Office  
210 West Main Street  
Lebanon, OH 45036  
direct: 513-695-3306  
cell: 513-659-0648  
kurt.weber@co.warren.oh.us

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**From:** Powell, Krystal L. <Krystal.Powell@co.warren.oh.us>  
**Sent:** Friday, November 08, 2024 11:43 AM  
**To:** Weber, Kurt <kurt.weber@co.warren.oh.us>  
**Subject:** thoroughfare plan



**FIFTH THIRD**

Warren County Commissioners  
406 Justice Drive  
Lebanon, OH 45036

November 12, 2024

Dear Commissioners:

On behalf of the property owner, Fifth Third Bank, I wish to express our objection to the Warren County Thoroughfare plan "Hop Town Connector" as it relates to the Fifth Third property. Further, I would like to voice my support for the development plan proposed by the Cooper Company. The Hop Town plan jeopardizes its development, as well as any other future development, and it also negatively impacts the property value.

When the Hopkinsville Access Plan was initiated in 1996, the area in question was predominantly rural, and while the Warren County Regional Planning Commission indeed envisioned new development and traffic in the Rt. 48 / 22 & 3 corridor, they did not anticipate how development in the surrounding area would impact the plan and allow for flexibility to accommodate. With the recent SR 48 improvements now complete, a new and expanded Kroger which demanded a realignment of the plan already, and the increased density necessary for a development to be successful in today's higher cost environment, the "Hop Town Connector", is simply outdated and seems no longer functional.

The Hop Town plan advocated by the County Engineer reduces buildable area, adds significant cost burdens to the property owner(s) and, in this case, creates a negative benefit to the property as it devalues the land it seeks to improve. Further, the interconnection and function of the Hop Town plan will not be realized until numerous other properties fall into place which makes it a road to nowhere until and unless other property owners decide to allow future development.

For a variety of reasons, the Fifth Third site has sat vacant and unproductive for many years. Fifth Third is prohibited by law to "play developer" and we could not afford to install a vast roadway system simply to build a bank branch. It has created a negative value for the bank and our customer(s), and we have a duty to dispose of the property. We fear continued pursuit of this policy will make future development of the property economically unfeasible and development unlikely no matter who the owner is. It is Fifth Third's belief that the Hopkinsville Access Plan fails to achieve its goals for traffic improvement and development growth and will lead to more problems in the future as other property owners may be discouraged from developing, or making their property available for development, because of the onerous costs imposed by the current plan.

Fifth Third Bank supports the Cooper Company's request to vacate the Hop Town Connector plan and allow this property to develop in an economical and logical fashion.

Thomas A. Ross

A handwritten signature in blue ink, appearing to read 'T. Ross', written over a blue line.

Director of Corporate Real Estate  
Fifth Third Bank, National Association



























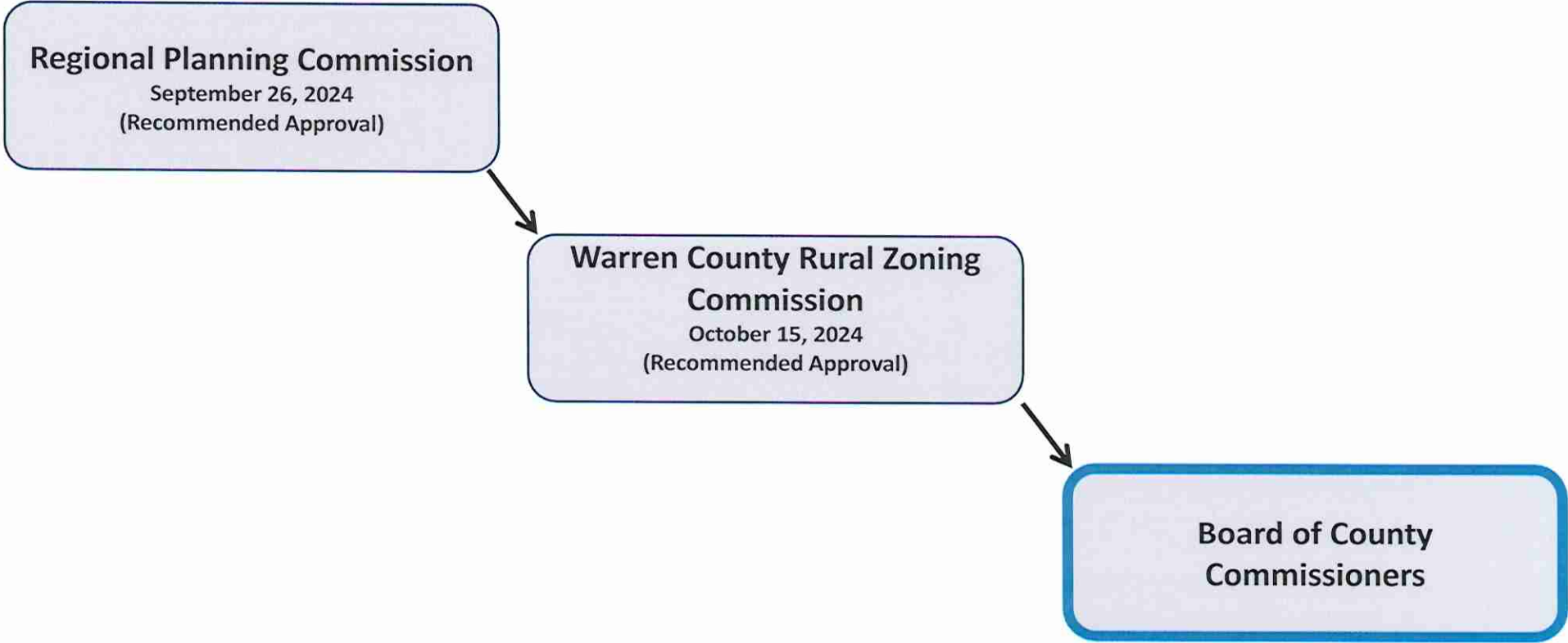




<b>PP EXHIBIT #1</b>		
CASE #	2024-04	
APPLICANT/OWNER/AGENT	Immobiltec USA, Inc.	
TOWNSHIP	Franklin	
PROPERTY LOCATION	ADDRESS	3489 Pennyroyal Rd. Franklin, Ohio 45005
	PIN	04-21-400-048
PROPERTY SIZE	10.0059 Acres Approx: 393 ft of road frontage	
CURRENT ZONING DISTRICT	B2 Community Commercial Businesses 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 allow access to their business on the back piece of property.	

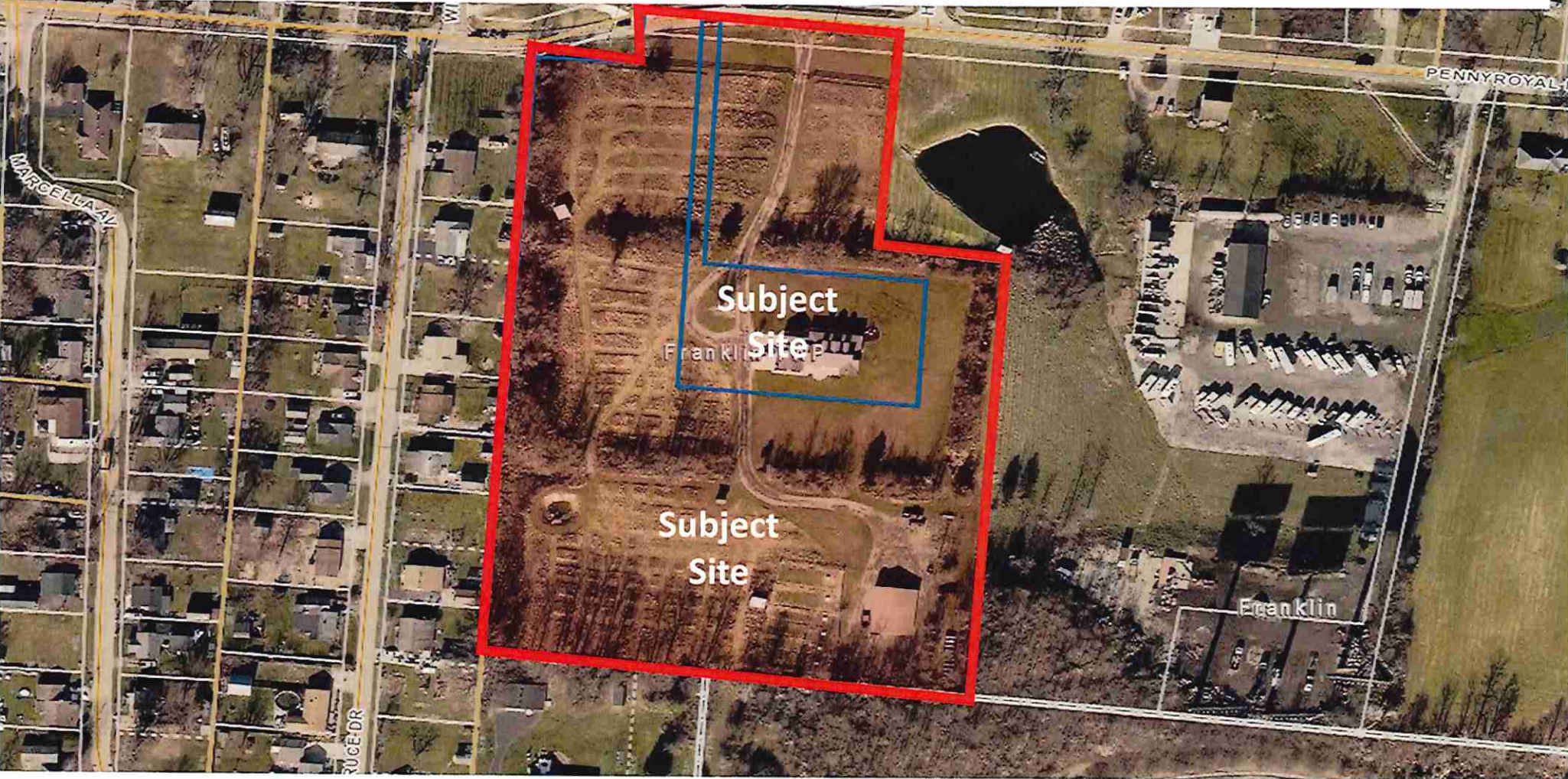


# Rezoning Process



Aerial

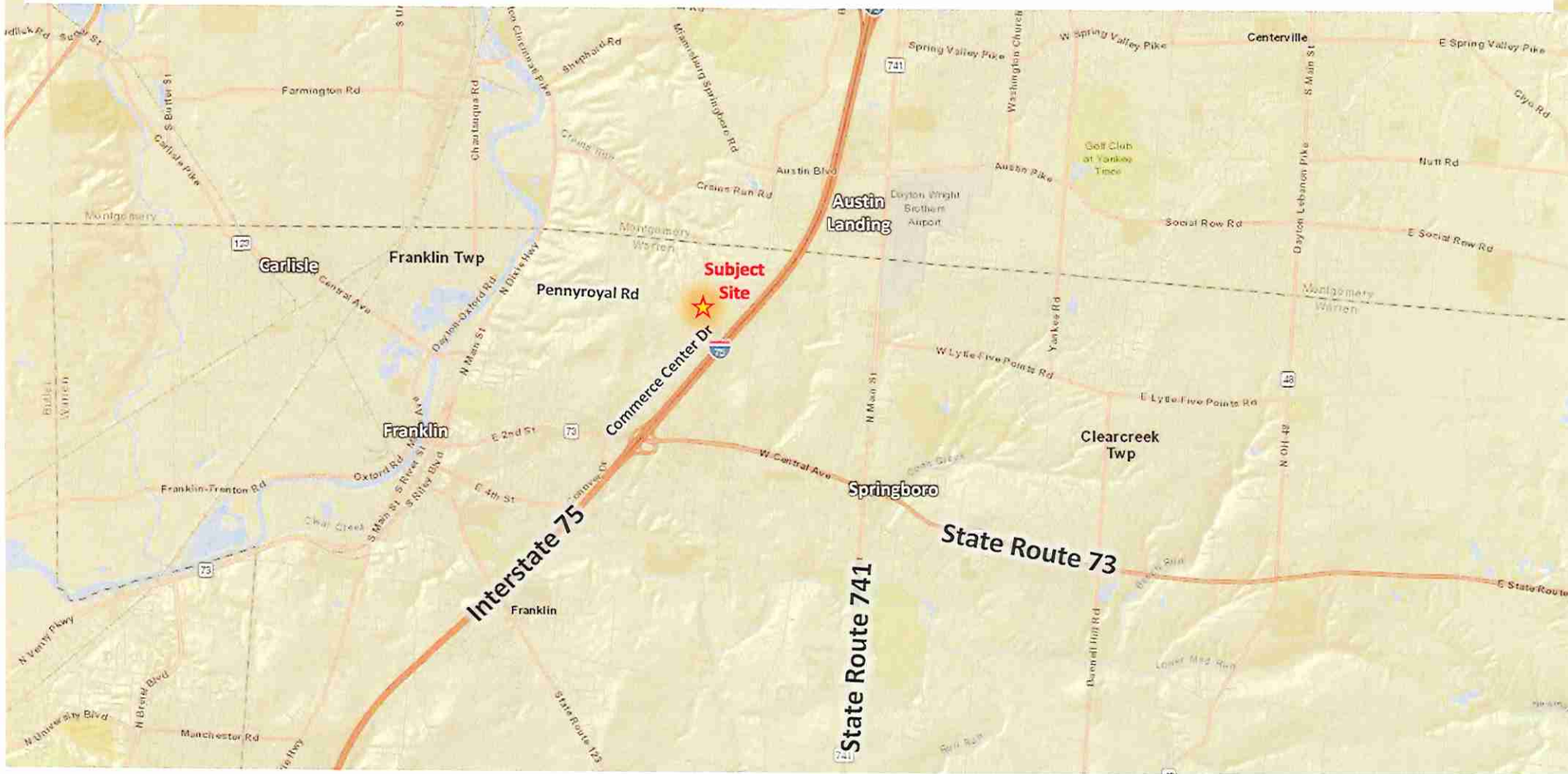
2024-04





# Vicinity

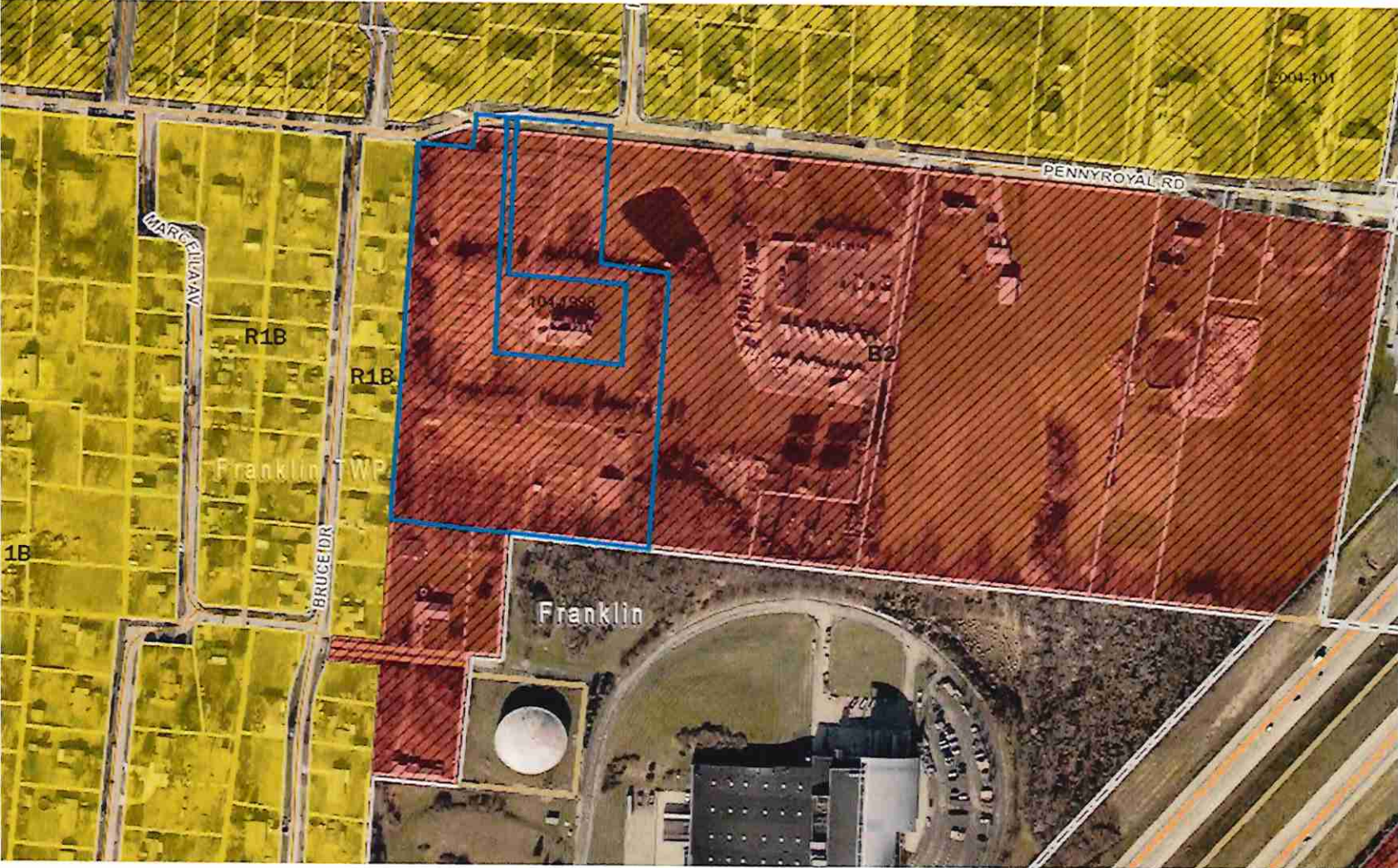
2024-04





# FLOOD & ZONING MAP

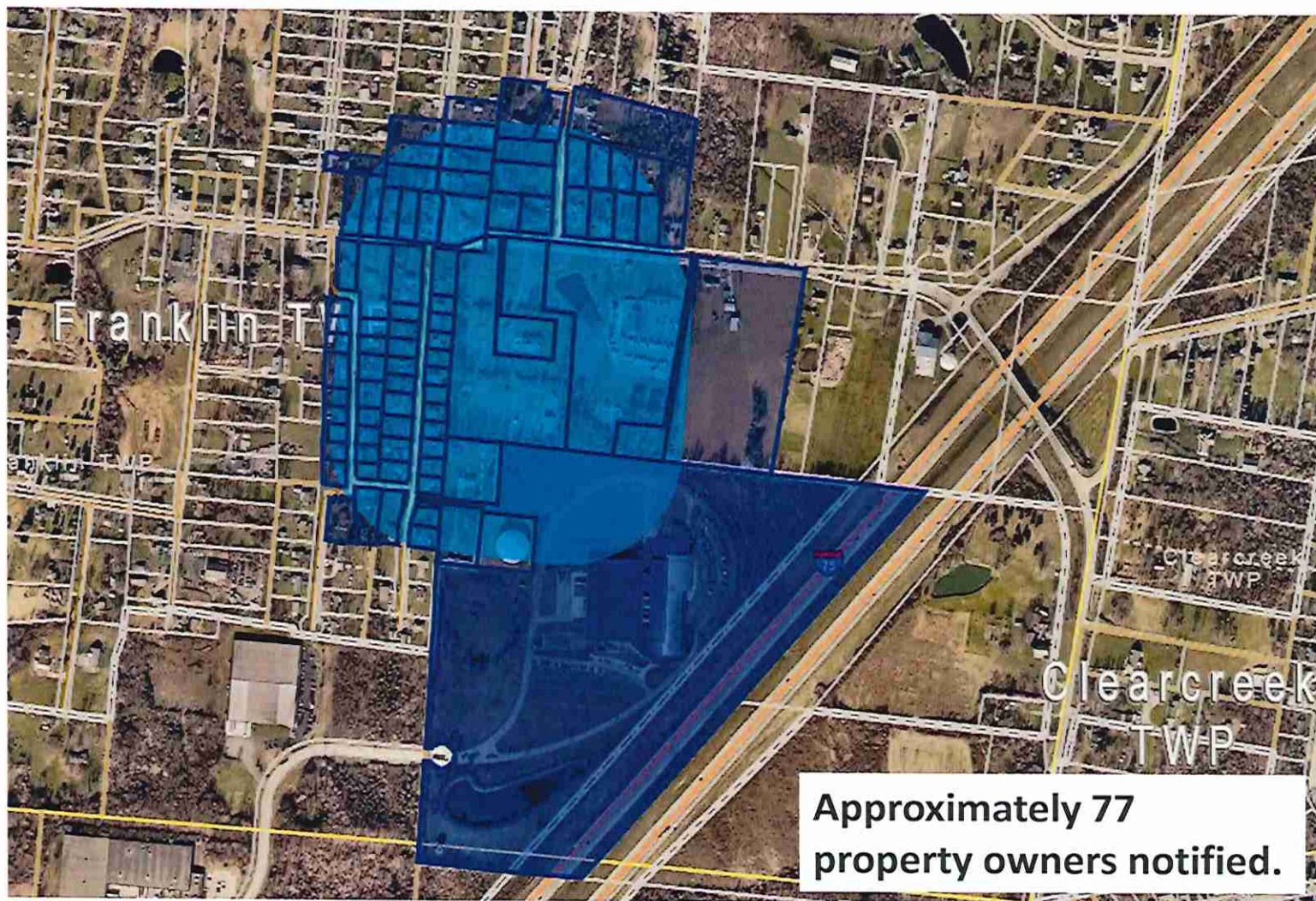
2024-04





# Notification Map

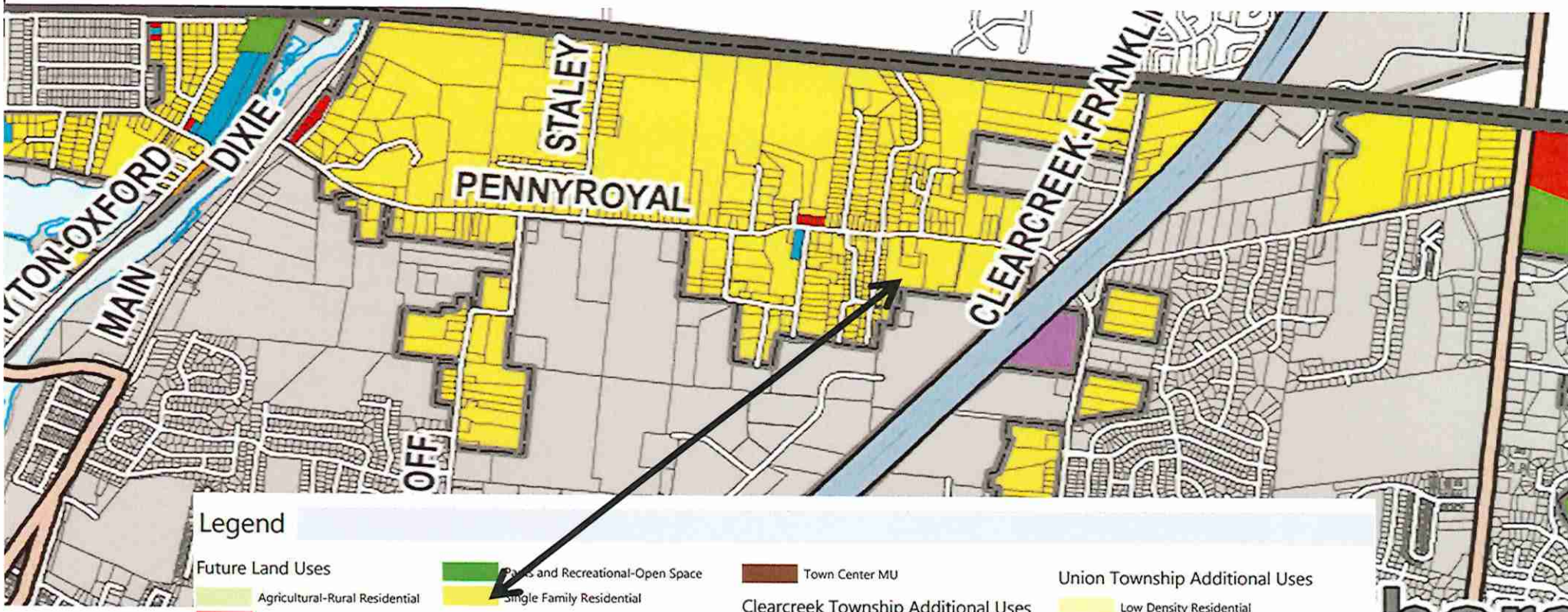
2024-04





# Future Land Use

2024-04



## Legend

### Future Land Uses

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

- Parks and Recreational-Open Space
- Single Family Residential

### Deerfield Township Character Areas

- Low Density Rural Neighborhoods
- Med Density Rural Neighborhoods
- Neighborhood MU
- Neighborhoods
- Office Park
- Regional Highway Commercial

### Town Center MU

### Clearcreek Township Additional Uses

- Township Residential

### Hamilton Township Additional Uses

- Rural Residential

### Salem Township Additional Uses

- Mixed Use
- Mixed Use Light Ind/Office

### Union Township Additional Uses

- Low Density Residential

### Wayne Township Additional Uses

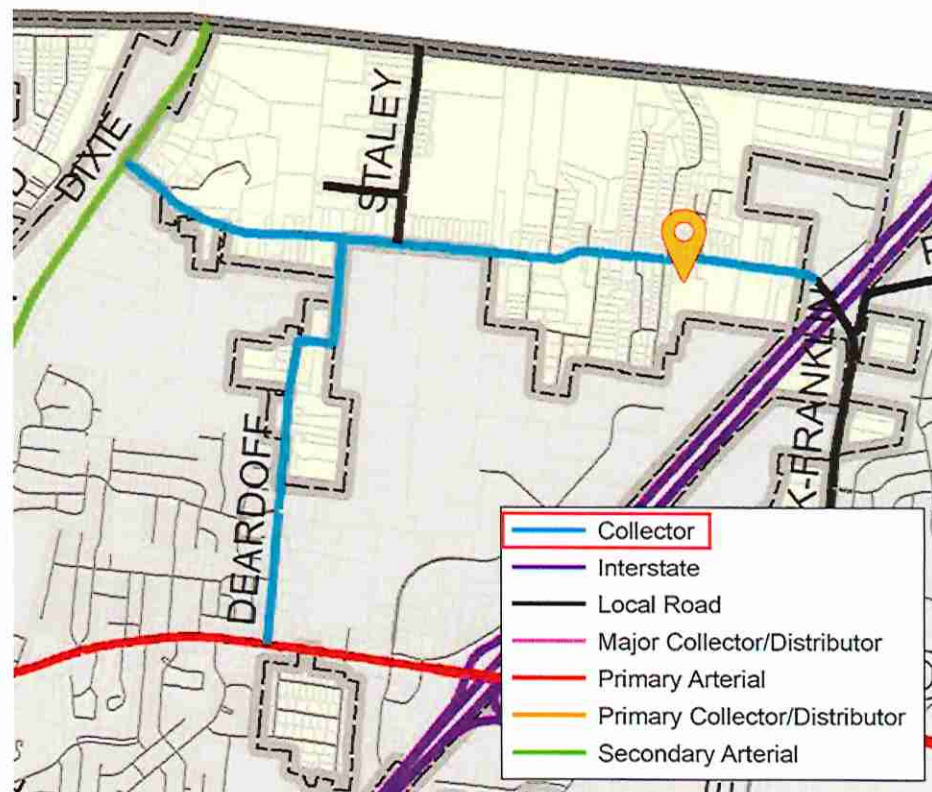
- Mixed Use Commercial/Industrial
- Mixed Use Residential



# Warren County Thoroughfare Plan

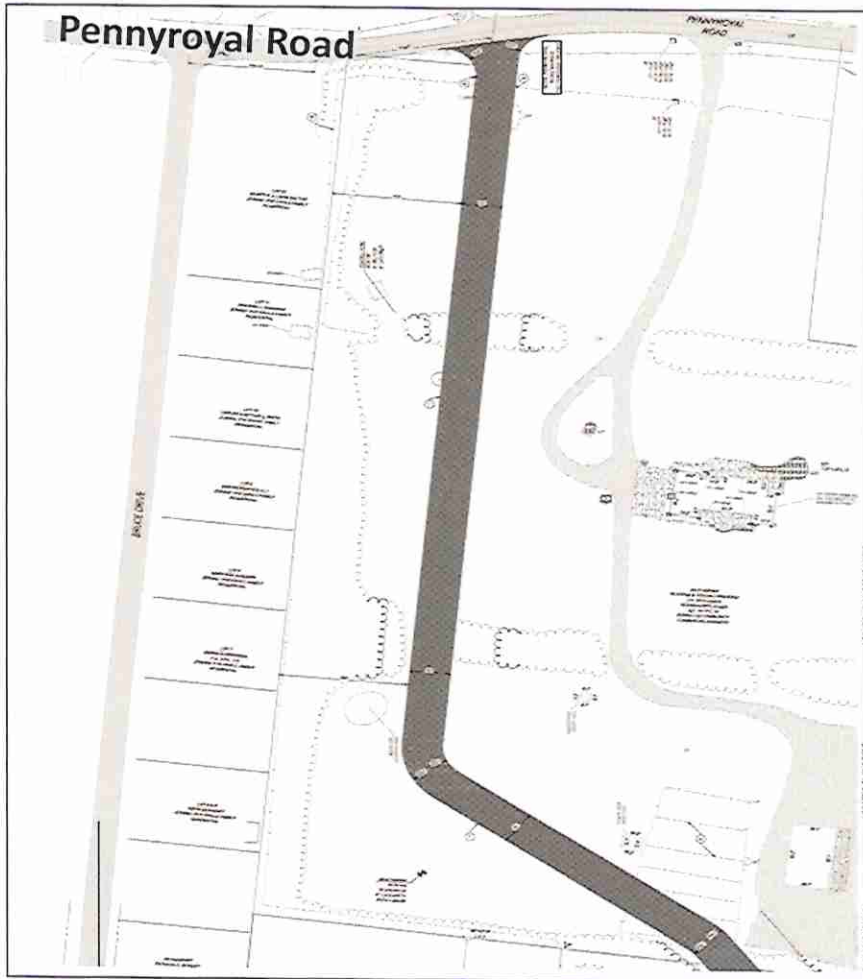
2024-04

- ~432.60 feet of road frontage, with one access point (driveway) on Pennyroyal Road (Collector Road).
- AADT along Pennyroyal Road: **5,601 Drivers (TIMS)**



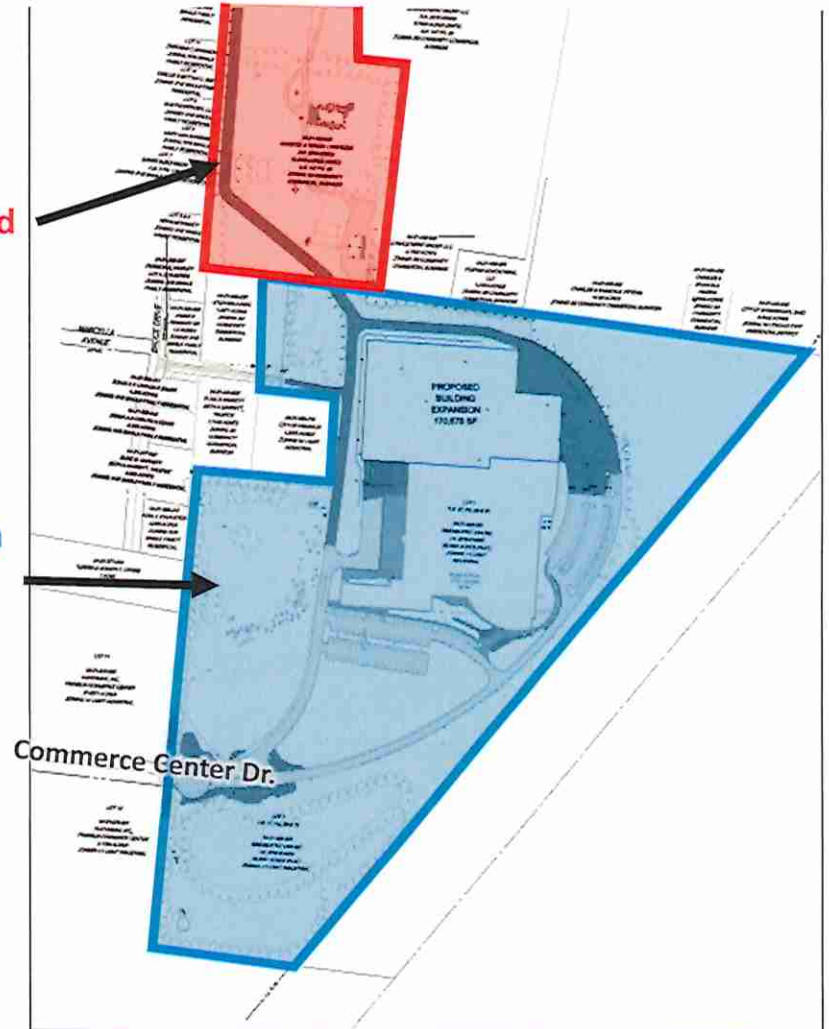
# Concept Plans

2024-04



Subject Site within unincorporated Franklin Township

Portion within the City of Franklin





# Driveway Culvert Permit Application

# 2024-04

Office of Permit No: 7692  
**Warren County Engineer FRA**

105 Markey Road  
Lebanon, Ohio 45036  
http://www.warren.net

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

Phone: (513) 695-3301  
Fax: (513) 695-3321  
Email: N.Fisher@co.warren.oh.us

**Driveway Culvert Permit Application**

*Applicant to complete block below and return to address above.*

**Current address**  
 Name: Immoblitee USA Inc Date: 9-12-2024  
 Address: 5900 Commerce Center Drive Phone: 937-365-7866 Home: \_\_\_\_\_ (City)  
 City & Zip: Franklin, Ohio 45005 Email: \_\_\_\_\_

**Proposed driveway information**  
 Road Name: Penaryoyal Road Sub-division: \_\_\_\_\_  
 Building Permit No.: \_\_\_\_\_ Sublot No.: \_\_\_\_\_ Lot No.: \_\_\_\_\_  
 Address shall not be assigned without Sublot No.

Driveway use:  Residential  Commercial  Second drive  Field access  Replacement

**To be completed by Engineer's Office. Culvert Specifications**

**To be completed by Engineer's Office.**  
 Permit number assigned on this application: 9-13-2024  
 Specifications to applicant: \_\_\_\_\_  
 Final approval date: \_\_\_\_\_  
 Warren County Engineer - Neil F. Tunison, P.E., P.S.  
 Permit Coordinator - Jason Fisher  
 Additional comment: See Access permit for other instructions

Re-grade the ditch across frontage for the proper depth below the edge of pavement

**WARREN COUNTY ENGINEER'S OFFICE**  
 105 Markey Road, Lebanon, Ohio 45036  
 Main Ph: (513) 695-1364 Fax: (513)-695-2967  
 CN: (513) 925-3301 DAY: (937) 425-3301

**ACCESS PERMIT**  
(PLEASE PRINT)

Access Permit # \_\_\_\_\_ (attach application)  
 Effective Date 9-13-2024

The permit under the conditions stated in the application or stated below (with the condition stated below superceding the application) is hereby:

**Granted**  **Denied**

Justification for denial (if applicable): \_\_\_\_\_

Conditions for approval if other than the information or conditions outlined in the application (including attachments): This permit is approved for a total of 10 heavy truck and 80 vehicle trips per day. Re-grade the ditch across property frontage for the proper depth below the edge of pavement for culvert installation and proper drainage.

CHECK whichever applies:

This preliminary access approval will remain valid for a period of ten years beyond the effective date unless noted otherwise in the permit conditions.

This access permit will remain valid for a period of two (2) years beyond the effective date unless noted otherwise in the permit condition.

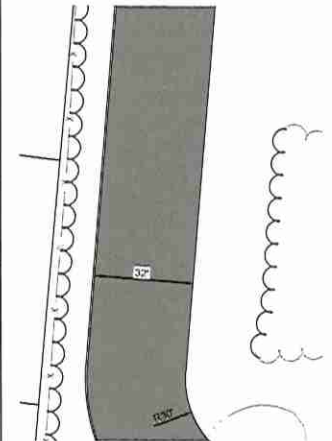
By: Neil F. Tunison Date: 9-13-2024  
 County Engineer

Jason Fisher Date: 9-13-2024  
 County Representative

Entered into GIS \_\_\_\_\_ initials \_\_\_\_\_ date \_\_\_\_\_

B-4

This permit is approved for a total of **10 heavy trucks** and **80 vehicle trips** per day.



# RPC Executive Committee Recommendation

2024-04

The RPC Executive Committee recommends **approval** of the **Immobiltec USA Inc. Rezoning** from B2 to I1 to the Warren County Rural Zoning Commission (RZC).



# Rural Zoning Commission Recommendation

**2024-04**

A motion was made to recommend **approval** with modifications to the BOCC, Warren County Commissioners, for the map amendment of case # 2024-04 Immobiltec USA, Inc. parcel # 04-21-400-048 from I1 (Light Industrial Manufacturing Zone) to RU (Rural Residential 5-acre density), the following modifications:

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

For clarification, this decision was based on item(s) “A & D” of the Review Criteria Section 1.304.5.

**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:

**RZC Recommendation Based on Criteria A & D**

- (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?



# Allowable Uses within I1

All identified uses require Conditional Use and/or Site Plan approval.

Acid, Chemicals, Inflammable Liquids or Gases Manufacturing & Storage [C]	Bakery or Candy Making Facility [S]	Building Trusses Manufacture or Wood Milling Facility [S]	Cosmetics Manufacture[S]
Electrical Device or Component Manufacture or Assembly [S]	Furniture Making, Wood Products & Upholstering [S]	Heating / AC / Sheet Metal Manufacturing [S]	Light Manufacturing [S]
Music Instrument Novelty or Toy Manufacture [S]	Pharmaceuticals Manufacture [S]	Plastic & Rubber Products Manufacture [S]	Pre-Made Parts & Materials Processing or Assembly [S]
Sheet Metal & Machine Shops [S]	Signs, Lightning, Outdoor Advertising & Manufacture [S]	Creamery, Bottling, Ice Making or Cold Storage Plant [S]	Food Production, Processing or Packaging Plant [S]
Carpet/Rug Cleaning or Uniform Service [S]	Container / POD Storage Facility [S]	Industrial Printer [S]	Heating / AC, Building Exterior Trim & Roofing Repair, Supply or Service Shop [S]
Mover Storage Facility [S]	Paint Mixing or Spraying Facility [S]	Petroleum or Related Products Refining or Distributer Depot [S]	Research and Development [S]
Truck Terminals and Distribution Facilities [S]	Warehousing / Depot [S]	Welding Shop [S]	Class IV Composting Facility [S]
Energy Recycling Plant [S]	Motor Vehicle Impound Lot [S]	Recycling and Salvage Center [S]	Sexually Oriented Business [C]

**C = Conditional Use** subject to BZA approval and or **Site Plan** approval

**S = A Permitted Use** subject to BOCC approval of **Site Plan** Review



# Buffers

## Western & Southern Property Line

- Buffer "D" required adjacent to Residential District

## Eastern Property Line

- Buffer "B" required adjacent to Commercial District

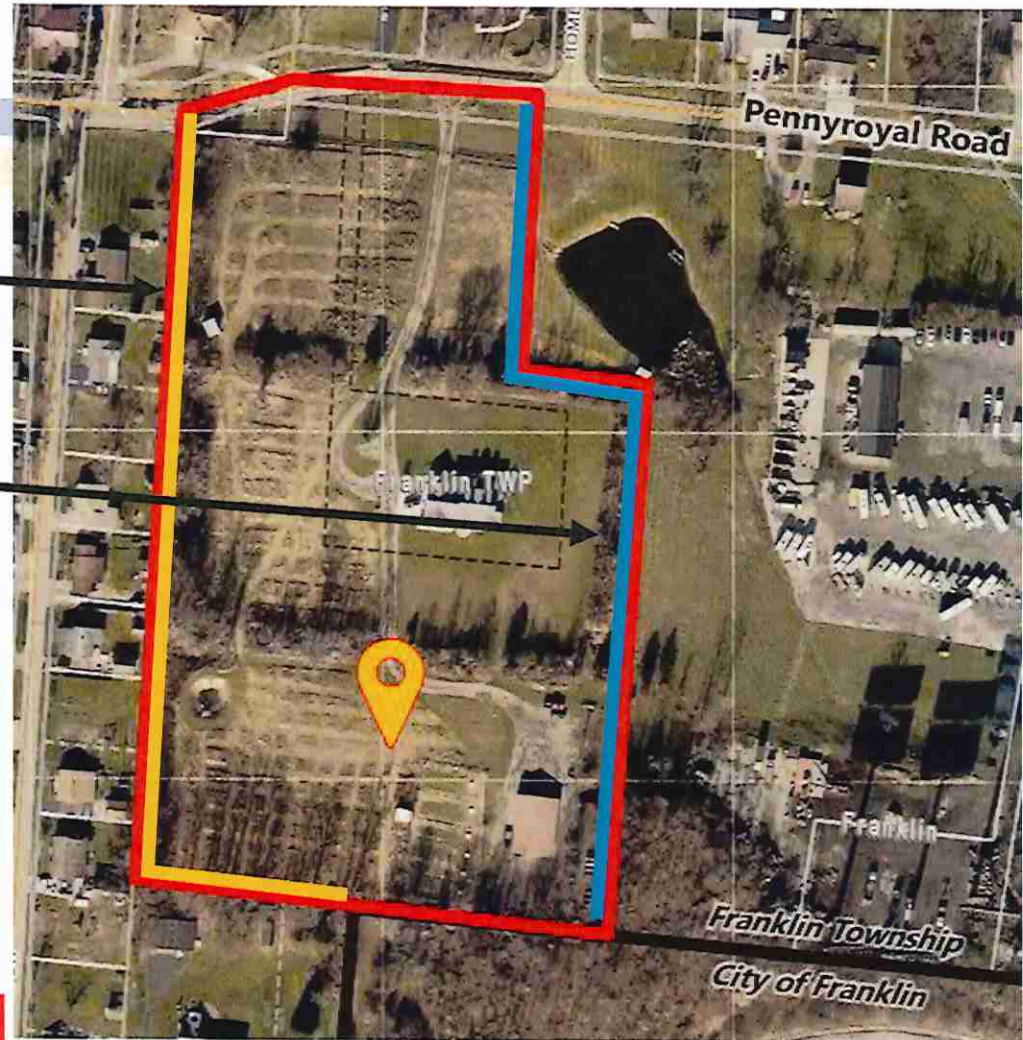


Table 3.405-1: Lot Perimeter Buffer Type

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 Types

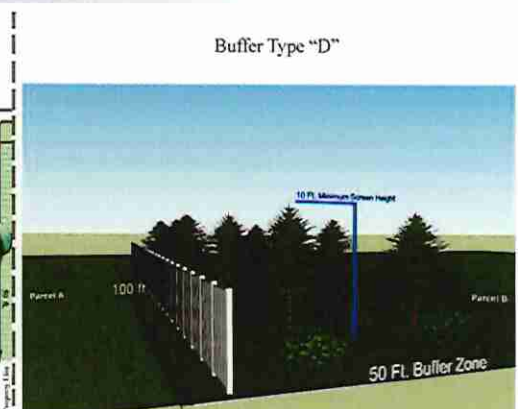
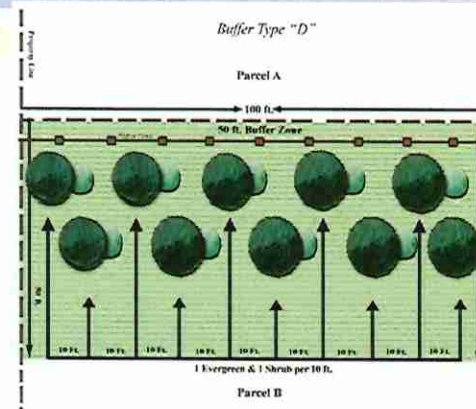
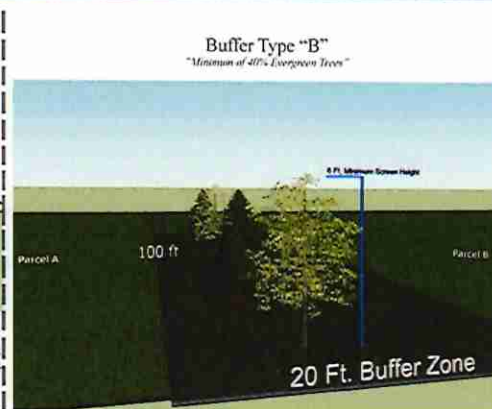
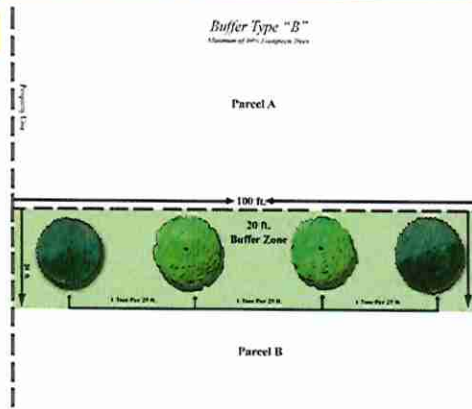


Table 3.405-2: Minimum Requirements For Buffer Type

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]



# Resolution

Number 24-1634

Adopted Date November 26, 2024

CONTINUING PUBLIC HEARING FOR REZONING APPLICATION OF IMMOBILTEC USA (CASE #2024-04) TO REZONE APPROXIMATELY 10.0059 ACRES FROM COMMUNITY COMMERCIAL BUSINESS ZONE "B2" TO LIGHT INDUSTRIAL MANUFACTURING ZONE "I1" IN FRANKLIN TOWNSHIP

WHEREAS, pursuant to Resolution #24-1444, dated October 29, 2024, this Board scheduled a Public Hearing for November 19, 2024 at 9:05 a.m. for the rezoning application of Immobiltec USA owner of record (Case #2024-04), to rezone approximately 10.0059 acres from Community Commercial Business Zone "B2" to Light Industrial Manufacturing Zone "I1" in Franklin Township; and

WHEREAS, due to the lack of a quorum on November 19, 2024 the public hearing was rescheduled to the next available meeting date of November 26, 2024; and

WHEREAS, the applicant was not available on November 26<sup>th</sup> and requested a continuance to December 3, 2024.

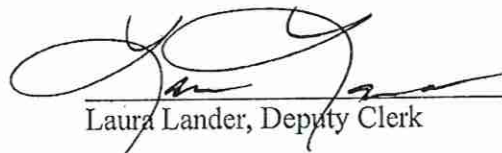
NOW THEREFORE BE IT RESOLVED, to continue the public hearing, at the request of the applicant, for the rezoning application of Immobiltec USA owner of record (Case #2024-04), to rezone approximately 10.0059 acres from Community Commercial Business Zone "B2" to Light Industrial Manufacturing Zone "I1" in Franklin Township; said public hearing to be continued to December 3, 2024, at 10:30 a.m.

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

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

Resolution adopted this 26<sup>th</sup> day of November 2024.

BOARD OF COUNTY COMMISSIONERS



Laura Lander, Deputy Clerk

/kp

cc: RPC  
RZC  
Rezoning file  
Applicant  
Township Trustees



# 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

*SHANNON JONES  
DAVID G. YOUNG  
TOM GROSSMANN*

### LEGAL NOTICE REZONING APPLICATION

**CASE #2024-04**

**Due to illness and the inability to achieve a quorum, the Public Hearing scheduled for Tuesday, November 19, 2024 has been rescheduled for November 26, 2024 at 9:00 a.m. Upon the request of the developer and with the approval of the Board of County Commissioners, the hearing will be opened on the new date and then will be continued in progress to Tuesday, December 3, 2024 at 10:30 a.m.**

The Warren County Commissioners will hold a public hearing in the Commissioners' Meeting Room, 406 Justice Drive, Lebanon, Ohio, on November 26, 2024, at 9:00 a.m. to consider the rezoning application of Immobiltec USA owner of record (Case #2024-04), to rezone approximately 10.0059 acres from Community Commercial Business Zone "B2" to Light Industrial Manufacturing Zone "I1".

This property is located at 3489 Pennyroyal Road in Franklin Township, Warren County, Ohio.

Application and map can be seen at the Commissioners' Office, above address, Monday-Friday, 8:00 a.m. - 5:00 p.m.

By order of the Warren County Board of Commissioners.

  
Krystal Powell, Clerk



## Powell, Krystal L.

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**From:** Hankins, Jackie  
**Sent:** Tuesday, November 19, 2024 9:21 AM  
**To:** Powell, Krystal L.  
**Subject:** FW: Immobiletec USA Inc. Rezoning

Here is their request for December 3<sup>rd</sup>, 2024.

Thank you and have a great day,  
Jackie Hankins  
Administrative Support/  
Cashier Receptionist/  
BZA & RZC Secretary  
Warren County Zoning  
406 Justice Dr.  
Lebanon, Oh 45036  
513-695-1294

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**From:** Allen, Matthew V. <Matthew.Allen@millervalentine.com>  
**Sent:** Tuesday, November 19, 2024 9:17 AM  
**To:** Hankins, Jackie <Jackie.Hankins@co.warren.oh.us>  
**Cc:** Bailey, Dustin L. <Dustin.Bailey@millervalentine.com>  
**Subject:** Immobiletec USA Inc. Rezoning

Hi Jackie –

Per our call – our team will not be able to attend the rescheduled BOCC meeting on 11/26 and we are requesting a continuation request to have meeting to discuss Modula rezoning at the next available slot on 12/3.

Thanks,  
Matt

**MATT ALLEN**  
**PROJECT MANAGER**

CELL | 423 208 6739

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MILLER VALENTINE CONSTRUCTION  
9349 WATERSTONE BLVD | SUITE 200  
CINCINNATI, OH 45249



[MILLERVALENTINE.COM](http://MILLERVALENTINE.COM)

