



**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 – April 4, 2006

The Board met in regular session pursuant to adjournment of the March 30, 2006, meeting.

C. Michael Kilburn - present

Pat Arnold South - present

David G. Young - present

Tina Davis, Clerk – present

- 06-547 A resolution was adopted to Rescind Resolution #06-515 adopted March 30, 2006, entering into Contract for the Bardes Road Sanitary Sewer Improvements Project. Vote: Unanimous
- 06-548 A resolution was adopted to Cancel regularly scheduled Commissioners' Meetings of April 18, 2006 and April 20, 2006. Vote: Unanimous
- 06-549 A resolution was adopted to Advertise for Bids for the Lytle-Five Points Roadway Improvements Project. Vote: Unanimous
- 06-550 A resolution was adopted to declare various items within Health Department as surplus and authorize the disposal of said items. Vote: Unanimous
- 06-551 A resolution was adopted to declare various items within Office of Management and Budget as surplus and authorize the disposal of said items. Vote: Unanimous
- 06-552 A resolution was adopted to declare various items within WCSO as surplus and authorize the disposal of said items. Vote: Unanimous

- 06-553 A resolution was adopted to approve and enter into a Lease Agreement on behalf of the Warren County Board of Mental Retardation and Development and Vineyard Community Center. Vote: Unanimous
- 06-554 A resolution was adopted to approve and enter into Agreement between the Warren County Commissioners and the City of Mason, Ohio regarding Reimbursement for Public Defender Expenditures. Vote: Unanimous
- 06-555 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 06-556 A resolution was adopted to approve a Sidewalk Bond Reduction for Village on the Green, Ltd., for completion of improvements in Village on the Green, Section Twelve, Greentree in Hamilton Township. Vote: Unanimous
- 06-557 A resolution was adopted to approve a Street and Appurtenances Bond Release for Village on the Green, Ltd. for completion of improvements to Village on the Green, Section Seven, Phase B in Hamilton Township. Vote: Unanimous
- 06-558 A resolution was adopted to approve a Sidewalk Bond Release for Village on the Green, Ltd., for completion of improvements in Village on the Green, Section Seven, Phase B, in Hamilton Township. Vote: Unanimous
- 06-559 A resolution was adopted to approve a Bond Reduction for M/I Schottenstein Homes Inc. for completion of improvements in Regency Park, Section 4, in Hamilton Township. Vote: Unanimous
- 06-560 A resolution was adopted to approve a Street and Appurtenances Bond Release for Village on the Green, Ltd., for completion of improvements to Village on the Green, Section Seven, in Hamilton Township. Vote: Unanimous
- 06-561 A resolution was adopted to approve a Sidewalk Bond Release for Village on the Green, Ltd., for completion of improvements in Village on the Green, Section Seven, in Hamilton Township. Vote: Unanimous
- 06-562 A resolution was adopted to approve a Street and Appurtenances Bond Reduction for Cypress Ridge, LLC. for completion of improvements in Cypress Ridge Subdivision, Phase II, situated in Clearcreek Township. Vote: Unanimous
- 06-563 A resolution was adopted to approve a Street and Appurtenances Bond Reduction for Cypress Ridge, Ltd., for completion of improvements in Cypress Ridge Subdivision, Phase IV, situated in Clearcreek Township. Vote: Unanimous
- 06-564 A resolution was adopted to approve the following Record Plat.
Vote: Unanimous

- 06-565 A resolution was adopted to accept Amended Certificate and approve Supplemental Appropriation within Fund #472. Vote: Unanimous
- 06-566 A resolution was adopted to approve Appropriation Adjustment within OMB Fund #101-1110 and Veterans Services Fund #101-5220. Vote: Unanimous
- 06-567 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 06-568 A resolution was adopted to Deny Site Plan Review Application of Nick Flora, Turtlecreek Township. Vote: Unanimous
- 06-569 A resolution was adopted to Initiate Zoning Text Amendments to Chapter 3 – Definitions, and Chapter 6- Rural Residence “R-1” Regulations, of the Warren County Rural Zoning Code. Vote: Unanimous
- 06-570 A resolution was adopted to Rescind Resolution #06-460 which authorized the hiring of Rick Fullen as Custodial Worker I within the Warren County Building Services Department. Vote: Unanimous
- 06-571 A resolution was adopted to Rescind Resolution #06-461 which authorized the hiring of Harold Harrington as Custodial Worker I within the Warren County Building Services Department. Vote: Unanimous
- 06-572 A resolution was adopted to hire David Hawk as Custodial Worker I within the Warren County Building Services Department. Vote: Unanimous
- 06-573 A resolution was adopted to accept Resignation, due to Retirement, of Margaret Beckett, Office Administrator, within the Warren County Building and Zoning Department, effective April 28, 2006. Vote: Unanimous
- 06-574 A resolution was adopted to approve Reclassification of Anna Helton from the position of Cashier/Receptionist to the position of Office Administrator. Vote: Unanimous
- 06-575 A resolution was adopted to authorize Publication of a Request for Qualifications for Comprehensive Re-write of the Warren County Rural Zoning Code. Vote: Unanimous

DISCUSSIONS

Susan Spencer, Personnel Officer, was present to introduce the newly hired employees from the month of March 2006.

Gary Browning, Data Processing Director, was present to discuss the purchase of a software license relative to Blackberry telephone/pda equipment.

Upon further discussion, the Board approved the purchase of 50 software licenses.

Barry Sullivan, Zoning Supervisor, was present for the site plan review application of Nick Flora in Turtlecreek Township.

Mr. Sullivan stated that the applicant desires to erect a billboard sign at the Delorma property at the corner of State Route 42 and McClure Road in Turtlecreek Township. He then reviewed the comments and concerns of those officials and departments concerned including questions raised by the Turtlecreek Township Trustees and stated his recommendation to approve the site plan review subject to one conditions.

Nick Flora, Key Ads, was present along with Nick Key Jr., Key Ads, were present and stated that the proposed billboard will be used as advertising for hire, not to advertise the business being conducted on the property.

Commissioner Kilburn read a letter from residents requesting that the Board deny the site plan review application.

Elijah Rapp, adjacent property owner, stated his concern with the safety of the intersection being jeopardized if the billboard attracts the attention of out of town visitors to the soccer fields rather than the dangerous intersection. He also stated his concern with a billboard that high being placed adjacent to the residential area.

Alex Bennett and Connie Bennett, adjacent property owners, both stated their opposition to a billboard being placed next to their property as well as the dangers it will cause with the excessive traffic due to the soccer fields.

Commissioner Young stated his concern with the safety in the area if this site plan review application is approved.

Commissioner South stated her opinion that it would be inappropriate to approve this site plan review.

Upon further discussion, the Board denied the site plan review application of Nick Flora in Turtlecreek Township.

Terry Banker, Turtlecreek Township resident, was present to discuss the Old Mary Haven property on State Route 63 in the City of Lebanon.

Mrs. Banker stated his desire to begin the process of renovating the old house as well as discussed her desire to re-active the Mary Haven Board as it relates to the management of property.

Upon discussion, the Board stated they would take her requests under advisement.

On motion, upon unanimous call of the roll, the Board entered into executive session at 1:37 p.m. to discuss personnel matters pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 2:36 p.m.

Member of the Warren County Park Board were present along with staff to give an update on the long and short term goals and financial needs for the Warren County Park Board.

Bruce McGary, Chief Deputy Prosecutor, was present to review draft legislation relative to a text amendment of the Warren County Rural Zoning Code.

Commissioner Kilburn stated his desire for a two acre density regardless of the property being sewerred or unsewerred.

Commissioner South explained the proposed process the Board intends to complete along with the proposed text amendments including the hiring of a consultant to provide a complete re-write of the Zoning Code.

There was discussion from those residents in attendance relative to the need for green space.

Dan Hendricks, Cincinnati Homebuilders Association, requested the Board keep in mind property owners rights when making amendments to the Zoning Code.

Upon further discussion, the Board resolved (Resolution #06-569) to initiate text amendments to the Warren County Rural Zoning Code.

Upon motion the meeting was adjourned.

C. Michael Kilburn, President

David G. Young

Pat Arnold South

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 April 4, 2006, in compliance with Section 121.22 O.R.C.

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