



**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
(513) 261-1250
(513) 925-1250
(937) 425-1250
Facsimile (513) 695-2054*

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

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

MINUTES: Regular Session – January 2, 2007

The Board met in regular session pursuant to adjournment of the December 28, 2006, meeting.

C. Michael Kilburn - present

Pat Arnold South - absent

David G. Young - present

Tina Davis, Clerk – present

- 07-01 A resolution was adopted to approve Rezoning Application of David Korengel, Agent (Case # 06-04), to rezone 112.3106 acres in Washington Township from Rural Residence “R-1” to Rural Residence “R-1” as a Planned Unit Development. Vote: Unanimous
- 07-02 A resolution was adopted to approve Road Name Change of a Portion of Gray Wolf Drive to Allegany Trail in Hamilton Township. Vote: Unanimous
- 07-03 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Matthew and Melissa Leonhardt, for the Lower Springboro Road Bridge Replacement. Vote: Unanimous
- 07-04 A resolution was adopted to enter into Lease Agreement with Warren County Adult New Readers for the use of office space within the Old Warren County Courthouse. Vote: Unanimous
- 07-05 A resolution was adopted to approve and enter into a Lease Agreement with the Warren County Soil & Water Conservation District. Vote: Unanimous
- 07-06 A resolution was adopted to enter into Lease Agreement with the Warren County Career Center. Vote: Unanimous

- 07-07 A resolution was adopted to approve and enter into Transportation Services Contract with MV Contract Transportation, Inc. the operation of the Warren County Transit Service for Calendar Year 2007. Vote: Unanimous
- 07-08 A resolution was adopted to Establish Water and Sewer Connection Fees and Minimum Monthly Water and Sewer Usages for the Deerfield Towne Center at the Village Square. Vote: Unanimous
- 07-09 A resolution was adopted to approve Operational Transfers from Commissioners Fund #101 into Transit Fund #299. Vote: Unanimous
- 07-10 A resolution was adopted to approve Supplemental Appropriation in County Transit #299. Vote: Unanimous
- 07-11 A resolution was adopted to hire Lawrence Easterly II as Service Worker I within the Warren County Building Services Department. Vote: Unanimous
- 07-12 A resolution was adopted to hire Tara Estridge, Eligibility Referral Specialist II, within the Warren County Department of Human Services. Vote: Unanimous
- 07-13 A resolution was adopted to accept Resignation of Rhonda Jones, Eligibility Referral Specialist I within the Warren County Department of Human Services, Effective January 9, 2007. Vote: Unanimous
- 07-14 A resolution was adopted to authorize the posting of the "Eligibility Referral Specialist I" position, within the Human Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 07-15 A resolution was adopted to authorize the posting of the "Custodial Worker I" position, within the Building Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 07-16 A resolution was adopted to Temporarily Reclassify Jennifer Haddix to the position of Office Administrator within the Department of Building and Zoning. Vote: Unanimous
- 07-17 A resolution was adopted to administer Disciplinary Action against Barry Sullivan, Zoning Inspector II within the Building and Zoning Department. Vote: Unanimous
- 07-18 A resolution was adopted to establish January 8, 2007, at 10:00 a.m. as the time and date for the Annual Organizational Meeting. Vote: Unanimous

- 07-19 A resolution was adopted to approve Bond Release for Kahmann Development Corporation for completion of improvements in Crown Pointe, Section 4, situated in Clearcreek Township. Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:45 a.m. to discuss personnel matters pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 10:35 a.m.

PUBLIC HEARING

REZONING APPLICATION OF DAVID KORENGEL, AGENT
TO REZONE 112.3106 ACRES IN WASHINGTON TOWNSHIP
FROM RURAL RESIDENCE "R-1" TO
RURAL RESIDENCE "R-1" AS A PLANNED UNIT DEVELOPMENT

The public hearing to consider the rezoning application of David Korengel, Agent to rezone 112.3106 acres in Washington Township from Rural Residence "R-1" to Rural Residence "R-1" as a planned unit development was convened this 2nd day of January 2007 in the Commissioners' Meeting Room.

Robert Craig, Regional Planning Commission, reviewed the request of the applicant, the location of the property and the surrounding zoning. He then stated the Regional Planning Commission Executive Committee's recommendation to approve the rezoning application subject to seven conditions.

There was discussion relative to the number of lots permitted in a straight R-1 zone verses the planned unit development. The applicant stated he is requesting the planned unit development to allow smaller lot sizes rather than a smaller density.

Commissioner Kilburn questioned if the Board could place a condition of all planned unit development that would include voluntary impact fees.

Commissioner Young explained the Board's desire for quality schools and questioned if the developer would be willing to voluntarily donate \$1500 per lot sale to Clinton Massie Schools.

David Korengel, applicant, stated his willingness and desire to give the voluntary donation to the schools.

Mike Yetter, Rural Zoning Inspector, stated the Rural Zoning Commission approved the rezoning application subject to seven conditions.

There was discussion relative to when the voluntary impact fee would be paid. It was determined that at each lot transfer, the money would be given to the school.

On motion, upon unanimous call of the roll, the Board resolved (Resolution #07-01) to approve the rezoning application subject to eight conditions.

The Board reconvened the public hearing to discuss the amendment of condition #5 which stated the minimum lot size permitted is 1.6 acres. On motion of Mr. Young, being seconded by Mr. Kilburn, the Board amended Resolution #07-01 to state the smallest lot size permitted in this planned unit development is 1.4 acres rather than the 1.6 acres stated in the Planning Commission and Zoning Commission recommendation.

PUBLIC HEARING
CONSIDER ROAD NAME CHANGE OF GRAY WOLF DRIVE TO ALLEGANY TRAIL IN
HAMILTON TOWNSHIP

The public hearing to consider the road name change of Gray Wolf Drive to Allegany Trail in Miami Bluffs Subdivision, Hamilton Township, Ohio was convened this 2nd day of January 2007 in the Commissioners' Meeting Room.

Neil Tunison, County Engineer, stated that the road name change is to correct a mistake in the record plat that was not caught during the review process. He stated that, if approved, the plat will match the actual signage within the subdivision.

Dion Edwards, 6939 Allegany Trail, stated his desire for the road to be renamed and acknowledged receipt of numerous letters in support of the road name change.

On motion, upon further discussion, the Board resolved (Resolution #07-02) to approve the road name change of Gray Wolf Drive to Allegany Trail in Hamilton Township.

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

Bruce McGary, Chief Deputy Prosecutor, and Barry Sullivan, Zoning Inspector, were present along with Marcus Shelton and other family members relative to the temporary placement of a mobile home on Mr. Shelton's property in Harlan Township in order to relocate his elderly in-laws who are being evicted from the current location due to the sale of the trailer park they reside in.

Mr. McGary stated he does not find any place in the Warren County Rural Zoning Code that would permit the Board to allow the placement of the mobile home on the property. He then stated his fear that if the Board allows the placement of the mobile home, it could set a precedence that would allow Warren County to be populated with mobile homes all over the county. He then stated that if some sort of temporary use permit was to be considered, it would be permitted through the Zoning Board of Appeals which he provides legal representation and he would recommend denial.

Commissioners Kilburn and Young stated their desire to help this family but are not able to due to the possibility of jeopardizing 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 January 2, 2007, in compliance with Section 121.22 O.R.C.

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