



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

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***TOM GROSSMANN  
SHANNON JONES  
DAVID G. YOUNG***

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

**MINUTES: Regular Session – January 24, 2017**

The Board met in regular session pursuant to adjournment of the January 10, 2017, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the December 27, 2016, and January 10, 2016, meeting were read and approved.

- 17-0068      A resolution was adopted to approve pay increase for Eric Haddix, Wastewater Treatment Systems Chief Operator within the Water and Sewer Department.  
Vote: Unanimous
- 17-0069      A resolution was adopted to approve leave donation for Rhonda Roflow, Unit Support Worker II within the Warren County Job and Family Services Department, Human Services Division. Vote: Unanimous
- 17-0070      A resolution was adopted to approve lateral transfer of Misty Treadway from the position of Case Aide to Compliance Case Aide within the Warren County Department of Job and Family Services, Children Services Division.  
Vote: Unanimous
- 17-0071      A resolution was adopted to authorize the posting of a “Case Aide” position, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(a).  
Vote: Unanimous
- 17-0072      A resolution was adopted to hire Jessica Anderson as an Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous

- 17-0073 A resolution was adopted to remove probationary employee John Terry, part-time Building and Electrical Inspector 1, within the Warren County Building and Zoning Department. Vote: Unanimous
- 17-0074 A resolution was adopted to approve lump sum merit payments relative to Commissioners' Employees. Vote: Unanimous
- 17-0075 A resolution was adopted to approve appointments to the Warren County Family Services Planning Committee (Formerly Human Services Advisory Board).  
Vote: Unanimous
- 17-0076 A resolution was adopted to set public hearing to consider amendments to the fee schedule within the Warren County Building and Zoning Department.  
Vote: Unanimous
- 17-0077 A resolution was adopted to set public hearing to consider Variance and Appeal of Conditions Required for an Access Permit filed by Drury Southwest, Inc. for the property located at 9956 Escort Drive in Deerfield Township, Warren County, Ohio. Vote: Unanimous
- 17-0078 A resolution was adopted to authorize Board to sign the County Highway System Mileage Certification. Vote: Unanimous
- 17-0079 A resolution was adopted to authorize President of the Board to sign Permit Applications from the Ohio Department of Commerce, Division of Liquor Control for a fundraising event at the Warren County Fairgrounds.  
Vote: Unanimous
- 17-0080 A resolution was adopted to approve and authorize President of the Board to sign Comprehensive Title XX Social Services Plan on behalf of Human Services.  
Vote: Unanimous
- 17-0081 A resolution was adopted to authorize County Administrator to sign, as a collaborative partner, the City of Lebanon's Amended Grant Agreement relative to the County's Grandstand Demolition Project with the State of Ohio relative to redevelopment funds made available due to the relocation of the Harness Racing from the Warren County Fairgrounds. Vote: Unanimous
- 17-0082 A resolution was adopted to approve a second Addendum to the Lease Agreement with U.S. Bank Equipment Finance on behalf of the Warren County Juvenile Court to include the Self-Insured Addendum Agreement #2170441 left out of original Addendum. Vote: Unanimous



- 17-0083 A resolution was adopted to request Director of Transportation to review the Engineering and Traffic Investigation and to determine and declare a reasonable and safe prima-facie speed limit on Butler Warren Road (CR#2) beginning at Bethany Road (CR#59) and continuing to Brewer Road (CR#66).  
Vote: Unanimous
- 17-0084 A resolution was adopted to enter into an Engineering Service Contract with KZF Design, Inc., on behalf of the Warren County Engineer's Office.  
Vote: Unanimous
- 17-0085 A resolution was adopted to approve replacement of Bridge WA 26-2.54 under Force Account. Vote: Unanimous
- 17-0086 A resolution was adopted to approve and authorize the President of the Board to enter into an On-the-Job-Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 17-0087 A resolution was adopted to approve Catering Sales Agreement with Great Wolf Lodge, for the Area 12 Workforce Development Board. Vote: Unanimous
- 17-0088 A resolution was adopted to approve various refunds. Vote: Unanimous
- 17-0089 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D)(1). Vote: Unanimous
- 17-0090 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 17-0091 A resolution was adopted to approve a Subdivision Public Improvement Performance and Maintenance Security Agreement release for M/I Homes of Cincinnati, LLC for Roberts Park Subdivision, Section 1 Block B in Deerfield Township. Vote: Unanimous
- 17-0092 A resolution was adopted to approve a Subdivision Public Improvement Performance and Maintenance Security Agreement Release for M/I Homes of Cincinnati, LLC for Roberts Park Subdivision, Section 1 Block C in Deerfield Township. Vote: Unanimous
- 17-0093 A resolution was adopted to approve the following record plats. Vote: Unanimous
- 17-0094 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 17-0095 A resolution was adopted to create new Fund #454, accept an amended certificate, approve a cash advance and approve a supplemental appropriation for the Fields Ertel Road Improvement Project. Vote: Unanimous

- 17-0096 A resolution was adopted to approve a cash advance from County Motor Vehicle Fund #202 into the Old 122 and Township Line Road Roundabout Improvement Project Fund 453. Vote: Unanimous
- 17-0097 A resolution was adopted to approve an operational transfer from Commissioners Fund #101 into Human Services Fund #203. Vote: Unanimous
- 17-0098 A resolution was adopted to approve operational transfer from Commissioners Fund #101 into Transit Fund #299. Vote: Unanimous
- 17-0099 A resolution was adopted to approve operating transfers from Water Revenue Fund 510 into Water Revenue Project Fund No. 583 for various water projects and from Sewer Revenue Fund 580 into Sewer Project Fund No. 575.  
Vote: Unanimous
- 17-0100 A resolution was adopted to approve supplemental appropriation into Lebanon Municipal Court Fund #101-1272. Vote: Unanimous
- 17-0101 A resolution was adopted to approve supplemental appropriations into Common Pleas Court Special Projects Fund #224. Vote: Unanimous
- 17-0102 A resolution was adopted to approve supplemental appropriation within Sheriff's Office Fund #291. Vote: Unanimous
- 17-0103 A resolution was adopted to approve appropriation adjustments from Commissioners' General Fund #101-1110 into Court of Common Pleas Fund #101-1220. Vote: Unanimous
- 17-0104 A resolution was adopted to approve appropriation adjustments from Commissioners' General Fund #101-1110 into Common Pleas Community Corrections Fund #101-1224. Vote: Unanimous
- 17-0105 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into Domestic Relations Fund #101-1230. Vote: Unanimous
- 17-0106 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into Sheriff's Fund #101-2200.  
Vote: Unanimous
- 17-0107 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into Sheriff's Fund #101-2200.  
Vote: Unanimous



- 17-0108 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #101-1110 into Juvenile Probation Fund #101-2500. Vote: Unanimous
- 17-0109 A resolution was adopted to approve appropriation adjustment within Economic Development Fund #101-1116. Vote: Unanimous
- 17-0110 A resolution was adopted to approve appropriation adjustment within the OhioMeansJobs Warren County Fund #258 and JTPA Fund #259. Vote: Unanimous
- 17-0111 A resolution was adopted to approve appropriation adjustments within Building and Zoning Fund #101-2300. Vote: Unanimous
- 17-0112 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 17-0113 A resolution was adopted to support the adoption of the Roth Ira option as an expanded portfolio choice within the CCAO Deferred Compensation Program, as was authorized into law by the passage of Senate Bill 220, which became Ohio law on March 19, 2017. Vote: Unanimous
- 17-0114 A resolution was adopted to set public hearing for rezoning application of Bernard Froehlich and David Garten (Case #2016-06), to rezone approximately 143 acres from Light Industrial Manufacturing "I-1" to Single Family Residential "R-1" in Union Township. Vote: Unanimous
- 17-0115 A resolution was adopted to enter into an agreement with EyeMed Vision Care, and First American Administrators for services related to the Vision Plan. Vote: Unanimous
- 17-0116 A resolution was adopted to waive rezoning application fee associated with the request to compost at Lebanon Correctional Institute in Turtlecreek Township. Vote: Unanimous
- 17-0117 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, January 26, 2017. Vote: Unanimous
- 17-0118 A resolution was adopted to approve Shaker Run PUD Stage 2 in Turtlecreek Township. Vote: Unanimous
- 17-0119 A resolution was adopted to modify Rules and Regulations – Warren County Water and Sewer Department. Vote: Unanimous
- 17-0120 A resolution was adopted to setting reasonable water tap-in fees and sewer connection charges for the redevelopment of the Peters Cartridge Factor, and finding the same to be equitable. Vote: Unanimous



17-0121 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into Domestic Relations Fund #101-1230. Vote: Unanimous

## DISCUSSIONS

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

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## ADMINISTRATIVE HEARING

### SHAKER RUN PUD STAGE 2 IN TURTLECREEK TOWNSHIP

The Board met this 24<sup>th</sup> day of January 2017, in the Commissioners' Meeting Room to consider the Shaker Run PUD Stage 2 in Turtlecreek Township.

Zachery Moore, Regional Planning Commission, presented the attached PowerPoint presentation reviewing the owner, acreage, current zoning, maximum allowed units within the development, and the site location.

Mr. Moore reviewed proposed site plan showing Pod Q (Lakeside Condos) and three (3) proposed stub streets which will now include 1240 dwelling units with 421 acres of open space.

There was discussion relative to the three proposed stub streets and access to the future development area.

Jason Wisniewski, Grand Communities, pointed out the location of the access to the future development site.

Commissioner Young stated his concern relative to golf carts crossing the main thoroughfare. He pointed out that there will be hundreds of lots that will be required to cross in order to get to and from their homes.

There was discussion relative to the stub streets to the south into the adjoining property possibly becoming the main ingress/egress for the lots in the southern portion of the development due to the ability to access directly onto State Route 63 rather than Greentree Road.

Mr. Moore then presented the Regional Planning Commission Executive Committee recommendation to approve the Shaker Run PUD Stage 2 subject to 11 conditions.

There being no others present to speak in favor of or in opposition to this application, the Board closed the public hearing and resolved (Resolution #17-0118) to approve the Shaker Run PUD Stage 2 subject to 11 conditions.

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CONTINUATION OF THE PUBLIC HEARING TO CONSIDER MODIFICATIONS TO THE RULES AND REGULATIONS OF THE WARREN COUNTY WATER AND SEWER DEPARTMENT RELATIVE TO THE BI-MONTHLY WATER AND SEWER RATES AND FEES WITHIN THE WARREN COUNTY WATER AND/OR SEWER SYSTEMS

The Board met this 24<sup>th</sup> day of January 2017, in the Commissioners' Meeting Room, for the continuation of the public hearing to consider modifications to the Rules and Regulations of the Warren County Water and Sewer District to consider amending the bi-monthly rates and fees within the Warren County Water System.

Chris Brausch, Sanitary Engineer, presented the attached PowerPoint presentation reviewing the past rates, revenue and expense trends, and the requested changes to the rates and fees.

Commissioner Grossmann reviewed the purpose of the increase for those present for the public hearing.

Mr. Brausch stated his recommendation for no increases to the sanitary sewer rates for 2017, 2018 and 2019 and to remove the flat fee charge of \$2.50 per bill. He then stated his recommendation for a 3% increase to the water rates for 2017, 2018, and 2019 and the placement of a \$7.50 flat fee per bill.

Commissioner Young stated that in order to provide a better quality of water to our customers moving forward, it is necessary to provide water softening. He then stated that with Warren County having softened water, it would allow us to become a wholesale water provider to surrounding areas which would help generate income to the water system to help pay the debt associated with the improvements.

Commissioner Grossmann questioned what the water revenue surplus would be if the Board did not approve any increases to the rates or fees.

Mr. Brausch stated he did not research that question but there is currently \$1.5 - \$2 million needed per year to pay debt service payments and necessary construction projects. He then stated his purpose in requesting the rate increases and flat fee charge is to reduce the amount of future construction debt which will be required in order to provide softened water to our customers.



Commissioner Young stated that he is the one who requested softened water for our customers and stated he is in favor of the proposed increases to help with the costs.

Commissioners Jones stated she is also in favor of the plan.

Upon further discussion, the Board closed the public hearing and resolved (Resolution #17-0119) to approve modifications to the Rules and Regulations of the Warren County Water and Sewer Department relative to rates and fees.

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Chris Brausch, Sanitary Engineer, was present along with staff to discuss the request of the developer of the former Peter's Cartridge plant for consideration of a reduction in water and sanitary sewer connection fees for their proposed development.

Chris Wojnicz, Assistant Sanitary Engineer, reviewed the request of the developer and reiterated the benefit of this development relative to the cost savings to the county associated with the removal of the pump station and also the transfer of the public water main that runs through the proposed development to a private water main. He then reviewed the connection charges that staff are recommending based upon the credits for the savings to Warren County.

Commissioner Young stated this development is an atypical development in that it is a US EPA superfund site being a contaminated clean up area. He then stated his opinion that it is in the best interest of Warren County to have this property develop in the appropriate manner.

Commissioner Jones stated her desire to ensure the other users of our water and sanitary sewer services are not subsidizing this development.

Mr. Wojnicz stated staff recognized the need for funds for the upgrades to the system and the proposed connection fees reflect the need for improvement in the water structures in the area which is why they are only proposing a 25% reduction on the water connection fees. The sanitary sewer connection fee is a 75% reduction based upon the credits for the elimination of the pumping station. He then stated this is in no way being subsidized by other customers.

Mr. Brausch stated that there are other projects in the area that need completed and the fees collected will be placed in a fund for those future projects.

Commissioner Grossmann questioned the appropriateness of adjusting the connection fees.

Mr. Brausch stated that this project is unique in that the county will benefit from the redevelopment of the site and feels it is appropriate to modify the fees based upon the circumstances surrounding the project.



Commission Grossmann questioned the legal authority to adjust these fees.

Bruce McGary, Assistant Prosecutor, stated that there are such unique circumstances with this development; it would not justify a new classification like the Board created for Assisted Living developments. He stated that statute gives authority to a board of commissioners to do this and he has amended Mr. Brausch's draft resolution outlining the circumstances and also making it contingent upon the development connection to both Warren County water and sanitary sewer.

Ken Schon, Bloomfield Schon Development, stated that Commissioner Young perfectly outlines their case in requesting the modification to the connection fees. He stated he made the request based upon what gives the best result for a successful development. He stated the need for everyone to be on board with the project to succeed and that it is almost more of a community development. He then stated his appreciation for the Board's modifications.

Commissioner Grossmann stated he is very supportive of the development and the offer of an overall 50% reduction in fees.

Upon further discussion, the Board resolved (Resolution #17-1120) to set reasonable water tap-in fees and sewer connection charges for the redevelopment of the Peters Cartridge Factory, and finding the same to be equitable.

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Neil Tunison, County Engineer, was present for a work session to provide an update of various projects of the Transportation Improvement District (TID)

The Board acknowledged numerous residents in attendance due to their concern with the expansion of Innovation Way through the previous Kingswood Golf Course, currently being utilized as a park by residents.

Mr. Tunison provided an update to the Innovation Way Project and stated that the TID has awarded a contract for the extension of the roadway.

There was discussion relative to the ownership of the Kingswood Golf Course by the Deerfield Township Trustees and the background relative to the purchase of the property.

Mr. Tunison explained that this project is a part of a network of transportation improvements and Innovation Way has been on the thoroughfare plan since 1986 and again in 1996. He explained that this project is a puzzle piece that was designed to help economic development and transportation needs.

There was discussion relative to the only responsibility of the Board of Commissioners in the project is to ensure the roadway is constructed properly and the acceptance for public maintenance by the County Engineer.

Commissioner Grossmann questioned Bruce McGary, Assistant Prosecutor, if the Board of Commissioners has the authority to decide if this property is to remain open space.

Mr. McGary stated that the Board of Commissioners does not and in fact, has entered into an agreement and financial contract with the TID relative to support of the extension of Innovation Way.

Commissioner Young provided the county perspective on the purchase of this property by Deerfield Township at the time and stated that the trustees paid \$11 million for it for the sole purpose of developing it sometime in the future.

Commissioner Grossmann provided the City of Mason's perspective at the time and why the business owners were pursuing annexation at the time.

Lyle Dailey, 20 year Deerfield Township resident, questioned how the County could promise a roadway through property it doesn't own, who decides the Thoroughfare Plan and also who is the TID.

Mr. Tunison explained that the Thoroughfare Plan is a document that ensures for the dedication of the proposed roadways as properties develop.

Commissioner Jones stated that because Deerfield Township decided to develop their property, that triggered the roadway to be built.

Heather Harris, Deerfield Township resident, stated her concern relative to the communication provided in the website surrounding the Western Row interchange.

Eric Reiners, Deerfield Township Administrator, informed those present that Deerfield Township has intended to develop this property and also keep some form of park space within the proposed development.

Commissioner Jones questioned Mr. Reiners on how the folks can ensure they are a part of the stakeholders that have a say in what this development will look like.

Mr. Reiners stated he will keep them informed on the process.

Commissioner Grossmann stated that if Deerfield Township desires to keep this property as a park, this Board wants to know.

Commissioner Jones stated her opinion that it is clear that Deerfield Township wants to develop this property and there is no need to delay the process.

Lelle Lutts, Fields Drive resident, stated that the topography has changed in the last ten years and wants to ensure that the residents have a voice and stated appreciation for the ability to be heard by the Board.

Laura Dailey, Deerfield Township resident, stated she is still stuck on stopping the road. She questioned if anything can be done on the size and location.

Commissioner Young stated that the roadway is not going to change. It is already under contract for construction.

Ms. Dailey then stated her concern for runoff into Landen Lake.

Sally Stobbe, South Cove Drive resident, stated that the Deerfield Township Trustees led them to believe that this was the body that could change the outcome of the park.

Diane Hallocan, Deerfield Township resident, thanked the Board for not putting in the Waterstone Connector as previously discussed and stated her concern relative to Dan Corey being both a Deerfield Township Trustee and a part of the TID.

Upon further discussion, the Board reiterated the desire for Deerfield Township to include the residents in the development planning process relative to this property.

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Upon motion the meeting was adjourned.

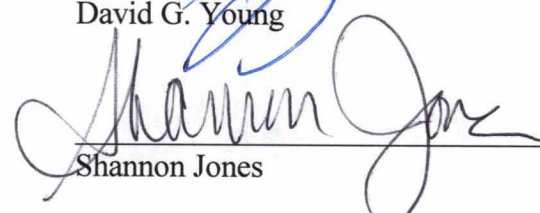
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Tom Grossmann, President



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David G. Young



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Shannon Jones

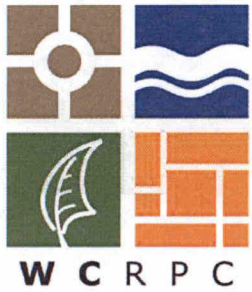
I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on January 24, 2017, in compliance with Section 121.22 O.R.C.



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





# **Shaker Run Revised PUD Stage 2**

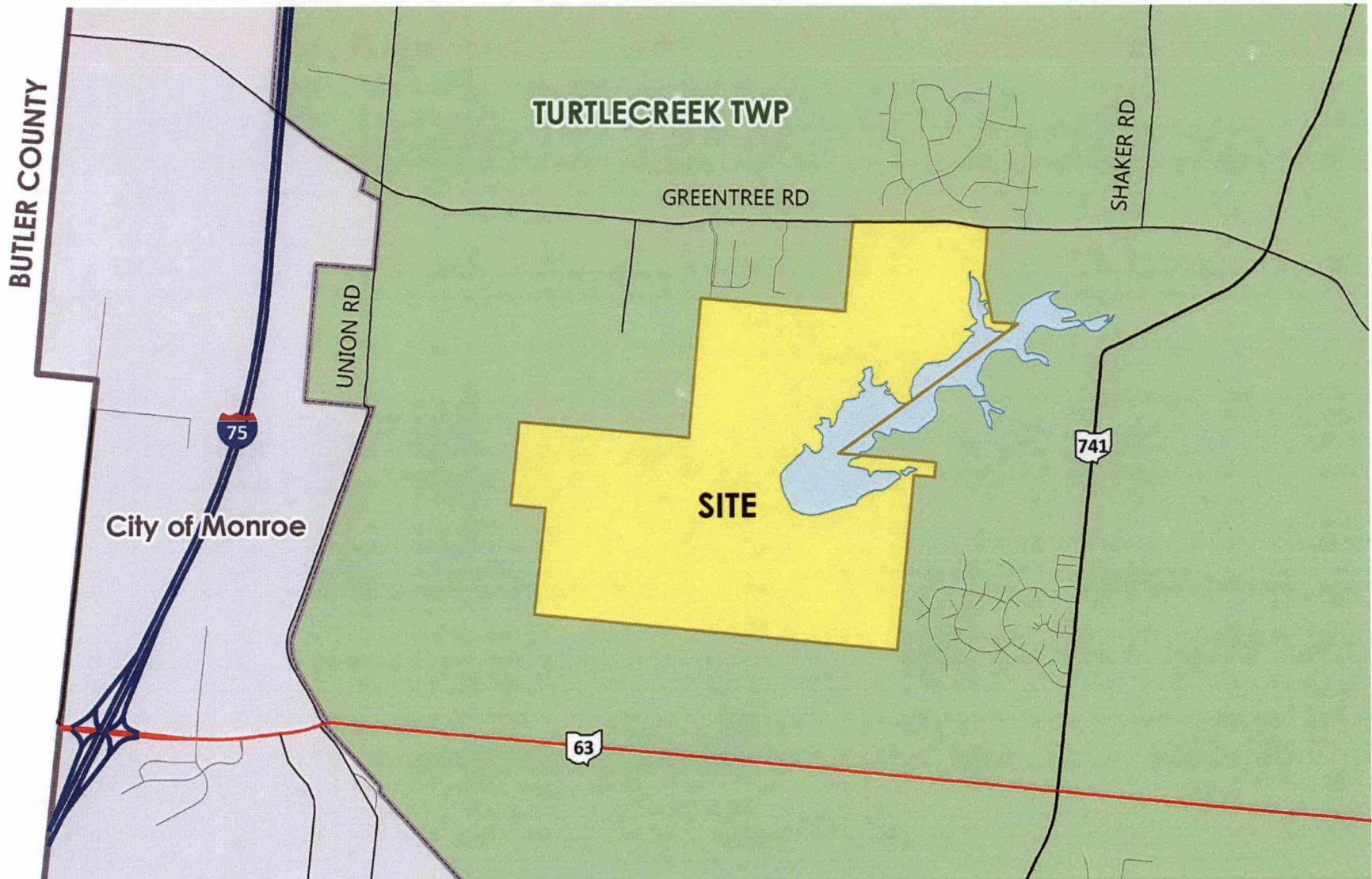
Prepared for the  
Warren County Board of County Commissioners

Hearing Date: January 24, 2017

# Quick Details

Owner/Developer	Grand Communities, Ltd. (Fischer Dev. Co.)
Planner/Engineer	Bayer Becker
Site Area	764.7 acres
Current Zoning	R-1 Planned Unit Development (PUD)
Maximum Units	1,304
Proposed Revisions	Addition of Lakeside Condos & Street Stubs

# Site Location





# PUD Approval Timeline

## 2016

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### Stage 1

- APR 28      RPC Executive Committee Recommends Approval of Revised Stage 1
- MAY 10      Rural Zoning Commission Recommends Approval of Revised Stage 1
- JUL 19      County Commissioners Approve Revised Stage 1

## 2017

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### Stage 2

- DEC 15      RPC Executive Committee Recommends Approval, with Conditions (vote: 9 aye, 1 abstain)
- JAN 24      **TODAY – Consider Revised Stage 2 for Approval**

# Presentation Outline



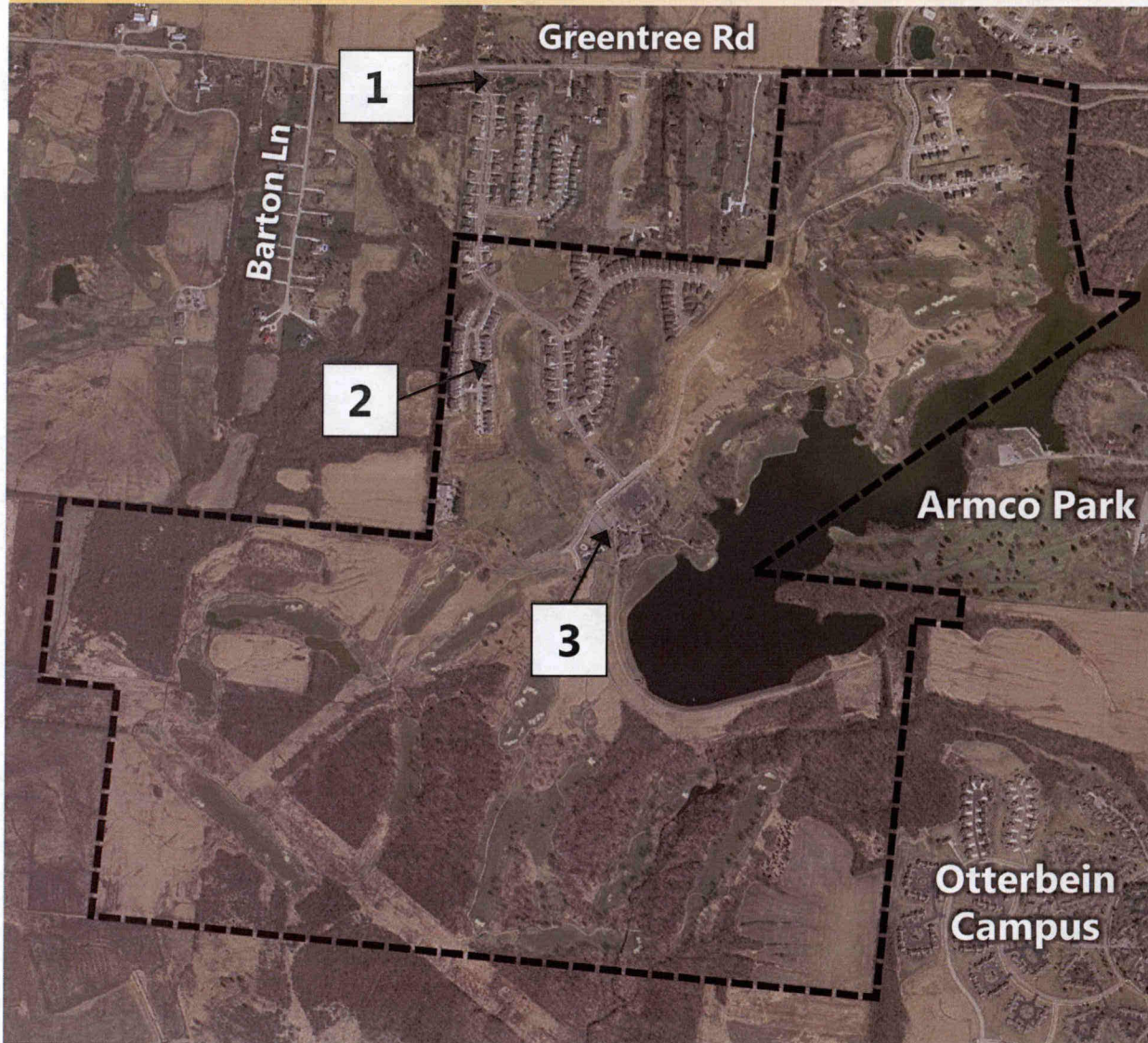
- 1** Overview of Proposed Stage 2 Plan
- 2** Conformance with Stage 1 Plan
- 3** Pod Q Lakeside Condominiums
- 4** Recommended Conditions of Approval



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



# Site Aerial & Photos



1



2

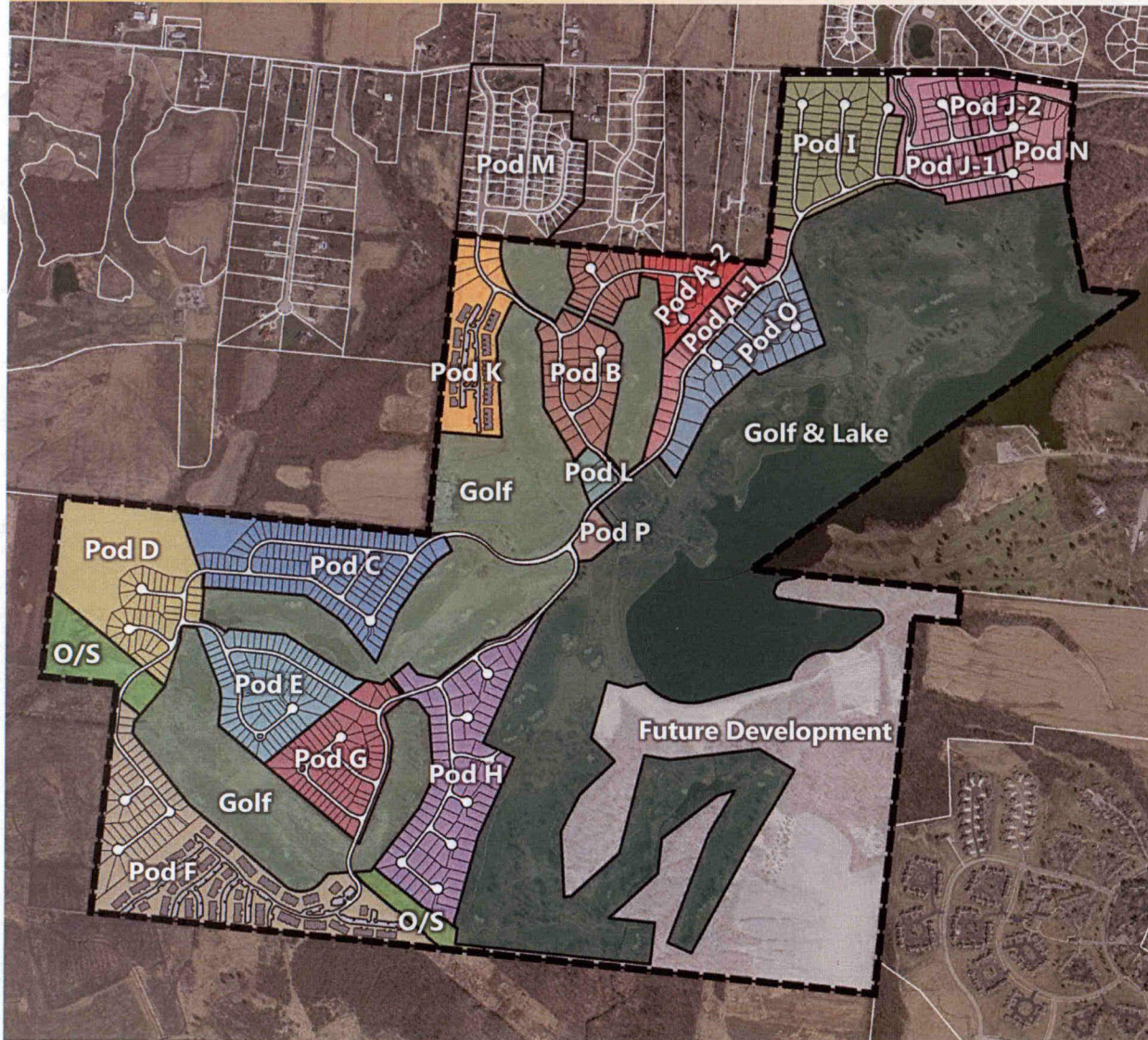


3





# Stage 2 Site Plan – Currently Approved



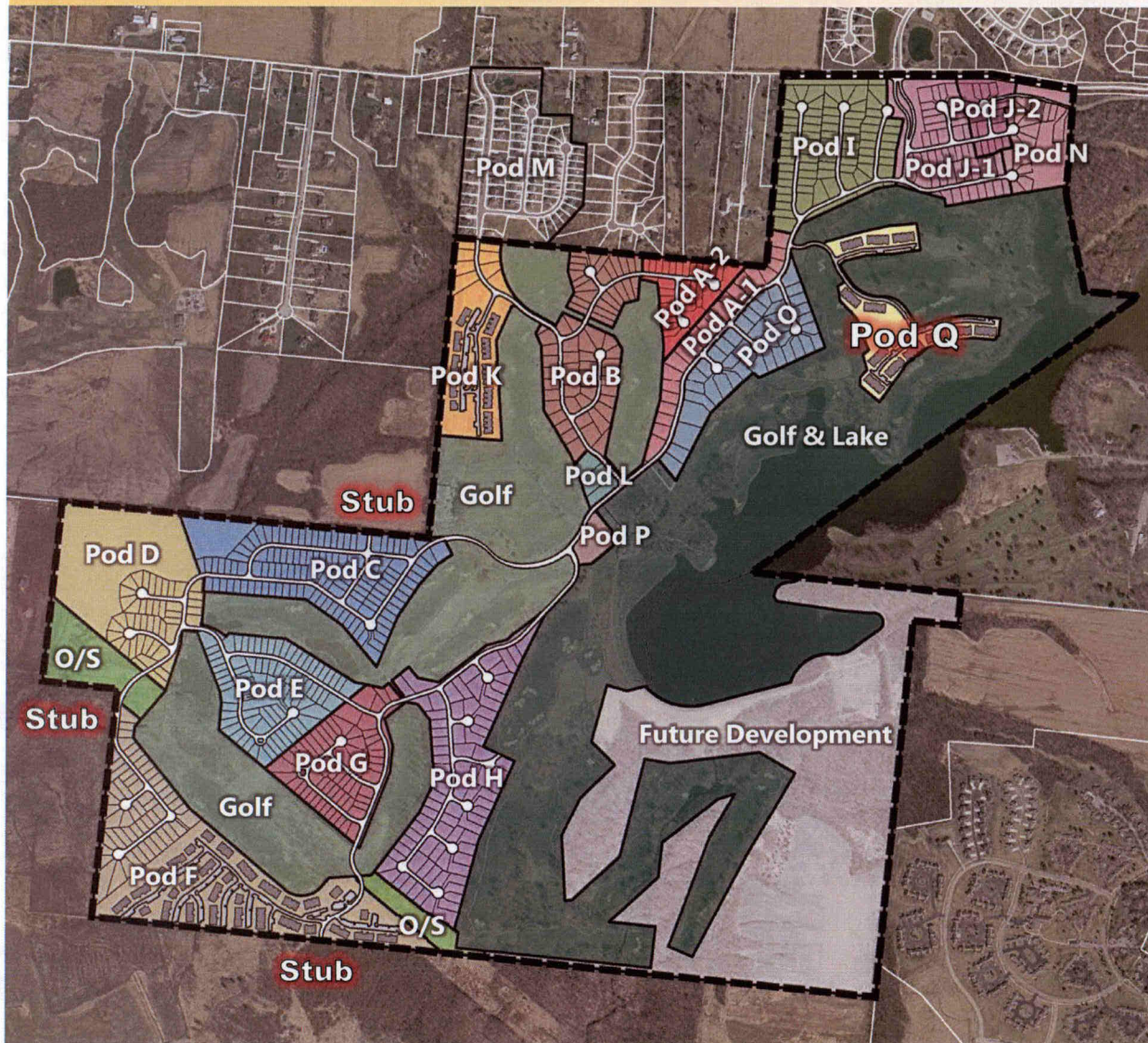
**CURRENTLY  
APPROVED**

**1136** dwelling units  
(does not include **72** units in  
Pod M, a separate PUD)

**187** acres of open space  
(excludes the dark green)



# Stage 2 Site Plan – Proposed Revision



## PROPOSED REVISIONS

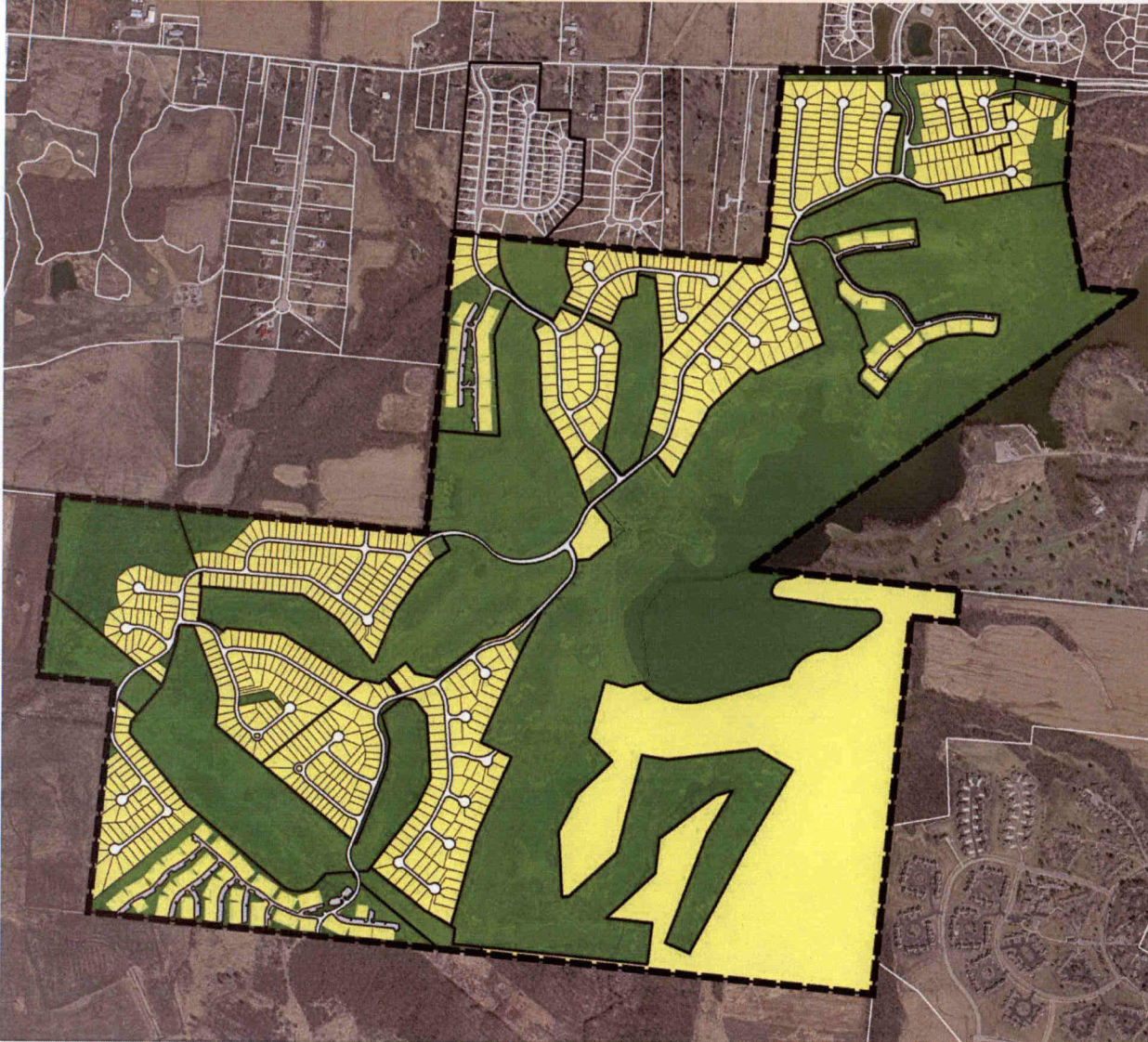
**Pod Q** (Lakeside Condos) and **3 stub streets** added

**1240** dwelling units

**421** acres of open space (now includes the dark green)



# Open Space



## OPEN SPACE PROVIDED

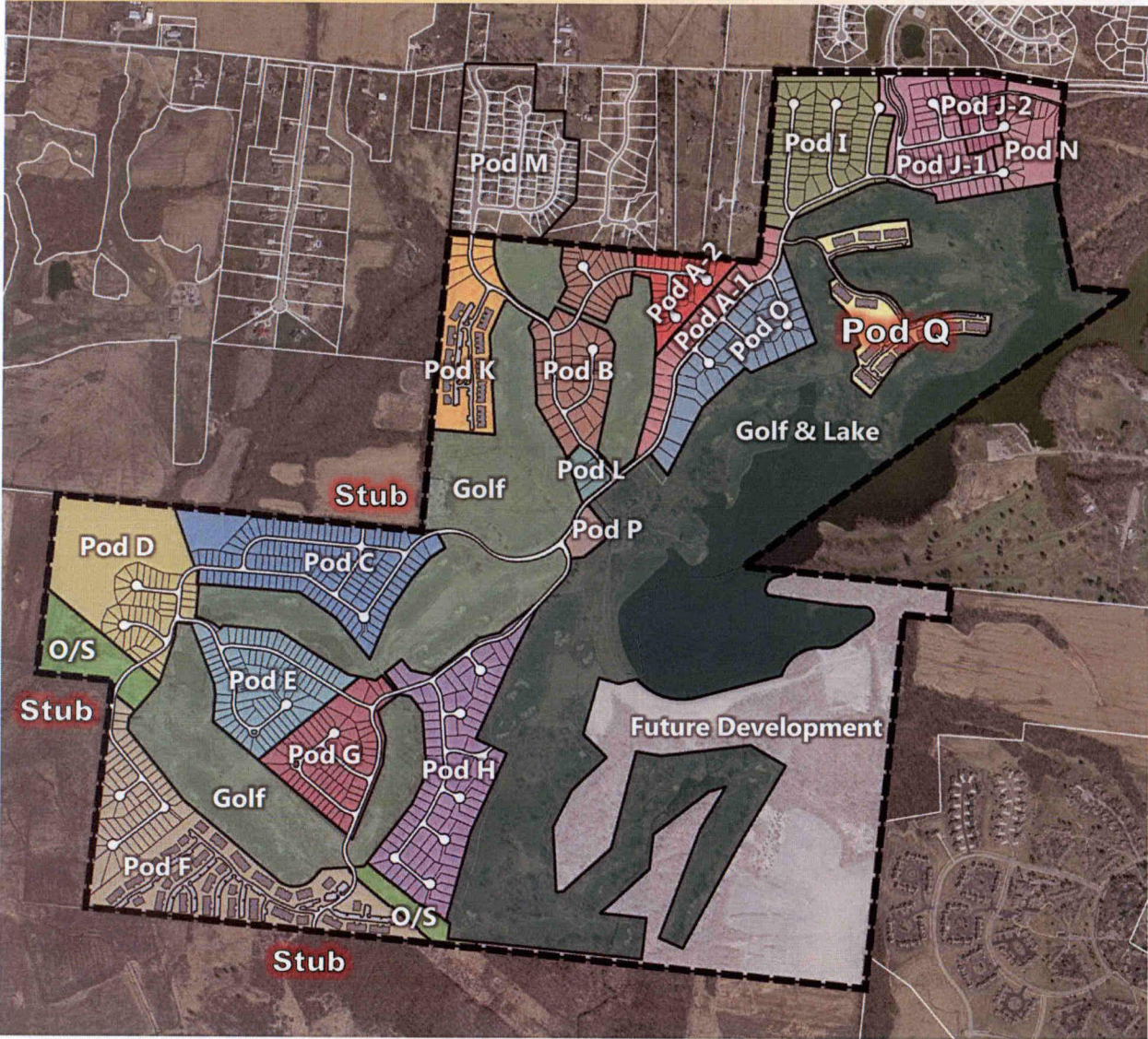
Open Space inside Pods: **59.29 acres**  
+  
Open Space outside Pods: **12.20 acres**  
+  
Open Space in golf course: **349.88 acres**  
=  
Open Space total: **421.37 acres**  
(meets Stage 1 minimum)



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



# Stage 2 Site Plan – Proposed Revision



PROPOSED  
REVISIONS

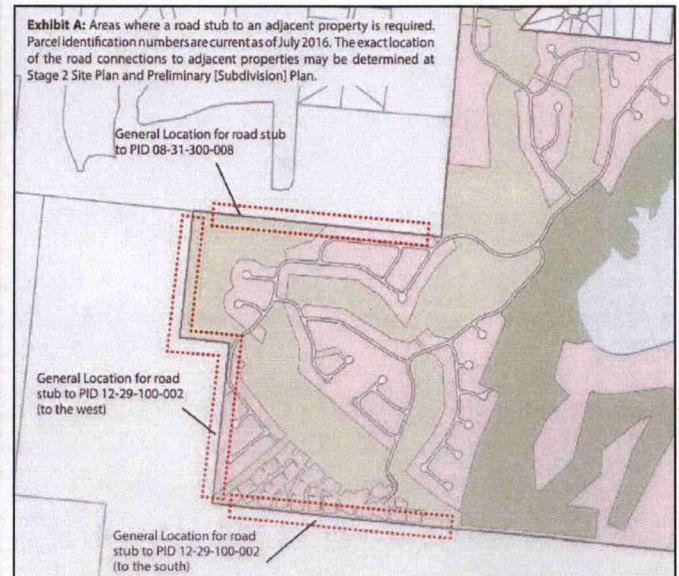


# Stage 1 Sketch Plan



CURRENTLY APPROVED

The revised **Stage 2 site plan** conforms to the approved **Stage 1 sketch plan**

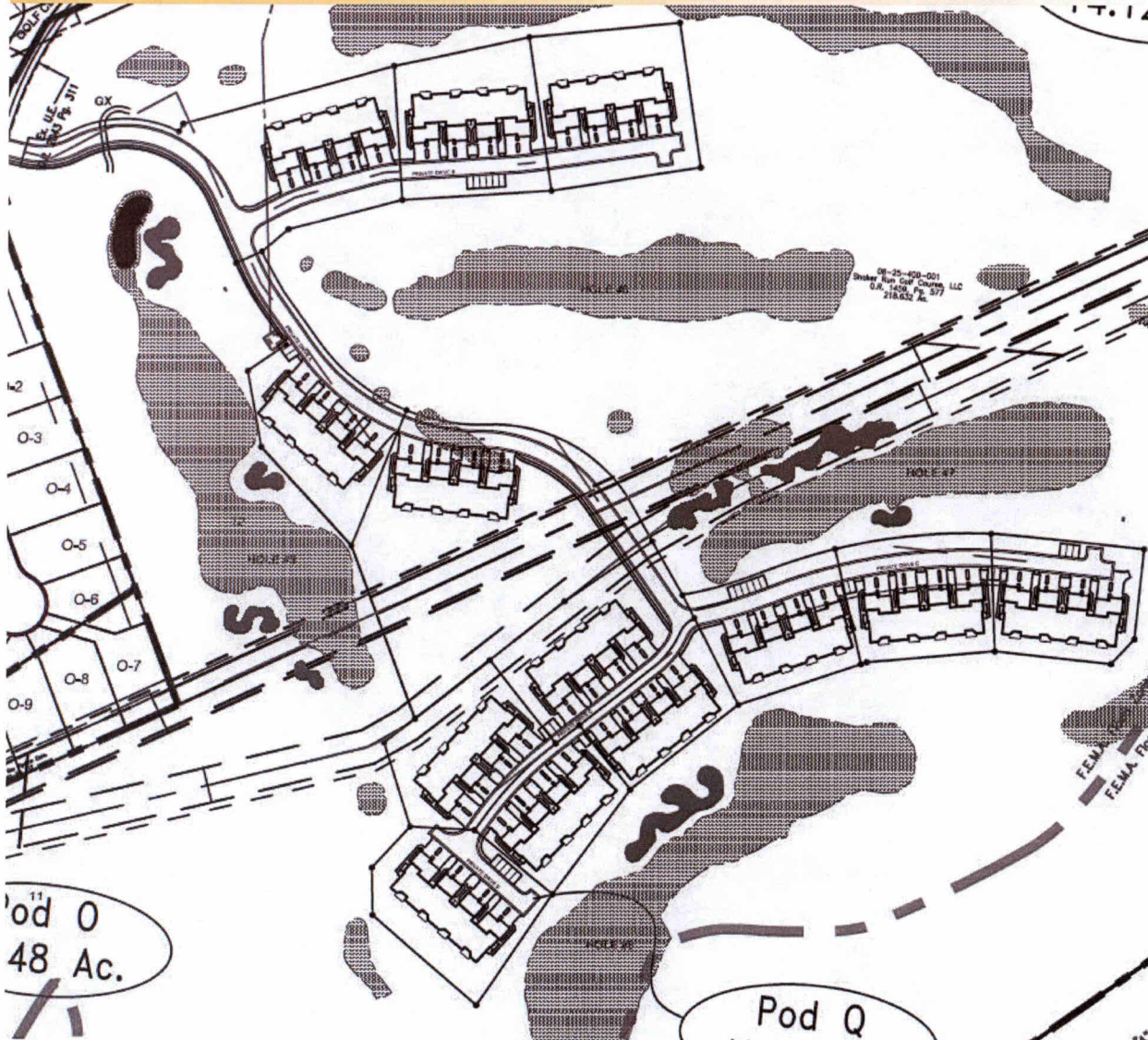




# **3** Pod Q Lakeside Condominiums



# Pod Q



**UNITS AND BUILDINGS**

**13 Acres Total**

**104 Total Units**

**13 Buildings**

**8 Units per Building**



# Pod Q

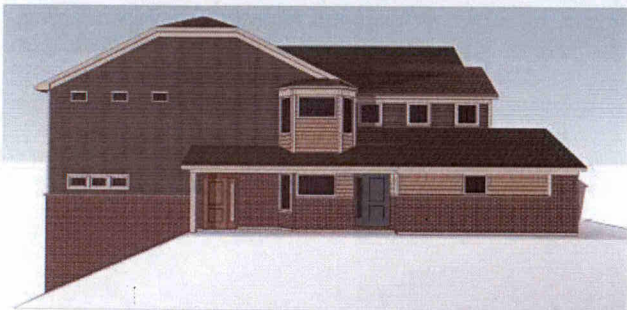
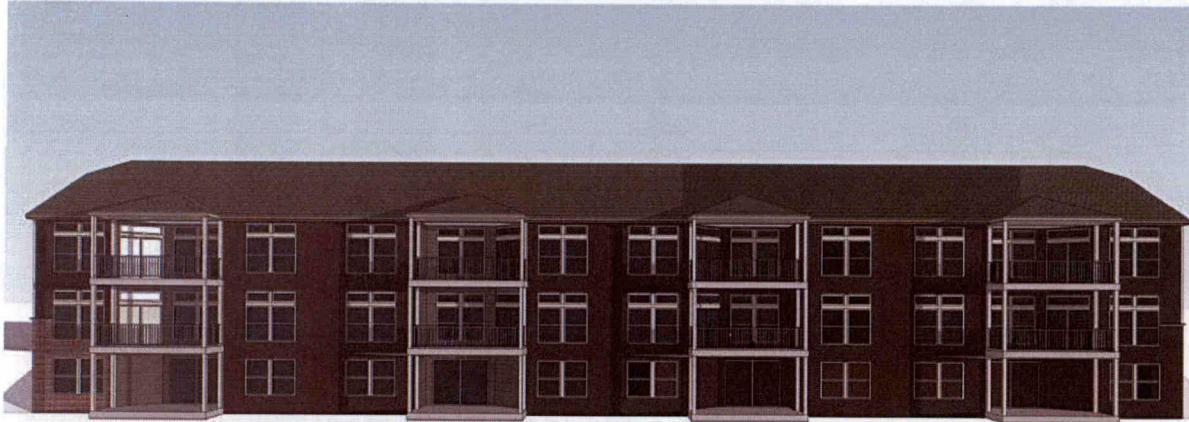


FRONT

## BUILDING ELEVATIONS

Elevations submitted at Stage 1

Stage 1 approval condition that buildings be similar to those existing in Pod K



SIDE





# Pod K Photos





# Pod Q



## DRIVES AND PARKING

Private drives to serve all units

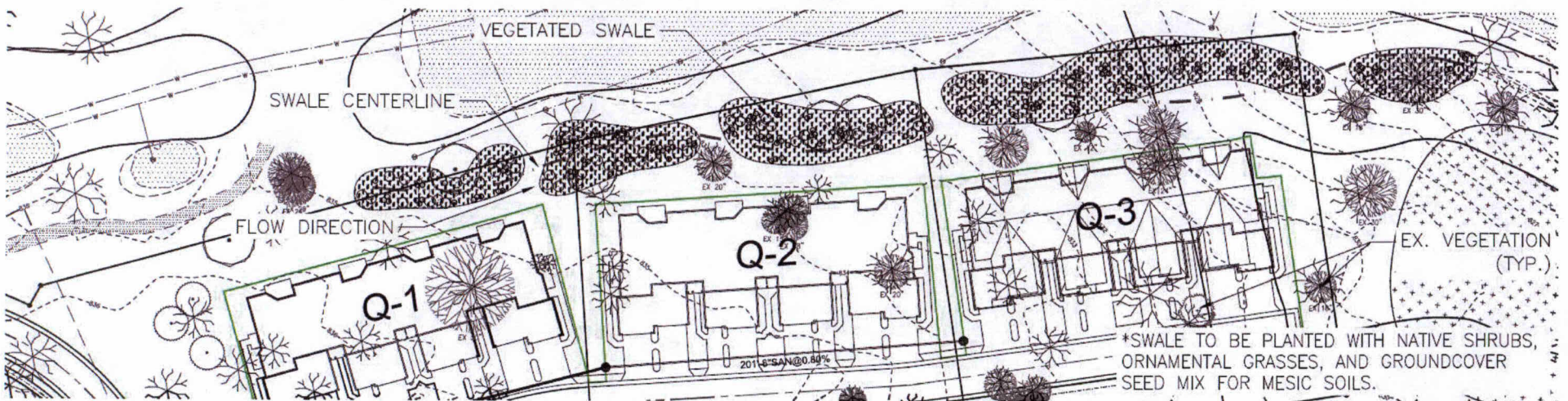
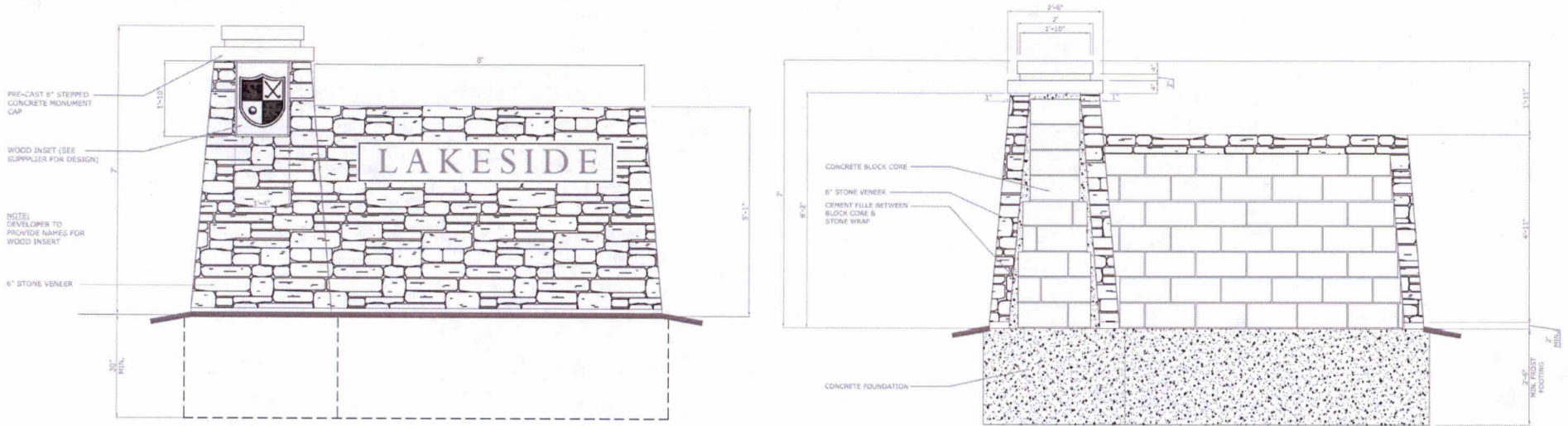
One point of access off Golf Club Drive

Streets are 25 feet wide





# Pod Q – Signage and Landscaping





## **4** Recommended Conditions of Approval



# Conditions of Approval



Please see in your packet:

- Letter from WCRPC to Commissioners dated **December 19, 2016**  
(lists conditions recommended by RPC Executive Committee)
- **EXHIBIT A**  
(lists same conditions, with some typos corrected)
- **EXHIBIT B**  
(lists same conditions, showing you where the typos were)

EXTRA SLIDES



# Conditions of Approval

## General Conditions

1. Satisfy requirements of Warren County Rural Zoning Code and PUD Stage 1.
2. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.

## Utilities and Drainage

3. The developer shall provide water system improvements necessary to serve the development, as required by the Warren County Sanitary Engineer.

# Conditions of Approval

## Utilities and Drainage Cont.

4. The developer shall provide sanitary sewer system improvements necessary to serve the development, as required by the Butler County Environmental Services Department.
5. Compliance with the Warren County Erosion and Sediment Control Regulations as determined by the Warren County Soil & Water Conservation District (SWCD) prior to commencing earth disturbing activities.



# Conditions of Approval

## Access and Circulation

6. Emergency access ways shall include restricted entry and identification signage and be constructed to private street standards.
7. The developer shall provide off-site road improvements as determined by the Warren County Engineer's Office based on a Traffic Impact Study (TIS).
8. Address identification markers shall be provided at the entry of private street, subject to the satisfaction of Turtlecreek Township Fire/EMS Department.

# Conditions of Approval

## Access and Circulation Cont.

9. The d hiker/biker path shall be for public use.

## Common Areas and Facilities

10. Homeowner's association(s) shall be established for ownership and maintenance of the private areas, improvements, and facilities, inclusive of all common open spaces, (the lake observation dock), hiking/biking paths and walkways, recreation centers, signage, lighting, landscaping, and stormwater drainage management facilities located outside public streets r/w.



# Conditions of Approval

## Common Areas and Facilities Cont.

11. The Shaker Lake observation dock already constructed within POD N and shall be subject to compliance with the following:

(A) The use shall be limited to pedestrian access and does not include a boat ramp or designated parking.

(B) The developer causes to be recorded in the chain of title of all lots of the PUD an amended Declaration of Covenants and Restrictions that provides:

# Conditions of Approval

## Common Areas and Facilities Cont.

- (i) Residents, and their guests, of the proposed residential community to be developed on the Shaker Capital Property, without payment of fees relating thereto, have a non-exclusive right to use and enjoy the Lake subject to the following rules and regulations:
  - (a) Swimming is prohibited
  - (b) Only non-motorized watercraft are permitted
  - (c) Usage is prohibited after sunset and prior to sunrise



# Conditions of Approval

## Common Areas and Facilities Cont.

(d) The Declaration shall incorporate excerpts from the Warren County Park District's Rules and Regulations indicating Residents and their guests, are subject to the following rules and regulations while on the portion of the Lake owned by the Warren County Park District (the Declaration shall attach an aerial map depicting the lake and the common boundary line giving notice of the portion of the Lake that is owned by the Warren County Park District):

# Conditions of Approval

## Common Areas and Facilities Cont.

- (1) All users are responsible for themselves and their passengers to assure that any launched watercraft is safe and that each occupant has a dedicated personal flotation device available to them on the watercraft at all times.
- (2) All persons under nine (9) years of age must wear personal flotation devices at all times.
- (3) All watercraft must be equipped with proper safety equipment.



# Conditions of Approval

## Common Areas and Facilities Cont.

(4) All watercraft must be licensed, if required, by the Ohio Department of Natural Resources, Division of Watercraft.

(5) All watercraft must be off the Lake at designated times and at the discretion of the Lake attendant on duty.

(6) No watercraft may be beached or pulled upon the shore except in the case of an emergency.

# Conditions of Approval

## Common Areas and Facilities Cont.

(7) Any person fishing from watercraft must have a valid license, if required.

(8) No alcoholic beverages may be possessed or consumed on the watercraft.

(C) Signage shall be posted and maintained on (the observation dock) at all times and states the rules and regulations set forth in (B) (i) (a)-(c) of this condition and further include the notice that a portion of the Lake is owned by the Warren County Park District and that Armco Park Rules & Regulations apply to that portion of the Lake.



# Submitted Plans – as of 1/18/17 (Sheet 1 of 7)

## SHAKER RUN LAKESIDE CONDOMINIUMS PUD PRELIMINARY SITE PLAN STAGE 2

SECTION 25, TOWN 3, RANGE 4  
SECTIONS 30 & 36, TOWN 4, RANGE 3  
TURTLE CREEK TOWNSHIP  
WARREN COUNTY, OHIO  
NOVEMBER 22, 2016

### GENERAL NOTES

- ZONING CLASSIFICATION IS RURAL RESIDENCE "R-1" AS A P.U.D. APPROVED BY WARREN COUNTY BOARD OF COMMISSIONERS EFFECTIVE ON 12/31/2013.
- MAXIMUM BUILDING HEIGHT: 35'
- PROPOSED COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE YET TO BE DETERMINED.
- PUBLIC WATER SUPPLY BY WARREN COUNTY SYSTEM. PUBLIC SANITARY SEWER SERVICE BY BUTLER COUNTY SYSTEM.
- THE DEVELOPMENT SCHEDULE FOR POD Q IS UNDETERMINED AND WILL BE RESPONSIVE TO THE MARKET.
- THE MINIMUM LOT WIDTH SHALL BE MEASURED AT THE BUILDING SETBACK LINE. IN THE CASE OF THE LOTS BEING LOCATED IN A CURVE, THE LOT WIDTH WILL BE MEASURED AS A TANGENT AT THE MIDPOINT BETWEEN THE SIDE LOT LINES.
- "GX" = GOLF CART CROSSINGS. CROSSINGS TO BE AT GRADE AND SHALL BE COORDINATED WITH THE GOLF COURSE OPERATIONS. LOCATIONS SHOWN ARE APPROXIMATE AND FINAL LOCATIONS SHALL BE SHOWN ON THE STAGE 3 PLAN.
- EXISTING TOPOGRAPHY FROM FIELD SURVEY AND SUPERSEDED WITH A SUPERIMPOSITION OF THE GOLF COURSE AS PROPOSED AND APPROVED.
- ALL STREETS ARE PUBLIC UNLESS OTHERWISE NOTED ON PLAN.
- NO PORTION OF THE ENTIRE SHAKER RUN PUD IS LOCATED IN EITHER AN AIRCRAFT APPROACH ZONE OR AIRCRAFT DEPARTURE ZONE.
- SOME ADJUSTMENT WILL BE MADE TO THE EXISTING GOLF COURSE AS NECESSARY TO ACCOMMODATE THE PROPOSED LAYOUT. THESE WILL BE COORDINATED WITH THE OWNERS OF THE GOLF COURSE.

DATE: 11/22/16  
BY: [Signature]

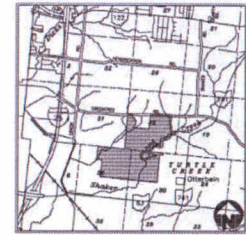
### INDEX OF SHEETS

NO.	DESCRIPTION	DATE
1	INDEX SHEET	11/22/16
2	SECTION 25, TOWN 3, RANGE 4	11/22/16
3	SECTION 30 & 36, TOWN 4, RANGE 3	11/22/16
4	SECTION 25, TOWN 3, RANGE 4	11/22/16

**DEVELOPER** SHAKER RUN PUD, LLC  
**OWNER/APPLICANT** SHAKER RUN PUD, LLC  
**PLANNER/ENGINEER/ LANDSCAPE ARCHITECT/SURVEYOR** [Firm Name]

### SITE DATA

NUMBER OF UNITS: 100  
TOTAL AREA: 100 AC

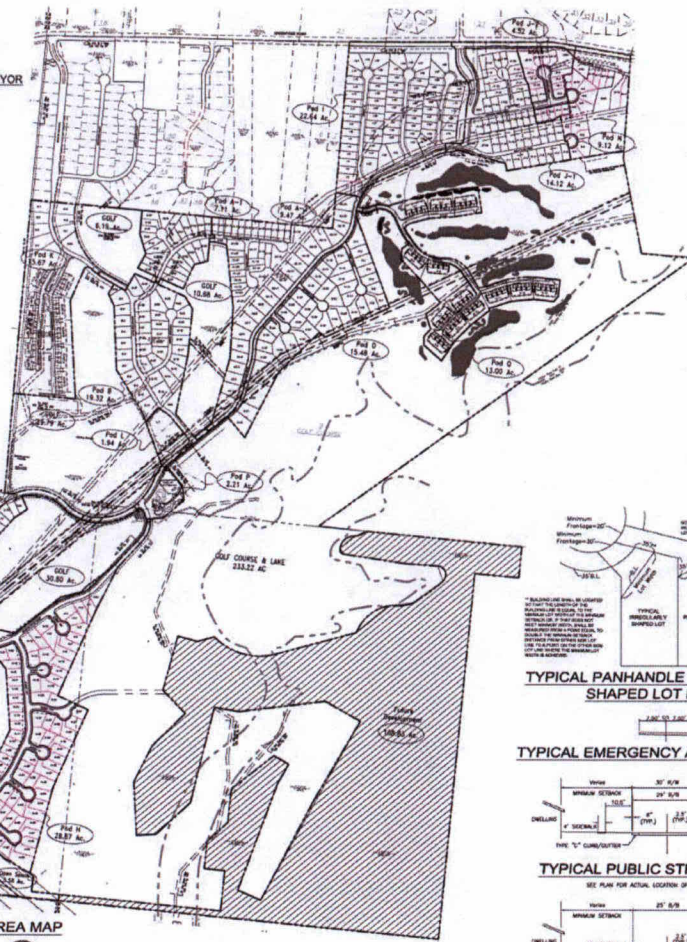


### VICINITY MAP

1" = 4000'  
NOTE: SHADED AREA IS FOR ENTIRE SHAKER RUN P.U.D.

### LEGEND

- Proposed PUD Boundary
- Proposed Lot Lines
- Proposed Street Right-of-Way
- Proposed Street
- Proposed Right-of-Way
- Proposed Easement
- Proposed Utility
- Proposed Structure
- Proposed Parking
- Proposed Golf Course
- Proposed Lake
- Proposed Wetland
- Proposed Shaded Area

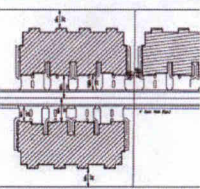


### PROJECT SUMMARY

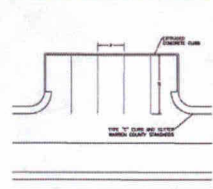
POD	ACREAGE	NUMBER OF LOTS	PERMITTED DENSITY (1)	PROPOSED DENSITY (2)	TYPE OF LOT	OPEN SPACE ACREAGE
A	1.00	10	40.00	40.00	S.P.	0.00
B	0.50	5	40.00	40.00	S.P.	0.00
C	0.50	5	40.00	40.00	S.P.	0.00
D	0.50	5	40.00	40.00	S.P.	0.00
E	0.50	5	40.00	40.00	S.P.	0.00
F	0.50	5	40.00	40.00	S.P.	0.00
G	0.50	5	40.00	40.00	S.P.	0.00
H	0.50	5	40.00	40.00	S.P.	0.00
I	0.50	5	40.00	40.00	S.P.	0.00
J	0.50	5	40.00	40.00	S.P.	0.00
K	0.50	5	40.00	40.00	S.P.	0.00
L	0.50	5	40.00	40.00	S.P.	0.00
M	0.50	5	40.00	40.00	S.P.	0.00
N	0.50	5	40.00	40.00	S.P.	0.00
O	0.50	5	40.00	40.00	S.P.	0.00
P	0.50	5	40.00	40.00	S.P.	0.00
Q	0.50	5	40.00	40.00	S.P.	0.00
TOTAL	10.00	100	40.00	40.00	S.P.	0.00

THE TOTAL ACREAGE MAY DIFFER FROM THE GROSS OF THE GROSS ACREAGE DUE TO ROUNDING ERROR.  
(1) PLAN DETAILS AND PROJECT SUMMARY DATA FOR RELATED LOTS IS REPRESENTATIVE OF THE APPROVED STAGE II PLAN AND RECORDED PLANS AND MAY VARY SLIGHTLY FROM, BUT BE IN GENERAL CONFORMANCE WITH THE APPROVED STAGE II PLAN.  
(2) PERMITTED DENSITY BY PUD AND IN TOTAL, IS AS PER THE APPROVED STAGE II PLAN. PROPOSED DENSITY PER PUD AND IN TOTAL FOR ALL PUDS, INCLUDING PROPOSED REVISIONS TO PUDS, ARE IN ACCORDANCE WITH THE PERMITTED DENSITY.

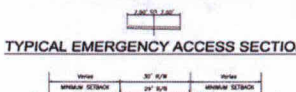
### TYPICAL BUILDING DETAILS



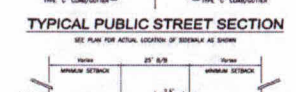
### TYPICAL PARKING DETAILS



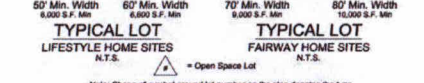
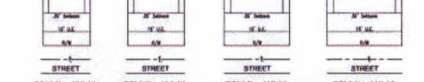
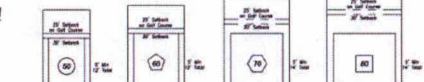
### TYPICAL PANHANDLE & IRREGULARLY SHAPED LOT DETAILS



### TYPICAL EMERGENCY ACCESS SECTION



### TYPICAL PUBLIC STREET SECTION



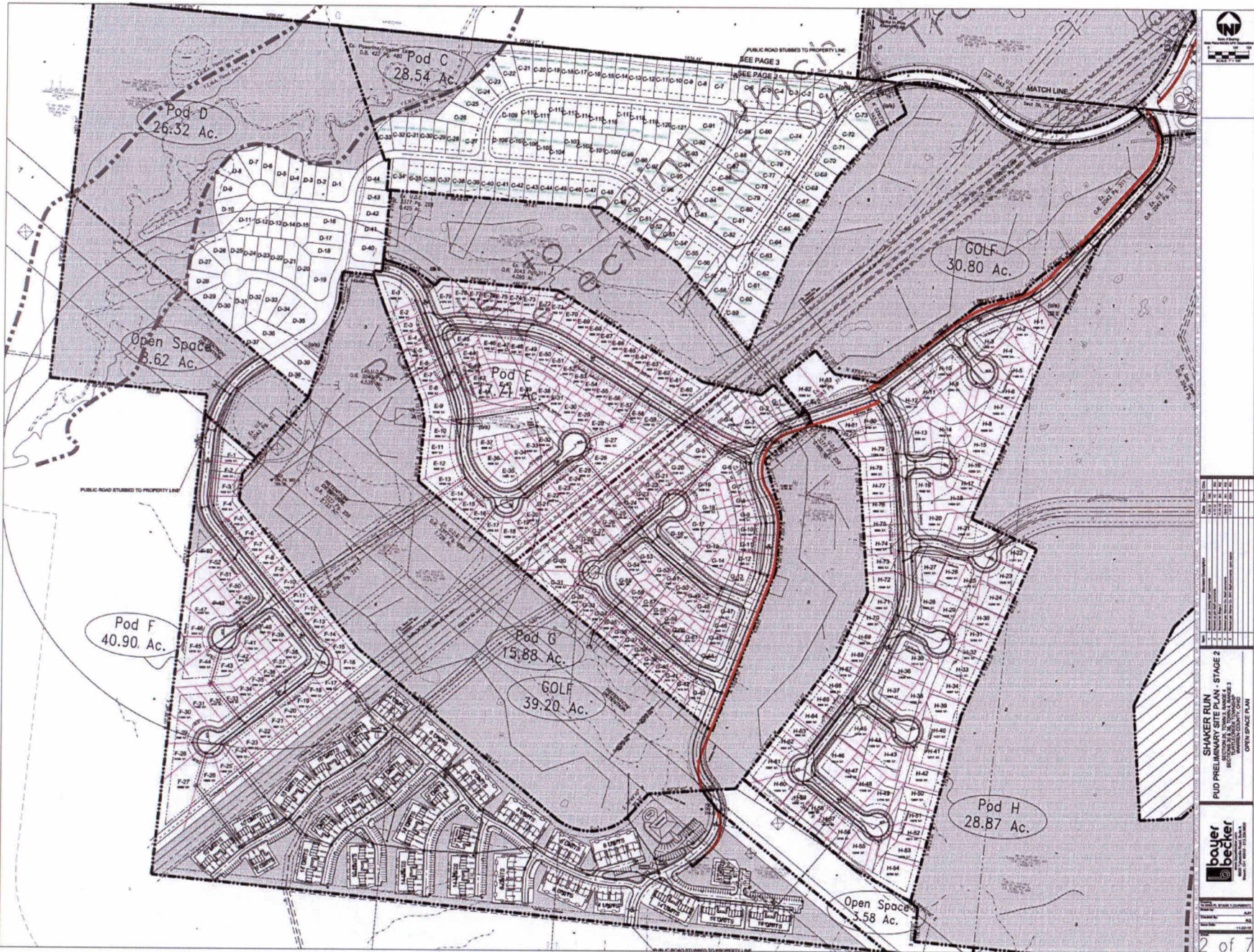
Note: Shape of symbol around lot number on the plan denotes the type of lot and lot criteria as noted above. Minimum lot dimensions depicted above are unchanged from the previously approved Stage II Plan.

SHAKER RUN  
PUD PRELIMINARY SITE PLAN - STAGE 2  
SECTION 25, TOWN 3, RANGE 4  
SECTIONS 30 & 36, TOWN 4, RANGE 3  
TURTLE CREEK TOWNSHIP  
WARREN COUNTY, OHIO

1 of 7



# Submitted Plans – as of 1/18/17 (Sheet 2 of 7)



NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	1/18/17
2	REVISED PLAN	1/18/17
3	REVISED PLAN	1/18/17
4	REVISED PLAN	1/18/17
5	REVISED PLAN	1/18/17
6	REVISED PLAN	1/18/17
7	REVISED PLAN	1/18/17
8	REVISED PLAN	1/18/17
9	REVISED PLAN	1/18/17
10	REVISED PLAN	1/18/17

SHAKER RUN  
PLD PRELIMINARY STAGE 2  
REVISIONS TRACKING SHEET 3  
BOYER BECHTER  
PLANNING AND ARCHITECTURE  
1000 W. 10TH ST. SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.BBPA.COM





# Submitted Plans – as of 1/18/17 (Sheet 3 of 7)



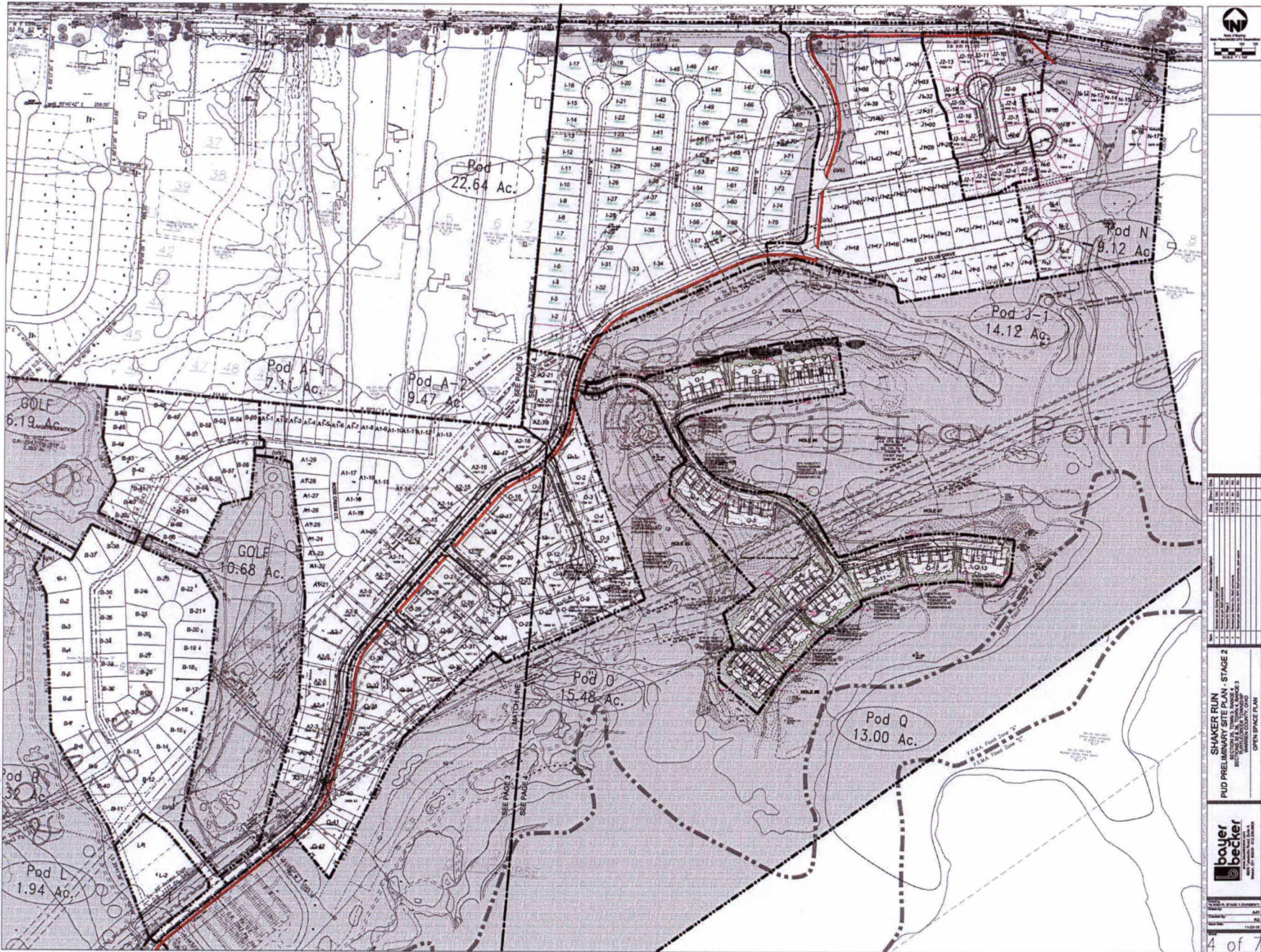
NO.	DESCRIPTION
1	POD A-1
2	POD A-2
3	POD B
4	POD C
5	POD L
6	POD P
7	POD O
8	POD K
9	GOLF 6
10	GOLF 10

SHAKER RUN  
PID PRELIMINARY SITE PLAN - STAGE 2  
ELECTRICAL, TELEPHONE, AND  
CABLE TV NETWORKS  
OPEN SPACE PLAN

**bauer becker**  
ARCHITECTS & ENGINEERS  
INCORPORATED  
1000 W. 15th Street, Suite 100  
Lawrence, KS 66044  
Tel: 785.843.8888  
Fax: 785.843.8889  
www.bauerbecker.com



# Submitted Plans – as of 1/18/17 (Sheet 4 of 7)





# Submitted Plans – as of 1/18/17 (Sheet 5 of 7)



NO.	DATE	DESCRIPTION
1	1/18/17	PRELIMINARY SITE PLAN - STAGE 2
2	1/18/17	REVISIONS
3	1/18/17	REVISIONS
4	1/18/17	REVISIONS
5	1/18/17	REVISIONS
6	1/18/17	REVISIONS
7	1/18/17	REVISIONS
8	1/18/17	REVISIONS
9	1/18/17	REVISIONS
10	1/18/17	REVISIONS

SHAKER RUN  
 PUD PRELIMINARY SITE PLAN - STAGE 2  
 PROJECT NO. 17-000001-0001-01  
 SECTION 16, TOWNSHIP 100S, RANGE 103E  
 COUNTY OF WASHINGTON, MARYLAND  
 OVERALL SITE PLAN





# Submitted Plans – as of 1/18/17 (Sheet 6 of 7)











# PUBLIC HEARING

## Water and Sewer Rates for 2017-2019

### Agenda

1. Past Rates
2. Expense Trends
3. Revenue Trends
4. Proposed Rate Increases



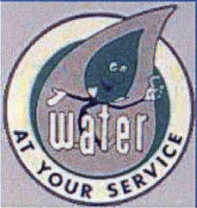
**Water & Sewer Department**



# Strong financial management has allowed the County to adopt low water rates.

	2010	2011	2012	2013	2014	2015	2016
Water Rate	3.35	3.45	3.45	3.45	3.55	3.69	3.84
	1%	3.0%	0%	0%	3.0%	4.0%	4.0%

Average increase of 2 percent per year

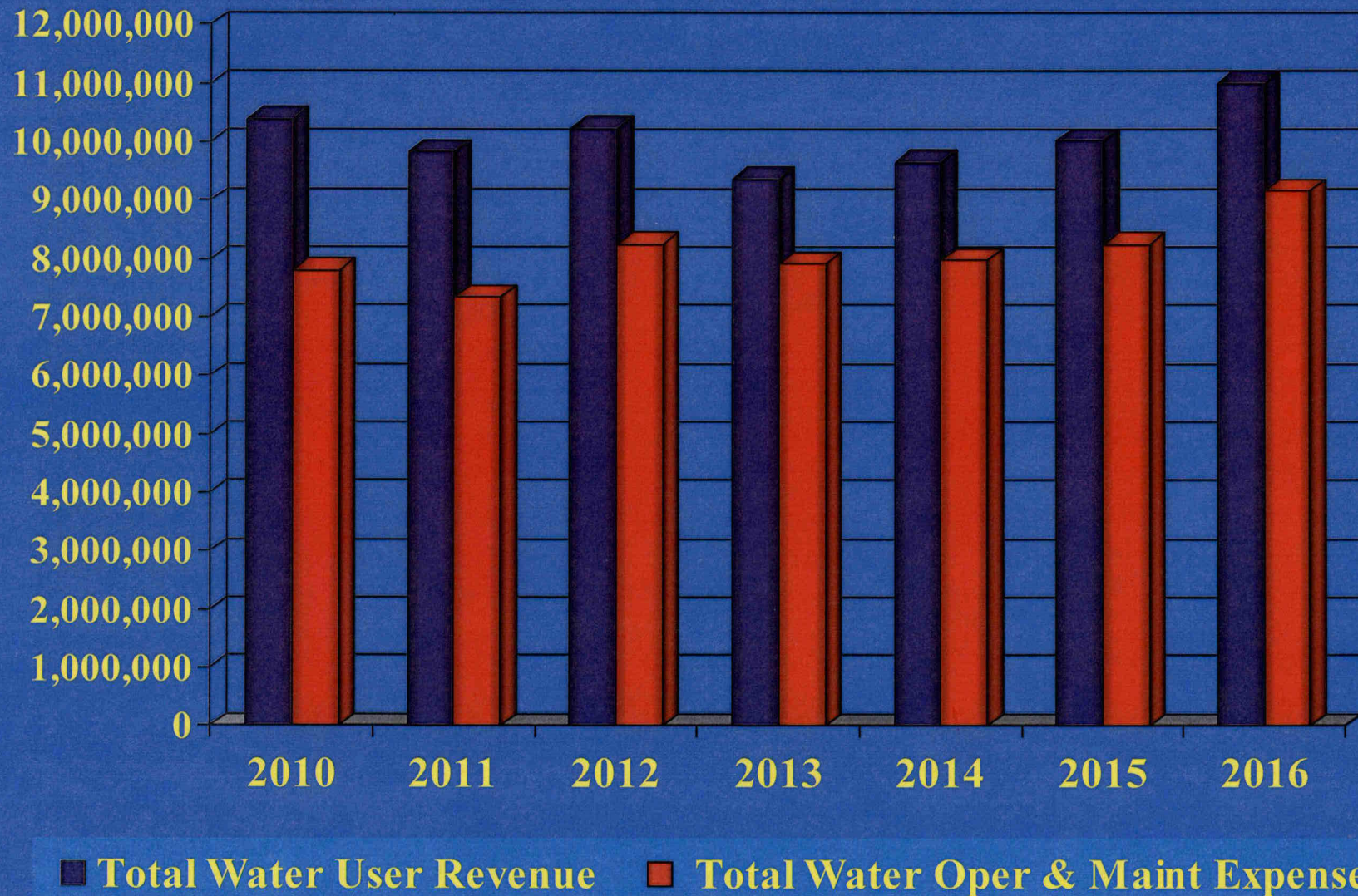


**Water & Sewer Department**





**Water revenues have exceeded expenses allowing additional savings for capital projects.**





## **2017 Water Fund Balances**

<b>Operating Fund (510-3200)</b>	<b>\$ 2,700,000</b>
<b>Replacement Fund (510-3209)</b>	<b>\$ 916,000</b>
<b>Surplus Fund (510-3219)</b>	<b>\$ 13,300,000</b>



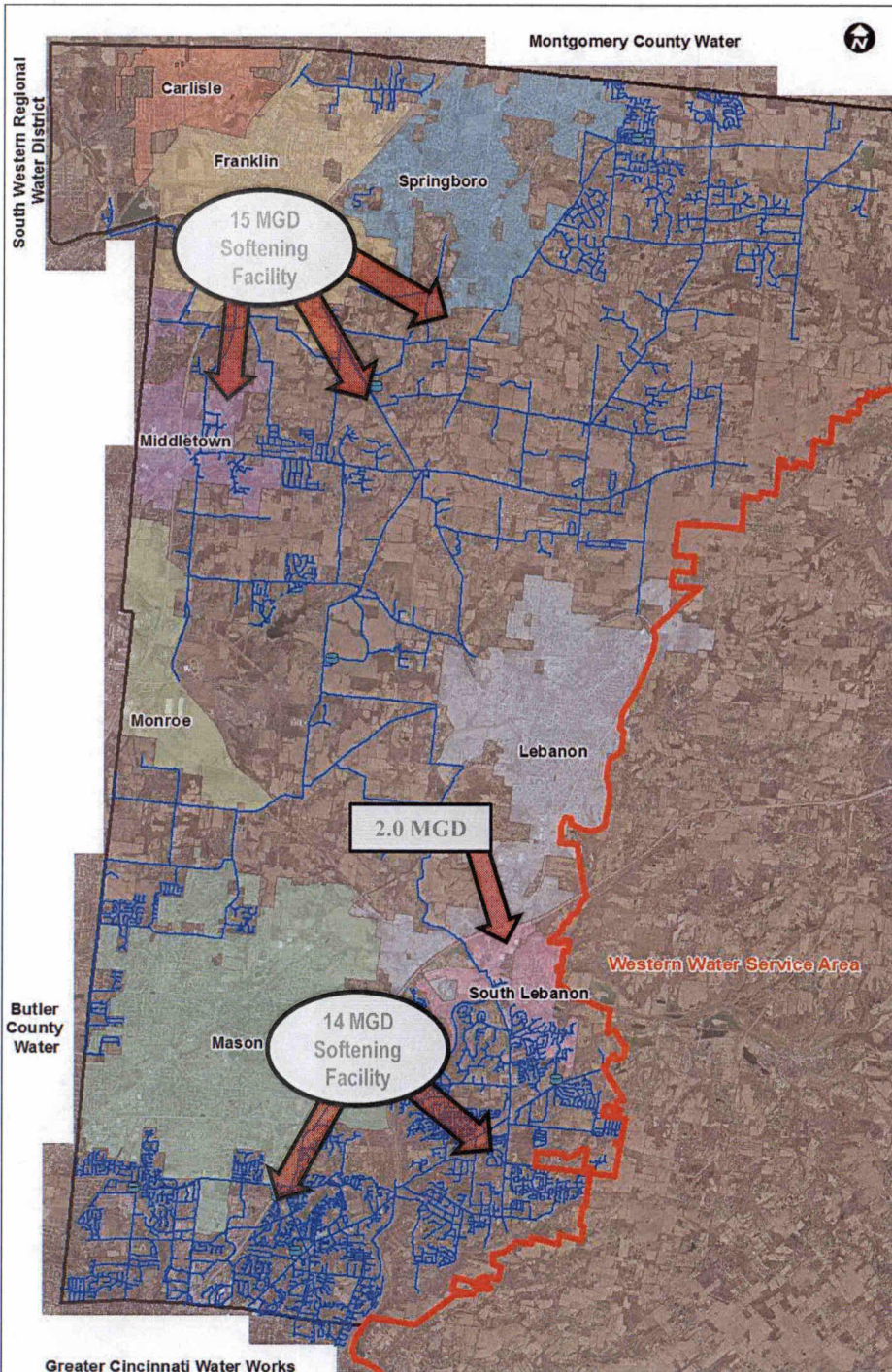
# Softening Facilities

## Finances

- Cash: \$20 Million
- Loan: \$42 Million in 2020
- Annual Service Payment: \$3M

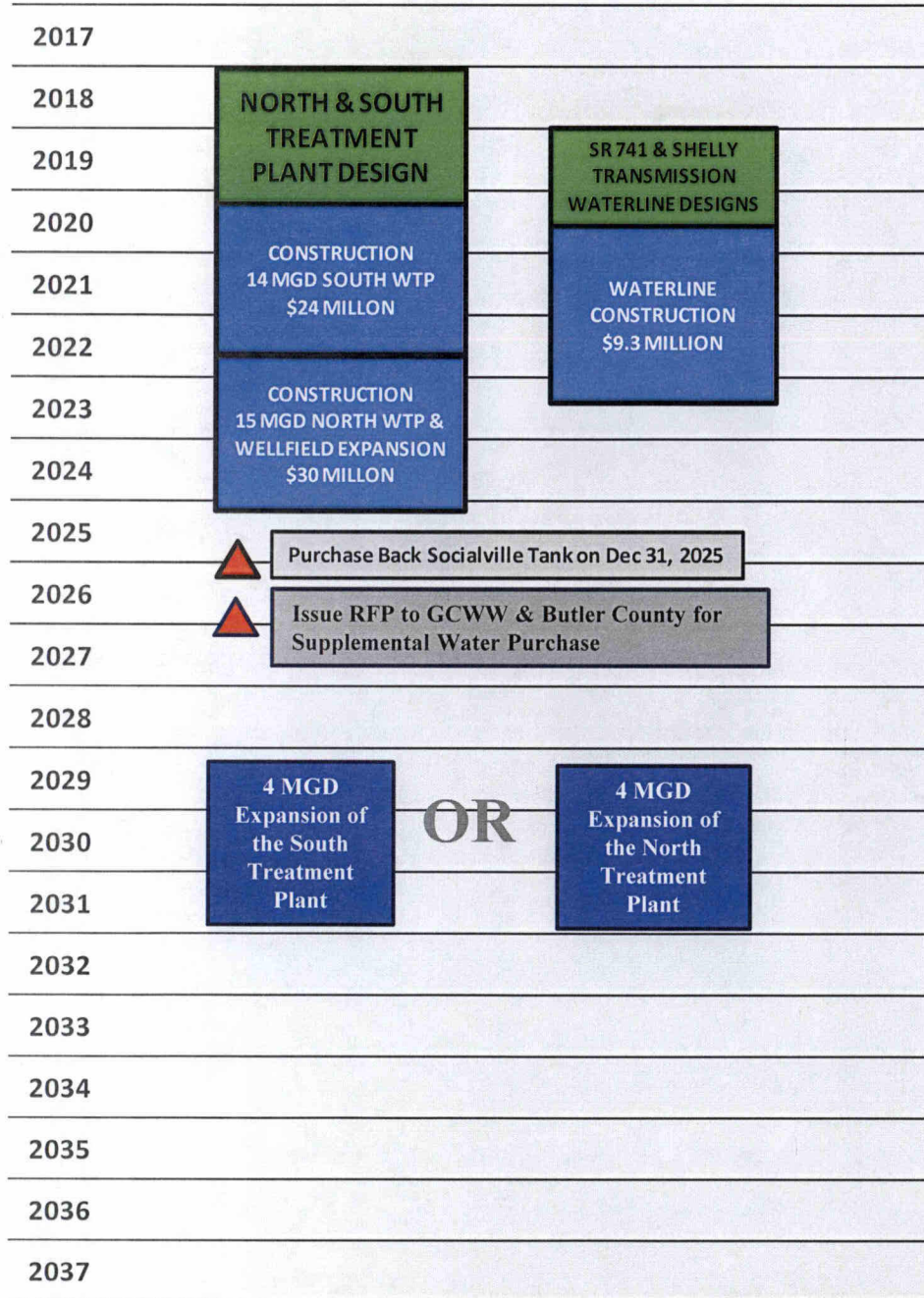
## Customer Fees

- User Rate: 3% Increases
- Capital Fee: \$3.75/month
- Capital Fee Period: 2017-2026





*Future Options*



# OPTION 1

**ARMY.  
BE ALL YOU CAN BE.**



## **2016 Year End Water Fund Balances**

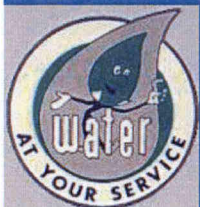
<b>Operating Fund (510-3200)</b>	<b>\$ 8,685,000</b>
<b>Replacement Fund (510-3209)</b>	<b>\$ 916,000</b>
<b>Surplus Fund (510-3219)</b>	<b>\$ 7,280,000</b>



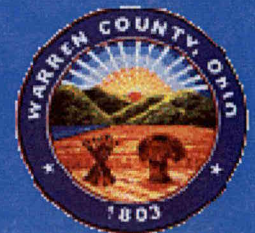
# Sewer rate increases and the flat fee have enabled us to be financially strong.

	2010	2011	2012	2013	2014	2015	2016
Flat Fee Per Bill	0.00	0.00	2.50	2.50	2.50	2.50	2.50
Sewer Rate	3.84	4.03	4.15	4.27	4.40	4.53	4.67
	5%	5%	3%	3%	3%	3%	3%

3.3 percent per year average increase

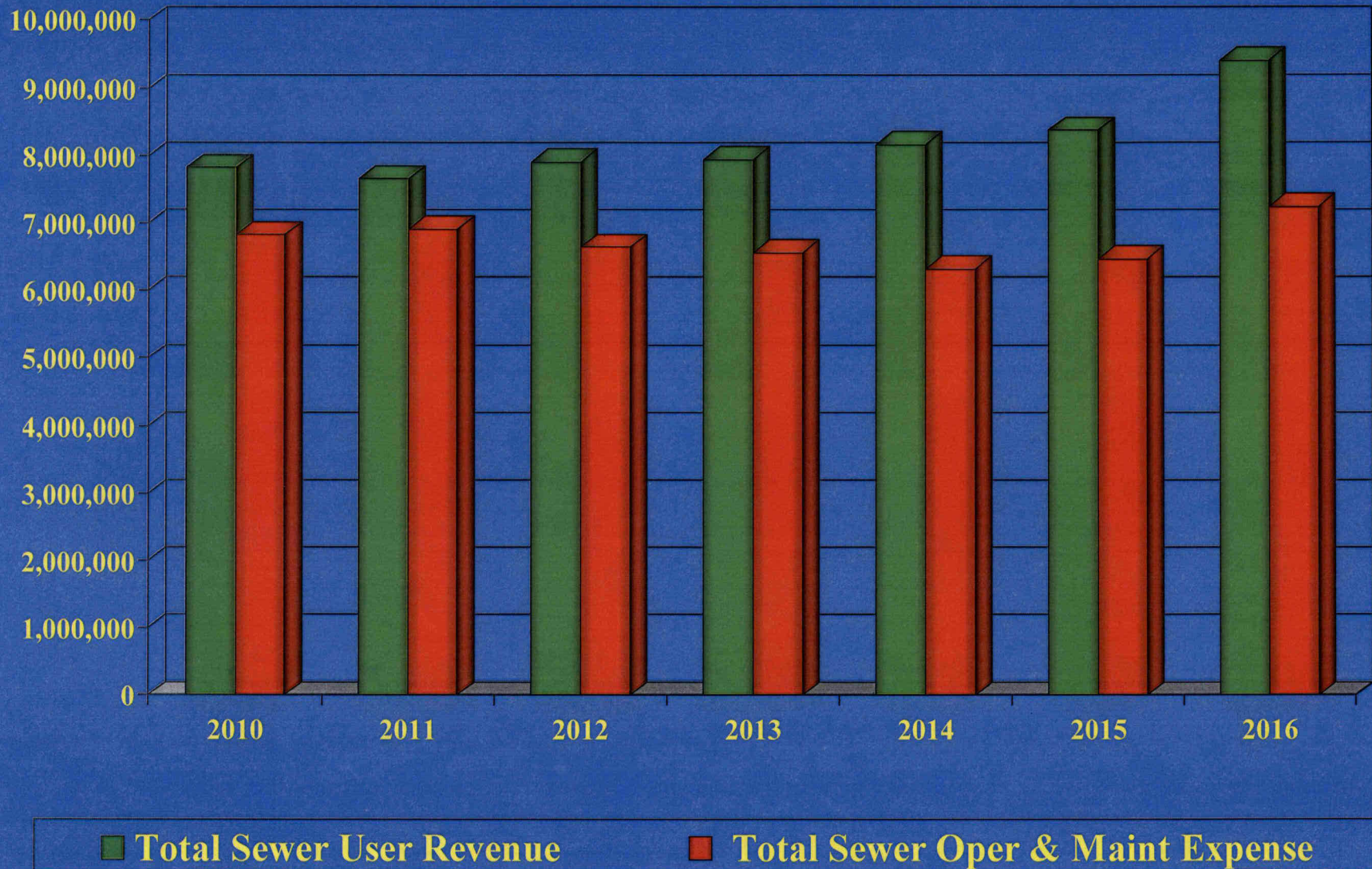


**Water & Sewer Department**





**Sewer revenues are increasing while expenses have stayed flat due to lower utility service costs.**





## 2017 Sewer Fund Balances

<b>Operating Fund (580-3300)</b>	<b>\$ 2,100,000</b>
<b>Replacement Fund (580-3309)</b>	<b>\$ 1,200,000</b>
<b>Surplus Fund (580-3319)</b>	<b>\$ 20,100,000</b>



# Sewer Capital Improvement Projects

Massie-Wayne Sewer Improvements	1,600,000
Sewer Maintenance Facility	3,000,000
Simpson Creek Lift Station Improvements	1,500,000
Waynesville Regional Upgrades	3,000,000
Sycamore Trails WWTP Improvements	1,700,000
Dale Acres WWTP Improvements	1,200,000
Vactor Truck Purchase	500,000
Waynesville Regional Expansion (2025)	5,000,000
Kings Mills LS Elimination	800,000
Dick's Creek LS & Hunter Sewers	<u>1,200,000</u>

**\$19 - \$20 Million**



# 2016 Sewer Fund Balances

<b>Operating Fund (580-3300)</b>	<b>\$ 7,700,000</b>
<b>Replacement Fund (580-3309)</b>	<b>\$ 1,200,000</b>
<b>Surplus Fund (580-3319)</b>	<b>\$ 14,600,000</b>



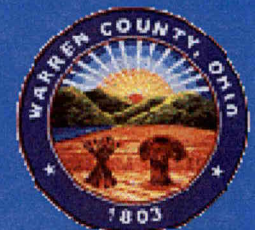
# Recommended Water Increases

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Flat Fee	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.50	7.50	7.50
Water Rate	3.35	3.45	3.45	3.45	3.55	3.69	3.84	3.95	4.06	4.18
	1%	3%	0%	0%	3%	4%	4%	3%	3%	3%

Flat Fee will generate \$1.2 Million/year for capital improvements.



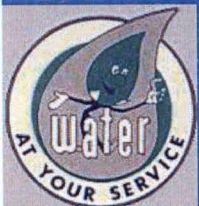
**Water & Sewer Department**





# Recommended Sewer Increases

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Flat Fee</b>	0.00	0.00	2.50	2.50	2.50	2.50	2.50	0.0	0.0	0.0
<b>Sewer Rate</b>	3.84	4.03	4.15	4.27	4.40	4.53	4.67	4.67	4.67	4.67
	5%	5%	3%	3%	3%	3%	3%	0%	0%	0%

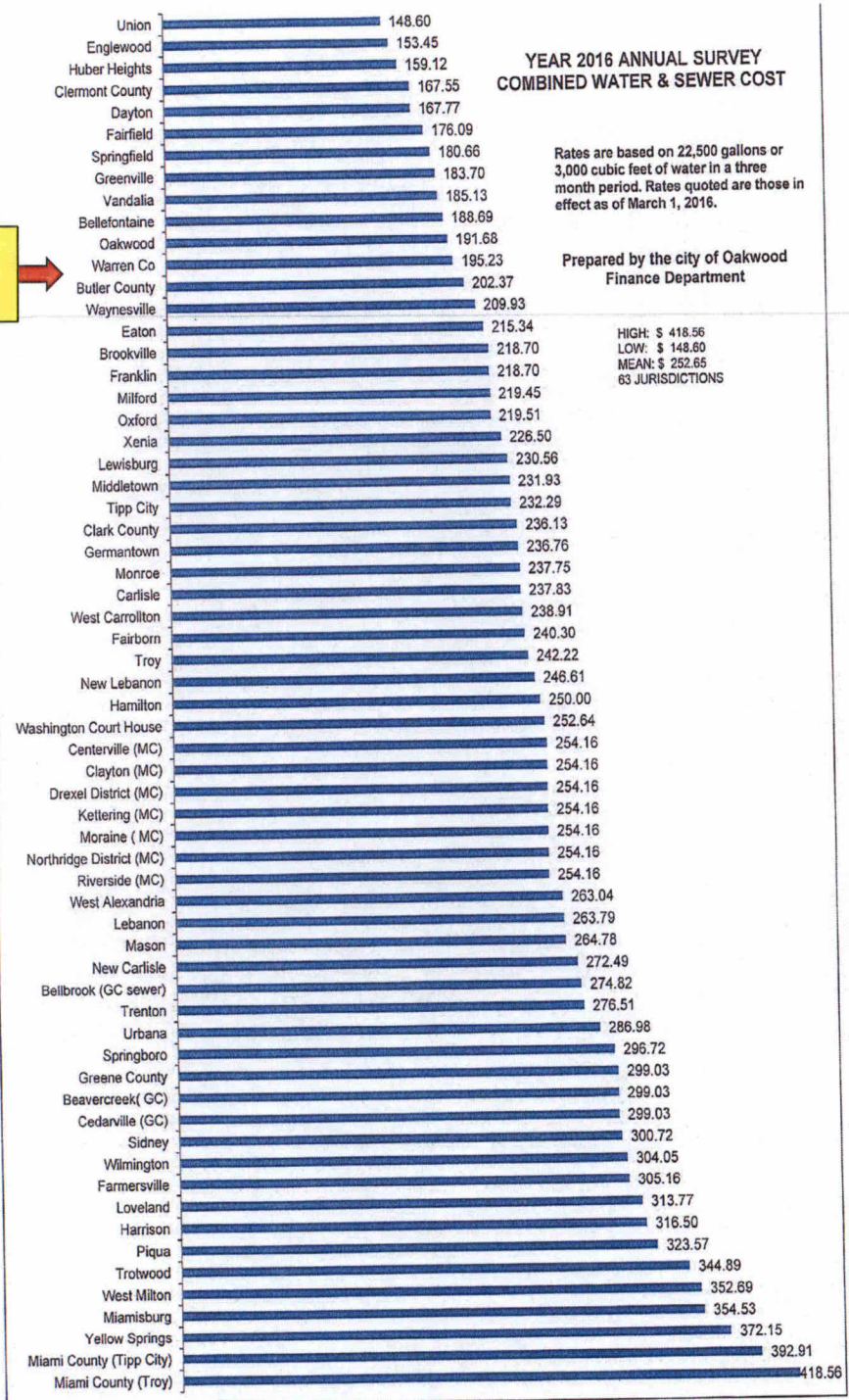


**Water & Sewer Department**





2017 Combined Rate = \$197.71



Warren County's ranking does not significantly change with the proposed rate increases.





# **WATER & SEWER DEPARTMENT**

## **Peter's Cartridge Connection Fees**

### **AGENDA**

1. Peter's Cartridge Development

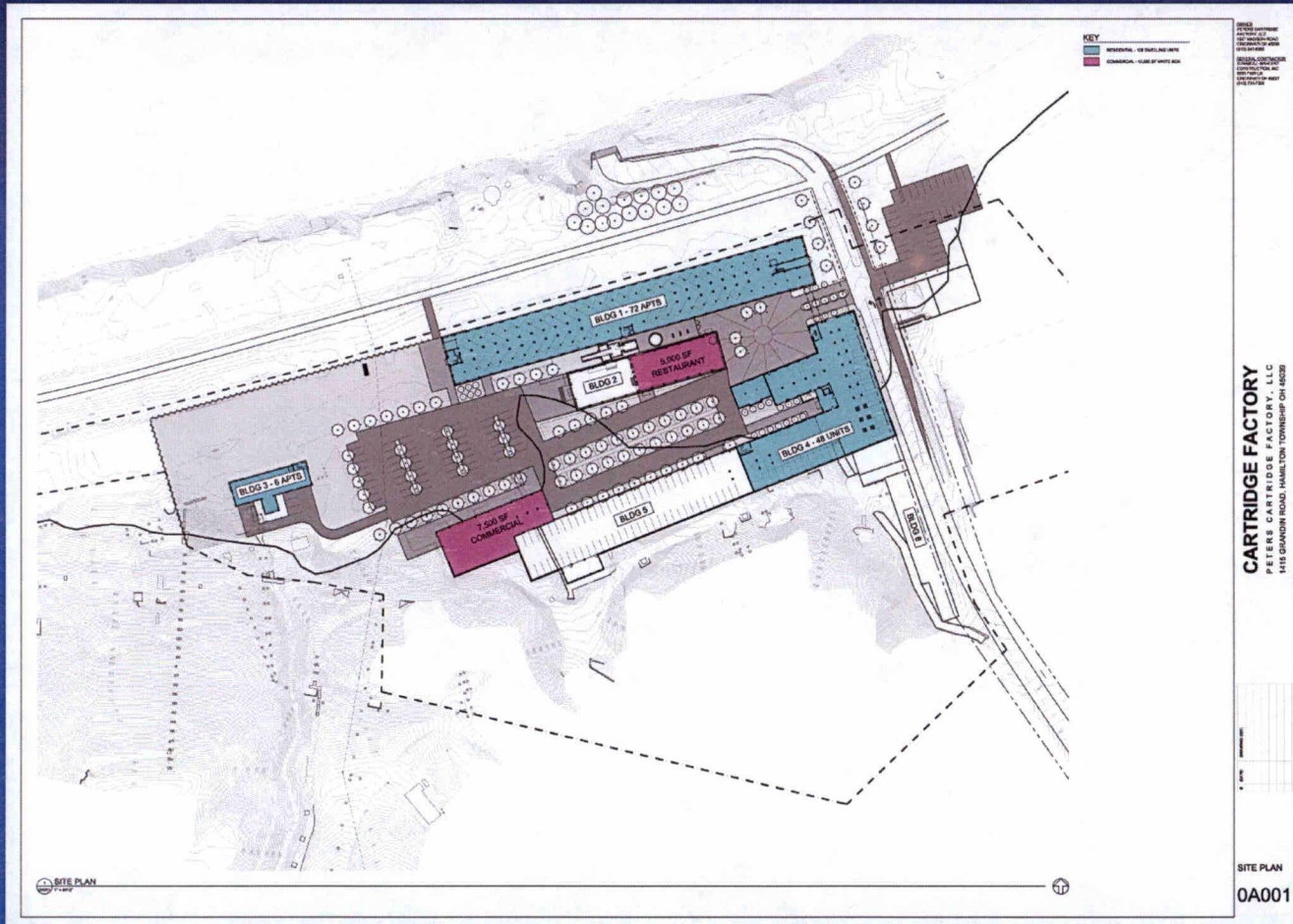
**Warren County Commissioners**  
**January 24, 2017**



**Water & Sewer Department**



# PETERS CARTRIDGE FACTORY PROPOSED DEVELOPMENT



- 126 Apartment Units
- Commercial Component
- Water & Sewer Provided by Warren County



# PETERS CARTRIDGE FACTORY TYPICAL CONNECTION FEES

Multi-Family Residential	Studio/Single Bedroom	Double Bedroom
Water Tap-In Fee	\$4,000	\$4,000
Water Non-Participant Fee (Deerfield Hamilton)	\$95	\$95
Sewer Connection Fee	\$3,000	\$3,600
Hamilton Twp. Capacity Fee (9.12.b.B)	\$469	\$563
<b>TOTAL</b>	<b>\$7,564</b>	<b>\$8,258</b>

Commercial Component	Per ERU
Water Tap-In Fee	\$4,000
Water Non-Participant Fee (Deerfield Hamilton)	\$95
Sewer Connection Fee	\$4,800
Hamilton Twp. Capacity Fee (9.12.b.B)	\$750
<b>TOTAL</b>	<b>\$9,645</b>

## RESIDENTIAL TOTALS

WATER = \$515,970

SANITARY = \$466,242

**TOTAL = \$982,212**

## COMMERCIAL TOTALS

WATER = \$ TBD

SANITARY = \$ TBD

**TOTAL = \$ TBD**



# PETERS CARTRIDGE FACTORY ORIGINAL PROPOSED CREDIT



## Water & Sewer Tap Fee Credit Options

1. Elimination of Existing Public Lift Station – Gravity to be Raised on Site
2. Transfer of Public Water Main on Site to Private Water Main



# PETERS CARTRIDGE FACTORY ORIGINAL PROPOSED CREDIT

<b>Multi-Family Residential</b>	<b>Studio/Single Bedroom</b>	<b>Double Bedroom</b>
Water Tap-In Fee	\$4,000	\$4,000
Water Non-Participant Fee (Deerfield Hamilton)	\$95	\$95
Sewer Connection Fee	\$3,000	\$3,600
Hamilton Twp. Capacity Fee (9.12.b.B)	\$469	\$563
<b>TOTAL</b>	<b>\$7,564</b>	<b>\$8,258</b>

<b>Commercial Component</b>	<b>Per ERU</b>
Water Tap-In Fee	\$4,000
Water Non-Participant Fee (Deerfield Hamilton)	\$95
Sewer Connection Fee	\$4,800
Hamilton Twp. Capacity Fee (9.12.b.B)	\$750
<b>TOTAL</b>	<b>\$9,645</b>

Tap-In Fee Credit for 3~5/8-inch services at 1415 Grandin Road	\$12,000
Non-Participant Fee Credit for 3~5/8-inch services at 1415 Grandin Road	\$4,500
Credit for Removal of Kings Mills Tech L.S. (20 Year Savings)	\$121,940
Credit for Public to Private Water Main (20 Year Savings)	\$8,920
<b>TOTAL</b>	<b>\$147,360</b>

## RESIDENTIAL TOTALS

WATER = \$490,550

SANITARY = \$344,302

**TOTAL = \$834,852**

## COMMERCIAL TOTALS

WATER = \$ TBD

SANITARY = \$ TBD

**TOTAL = \$ TBD**



# PETERS CARTRIDGE FACTORY PROPOSED CONNECTION CHARGES

Mult-Family Residential	Studio/Single Bedroom	Double Bedroom
Water Tap-In Fee	\$2,900	\$2,900
Water Non-Participant Fee (Deerfield Hamilton)	\$71	\$71
Sewer Connection Fee	\$750	\$900
Hamilton Twp. Capacity Fee (9.12.b.B)	\$117	\$141
<b>TOTAL</b>	<b>\$3,838</b>	<b>\$4,012</b>

Commercial Component	Per ERU
Water Tap-In Fee	\$2,900
Water Non-Participant Fee (Deerfield Hamilton)	\$71
Sewer Connection Fee	\$1,200
Hamilton Twp. Capacity Fee (9.12.b.B)	\$188
<b>TOTAL</b>	<b>\$4,359</b>

## RESIDENTIAL TOTALS

WATER = \$374,346

SANITARY = \$116,550

**TOTAL = \$490,896**

## COMMERCIAL TOTALS

WATER = \$ TBD

SANITARY = \$ TBD

**TOTAL = \$ TBD**



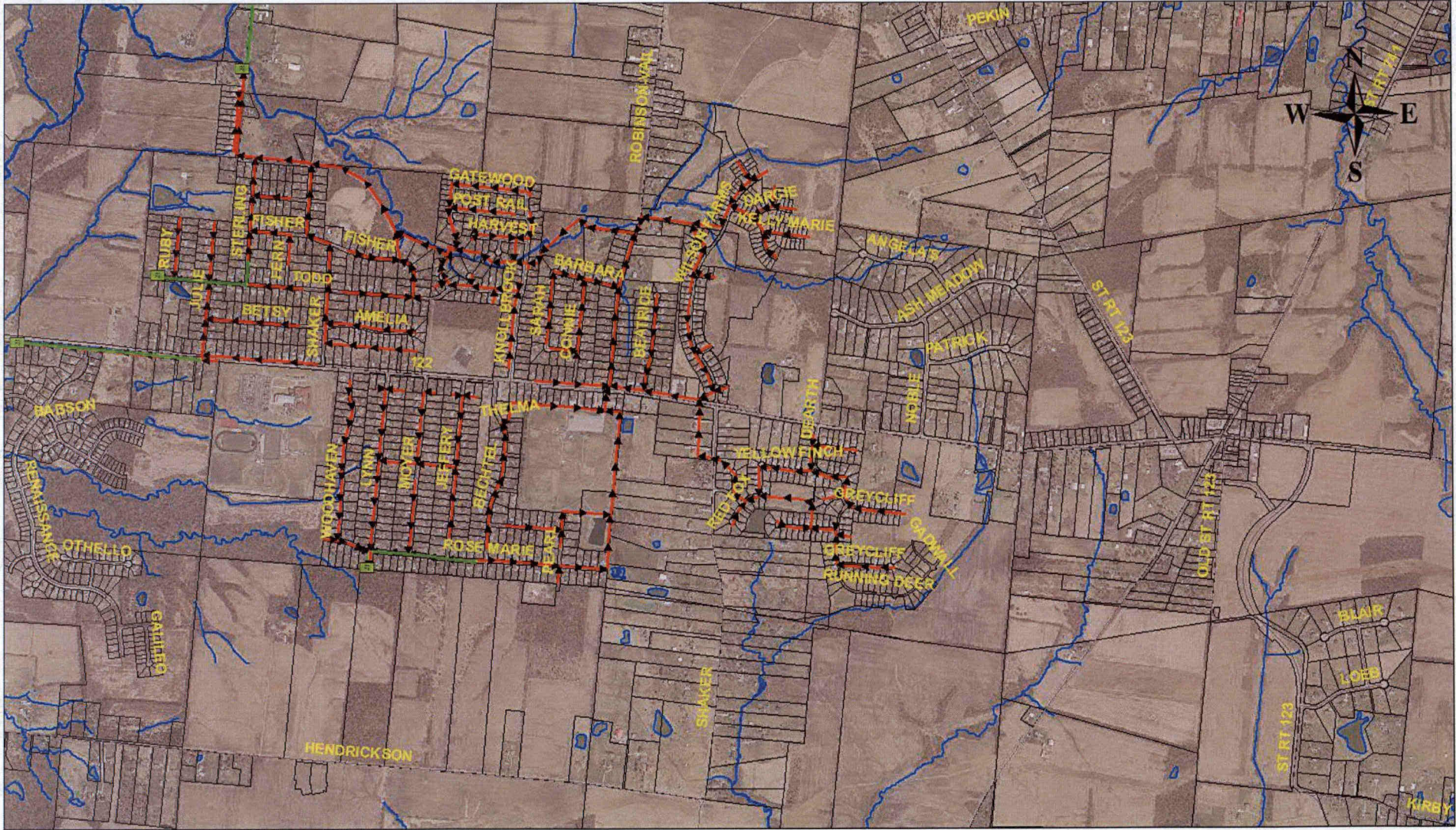
# PETERS CARTRIDGE FACTORY PROPOSED CONNECTION CHARGES

WATER REDUCTION = 27%      \$515,970  \$374,346

SEWER REDUCTION = 75 %      \$466,242  \$116,550

TOTAL REDUCTION = 50%      \$982,212  \$490,896





0 1,000 2,000 4,000 Feet

# HUNTER & DICKS CREEK AREA