



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

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***C. MICHAEL KILBURN
PAT ARNOLD SOUTH
DAVID G. YOUNG***

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

MINUTES: Regular Session -- November 3, 2005

The Board met in regular session pursuant to adjournment of the November 1, 2005, meeting.

Pat Arnold South - present David G. Young - present

C. Michael Kilburn - present Tina Davis, Clerk – present

- 05-1683 Due to clerical error this number was inadvertently omitted.
- 05-1684 A resolution was adopted to authorize the President of this Board to sign a Satisfaction of Mortgage for Stephanie L. Austin. Vote: Unanimous
- 05-1685 A resolution was adopted to approve and authorize the President of this Board to sign a Subgrant Award Agreement on behalf of the Warren County Juvenile Court and Mary Haven Youth Center. Vote: Unanimous
- 05-1686 A resolution was adopted to approve Engineering Agreement with Henderson and Bodwell LLP for the Landen Water Tank Coating. Vote: Unanimous
- 05-1687 A resolution was adopted to acknowledge receipt of September 2005 Financial Statement. Vote: Unanimous
- 05-1688 A resolution was adopted to approve final Release of Subdivision Public Improvement Performance and Maintenance Security Agreement with Stoneridge Development, Ltd., for completion of water and/or sewer improvements in Stone Ridge Section Ten situated in Clearcreek Township. Vote: Unanimous

- 05-1689 A resolution was adopted to designate Leave of Absence to Stephanie Austin, Cashier/Receptionist, within the Building and Zoning Department. Vote: Unanimous
- 05-1690 A resolution was adopted to authorize the Posting of the "Cashier/Receptionist" position within the Building and Zoning Department, in accordance with the Warren County Personnel Policy Manual, Section 2.02 (A). Vote: Unanimous
- 05-1691 A resolution was adopted to accept Resignation of Kelly Greer, Cashier/Receptionist, within the Warren County Building and Zoning Department, effective October 28, 2005. Vote: Unanimous
- 05-1692 A resolution was adopted to accept Resignation due to Retirement of Sue Wettstein, Director of Warren County One Stop, effective January 1, 2006. Vote: Unanimous
- 05-1693 A resolution was adopted to administer Disciplinary Action against Lori Singleton, Unit Support Worker II within the Department of Human Services. Vote: Unanimous
- 05-1694 A resolution was adopted to approve Appointments and Reappointments to the Warren County Airport Authority. Vote: Unanimous
- 05-1695 A resolution was adopted to accept Amended Certificate, approve Supplemental Appropriation within Domestic Preparedness Fund #260 and approve a Cash Advance from General Fund #101 into Fund #260. Vote: Unanimous
- 05-1696 A resolution was adopted to approve Operational Transfer from Commissioners Fund #101 into Telecommunications Communications Projects Fund #492. Vote: Unanimous
- 05-1697 A resolution was adopted to approve Supplemental Appropriation into Fund #471. Vote: Unanimous
- 05-1698 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 05-1699 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 05-1700 A resolution was adopted to authorize payment of Bills. Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn - abstain

DISCUSSIONS

Dick Virga, Harveysburg Village Council, was present to request the Board to take over building inspection and zoning enforcements for the Village.

The Board stated their concern with zoning enforcement being handled by the County but has no problem with the County taking over building inspection services.

Robert Craig, Regional Planning Commission, was present for the preliminary site plan for Shaker Run Pod K Multi-Family (aka Shaker Run Golf Club, Inc.) PUD in Turtlecreek Township.

Mr. Craig presented the zoning history of the property as well as the location of this section. He stated that the site plan consists of 15.7 acres of land with ten buildings proposed consisting of 103 units. He stated that the plan provides for 48.6% in open space, streets and parking. He reviewed the comments from the County Engineer, Sanitary Engineer, Butler County Environmental Services, Soil and Water Conservation District and Turtlecreek Township. He then stated the RPC Executive Committee recommendation to approve the preliminary site plan with 20 conditions. He stated that condition #2 has been modified to reflect that no occupancy permits shall be approved prior to the emergency access being constructed.

Commissioner Kilburn stated his concern with traffic and overpopulation. He stated his opposition to more traffic and more residential homes. He then questioned if the Board is "locked in" to approve the preliminary site plan.

Mr. Craig stated that the density and land use for this property was decided in two previous rezonings and that this site plan complies with the zoning regulations.

Commissioner Young questioned at what level the Board needs to begin to discuss a residential incentive district.

Alex Tarasenko, representative of Rhein Interests (property owner), stated that they view this site plan review as a supplemental submitted. He stated that all previous preliminary plans indicated this section to be 104 dwelling units and they are only proposing 103. He stated the homes in the first phase will be between \$200,000 and \$400,000. He then stated this subdivision will ultimately consists of \$1 million homes and hopes to host a future Homerama. He addressed the two concerns which caused them to continue the preliminary site plan scheduled for

September 1, 2005 and discussed the results of the traffic impact study. He then stated they do not plan to begin construction on this section until 2007.

Greg Beckett, Sales Manager of Fischer Homes, presented a picture gallery of sample homes proposed within this section.

Commissioner Kilburn stated his desire to defer this matter until such time as legal counsel can be present to explain what options are available for the Board. He stated his desire to continue this matter to some time after the first of the year.

Commissioner South stated her concern with this section being converted to apartments causing many children to be added to the already overcrowded schools.

Upon further discussion, on motion, upon unanimous call of the roll, the Board continued this preliminary site plan to December 8, 2005, at 6:00 p.m.

Upon motion the meeting was adjourned.

Pat Arnold South, President

C. Michael Kilburn

David G. Young

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 November 3, 2005, in compliance with Section 121.22 O.R.C.

Tina Davis, Clerk
Board of County Commissioners
Warren County, Ohio