



**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 – February 18, 2020

The Board met in regular session pursuant to adjournment of the January 28, 2020, meeting.

David G. Young – absent

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the January 28, 2020 meeting were read and approved.

- 20-0204 A resolution was adopted to hire Luella Palo as Protective Services Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 20-0205 A resolution was adopted to hire Anna White, Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 20-0206 A resolution was adopted to hire Kari Blake, Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 20-0207 A resolution was adopted to hire Kimberly Frick as a Social Services Worker II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 20-0208 A resolution was adopted to hire Mary Allyson Mckenzie as Custodial Worker I within the Warren County Department of Facilities Management. Vote: Unanimous
- 20-0209 A resolution was adopted to approve lateral transfer of Delainey Max from the position of Protective Services Caseworker I to Investigative Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous

- 20-0210 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Brittany Smith within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 20-0211 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Bryson Wells within the Warren County Department of Facilities Management. Vote: Unanimous
- 20-0212 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Chelsea Morris within the Warren County Department of Facilities Management. Vote: Unanimous
- 20-0213 A resolution was adopted to approve end of 365-day probationary period and approve pay increase for Tyler Johnson within the Warren County Building and Zoning Department. Vote: Unanimous
- 20-0214 A resolution was adopted to accept resignation of Randi Phillips, Alternative Response Caseworker, within the Warren County Department of Job and Family Services, Children Services Division, effective February 21, 2020. Vote: Unanimous
- 20-0215 A resolution was adopted to accept resignation of Diana O'Connor, Investigative Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 20-0216 A resolution was adopted to accept resignation of Michaela Reddick, Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division, effective January 29, 2020. Vote: Unanimous
- 20-0217 A resolution was adopted to accept resignation of Hannah Oeder, Eligibility Specialist II, within the Warren County Department of Job and Family Services, Human Services Division, effective February 7, 2020. Vote: Unanimous
- 20-0218 A resolution was adopted to authorize the posting of the "Protective Services Caseworker I or II" positions, 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
- 20-0219 A resolution was adopted to authorize the posting of the "Alternative Response Caseworker I or II" 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
- 20-0220 A resolution was adopted to authorize the posting of the "Hotline Caseworker" 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

- 20-0221 A resolution was adopted to authorize the posting of the “Water Treatment Technician or Water Treatment Plant Operator I” within the Water and Sewer Department, in accordance to the Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 20-0222 A resolution was adopted to authorize the posting of the “Sewer Collections Worker I or II” position, within the Water and Sewer Department, accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 20-0223 A resolution was adopted to designate Family and Medical Leave of absence to Brittany Smith within the department of Job and Family Services, Children Services Division. Vote: Unanimous
- 20-0224 A resolution was adopted to designate Family and Medical leave of absence to Jessica Stohlman within the Warren County Facilities Management Department. Vote: Unanimous
- 20-0225 A resolution was adopted to approve appointment of Warren County member to the Area 12 Workforce Development Board. Vote: Unanimous
- 20-0226 A resolution was adopted to set public hearing to consider modifications to the rules and regulations of the Water and Sewer Department relative to an increase to bi-monthly Water Rate within the Warren County Water and/or Sewer systems. Vote: Unanimous
- 20-0227 A resolution was adopted to advertise for bids for the Snider Road 3.0 Million Gallon Elevated Storage Tank Painting Project. Vote: Unanimous
- 20-0228 A resolution was adopted to advertise for bids for the 2020 Resurfacing Project. Vote: Unanimous
- 20-0229 A resolution was adopted to amend resolution #20-0165 adopted January 28, 2020 relative to the Sheriff’s Office Non-Sworn employees Bargaining agreement and authorize the County Administrator to execute and addendum. Vote: Unanimous
- 20-0230 A resolution was adopted to authorize County Administrator to sign the Pre-Award Condition Forms with the grant Programs of the Office of Criminal Justice Services. Vote: Unanimous
- 20-0231 A resolution was adopted to authorize County Administrator to sign agreement with Russell Tree Experts, LTD for the 2020 Improvements to the Warren County Airport – John Lane Field. Vote: Unanimous
- 20-0232 A resolution was adopted to authorize the County Administrator to sign Letter of Arrangement between the Board of County Commissioners and the Auditor of State relative to the 2019 County Financial Audit. Vote: Unanimous

- 20-0233 A resolution was adopted to approve and enter into agreement between the Warren County Commissioners and the City of Mason, Ohio regarding reimbursement for public defender expenditures for 2020. Vote: Unanimous
- 20-0234 A resolution was adopted to approve and authorize the Vice President of the Board of Commissioners to sign Local Support Agency Memorandum of Understanding with Warren Correctional Institution. Vote: Unanimous
- 20-0235 A resolution was adopted to enter into contract with DDK Construction, Inc. for the Re-Bid Lily Drive Bridge #1023-0.17 Replacement Project. Vote: Unanimous
- 20-0236 A resolution was adopted to authorize County Engineer to fund Warren County's portion (Eastern Half) of the pavement resurfacing of Butler-Warren County Line Road between Irwin-Simpson Road and Fallen Oaks Drive, being 0.58 miles in length, in an amount not to exceed \$50,000.00 through a joint project with West Chester Township, Butler County (Western Half) through the Butler County Engineer's 2020 Paving Program and approve a future purchase order in the same amount with the selected paving contractor. Vote: Unanimous
- 20-0237 A resolution was adopted to enter into preliminary legislation with the Ohio Department of Transportation for project to complete guardrail repair and upgrading on Greentree Road in District 8 County/Route/Section: D07/08 GR FY2020 (PID No. 108137). Vote: Unanimous
- 20-0238 A resolution was adopted to enter into preliminary legislation with the Ohio Department of Transportation for project to complete district wide pavement marking and raised pavement marking in District 8, County/Route/Section : D08 PM/RPM FY2019 (PID No. 98536). Vote: Unanimous
- 20-0239 A resolution was adopted to authorize the Vice President of the Board to sign assumption of liability rider relative to change of surety for an agreement with DDK Construction, Inc. for the Socialville-Fosters Road Bridge #32-5.14 Rehabilitation and Retaining Wall Replacement Project. Vote: Unanimous
- 20-0240 A resolution was adopted to enter into a geotechnical engineering services contract with Terracon Consultants, Inc. on behalf of the Warren County Engineer's Office. Vote: Unanimous
- 20-0241 A resolution was adopted to enter into a temporary entrance and work agreement with Erin and Donald Carson for the Morrow Woodville Road Bridge Replacement Project. Vote: Unanimous
- 20-0242 A resolution was adopted to enter into a temporary entrance and work agreement with Kenneth A. Mitchell for the Shaker Road Bridge Replacement Project. Vote: Unanimous
- 20-0243 A resolution was adopted to enter into an exclusive and permanent drainage easement with Kenneth A. Mitchell for the Shaker Road Bridge Replacement Project. Vote: Unanimous

- 20-0244 A resolution was adopted to approve and enter into a memorandum of understanding between the Warren County Board of Commissioners and Warren County Common Pleas Court on behalf of Warren County Grants Administration. Vote: Unanimous
- 20-0245 A resolution was adopted to approve and enter into a memorandum of understanding between the Warren County and Warren County Community Services – Early Learning Centers on behalf of Warren County Grants Administration. Vote: Unanimous
- 20-0246 A resolution was adopted to approve and enter into a software maintenance agreement with Unitronix Data Systems, Inc. for the ABACUS maintenance on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 20-0247 A resolution was adopted to approve and authorize the Vice President of the Board to enter into a non-profit booth agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 20-0248 A resolution was adopted to approve and authorize the Vice President of the Board to enter into a non-profit booth agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 20-0249 A resolution was adopted to enter into agreement with Hewlett Packard Enterprise for renewal of Blade Infrastructure support on behalf of Warren County Telecommunications. Vote: Unanimous
- 20-0250 A resolution was adopted to approve and enter into agreement with Talbert House Health Center, DBA Centerpoint Health to provide dental services for the Warren County Jail. Vote: Unanimous
- 20-0251 A resolution was adopted to authorize the Vice President of the Board to sign Key Release and Terms of Use agreement with the State of Ohio, Department of Administrative Services on behalf of Warren County Telecommunications and authorize Telecommunications Director, Paul Kindell and Telecommunications Radio Task Unit members Gary Hardwick, Glenn McKeehan & Corey Burton to sign said agreement for Multi-Agency Radio Communications Systems (MARCS) Mobile Voice Delivery System (MVDS) Advanced System Keys (ASK). Vote: Unanimous
- 20-0252 A resolution was adopted to approve change order no. 1 to the contract with Building Crafts Inc. for the construction of the Waynesville Regional WWTP Improvements project, purchase order no. 25506. Vote: Unanimous
- 20-0253 A resolution was adopted to approve change order no. 1 to the contract with Moody's of Dayton, Inc. for the construction of the 2019 Well Redevelopment project, purchase order no. 19001669. Vote: Unanimous

- 20-0254 A resolution was adopted to authorize the Vice President of the Board to execute change order #1 with Garber Electrical Contractors, Inc. relative to the Warren County Government Campus Paging System Project. Vote: Unanimous
- 20-0255 A resolution was adopted to declare various items within Building & Zoning, Clerk of Courts-Titles, Common Pleas Court-General, Facilities Management, Sheriff's Office and Water & Sewer-Water Department as surplus and authorize the disposal of said items. Vote: Unanimous
- 20-0256 A resolution was adopted to acknowledge approval of financial transactions. Vote: Unanimous
- 20-0257 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 20-0258 A resolution was adopted to acknowledge receipt of January 2020 financial statement. Vote: Unanimous
- 20-0259 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Timberwind, LLC for installation of certain improvements in Tara Estates No. 4, Phase 2 situated in Franklin Township. Vote: Unanimous
- 20-0260 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Timberwind, LLC for installation of certain improvements in Tara Estates No. 4, Phase 2 situated in Franklin Township. Vote: Unanimous
- 20-0261 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with the Drees Company, for installation of certain improvements in Legacy at Elliott Farm, Section 3, Block "A" situated in Deerfield Township. Vote: Unanimous
- 20-0262 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Rick Elliott for installation of certain improvements in Legacy at Elliott Farm, Section 3, Block "A" situated in Deerfield Township. Vote: Unanimous
- 20-0263 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Mt. Pleasant Blacktopping Co., Inc. for installation of certain improvements in The Woodlands at Morrow, Phase 3B situated in the Village of Morrow. Vote: Unanimous
- 20-0264 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release with Fischer Development Company for Providence, Section Three Block "C" situated in Hamilton Township. Vote: Unanimous

- 20-0265 A resolution was adopted to approve bond release for M/I Homes of Cincinnati, LLC for completion of improvements in Roberts Park Section 2 situated in Deerfield Township. Vote: Unanimous
- 20-0266 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for the Drees Company, for completion of improvements in Heritage at Miami Bluffs Phase 4, Block "C" situated in Hamilton Township. Vote: Unanimous
- 20-0267 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for the Drees Company, for completion of improvements in Heritage at Miami Bluffs Phase 4, Block "D" situated in Hamilton Township. Vote: Unanimous
- 20-0268 A resolution was adopted to approve Parkway Drive and District Square Drive in District at Deerfield for public maintenance by Deerfield Township. Vote: Unanimous
- 20-0269 A resolution was adopted to approve various record plats. Vote: Unanimous
- 20-0270 A resolution was adopted to approve an operational transfer from Veterans fund #11015210 into Common Pleas Court #2288. Vote: Unanimous
- 20-0271 A resolution was adopted to approve an operational transfer from Commissioners fund #11011112 into Human Services fund #2203. Vote: Unanimous
- 20-0272 A resolution was adopted to accept an amended certificate and approve a supplemental appropriation into Common Pleas Court Community Corrections fund #2288. Vote: Unanimous
- 20-0273 A resolution was adopted to accept an amended certificate and approve a supplemental appropriation and a cash advance for the King Avenue Bridge Project fund 4437. Vote: Unanimous
- 20-0274 A resolution was adopted to approve a supplemental appropriation into Common Pleas Special Projects #2224. Vote: Unanimous
- 20-0275 A resolution was adopted to approve supplemental appropriations into Common Pleas Mental Health Grant #2228. Vote: Unanimous
- 20-0276 A resolution was adopted to approve appropriation adjustments from Commissioners General fund #11011110 into Probate/Juvenile Court fund #11011240. Vote: Unanimous
- 20-0277 A resolution was adopted to approve appropriation adjustments from Commissioners General fund #11011110 into Sheriff's Office fund #11012200. Vote: Unanimous

- 20-0278 A resolution was adopted to approve appropriation adjustment within Sheriff's Office fund #11012200. Vote: Unanimous

- 20-0279 A resolution was adopted to approve appropriation adjustment within Sheriff's Office fund #11012210. Vote: Unanimous

- 20-0280 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Services #11011223. Vote: Unanimous

- 20-0281 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Services #11011223. Vote: Unanimous

- 20-0282 A resolution was adopted to approve appropriation adjustment within the Building and Zoning Department fund #11012300. Vote: Unanimous

- 20-0283 A resolution was adopted to approve appropriation adjustment within the Building and Zoning Department fund #11012300. Vote: Unanimous

- 20-0284 A resolution was adopted to approve appropriation adjustment within the Juvenile Detention fund #11012600. Vote: Unanimous

- 20-0285 A resolution was adopted to approve appropriation adjustments from Veterans fund 11015220 into 11015210. Vote: Unanimous

- 20-0286 A resolution was adopted to approve appropriation adjustment within Engineer's Office fund 2202. Vote: Unanimous

- 20-0287 A resolution was adopted to approve appropriation adjustment within Grants Administration fund #2251. Vote: Unanimous

- 20-0288 A resolution was adopted to approve appropriation adjustment within OhioMeansJobs Warren County fund #2258. Vote: Unanimous

- 20-0289 A resolution was adopted to approve appropriation adjustment within Children Services fund #2273. Vote: Unanimous

- 20-0290 A resolution was adopted to approve appropriation adjustment within Grants Administration fund #2299. Vote: Unanimous

- 20-0291 A resolution was adopted appropriating a perpetual highway and temporary easements upon lands owned by HRC Investments, Inc. at -0- W. Lytle-Five Points Road and 64 W. Lytle-Five Points Road and 30 W. Lytle-Five Points Road, Clearcreek Township, Warren County, Ohio, necessary for the Lytle-Five Points/Bunnell Hill Road Intersection Roundabout 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

- 20-0292 A resolution was adopted appropriating a temporary easement upon lands owned by James W. Price, 9043 Bunnell Hill Road, Clearcreek Township, Warren County, Ohio, necessary for the Lytle-Five Points/Bunnell Hill Road Intersection Roundabout 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
- 20-0293 A resolution was adopted appropriating a perpetual highway and a temporary easement upon lands owned by Marilyn J. Harkleroad, 9025 Bunnell Hill Road, Clearcreek Township, Warren County, Ohio, necessary for the Lytle-Five Points/Bunnell Hill Road Intersection Roundabout 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
- 20-0294 A resolution was adopted to approve annexation of 8.489 acre to the City of Franklin, Barry Conway, agent, pursuant to Ohio Revised Code Section 709.022 [A.K.A. Expedited Type 1 Annexation]. Vote: Unanimous
- 20-0295 A resolution was adopted to approve site plan review application of Union Village Development in Union Village Phase 1A in Turtlecreek Township subject to conditions. Vote: Unanimous
- 20-0296 A resolution was adopted to approve text amendments to the Warren County Rural Zoning Code initiated by the Warren County Rural Zoning Commission. Vote: Unanimous

DISCUSSIONS

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

Adam Nice, Assistant Prosecutor, was present to discuss the filing of actions within small claims court as it relates to damage done to county property within the right of way.

Mr. Nice stated that in many instances, any criminal litigation has been completed making it impossible to collect damages. He then requested authority to file for collection of damages in small claims court in the event that the offender fails to pay or work with the County on payment arrangements.

Upon discussion, the Board authorized the Prosecutor's Office to file small claims actions on behalf of Warren County.

ADMINISTRATIVE HEARING

SITE PLAN REVIEW APPLICATION OF UNION VILLAGE DEVELOPMENT COMPANY
IN UNION VILLAGE PHASE 1A IN TURTLECREEK TOWNSHIP

The Board met this 18th day of February 2020, in the Commissioners' Meeting Room to consider the Site Plan Review Application of Union Village Development Company to Consider the Development of Seven Residential Townhomes in Union Village Phase 1A in Turtlecreek Township.

Commissioner Jones requested the Clerk to read into the record when the site was posited with signage relative to notice of the hearing, how and when written notices were sent to the applicant and adjacent property owners and when the notice was advertised in the newspaper. She then administered the oath to anyone desiring to give testimony during today's hearing.

Michelle Tegtmeier, Chief Zoning Official, presented the attached PowerPoint presentation reviewing the details of the property, surrounding properties, zoning classification and details of the proposed townhouses. She then reviewed the recommendations from the Regional Planning Commission and other departments and officials and stated her recommendation to approve the site plan review application subject to three (3) conditions.

Robert Sims, Union Village Development Company, stated no objection to the proposed conditions of approval.

Upon further discussion, the administrative hearing was closed and the Board resolved (Resolution #20-0295) to approve the site plan review application subject to three (3) conditions.

Barney Young, Warren County Treasurer, was present along with James L. Spaeth, Clerk of Courts, and Jim McCourt, Meeder Investments, for a meeting of the Investment Advisory Board.

Mr. Meeder presented the attached report including the highlights of the Federal Reserve Open market Committee and a review of Warren County's Investment Portfolio.

PUBLIC HEARING

TEXT AMENDMENTS TO THE WARREN COUNTY RURAL ZONING CODE

Michelle Tegtmeier, Chief Zoning Official, was present for the public hearing to consider text amendments to the Warren County Rural Zoning Code.

Mrs. Tegtmeier presented the attached PowerPoint presentation reviewing the proposed amendments. She stated that the majority of the proposed changes are brought about due to homeowners' situations as a result of the 2012 Zoning Code Re-Write.

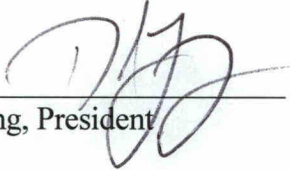
Mrs. Tegtmeier then reviewed each section of changes and stated the recommendation to approve as presented.

Charlene Sanders, Pennyroyal Road resident, stated the need to approve the amendments in order to allow the construction of a sunroom onto her existing house.

Upon further discussion, the Board closed the public hearing and resolved (Resolution #20-0296) to approve the text amendments to the Warren County Rural Zoning Code.

On motion, upon unanimous call of the roll, the Board entered into executive session at 10:00 a.m. to discuss imminent litigation pursuant to Ohio Revised Code Section 121.22 (G)(3) and exited at 10:35 a.m.

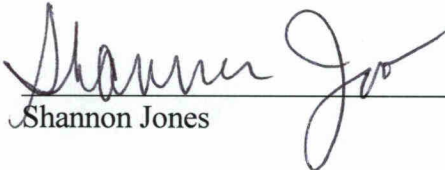
Upon motion the meeting was adjourned.



David G. Young, President



Tom Grossmann



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 February 18, 2020, in compliance with Section 121.22 O.R.C.



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

CASE # 106-2019

Site Plan Review- Union Village Townhouses

APPLICANT/OWNER/AGENT	Union Village Development Co.	
TOWNSHIP	Turtlecreek	
PROPERTY LOCATION	ADDRESS	3727-3763 Bedel St. Lots 29-35
	PIN	12-24-310-002 12-24-310-003 12-24-310-004 -008
PROPERTY SIZE	0.3079 Acres 149 Feet of road frontage	

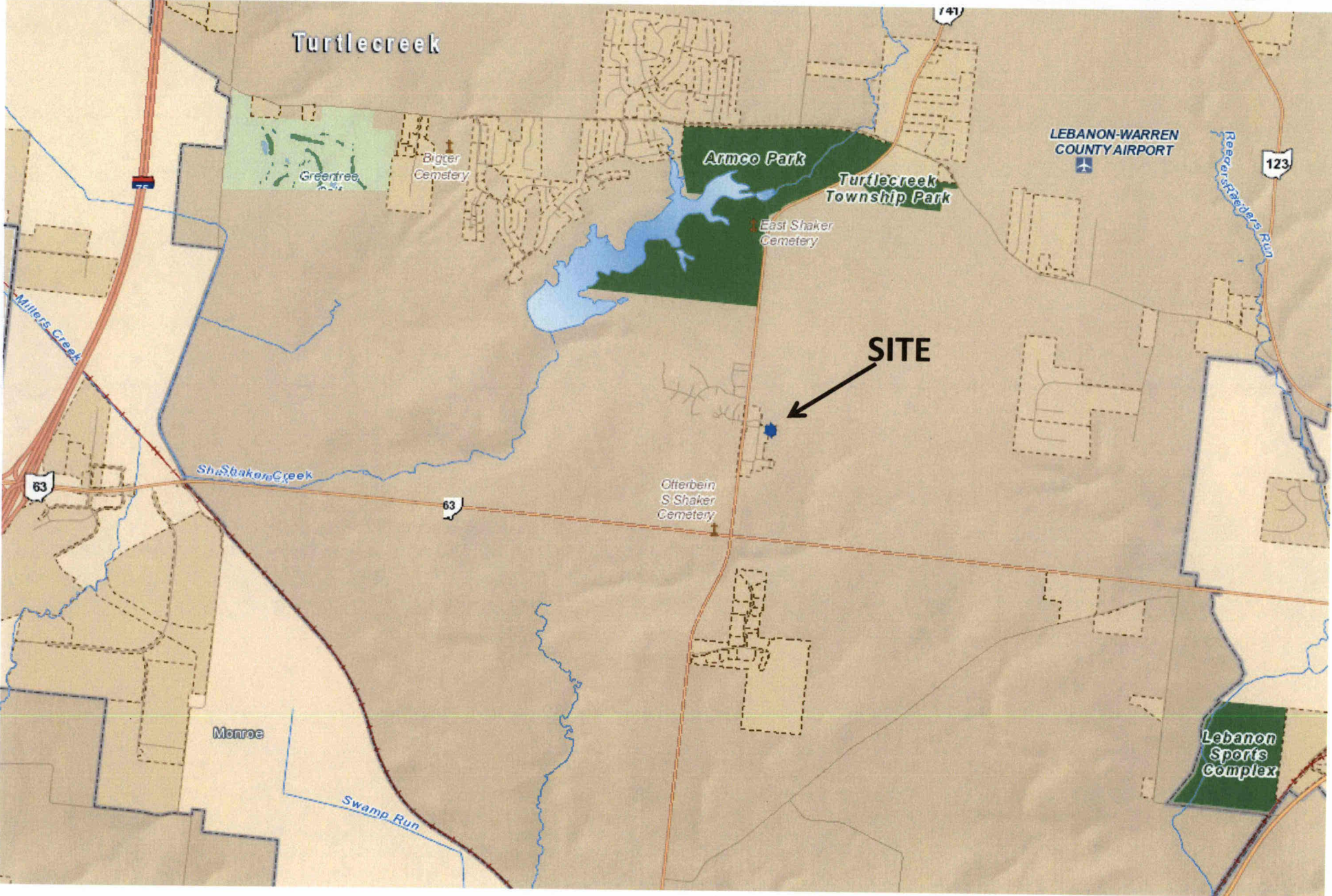
CURRENT ZONING DISTRICT	"PUD" Planned Unit Development
FUTURE LAND USE MAP (FLUM) DESIGNATION	Mixed Use Neighborhood
EXISTING LAND USE	Vacant land
SITE PLAN REQUESTED	Development of the First Townhouses.
ISSUE FOR CONSIDERATION	Compliance with the Union Village-Otterbein PUD Zoning Standards from Resolution 14-1669, dated October 28, 2014. Warren County Rural Zoning Code.

Site Plan Process for Union Village

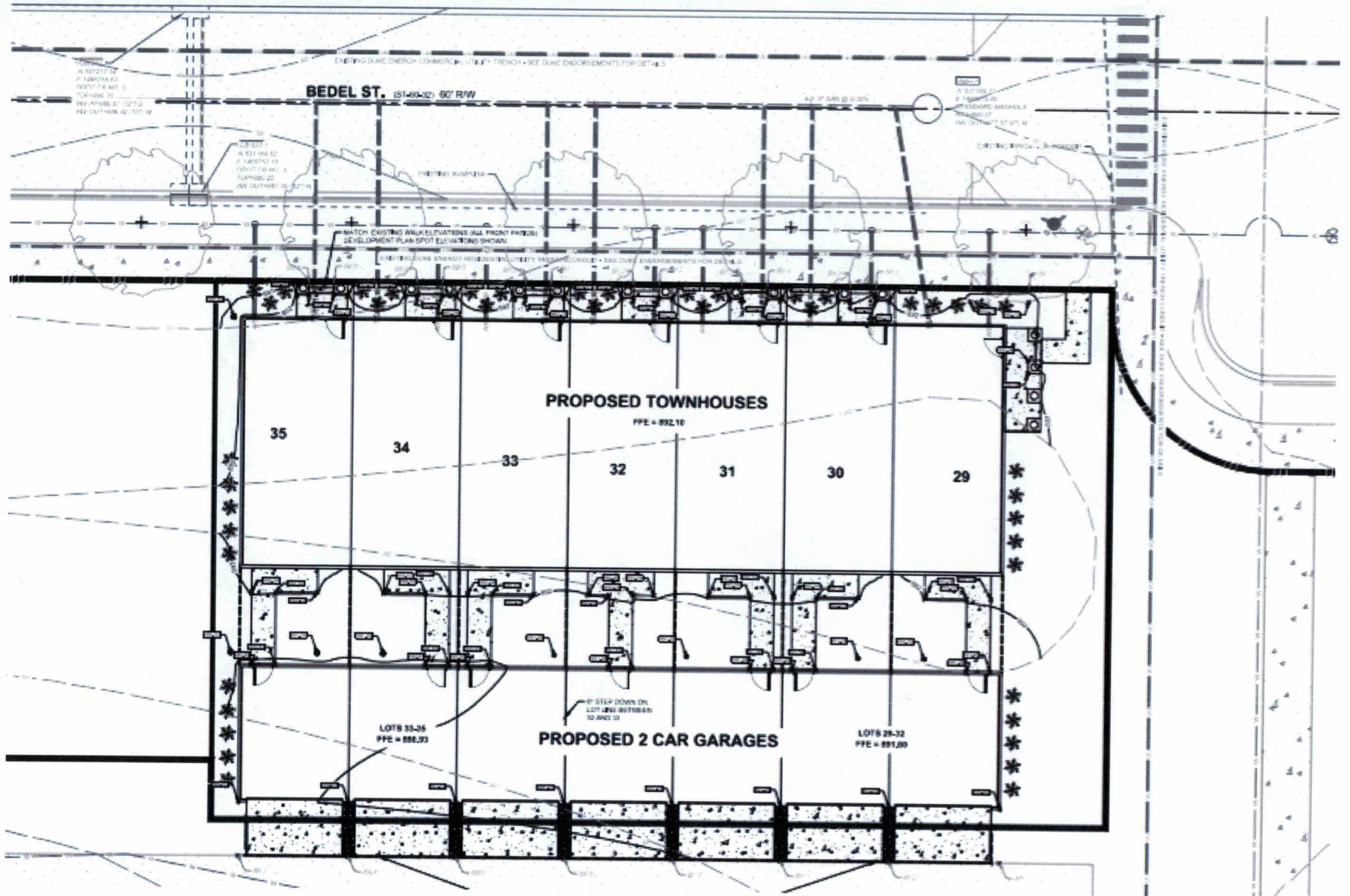
Board of County Commissioners

Aerial Map

106-2019

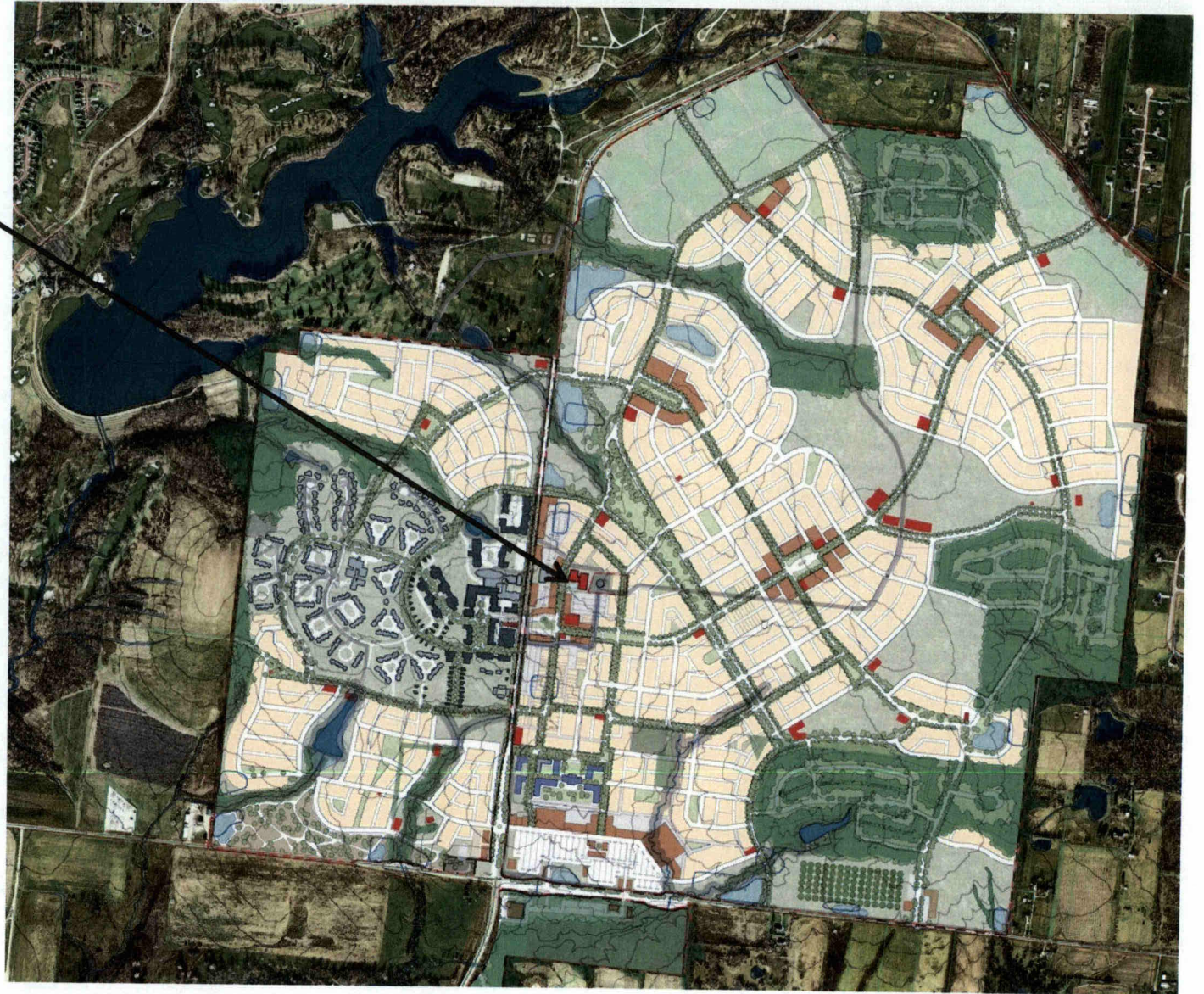
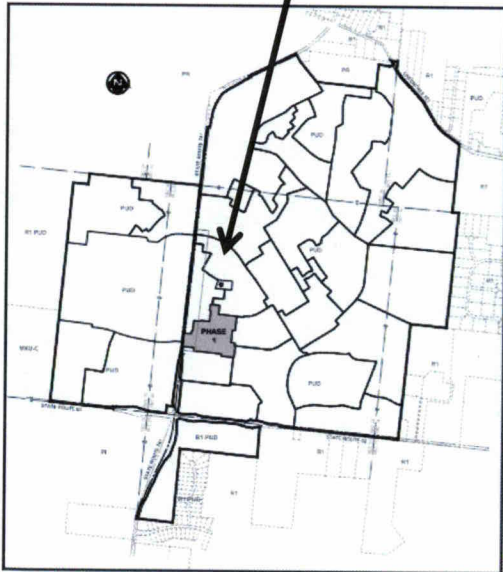


Townhouse Plan



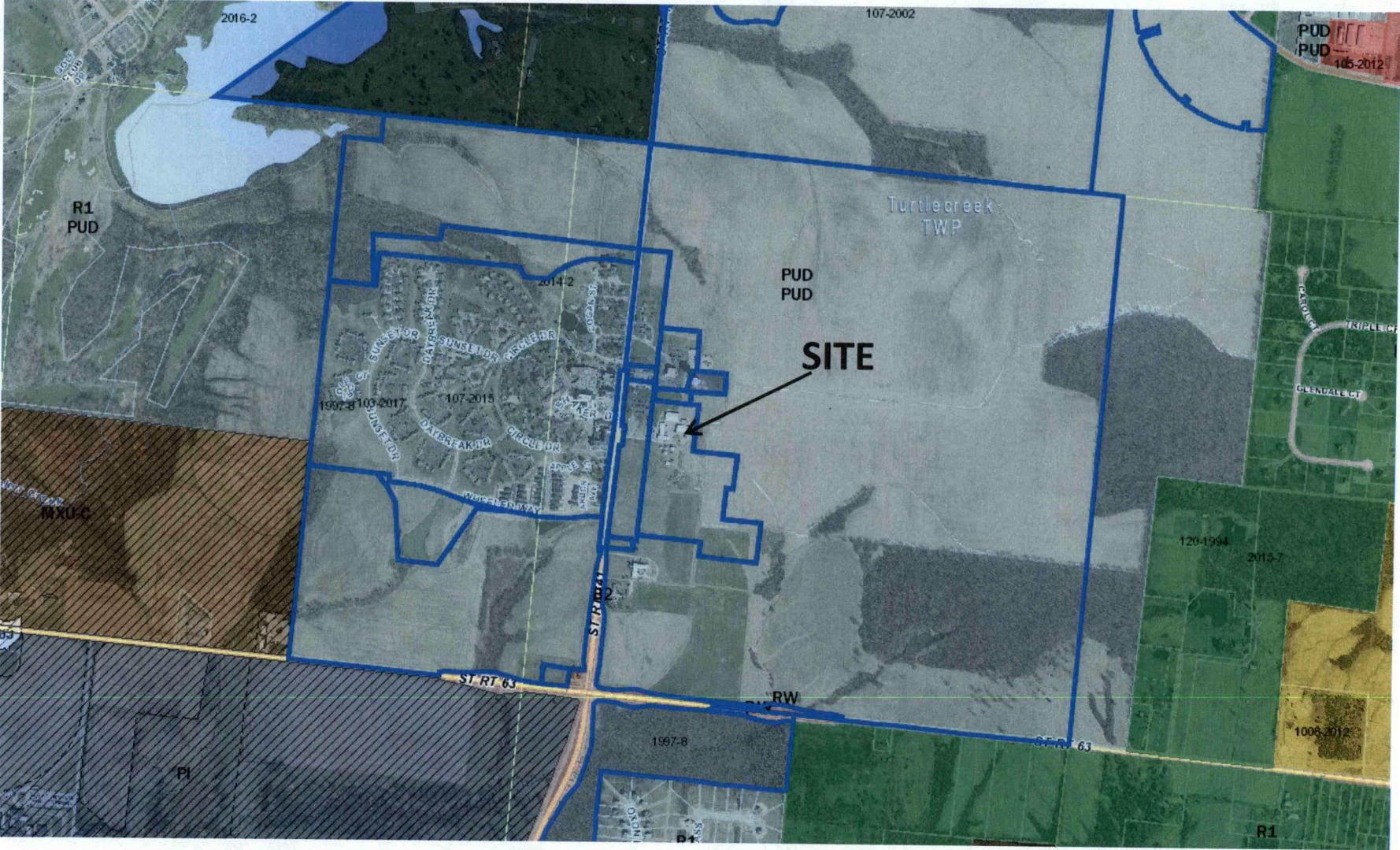
Aerial

SITE



Zoning Map

106-2019



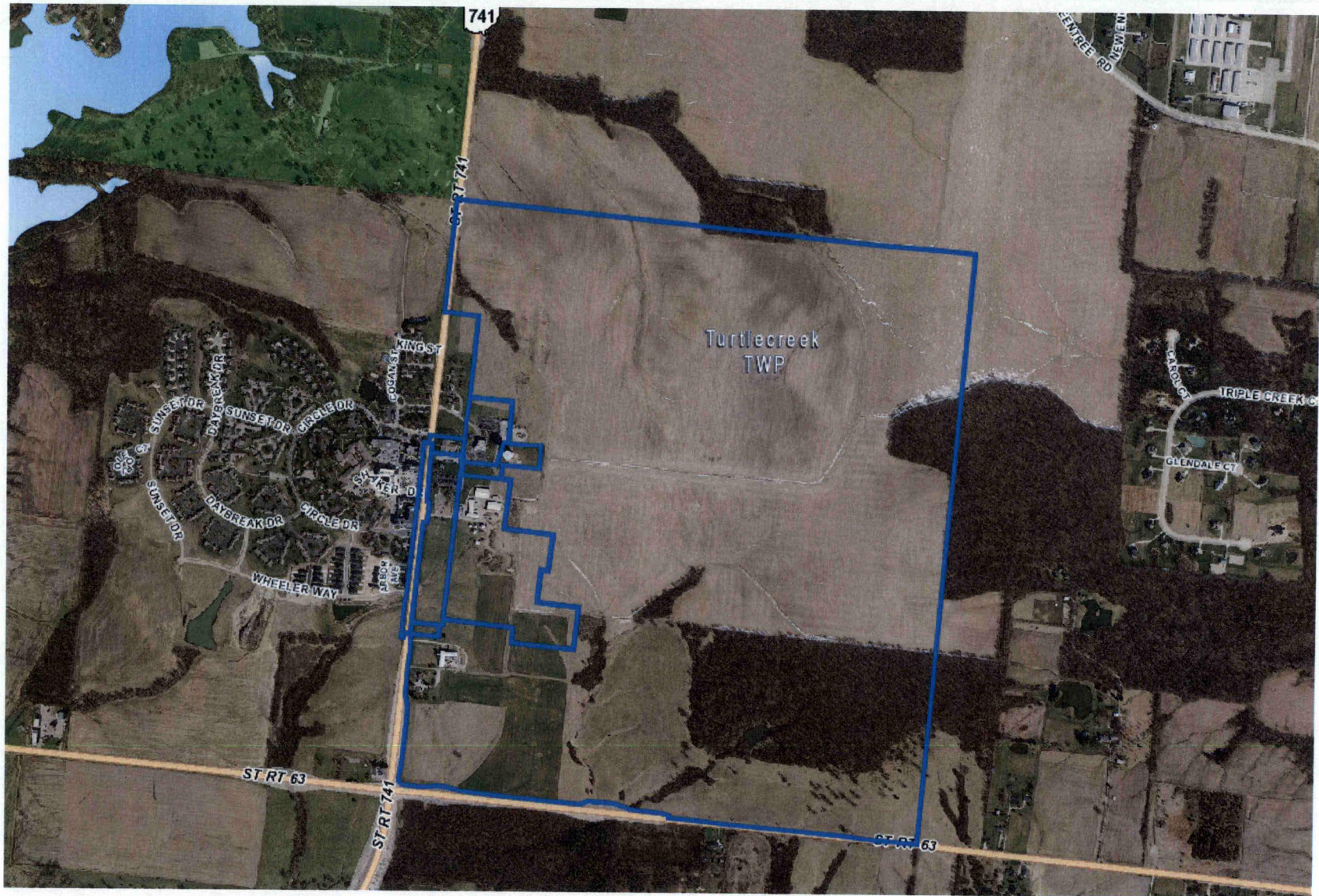
FLOOD MAP

106-2019



Notification Map

106-2019



Legend

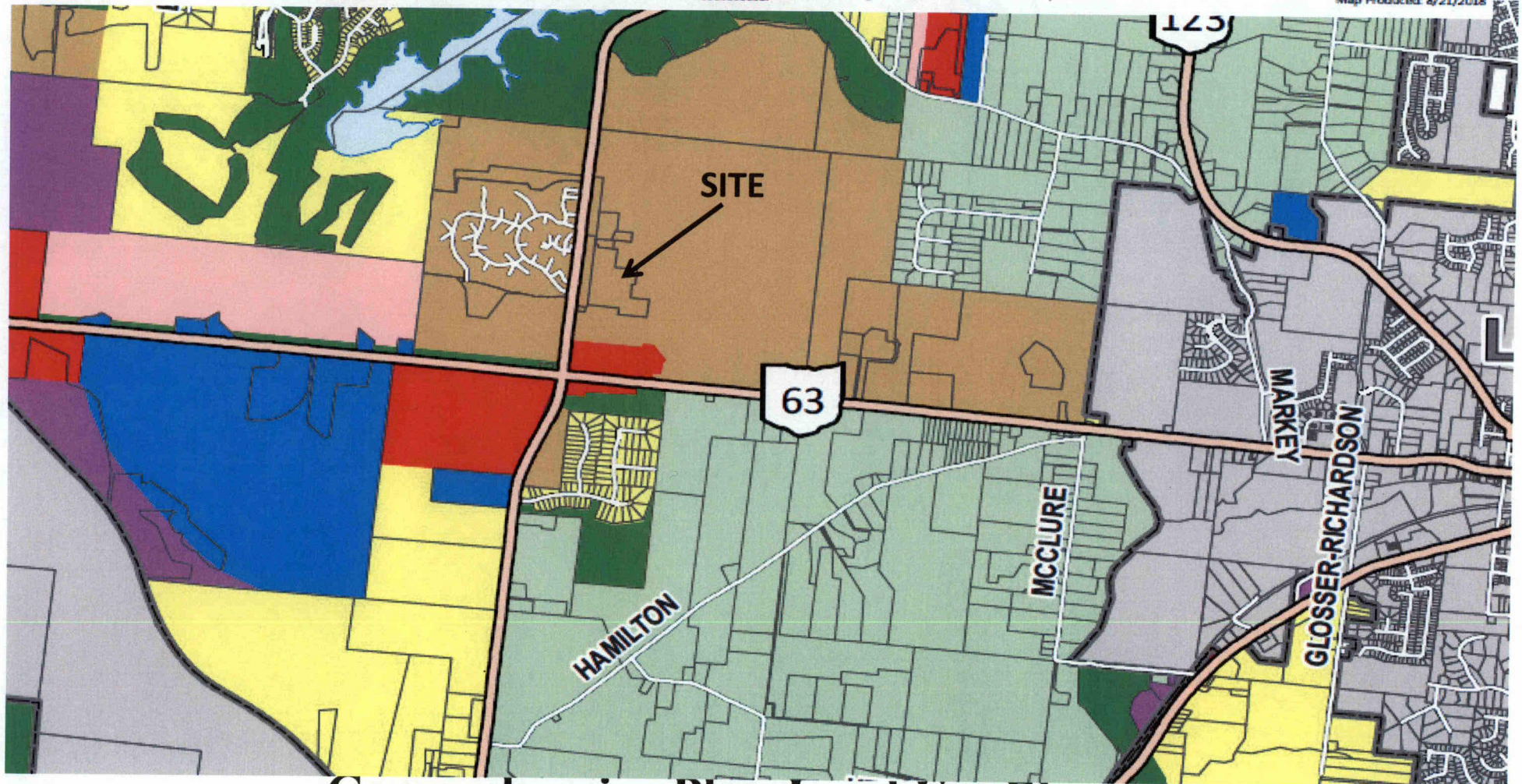
Future Land Uses

- Agricultural-Rural Residential
- Commercial
- Industrial
- Mixed-Use Neighborhood
- Multi-Family Residential
- Office
- Protection Area
- Public-Semi-Public

- Parks and Recreational-Open Space
 - Single Family Residential
- ### Deerfield Township Character Areas
- Low Density Rural Neighborhoods
 - Med Density Rural Neighborhoods
 - Neighborhood MU
 - Neighborhoods
 - Office Park
 - Regional Highway Commercial

- Town Center MU
- ### Clearcreek Township Additional Uses
- Township Residential
- ### Hamilton Township Additional Uses
- Rural Residential
- ### Salem Township Additional Uses
- Mixed Use
 - Mixed Use Light Ind/Office

- ### Union Township Additional Uses
- Low Density Residential
- ### Wayne Township Additional Uses
- Mixed Use Commercial/Industrial
 - Mixed Use Residential



Map Produced: 8/21/2018

Comprehensive Plan-Land Use Element

Summary of Application

- Construct the first townhouses in Union Village.
- The first floor will be family room, kitchen and dining area.
- The second floor will be master and second bedroom with private baths.
- The structure will be 2 stories built to a height of 29 feet .
- The width is 18 feet and the length is 42 feet.
- All townhouses will have a courtyard leading to a 2 car garage.

Townhouse Standards

	Townhouse T5 PUD Standard								
Lot		29	30	31	32	33	34	35	
Lot Width	18'-36'	36	18	18	18	18	18	23	
Lot Depth	90' min	90	90	90	90	90	90	90	
Lot Area	1,620 sf min	3,240	1,620	1,620	1,620	1,620	1,620	2,070	
Lot Coverage By Roofs	80% max	39.06%	74.82%	74.82%	74.82%	74.82%	74.82%	58.53%	
Building Volume	40,000 cf max	19,260	19,260	19,260	19,260	19,260	19,260	19,260	
Frontage Setback (Primary & Secondary)	0-12'	7.5	7.5	7.5	7.5	7.5	7.5	7.5	
Side Setback	5' min (0' at party wall)	4.58*	0	0	0	0	0	17.58'	
Rear Setback	3' min	3	3	3	3	3	3	3	
% of principle façade at primary frontage setback	100% min	N/A	100%	100%	100%	100%	100%	N/A	
Encroachments at frontage setbacks	8' max	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Encroachments at side setback	0' max	0	0	0	0	0	0	0	
Height of principle building	4 stories max	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	
Height of Backbuilding/Outbuilding	Eave of principle building max	1 story	1 story	1 story	1 story	1 story	1 story	1 story	
Elevation of first floor above grade	1.5'-3'	1.55	1.75	1.85	2.05	2.25	2.35	2.45	
Stoop	Stoop	Stoop	Stoop	Stoop	Stoop	Stoop	Stoop	Stoop	
Unit Square Footage		1,510 SF	1,510 SF	1,510 SF	1,510 SF	1,510 SF	1,510 SF	1,510 SF	

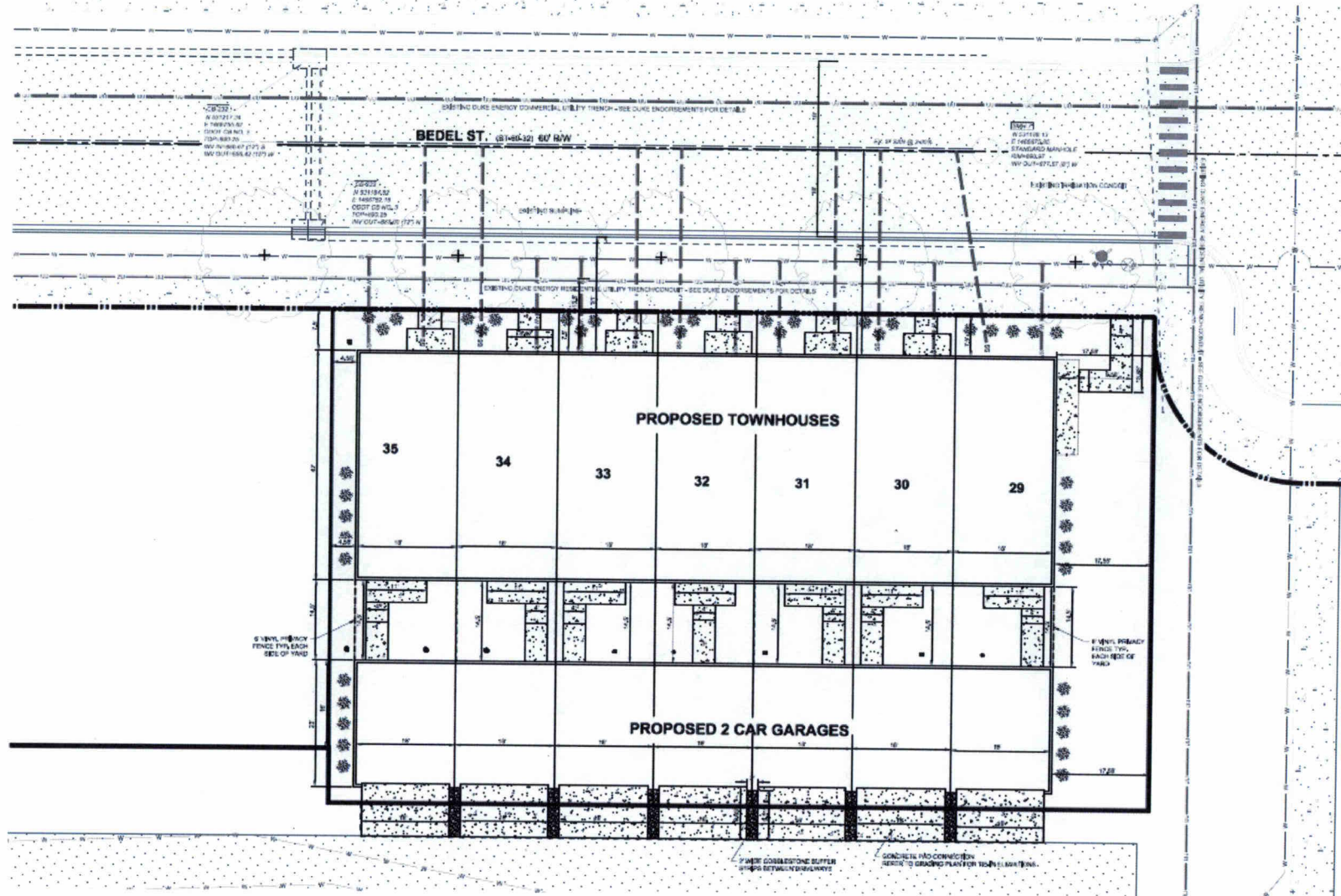
Notes

Including garage

*Side setback reduced by up to 10% by minor modification

N/A due to 0' frontage setback

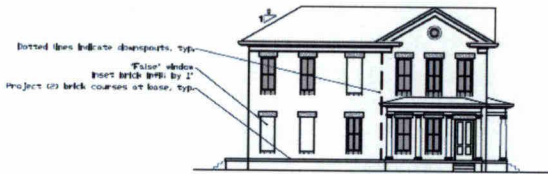
Site Design



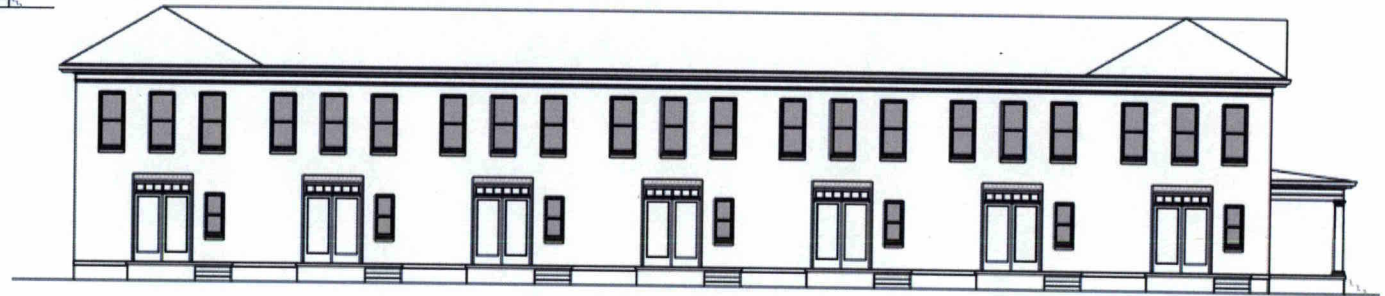
Townhouse Elevations



FRONT ELEVATION



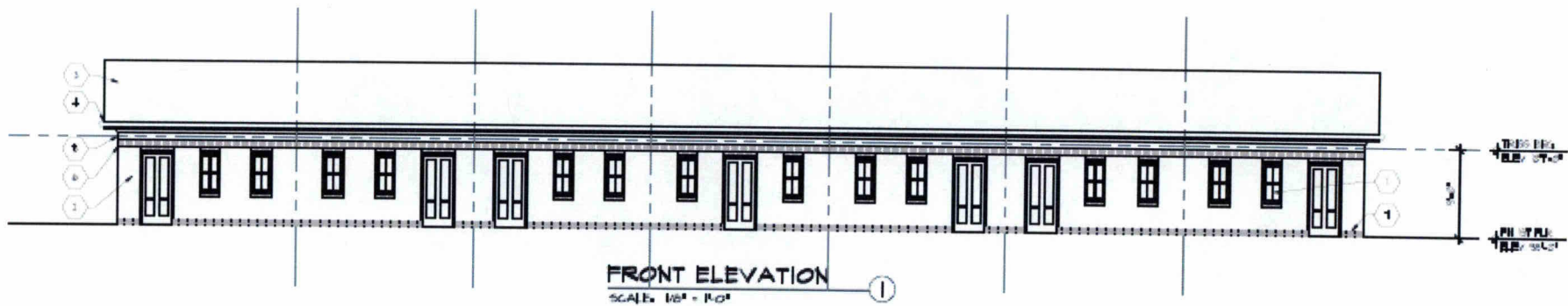
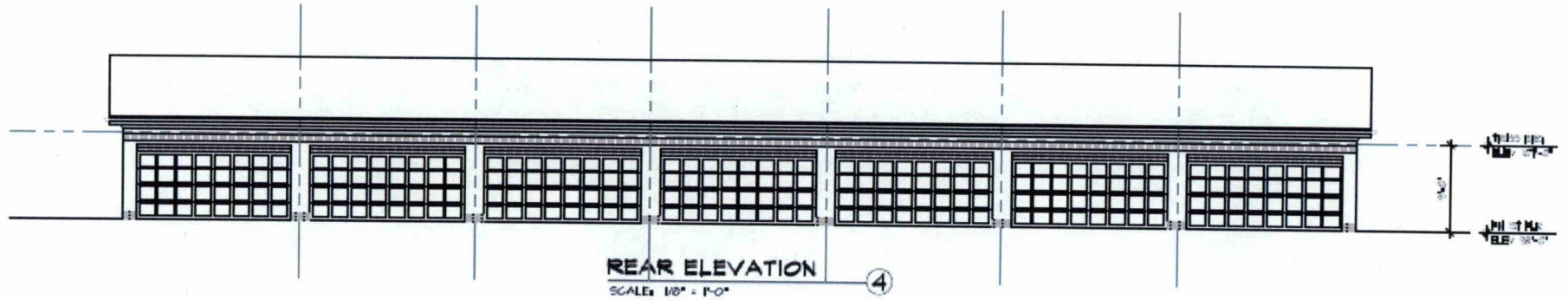
LEFT ELEVATION



REAR ELEVATION

(RPC -Exhibit A)

Detached Garage Elevations

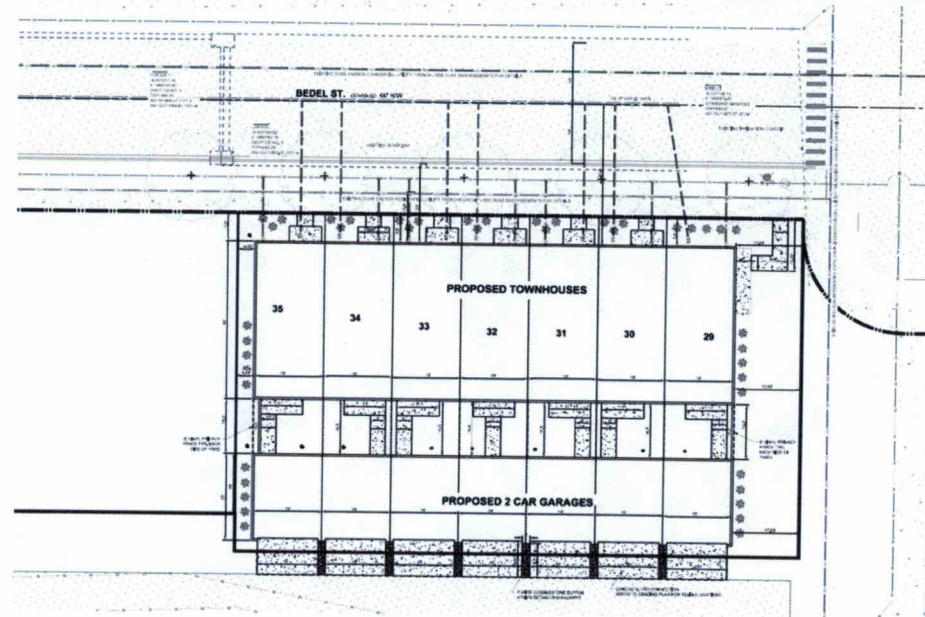


Parking

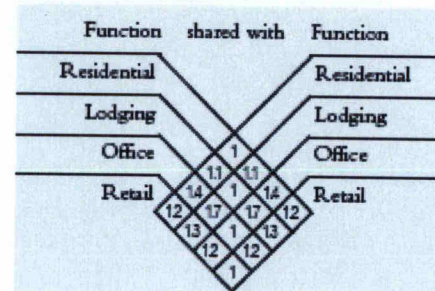
Open Residential: the number of dwellings on each lot is limited by the requirement of 1.0 assigned or adjacent on-street parking space for each dwelling, a ratio which may be reduced according to the shared parking standard (e.g.: apartment buildings & rowhouses).

REQUIRED PARKING

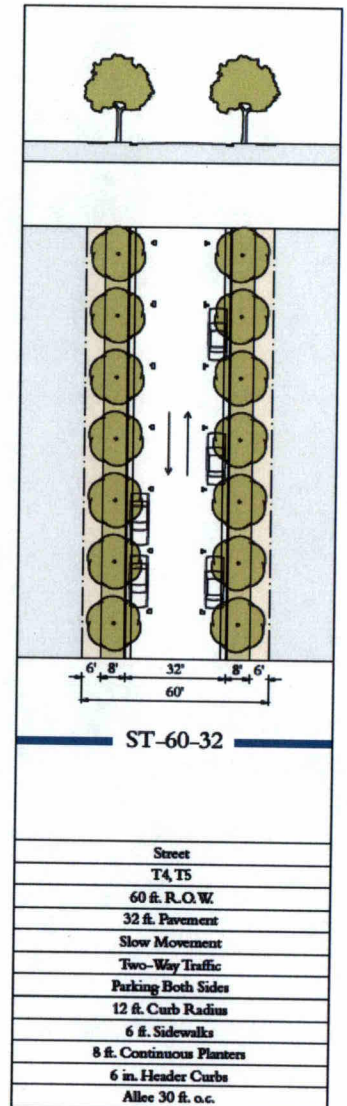
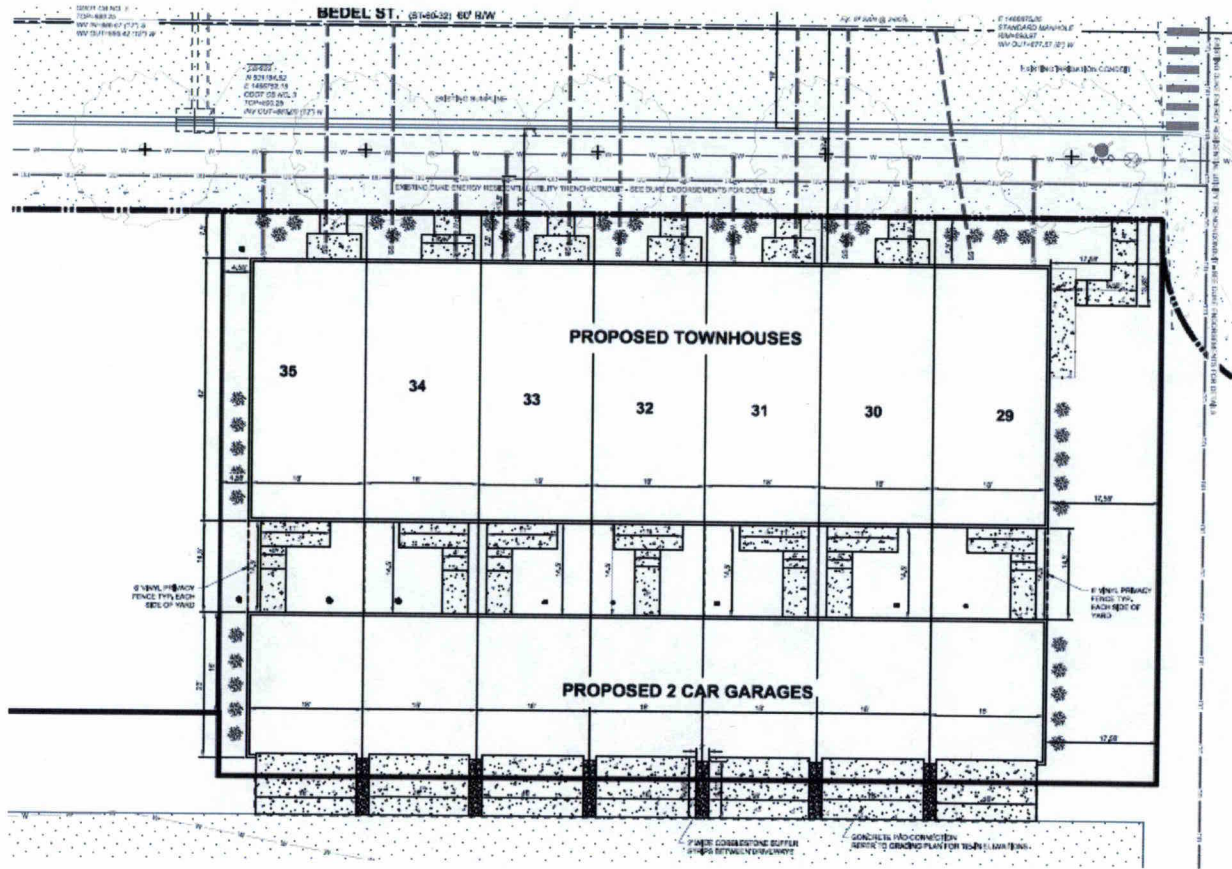
	T2 T3	T4	T5 T6
Residential	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
Lodging	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
Office	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
Retail	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
Civic	To be determined by Minor Modification		
Other	To be determined by Minor Modification		



SHARED PARKING FACTOR



Landscaping



Lighting

- Lighting shall be provided by street lamps and porch lights throughout the neighborhood.
- Decorative poles shall be used with specific lighting standards to be submitted at Stage 2.

Proposed Lighting



ANALYSIS OF ZONING:

North	“PUD” Planned Unit Development	<u>Vacant Land</u>
West	“PUD” Planned Unit Development	<u>Mixed Use PUD</u>
South	“PUD” Planned Unit Development	<u>Vacant land</u>
East	“PUD” Planned Unit Development	<u>Vacant land</u>

Site Plan Review Criteria

1.303.6 Review Criteria: The site plan review is conducted to determine anticipated impacts on the public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable. Factors to be considered include those in Section 1.303.1, and the following additional criteria:

- (A) **Adequacy of Information and Compliance with Zoning Code:**
- (B) **Design Layout Sufficiency and Sensitivity:**
- (C) **Design Character, Operational Compatibility, and Coordination:**
- (D) **Preservation of Significant Features:**
- (E) **Pedestrian Access and Circulation:**
- (F) **Vehicular Access and Circulation Streets:**
- (G) **Parking and Loading:**
- (H) **Landscaping and Screening:**
- (I) **Exterior Lighting:**
- (J) **Signage:**
- (K) **Public Service Impact:**
- (L) **Stormwater Drainage Stormwater Management Plan:**
- (M) **Soil Erosion and Sediment Control:**
- (N) **Emergency Access and Service Facilities and Public Safety:**
- (O) **Building Design:**
- (P) **Compliance with Public Health and Safety:**

Also included, the Union Village PUD Zoning Standards.

Reviewing Departments

Site Plans were circulated on January 28, 2020 to the following departments and agencies:

- Warren County Engineer's Office,
- Warren County Water & Sewer Department,
- Warren County Soil & Water Conservation District,
- Warren County Regional Planning Commission,
- Turtlecreek Township Trustees and Fire Department,
- Warren County Combined Health District,
- Warren County Building Department,
- Warren County Sheriff's Office.

Department Comments

WARREN COUNTY ENGINEERS OFFICE:

Our office doesn't have any comments on the referenced Townhouses.

TURTLECREEK TRUSTEES AND FIRE CHIEF:

No comment.

WARREN COUNTY SHERIFF'S OFFICE:

No comment

WARREN COUNTY HEALTH DISTRICT:

The proposed townhomes will be served by sanitary sewer and public water and are thus not under the health district's jurisdiction for these facets of development.

WARREN COUNTY SOIL AND WATER:

- This project consists of a larger plan of development that has already gone through plan review and approval .

Department Comments

WARREN COUNTY REGIONAL PLANNING COMMISSION:

1. Compliance with the standards of Union Village PUD Stage 1, Union Village PUD Stage 2, Union Village PUD Stage 3, the Warren County Rural Zoning Code, and the approved Preliminary Plan.
2. Provide the widths of the travel lanes and parallel parking for Bedel Street.
3. The installation and provision of water utilities shall be to the satisfaction of Warren County.
4. The installation and provision of the sanitary sewer system shall be to the satisfaction of Butler County.
5. Building materials and design shall be consistent with the elevations submitted (Exhibit A) and shall comply with the PUD Stage 1 standards for building materials (pg. 18)

Staff Review

Location	T5 Neighborhood Zone. The submitted Site Plan meets the requirements of the Zone including setbacks, height, etc.
Parking	The required parking is 7 spaces and 14 are shown.
Landscaping	Landscaping Plan must comply with the landscaping plan submitted and approved at PUD Stage 3. A detailed plan with height and size is required.
Signage	No signage is proposed.
Lighting	The proposed lighting meets residential standards.
Service Structures	None are shown- townhouses will have weekly garbage collection.

Staff Recommendations

Staff recommends approval subject to the following conditions:

1. Compliance with the standards of Union Village PUD Stage 1, Union Village PUD Stage 2, Union Village PUD Stage 3, the Warren County Rural Zoning Code, and the approved Preliminary Plan.
2. The installation and provision of the sanitary sewer system shall be to the satisfaction of Butler County.
3. The landscaping implemented complies with the landscaping plan submitted and approved at PUD Stage 3, a detailed plan be submitted before zoning permits are issued.

Questions?



MEEDER PUBLIC FUNDS ADVISORY

Customized Investment Portfolios

Prepared for

Warren County

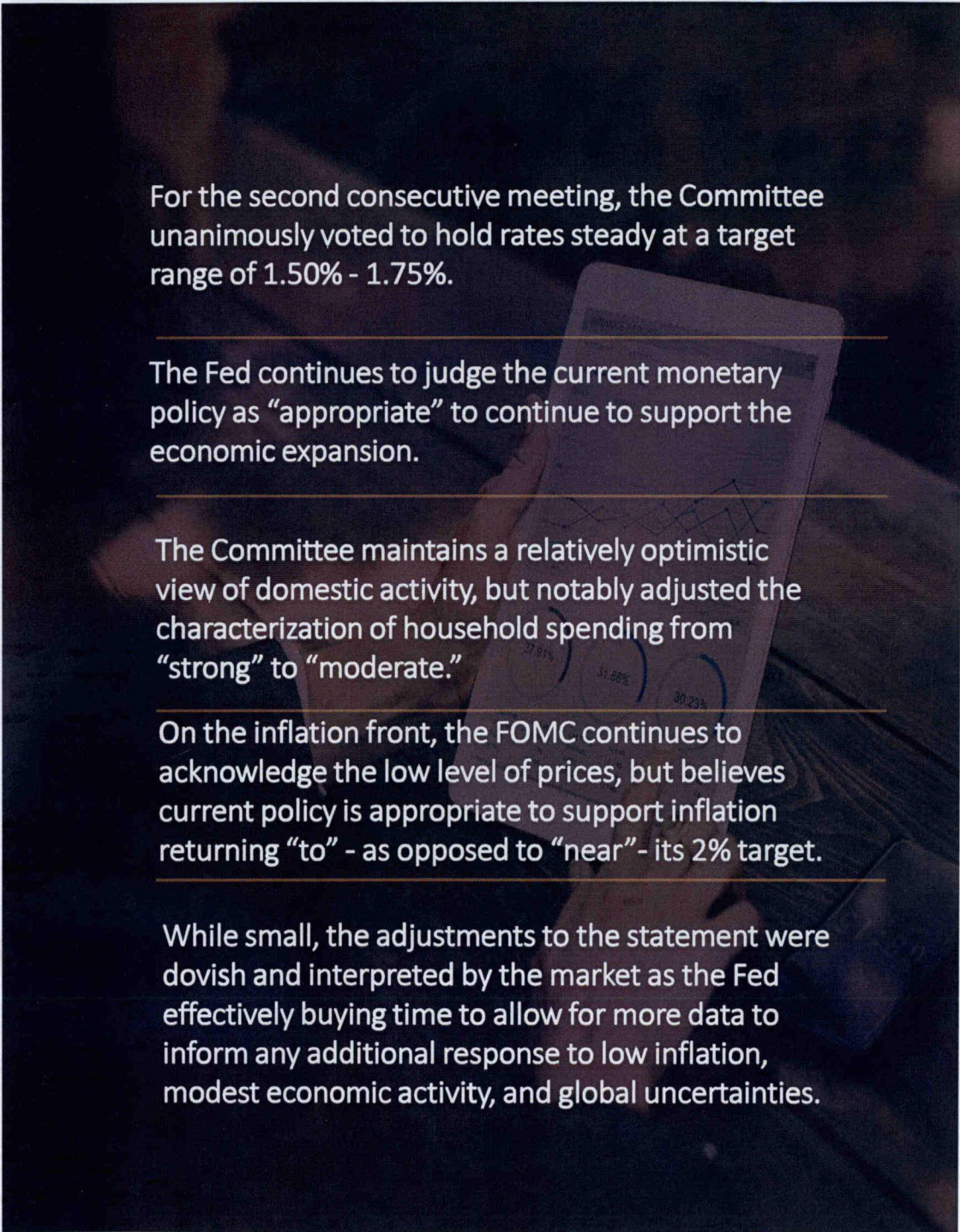
February 18, 2020



MEEDER

INVESTMENT MANAGEMENT

A PERSONAL TOUCH TO
INVESTING



For the second consecutive meeting, the Committee unanimously voted to hold rates steady at a target range of 1.50% - 1.75%.

The Fed continues to judge the current monetary policy as “appropriate” to continue to support the economic expansion.

The Committee maintains a relatively optimistic view of domestic activity, but notably adjusted the characterization of household spending from “strong” to “moderate.”

On the inflation front, the FOMC continues to acknowledge the low level of prices, but believes current policy is appropriate to support inflation returning “to” - as opposed to “near”- its 2% target.

While small, the adjustments to the statement were dovish and interpreted by the market as the Fed effectively buying time to allow for more data to inform any additional response to low inflation, modest economic activity, and global uncertainties.

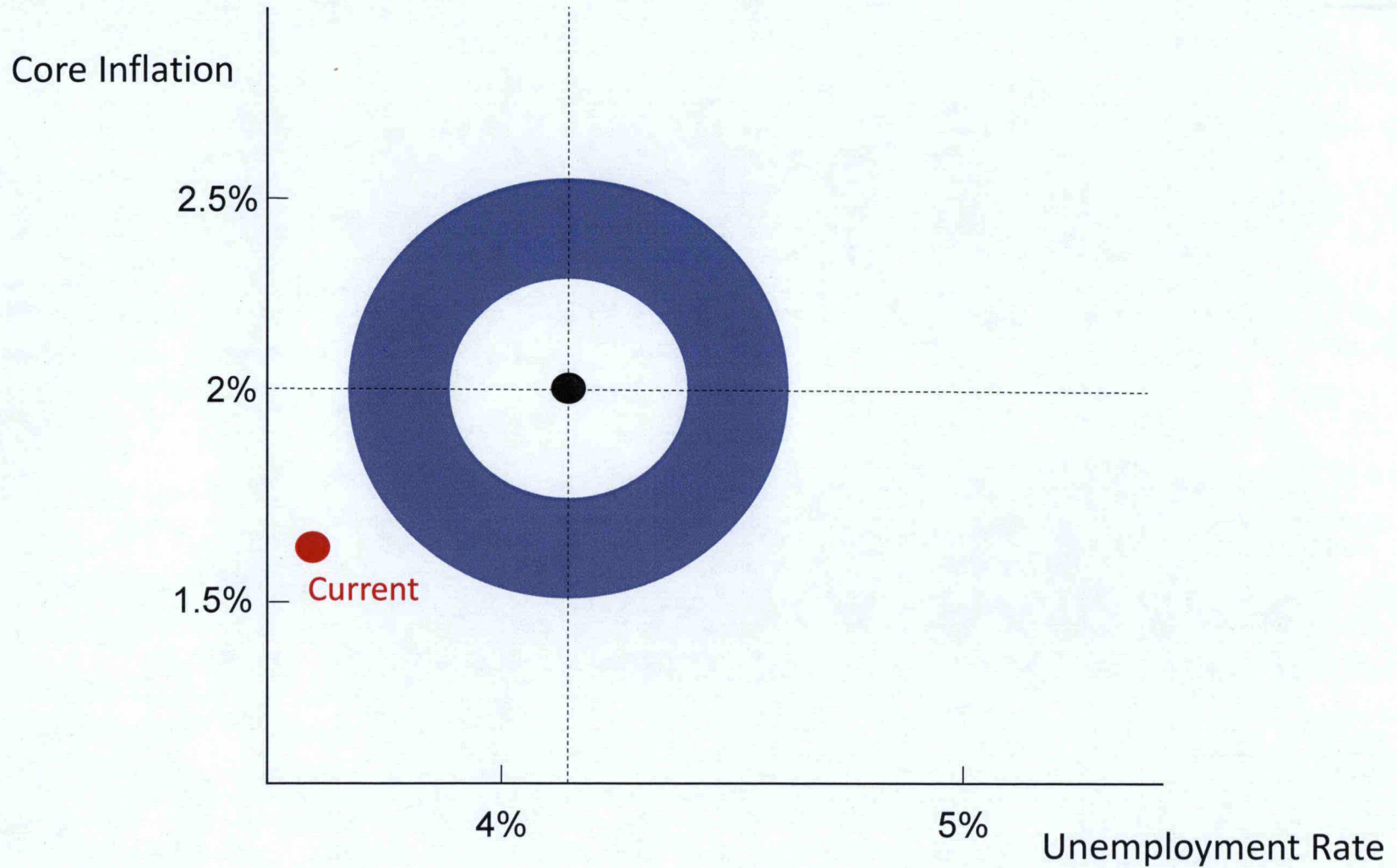


FOMC STATEMENT HIGHLIGHTS

January 2020



THE DUAL MANDATE **BULLSEYE**



Source: Federal Reserve Bank of Chicago



U.S. TREASURY YIELD CURVES

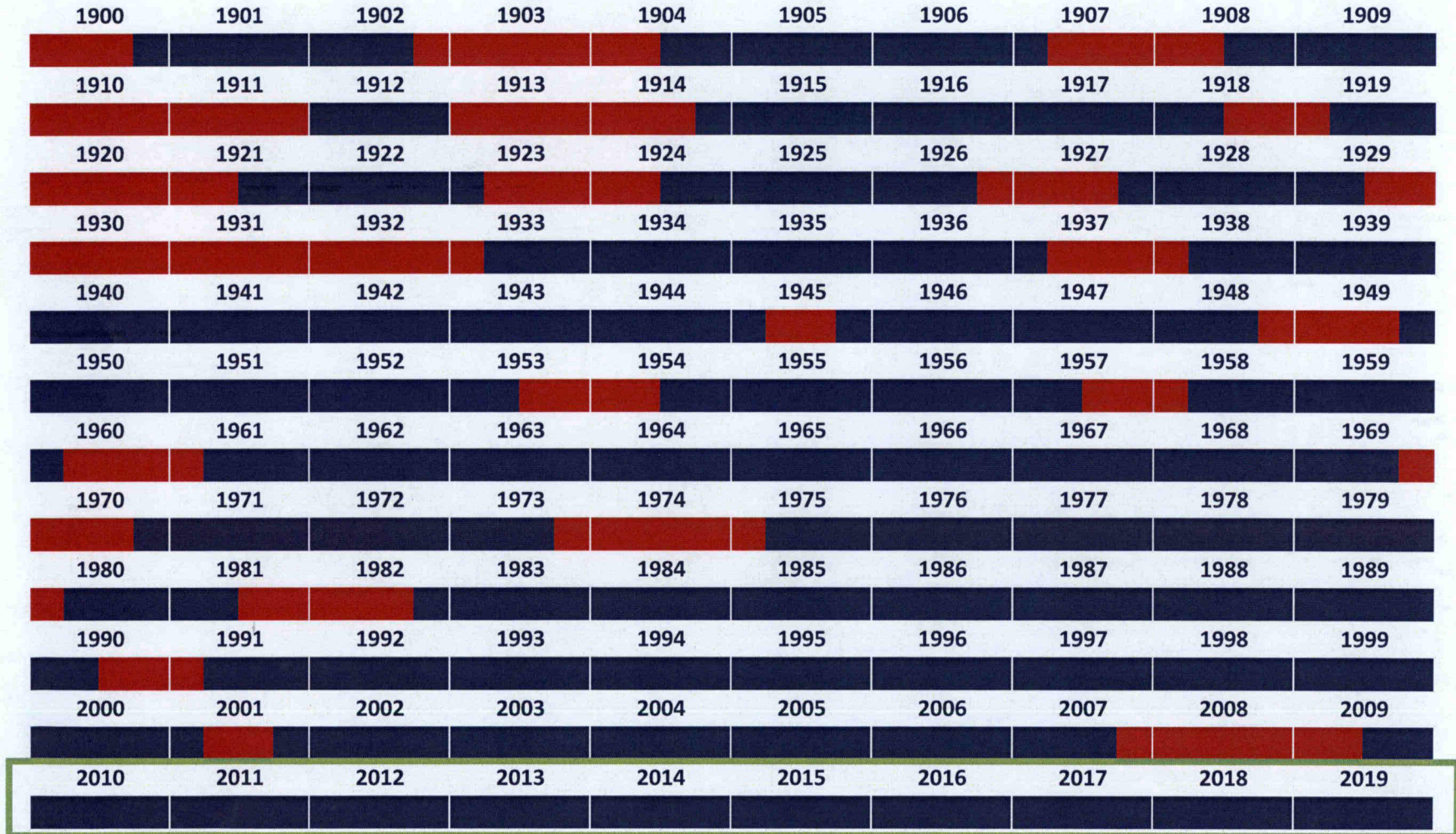


Source: Bloomberg as of 1/31/2020



A DECADE OF **NO RECESSIONS**

■ - MONTHS IN RECESSION

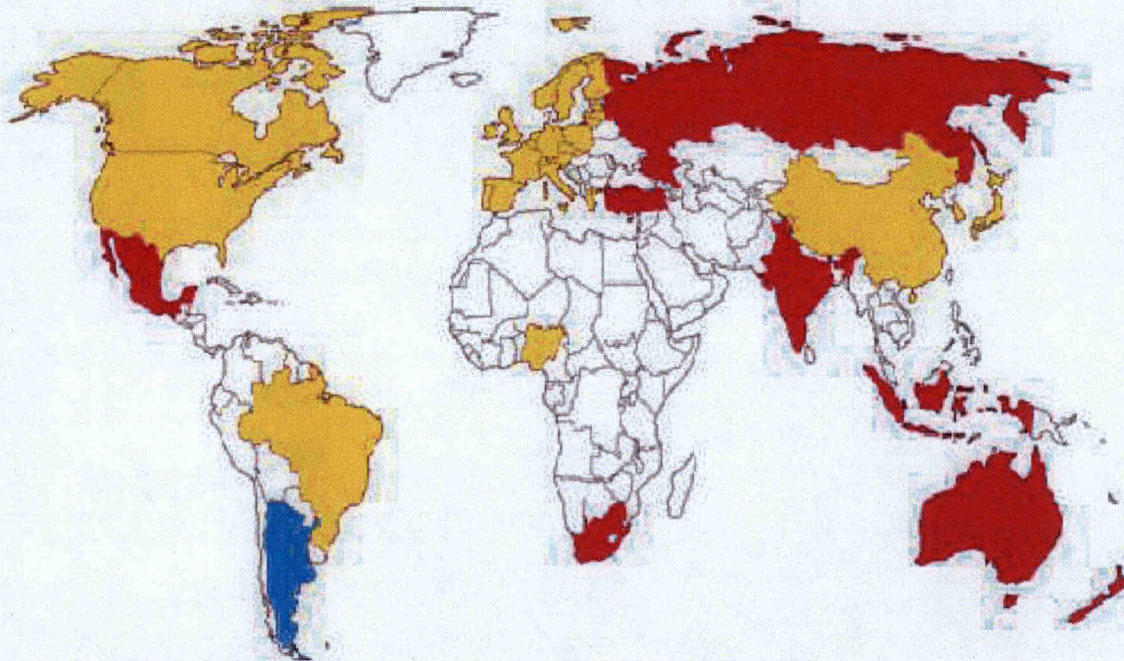


Source: The National Bureau of Economic Research



GLOBAL CENTRAL BANKS

■ No change ■ Decrease ■ Unknown after December rate cut



Source: Central bank, Bloomberg

Note: Based on median estimates of latest surveys. All rate data as of Dec. 20.

Country	Policy Rate
Switzerland	-0.75
Germany	-0.50
Austria	-0.50
Japan	-0.10
Finland	-0.50
Belgium	-0.50
France	-0.50
Portugal	-0.50
Spain	-0.50
United Kingdom	0.75
Israel	0.25
Australia	0.75
Italy	-0.50
New Zealand	1.00
South Korea	1.25
Canada	1.75
United States	1.75



PORTFOLIO REVIEW





PORTFOLIO REVIEW

Warren County portfolio as of 12/31/2019

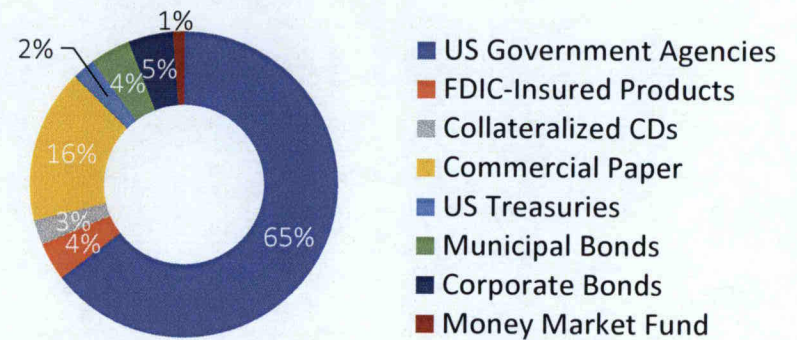
Your Portfolio

Cash	\$3,315,160
Securities	\$260,588,097
Total Portfolio	\$263,903,257

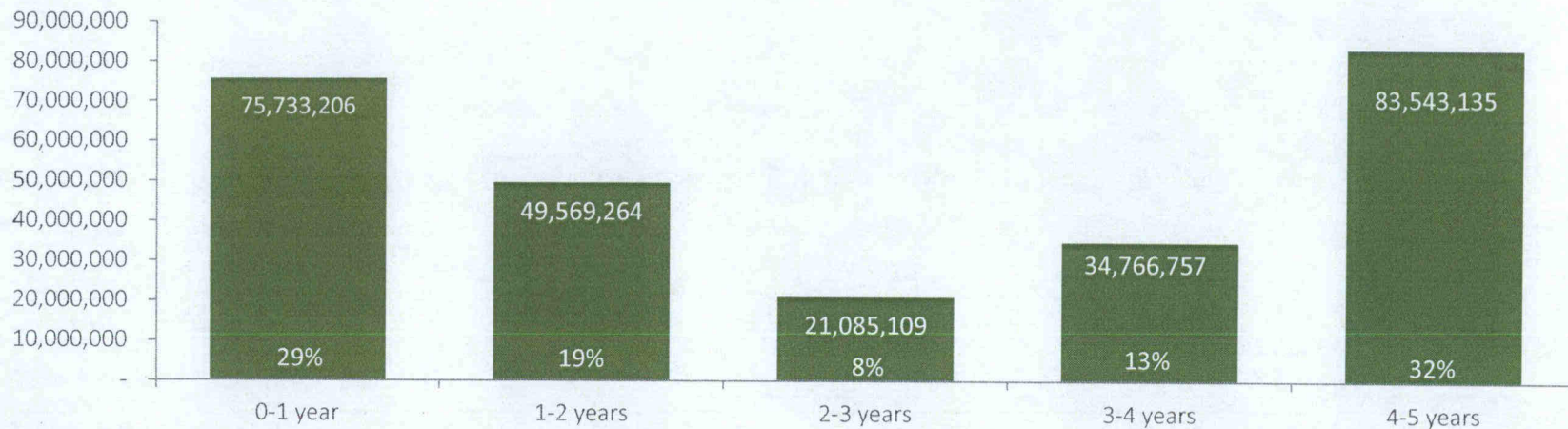
Your Securities

Weighted Average Maturity	2.88 years
Weighted Average Yield to Maturity	1.93%

Your Asset Allocation



Your Maturity Distribution



Yield and Interest Income information is annualized. All yield information is shown gross of any advisory and custody fees and is based on yield to maturity at cost. Past performance is not a guarantee of future results.



HISTORICAL PORTFOLIO STATISTICS

Warren County Operating Portfolio

	12/31/2018	3/31/2019	6/30/2019	9/30/2019	12/31/2019
Book Value	\$259,023,632	\$255,157,337	\$260,143,804	\$262,655,618	\$263,903,257
Yield	1.87%	1.96%	2.00%	2.00%	1.93%
Average Maturity	1.77 yrs.	2.20 yrs.	2.28 yrs.	2.32 yrs.	2.87 yrs.
Federal Agencies	75%	76%	74%	71%	65%
CDs – FDIC Insured	6%	5%	5%	4%	4%
CDs – Collateralized	3%	3%	3%	2%	3%
Commercial Paper	5%	11%	12%	13%	16%
Corporate Bonds	3%	2%	1%	2%	5%
Municipal Bonds	3%	3%	4%	4%	4%
U.S. Treasuries	3%	1%	1%	1%	3%
Money Market Fund	4%	1%	0%	2%	1%



PORTFOLIO REVIEW

Warren County Jail Bond Proceeds portfolio as of 12/31/2019

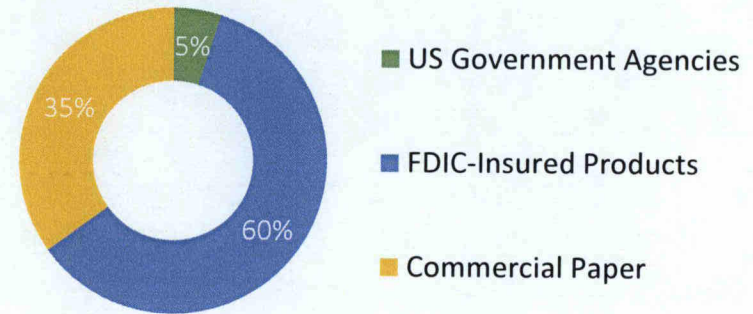
Your Portfolio

Cash	\$265,808
Securities	\$37,917,413
Total Portfolio	\$38,183,221

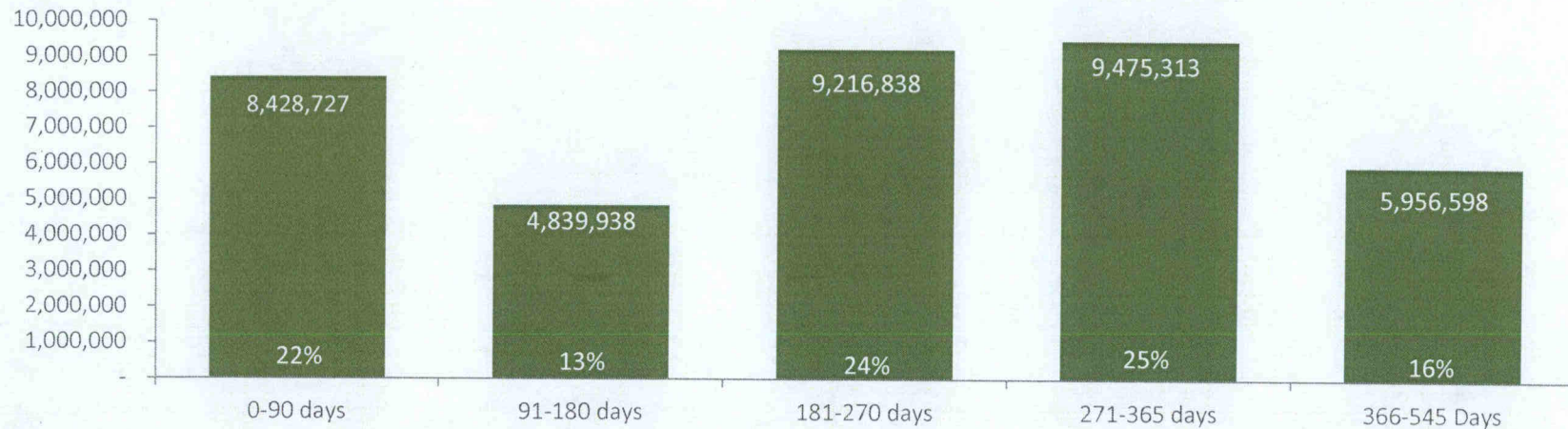
Your Securities

Weighted Average Maturity	0.61 years
Weighted Average Yield	1.91%

Your Asset Allocation



Your Maturity Distribution



Yield and Interest Income information is annualized. All yield information is shown gross of any advisory and custody fees and is based on yield to maturity at cost. Past performance is not a guarantee of future results.



HISTORICAL PORTFOLIO STATISTICS

Warren County Jail Bond Portfolio

	12/31/2018	3/31/2019	6/30/2019	9/30/2019	12/31/2019
Book Value				\$42,501,793	\$38,183,221
Yield				1.91%	1.91%
Average Maturity				0.83 yrs.	0.61 yrs.
Federal Agencies				4%	5%
Commercial Paper				34%	34%
U.S. Treasuries				54%	60%
Money Market Fund				8%	1%

DISCLOSURE

Meeder Public Funds, Inc. is a registered investment adviser with the Securities and Exchange Commission (SEC) under the Investment Advisers Act of 1940. Registration with the SEC does not imply a certain level of skill or training. The opinions expressed in this presentation are those of Meeder Public Funds, Inc. The material presented has been derived from sources considered to be reliable, but the accuracy and completeness cannot be guaranteed.

Past performance does not guarantee future results. Opinions and forecasts are all subject to change at any time, based on market and other conditions, and should not be construed as a recommendation of any specific security. Investing in securities involves inherent risks, including the risk that you can lose the value of your investment. Any forecast, projection, or prediction of the market, the economy, economic trends, and fixed-income markets are based upon current opinion as of the date of issue, and are also subject to change. Opinions and data presented are not necessarily indicative of future events or expected performance. Meeder Public Funds, Inc. cannot and does not claim to be able to accurately predict the future investment performance of any individual security or of any asset class. There is no assurance that the investment process will consistently lead to successful results. The investment return and principal value of an investment will fluctuate, thus an investor's shares, or units, when redeemed, may be worth more or less than their original cost.



3134GUH60	FHLMC 2.00% 12/30/24		2,000,000.00	1,999,300.00	99.882	1,997,240.00	12/30/19	2.01	12/30/2024		1.1716%	0.023549398	0.7555809%
	FHLMC TOTAL									82,510,000.00			31.171435%
3136G0N49	FNMA 1.45% 04/15/20		250,000.00	247,345.00	99.949	249,872.50	10/31/18	1.92	4/15/2020		0.1465%	0.002807475	0.094447%
3136G4GD9	FNMA 1.3% 07/28/20		755,000.00	754,509.25	99.915	754,358.25	11/02/16	1.32	7/28/2020		0.4423%	0.005829296	0.285231%
3136G4NZ2	FNMA 1.7% 08/10/20		50,000.00	49,207.25	100.043	50,021.50	04/09/18	2.40	8/10/2020		0.0293%	0.000703553	0.018889%
3136G3XP5	FNMA 1.2% 10/20/20		1,000,000.00	998,500.00	99.725	997,250.00	07/08/16	1.24	10/20/2020		0.5858%	0.007240561	0.377790%
3136G04H1	FNMA 1.70% 11/13/20		250,000.00	248,120.00	100.031	250,077.50	09/18/17	1.97	11/13/2020		0.1465%	0.002880701	0.094447%
3136G35L5	FNMA 1.25% 12/23/20		1,000,000.00	997,000.00	99.598	995,980.00	08/30/16	1.32	12/23/2020		0.5858%	0.007750212	0.377790%
3135G0H55	FNMA 1.875% 12/28/20		250,000.00	252,178.72	100.244	250,610.00	05/09/17	1.63	12/28/2020		0.1465%	0.002381301	0.094447%
3136G3JY2	FNMA 1.5% 04/28/21		500,000.00	498,750.00	99.758	498,790.00	05/08/16	1.55	4/28/2021		0.2929%	0.004545854	0.188895%
3136G3NL5	FNMA 1.625% 05/25/21		250,000.00	242,872.50	99.524	248,810.00	10/31/18	2.57	5/25/2021		0.1465%	0.003769661	0.094447%
3136G3H24	FNMA 1.55% 07/27/21		795,000.00	794,761.50	99.818	793,553.10	07/28/16	1.56	7/27/2021		0.4657%	0.007246536	0.300343%
3136G3XF7	FNMA 1.25% 07/27/21		1,000,000.00	996,500.00	99.931	989,310.00	06/29/16	1.32	7/27/2021		0.5858%	0.007750212	0.377790%
3135G0N82	FNMA 1.25% 08/17/21		500,000.00	500,776.97	99.472	497,360.00	09/15/17	1.22	8/17/2021		0.2929%	0.003564629	0.188895%
3136G3X26	FNMA 1.5% 08/24/21		1,220,000.00	1,218,170.00	99.753	1,216,986.60	08/02/16	1.53	8/24/2021		0.7147%	0.010941800	0.460904%
3136G4EV1	FNMA 1.625% 10/28/21		3,000,000.00	3,000,000.00	99.777	2,993,310.00	10/12/16	1.63	10/28/2021		1.7574%	0.028558039	1.133369%
3135G0V75	FNMA 1.75% 07/02/24		5,000,000.00	5,019,887.36	100.114	5,005,700.00	07/03/19	1.83	7/2/2024		2.9290%	0.053601242	1.888949%
3135G0W66	FNMA 1.625% 10/15/24		5,500,000.00	5,495,997.36	99.544	5,474,920.00	10/24/19	1.66	10/15/2024		3.2219%	0.053484081	2.077844%
	FNMA TOTAL									21,320,000.00			8.054478%
	TOTALS		170,705,000.00	170,533,969.33		170,449,322.35					100.0000%	1.841385167	64.490605%

U.S. TREASURY BONDS & NOTES

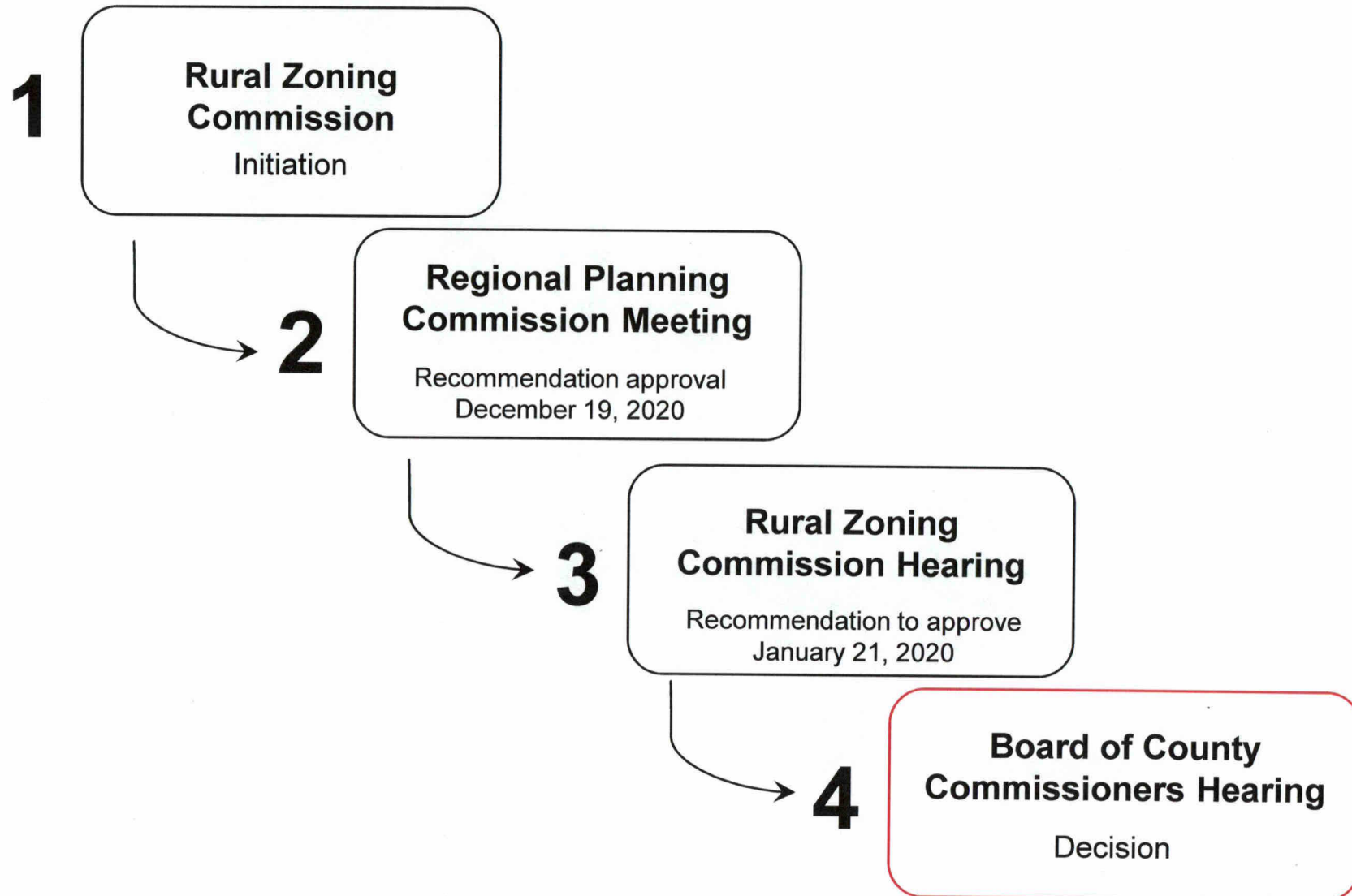
CUSIP	Security Name	Shares / Par	Investment Cost	Unit Price	Market Value	Date Acquired	Yield	Maturity Date	% Class	WAY	% Portfolio
912828X96	T 1.50% 05/15/20	500,000.00	492,421.88	99.949	499,745.00	09/19/17	2.18	5/15/2020	7.6923%	0.187846154	0.188895%
912828H86	T 1.5% 01/31/22	750,000.00	718,986.62	99.852	748,890.00	10/31/18	2.67	1/31/2022	11.5385%	0.308423077	0.283342%
912828X00	T 2.125% 08/30/22	250,000.00	245,240.00	101.320	253,300.00	03/12/18	2.59	8/30/2022	3.8462%	0.099538462	0.094447%
912828T91	T 1.625% 10/31/23	2,000,000.00	1,987,890.62	99.910	1,998,200.00	08/28/19	1.77	10/31/2023	30.7692%	0.544615385	0.755580%
912828YH7	T 1.50% 09/30/24	3,000,000.00	2,981,465.16	99.168	2,975,040.00	12/16/19	1.70	9/30/2024	46.1538%	0.784615385	1.133369%
	TOTALS	6,500,000.00	\$ 6,426,004.26		\$ 6,475,175.00				100.0000%	1.905038462	2.455634%
	TOTAL HOLDINGS	\$ 264,697,470.85	\$ 263,903,257.41		\$ 264,088,160.82					1.932	2.877



Warren County Rural Zoning Code Text Amendments

February 18, 2020

Text Amendment Process



Amendment Topics



- 1) BZA & Zoning Inspector, Duties & Responsibilities
- 2) Non-Conformity Provisions
- 3) Residential Zoning Standards, Conservation Design Option
- 4) Other Use Specific Zones, Permitted Uses
- 5) Agricultural & Related Uses, Winery
- 6) Use Specific Standards and Responsibilities
- 7) Signs Permitted In All Districts
- 8) Definitions

Proposed Amendments

SEC 1.204 BOARD OF ZONING APPEALS (BZA)

1.204.1 Duties & Responsibilities: The BZA is responsible for the following duties per ORC Chapter 303, or as amended, and the BZA "Rules for Organization and Operation":

- (A) Hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Inspector in the enforcement of ORC Sections 303.01 to 303.25, or as amended, or any resolution adopted pursuant thereto.
- (B) Make a determination in the event the Zoning Inspector is unable to classify a use not listed in the Code per Sec. 1.205.1 (F)
- (C) Approve or deny requests for variance from any dimensional requirement of the Zoning Code.
- (D) Approve or deny issuance of a zoning permit for a conditional use specified in this Code, in accordance with ORC Sections 303.14 or 303.141, as applicable.
- (E) Revoke an **authorized** variance or conditional use **granted for the extraction of minerals**, if any approval condition thereof **is** violated.
- (F) Approve or deny zoning permit requests for completion, restoration, reconstruction, in whole or in part, extension, or substitution of a nonconforming use or structure.
- (G) Determine if the event arises, the certain location of a zoning district boundary that is in question or dispute for purposes of regulation in accordance with this Code.

Proposed Amendments

SEC 1.205 **ZONING INSPECTOR:** One or more Zoning Inspectors, as designated by the BOCC, along with any assistant(s) as deemed necessary, shall administer and enforce the Zoning Code.

1.205.1 **Duties & Responsibilities:** The Zoning Inspector is responsible for the following duties:

- (G) **May** perform periodic inspections of zoning permit sites to confirm that requirements are being met.

Proposed Amendments

- (B) **Non-Residential Lots:** Lots that do not meet the minimum area, width and/or frontage required by the non-residential zone in which located are non-conforming.
- (C) In any zoning district, an allowable structure may be permitted on a single lot of record provided that the lot has sufficient frontage on a public street to provide access that is appropriate for the proposed use. ~~Lots with existing residential structures,~~ Existing residential structures on nonconforming lots, prior to the effective date of this code, are exempt from this provision and may be replaced or expanded.
- (D) Where a property owner has several abutting lots that do not conform to the dimensional requirements, they shall be combined to create fully conforming lots or, if full conformity is not possible, they shall be combined to the extent that the recombination increases the degree of conformity. Recombination of lots is not required, if:
 - (1) Two or more of the lots are developed with principal buildings, and the recombination of lots would create non-conforming structures;
 - (2) The combination of lots would materially disrupt the character of the area; or,
 - (3) For lots that may individually support sanitary service.
- (E) Any nonconforming site may be enlarged or altered. However, no such enlargement or alteration shall either create an additional nonconformity or increase the degree of the existing nonconformity of all or any part of such site, unless otherwise specified in this code.

Proposed Amendments

1.308.4 Non-Conforming, Legal/Grandfathered Structure of Record: A building or other structure of record, which predated the adoption or amendment of this Zoning Resolution and is not permitted, by reason of restrictions on type, area, bulk, height, setbacks or other similar requirements. These structures may remain provided they remain lawful in accordance with the following:

- (A) ~~Shall not be enlarged or altered in any way which increases non-conformity, but may be altered to decrease non-conformity;~~ Any nonconforming structure may be enlarged, maintained, repaired, or altered provided, however, no such enlargement, maintenance, repair or alteration shall not create an additional nonconformity or increase the degree of the existing nonconformity of all or any part of such structure or site, unless otherwise specified in this code.
- (B) Shall not be moved, in whole or in part, unless for purpose of coming into complete compliance with the zoning requirements;
- (C) If the structure becomes damaged or destroyed beyond fifty percent (50%) of the replacement cost, reconstruction shall comply with the current zoning requirements.
- (D) Completion of construction and subsequent routine maintenance and repair is permitted.
- (E) The principal use of a nonconforming building may be changed to any principal permitted use in the applicable zoning district as long as the new use complies with all regulations of this code specified for such use, except the regulations to which the building did not conform prior to the change in use.

Proposed Amendments

SEC 2.302 RESIDENTIAL ZONING STANDARDS:

2.302.3 Conservation Design Option (CDO):

(F) Open Space on platted Lots:

- (2) All eligible lots shall conserve the resource area in question, restricting the use of that land to **passive** open space uses and prohibiting fencing and the clearing, cutting, or disturbing of vegetation **with the exception of invasive, dead, or diseased vegetation.**

Proposed Amendments

SEC 2.401 MINERAL EXTRACTION ZONE (ME):

2.401.3 Permitted Uses (Permitted by Site Plan Review with BOCC): The following uses are permitted in the ME Zone subject to site plan approval per Section 1.303 and meeting the applicable requirements specified by this Chapter. Any other use not listed below shall not be permitted.

- (A) Surface mining for extraction of sand, gravel, rock, stone, or other solid mineral resource other than coal, as defined in ORC Section 1514.01.
- (B) Processing, inclusive of crushing, cutting, washing and sorting, of minerals extracted on the same site as permitted per (A) of this Section.
- (C) Manufacturing and sale of finished aggregate products made from the minerals extracted and processed on the same site as permitted per (A) of this Section, including production of asphalt or Portland cement-based concrete sold and trucked off-site in uncured form for building and paving purposes.

SEC 2.402 SOLID WASTE DISPOSAL ZONE REGULATIONS (SD):

2.402.3 Permitted Uses (Permitted by Site Plan Review with BOCC): The following are uses, defined in this Code the same as or consistent with, applicable sections in the ORC and OAC, which are permitted in the SD Zone subject to site plan approval per Section 1.303 and meeting the applicable requirements specified by this Chapter. Any other use not listed below shall not be permitted.

- (A) Solid Waste Disposal Facility.
- (B) Construction and Demolition Debris Disposal Facility.
- (C) Central Processing Facility for solid waste transfer, material resource recovery and/or recycling.

Proposed Amendments

SEC 2.403 SOLID WASTE TRANSITION ZONE (ST):

2.403.3 **Permitted Uses (Permitted by Site Plan Review with BOCC):** The following are uses, defined in this Code the same as, or consistent with, applicable sections in the ORC and OAC, which are permitted in the ST Zone subject to site plan approval per Section 1.303 and meeting the applicable requirements specified by this Chapter. Any other use not listed below shall not be permitted.

- (A) Construction and Demolition Debris Disposal Facility Central Processing Facility for solid waste transfer, material resource recovery, and/or recycling.
- (B) Class I, Class II, Class III, and Class IV Composting Facilities.
- (C) Agriculture support and services directly related to agriculture uses, including, but not limited to agricultural processing, agricultural education, direct market business for sale of products produced on-site, farm based tourism, and pick-your-own (PYO) farms and operations.
- (D) Nursery, Landscape Production.
- (E) Wildlife Area.
- (F) Veterinary Animal Hospital and Clinics.
- (G) Kennels (non-exempt).
- (H) Stables, Equestrian Facilities, Pet Farms, and Aviaries.
- (I) Agricultural Research Facilities.
- (J) Farm Machinery Sales, Rental, Service, and Repair.
- (K) Day Camp, Boarding Camp, Campground, Conference Training Center, Rural Resort and Retreat.

Proposed Amendments

SEC 2.404 SALVAGE YARD ZONE (SY)

2.404.3 **Permitted Uses (Permitted by Site Plan Review with BOCC):** The following uses, defined in this Code the same as or consistent with applicable sections in the ORC, are permitted in the SY Zone subject to site plan approval per Section 1.303 and meeting the applicable requirements specified by this Chapter.

SEC 2.406 PUBLIC INSTITUTIONAL ZONE (PI):

2.406.2 **Allowable Uses:** Specific types of permitted uses are those which provide a public service or fill a public need.

(A) **Permitted Uses (Permitted by Site Plan Review with BOCC):**

- (1) Government buildings or offices such as fire stations, schools and colleges, hospitals, community meeting or recreation halls;
- (2) Libraries, museums, or similar cultural facilities;

SEC 2.408 PUBLIC RECREATION ZONING DISTRICT (PR):

2.408.2 **Permitted Uses (Permitted by Site Plan Review with BOCC):** The following uses are permitted within the PR zoning district:

(A) **Recreational Uses, Low Impact:**

Proposed Amendments

SEC 3.202 **AGRICULTURAL & RELATED USES:** Non-exempt agricultural use shall comply with the parking, lighting, signage, landscaping, site access, and all other applicable standards of this code.

3.202.7 **Winery (Non-Exempt Agriculture):** Wineries within the RU and R1A zoning districts shall demonstrate that:

- (A) **Location:** The use is located along, and has direct access to, an arterial roadway.
- (B) **Use:** Uses such as, but not limited to, administrative offices, laboratories, employee day care, tours and tasting, retail/wholesale wine sales, ancillary retail sales, public display of art- or wine-related items, picnic areas, recreation areas, and food preparation are clearly related to, and incidental to, the production of wine.
- (C) **Production Limits:** Annual production shall not exceed 100,000 gallons in bulk and bottles combined.

Proposed Amendments

SEC. 3.203 RESIDENTIAL USES STANDARDS AND REQUIREMENTS

3.203.5 Secondary Dwelling Units:

- (B) **Standards:** A secondary dwelling unit shall only be allowed in accordance with the following provisions:
- (1) The secondary dwelling unit is located entirely within the principal structure, or is a ~~standalone~~ **detached** accessory structure subject to the **following** provisions. ~~of Section 3.102.2 (Residential Accessory Buildings) except or that such structure shall be subject to the same district setback requirements as the principal structure.~~ **Detached Secondary Dwelling Units shall meet the district setbacks standards for a primary structure. Detached Accessory Dwelling Units shall be located in the rear or side yard of the primary dwelling unless located greater than 150ft from the road right of way. Detached Accessory Dwelling Units located greater than 150ft from the road right of way are permitted within the front yard of the primary dwelling unit.**
 - (2) When a secondary dwelling unit is within the principal structure, access points (i.e. all door entrances including garage doors) serving the secondary dwelling unit shall not be located on the front façade of the structure. An exception is made for garage doors which are attached to the principal structure and located adjacent to another garage door serving the primary dwelling unit.

Proposed Amendments

- (B) **Residential Construction:** Temporary housing, including but not limited to, a manufactured home or RV may be permitted in all residential districts in accordance with the following requirements:
- (1) **Timing of Approval:** The temporary housing unit may not be placed on the property prior to the issuance of a building permit for the permanent residence, the approval of the foundation, the approval of a curb cut, and health department permit.
 - (2) **Renovation and Remodeling:** The temporary housing unit may be occupied on site during renovation or remodeling of the principle structure. Upon completion of the renovation or remodeling, if the temporary housing unit is an RV, the RV may remain on the Site but it shall comply with the storage requirements of Section 3.102.3 within 30 days of the date of the last final inspection. In no case shall the primary residential structure and the temporary housing unit be occupied at the same time. A manufactured home may not be stored on the site upon completion of the renovation or remodeling.
 - (3) **Occupancy Limitations:** The temporary housing unit may be occupied for a period of six (6) months and an additional six (6) month period may be approved by the Warren County Zoning Department if construction progress has occurred. In no case shall the unit be occupied for more than one (1) calendar year.
 - (4) **Deposit:** A refundable deposit in accordance with the provisions of Section 1.310 (Fees) shall be made with the Zoning Inspector. If necessary, the deposit may be used by the County to defray the cost of removing the unit.

Proposed Amendments

SEC 3.612 SIGNS PERMITTED IN ALL DISTRICTS:

- (A) **Gateway Signs:** Architectural features with letters, characters, or graphics may be erected at each entry point, subject to the following:
- (1) One (1) sign is permitted on each side of the entrance.
 - (2) Gateway signs shall maintain clear zones for pedestrians and motorists and comply with the following:
 - (a) Maintain a setback often (10) feet from public street right-of-way line(s) as determined on the Warren County Thoroughfare Plan;
 - (b) Ten (10) feet from the edge of driveway; and,
 - (c) Five (5) feet from any sidewalk or paved path.
 - (3) A maximum height of ten (10) feet from average grade.
 - (4) A maximum sign face of twenty-four (24) square feet in residential zones, all other zones subject to Table 3.613-2 Ground Sign Requirements.
 - (5) Proof of an established mechanism to ensure the ongoing maintenance of the entire entrance structure and associated landscaping shall be submitted to the Zoning Inspector as part of the sign permit application.

Proposed Amendments

(C) **Arch Signs:** An arch sign with logos or name plate shall be subject to the following standards:

- (1) Maximum height for signage, including any structural elements: 25 ft. A height in excess of 25 ft. may be approved subject to site plan review.
- (2) Minimum clearance: 14 ft., 4 in.
- ~~(3) Maximum width: The maximum width of the signage and any structural elements shall equal the width of the paved driveway or roadway that passes under the sign, plus 5 ft (2.5 ft. on both sides).~~
- (3) A sign shall be set back a minimum of 2.5 ft. from the driveway pavement or lot line. (2.5 ft. on both sides)
- (4) Maximum area of sign face: 2 ft. multiplied by the width of the span of the arch.
- (5) Maximum number of sign faces: 2
- (6) Maximum number of poles (structural supports): 2; one on either side of the driveway/roadway.
- (7) Minimum setback from right-of-way: 10ft.
- (8) Permitted materials: see Sec. 3.606 (A)
- (9) Prohibited materials: See Sec. 3.606 (1)

Proposed Amendments



SEC 4.103 DEFINITIONS:

Nuisance: A condition, activity, or situation (such as a ~~loud noise~~, foul odor, or intrusive lighting) that interferes with the use or enjoyment of property, especially, a non-transitory condition or persistent activity that either injures the physical condition of adjacent land or interferes with its use or with the enjoyment of easements on the land or of public highways.

ANY
QUESTIONS?

