



**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**

**(513) 261-1250**

**(513) 925-1250**

**(937) 425-1250**

**Facsimile (513) 695-2054**

**TOM GROSSMANN**

**PAT ARNOLD SOUTH**

**DAVID G. YOUNG**

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

**MINUTES: Regular Session – April 7, 2015**

The Board met in regular session pursuant to adjournment of the March 31, 2015, meeting.

David G. Young – absent

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

- 15-0493      A resolution was adopted to approve the Reclassification of James Volkerding, Maintenance Grounds Manager, to the position of Carpenter II within the Facilities Management Department. Vote: Unanimous
- 15-0494      A resolution was adopted to Waive Permit Fees associates with construction of a Multi Purpose Building behind Riverside Missionary Baptist Church in Harlan Township. Vote: Unanimous
- 15-0495      A resolution was adopted to declare various item within Board of Elections, Common Pleas Court, Data Processing, Emergency Services, Engineer's Office, Facilities Management, OhioMeansJobs, Prosecutor's Office, Sheriff's Office, Telecom and Veterans Services as surplus and authorize the disposal of said items. Vote: Unanimous
- 15-0496      A resolution was adopted to acknowledge and accept Life Insurance Rate Confirmation with Minnesota Life. Vote: Unanimous
- 15-0497      A resolution was adopted to enter into a Self-Insured Joint Settlement Agreement and Release. Vote: Unanimous

MINUTES  
APRIL 7, 2015  
PAGE 2

- 15-0498 A resolution was adopted to authorize the Village of Waynesville to make a One Time Adjustment to its Water Rates for Warren County Residents within the Waynesville Water Improvement Area. Vote: Unanimous
- 15-0499 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 15-0500 A resolution was adopted to acknowledge Receipt of March 2015 Financial Statement. Vote: Unanimous
- 15-0501 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 15-0502 A resolution was adopted to approve the following Record Plats.  
Vote: Unanimous
- 15-0503 A resolution was adopted to approve Cash Advance from General Fund #101 into Armco Park Operating Fund #944. Vote: Unanimous
- 15-0504 A resolution was adopted to approve Operational Transfer from County Commissioners' Fund #101-1112 into Mary Haven Youth Treatment Center Fund #270. Vote: Unanimous
- 15-0505 A resolution was adopted to approve Appropriation Adjustment within the Clerk of Courts Certificate of Title Administration Fund #250. Vote: Unanimous
- 15-0506 A resolution was adopted to approve Appropriation Adjustment within Common Pleas Court Smart Grant Fund #289. Vote: Unanimous
- 15-0507 A resolution was adopted to approve Appropriation Adjustment within Economic Development Fund #101-1116. Vote: Unanimous
- 15-0508 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 15-0509 A resolution was adopted to approve and authorize the Vice-President of the Board to enter into Site Access Agreement with New Par dba Verizon Wireless and Otterbein Homes on behalf of the Water and Sewer Department.  
Vote: Unanimous
- 15-0510 A resolution was adopted to approve and authorize Vice President of the Board of County Commissioners to Execute an Application for the Transfer of the Ohio NPDES Permit for the Waynesville Wastewater Treatment Plant.  
Vote: Unanimous
- 15-0511 A resolution was adopted to continue Public Hearing to consider Amendment to the Warren County Comprehensive Plan to Adopt and Include the Gateway Plan - West. Vote: Unanimous

- 15-0512 A resolution was adopted to Amend and Rename Classification Specification of Maintenance and Grounds Manager to Facilities Manager within the Warren County Facilities Management Department. Vote: Unanimous
- 15-0513 A resolution was adopted to authorize the Internal Posting of the “Facilities Manager” position within the Warren County Facilities Management Department, in accordance with the Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 15-0514 A resolution was adopted to Rename Classification Specification of Plumber II to Plumbing Technician II within the Warren County Facilities Management Department. Vote: Unanimous
- 15-0515 A resolution was adopted to Temporary Reclassify Chris Carman to the position of Plumbing Technician II within the Facilities Management Department. Vote: Unanimous
- 15-0516 A resolution was adopted to approve the Lateral Transfer of Robert Ruffner to the position of Water and Sewer Repair Worker I within the Water and Sewer Department from Service Worker I within the Facilities Management Department. Vote: Unanimous
- 15-0517 A resolution was adopted to approve the Transfer of Kenneth Cole from the position of Water and Sewer Repair Worker II to the position of Warehouse Utility Worker within the Water and Sewer Department. Vote: Unanimous
- 15-0518 A resolution was adopted to hire Jeffery Garland as Water Treatment Systems Chief Operator, within the Warren County Water and Sewer Department. Vote: Unanimous
- 15-0519 A resolution was adopted to hire Molly Vidourek as Emergency Communications Call Taker, within the Warren County Emergency Services Department. Vote: Unanimous
- 15-0520 A resolution was adopted to hire Candice Cornett as Emergency Communications Call Taker within the Warren County Emergency Services Department. Vote: Unanimous
- 15-0521 A resolution was adopted to remove Probationary Employee from employment within the Emergency Services Department. Vote: Unanimous
- 15-0522 A resolution was adopted to Cancel Regularly Scheduled Commissioners’ Meeting of Thursday, April 9, 2015. Vote: Unanimous

DISCUSSIONS

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

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On motion, bids were closed at 9:15 a.m. this 7<sup>th</sup> day of April and the following bids were received, opened and read aloud for the Fields Ertel & Columbia Road Water Main Relocation for the Warren County Water and Sewer Department:

Fields Excavating Kitts Hill, Ohio	\$ 924,861.18
GM Pipeline West Chester, Ohio	\$ 743,601.11
Rack & Ballauer Excavating Hamilton, Ohio	\$ 863,723.00
Howell Contractors Ft. Wright, Kentucky	\$ 812,695.00
Brackney Inc. Brookville, Indiana	\$ 809,935.25
Ford Development Cincinnati, Ohio	\$ 878,852.50

Chris Brausch, Warren County Sanitary Engineer will review bids for a recommendation at a later date.

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The Board acknowledged receipt of an annexation petition containing 62.501 acres in Salem Township to the Village of Morrow, Rod Smith, Agent.

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Chris Brausch, Sanitary Engineer, was present to discuss the following matters:

1. Verizon Wireless exploring the location of a cell tower antennae on top of the SR 741 water tank at Otterbein Homes—The signing of a site access agreement is needed in order to allow Verizon access to our tower in order to further explore if the location will work for their needs. Upon discussion, the Board resolved (Resolution #15-0509) to authorize the Vice-President of the Board to enter into Site Access Agreement with New Par dba Verizon Wireless and Otterbein Homes on behalf of the Water and Sewer Department.
2. Application for NPDES Permit Transfer from the Village of Waynesville to Warren County—Mr. Brausch provided an update regarding the negotiations with Waynesville relative to Warren County acquiring their sanitary sewer system and stated the need to begin the process with the Ohio EPA. Upon discussion, the Board resolved (Resolution #15-0510) to approve and authorize Vice President of the Board of County Commissioners to Execute an Application for the Transfer of the Ohio NPDES Permit for the Waynesville Wastewater Treatment Plant.

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## PUBLIC HEARING

### AMENDMENTS TO THE WARREN COUNTY COMPREHENSIVE PLAN TO ADOPT AND INCLUDE THE GATEWAY PLAN – WEST

The public hearing to consider amendment to the Warren County Comprehensive Plan to adopt and include the Gateway Plan – West was convened this 7<sup>th</sup> day of April 2015, in the Commissioners' Meeting Room.

Matt Obringer, Regional Planning Commission, presented the attached PowerPoint showing the following:

- The study area
- Township growth rate
- Sample of a standard subdivision prior to conservation subdivisions
- Sample of a walkable community
- The process the Committee followed regarding the adoption of the proposed plan
- The vision for the western gateway area
- The various districts proposed in the comprehensive plan

- The adopted Future Land Use Map (FLUM) compared to the Gateway Plan FLUM
- The adopted zoning classifications vs. suggested zoning classifications
- Densities map
- Parks, Trails & Greenways map
- Proposed Roadway Network map
- Urban Service Boundary map
- Sewer Services & Facility Planning Areas map
- Proposed JEDD and New Community Authority map

Roger Brandenburg, Grace Baptist Church representative, questioned if the Board has the ability to limit the amount of apartment complexes that could be constructed.

Mr. Obringer explained that apartments would be tied to the density and amount of acreage being considered.

Mr. Obringer then stated that the proposed plan included recommended architectural requirements.

Jill Hrebren, Otterbein Homes, commended the county on the proposed plan and stated that many changes were made along the process including the name of the plan.

Steve Feldmann, Cincinnati Homebuilders Association, presented written comments dated October 20, 2014 (attached), proving a summary of the major concerns with the proposed plan along with a detailed analysis. He stated that the plan presented a wonderful vision from a planning standpoint but focused on concerns relative to the new “urbanist” design, housing affordability and consumer wants and needs.

Commissioner Grossmann requested Mr. Feldman to show on the map where he desires to see affordable housing located.

Mr. Feldmann stated the need to poll his builders and developers prior to making that determination.

Mr. Feldmann then stated his desire to give flexibility in the plan to allow developers to construction subdivisions comparable to Shaker Run in Turtlecreek Township and Wedgewood in Hamilton Township.

Commissioner Grossman then requested Mr. Feldmann to locate on the map where he would like to see those types of subdivisions located as well as Planning staff to show where they would see these types of subdivision.

Mr. Feldmann then stated his opposition to the architectural standards stating he does not want to restrict the consumer’s choice as well as the urban service boundary being used to restrict the expansion of sanitary sewers for future growth.

Michael Yetter, Zoning Supervisor, pointed out on the map the location of numerous existing housing subdivisions that have been approved in the area prior to this plan being created.

There was discussion relative to the process where Mr. Feldmann feels that Cincinnati area homebuilders feel they were left out of the process.

Regional Planning Staff along with Commissioner South confirmed that the Cincinnati Homebuilders Association was included in correspondence for the process through staff at the time. It was also confirmed that at the time, the Association was without an Executive Director.

Commissioner Grossman stated he likes the new urbanism idea within the plan but would like to give Commissioner Young an opportunity to weigh in on this discussion.

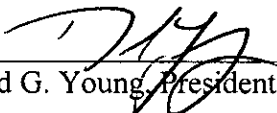
Upon further discussion, the Board resolved (Resolution #15-0511) to continue the public hearing to April 14, 2015, at 10:00 a.m.

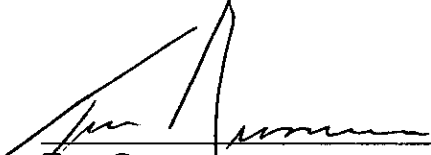
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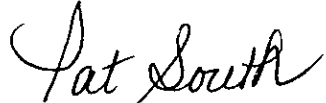
On motion, upon unanimous call of the roll, the Board entered into executive session at 11:00 a.m. to discuss personnel relative to new hires within Facilities Management, Water/Sewer and Emergency Services, reclassification of an employee within Facilities Management and the termination of an employee within Emergency Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:14 a.m.

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Upon motion the meeting was adjourned.

  
\_\_\_\_\_  
David G. Young, President

  
\_\_\_\_\_  
Tom Grossmann

  
\_\_\_\_\_  
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 7, 2015, in compliance with Section 121.22 O.R.C.

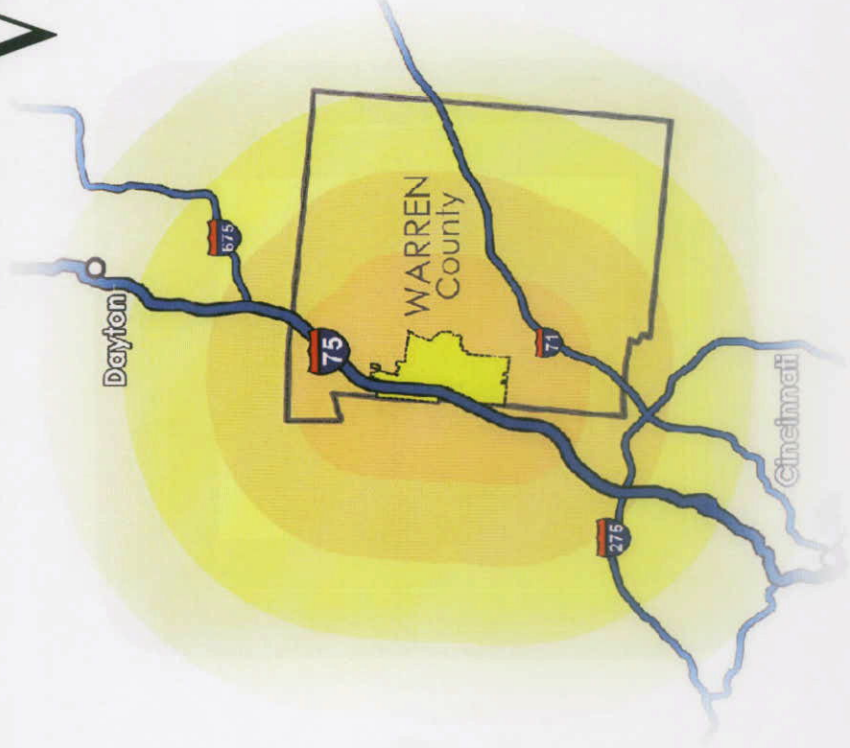
  
\_\_\_\_\_  
Tina Osborne, Clerk  
Board of County Commissioners  
Warren County, Ohio

# GATEWAY PLAN

*“Good fortune is what happens when opportunity meets with” planning.*

Thomas Alva Edison

# WEST





# PLAN ADOPTION

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An amendment to the Warren  
County Comprehensive Plan










Includes text and exhibits

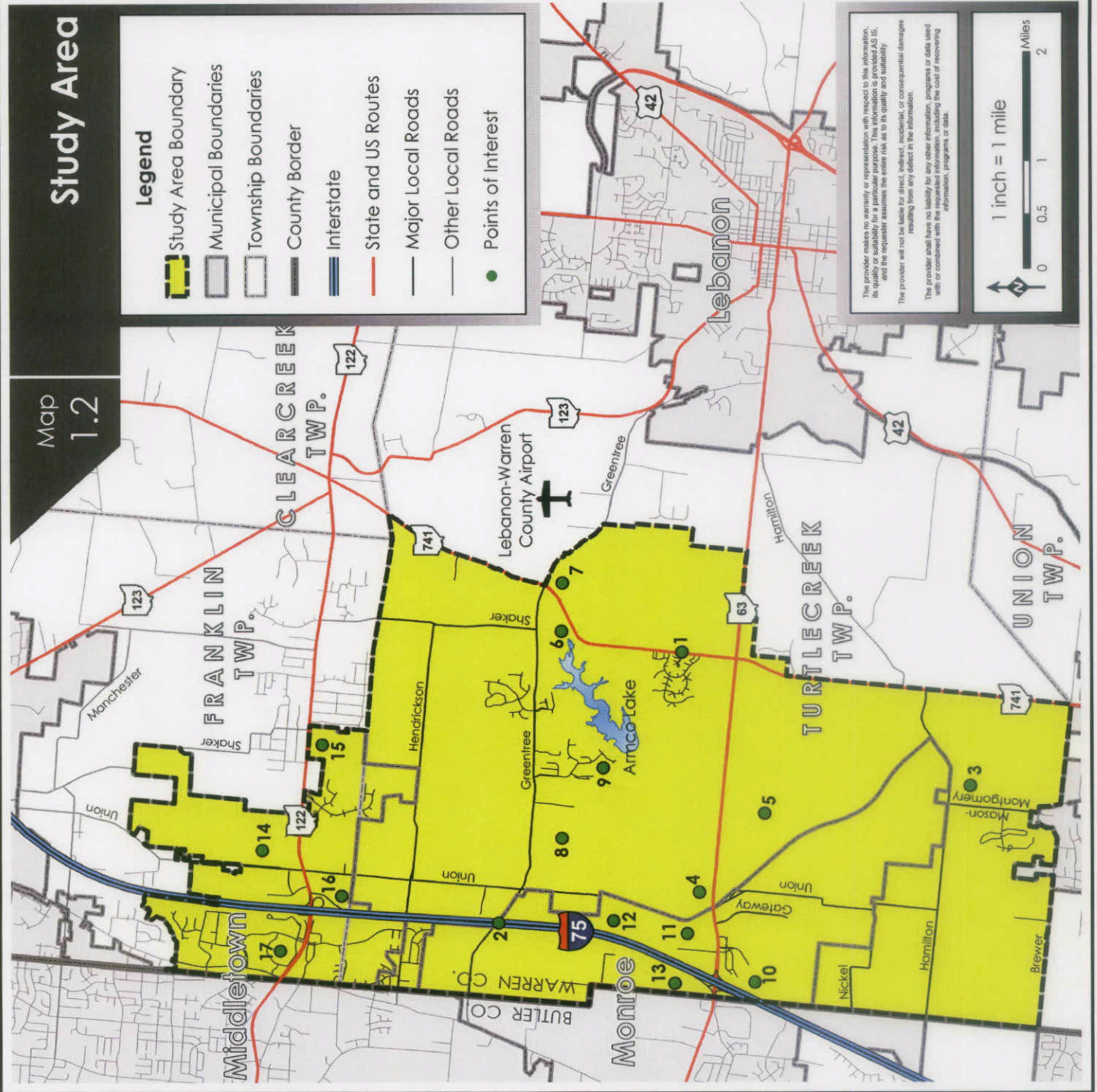
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Map  
1.2

# Study Area

## Legend

-  Study Area Boundary
-  Municipal Boundaries
-  Township Boundaries
-  County Border
-  Interstate
-  State and US Routes
-  Major Local Roads
-  Other Local Roads
-  Points of Interest



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1 inch = 1 mile

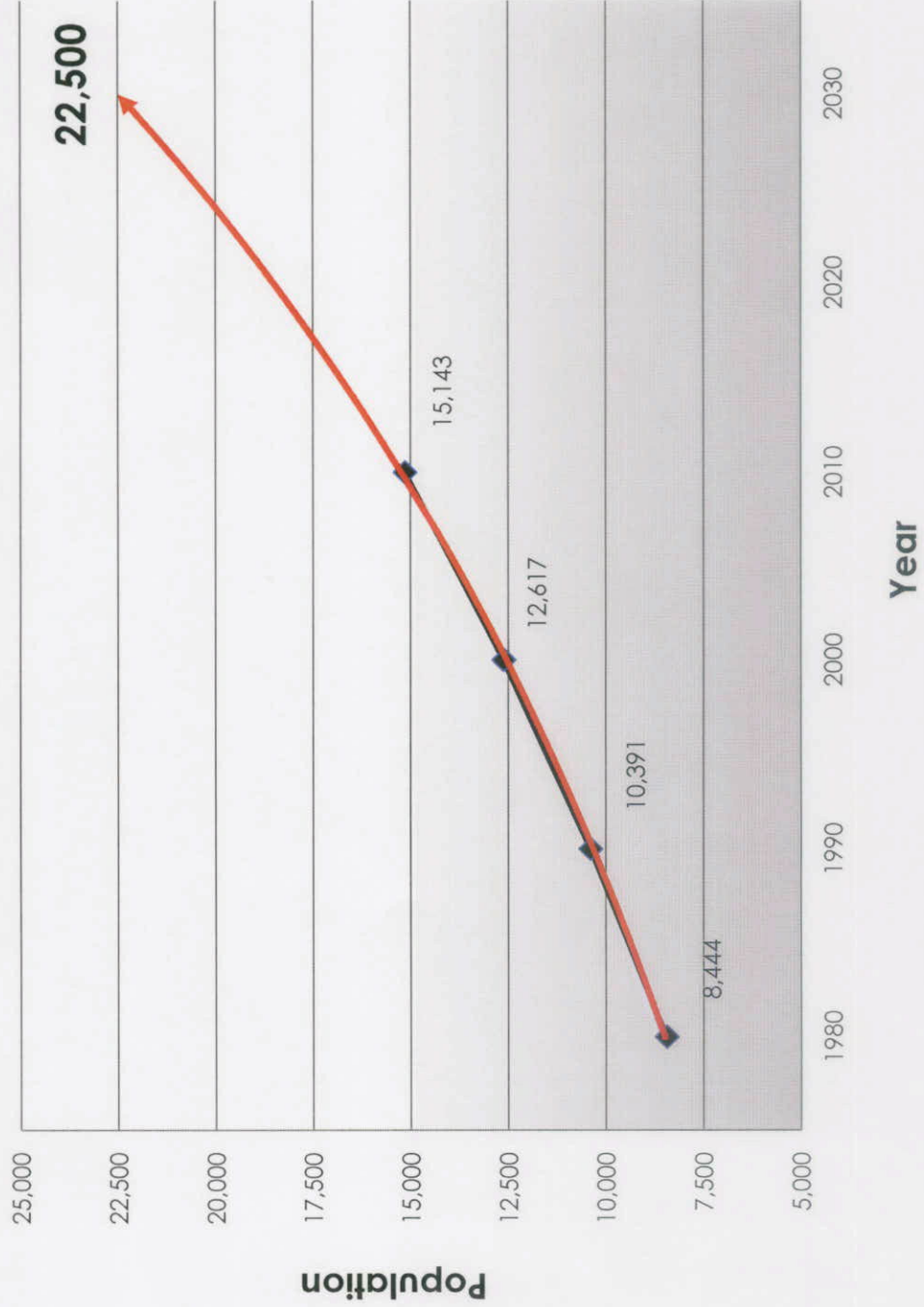


Miles

0 0.5 1 2



# TWP GROWTH

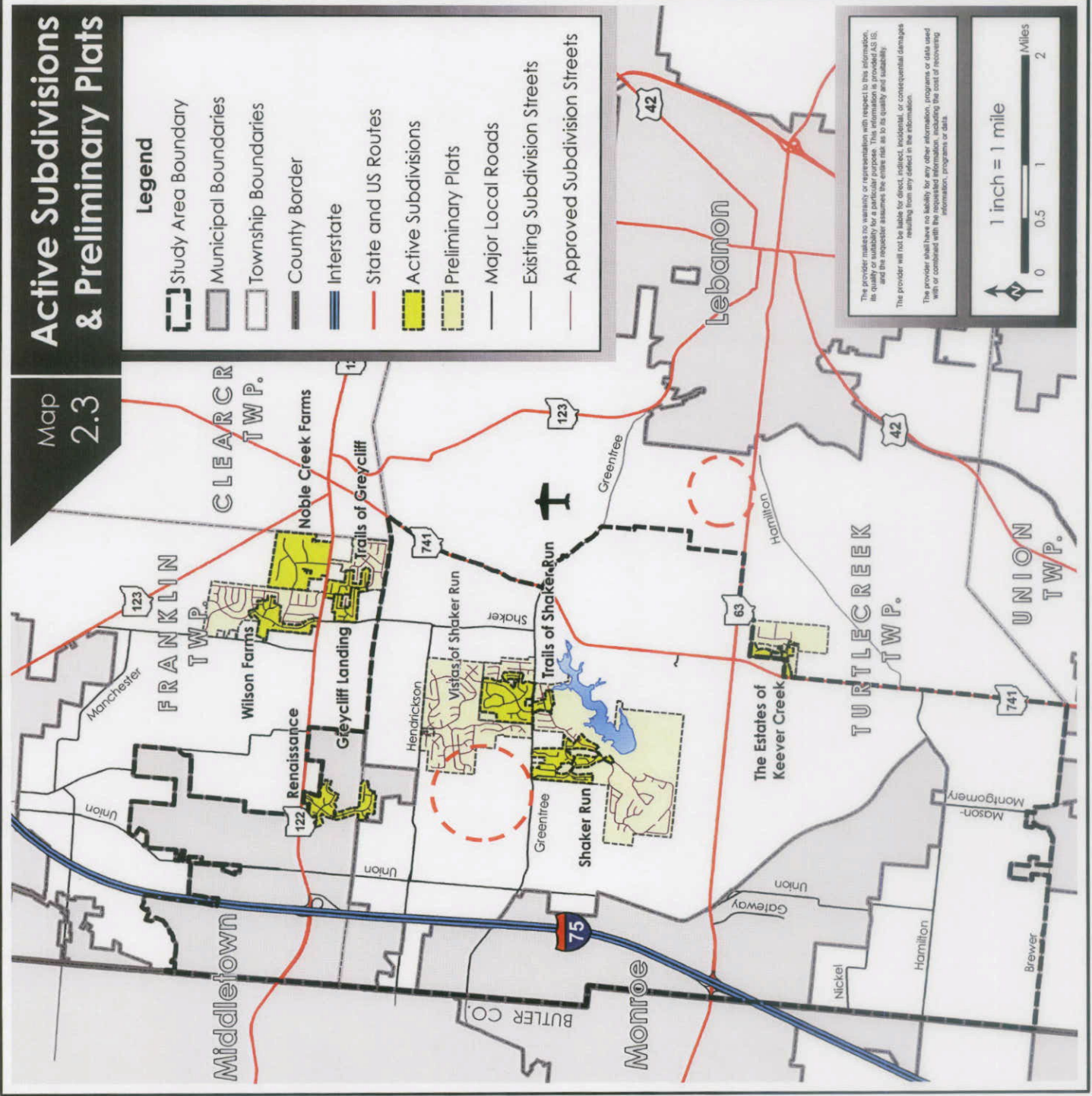


# Active Subdivisions & Preliminary Plats

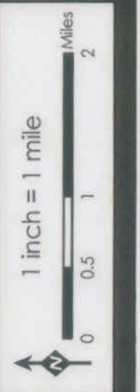
Map 2.3

### Legend

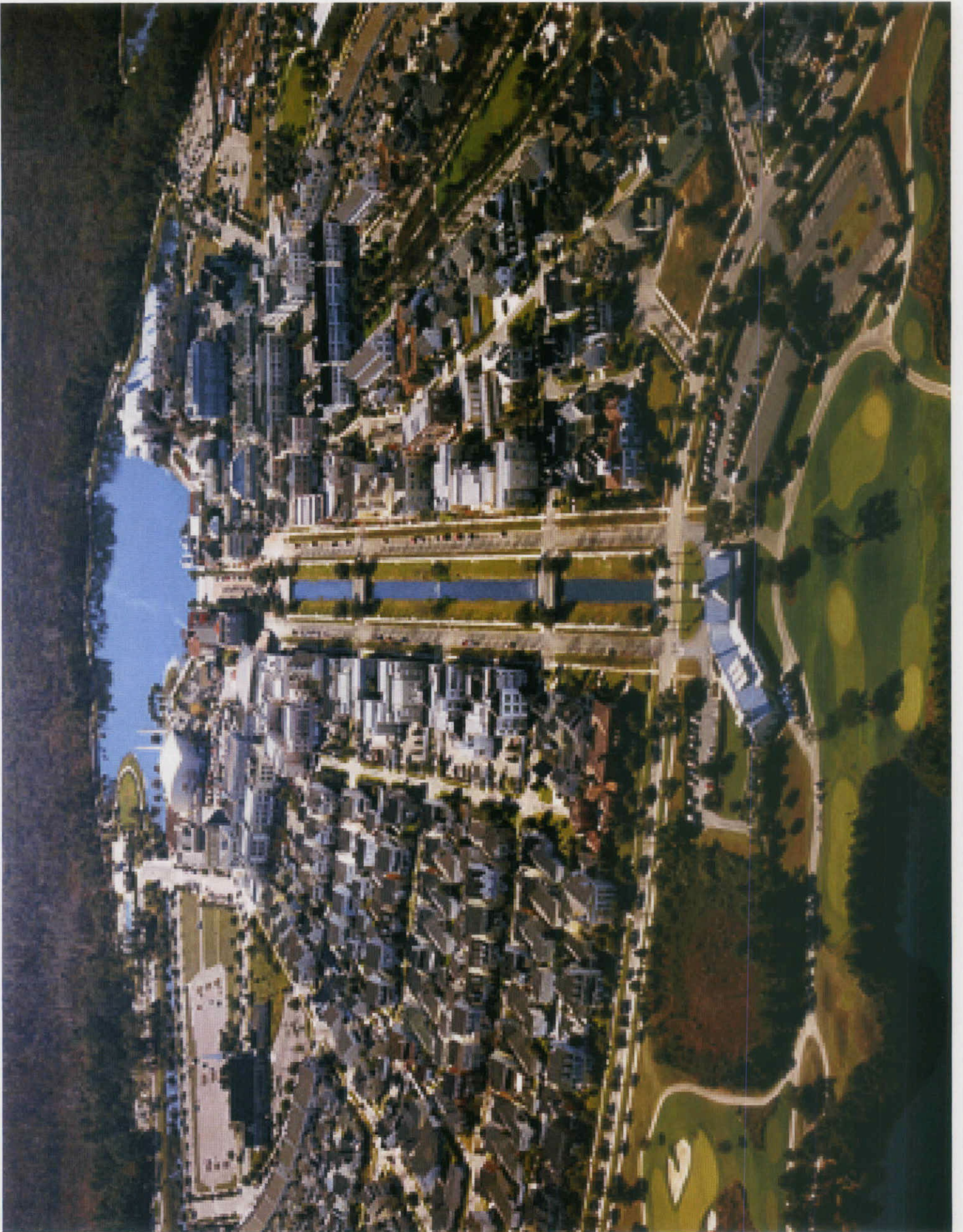
- Study Area Boundary
- Municipal Boundaries
- Township Boundaries
- County Border
- Interstate
- State and US Routes
- Active Subdivisions
- Preliminary Plats
- Major Local Roads
- Existing Subdivision Streets
- Approved Subdivision Streets



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# PLAN PROCESS



May	June	July	Aug	Sept	Oct	Nov
2	0	1	3			



Dec	Jan	Feb	Mar	Apr	May	June	July
	2	0	1	4			



Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr
					2	0	1	5

# THE VISION

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*“Warren County’s western gateway  
integrates a pleasant mix of...”*

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# vibrant business districts



# quality industrial areas



comfortable/safe neighborhoods



and natural open spaces



# THE VISION

*“...that form regional destinations and strong communities.”*

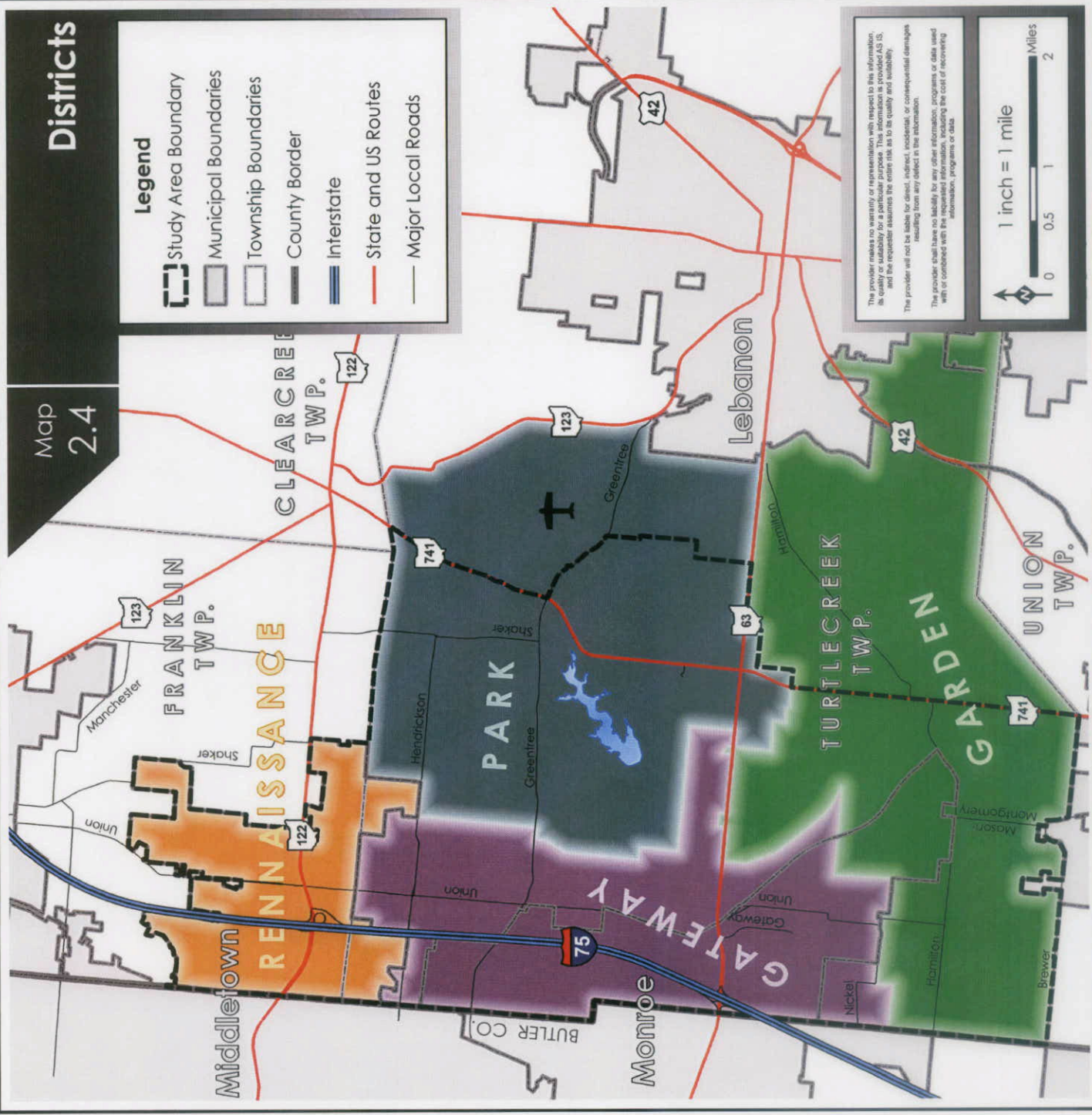


# Districts

Map 2.4

**Legend**

- Study Area Boundary
- Municipal Boundaries
- Township Boundaries
- County Border
- Interstate
- State and US Routes
- Major Local Roads

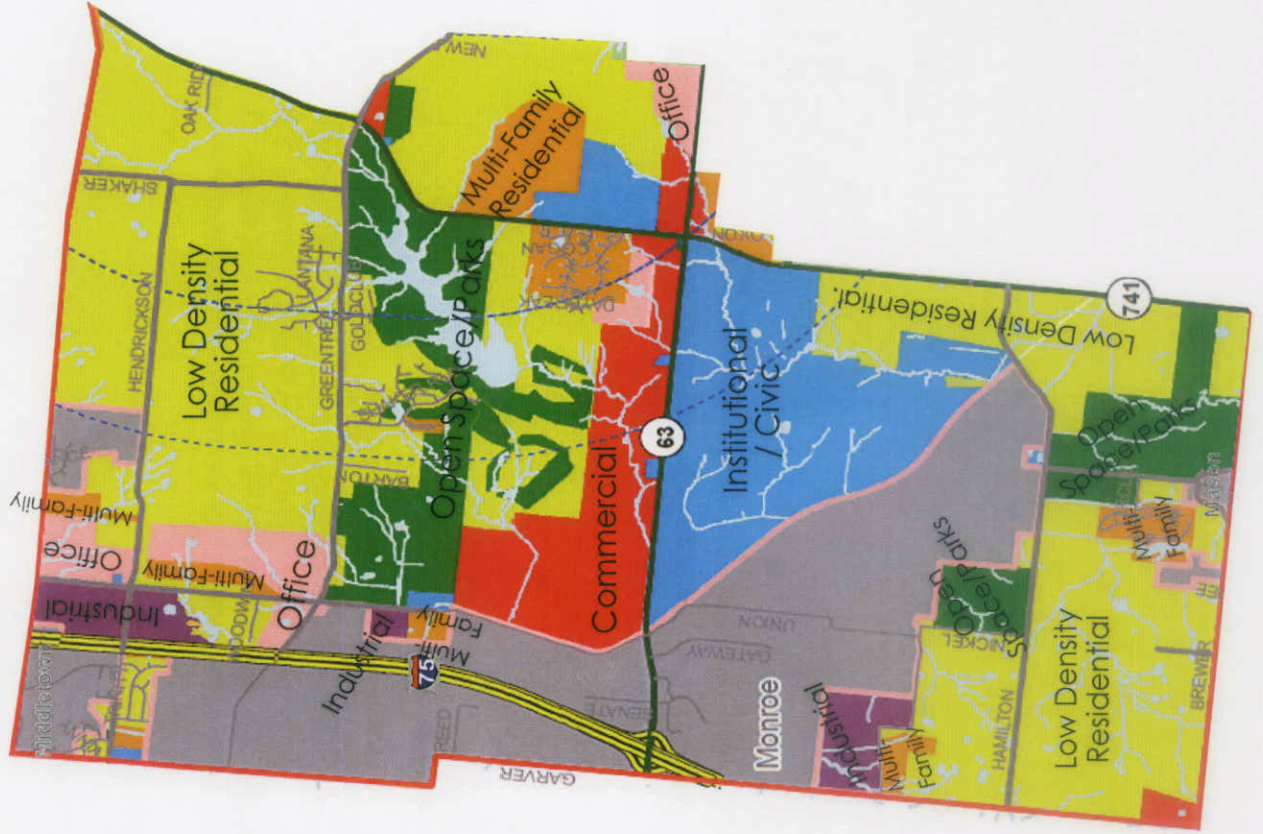


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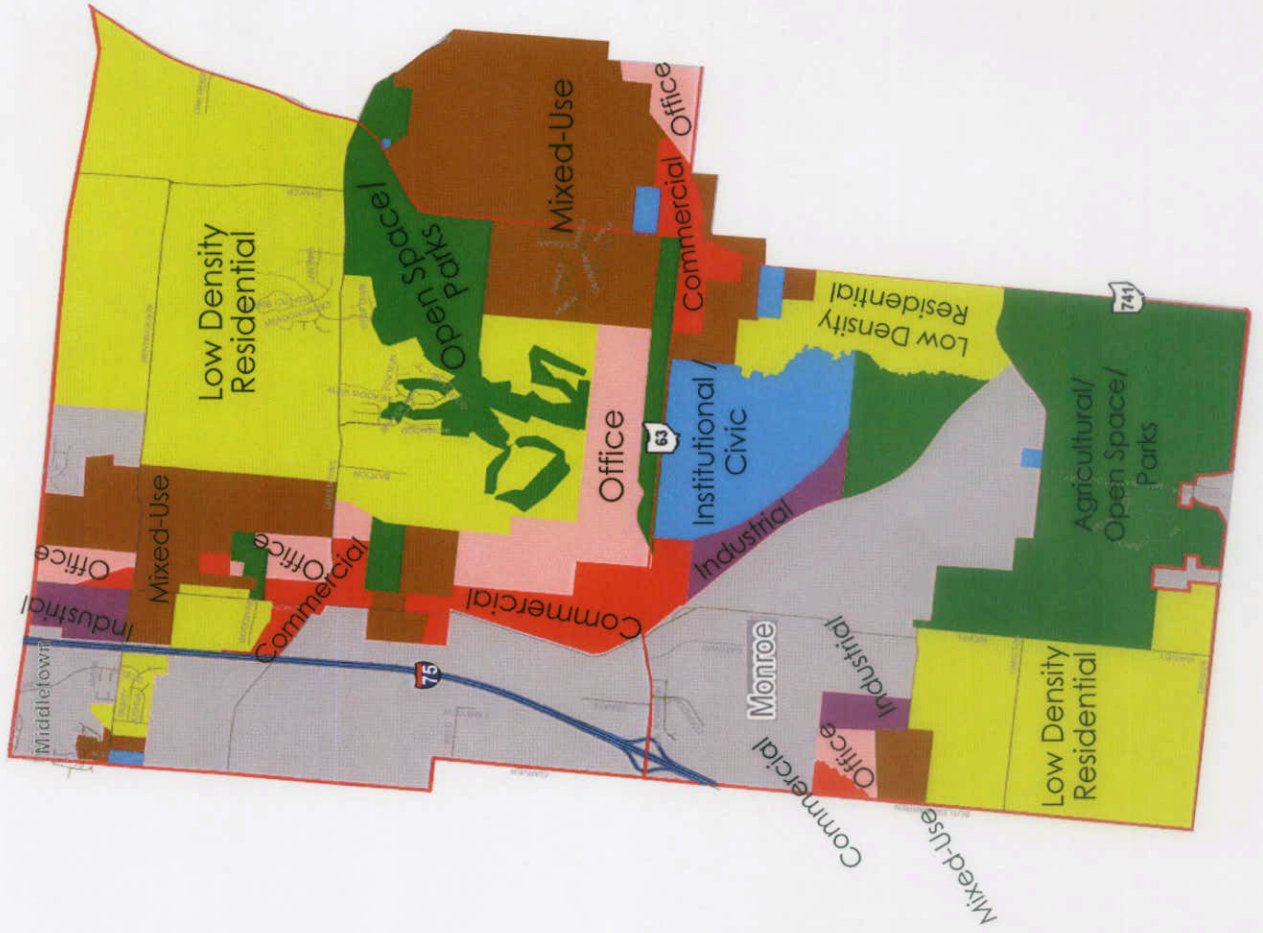
The provider shall have no liability for any other information, programs or data used with or combined with the requested information, including the cost of recovering information, programs or data.

# THE PLAN

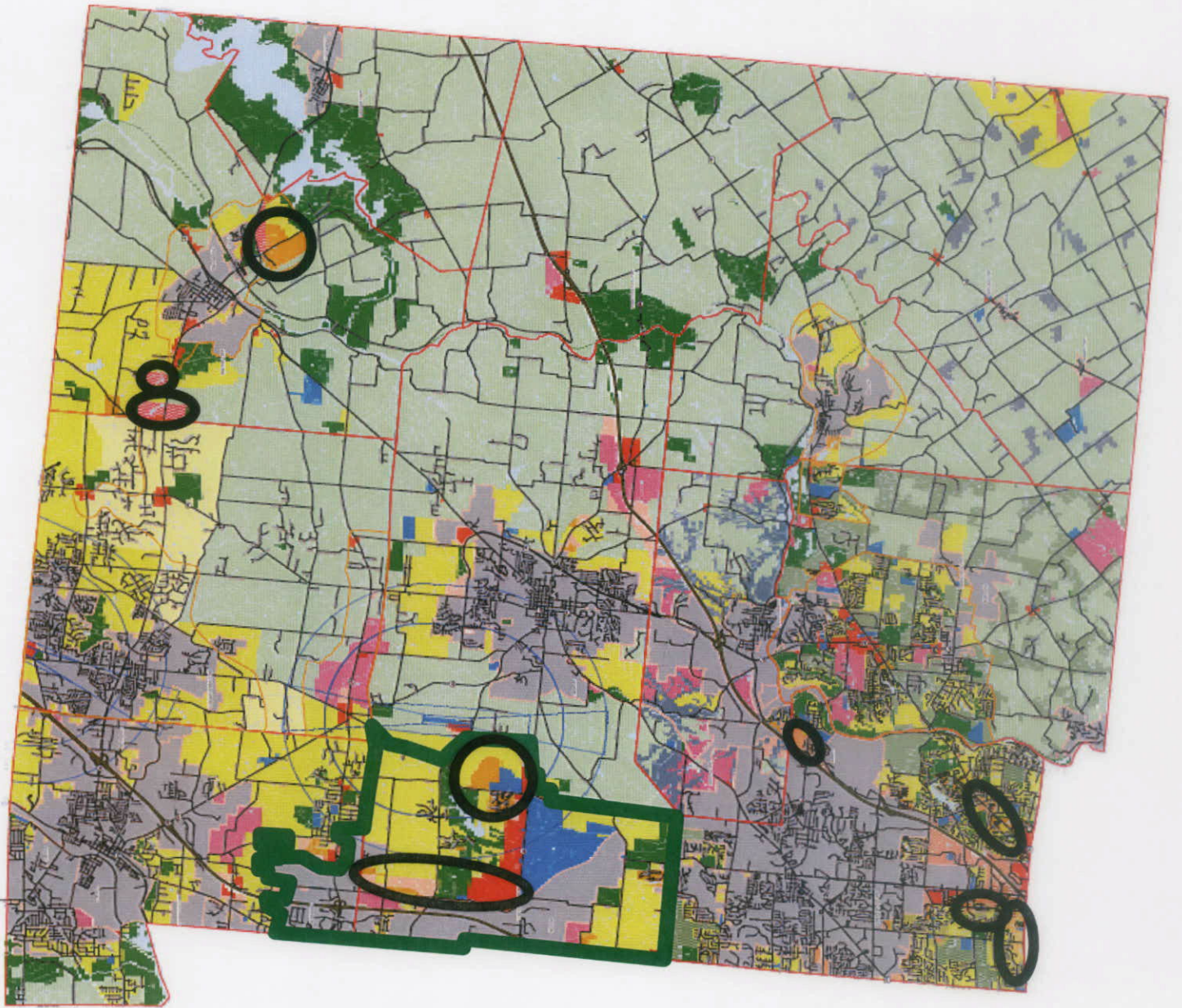
# Adopted FLUM



# Gateway Plan - FLUM



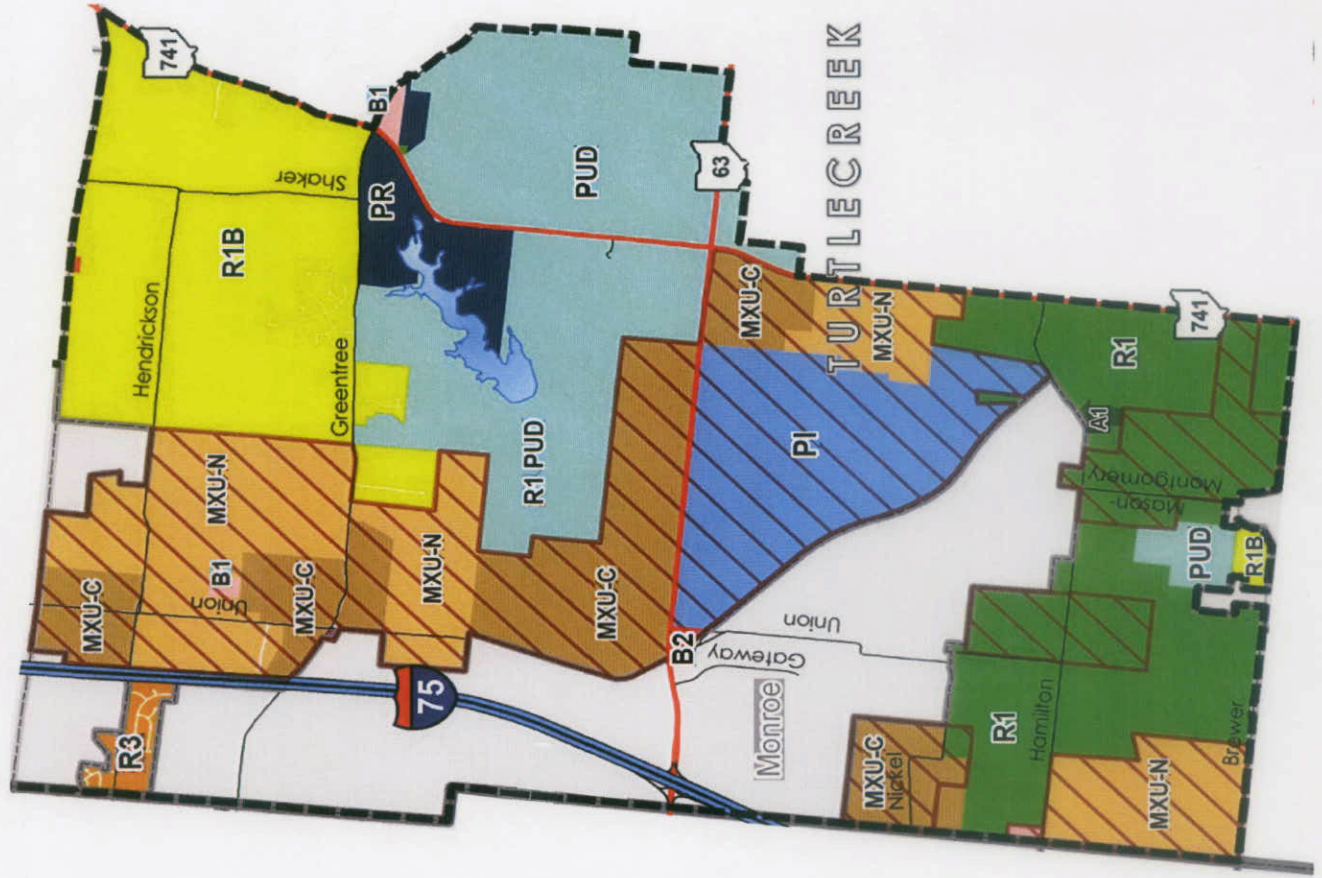




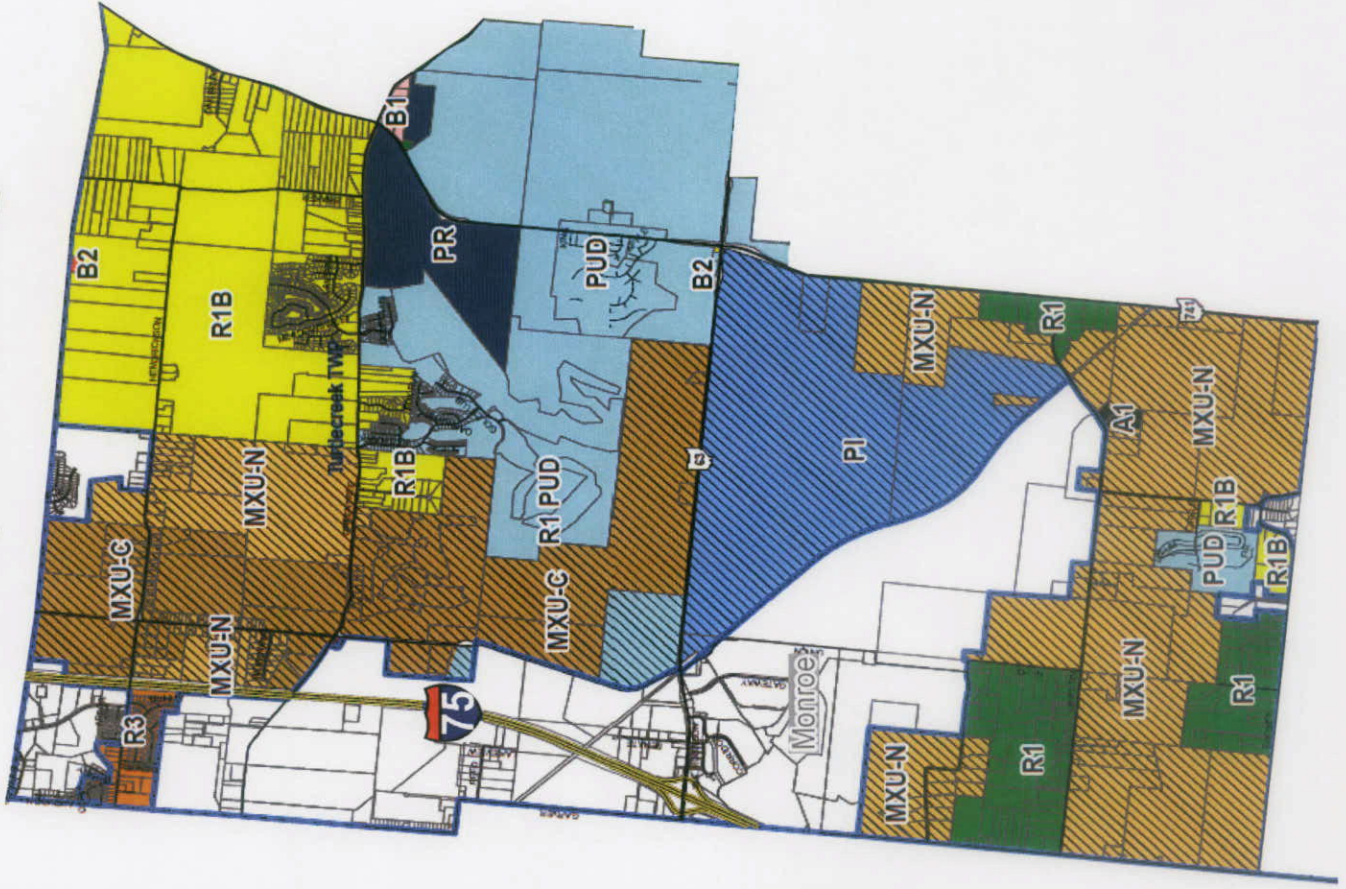
# SUB. DESIGN



# Suggested Zoning



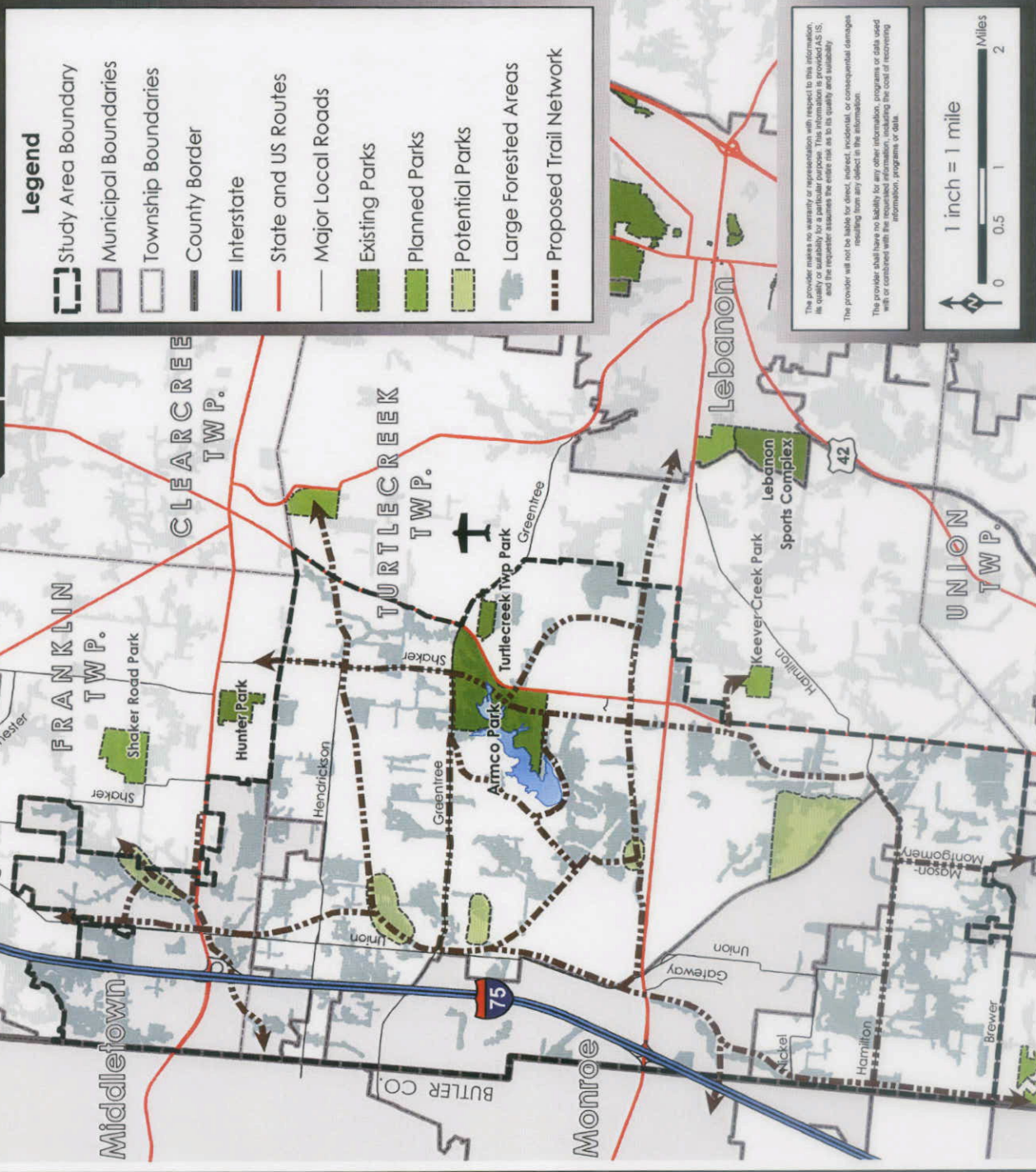
# Adopted Zoning





# Parks, Trails, & Greenways

Map 3.3



## Legend

- Study Area Boundary
- Municipal Boundaries
- Township Boundaries
- County Border
- Interstate
- State and US Routes
- Major Local Roads
- Existing Parks
- Planned Parks
- Potential Parks
- Large Forested Areas
- Proposed Trail Network

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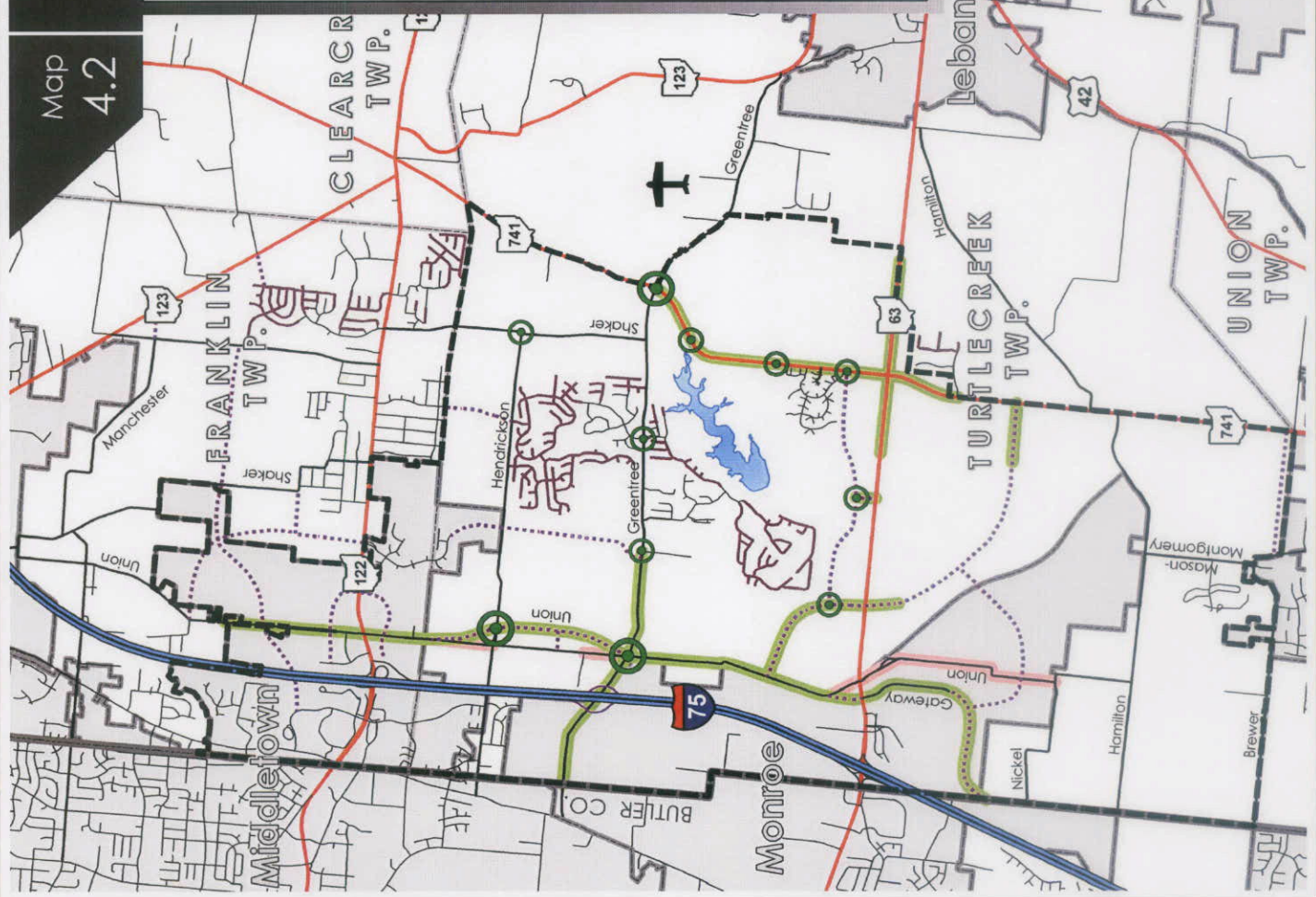
Miles

# Proposed Roadway Network

Map 4.2

## Legend

- Study Area Boundary
- Municipal Boundaries
- Township Boundaries
- County Border
- Interstate
- State and US Routes
- Major Local Roads
- Other Local Roads
- Proposed Roads
- Approved Subdivision Streets
- Proposed Highway Ramps
- Proposed Boulevards
- Proposed Road Vacation
- Proposed Small Roundabouts
- Proposed Large Roundabouts



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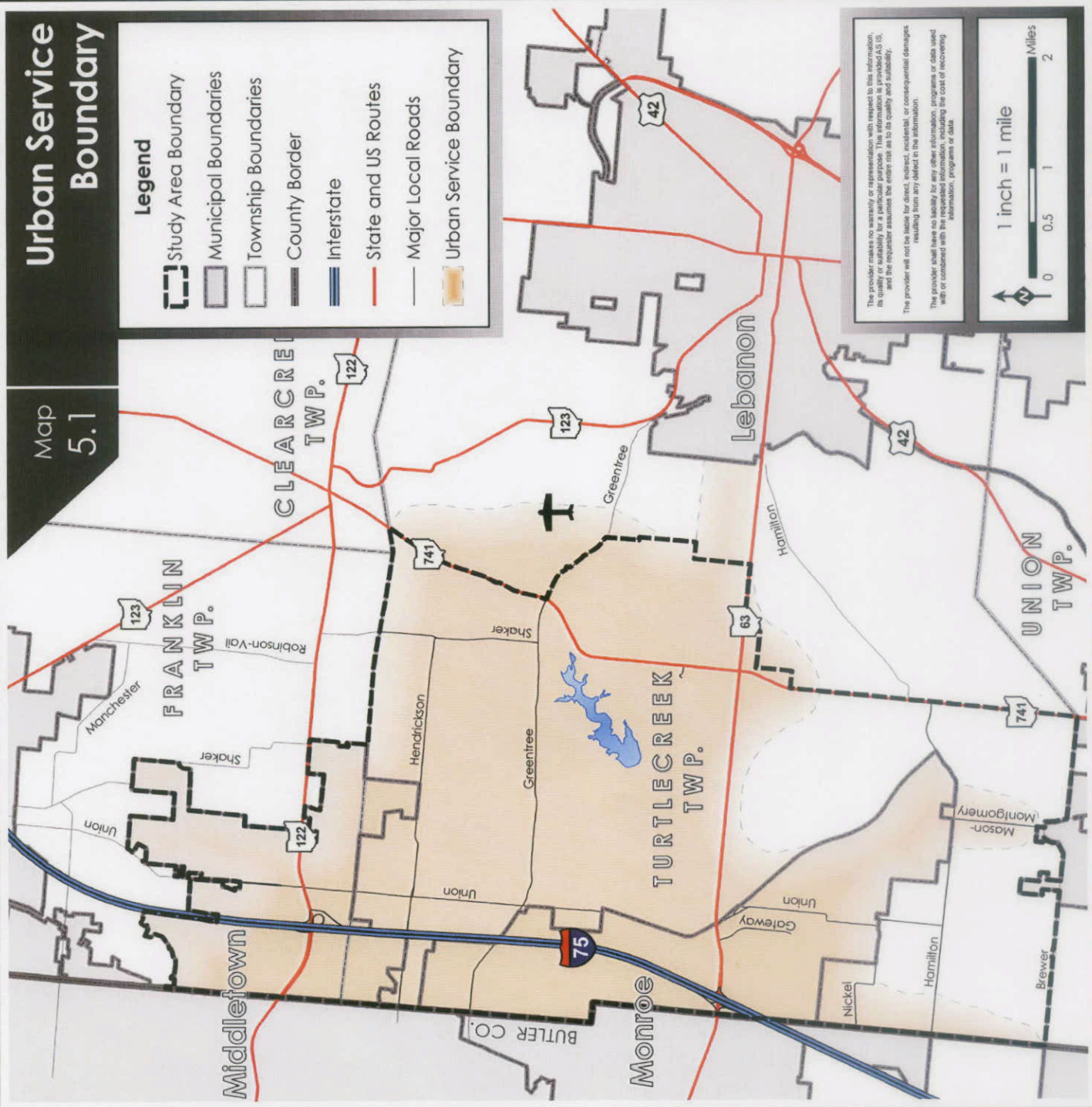


# Urban Service Boundary

Map 5.1

**Legend**

- Study Area Boundary
- Municipal Boundaries
- Township Boundaries
- County Border
- Interstate
- State and US Routes
- Major Local Roads
- Urban Service Boundary



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# Sewer Service & FPAs

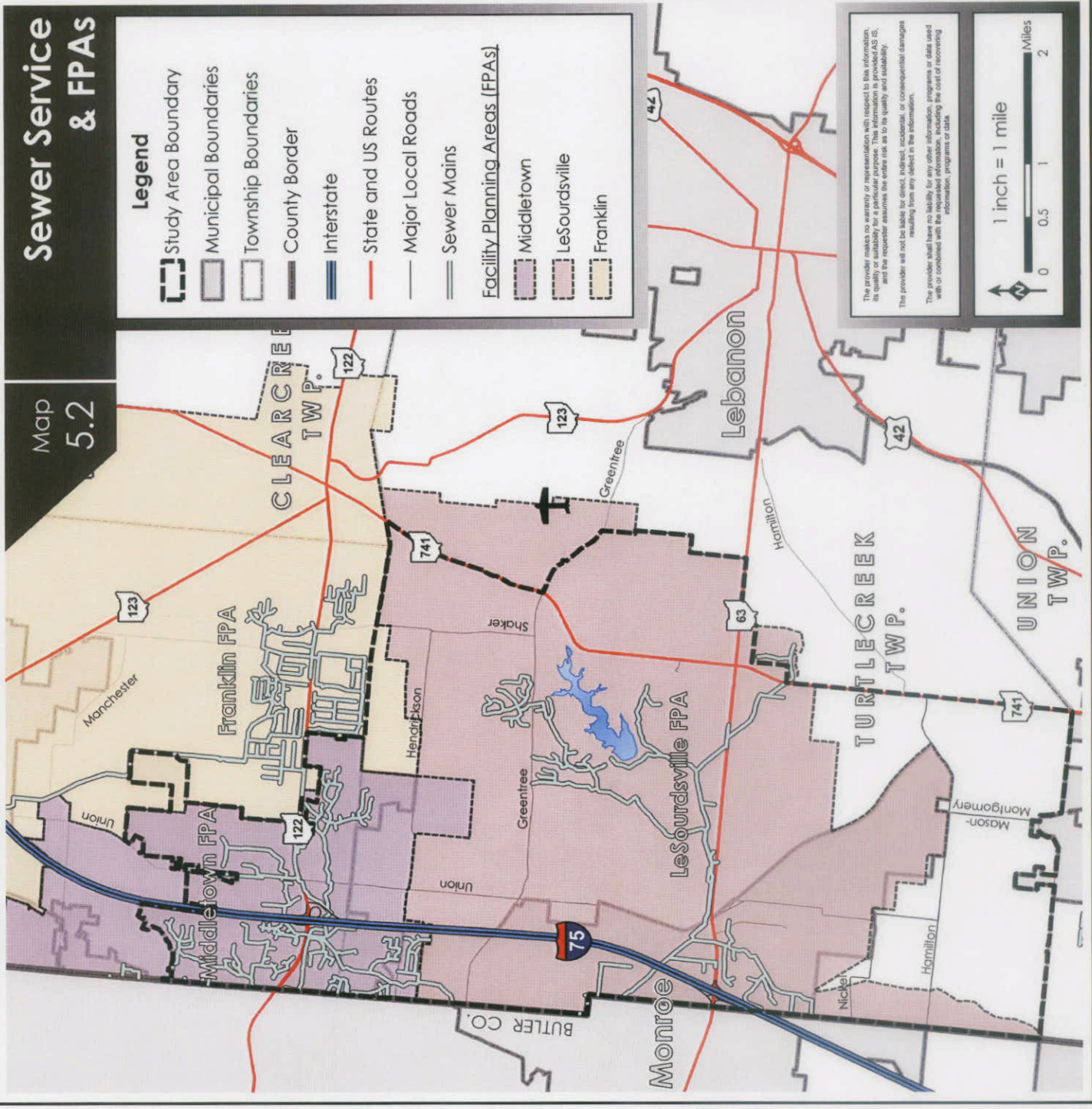
Map 5.2

**Legend**

- Study Area Boundary
- Municipal Boundaries
- Township Boundaries
- County Border
- Interstate
- State and US Routes
- Major Local Roads
- Sewer Mains

**Facility Planning Areas (FPAs)**

- Middletown
- LeSourdsville
- Franklin



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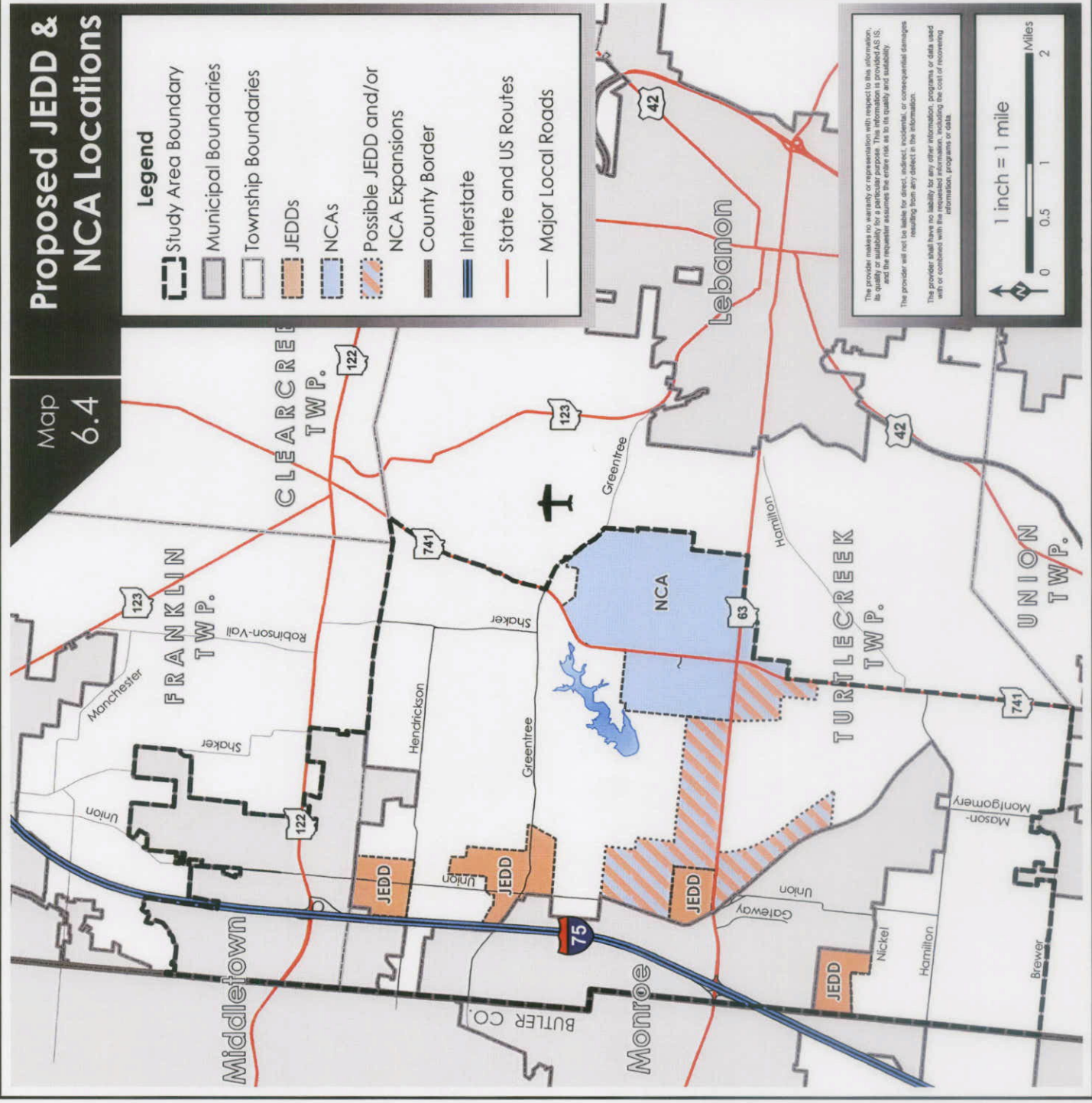
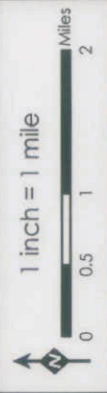


# Proposed JEDD & NCA Locations

Map 6.4

- Legend**
- Study Area Boundary
  - Municipal Boundaries
  - Township Boundaries
  - JEDDs
  - NCAs
  - Possible JEDD and/or NCA Expansions
  - County Border
  - Interstate
  - State and US Routes
  - Major Local Roads

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# PLAN ADOPTION

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An amendment to the Warren  
County Comprehensive Plan

Includes text and exhibits

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# Determining what is "Affordable"

## Alternative #1

This chart shows the how much of housing value a household can purchase based on their household income without imposing a housing cost burden. A housing cost burden is where the household pays more than 30% of its income on housing.

The formula used to calculate this property is based on the following: A 4% interest rate, a property tax rate equal to 1.65% of the total value, and housing insurance equal to .6% of the total property value. At the expense of accuracy, I assumed no closing costs, no HOA or condo fees, and assumed the loan was equal to 100% of the value of the house, which would not be the case if there was any down payment.

Results: A \$345,864 house is affordable for a household earning \$72,000 annually.

## Alternative #2

This alternative determines how much house a household earning \$72,000/year can afford using a mortgage calculator from [bankrate.com](http://bankrate.com)\*

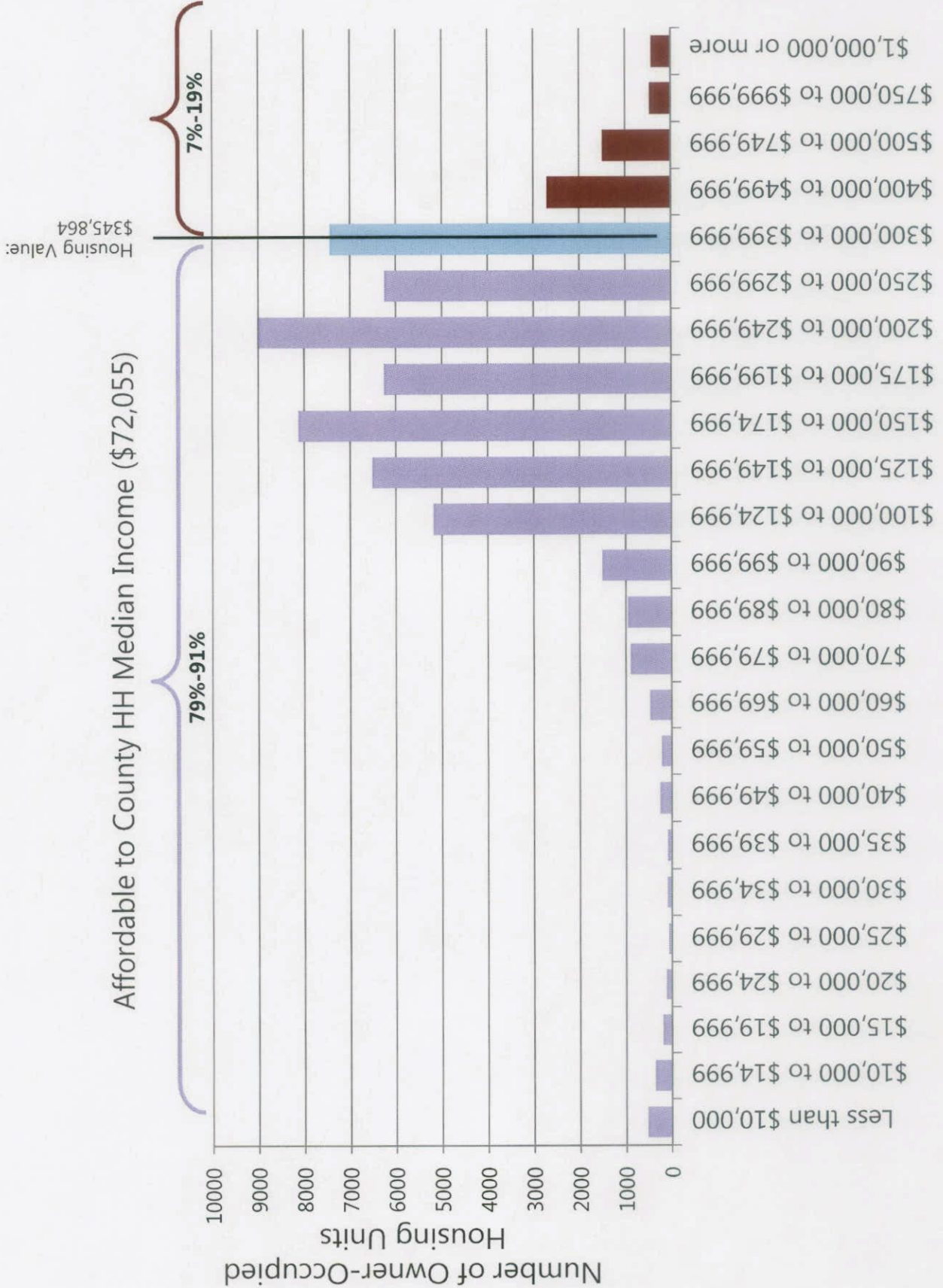
Assumptions:

- \$15,000 down payment
- 30 year loan
- 4.5% interest rate
- \$1,500 homeowners insurance
- \$4,500 real estate taxes
- No other debt (car loans, credit cards, or student debt)

Results: A \$342,620 house is affordable for a household earning \$72,000 annually.

\* <http://www.bankrate.com/calculators/mortgages/new-house-calculator.aspx?wages=6000&investment=0&alimony=0&other=0&downPayment=15000&term=30&interestRate=4.5&homeownerInsurance=1500&realstateTax=4500&carPayment=0&creditCardPayment=0&otherDebits=0&show=true>

# Warren County



WC Housing Value 2008-2012 Average



HOME BUILDERS ASSOCIATION OF GREATER CINCINNATI  
*Ohio Valley Development Council*  
415 Glensprings Drive  
Cincinnati, Ohio 45036  
Phone (513)851-6300 / Fax (513)589-3211

October 20, 2014

Stan Williams  
Warren County Regional Planning Commission  
406 Justice Drive  
Lebanon, Ohio 45036

Dear Mr. Williams:

Thank you for the opportunity to comment on the I-75 Area Plan. Attached are the comments on behalf of the Homebuilders Association of Greater Cincinnati and the Ohio Valley Development Council. On the first page, you will find a summary of the major concerns we have concerning the Plan. The subsequent pages are a more detailed point-by-point analysis of the Plan.

We would greatly appreciate an opportunity to meet with appropriate staff to discuss our concerns.

Sincerely,

*Steve Feldmann*

Steve Feldmann  
Director of Government Affairs

Enclosure

## **I-75 Area Plan – Major Concerns**

---

### **1. Focus on New Urbanist Design**

- The New Urbanist style of living dominates the plan. There is a concern that there will be an over-saturation of this type of housing at the expense of housing that would better meet market demand.

### **2. Housing Affordability**

- There are many factors in the plan that would add to the lack of housing affordability in the plan area. All of these factors will drive up the cost of housing in the Plan Corridor:
  - New Urbanist lifestyle
  - Lack of traditional suburban housing
  - Architectural standards, review boards and design committees
  - New Community Authorities
  - “Aesthetically pleasing” stormwater management features
  - Monetary “contributions” for infrastructure improvements
  - Sinking funds and performance/maintenance bonds
  - Urban service boundary
  - References to “quality housing” and desire for those with a “high standard of living”

### **3. Consumer Wants & Needs**

- There many parts of the plan that would substitute group think for individual choice.
  - The desire to diminish the use of the cul-de-sac.
  - Lack of traditional suburban housing – focus on New Urbanist designs
  - Conservation designs
  - Architecture standards, review boards and design committees
  - New Community Authorities

## I-75 Area Plan – Detailed Analysis

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### Chapter 1 – Introduction

#### *Multi-Use Developments – Comparison with other communities*

On page 7, there is a survey of case studies from other communities (Box 1.2). There is no argument that all six communities are good communities in which to live. But, they all one thing in common – they are unaffordable to most home buyers.

To illustrate, a recent search on Zillow.com produced the following results for homes currently for sale in these communities:

<b>Community</b>	<b>Low Price</b>	<b>High Price</b>
Norton Commons, Louisville	\$365,000	\$830,000
West Clay, Carmel, IN	\$420,000	\$1,300,000
New Albany, OH (new urbanist area)	\$276,000 for 2,000 sqft. (only 4 homes less than \$300,000)	\$3,480,000
Indian Hill	\$550,000	\$6,950,000
Lexington*	\$125,000 (median home price is \$297,000 with an average of \$370,000)	\$879,000
Research Triangle*	\$189,000	\$670,000

\*While these communities have homes less than \$200,000, they are also smaller homes comparable to Cincinnati-Dayton. For example, comparable homes in the Research Triangle sell for almost 40% more than in Cincinnati-Dayton.

The I-75 Corridor is a vital area for job producers in the Cincinnati-Dayton area. Homes should be available for all workers, not just the professional class. Housing should also be available to middle-management, retail/service, empty nesters and others needing affordable housing. According to the Warren County Consolidation Plan, the county already has a housing affordability problem. The primary focus on mixed-used, New Urbanist designs will only make this problem worse.

In addition, most family homebuyers prefer the typical suburban home on a lot in which their kids can play. They don't want to live on top of their neighbors in a high-density environment. The New Urbanist design is conducive for empty nesters and those who don't have children. Families with school-age children want a typical, well-designed suburban neighborhood.

Also, the private sector must develop, build and sell these homes. If the supply of this type of housing doesn't meet the demand, projects will fail or never come off the paper. One factor impacting this dynamic will be the affordability of the housing (as evidenced by Norton Commons, West Clay, and New Albany). It's an economic reality that housing is market-driven. A home must meet the needs and wants of the homebuyer at a price they can afford. It is notable that neo-traditional urban neighborhood designs in Countryside, Yankee Trace and other communities have not met sales expectations within this region.

It would be of interest to know whether the county has commissioned any economic and market research to substantiate the viability of this planning style. In any case, this plan must be adaptable to changing market and consumer demands.

There are also other challenges with this type of development. These projects work best in a new development or redevelopment within an existing urban context, not in greenfield development. These developments make financing extremely difficult as the condo market is nearly nonexistent. Finally, residential developers and commercial developers are rarely one in the same.

## **Chapter 2 – Community Design**

### ***Issues – Sprawl***

On page 10, there is a discussion about “sprawl.” While we agree that “endless strip centers, vast parking lots, and poorly connected subdivisions should be avoided,” we disagree that the photo shown as a “poor design” represents a poorly designed neighborhood. Many families desire a home with a backyard and streets where their children can play. They desire cul-de-sacs because they provide safety, serenity and a place to build community. Cul-de-sac homes are usually the most desired homes in a neighborhood. In other words, the typical suburban family homeowner sees nothing wrong with the “poor design” photo. While connectivity with surrounding neighborhoods should be an objective, this connectivity can be achieved in the typical neighborhood layout.

### ***Opportunities – Quality Housing***

On page 11, there is a statement – “The continued promotion of *quality housing* and *a high standard of living* is another way of setting the tone for the area.”

The term “quality housing” is subjective. Who is to determine whether a particular home is of good enough quality to be built? A quality home to one homeowner may not be a quality home to another – irrespective of the price point.

The term “high standard of living” seems to exclude anyone but the professional class from living in this corridor. There has to be some accommodation for those who are working the non-professional jobs in the I-75 corridor.

This statement could also be considered discrimination based on income, which raises issues as to whether someone can claim a violation of the fair housing laws.

### ***Existing Land Use – Conservation Design***

On page 14, there is a discussion concerning conventional v. conservation design. Useable, active open space (which includes front and back yards) is an amenity for most family homeowners. Passive open space inherent in conservation designs tends to be a luxury. There is medium ground between the two types of designs, one in which front and back yards can be preserved (see discussion above) and land set aside for both active and passive open spaces.

### ***Future Land Use Plan – Park District***

On page 15, there is a discussion concerning incorporating park areas and bike trails. What is the county's acquisition model to purchase acreage for parks in this area?



***Future Land Use Plan – Garden District***

On page 15, there is discussion about sewer access in the Garden District. This area is in a very desirable part of the county with access to both SR741 and US42. Development in this area shouldn't be ruled out in the future just because it may not be feasible or desirable to extend sewer at this point in time. Please see discussion below concerning the urban service boundary.

***Figure 2.3 – Future Land Use Percentages***

The pie chart on page 16 indicates that only 11% of the future land use in the Corridor is planned for medium density housing. This allocation will not address the needs or wants of the typical working family who wants to live in the Corridor. There should be a higher allocation of medium density non-mixed use housing.

***Zoning***

There is a discussion on p. 17 concerning zoning density. The “Residential Zones” will encourage an inefficient use of land. The densities in the R-1 and R-2 are not enough to make many projects cost-effective or incorporate cluster and conservation designs. They also do not meet market demand because many homebuyers, while desiring a reasonably sized back yard, do not desire a large property to maintain.

There does not appear to be any provision for less than 1 acre lots other than those provided in the mixed use, “New Urbanist” setting, concerns for which are discussed above.

***Design – New Urbanism***

On page 19, there is a statement – “Mixed use development and new urbanism principles are encouraged or included within nearly all districts.” Please see comment above about the concerns with this type of design.

***Transitions***

On page 20, there are zoning specifications for transitions. Please see discussion above for “Zoning.”

***Architecture***

On page 23, there is a discussion concerning “architecture design” and a call for township architecture review boards and architecture design committees. Good architecture design is subjective in nature. Some building materials may be acceptable to some, but not others. Designs themselves are open to debate (e.g. the modernist house v. the traditional Tudor).

Decisions made by these entities will drive up the cost of housing, lead to elitist attitudes, and enforce a conformity that stifles creativity and individuality.

What restrictions will be placed on these entities to ensure that housing will be affordable and that there will be wide-variety of designs?

What authority does state law grant to townships to establish these boards and committees?

### ***Goals, Objectives & Strategies***

Objective 1.1 and 1.2 – concerning mixed-use centers, see comments above concerning the over saturation of mixed use neighborhoods.

Objective 2.1 – concerning minimum density standards, what is the recommended minimum density standard for the R1 and R1B zones?

Objective 3.1 – concerning the proposed rezoning in the Garden District, which portions of the Garden District will be rezoned to R1?

Objective 4.1 and 4.2 – concerning the architectural provisions, see comments above concerning architectural standards, review boards, and design committees.

### **Chapter 4 – Transportation**

#### ***Issues & Opportunities – Poor Connectivity and Design***

On page 46, there is a discussion about cul-de-sacs. As discussed above, many families desire cul-de-sacs because they provide safety, serenity and a place to build community. While connectivity with surrounding neighborhoods should be an objective, this connectivity can be achieved in the typical neighborhood layout. In addition, too much connectivity within a neighborhood (where children play) and too many access points onto main roads may create safety hazards of their own. One of these hazards is the threat of vehicular traffic to children and the threat of too many access points onto main roads. Another hazard is the threat of increased crime. Communities with limited access have lower burglary and robbery rates because thieves are looking for multiple escape routes within a neighborhood.

#### ***Greentree Road & Interchange/Manchester Road & Interchange***

On pages 53 & 54, there are discussions concerning the Greentree Road and Manchester Road interchanges. What is the status of these projects? What is the likelihood that each will come to fruition? What are the alternative plans for the area if the interchanges don't happen?

### ***Goals, Objective & Strategies***

Objective 1.3 – concerning connectivity standards, these standards need to take into consideration homeowner choice (i.e. the desire for cul-de-sacs) and the safety of children at play and the families in the neighborhood.

### **Chapter 5 – Utilities**

#### ***Urban Service Boundary***

On page 62, there is a discussion concerning urban service boundaries. In some regions, an urban service boundary has been used to arbitrarily limit growth outside the boundary. Warren County's boundary has this effect. These boundaries discriminate between neighboring properties and artificially define property values depending upon which side of the boundary the property is located. Land prices are higher within the boundary thus leading to higher home costs.

Even without a boundary, developers will not develop a community of any significant size unless there is sewer. But, technologies change and the authorities may be able to extend sewers to an area in the future

that they cannot do today. An urban service boundary would prevent sewer from being extended even if it is feasible to do so. For example, the Garden District is in a very desirable part of the county with access to both SR741 and US42. Development in this area shouldn't be ruled out in the future just because it may not be feasible or desirable to extend sewer at this point in time.

### ***Goals, Objectives & Strategies***

Objective 1.1 – concerning urban service boundaries, see comments above. This objective makes it clear that utilities will not be extended outside the boundary, even if feasible.

Objective 2.1 – concerning the 2<sup>nd</sup> bullet point, “aesthetically pleasing setting” is subjective. The first goal of any stormwater management is managing stormwater. Adding an aesthetic feature is secondary and should only be done if it is practical and fits with the rest of the community.

Objective 3.3 – concerning the reference to “negative impacts,” there should be some objective criteria involved, e.g. that stormwater and groundwater management complies with existing state and federal law.

Objective 3.3 – concerning streamside setbacks. This issue is still under discussion in Warren County. There are still concerns about the nature of these setbacks.

## **Chapter 6 – Economic Development**

### ***New Community Authorities***

On Page 77, there is a discussion concerning the establishment of New Community Authorities. Concerns with these new jurisdictions are similar to the concerns with the architectural review boards and committees.

What restrictions will be placed on these entities to ensure that undue burdens will not be placed on homeowners?

What authority does state law grant to counties and townships to establish these authorities?

### ***Goals, Objectives & Strategies***

Objective 1.2 – concerning “monetary contributions and/or ‘fees in-lieu.’” These “contributions” sound like impact fees under a different name. Within a neighborhood, developers have been responsible for the infrastructure used exclusively by the residents in that neighborhood. Costs of the infrastructure are paid by the homeowners in that neighborhood through the price they pay for their homes. Improvements that are used by other members of a community should be paid by the whole community. As the population of Warren County has grown, improvements have been made with the costs of those improvements paid by the community as a whole. To expect new residents to pick up a higher percentage of the bill is unjust. There isn't a difference between those who moved to Warren County in 2000 and those who will move to the county in 2015. There was a need for improvements to accommodate the growth in 2000, just as there is a need for improvements to accommodate the growth today.

Objective 1.2 – concerning sinking funds. The two most important questions concern the funding and management of the funds. Within a new neighborhood, a homeowners association is typically established and reserves are funded to address the maintenance and replacement needs of the common areas for the neighborhood (e.g. stormwater management). It is arguable whether a sinking fund is needed for a

neighborhood with an HOA. If there is a sinking fund established, would the funds be managed by the HOA to the benefit of the neighborhood or by the county to the benefit of the county?

Objective 1.2 – concerning performance and maintenance bonds. Developers understand the need for some types of bonding. However, there is a current concern about the number of bonds needed, the amount of the bonds, the justification for the bonds, and the duration of the bonds. In addition, bonding is becoming more difficult to obtain. A discussion needs to be had to establish how jurisdictions can ensure the appropriate work is completed within a project without burdening developers and builders with unnecessary and significant costs.

Objective 1.5 – concerning controlling residential growth with commercial and industrial growth. It is important for the growth of these three areas to occur in some coordinated fashion. However, to “control” residential growth so that it is dependent on commercial and industrial growth is counter-intuitive. Commercial growth cannot happen without residential rooftops. Commercial enterprises will not locate in an area without a desired (and already existing) concentration of residents. If there is a sufficient concentration of residents (and the commercial growth is permitted by the jurisdiction), the commercial firms will set up shop in a community. Similarly, many industrial and other job creators will not locate in an area unless there is a desired (and already existing) concentration of skilled workers nearby. Likewise, these employers understand that workers like to live near where they work, so they seek areas that will provide housing that their employees can afford. As such, commercial and industrial growth is dependent upon residential growth.