



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

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***TOM GROSSMANN  
PAT ARNOLD SOUTH  
DAVID G. YOUNG***

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

**MINUTES: Regular Session – July 26, 2016**

The Board met in regular session pursuant to adjournment of the July 19, 2016, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

- 16-1111      A resolution was adopted to appropriate an exclusive perpetual storm easement and a temporary construction easement Upon call of the roll, the following vote resulted: lands owned by Jerry Lane at 9957 Columbia Road, Deerfield Township, Warren County, Ohio, necessary for the Fields-Ertel Road and Columbia road/Lebanon Road Intersection – Roundabout Improvement Project, and further authorizing the execution and filing of certain pleadings, and approving the voucher for funds to be deposited with the Clerk of Courts relating thereto. Vote: Unanimous
- 16-1112      A resolution was adopted to approve the promotion of Robert Ruffner from Water Distribution Worker II to the position of Water Distribution Worker III within the Water and Sewer Department. Vote: Unanimous
- 16-1113      A resolution was adopted to amend resolution #16-0908, approving the hiring of Melany Petrey as Unit Support Worker within the Warren County Job and Family Services, Human Services Division. Vote: Unanimous
- 16-1114      A resolution was adopted to amend resolution #16-0907, approving the hiring of Kelly Mangan as Unit Support Worker within the Warren County Job and Family Services, Human Services Division. Vote: Unanimous

- 16-1115 A resolution was adopted to approve and authorize the submission of the Warren County Consolidated Annual Performance and Evaluation Report (CAPER) relative to the Community Development Block Grant Entitlement Program. Vote: Unanimous
- 16-1116 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to sign a funding approval/agreement between Warren County and the U.S. Department of Housing and Urban Development relative to the Fiscal Year 2016 Community Development Block Grant (CDBG) Entitlement Program. Vote: Unanimous
- 16-1117 A resolution was adopted to approve and authorize the Board of Warren County Commissioners to enter into a professional services contract to provide support services to Warren County in its role as fiscal agent for the Workforce Investment Board Butler/Clermont/Warren. Vote: Unanimous
- 16-1118 A resolution was adopted to enter into an agreement with the Fischer Development Company for fee in lieu of a right turn lane on Zoar Road at the entrance to the Eagle's Point Subdivision at Eagle's Boulevard. Vote: Unanimous
- 16-1119 A resolution was adopted to approve emergency replacement of the Effluent Autosampler unit at the Lower Little Miami Wastewater Treatment Plant. Vote: Unanimous
- 16-1120 A resolution was adopted to declare an emergency and waive competitive bidding for the immediate repair of the Stylus Pro 9700 printer. Vote: Unanimous
- 16-1121 A resolution was adopted to approve various refunds. Vote: Unanimous
- 16-1122 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 16-1123 A resolution was adopted to enter into erosion control bond agreement for CLA Deerfield Township LLC for completion of improvements in Children's Learning Adventure situated in Deerfield Township. Vote: Unanimous
- 16-1124 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 16-1125 A resolution was adopted to create two new funds #435 Strout Road Bridge 207-0.02 and fund #436 Zoar Road Improvement Project, accept an amended certificate, approve an operational transfer and a supplemental appropriation. Vote: Unanimous
- 16-1126 A resolution was adopted to approve operational transfer from County Commissioners' fund #101-1112 into Mary Haven Youth Treatment Center fund #270. Vote: Unanimous

- 16-1127 A resolution was adopted to approve supplemental appropriation into Workers Compensation Self Insurance fund #636. Vote: Unanimous
- 16-1128 A resolution was adopted to approve appropriation adjustment from Commissioners' general fund #101-1110 into Clerk of Court of Common Pleas fund #101-1260. Vote: Unanimous
- 16-1129 A resolution was adopted to approve appropriation adjustments within Commissioners fund #101-1110. Vote: Unanimous
- 16-1130 A resolution was adopted to approve appropriation adjustment within Franklin Municipal fund #101-1271. Vote: Unanimous
- 16-1131 A resolution was adopted to approve appropriation adjustment within fund #101-1600. Vote: Unanimous
- 16-1132 A resolution was adopted to approve appropriation adjustment within Sheriff's Office fund #101. Vote: Unanimous
- 16-1133 A resolution was adopted to approve appropriation adjustments within Veterans fund #101-5220 into #101-5210. Vote: Unanimous
- 16-1134 A resolution was adopted to approve appropriation adjustment within Emergency Services/Communications Center fund #101-2850. Vote: Unanimous
- 16-1135 A resolution was adopted to approve appropriation adjustment within Emergency Services/EMA fund #264. Vote: Unanimous
- 16-1136 A resolution was adopted to approve appropriation adjustment within Workforce Investment Board fund #238. Vote: Unanimous
- 16-1137 A resolution was adopted to approve an appropriation adjustment within P & G TIF Road Construction fund #484. Vote: Unanimous
- 16-1138 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 16-1139 A resolution was adopted to approve voucher add on. Vote: Unanimous
- 16-1140 A resolution was adopted to continue public hearing to consider modifications to the Rules and Regulations of the Water and Sewer Department relative to Section IX and other related sections that establish the tap-in and sewer connection fees for customers. Vote: Unanimous
- 16-1141 A resolution was adopted to approve the Stage 2 PUD for Aberlin Springs in Union Township. Vote: Unanimous

- 16-1142 A resolution was adopted to approve Amendment No. 2 to the Warren County Enterprise Zone agreement dated October 2, 2007 between Warren County and Mane, Inc. Vote: Unanimous
- 16-1143 A resolution was adopted to approve and authorize the President of this Board to sign a grant agreement by and between the Ohio Department of Transportation Office of Aviation and the Warren County Board of Commissioners relative to the Warren County/John Lane Field Airport. Vote: Unanimous
- 16-1144 A resolution was adopted to hire Kiana Moore as administrative clerk within the Warren County Commissioners' Office. Vote: Mrs. South – yea, Mr. Young – yea, Mr. Grossmann – absent.
- 16-1145 A resolution was adopted to administer disciplinary action against Keith Fudge, Emergency Communications Operator within the Emergency Services Department. Vote: Mrs. South – yea, Mr. Young – yea, Mr. Grossmann – absent.
- 16-1146 A resolution was adopted to authorize Pat South to sign, as a collaborative partner, the City of Lebanon's application to the State of Ohio relative to redevelopment funds made available due to the relocation of the harness racing from the Warren County Fairgrounds. Vote: Mrs. South – yea, Mr. Young – yea, Mr. Grossmann – absent.
- 16-1147 A resolution was adopted to approve appropriation adjustment within Telecommunications Department fund #101-2812. Vote: Mrs. South – yea, Mr. Young – yea, Mr. Grossmann – absent.

#### DISCUSSIONS

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

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PUBLIC HEARING

CONSIDER MODIFICATIONS TO THE RULES AND REGULATIONS OF THE WARREN COUNTY WATER AND SEWER DEPARTMENT SECTION IX AND OTHER RELATED SECTIONS THAT ESTABLISH THE TAP-IN AND SEWER CONNECTION FEES

The public hearing to consider amendments to the Rules and Regulations of the Warren County Water and Sewer Department was reconvened this 26<sup>th</sup> day of July 2016, in the Commissioners' Meeting Room.

It was determined that the proposed modifications have not been fully reviewed by the Prosecutor's Office and therefore, the public hearing needs to be continued to a later date.

Upon further discussion, the Board resolved (Resolution #16-1140) to continue the public hearing to August 9, 2016, at 10:15 a.m.

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On motion, bids were closed at 9:05 a.m. this 26<sup>th</sup> day of July and the following bids were received, opened and read aloud for the CDBG FY16 Franklin: Beam & Moore Dr. Curb & Gutter Project for the Warren County Engineer's Office:

Prus Construction Co. Cincinnati, Ohio	\$ 152,350.00
RA Miller Construction Hamilton, Ohio	\$ 183,000.00
Adleta Construction Cincinnati, Ohio	\$ 199,980.00
W.G. Stang Hamilton, Ohio	\$ 179,250.00
Performance Site Development Fairborn, Ohio	\$ 233,600.00

Susanne Mason, Project Manager, Warren County Office of Grants Administration will review bids for a recommendation at a later date.

David Walling, Deputy Sanitary Engineer, was present to discuss the finding relative to sanitary sewer access for Resort Lifestyle Communities in Deerfield Township.

Mr. Walling stated that after engineering investigation, the property can only be served by an additional pumping station regardless of the path the developer follows to get the sewage to the treatment plant.

The Board stated that they do not have a preference as to which option the developer chooses to follow as an additional pumping station will be required regardless.

There was then discussion relative to any policy that would mandate Warren County to approve a lift station.

Commissioner Young stated his desire to require some type of maintenance bond, if available, that would cover the cost of maintenance and upkeep in the event that a developer would default on any private lift station.

Commissioner Grossmann then questioned if the Board has the ability to deny the construction of a private sewer system.

Bruce McGary, Assistant Prosecutor, stated that the statute allows Board of Commissioners discretion on where a system can be located.

Upon discussion, the Board directed staff to provide the requested letter to Resort Lifestyle Communities stating sanitary sewer services are available to the property.

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#### ADMINISTRATIVE HEARING

#### STAGE 2 PUD FOR ABERLIN SPRINGS DEVELOPMENT IN UNION TOWNSHIP

The administrative hearing to consider the Stage 2 PUD for Aberlin Springs Development in Union Township was convened this 26<sup>th</sup> day of July 2016, in the Commissioners' Meeting Room.

Zach Moore, Regional Planning Commission, presented the attached PowerPoint presentation stating the property owner, size of the parcel, proposed number of lots, site location and a proposed PUD timeline.

Mr. Moore then reviewed the proposed Stage 2 plan and presented the requested revisions to the staff recommended conditions. He also reviewed a letter from the Ohio EPA relative to the treatment of sewage for the project and stated that the RPC finds the plan acceptable with the revised conditions that include amendments to conditions #4, #10 and #13.

Mr. Moore stated that the amendment to condition #4 has been agreed upon by the applicant and staff.

Mr. Moore then reviewed condition #10 relative to accessory buildings.

Commissioner Young questioned if condition #10 will essentially allow two homes on one lot.

Mr. Moore stated that they would only be permitted to construct accessory buildings that could either be a secondary living quarters (not to exceed 1500 square feet) when built in conjunction with a Manor or Estate home type on a lot greater than 10,000 square feet.

Maureen McDeurmit, NorthPoint Group, explained that the small cottage type is being considered to accommodate elderly parents as well as "boomerang" children as well as a home office type use.

Commissioner Young stated his concern with two small housing units on one lot with two separate septic tanks.

Leslie Ratliff, Aberlin Springs Development, stated that not all accessory buildings will be houses. She stated that besides the living quarter usage, there could be an art studio, home office, etc.

There was discussion relative to minimum lot size for the accessory building as well as the number of units that would be permitted to have an accessory building.

Bruce McGary, Assistant Prosecutor, discussed the need for the Board to consider the effect on the private septic system if allowed.

Commissioner Young again stated his concern relative to the increase in density as it relates to this new sewage system being proposed for this development.

Bob Garlock, project engineer, stated that the accessory buildings cannot be leased, rented or sold.

Commissioner Grossmann questioned how that restriction is being accomplished.

Mr. Garlock stated it will be stated in the covenants and restrictions for the subdivision.

There was discussion relative to the septic system with an additional housing unit being on the same lot not being able to adequately handle the extra flow.

Ruth Campbell, WYCO Engineering, stated that the size of the septic tank is dictated by the Health Department and is based upon the number of bedrooms being proposed on the lot. She then stated that there are two components to this system:

1. The tank on each individual lot (must be sized for the appropriate use)
2. The treatment system that will be appropriately sized to accommodate the lots

Ms. Campbell stated that the homeowner would be required to choose their tank size based upon the proposed number of bedrooms that included any accessory building.

Mr. McGary suggested adding the words "Subject to OEPA approval" to conditions #10 A.

Mr. Moore stated that RPC Executive Committee condition #13 is being requested to be stricken because the site plan no longer is proposing the proposed street to be public.

There was discussion relative to the amended conditions that staff is recommending.

Upon further discussion, the Board resolved (Resolution #16-1141) to approve the Stage 2 PUD for Aberlin Springs in Union Township subject to the following conditions:

- 1) All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
- 2) The PUD Stage 3 Final Plan shall fully conform to all requirements presented in the Aberlin Springs PUD Standards document (attached), inclusive of Sections 1 through 10, and generally conform to the PUD Stage 2 Preliminary Site Plan.
- 3) Any changes to the development plan deemed necessary by the Warren County Subdivision Regulations shall be implemented on the approved copy of the preliminary plan (per S.R. Section 309) prior to submission of a final plat; such changes, so long as they comply with Stage 1 standards and generally conform to Stage 2 plans, shall not necessitate a revision to Stage 2.
- 4) With each application for a building permit for the residential lots shall include a designation of the type of lot on the plot plan and a table accounting of the type of lot with all previous lots noted and a running total of the lot types to date for each of the four lots and a summary of the total numbers allowed as a maximum and the minimum number to be constructed.
- 5) Compliance with thoroughfare-related requirements, including, but not limited to, any changes necessitated by the Traffic Impact Study (TIS), an Access Permit application, or any other standards and requirements of the Warren County Access Management Regulations, at the discretion and to the satisfaction of the Warren County Engineer's Office.



- 6) Compliance with stormwater management standards to the satisfaction of the Warren County Engineer's Office.
- 7) Compliance with the requirements of the Warren County Soil & Water Conservation District for an Erosion and Sediment Control Plan prior to earth moving activities.
- 8) All streams, inclusive of regulated streams as well as minor, unnamed, and otherwise unregulated streams, shall be protected to the satisfaction of the Warren County Soil & Water Conservation District.
- 9) The proposed wastewater treatment system shall be approved by the Ohio EPA prior to final plat.
- 10) Standards for accessory dwelling units shall be amended to include the following conditions as follows:
  - a. Subject to OEPA approval, one accessory dwelling unit is permitted per lot, either as secondary living quarters (located within the principal structure) when in conjunction with a Manor or Estate home type, or within an accessory structure separate from the principal structure when in conjunction with a Manor or Estate home type on a lot greater than 10,000 square feet.
  - b. The size of accessory dwelling units shall be limited to fifty (50) percent of the total floor area of the principal dwelling unit, but in no case shall be more than 1,500 square feet; accessory dwelling units need not conform to the minimum floor area standards for principal dwelling units.
  - c. The accessory dwelling unit shall be situated behind the principal residence and in no case sit closer than 30 feet from the front setback line.
  - d. No more than 40 detached accessory dwelling units shall be permitted.
  - e. All accessory dwelling units need to have HOA board approval for any change of use.
  - f. No accessory dwelling unit or secondary living quarters can be rented or leased to a third party; this standard shall also be included in the Declaration of Covenants and Restrictions for the development.
- 11) A phasing plan shall be submitted at Stage 3 which displays the approximate boundaries of future phases.
- 12) Common amenities shall be open to the residents of the subdivision no later than the time when 40 percent of the proposed lots are platted.
- 13) Detailed plans for landscaping and signage shall be provided at Stage 3.

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Martin Russell, Economic Development Director, was present to discuss an amendment to the enterprise zone abatement agreement with Mane, Inc.

Mr. Russell stated that the Board entered into the original agreement on October 3, 2007 for the construction of a 120,000 square foot facility with a proposed cost of \$9.2 - \$11 million and bringing 100 new jobs to Warren County. He stated that in 2011, this Board approved an amendment to the agreement to accommodate an expansion and a total of 200 full time employees.

Mr. Russell then stated that the City of Lebanon has expanded their Community Reinvestment Area and Mane, Inc. desires for the proposed expansion of 56,000 square feet of new manufacturing space with 250 jobs to be handled through the City of Lebanon's program.

Mr. Russell then presented and the Board resolved (Resolution #16-1142) to amend the October 3, 2007, enterprise zone agreement with Mane, Inc.

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Bruce McGary, Assistant Prosecutor, presented an agreement for approval by the Board relative to grant funds from the Ohio Department of Transportation Office of Aviation to the Warren County Board of Commissioners relative to the Warren County/John Lane Field Airport.

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The Board acknowledged that this is the last official meeting of David R. Gully as Warren County Administrator and thanked him for his 11 years of exemplary service with Warren County and his over 38 years of public service.

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On motion, upon unanimous call of the roll, the Board entered into executive session at 11:04 a.m. to discuss personnel matters relative to discipline within Emergency Services and hiring within the Commissioners' Office pursuant to Ohio Revised Code Section 121.22 (G) (1) and exited at 12:00 p.m.

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Upon motion the meeting was adjourned.

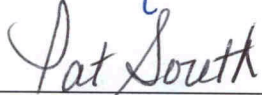
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David G. Young, President



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Tom Grossmann



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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 July 26, 2016, in compliance with Section 121.22 O.R.C.



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

# WATER & SEWER DEPARTMENT

## Work Session

Warren County Commissioners

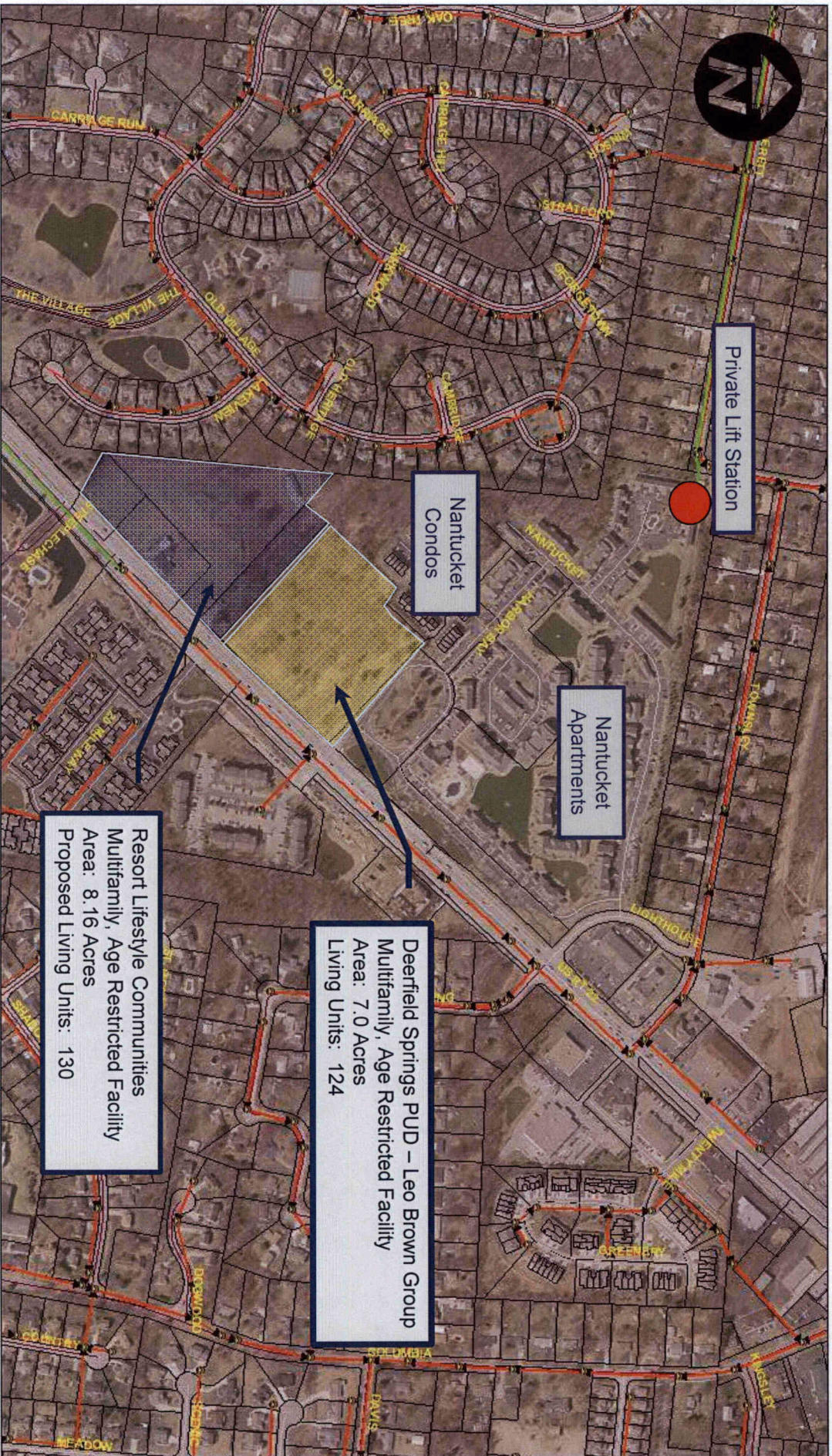
July 26, 2016

### AGENDA

1. Resort Lifestyle Communities : Update



# Resort Lifestyle Communities



# Resort Lifestyle Communities

## Deerfield Township

- 130 Apartment Units
- 8.16 Acres
- Target Age: 55 & older

### Resort Lifestyle Communities Amenities



Our luxurious, all-inclusive resort-style community has been developed exclusively for adults 55 and over. We offer the comforts and conveniences of modern-day living without the hassle of upkeep.

A few of our amenities include:

#### Service

- ◆ Live-in Managers
- ◆ 24/7 Professionally Staffed
- ◆ Medical Alert System 24/7
- ◆ Concierge Services
- ◆ Free Scheduled Transportation
- ◆ Resort Style Dining
- ◆ Valet Parking
- ◆ Weekly Housekeeping
- ◆ Full Time Maintenance
- ◆ Home Health Care Welcome

#### Community

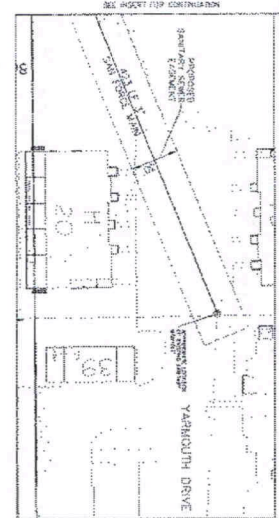
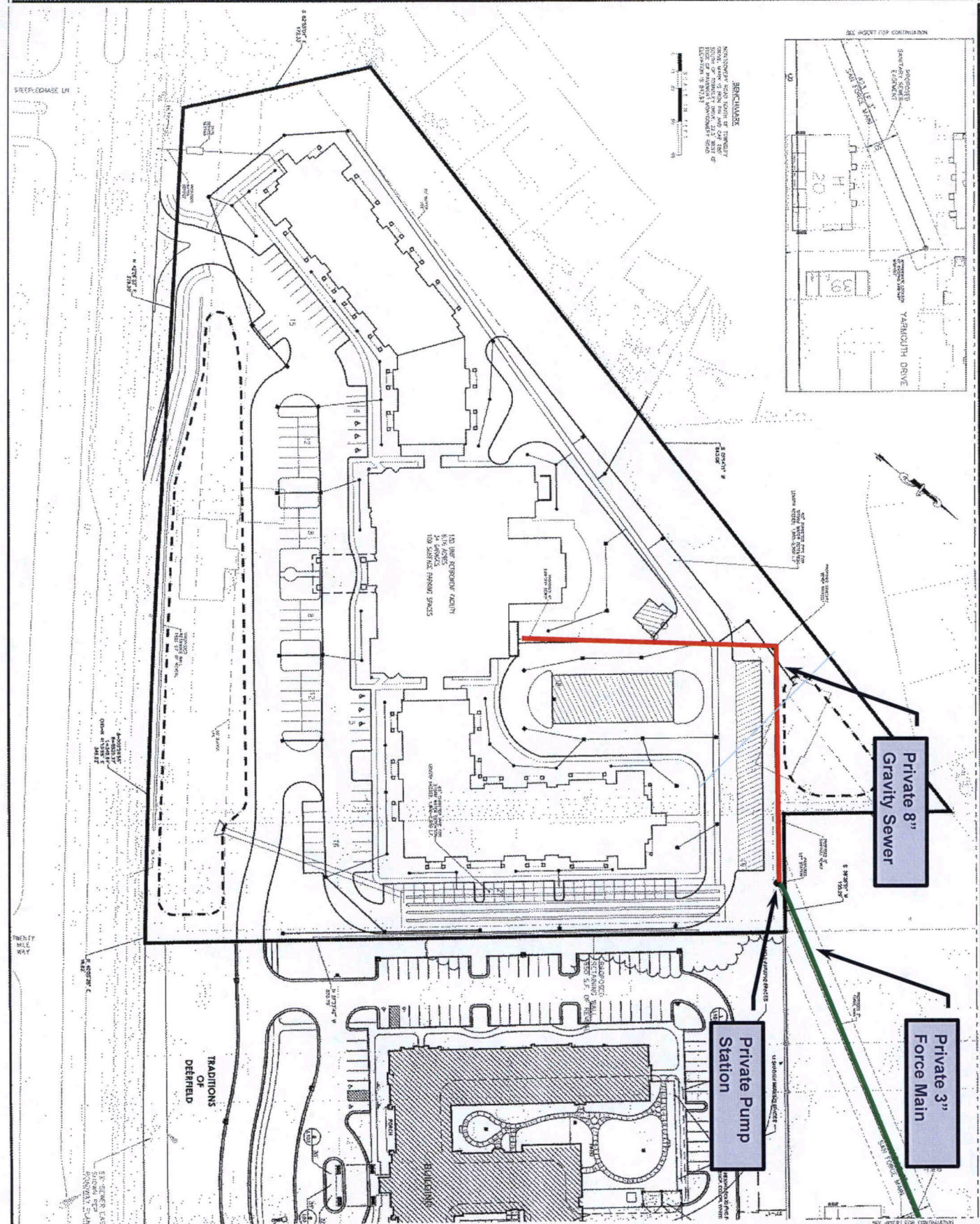
- ◆ 150-seat Theatre
- ◆ On-Site Bank
- ◆ Pharmacy/Gift Shop
- ◆ Salon/Barber
- ◆ Library
- ◆ Billiards
- ◆ Communications Center (Internet, Mail, Copy & Fax)
- ◆ Garages & Storage Options
- ◆ Elevators on All Floors

#### Home

- ◆ Full Modern Kitchens
- ◆ Spacious Closets
- ◆ Washer & Dryer Hook-Ups
- ◆ Individual Climate Controls
- ◆ Pet Friendly
- ◆ All Utilities Paid (except phone)
- ◆ Cable Included
- ◆ Patios & Balcony Options

#### Fun

- ◆ Full Time Lifestyle Director
- ◆ Daily Social Invitations & Activities
- ◆ Shopping & Outings
- ◆ Lounge
- ◆ Resident Travel Program
- ◆ Fitness Center 24/7
- ◆ Free Fitness Classes
- ◆ Whirl Pool/Spa



**BRICKLAYER**  
 MINIMUM 1/4" THICKNESS  
 MINIMUM 4" MIN. TO 6" MAX. OF  
 MIN. OF 1/4" THICKNESS  
 MIN. OF 1/4" THICKNESS  
 MIN. OF 1/4" THICKNESS

**Private 8"  
Gravity Sewer**

**Private 3"  
Force Main**

**Private Pump  
Station**

**130 UNIT RETIREMENT COMMUNITY**

SECTION 20, TOWN 4E, RANGE 2N  
 DEERFIELD TOWNSHIP  
 WARREN COUNTY, OHIO

Project No.	000584
Scale	1" = 30'
Sheet No.	3 / 5
Date	02-25-20

**MSP**  
 McCall Smith Purshon, Inc.  
 14500 S.W. 11th Street  
 Miami, FL 33186  
 Phone: (305) 251-1111  
 Fax: (305) 251-1112  
 Website: www.mspinc.com

# Resort Lifestyle Communities

## Water Service

1. Water is available from 10-inch line along State Route 22&3.
2. Fire protection flows: 1,130 gallons per minute.
3. Water pressure is insufficient to serve three story construction (50 psi at the main).

## Sewer Service

1. Sewer service for this proposed facility is only available through the Nantucket private sewer system or through Old Village Drive.
2. Sewer Service Agreement with Nantucket Apartments for use of their private sanitary sewers & pump station
3. Sewer Service Agreement & Easement with Nantucket Condos for use & access of their sewers
4. All sewer improvements are privately owned & operated.
5. Plans must be reviewed & approved by Warren County Water & Sewer.
6. Private pump station must be built to Warren County Standards.





# **Aberlin Springs PUD Stage 2**

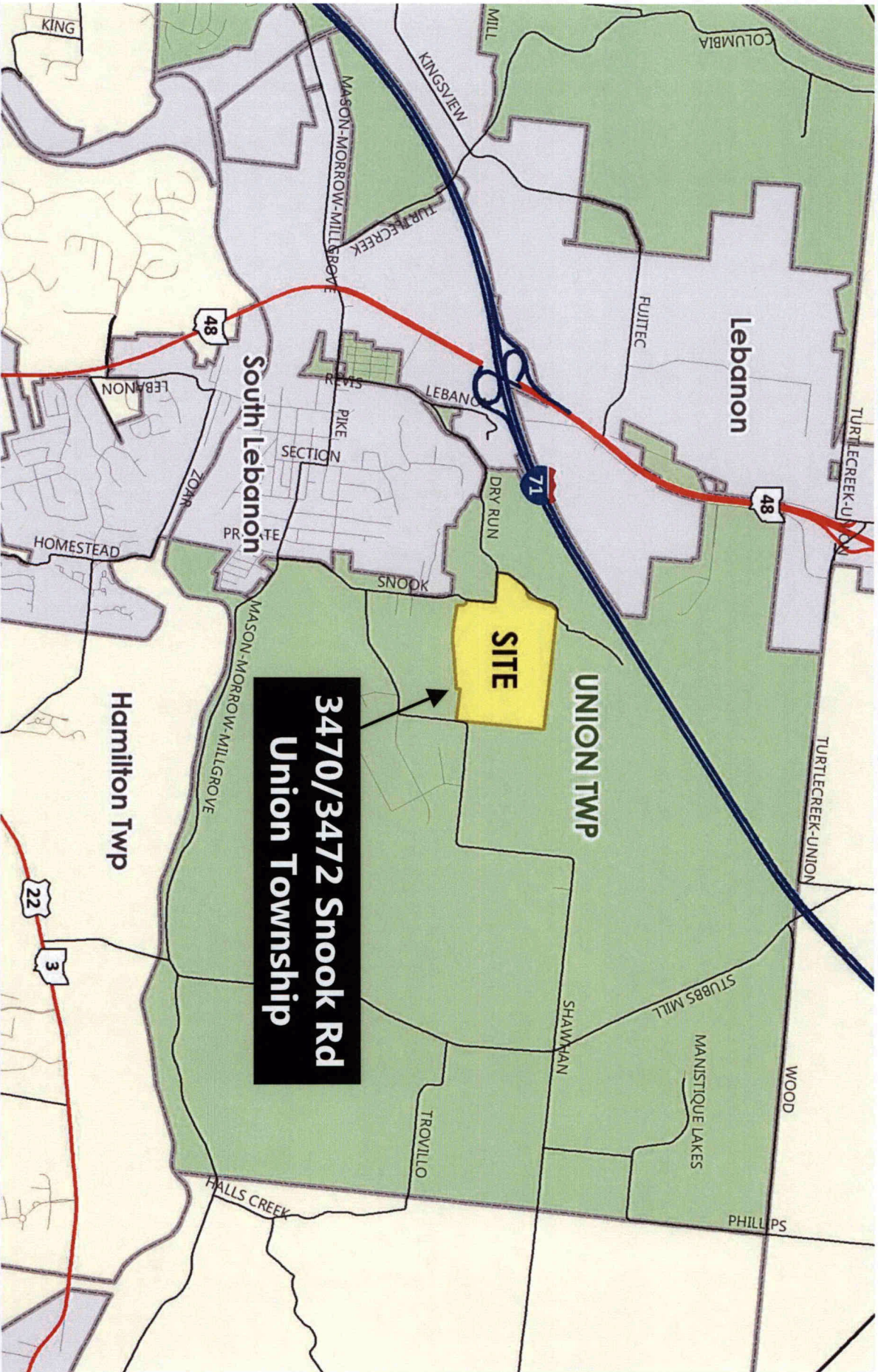
Prepared for the  
Warren County Board of County Commissioners

Hearing Date: July 26, 2016

# Quick Details

Property Owner	Barbara Aberlin
Developer	NorthPointe Group
Planner/Engineer	Bayer Becker
Site Area	141.14 acres
Current Zoning	Planned Unit Development (PUD)
Proposed Use	Agri-Community (139 single-family lots)

# Site Location



# PUD Approval Timeline

## 2015

AUG 27 RPC Executive Committee Recommends Approval of Stage 1

SEP 15 Rural Zoning Commission Recommends Approval of Stage 1

## 2016

MAR 1 County Commissioners Approve Stage 1

JUN 23 RPC Executive Committee Recommends Approval, with Conditions (vote: 10 aye, 1 nay)

JUL 26 **TODAY – Consider Stage 2 for Approval**

## Stage 1

## Stage 2

# Presentation Outline

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- 1** Overview of Proposed Stage 2 Plan
- 2** Conformance with Stage 1 Plan
- 3** Proposed Changes  
(since RPC Executive Committee reviewed Stage 2 Plan)
  - Changes to Plan
  - Changes to Conditions



# **1** Overview of Proposed Stage 2 Plan

# Site Aerial & Photos



1



2



3

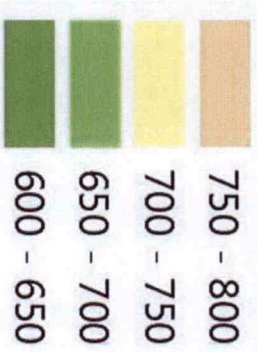


# Elevation / Terrain



TERRAIN MAP

Elevation (feet)





# Site Plan Elements



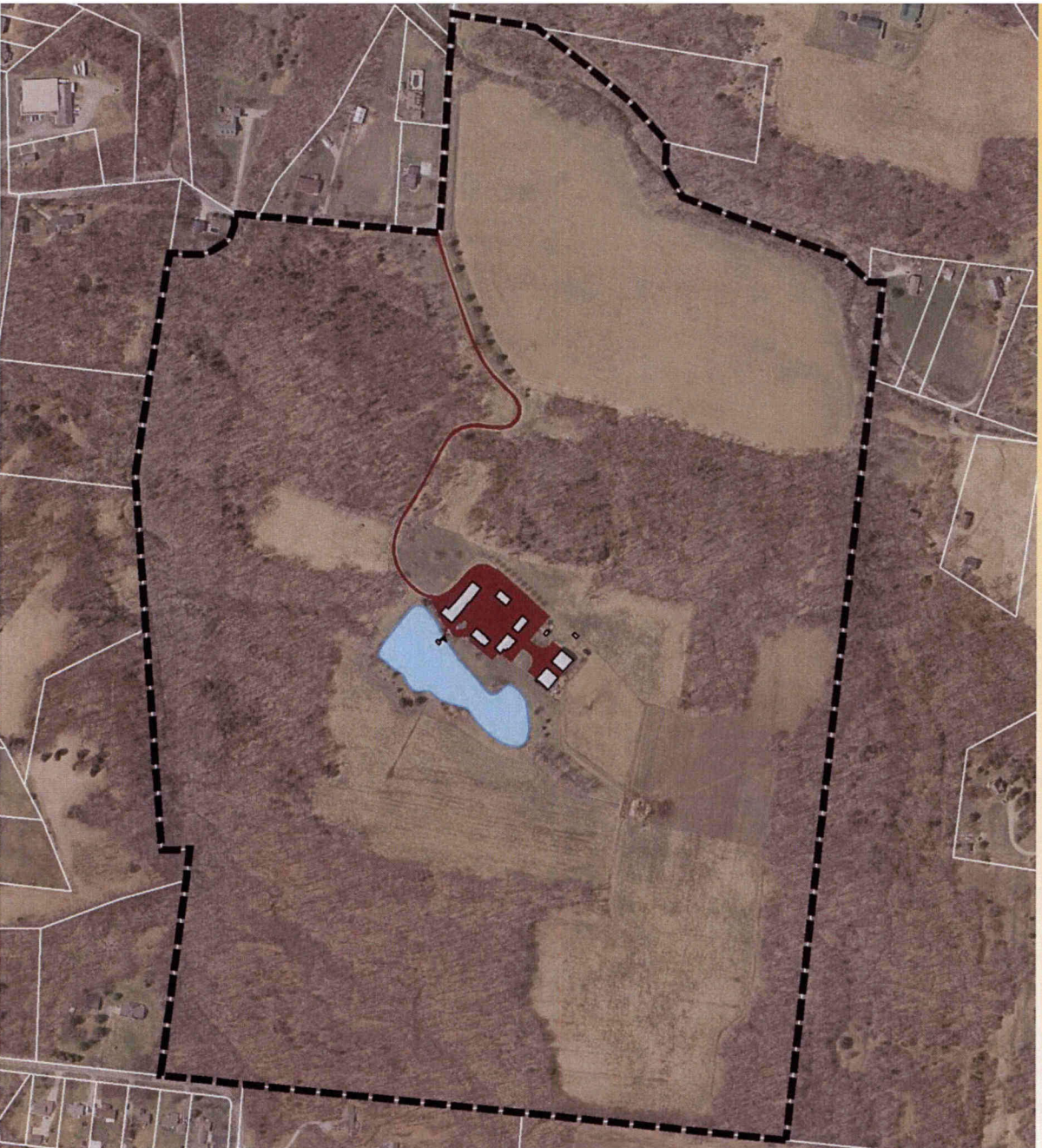
**AERIAL**

**57%** wooded

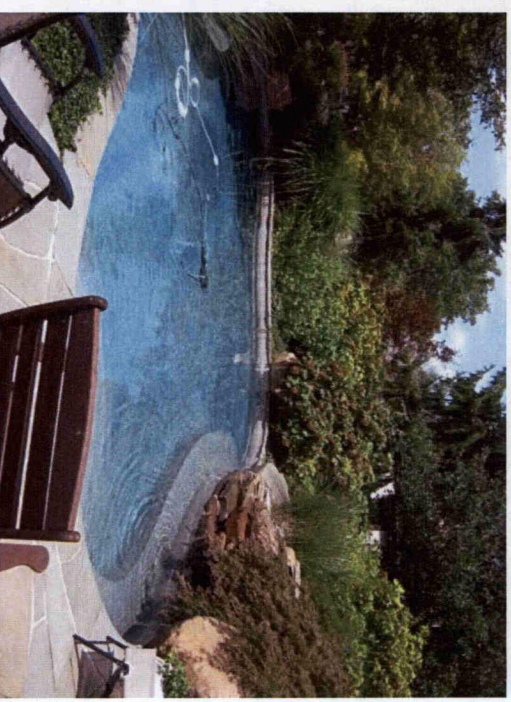
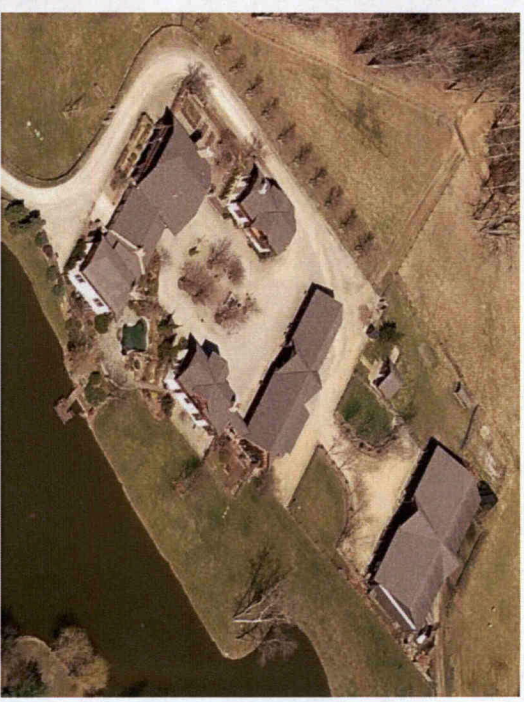
**43%** cleared land

Access off of Snook Road

# Site Plan Elements



FARM COMPOUND



# Site Plan Elements



PUBLIC R.O.W.

ROW on Loop Road will be **50 feet** in width

ROW on other public streets will be **60 feet** in width

PUE will be **10 feet** wide

# Site Plan Elements



## PRIVATE ACCESSWAYS

Private streets serving pocket communities and other lot arrangements

Streets are located inside separate parcels for the purpose of access

Access easements will be **26 feet** wide

PUE will be **15 feet** wide

# Site Plan Elements

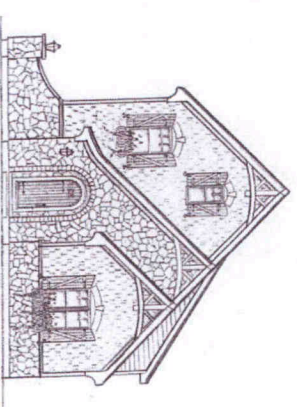


**COTTAGE LOTS**

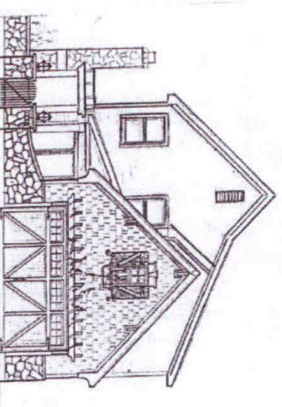
**60** lots proposed

**3,600 SF** minimum lot size

**40 ft.** minimum lot width

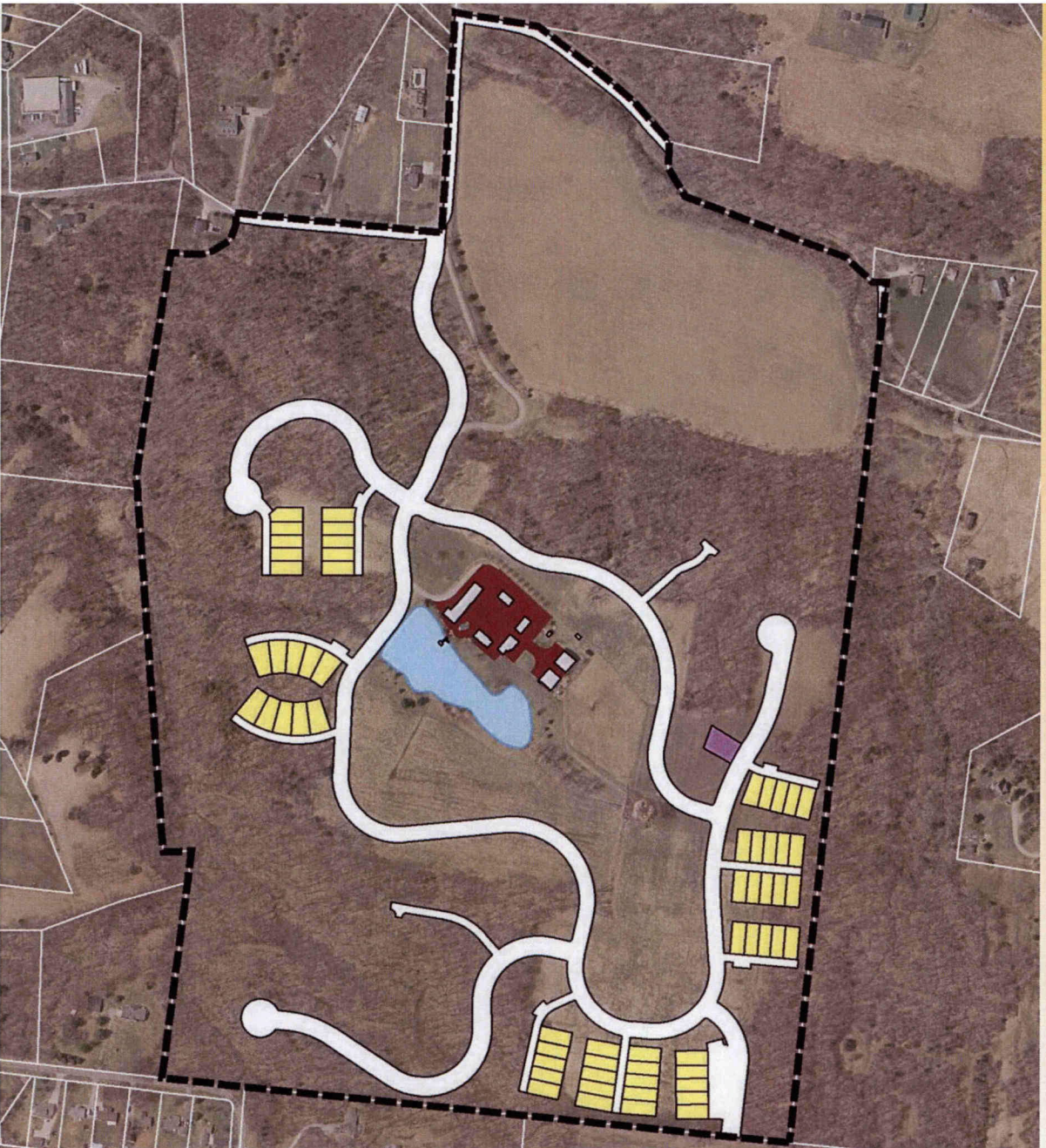


Front



Rear

# Site Plan Elements

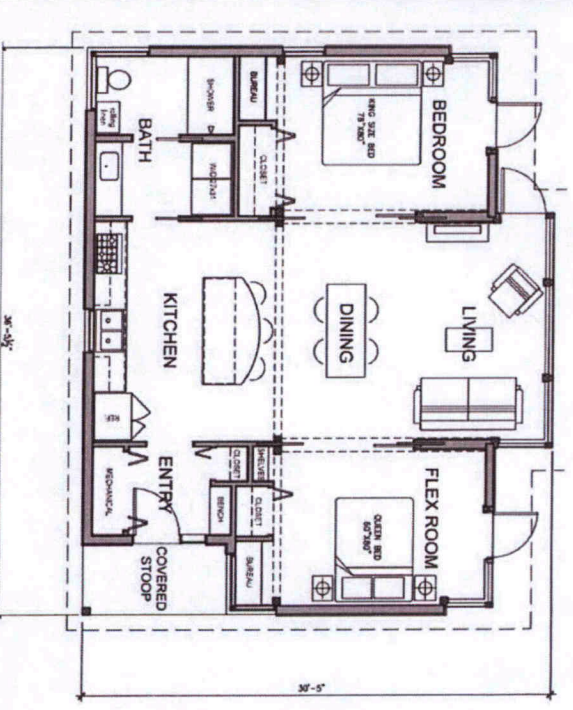


## CABIN LOTS

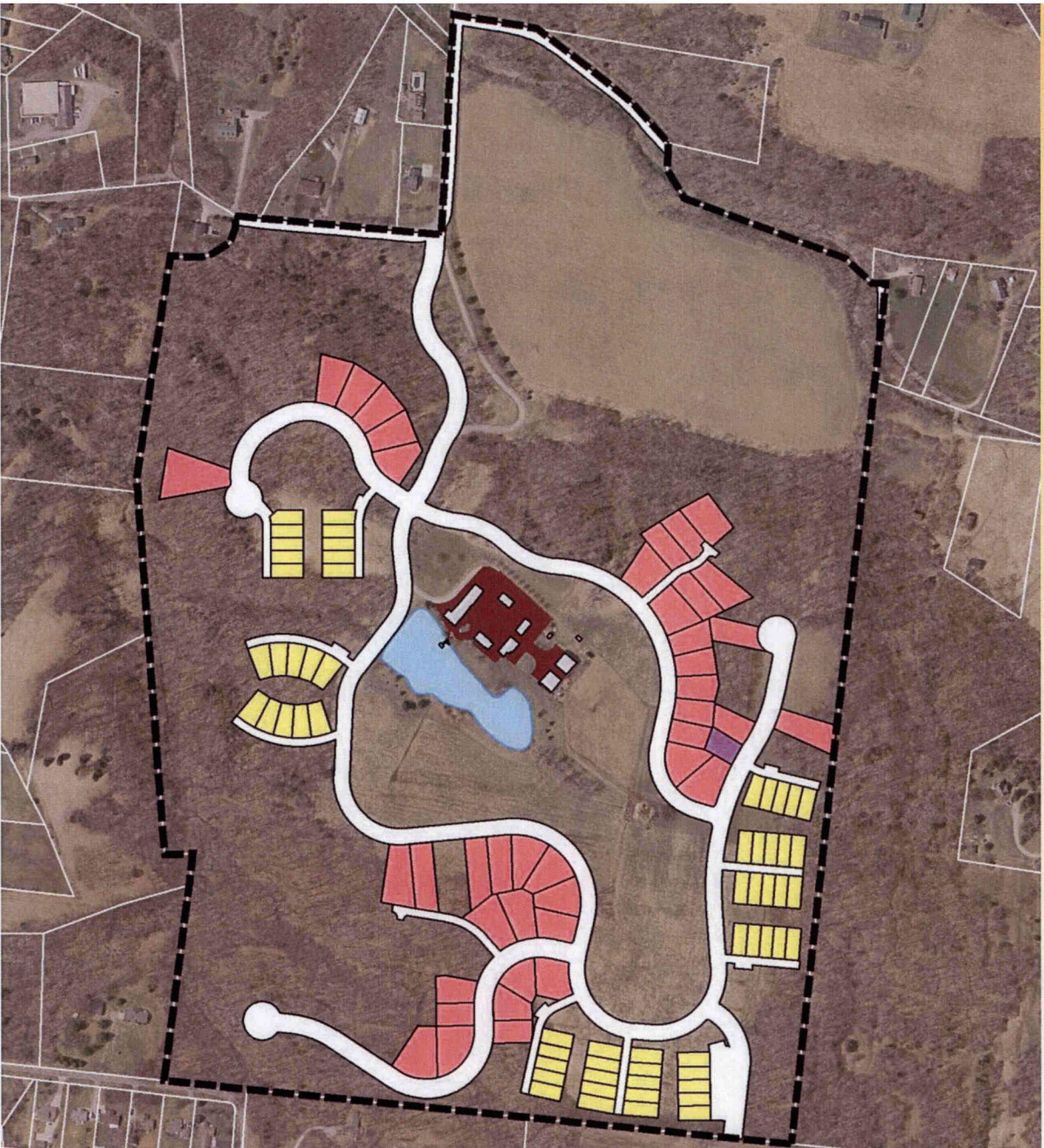
1 lot proposed

5,000 SF minimum lot size

70 ft. minimum lot width



# Site Plan Elements

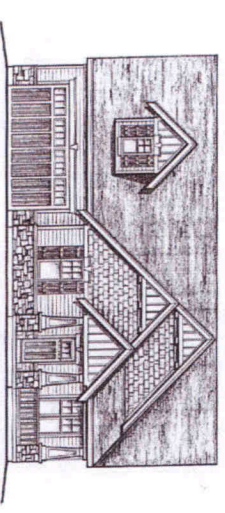
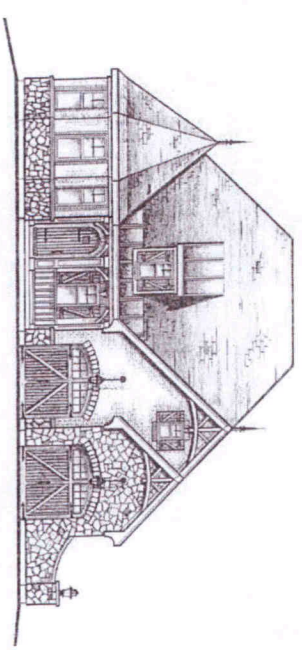


**MANOR LOTS**

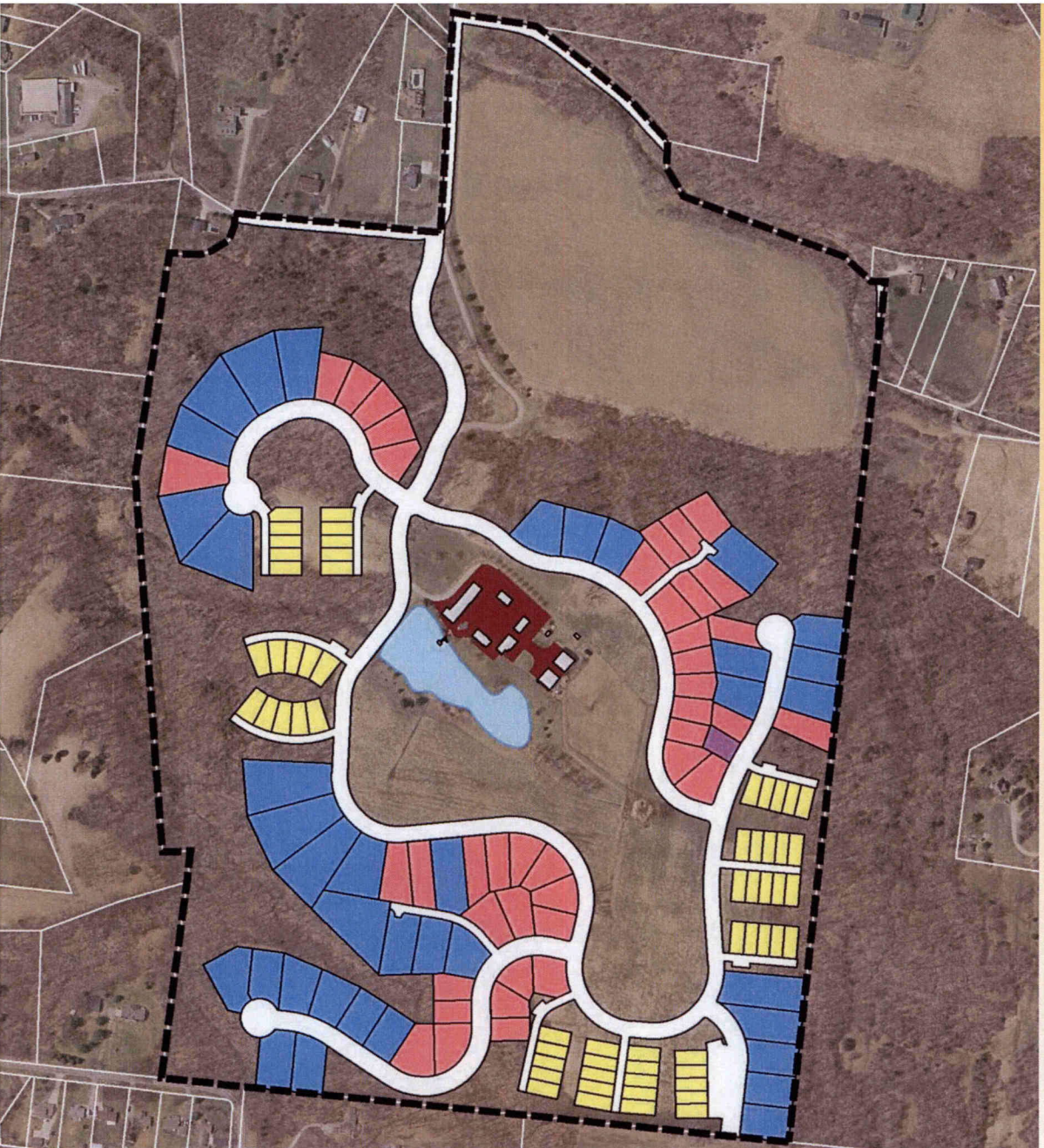
**41** lots proposed

**8,400 SF** minimum lot size

**70 ft.** minimum lot width



# Site Plan Elements

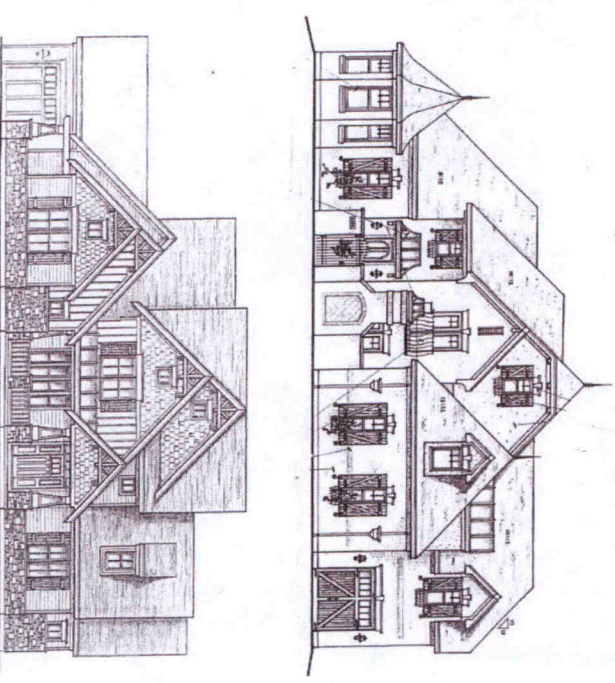


**ESTATE LOTS**

**37** lots proposed

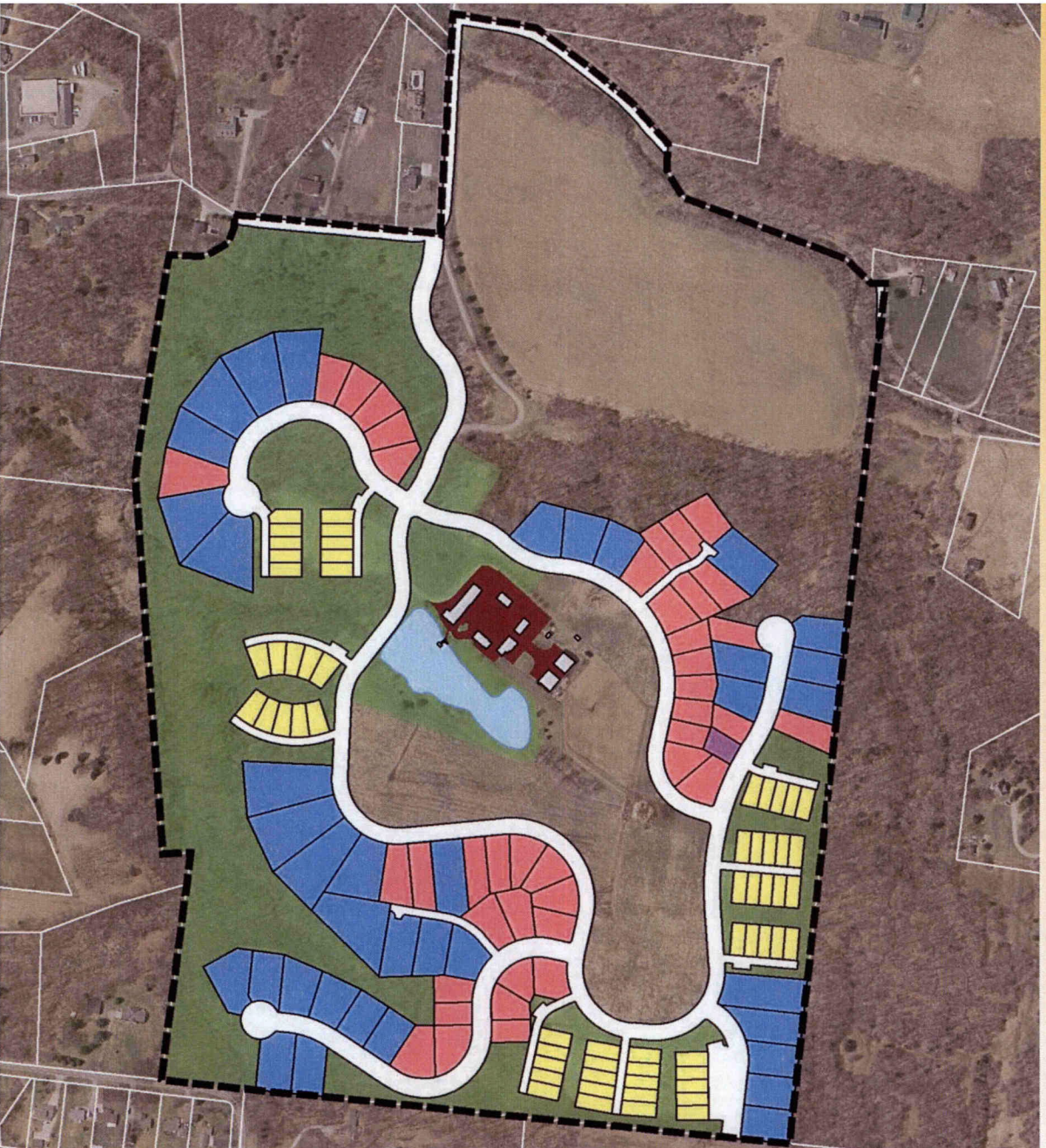
**13,000 SF** minimum lot size

**100 ft.** minimum lot width





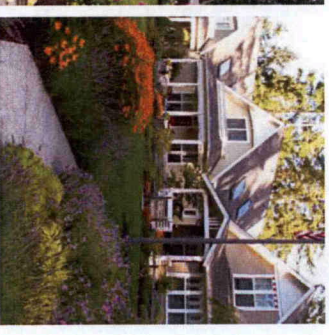
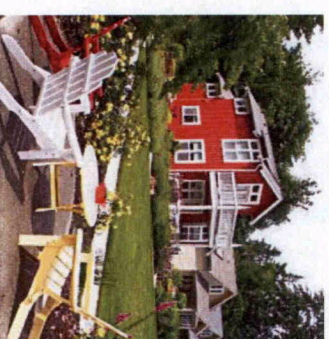
# Site Plan Elements



## OPEN SPACE (HOA)

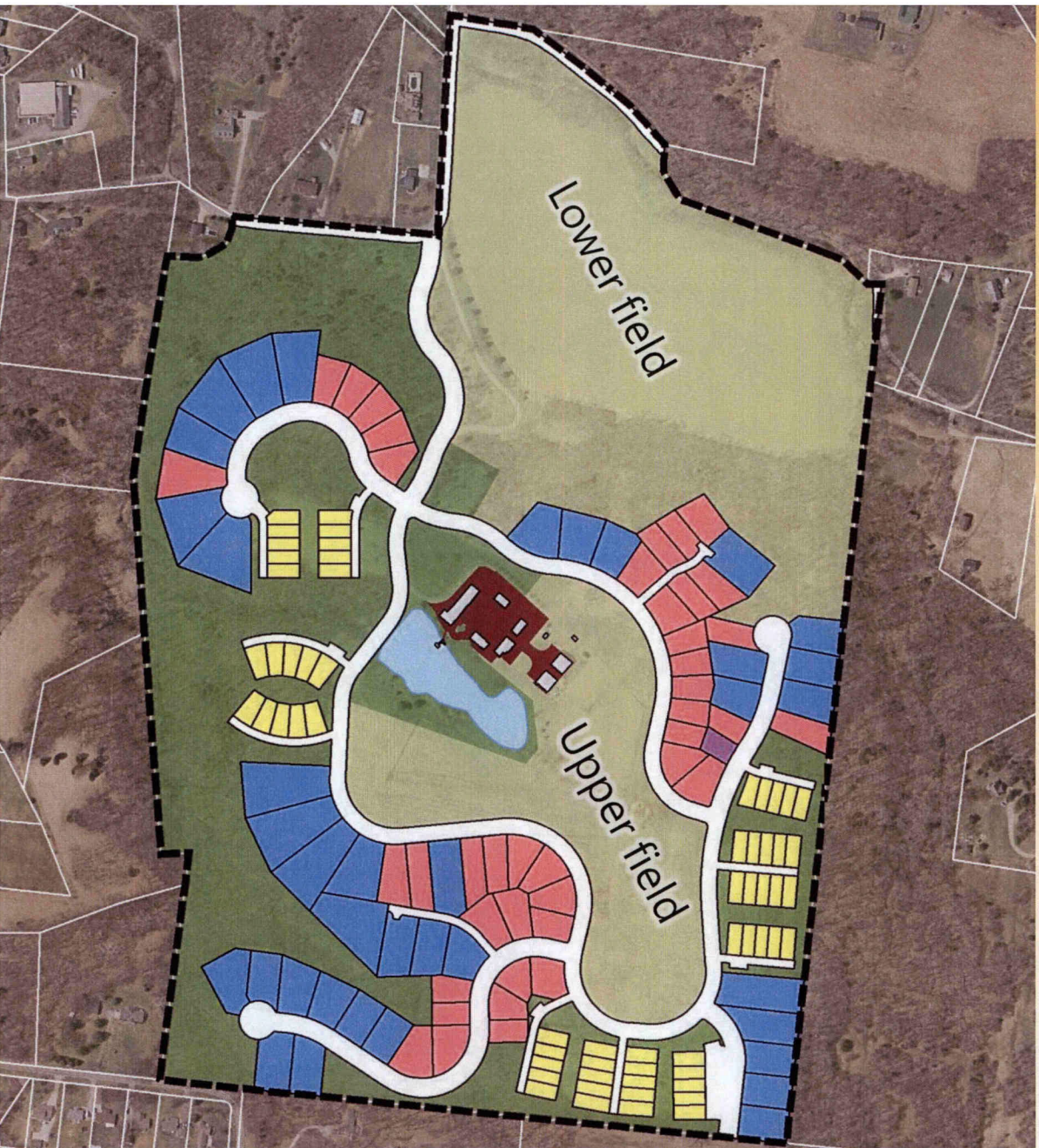
HOA responsible for:

- All common open space
- All private drives
- Community Center



Pocket Community  
Open Space

# Site Plan Elements



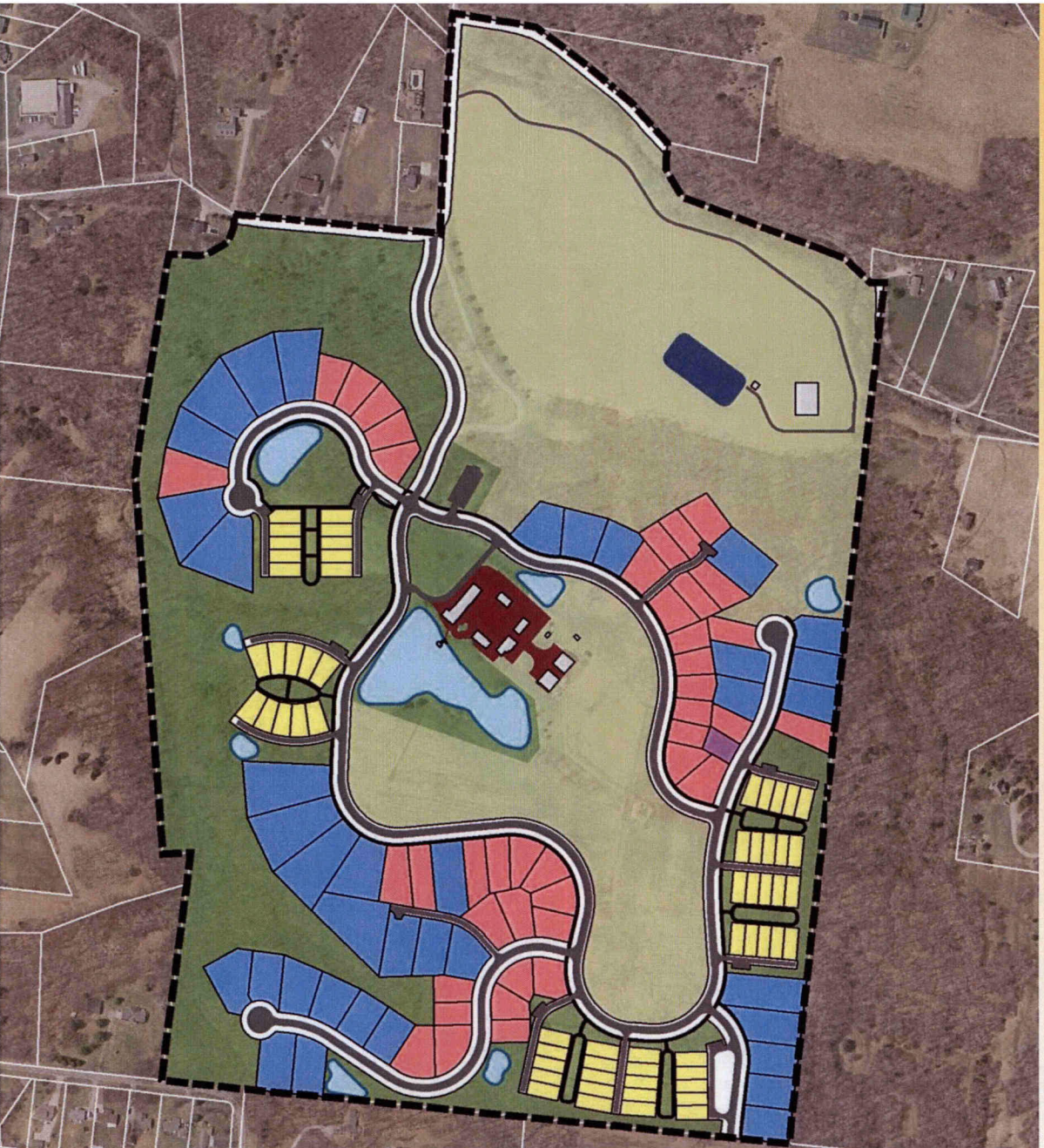
## OPEN SPACE (CSA)

Community Agriculture Center (CAC)

- Crop production and community garden in the upper field
- Grazing in the lower field



# Site Plan Elements



ALL DETAILS

Street Pavement

Sidewalks

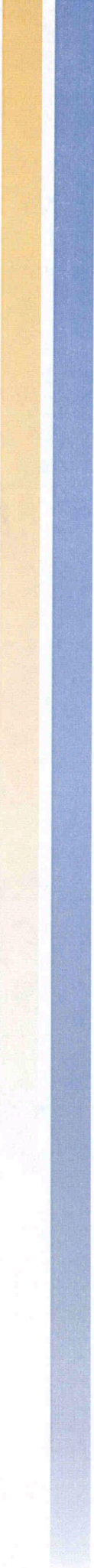
Trails

Detention Ponds

Lagoon

(Wastewater Treatment)

Expansion of Existing Pond

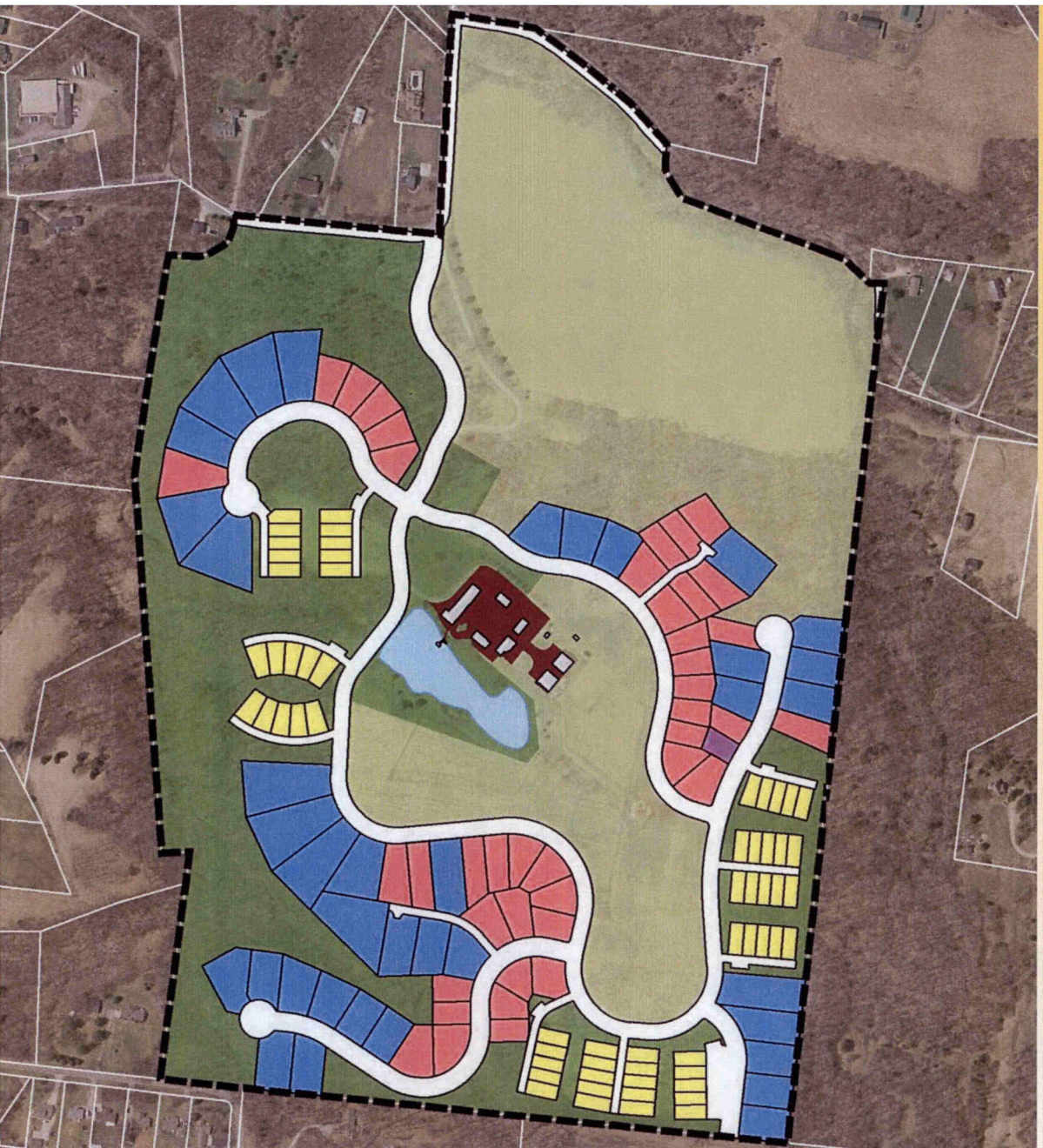


## **2** Conformance with Stage 1 Plan


# Approved Stage 1 Concept Plan



# Proposed Stage 2 Site Plan



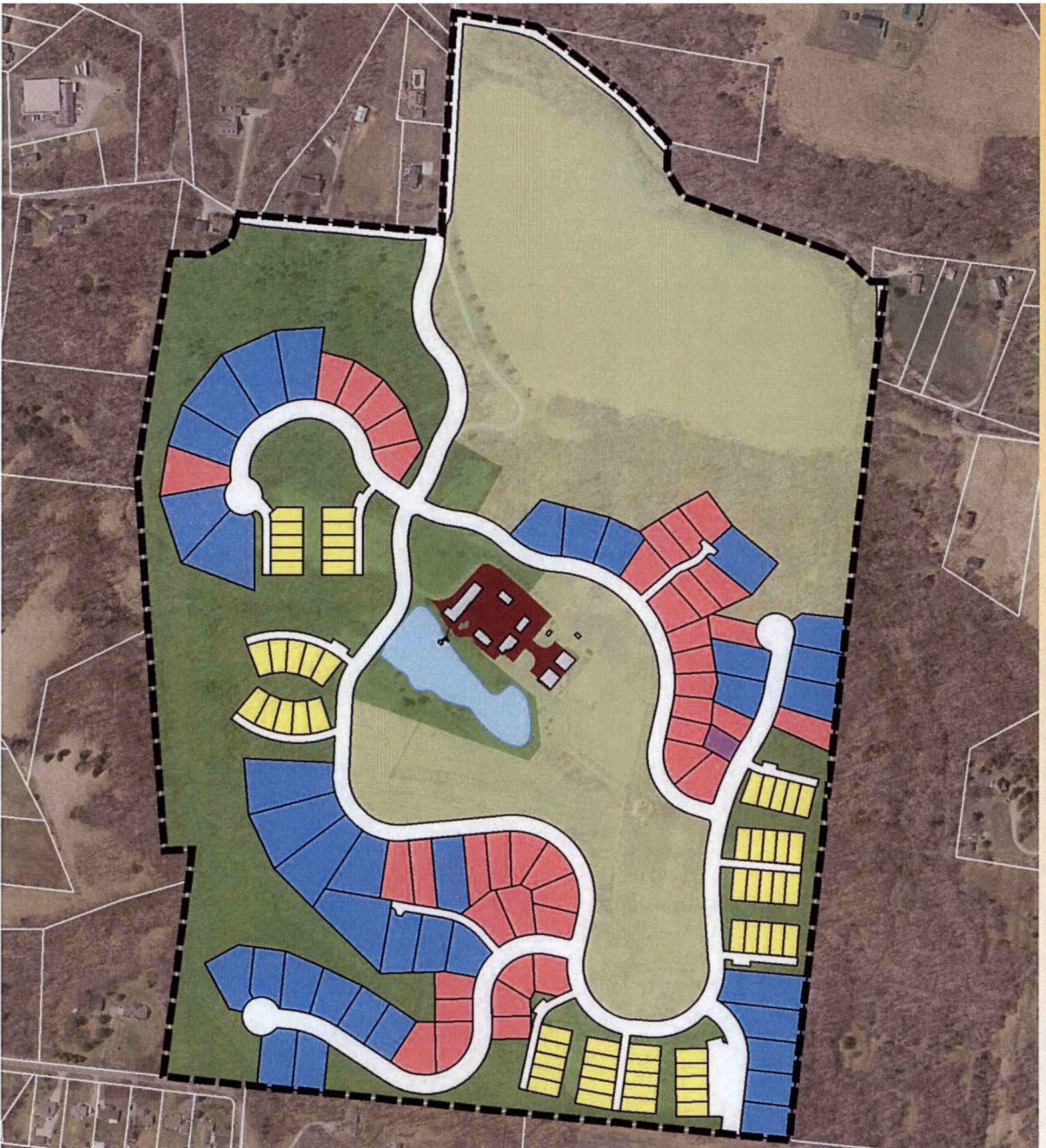
The Stage 2 plan conforms to the Stage 1 Conceptual Plan.



# **3 Proposed Changes**

(since RPC Executive Committee reviewed  
Stage 2 Plan)

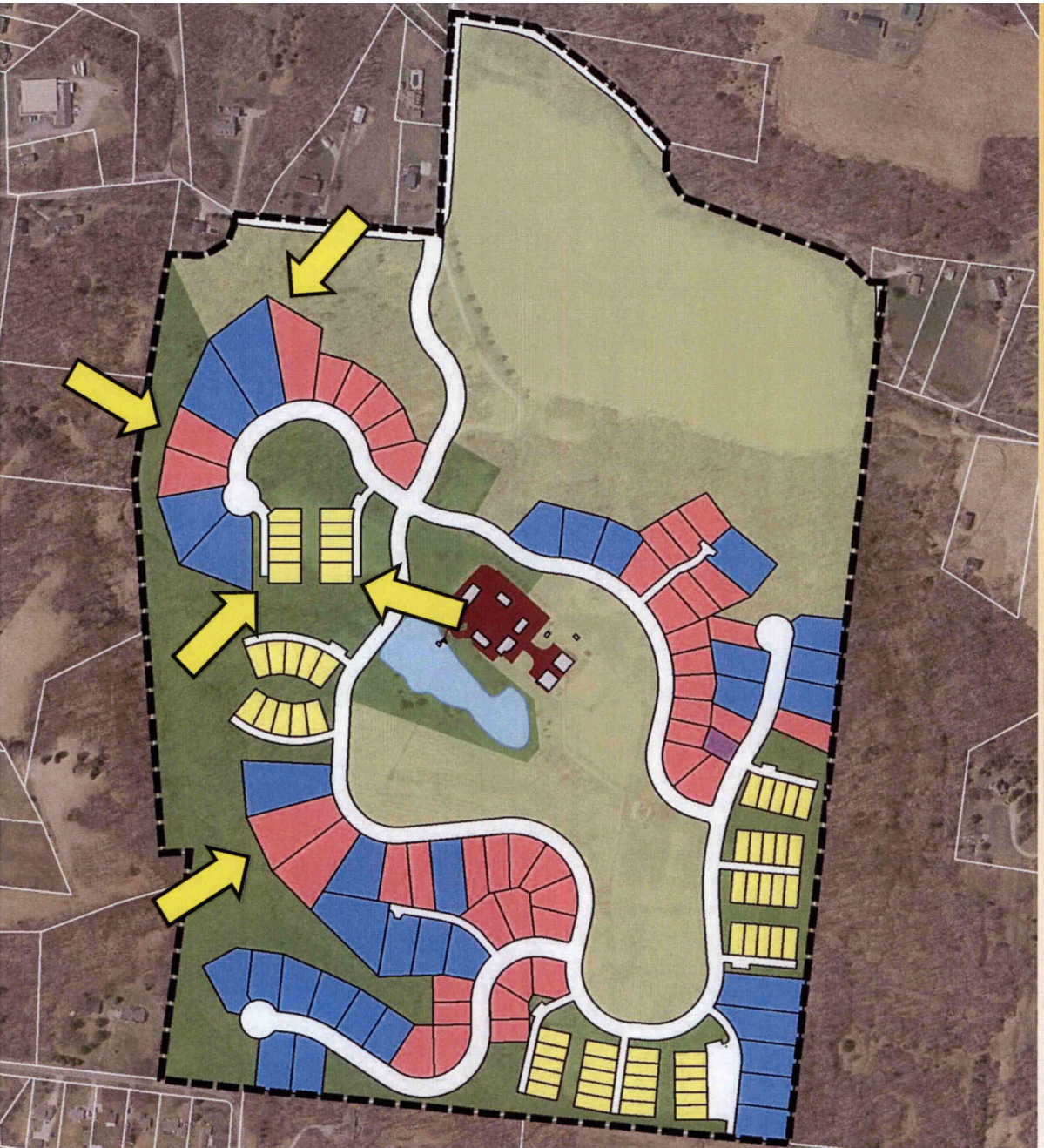
# Lot Designations and Enlargements



Stage 2 Plan  
Previously Proposed

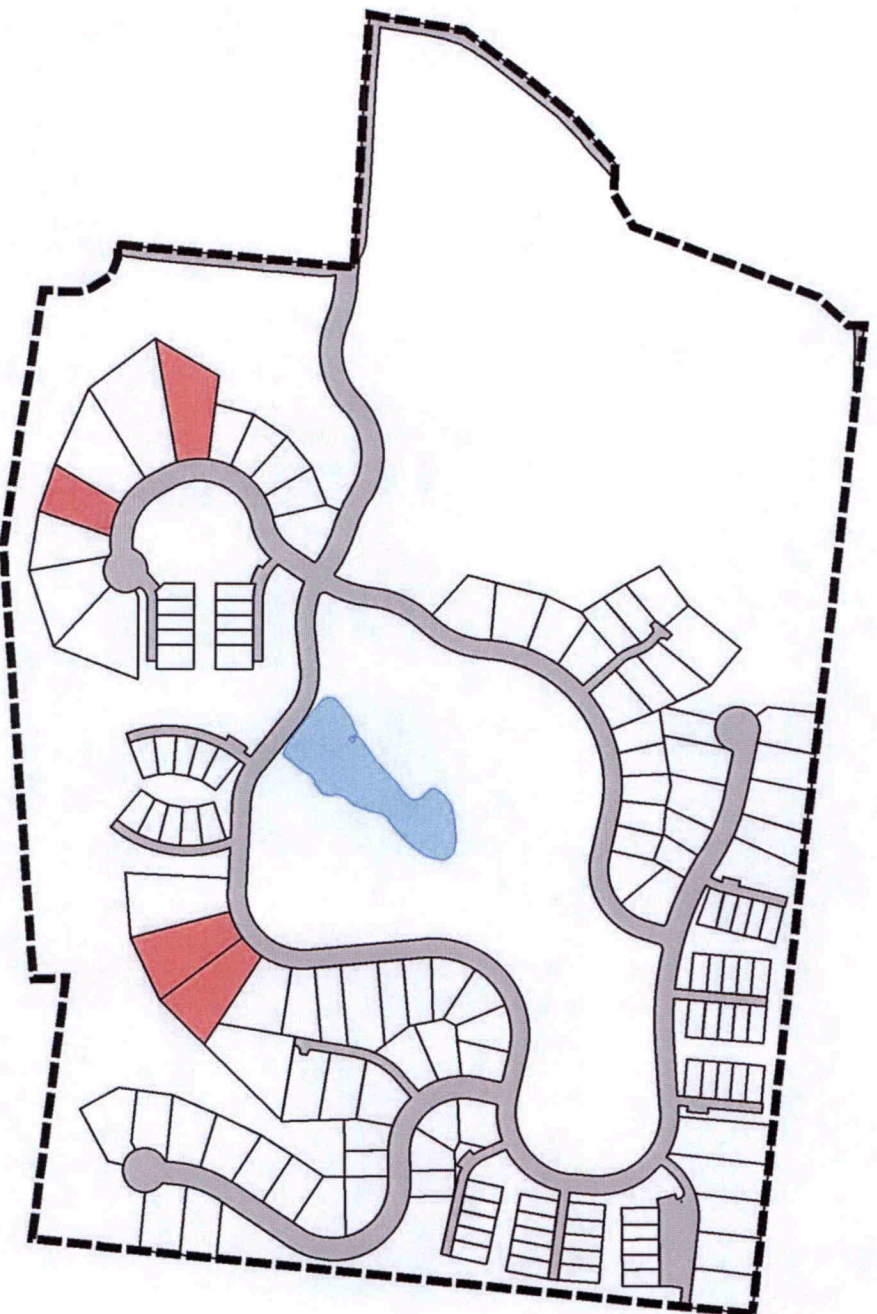


# Lot Designations and Enlargements



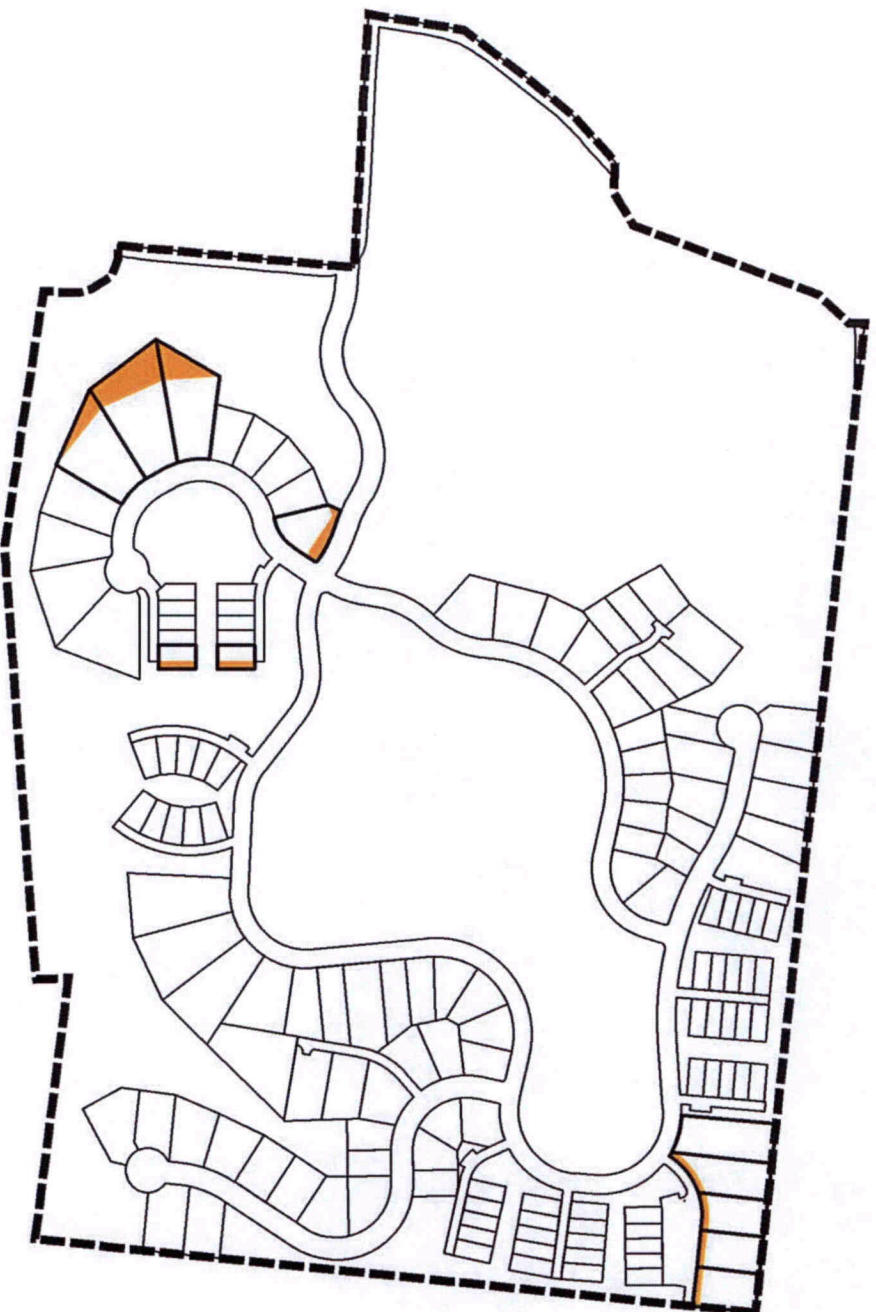
Stage 2 Plan  
Currently Proposed

# Lot Designations and Enlargements



Lots going from  
Estate to Manor  
designation

# Lot Designations and Enlargements



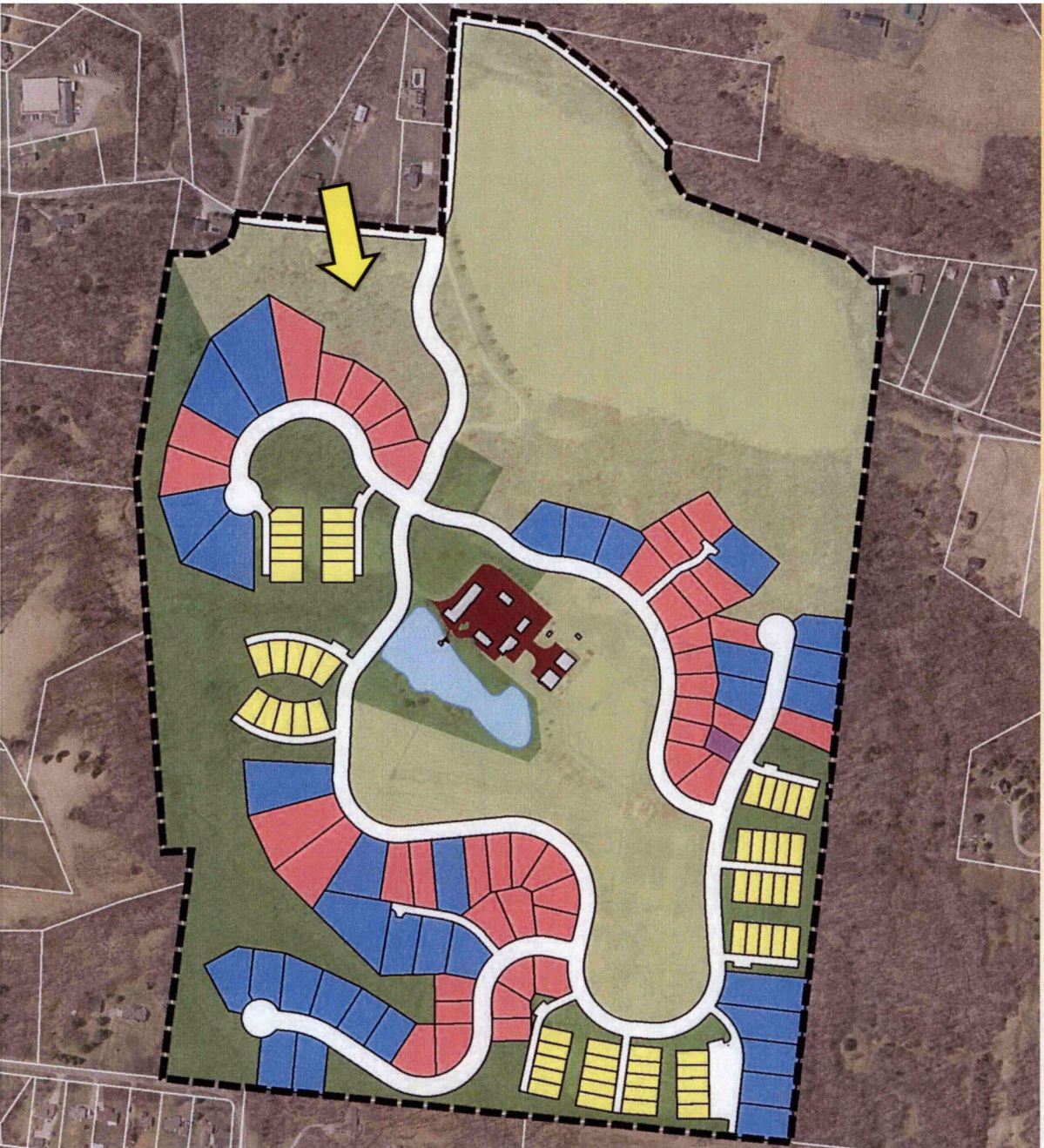
Lots being enlarged  
(Gained area shown  
in orange)

# Open Space Designation



Stage 2 Plan  
Previously Proposed

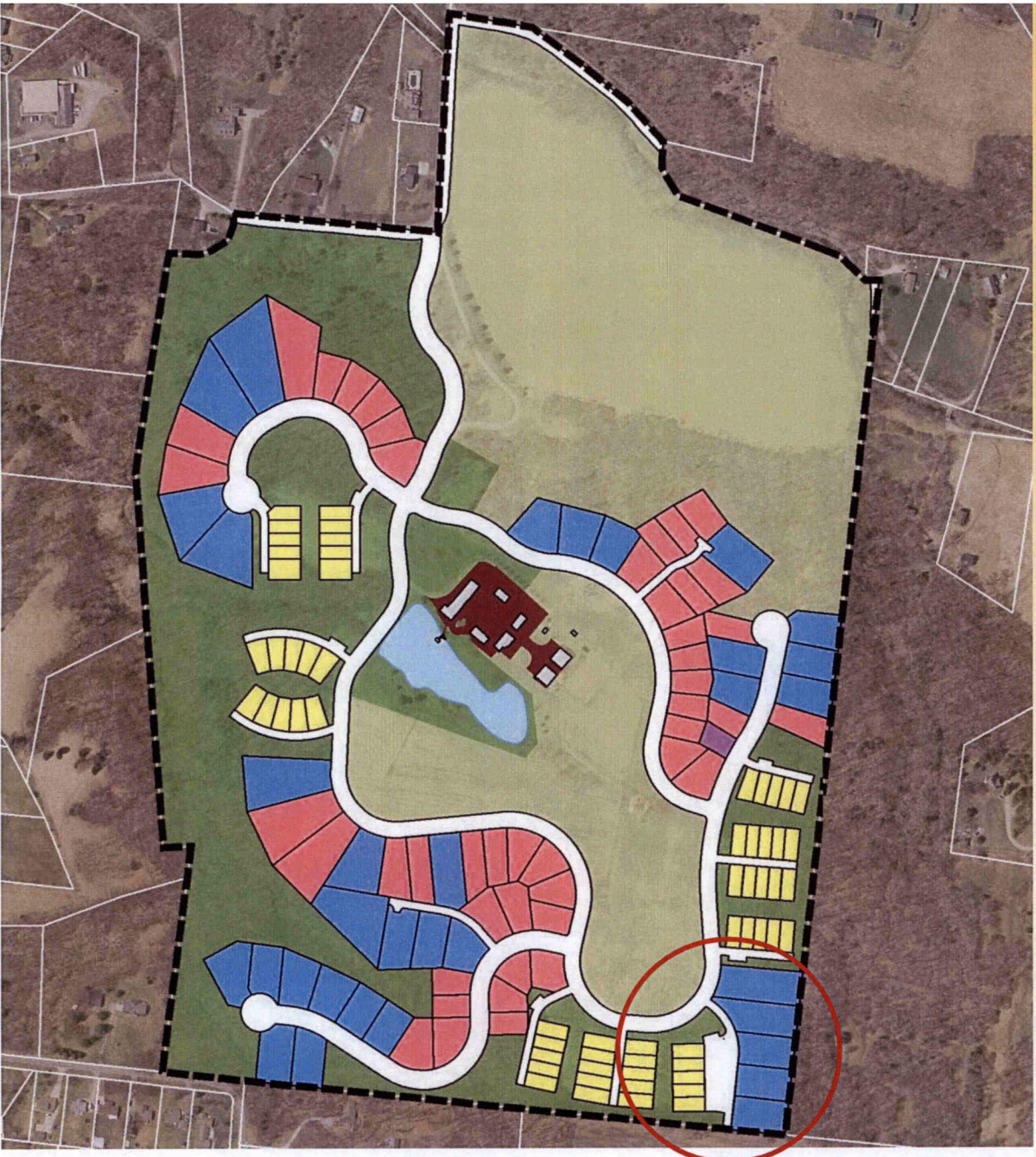
# Open Space Designation



Stage 2 Plan  
Currently Proposed

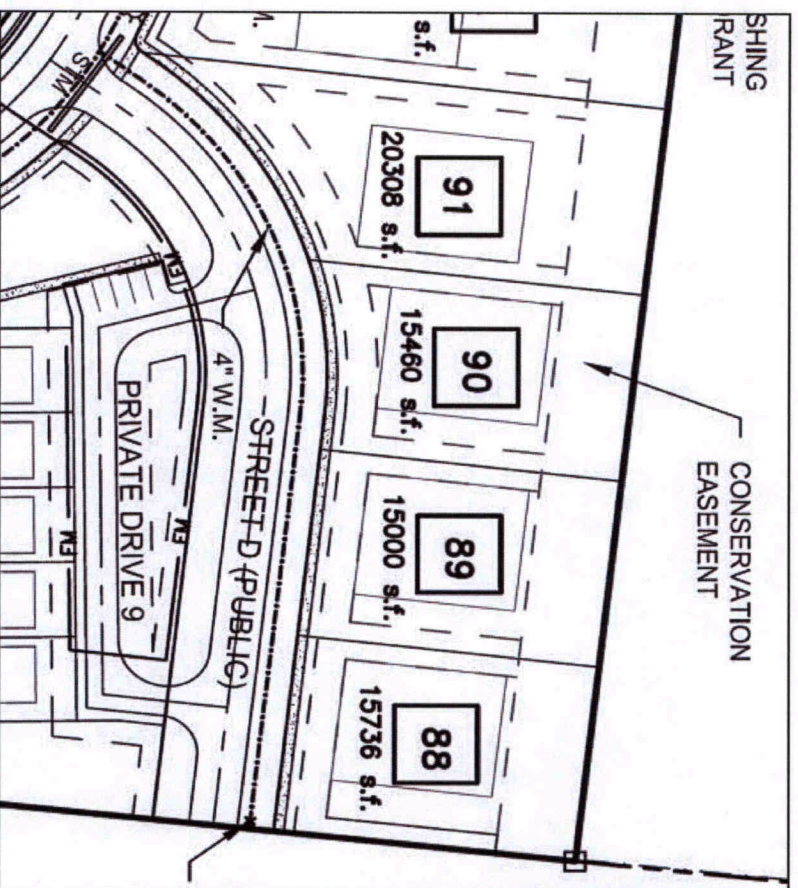
Open Space area  
re-designated for CSA  
instead of HOA

**Public Street Stub → Private Street**

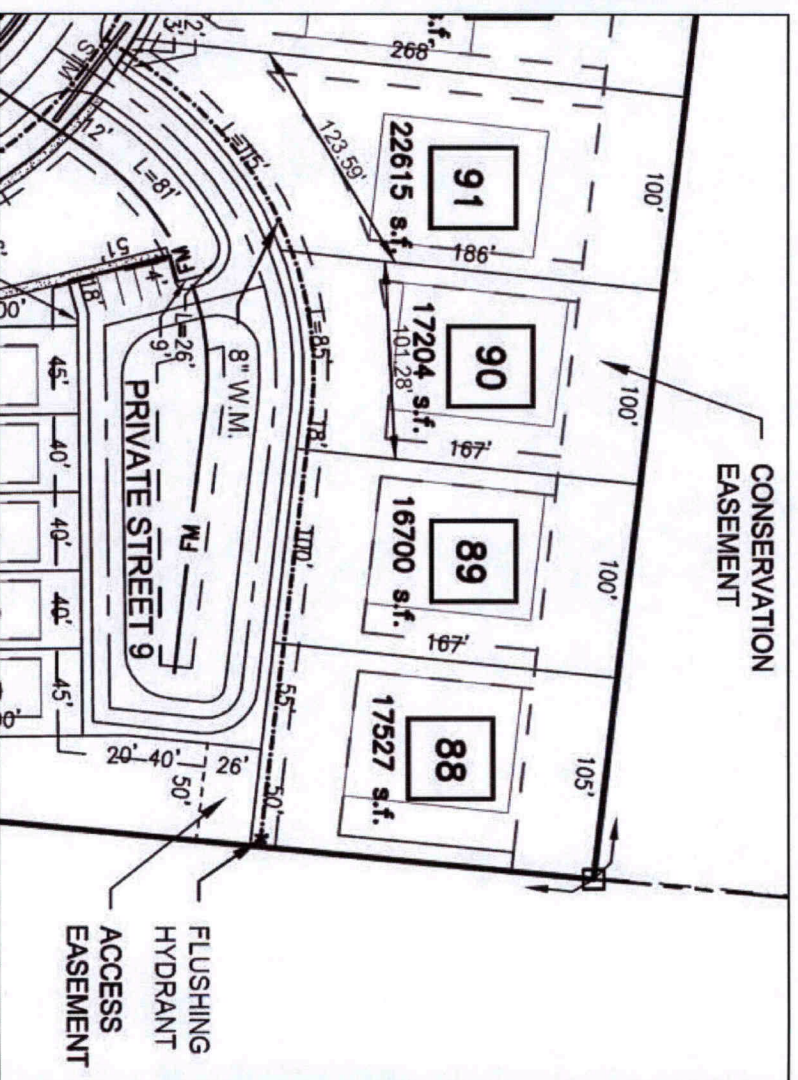


Location

# Public Street Stub → Private Street



Previously Proposed



Currently Proposed

Stage 1 only requires an access easement

# Changes to Conditions

Please see in your packet:

Letter from WCRPC to Commissioners  
dated **June 27, 2016**

(lists conditions recommended by RPC Exec. Committee)

&

Aberlin Springs Stage 2 Plan Requested Revisions to the  
staff conditions of approval

(lists changes to conditions proposed by applicant)





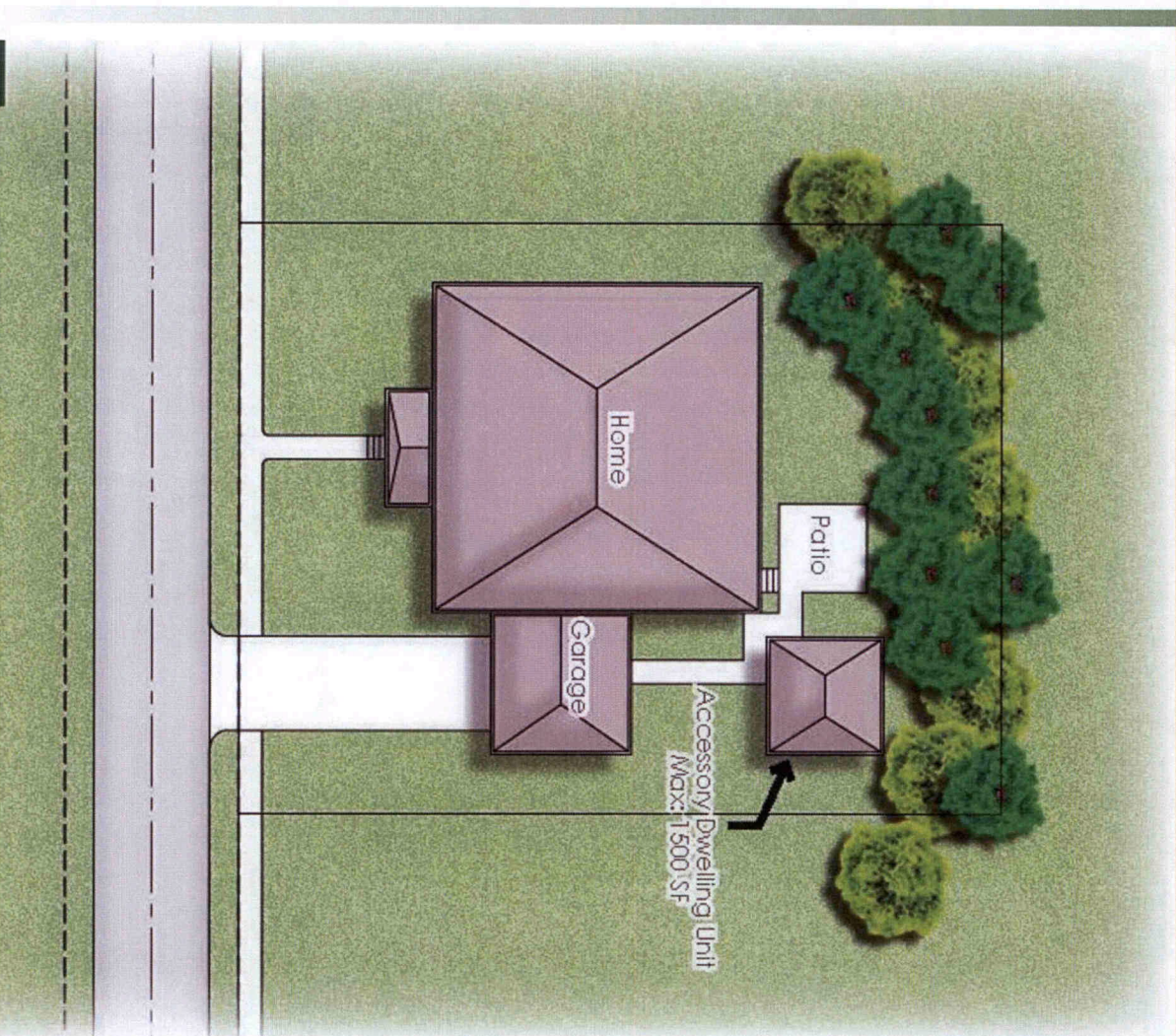
## **Condition #4**

This condition is now satisfactory to both the applicant and the Zoning Department, for ease of review.

## **Condition #10: Accessory Dwelling Units**

- One permitted per lot, either attached or detached.
- Only in conjunction with a Manor or Estate
- Can be detached only if lot is greater than 10,000 SF
- Limited to 50% of total floor area of principal dwelling
- Must be situated behind the principal dwelling
- No more than 40 detached in entire development
- Cannot be rented or leased to a third party

# Condition #10: Accessory Dwelling Units




Typical Accessory Dwelling Unit Plan



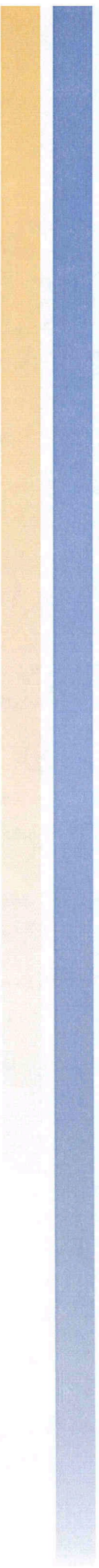
## **Condition #13**

Proposing to strike this condition due to the fact that the applicant proposes to make the public street stub a private street.

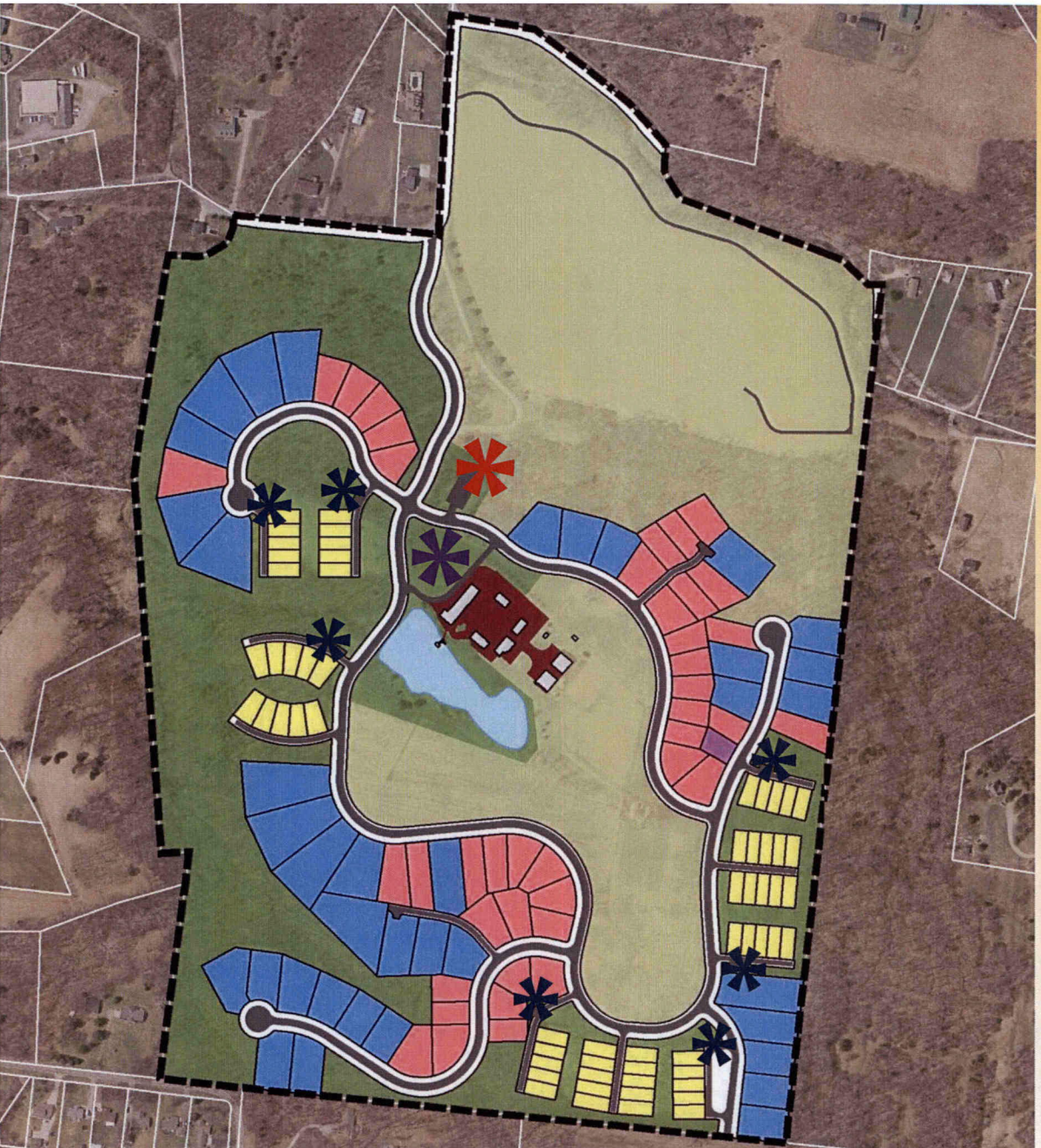


**End of Main Slides**




# Extra Slides



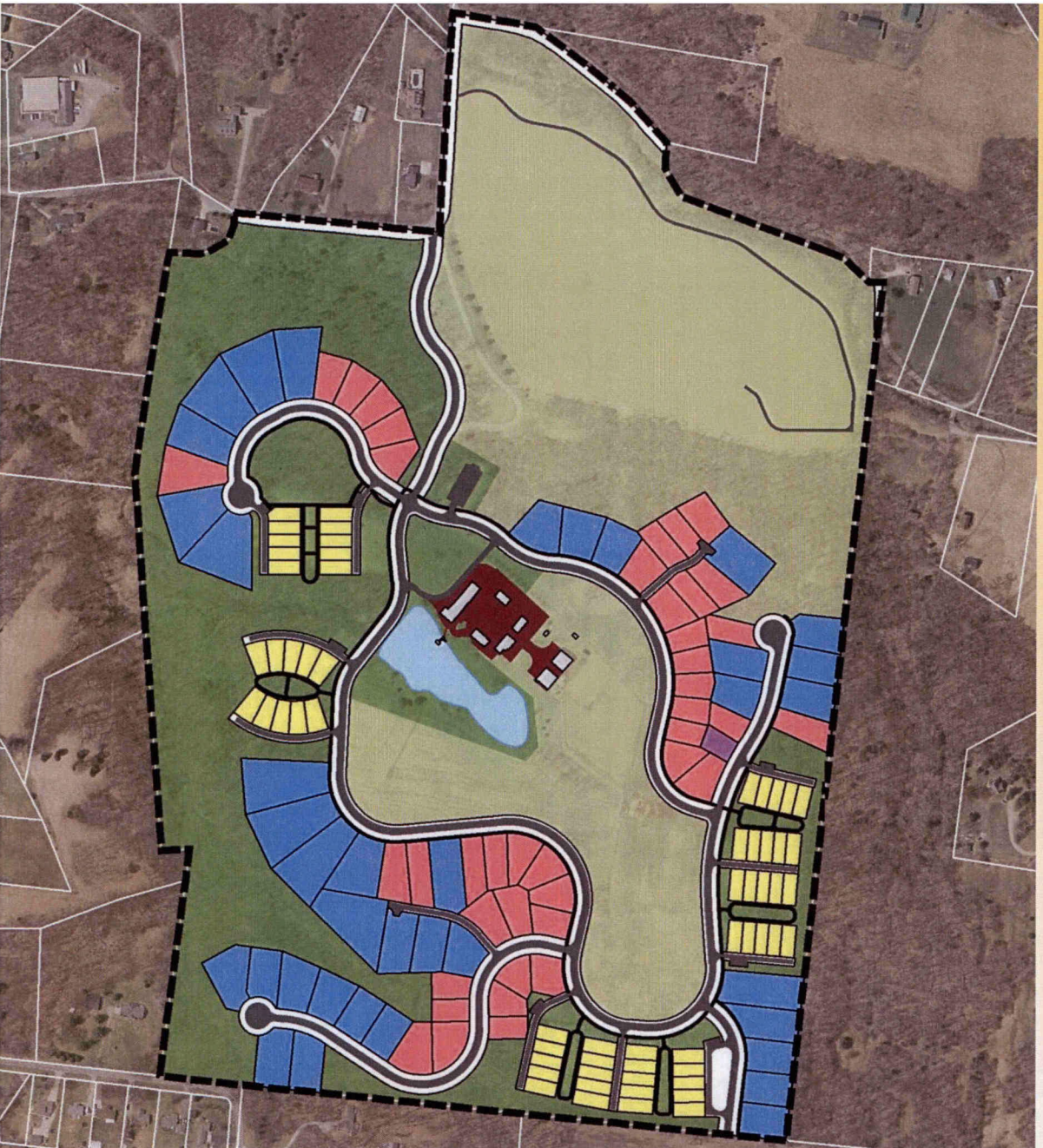
# Site Plan Elements



## PAVEMENT AND PARKING

-  Community Center Parking lot (28 spaces)
-  Overflow Parking Area (could accommodate approx. 95 more cars)
-  Pocket Community Visitor Parking (4 to 6 spaces each)

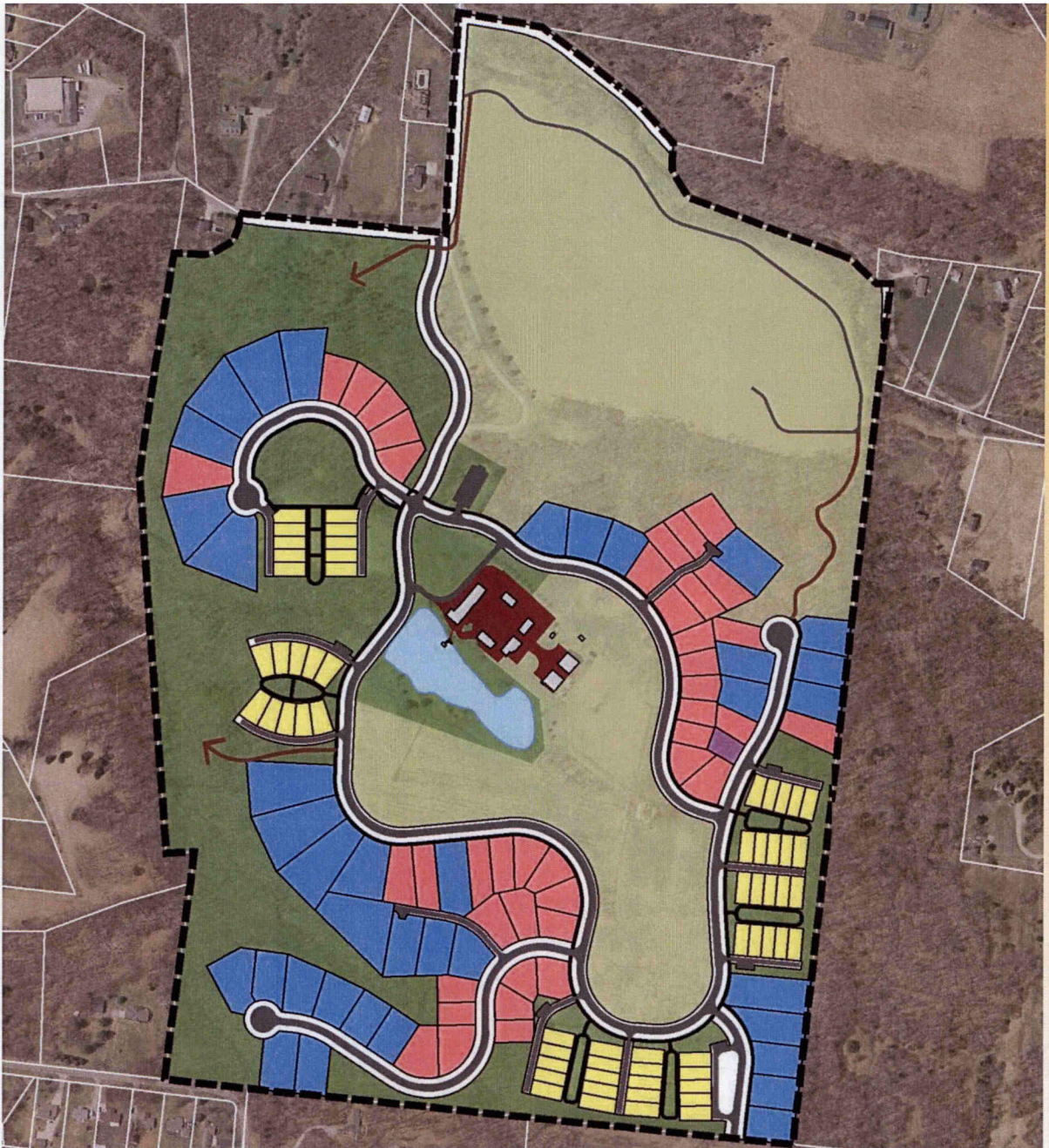
# Site Plan Elements



SIDEWALKS



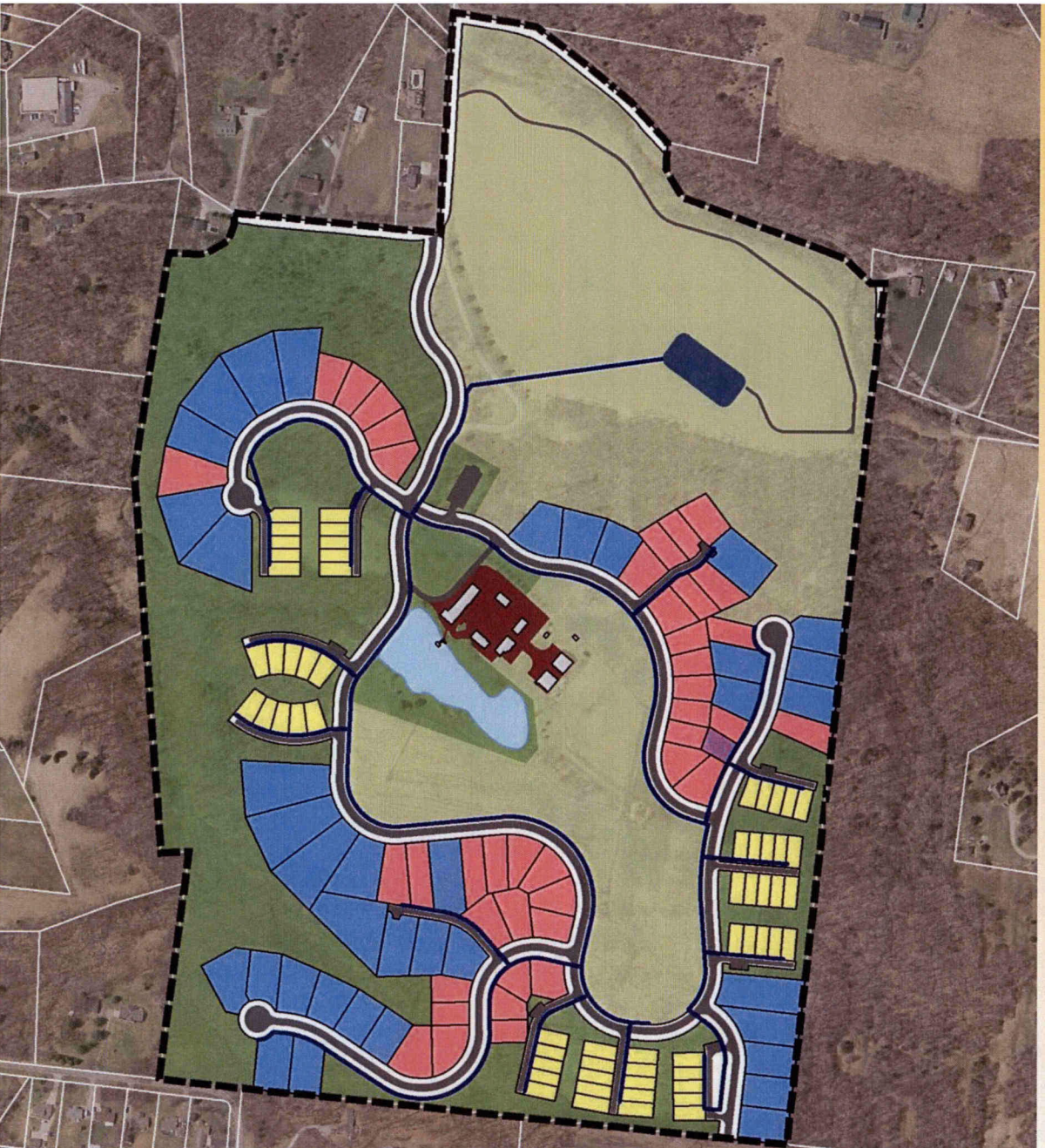
# Site Plan Elements



## TRAILS

Trail will connect between arrows, resulting in a loop route

# Site Plan Elements



## WASTEWATER TREATMENT SYSTEM

Septic tanks, both individual and shared.

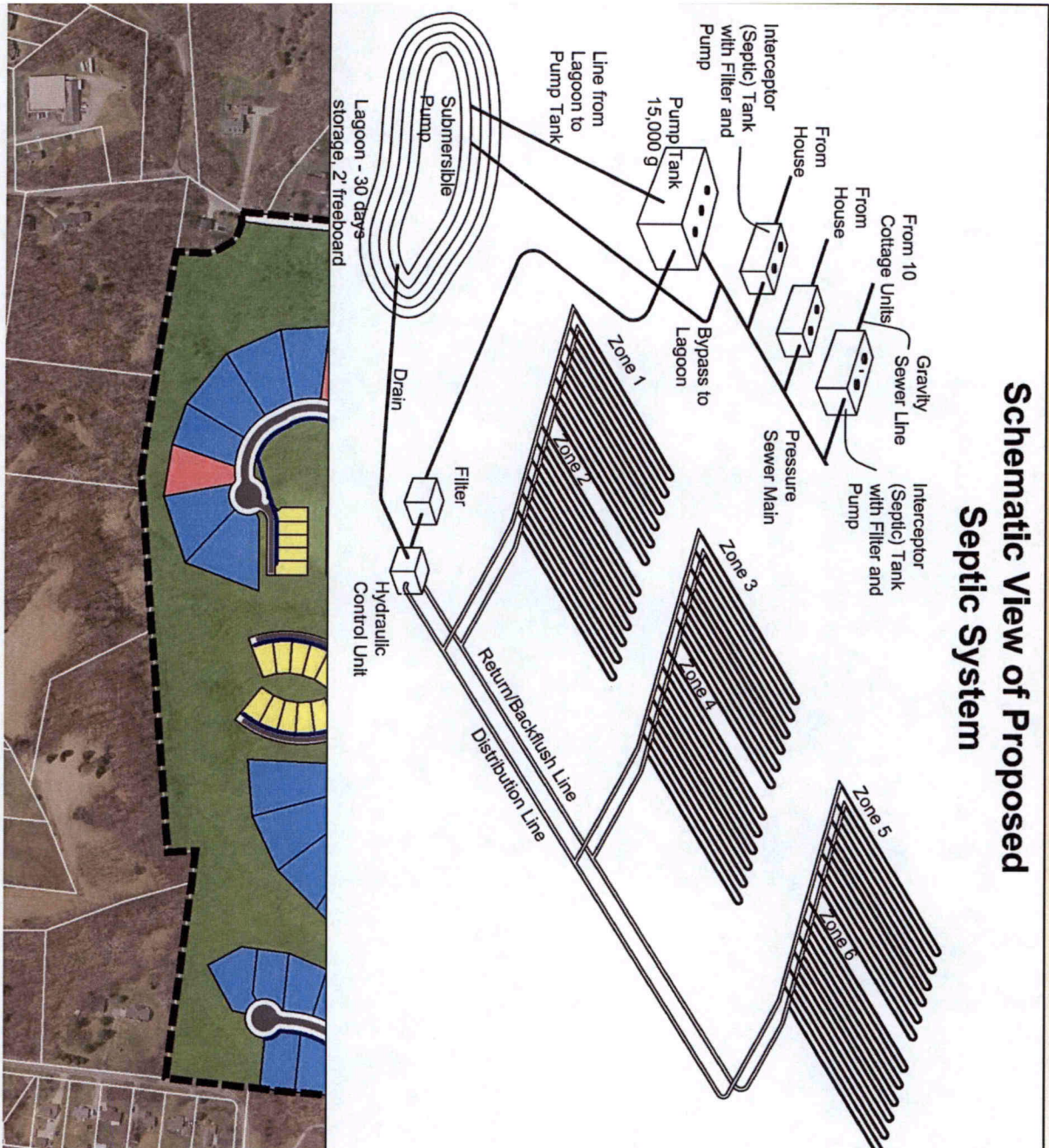
Effluent is pumped to lagoon via force mains.

Drip distribution in the lower field.

To be owned, monitored, and maintained by private utility company (Adenus).

# Site Plan Elements

Schematic View of Proposed  
Septic System



## WASTEWATER TREATMENT SYSTEM

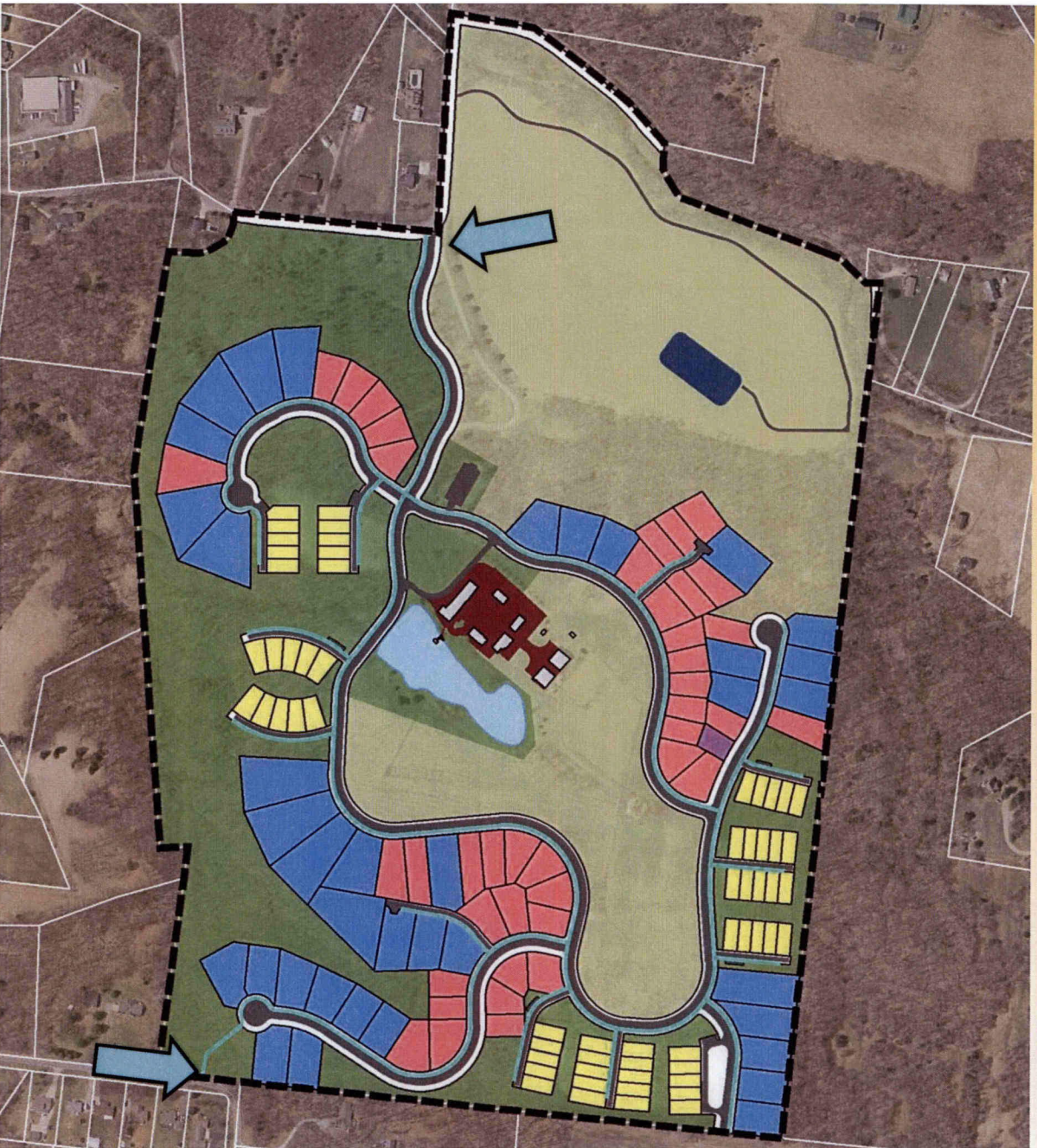
Septic tanks, both individual and shared.

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Drip distribution in the lower field.

To be owned, monitored, and maintained by private utility company (Adenus).

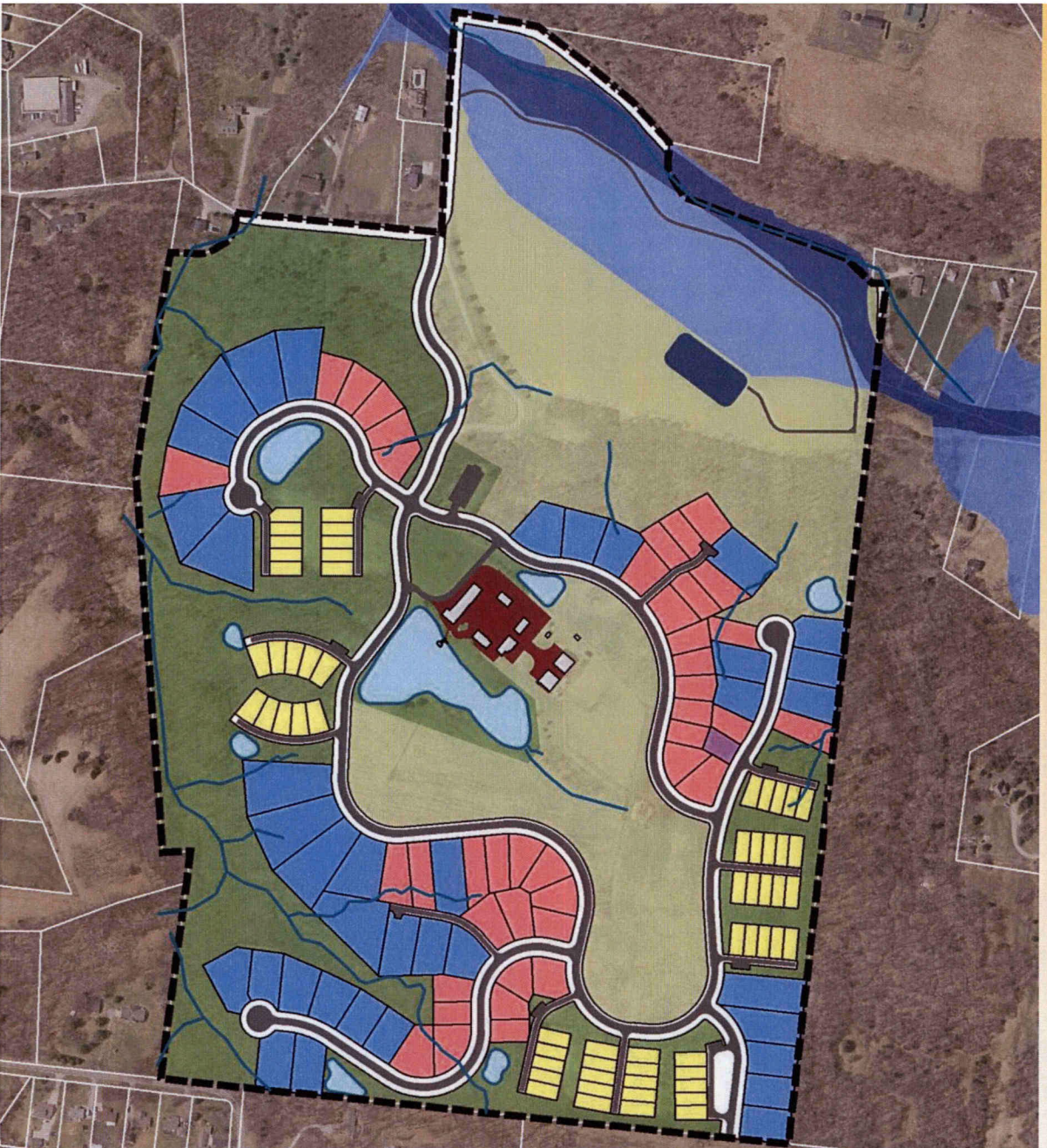
# Site Plan Elements



## WATER UTILITY

Western Water  
connections off  
Snook Rd. & Shawhan Rd.  
4" water mains

# Site Plan Elements

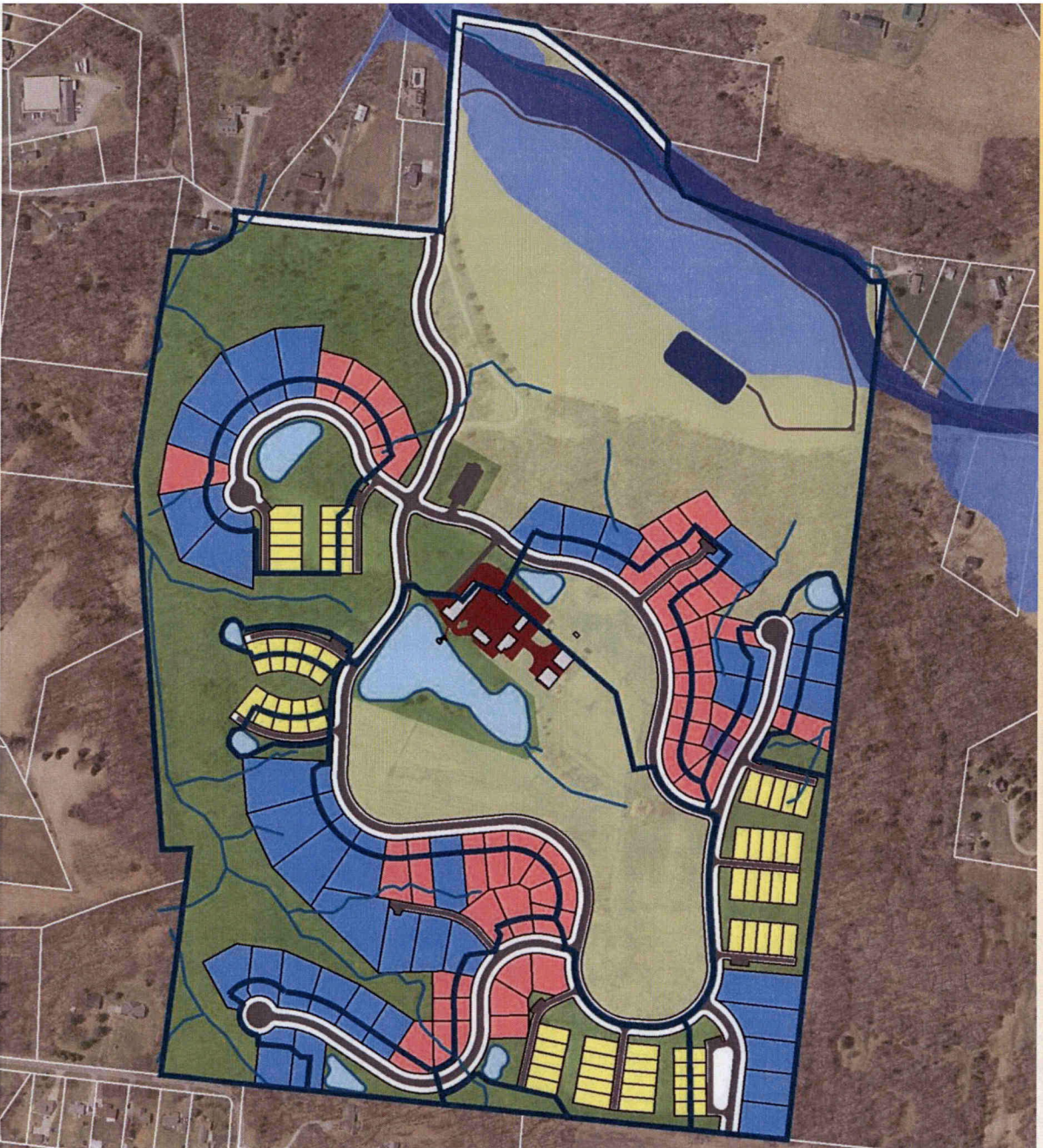


## STORMWATER MANAGEMENT

7 new Detention Ponds

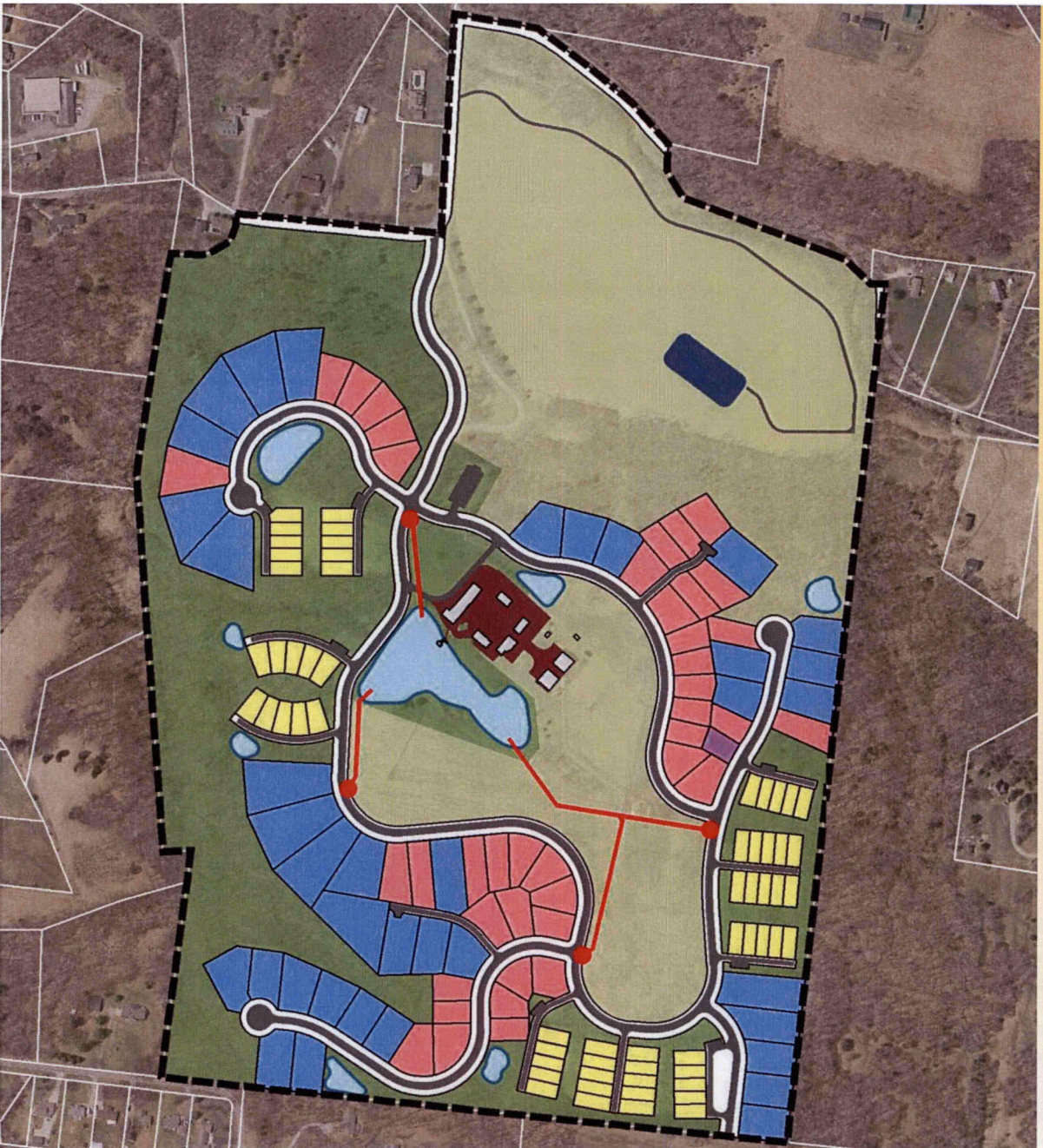
Expansion of  
Existing Pond

# Site Plan Elements



DRAINAGE AREAS

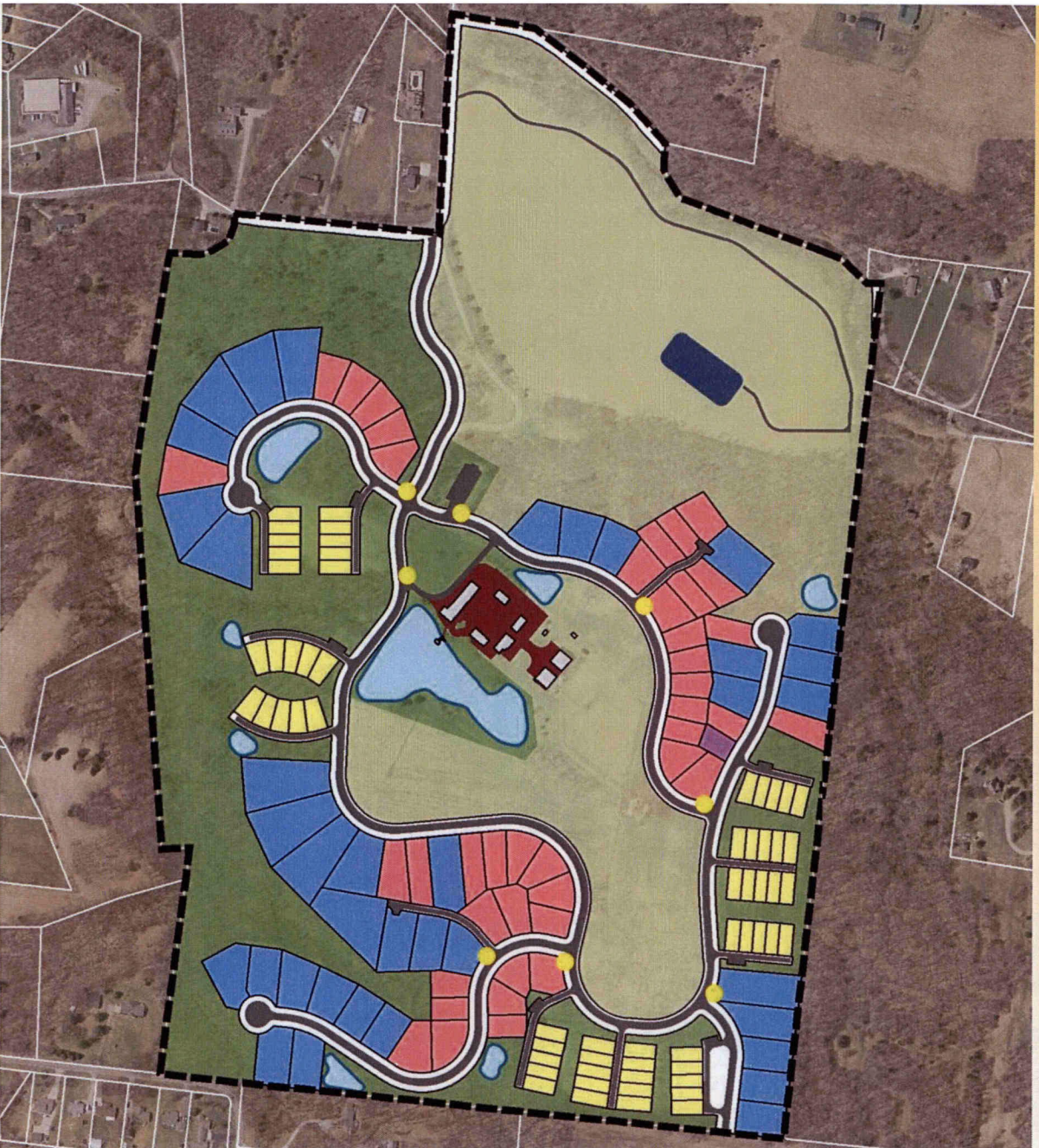
# Site Plan Elements



## DRY HYDRANTS (FIRE)

8" Fire Lines will source  
the existing pond  
4" Western Water mains  
cannot support fire

# Site Plan Elements

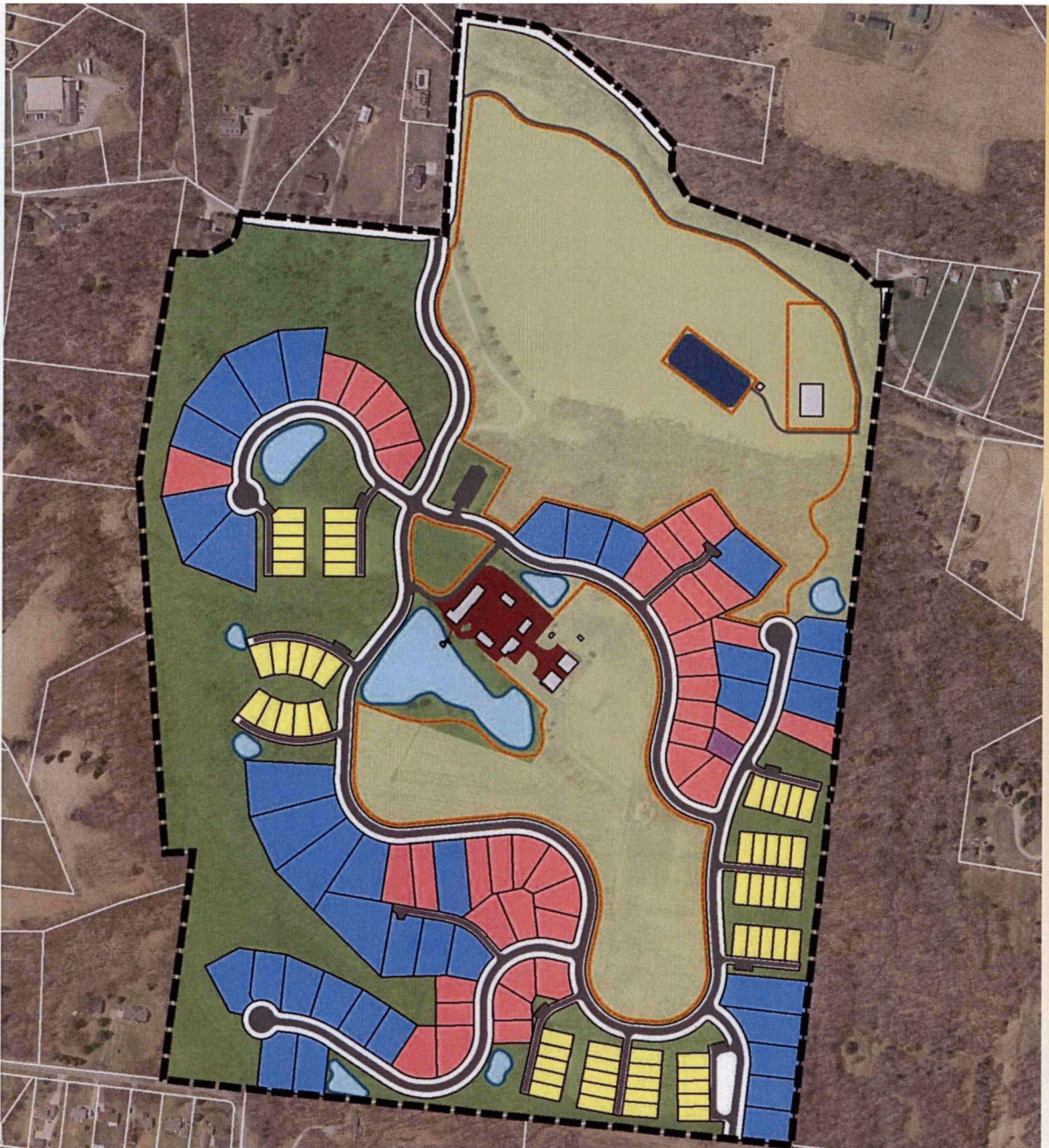


## LIGHTING

Street lights provided at intersections



# Site Plan Elements

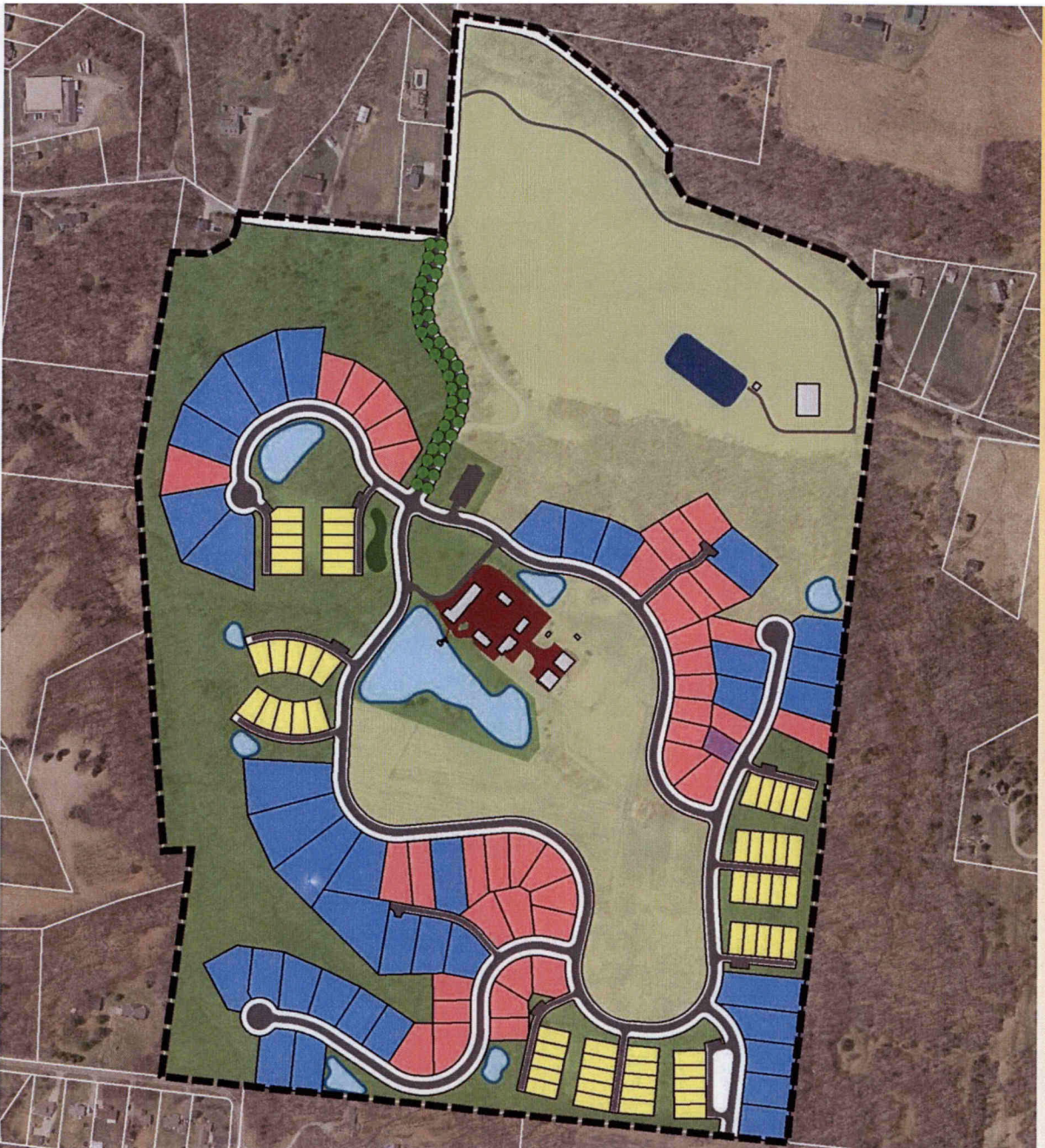


## FENCING

Permanent fencing shown as orange lines

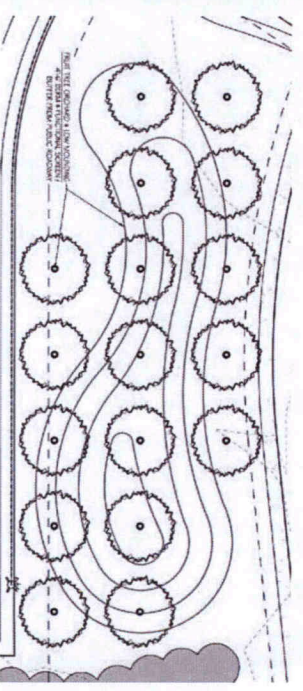


# Site Plan Elements

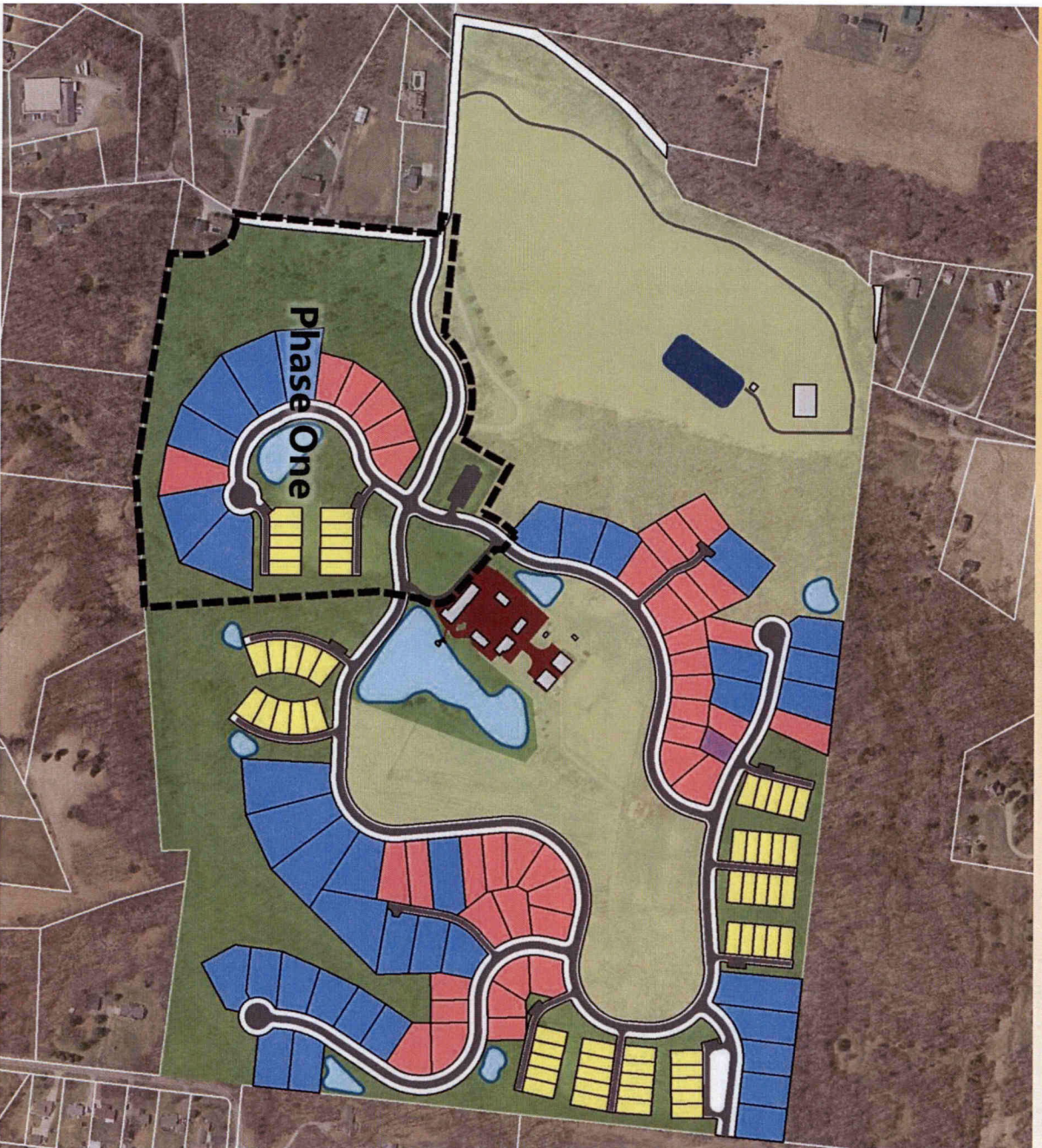


## LANDSCAPING

Street trees on entry road  
Buffer provided next to  
pocket community



# Site Plan Elements



## PHASING

Phase One boundary provided on Stage 2 plan.

Condition #11 would require a phasing plan to be submitted at Stage 3.

# Conditions Recommended by RPC Exec. Com.

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1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. The PUD Stage 3 Final Plan shall fully conform to all requirements presented in the Aberlin Springs PUD document, inclusive of Sections 1 through 10, and generally conform to the PUD Stage 2 Preliminary Site Plan.

# Conditions Recommended by RPC Exec. Com.

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3. Any changes to the development plan deemed necessary by the Warren County Subdivision Regulations shall be implemented on the approved copy of the preliminary plan (per S.R. Section 309) prior to submission of a final plat; such changes, so long as they comply with Stage 1 standards and generally conform to Stage 2 plans, shall not necessitate a revision to Stage 2.
4. Provide floor area ranges (minimums and maximums) for all housing types (Cottages, Cabins, Manors, and Estates); these numbers shall be provided on final Stage 2 plans and must be done to the satisfaction of the Warren County Zoning Department.

# Conditions Recommended by RPC Exec. Com.

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5. Compliance with thoroughfare-related requirements, including but not limited to any changes necessitated by the Traffic Impact Study (TIS), an Access Permit application, or any other standards and requirements of the Warren County Access Management Regulations, at the discretion and to the satisfaction of the Warren County Engineer's Office.
6. Compliance with stormwater management standards to the satisfaction of the Warren County Engineer's Office.
7. Compliance with the requirements of the Warren County Soil & Water Conservation District for an Erosion and Sediment Control Plan prior to earth moving activities.

## **Conditions Recommended by RPC Exec. Com.**

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8. All streams, inclusive of regulated streams as well as minor, unnamed, and otherwise unregulated streams, shall be protected to the satisfaction of the Warren County Soil & Water Conservation District.
9. The proposed wastewater treatment system shall be approved by the Ohio EPA prior to final plat.

# Conditions Recommended by RPC Exec. Com.

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10. Standards for accessory dwelling units shall be amended as follows and included on the Stage 2 plan:

(A) One accessory dwelling unit is permitted per lot, either as secondary living quarters (located within the principal structure) when in conjunction with a Manor or Estate home type, or within an accessory structure separate from the principal structure when in conjunction with a Manor or Estate home type on a lot greater than 10,000 square feet.



# Conditions Recommended by RPC Exec. Com.

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(B) The size of accessory dwelling units shall be limited to fifty (50) percent of the total floor area of the principal dwelling unit, but in no case shall be more than 1,500 square feet; accessory dwelling units need not conform to the minimum floor area standards for principal dwelling units.

11. A phasing plan shall be submitted at Stage 3 which displays the approximate boundaries of future phases.

12. Common amenities shall be open to the residents of the subdivision no later than the time when 40 percent of the proposed lots are platted.

## **Conditions Recommended by RPC Exec. Com.**

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13. The stub street (Street D) shall be fully constructed to the edge of the development property line no later than the time when 70 percent of the proposed lots are platted, and a temporary sign shall be installed at the end of the stub street which visibly displays the words “This street will connect in the future”; such sign may be removed at the time of a street extension to the adjoining property
14. Detailed plans for landscaping and signage shall be provided at Stage 3.