

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.

Vote: Unanimous

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.

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

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

MINUTES FEBRUARY PAGE 4	Y 18, 2020
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 A resolution was adopted to approve and enter into a software maintenance 20-0246 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 A resolution was adopted to approve and enter into agreement with Talbert House 20-0250 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 A resolution was adopted to approve change order no. 1 to the contract with 20-0252 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

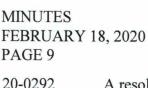
FEBRUARY 18, 2020 PAGE 6 20-0254 A resolution was adopted to authorize the Vice President of the Board to execute change order #1 with Garber Electrical Contractors, Inc. relative to the Warren County Government Campus Paging System Project. Vote: Unanimous 20-0255 A resolution was adopted to declare 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 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous 20-0257 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 A resolution was adopted to enter into street and appurtenances (including 20-0260 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

MINUTES

FEBRUARY 1 PAGE 7	8, 2020
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

MINUTES

MINUTES FEBRUARY 1 PAGE 8	18, 2020
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



20-0296

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

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

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

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

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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			
	ADDRESS	3727-3763 Bedel St. Lots 29-35		
PROPERTY LOCATION	PIN 12-24-310-002 12-24-310-003 12-24-310-004 -008			
PROPERTY SIZE	0.3079 Acres 149 Feet of road	l frontage		

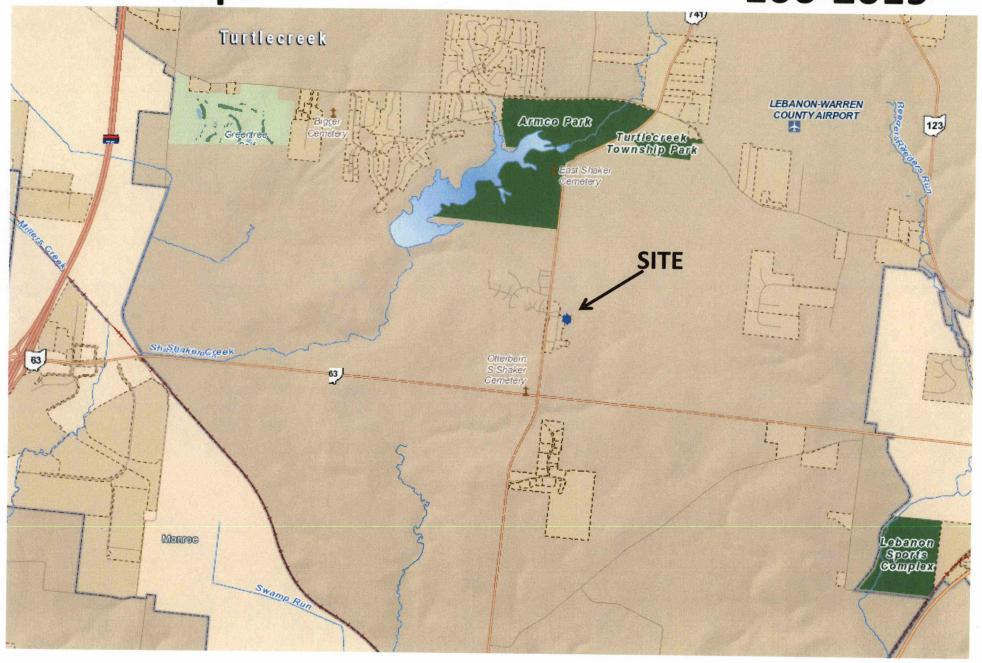
CURRENT ZONING DISTRICT	"PUD" Planned Unit Development
FUTURE LAND USE MAP (FLUM) DESIGNATION	Mixed Use Neighborhood
EXISTING LAND USE	Vacant land
SITE PLAN REQUESTED	Development of the First Townhouses.
ISSUE FOR CONSIDERATION	Compliance with the Union Village- Otterbein PUD Zoning Standards from Resolution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

Site Plan Process for Union Village

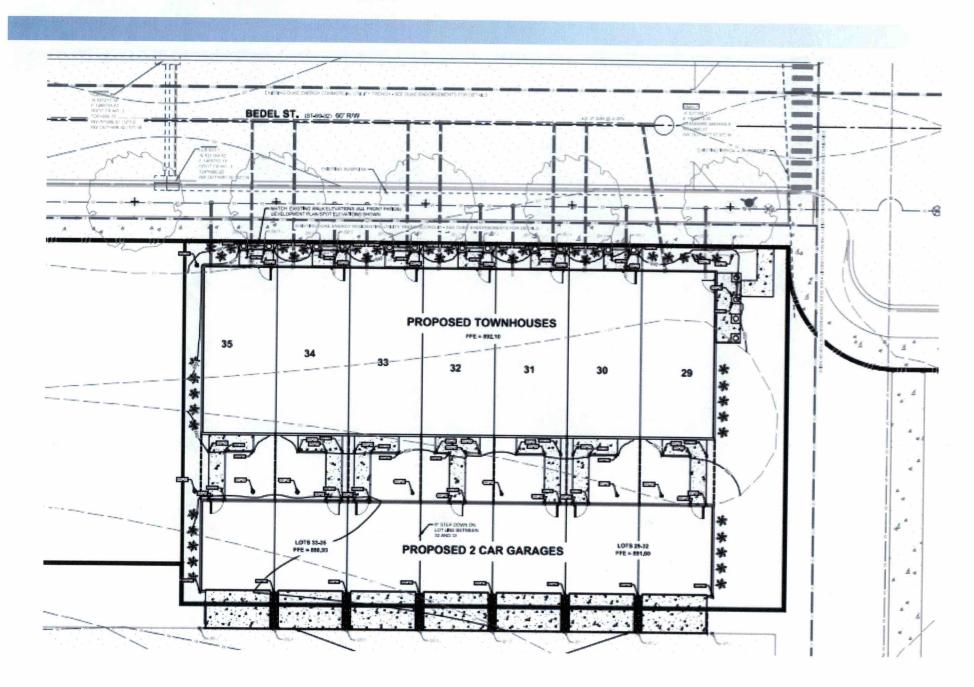
Board of County Comissioners

Aerial Map

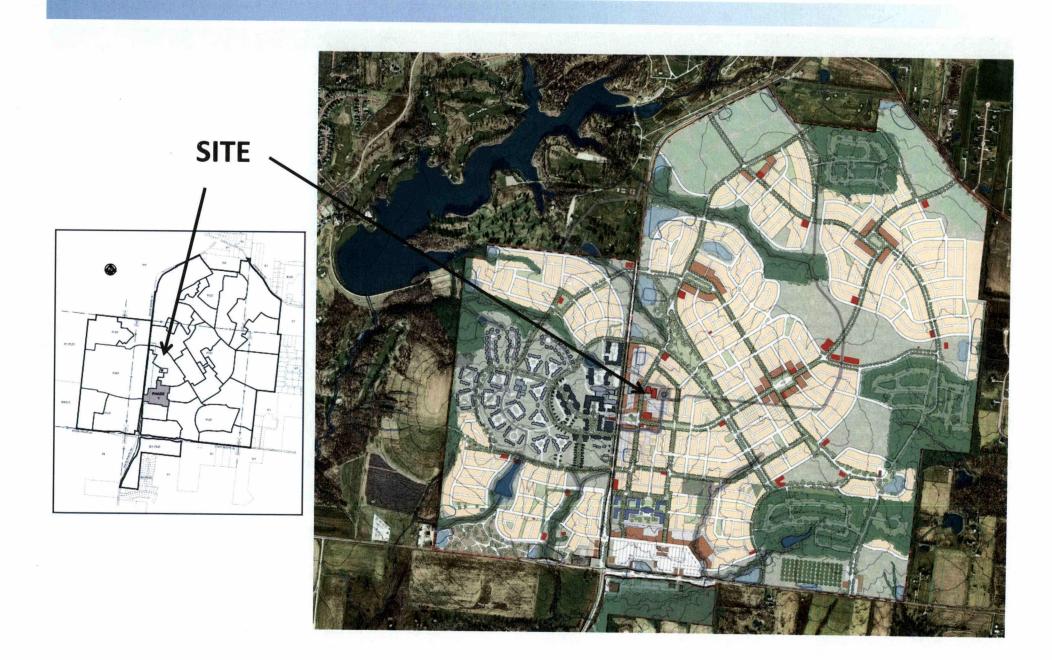
106-2019

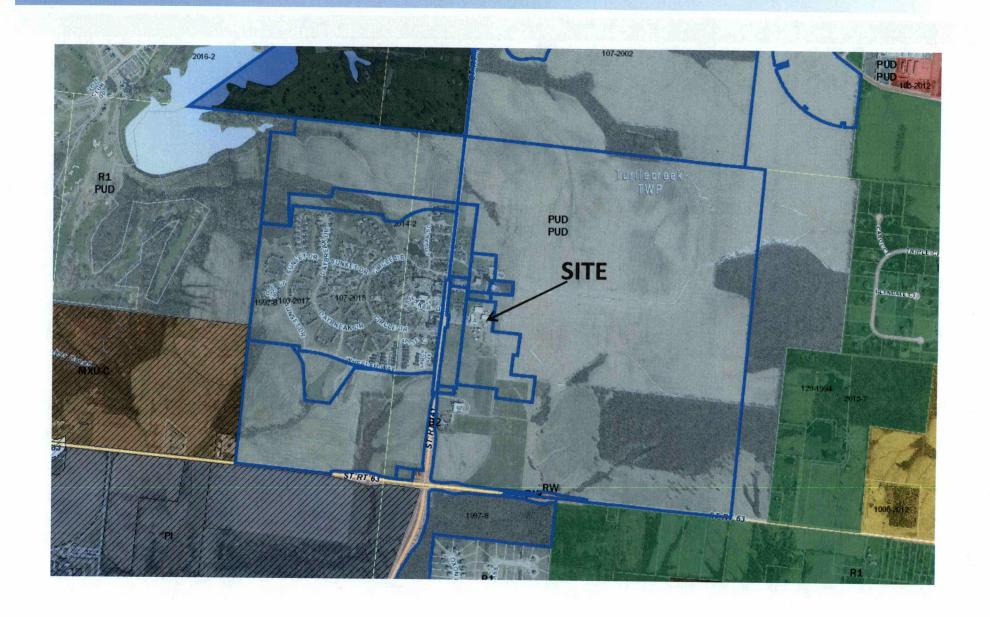


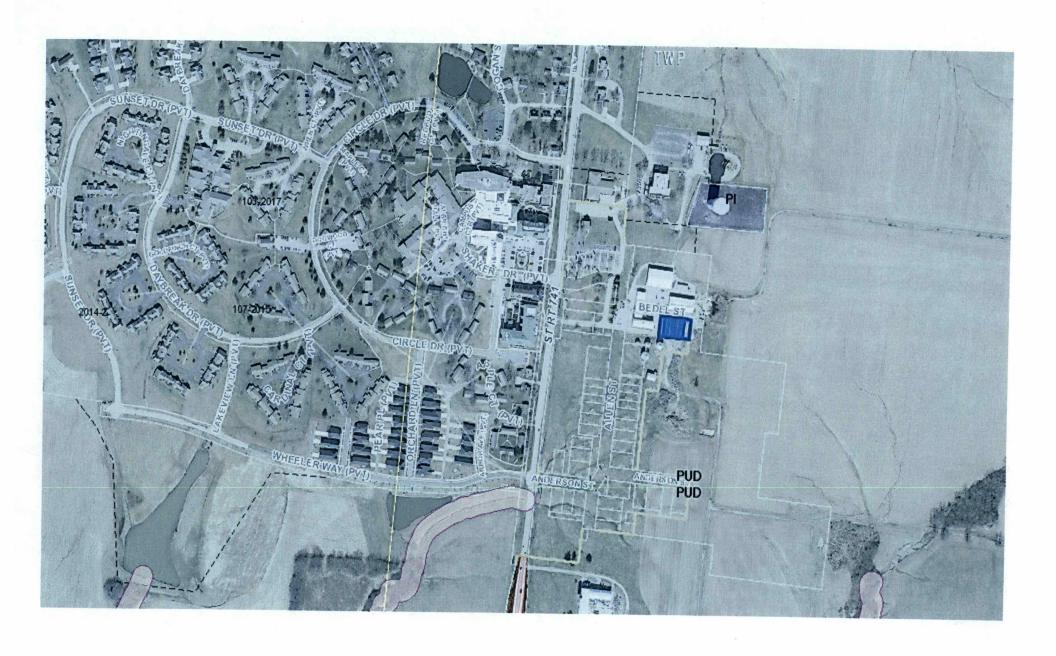
Townhouse Plan

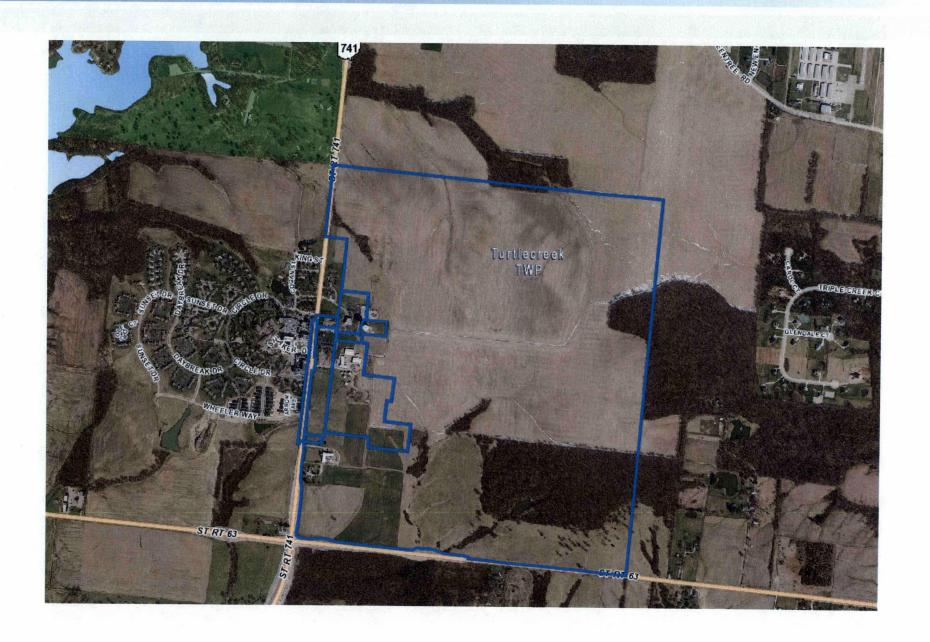


Aerial









Legend **Future Land Uses** Parks and Recreational-Open Space Town Center MU Union Township Additional Uses Single Family Residential Agricultural-Rural Residential Clearcreek Township Additional Uses Low Density Residential Commercial Deerfield Township Character Areas **Township Residential** Industrial Wayne Township Additional Uses Low Density Rural Neighborhoods Hamilton Township Additional Uses Mixed-Use Neighborhood Mixed Use Commercial/Industrial Med Density Rural Neighborhoods Multi-Family Residential **Rural Residential** Mixed Use Residential Neighborhood MU Salem Township Additional Uses Neighborhoods **Protection Area** Office Park Mixed Use Public-Semi-Public Regional Highway Commercial Mixed Use Light Ind/Office SITE 63 MCCLURE HAMILTON

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

And the second	Townhouse T5 PUD Standard							
Lot	ati ma d	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						
Encroachments at side setback	0' max	0	0	0	0	0	0	,
Height of principle building	4 stories max	2 stories						
Height of Backbuilding/Outbuilding	Eave of principle building max	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						

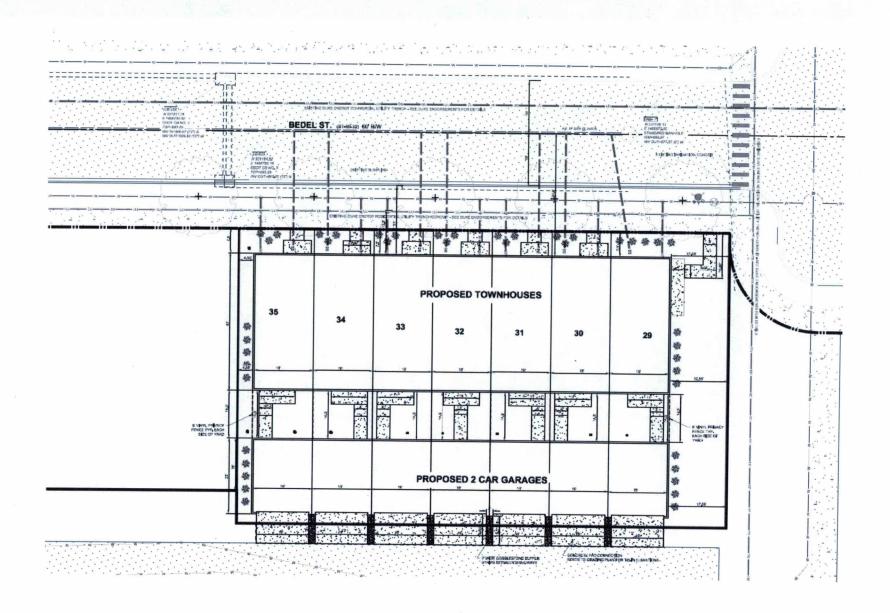
Notes

Including garage

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

N/A due to 0' frontage setback

Site Design



Townhouse Elevations



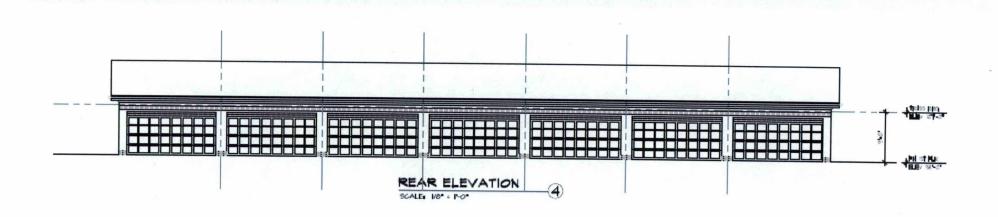
FRONT ELEVATION

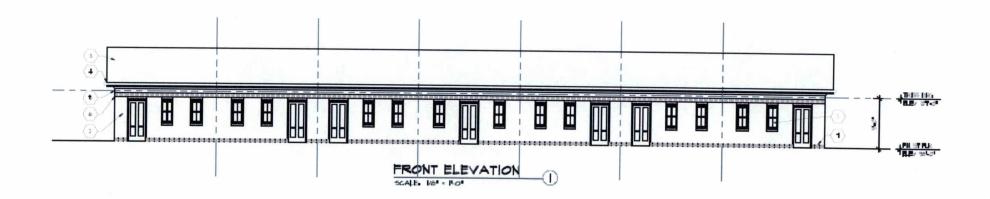


REAR ELEVATION

(RPC -Exhibit A)

Detached Garage Elevations



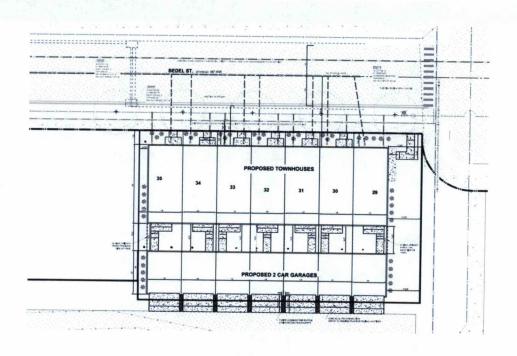


Parking

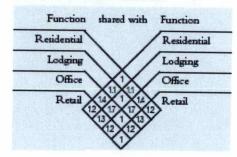
Open Residential: the number of dwellings on each lot is limited by the requirement of 1.0 assigned or adjacent on-street parking space for each dwelling, a ratio which may be reduced according to the shared parking standard (e.g.: apartment buildings & rowhouses).

REQUIRED PARKING

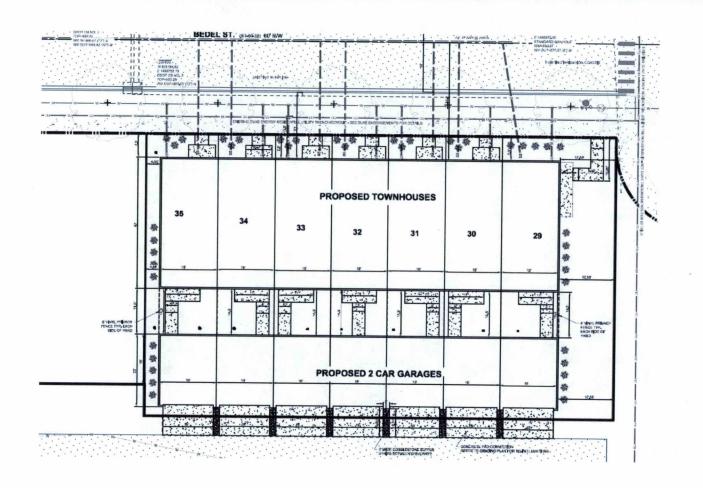
	T2 T3	T4	T5 T6
Residential	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
Lodging	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
Office	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
Retail	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
Civic	To be determi	Modification	
Other	To be determi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

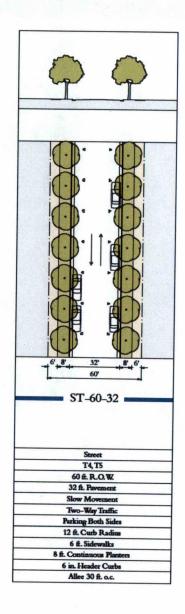


SHARED PARKING FACTOR



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

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.
- The installation and provision of water utilities shall be 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:

- 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

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Prepared for

Warren County

February 18, 2020



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.

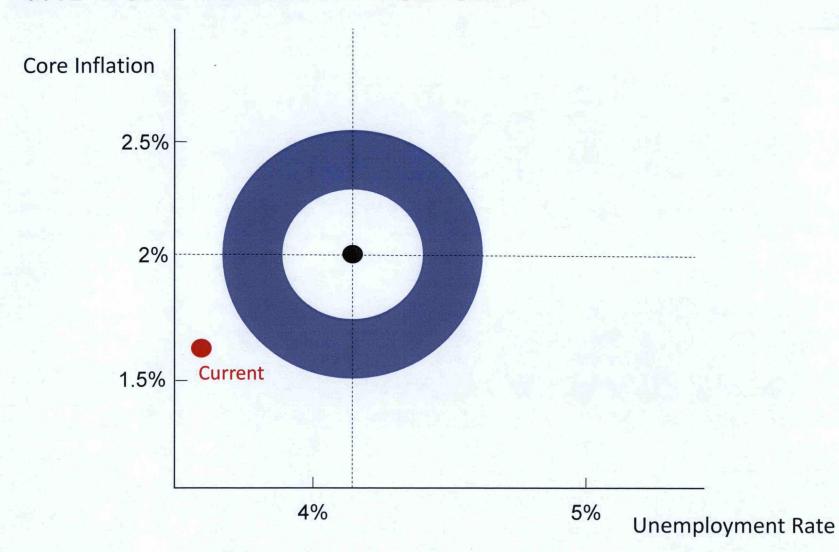
While small, the adjustments to the statement were dovish and interpreted by the market as the Fed effectively buying time to allow for more data to inform any additional response to low inflation, modest economic activity, and global uncertainties.

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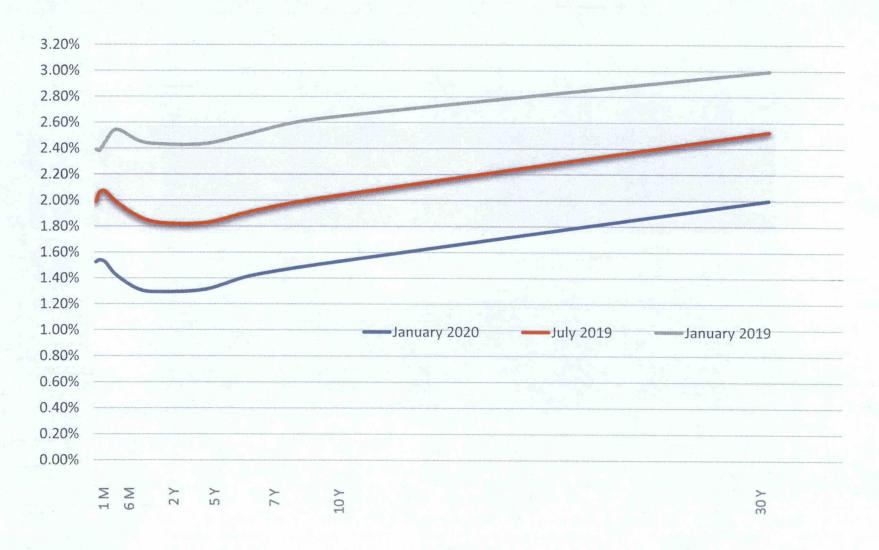
FOMC STATEMENT HIGHLIGHTS

January 2020

THE DUAL MANDATE BULLSEYE



U.S. TREASURY YIELD CURVES



Source: Bloomberg as of 1/31/2020

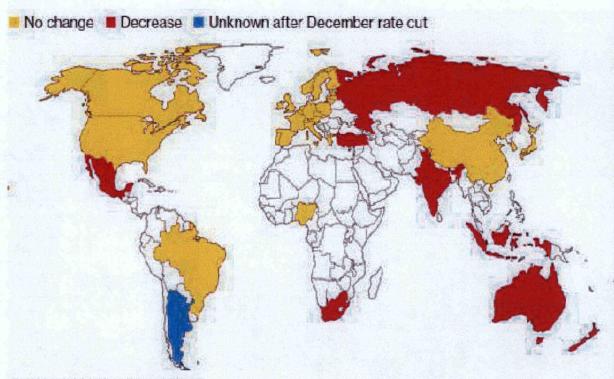
A DECADE OF NO RECESSIONS

- MONTHS IN RECESSION

1900	1901	1902	1903	1904	1905	1906	1907	1908	1909
1910	1911	1912	1913	1914	1915	1916	1917	1918	1919
1920	1921	1922	1923	1924	1925	1926	1927	1928	1929
1930	1931	1932	1933	1934	1935	1936	1937	1938	1939
1940	1941	1942	1943	1944	1945	1946	1947	1948	1949
1950	1951	1952	1953	1954	1955	1956	1957	1958	1959
1960	1961	1962	1963	1964	1965	1966	1967	1968	1969
1970	1971	1972	1973	1974	1975	1976	1977	1978	1979
1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
KINE IN				基于法律工程	Caraca (A)				

Source: The National Bureau of Economic Research

GLOBAL CENTRAL BANKS



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

Source: Bloomberg

PORTFOLIO REVIEW



0 0 0 0 0

PORTFOLIO REVIEW

Warren County portfolio as of 12/31/2019

Your Portfolio Your Asset Allocation Cash \$3,315,160 Securities \$260,588,097 **■ US Government Agencies** 2% Total Portfolio \$263,903,257 **■ FDIC-Insured Products** Collateralized CDs **Your Securities** Commercial Paper Weighted Average Maturity 2.88 years **US Treasuries** Weighted Average Yield to Maturity 1.93% 65% Municipal Bonds **■** Corporate Bonds ■ Money Market Fund **Your Maturity Distribution** 90,000,000 80,000,000 83,543,135 70,000,000 75,733,206 60,000,000 50,000,000 49,569,264 40,000,000 30,000,000 34,766,757 20,000,000 21,085,109 10,000,000 29% 19% 13% 32% 0-1 year 2-3 years 1-2 years 3-4 years 4-5 years

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.



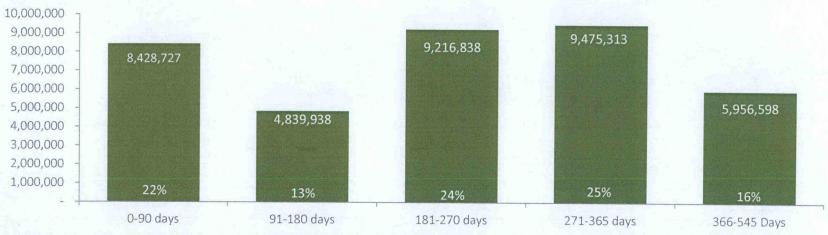
	12/31/2018	3/31/2019	6/30/2019	9/30/2019	12/31/2019
Book Value	\$259,023,632	\$255,157,337	\$260,143,804	\$262,655,618	\$263,903,257
Yield	1.87%	1.96%	2.00%	2.00%	1.93%
Average Maturity	1.77 yrs.	2.20 yrs.	2.28 yrs.	2.32 yrs.	2.87 yrs.
Federal Agencies	75%	76%	74%	71%	65%
CDs – FDIC Insured	6%	5%	5%	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

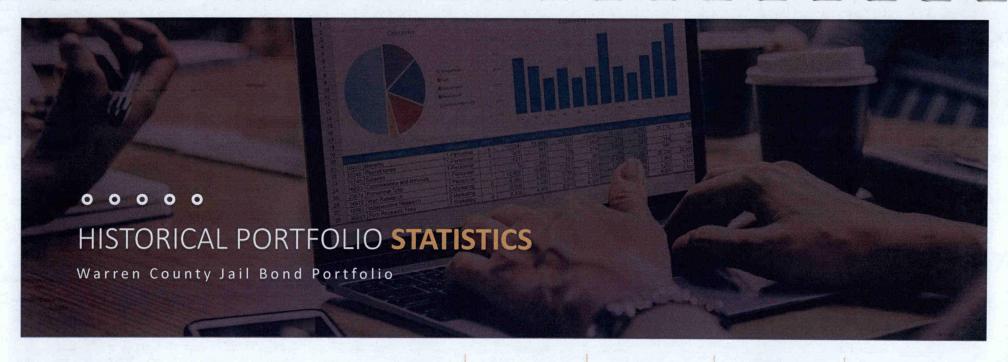
Warren County Jail Bond Proceeds portfolio as of 12/31/2019

Your Portfolio Cash	\$265,808	Your Asset Allocation
Securities Total Portfolio	\$37,917,413 \$38,183,221	5% ■ US Government Agencies
Your Securities Weighted Average Maturity	0.61 years	■ FDIC-Insured Products
Weighted Average Yield	1.91%	60% Commercial Paper

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.



	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%
					11

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.



Warren County Investment Advisory Committ	ee
Report for 12/31/2019	

			Wa	rren Co	unty Inv	estmei	nt Advis	ory Cor	nmittee				
				Repo	rt for 12	2/31/20	019						
	CASH AND EQUIVALENT	S											
1846V203	Security Name FGVXX - FIRST AMERICAN GOVT OBLIGATIONS FUND TO	Shar TAL	res / Par 3,315,159.87 3,315,159.87	Investment	3,315,159.87 3,315,159.87	Unit Price 1.000		3,315,159.87 3,315,159.87	Date Acquired 1/31/2019		Maturity Date N/A	% Class WAY 100.0000% 1.85000000 100.0000% 1.850000000	% Portfolio 1.25243% 1.25243%
	CERTIFICATES OF DEPOSIT - FDIO	INSU	IRED										
USIP 7116AMG0	Security Name MARLIN BUSINESS 1.1% 1/17/20	Sha	res / Par 245.000.00	Investment	245.000.00	Unit Price 99.981	Market Value	244.953.45	Date Acquired 10/31/18	Yield 1.10	Maturity Date	% Class WAY	% Portfolio
73457CC4	CITIZENS B&T 1.30% 01/27/20		245,000.00		245,000.00	100.004		244,953.45	10/31/18		1/17/2020 1/27/2020	2.2850% 0.025135236 2.2850% 0.023741373	0.09256% 0.09256%
66594AW3	WHITNEY BK 1.7% 01/27/20		195,000.00		194,939.36	100.006		195,011.70	10/31/18		1/27/2020	1.8187% 0.031154169	0.07367%
2587CGF1 16077CM6	AMEX BANK 1.90% 03/12/20		245,000.00		245,000.00	100.050		245,122.50	09/20/17		3/12/2020	2.2850% 0.043415408	0.09256%
266CRK4	FIDELITY CO 0.95% 05/11/20 CALLABLE 12/11/19 MB FINANCIAL BK 1.3% 5/11/20		245,000.00 245,000.00		245,000.00 245,000.00	99.965		245,063.70 244,914.25	05/11/16 10/31/18		5/11/2020 5/11/2020	2.2850% 0.023992725 2.2850% 0.029705279	0.09256%
147USD3	INVESTOR'S 1.25% 09/14/20		245,000.00		245,000.00	99.728		244,314.23	10/31/18			2.2850% 0.028705279	0.09256% 0.09256%
9103YQ6	LUANA SAVINGS 1.2% 09/16/20		245,000.00		245,000.00	99.726		244,328.70	10/31/18			2.2850% 0.027420257	0.09256%
8211AA0	MERCH & FARMER 1.3% 10/23/20		245,000.00		245,000.00	99.684		244,225.80	10/31/18			2.2850% 0.029705279	0.09256%
042RDR9 507LBC7	CAP ONE, NA 1.50% 10/26/20 LANDMARK COMM 1.4% 11/10/20		245,000.00		245,000.00	99.680		244,216.00	10/26/16			2.2850% 0.034275322	0.09256%
347HAN9	MUTUAL ONE 1.4% 01/04/21		245,000.00 245,000.00		245,000.00 245,000.00	99.673 99.628		244,198.85 244,088.60	10/31/18 10/31/18		11/10/2020	2.2850% 0.031990300 2.2850% 0.031990300	0.09256% 0.09256%
434AP45	HSBC BANK 1.30% 03/10/21		245,000.00		245,000.00	101.330		248,258,50	03/10/16		3/10/2021	2.2850% 0.045837530	0.09256%
164WLZ9	SYNCHRONY 1.50% 04/15/21		245,000.00		245,000.00	100.082		245,200.90	04/13/18			2.2850% 0.034275322	0.09256%
07XCS4	FRONTIER BK 1.45% 04/29/21 CALLABLE 01/29/20		245,000.00		245,000.00	99.998		244,995.10	04/26/16			2.2850% 0.028128614	0.09256%
0420YS3 267GVB0	CAPITAL ONE 1.60% 05/04/21 PRIVATE BANK 1.5% 05/06/21		245,000.00 245,000.00		245,000.00 245,000.00	100.029 100.095		245,071.05 245,232.75	10/31/18 10/31/18			2.2850% 0.036560343	0.09256%
753XAC4	APEX BANK 1.40% 05/11/21		245,000.00		245,000.00	99.624		244,078.80	10/31/18			2.2850% 0.034275322 2.2850% 0.031990300	0.09256% 0.09256%
3507BA5	COMMUNITY BNK 1.55% 6/15/21		245,000.00		245,000.00	99.879		244,703.55	10/31/18			2.2850% 0.035417832	0.09256%
3847AH0	BANK OF NEW ENGLAND 1.40% 06/17/21		245,000.00		245,000.00	99.878		244,701.10	10/31/18	1.40	6/17/2021	2.2850% 0.031990300	0.09256%
0055BT2	FIRST CREDIT 1.00% 06/29/21 CALLABLE 12/29/19		245,000.00		245,000.00	100.131		245,320.95	06/29/16			2.2850% 0.025112386	0.09256%
5508BC1 4672F29	SAWYER SVNGS 1.30% 06/29/21 CALLABLE 01/29/20 DISCOVER BANK 1.50% 08/10/21		245,000.00 245,000.00		245,000.00 245,000.00	100.020 99.696		245,049.00 244,255.20	08/25/16 10/31/18		6/29/2021 8/10/2021	2.2850% 0.024381179	0.09256%
5857AV0	FIRST OKLAHOMA 1.4% 8/12/21		245,000.00		245,000.00	99.631		244,295.20	10/31/18			2.2850% 0.034275322 2.2850% 0.031990300	0.09256%
906ABH9	INTERNATIONAL 1.35% 08/19/21		245,000.00		245,000.00	99.641		244,120.45	10/31/18			2.2850% 0.030847790	0.09256%
8036CH5	LIVE OAK BK 1.4% 08/19/21		245,000.00		245,000.00	99.625		244,081.25	10/31/18		8/19/2021	2.2850% 0.031990300	0.09256%
173QBR6	BENEFICIAL 1.50% 09/13/21		245,000.00		245,000.00	99.622		244,073.90	10/31/18			2.2850% 0.034275322	0.09256%
1282HF0 767AH95	COMMERCIAL BNK 1.40% 9/16/21 FIRSTBANK PR 1.6% 10/14/21		245,000.00 245,000.00		245,000.00 245,000.00	99.500 99.823		243,775.00 244,566.35	10/31/18 10/31/18			2.2850% 0.031990300 2.2850% 0.036560343	0.09256%
1163GE4	CONTINENTAL 1.50% 12/21/21 CALLABLE 01/21/20		245,000.00		245,000.00	100.026		245,063.70	10/31/18		12/21/2021	2.2850% 0.036560343	0.09256%
19165HN6	MORTON COMM 2.25% 1/19/22		245,000.00		245,000.00	101.074		247,631.30	10/31/18	2.25	1/19/2022	2.2850% 0.051412983	0.09256%
3956HAA1	OTTAWA SAVINGS 2.25% 1/19/22		245,000.00		245,000.00	101.074		247,631.30	10/31/18		1/19/2022	2.2850% 0.051412983	0.09256%
647JAK0	BANKNEWPORT 2.00% 02/28/22 CALLABLE 12/28/19 CIBM BANK 2.10% 03/01/22 CALLABLE 03/01/20		245,000.00		245,000.00	100.027		245,066.15	04/13/18		2/28/2022	2.2850% 0.045700429	0.09256%
2545JAL9 0984P5A9	UNITED COMM 2.05% 03/01/22 CALLABLE 03/01/20		245,000.00 100.000.00		245,000.00	100.076 100.677		245,186.20	10/31/18		3/1/2022 3/1/2022	2.2850% 0.047985450 0.9327% 0.019119567	0.09256%
7113PBX8	EAST BOSTON SVNGS 2.0% 3/28/22		245,000.00		245,000.00	100.575		246,408,75	10/31/18		3/28/2022	2.2850% 0.045700429	0.03778% 0.09256%
33368EM3	NATL BOC 2.05% 04/18/22		250,000.00		248,894.14	100.019		250,047.50	10/31/18			2.3317% 0.050340422	0.09445%
0983WBK6	UNITED COMM 2% 05/05/22		240,000.00		238,080.00	100.039		240,093.60	10/31/18			2.2384% 0.049132625	0.09067%
056QQU0 579NBW2	COMMERCE BANK 2.0% 06/22/22 CALLABLE 12/22/19 TRIAD BANK 2.3% 07/19/22		245,000.00 245,000.00		245,000.00 245,000.00	100.087 101.310		245,213.15 248,209.50	10/31/18 10/31/18		6/22/2022	2.2850% 0.045700429	0.09256%
270LAT0	TIAA FSB 2.20% 09/14/22		129,000.00		129,000.00	101.074		130,385.46	09/05/17		7/19/2022 9/14/2022	2.2850% 0.052555493 1.2031% 0.026468942	0.09256% 0.04873%
580ASH8	BMW BANK NA 1.85% 9/20/22		247,000.00		246,197.25	100.146		247,360.62	09/17/19		9/20/2022	2.3037% 0.045152024	0.09331%
27563BL6	CROSS RIVER BK 1.85 11/14/22		245,000.00		244,877.50	100.105		245,257.25	11/06/19		11/14/2022	2.2850% 0.042729901	0.09256%
118RRH2 6285RS2	CELTIC BANK 1.85% 8/30/24 STATE BANK 2.05% 11/27/24		249,000.00 247,000.00		248,285.37 246,135.50	99.720 100.514		248,302.80 248,269.58	08/16/19 11/12/19		8/30/2024	2.3223% 0.044356463	0.09407%
10203R32		ALS	10,722,000.00		10,716,409.12	100.514	1	0,727,850.61	11/12/19	2.12	11/27/2024	2.3037% 0.048837903 100.0000% 1.622119940	0.09331% 4.05066%
	CERTIFICATES OF DEPOSIT - COLL	ATERA	LIZED										
JSIP	Security Name 1ST NATIONAL 2.13% 7/20/2020	Sha	res / Par 1,000,000.00	Investment \$	1,000,000.00	Unit Price 100.000	Market Value	1,000,000.00	Date Acquired 7/20/2019		Maturity Date 7/20/2020	% Class WAY 14.2857% 0.304285714	% Portfolio 0.37779%
000506CD	1ST NATIONAL 1.78% 11/08/20		2,000,000.00	*	2,000,000.00	100.000		2,000,000.00	11/08/19		11/8/2020	28.5714% 0.508571429	0.37779%
	1ST NATIONAL 1.78% 11/08/20		2,000,000.00		2,000,000.00	100.000		2,000,000.00	12/02/19	1.84	12/2/2020	28.5714% 0.525714286	0.75558%
	1ST NATIONAL 1.78% 11/08/20		2,000,000.00		2,000,000.00	100.000		2,000,000.00	12/02/19		12/2/2020	28.5714% 0.525714286	0.75558%
	TOT	ALS	7,000,000.00		7,000,000.00			7,000,000.00				- 1.00 1.86	2.64453%
	COMMERCIAL PAPER												
USIP	Security Name	Sha	res / Par	Investment			Market Value		Date Acquired		Maturity Date	% Class WAY	% Portfolio
6640PAQ6	JP MORGAN SEC CP 1/24/20		3,000,000.00		2,943,285.83	99.889		2,996,670.00	04/30/19	2.58	1/24/2020	7.0175% 0.181052632	1.13337%

CUSIP	Security Name	Shares / Par		Investment		Unit Price	Market Value		Date Acquired	Yield	Maturity Date	% Class	WAY	% Portfolio
46640PAQ6	JP MORGAN SEC CP 1/24/20		3,000,000.00		2,943,285.83	99.889	2,996,6	670.00	04/30/19	2.58	1/24/2020	7.01759	0.181052632	1.13337%
46640PBK8	JP MORGAN SEC CP 2/19/20		1,000,000.00		990,363.33	99.762	997,6	320.00	08/23/19	1.98	2/19/2020	2.33929	0.046315789	0.37779%
62479LDN2	MUFG BANK LTD CP 04/22/20		3,000,000.00		2,971,827.48	99.411	2,982,3	330.00	10/25/19	1.93	4/22/2020	7.01759	0.135438596	1.13337%
46640PE58	JP MORGAN CP 05/05/20		1,000,000.00		989,201.67	99.394	993,9	940.00	10/08/19	1.88	5/5/2020	2.33929	0.043976608	0.37779%
2254EAFN8	CREDIT SUISSE CP 6/22/20		1,000,000.00		986,404.16	99.067	990,6	370.00	10/11/19	2.00	6/22/2020	2.33929	0.046783626	0.37779%
63873JGE4	NATIXIS NY CP 7/14/20		3,000,000.00		2,958,548.31	98.937	2,968,1	110.00	10/18/19	1.90	7/14/2020	7.01759	0.133333333	1.13337%

2254EAGQ0 09660EHM6 2254EAJ46 63873JJ43 63873JJ97 62479LJJ5 63873JJN1 2254EAJR5	CREDIT SUISSE CP 7/24/20 BNP PARIBAS CP 8/21/20 CREDIT SUISSE CP 09/04/20 NATIXIS NY CP 9/04/20 NATIXIS NY CP 9/11/20 MUFG BANK CP 9/18/20 NATIXIS NY CP 9/18/20 CREDIT SUISSE NY CP 9/25/20 CORPORATE BONDS &	TOTALS		Investment	739,503.33 4,932,376.41 4,931,255.55 4,931,255.55 1,478,862.45 4,931,693.05 3,450,419.80 4,929,761.10 42,164,757.82	98.892 98.801 98.660 98.651 98.707 98.551 99.595	741,690.00 4,940,050.00 4,933,000.00 4,935,550.00 4,935,350.00 3,449,285.00 4,979,761.00 2,322,156.00	10/29/19 11/25/19 12/09/19 12/09/19 12/18/19 12/27/19 12/27/19 12/31/19	1.93 1.83 1.87 1.87 1.93 1.90 1.94 1.91	7/24/2020 8/21/2020 9/4/2020 9/4/2020 9/11/2020 9/18/2020 9/22/2020 9/25/2020	1.7544% 0.033859649 11.6959% 0.214035088 11.6959% 0.218713450 11.6959% 0.218713450 3.5088% 0.067719298 11.6959% 0.2222222 8.1871% 0.158830409 11.6959% 0.222391813 100.0000% 1.944385965	0.28334% 1.88895% 1.88895% 0.56668% 1.88895% 1.32226% 1.88895% 1.83895% 16.15051%
90331HNU3 69371RN85 713448DL9 742718EQ8 06406RAK3 24422ETV1 037833DL1 75472RAD3	Security Name US BANK NA 9.05% 07/24/20 PACCAR FINANCIAL CORP PEPSICO INC 1.70% 10/6/21 PG 1.70% 11/03/21 BK OF NY MELLON 1.95% DE 2.15% 09/08/22 AAPL 1.7% 09/11/22 RJF 1.95% 08/23/23	TOTALS	875,000.00 350,000.00 3,000,000.00 2,000,000.00 2,000,000.00 3,000,000.00 1,000,000.00 247,000.00		875,297.50 344,540.00 3,002,201.67 1,997,980.00 2,008,326.67 3,038,964.17 999,830.00 246,506.00 12,513,646.01	100.512 100.166 100.044 100.343 100.221 100.847 99.930 100.404	879,480.00 350,581.00 3,001,320.00 2,006,860.00 2,004,420.00 3,025,410.00 999,300.00 247,997.88 2,515,368.88	08/01/18 01/28/19 11/21/19 08/26/19 11/08/19 11/25/19 09/05/19 08/14/19	3.03 2.95 1.79 1.75 1.96 1.84 1.71 2.00	7/24/200 11/13/2020 10/6/2021 11/3/2021 8/23/2022 9/8/2022 9/11/2022 8/23/2023	7.0157% 0.212646328 2.8063% 0.082785439 24.0539% 0.280628608 16.0359% 0.280628608 16.0359% 0.314304041 24.0539% 0.42550405 8.0180% 0.137107120 1.9804% 0.039608724 100.0000% 1.940236129	% Portrolio 0.33057% 0.13223% 1.13337% 0.75558% 0.75558% 1.13337% 0.37779% 0.09331% 4.71179%
	MUNICIPAL BONDS &	NOTE	S									
CUSIP 935165AD2 9AMBDF861 9AMBDF876 935165AE0 9AMBDF885 9AMBDF885 9AMBDF885 9AMBDF895 935165AF7 935165AG5 9AMBDF810 935165AH3 935165AH3 9AMBDF810 935165AH3 9AMBDF810 935165AH3 9AMBDF810 935165AM2 9AMBDF810 935165AM2 9AMBDF810 935165AM2 9AMBDF810 9AMBDF810 9AMBDF810 9AMBDF810 9AMBDF810 9AMBDF810 9AMBDF810 9AMBDF810 9AMBDF810	WCPA REV WCCSP 2.75% 12/01/21 WARREN COUNTY WSTWTR TAX MUNI 3.63% 12/ WARREN COTTY VPSA R18 4.60% 12/01/22 WARREN COUNTY WSTSTT TAX MUNI 3.75% 12// WARREN COUNTY WSTSTT TAX MUNI 3.75% 12// WARREN COUNTY WSTWTR TAX MUNI 3.88% 12/ WARREN COUNTY WSTWTR TAX MUNI 4.08% 12/ WARREN COUNTY WSTWTR TAX MUNI 4.05% 12/ WARREN COUNTY WSTWTR TAX MUNI 4.75% 12/ WARREN COUNTY WSTWTR TAX MUNI 4.51% 12/ WARREN COUNTY PA RV SERIES 20198 2.57% 12/ WCPA MIDDLETOWN PACE 3.09% 12/01/35 WARREN COUNTY 6.25% 12/01/36 WARREN CONTY 6.25% 12/01/36 WARREN CNTY WRININ-SI 4.21% 12/01/36 WARREN CNTY IRWIN-SI 4.21% 12/01/37	01/21 01/22 01/23 01/24 01/25 01/26 01/27 01/27 01/28	Shares / Par 155,000.00 12,926.00 1,329.00 23,791.00 180,000.00 13,501.00 24,397.00 1,366.00 775,000.00 170,000.00 14,109.00 180,000.00 15,444.00 190,000.00 205,000.00 205,000.00 215,000.00 215,000.00 215,000.00 215,000.00 215,000.00 215,000.00 215,000.00 215,000.00 215,000.00 215,000.00 215,000.00 215,000.00 215,000.00 215,000.00 215,000.00 215,000.00 217,432.00 191,393.86 623,521.12 11,233,310.98	Investment	155,000.00 12,926.00 13,29.00 23,791.00 160,000.00 13,501.00 170,000.00 170,000.00 170,000.00 170,000.00 175,000.00 180,000.00 180,000.00 26,988.00 205,000.00 215,000.00 215,000.00 215,000.00 215,000.00 215,000.00 215,000.00 1,825,000.00 1	Unit Price 100.976 100.000 100.000 100.000 101.573 100.000 100.000 100.000 102.585 100.000 102.585 100.000 103.388 100.000 103.655 100.000 103.851 100.000 103.851 100.000 103.8532 100.000 100.000 100.000 100.000 100.000 100.000 100.000	156,512.80 12,926.00 13,2926.00 13,2791.00 162,516.80 13,501.00 178,000.00 174,394.50 14,109.00 180,197.50 14,757.00 186,098.40 15,444.40 15,448.40 16,881.80 26,098.00 207,310.00 212,712.10 1,825,000.00 212,712.10 1,825,000.00 390,000.00 214,412.00 1,900,000.00 17,432.00 17,432.00 17,432.00 11,393.86 623,520.70 11,283,128.11	Date Acquired 12/13/18 12/21/18	Yield 3.36 4.45 5.275 2.55 3.45 4.50 2.75 3.25 2.75 3.63 4.60 3.88 4.75 3.98 4.40 4.08 4.21 2.57 4.31 2.57 3.09 4.50 4.63 4.21 2.57 3.09 4.50 4.63 4.21 2.30	Maturity Date 12/1/2020 12/1/2020 12/1/2020 12/1/2020 12/1/2021 12/1/2021 12/1/2021 12/1/2021 12/1/2021 12/1/2021 12/1/2022 12/1/2023 12/1/2023 12/1/2023 12/1/2023 12/1/2023 12/1/2023 12/1/2024 12/1/2025 12/1/2036 12/1/2036 12/1/2039	**X Class WAY 1.3798** 0.046382110 0.11515** 0.005120547 0.01189* 0.000325549 0.2118** 0.005400838 1.4243** 0.049139564 0.1202** 0.005408423 0.2172** 0.005972751 0.0122** 0.005972757 1.0122** 0.005972758 1.5134** 0.054934827 0.1256** 0.005777584 1.5579** 0.058419998 0.1314** 0.054934827 1.6124** 0.054934827 1.5134** 0.054934827 1.15134** 0.054934827 1.15134** 0.062172231 0.1375** 0.05613623 0.1314** 0.062172231 0.1375** 0.006530488 1.6914** 0.062172231 0.1375** 0.00653048 1.6914** 0.072641094 1.82499** 0.07622632 0.1190** 0.000834304 1.7804** 0.072641094 1.8249** 0.076829530 16.2463** 0.447530504 1.8140** 0.072641094 1.8249** 0.076829530 16.2463** 0.44040888 3.4718** 0.107279145 2.17558** 0.49040888 3.4718** 0.107279145 2.1558** 0.107473105 2.65588** 0.1074731	% Portfolio 0.05856% 0.00488% 0.00050% 0.00899% 0.00510% 0.0092% 0.0052% 0.0052% 0.00523% 0.06422% 0.00533% 0.06611% 0.00558% 0.49490% 0.06800% 0.00583% 0.07178% 0.00986% 0.07566% 0.07756% 0.88947% 0.88947% 0.88122% 0.14734% 0.14734% 0.17725% 0.14734% 0.17189% 0.19234% 0.71780% 0.11398% 0.10659% 0.00559% 0.00558%
	U.S. GOVERNMENT AGENCY	OBLIG	ATIONS									
CUSIP 3133EHQJ5 3133EGMN2 3133EGSA4 313380WG8 3133EGL39 3133EGL39 3133EGL47 3133EHXM0 3133EHXM2 3133EHXM2 3133EHXM3 3133EHXM3 3133EHXM3 3133EHXM3 3133EHXM3 3133EHXM3 3133EHXM3	Security Name FFCB 1.625% 07/06/20 FFCB 1.325% 07/20/20 FFCB 1.325% 07/20/20 FFCB 1.375% 09/11/20 FFCB 1.375% 09/11/20 FFCB 1.375% 10/13/20 FFCB 1.35% 11/02/20 FFCB 1.45% 07/14/21 FFCB 1.93% 12/08/21 FFCB 1.92% 04/19/22 FFCB 2.85% 07/19/22 FFCB 2.85% 07/19/22 FFCB 2.85% 07/19/22 FFCB 1.85% 07/19/22 FFCB 1.85% 07/19/22 FFCB 1.85% 07/19/22 FFCB 1.85% 07/19/23 FFCB 1.98% 04/17/23 FFCB 1.98% 04/17/23 FFCB 1.98% 6/13/23		\$\text{Shares / Par}\$ 500,000.00 500,000.00 800,000.00 1,000,000.00 2,500,000.00 2,500,000.00 1,250,000.00 2,500,000.00 1,500,000.00 3,000,000.00 1,000,000.00 1,502,000.00 1,502,000.00 1,502,000.00 1,502,000.00 1,000,000.00 1,502,000.00 1,000,000.00 1,000,000.00 1,000,000.00	Investment	499,375,00 491,000,00 797,800,00 503,065,39 998,500,00 998,425,00 241,775,00 2,492,875,00 1,248,750,00 1,500,262,50 248,875,00 2,998,500,00 999,120,00 1,523,973,68 968,250,00	Unit Price 100.001 99.822 99.748 99.797 99.860 99.716 99.715 99.851 100.000 101.560 100.611 103.641 100.136 99.788 99.788	500,005.00 499,110.00 797,984.00 498,985.00 998,600.00 997,160.00 249,287.50 2,496,275.00 1,250,000.00 507,800.00 1,509,185.00 259,102.50 3,004,080.00 997,880.00 1,517,497.00 997,450.00	Date Acquired 10/31/18 10/31/18 10/28/16 05/05/17 07/12/16 10/31/18 09/22/17 10/15/19 10/31/18 12/20/19 08/14/19 10/08/19 01/29/19	Yield 1.71 2.05 1.39 1.22 1.41 1.40 2.48 2.00 1.96 2.24 1.85 3.00 1.68 1.59 2.00 2.76	Maturity Date 7/6/2020 7/6/2020 8/24/2020 9/11/2020 9/11/2020 10/13/2020 11/2/2020 11/2/2021 12/6/2021 4/19/2022 7/19/2022 12/21/2022 12/21/2022 12/21/2023 6/13/2023	% Class WAY 0.2929% 0.005005712 0.2929% 0.005908653 0.4686% 0.006532908 0.2929% 0.005998653 0.4686% 0.006532908 0.2929% 0.005961700 0.5855% 0.006195425 0.1465% 0.002631971 1.4645% 0.029304941 0.7323% 0.014352245 0.2929% 0.006561026 0.8787% 0.016256114 0.1465% 0.004387686 1.7574% 0.029524518 0.5655% 0.009314314 0.8934% 0.017867081 0.5858% 0.009314314	% Portfolio 0.188895% 0.188895% 0.302232% 0.188895% 0.377790% 0.377790% 0.94447% 0.94447% 0.472237% 0.188895% 0.566685% 0.094447% 1.133369% 0.377790%

040051/01/7	FFCB 1.77% 06/26/23		675.000.00	672,252.75	100.459	678,098.25	06/20/19	1.88	6/26/2023		0.3954% 0.007433877	0.255008%
3133EKSN7 3133EKWZ5	FFCB 2.20% 07/24/23		1,500,000.00	1,500,266.66	100.227	1,503,405.00	07/30/19	2.21	7/24/2023		0.8787% 0.019419466	0.566685%
3133EK3M6	FFCB 1.625% 10/23/23		2,000,000.00	1,998,080.00	99.951	1,999,020.00	10/15/19	1.65	10/23/2023		1.1716% 0.019331595	0.755580%
3133EKV94	FFCB 2.12% 04/02/24		1,500,000.00 1,500,000.00	1,500,441.67 1,498,290.00	99.445 100.865	1,491,675.00 1,512,975.00	10/04/19 06/17/19	2.12 1.97	4/2/2024 6/13/2024		0.8787% 0.018628628 0.8787% 0.017310565	0.566685% 0.566685%
3133EKQU3 3133EKWV4	FFCB 1.95% 06/13/24 FFCB 1.85% 07/26/24		1,250,000.00	1,248,225.00	100.865	1,255,150.00	07/24/19	1.88	7/26/2024		0.7323% 0.013766439	0.472237%
3133ELBA1	FFCB 1.97% 08/25/24		3,000,000.00	2,996,649.17	99.931	2,997,930.00	12/02/19	2.00	8/26/2024		1.7574% 0.035148355	1.133369%
3133EKH41	FFCB 2.00% 09/03/24		2,500,000.00	2,508,263.89	99.655	2,491,375.00	11/05/19	2.01	9/3/2024		1.4645% 0.029436748	0.944474%
3133EKP75	FFCB 1.60% 09/17/24		2,000,000.00	1,997,333.33 2,497,300.00	99.250 99.867	1,985,000.00 2,496,675.00	09/26/19	1.65	9/17/2024 9/17/2024		1.1716% 0.019331595 1.4645% 0.025189655	0.755580% 0.944474%
3133ELEA8 3133EK3B0	FFCB 1.70% 09/17/24 FFCB 1.50% 10/16/24		2,500,000.00 6,000,000.00	5,989,788.54	98.753	5,925,180.00	10/10/19	1.56	10/16/2024		3.5148% 0.054831434	2.266739%
3133EK4Y9	FFCB 1.65% 11/01/24		3,000,000.00	2,983,560.00	99.420	2,982,600.00	10/28/19	1.76	11/1/2024		1.7574% 0.030930553	1.133369%
3133EK6J0	FFCB 1.625% 11/08/24	N.	2,500,000.00	2,498,075.00	99.295	2,482,375.00	11/01/19	1.64	11/8/2024	47.000.000.00	1.4645% 0.024018043	0.944474% 17.756120%
		FFCB TOTAL								47,000,000.00		17.756120%
313378J77	FHLB 1.875% 03/13/20		1,250,000.00	1,257,354.34	100.042	1,250,525.00	5/5/2017	1.67	3/13/2020		0.7323% 0.012199408	0.472237%
3130AAQE1	FHLB 1.65% 4/30/20		2,000,000.00	2,000,000.00	100.011 99.879	2,000,220.00 249,697.50	1/30/2017 10/31/2018	1.65 1.76	4/30/2020 9/14/2020		1.1716% 0.019331595 0.1465% 0.002576082	0.755580%
3130A9A76 3130A6MH7	FHLB 1.30% 09/14/20 FHLB 1.72% 10/28/20		250,000.00 1,000,000.00	1,000,000.00	100.000	1,000,000.00	10/29/2015	1.72	10/28/2020		0.5858% 0.010075862	0.377790%
313371U79	FHLB 3.13% 12/11/20		250,000.00	252,750.00	101.373	253,432.50	4/12/2018	2.66	12/11/2020		0.1465% 0.003898538	0.094447%
313382K69	FHLB 1.75% 03/12/21		250,000.00	251,041.06	100.182	250,455.00	5/9/2017	1.64	3/12/2021		0.1465% 0.002397411	0.094447% 0.755580%
3130A7RL1	FHLB 1.625% 04/19/21		2,000,000.00 500,000.00	2,000,000.00	99.926 99.772	1,998,520.00 498,860.00	4/11/2016	1.63	4/19/2021 6/14/2021		1.1716% 0.019038692 0.2929% 0.006429220	0.755580%
3130A8GC1 3130A8J20	FHLB 1.59% 06/14/21 FHLB 1.65% 06/28/21		1.000.000.00	1,000,000.00	99.838	998,380.00	6/14/2016	1.65	6/28/2021		0.5858% 0.009665798	0.377790%
3130A9VC2	FHLB 2.0% 10/27/21		250,000.00	244,705.00	99.983	249,957.50	10/31/2018	2.60	10/27/2021		0.1465% 0.003812132	0.094447%
3130AABG2	FHLB 1.88% 11/29/21		500,000.00	495,250.00	100.537	502,685.00	10/31/2018	2.13	11/19/2021		0.2929% 0.006235904	0.188895%
3130A9ZF1	FHLB 1.25% 11/26/21 FHLB 1.65% 11/23/21		1,000,000.00 2,000,000.00	1,000,000.00	99.873 99.788	998,730.00 1,995,760.00	11/30/2016	1.28 1.65	11/23/2021 11/23/2021		0.5858% 0.007486600 1.1716% 0.019331595	0.377790% 0.755580%
3130A9VY4 313376C94	FHLB 1.65% 11/23/21 FHLB 2.63% 12/10/21		250,000.00	252,254.14	101.858	254,645.00	10/31/2018	2.38	12/10/2021		0.1465% 0.003485545	0.094447%
3130AEBM1	FHLB 2.75% 06/10/22		750,000.00	746,850.00	102.744	770,580.00	7/12/2018	2.86	6/10/2022		0.4394% 0.012565537	0.283342%
3130ACFU3	FHLB 1.625% 10/12/22		1,225,000.00	1,225,000.00	100.013	1,225,159.25	9/21/2017	1.63	10/12/2022		0.7176% 0.011661199	0.462792%
3130AFA72	FHLB 3.25% 04/26/23		250,000.00 300,000.00	250,000.00 300,000.00	101.018 100.858	252,545.00 302,574.00	12/18/2018 10/30/2018	3.25	4/26/2023 9/28/2023		0.1465% 0.004759673 0.1757% 0.005623737	0.094447% 0.113337%
3130AEY38 3130AGLE3	FHLB 3.20% 09/28/23 FHLB 2.40% 06/12/24		1.000.000.00	1,000,000.00	99.990	999,900.00	6/5/2019	2.40	6/12/2024		0.5858% 0.014059342	0.377790%
3130A8HK2	FHLB 1.75% 06/14/24		850,000.00	847,977.00	100.323	852,745.50	9/13/2019	1.80	6/14/2024		0.4979% 0.008962831	0.321121%
3130AHJS3	FHLB 2.20% 11/19/24		3,000,000.00	3,000,000.00	100.030	3,000,900.00	11/6/2019	2.20	11/19/2024	40.075.000.00	1.7574% 0.038663191	1.133369%
		FHLB TOTAL								19,875,000.00		7.508572%
3134G96K8	FHLMC 1.35% 05/28/20		500,000.00	499,625.00	99.887	499,435.00	08/23/16	1.40	5/28/2020		0.2929% 0.004112358	0.188895%
3134GBXT4	FHLMC 1.70% 07/27/20		1,000,000.00	1,000,000.00	100.044	1,000,440.00	10/31/18	1.70	7/27/2020		0.5858% 0.009958701	0.377790%
3134GBYR7	FHLMC 1.75% 07/27/20 FHLMC 1.75% 08/28/20		1,000,000.00 500,000.00	1,000,000.00 501,044.21	100.072	1,000,720.00 500,055.00	10/31/18	1.75	7/27/2020 8/28/2020		0.5858% 0.010251604 0.2929% 0.004926628	0.377790% 0.188895%
3134GBNN8 3134GBG55	FHLMC 1.75% 06/26/20 FHLMC 1.70% 09/29/20		250,000.00	249,525.00	100.069	250,172.50	12/18/18	1.77	9/29/2020		0.1465% 0.002584869	0.094447%
3134GBH21	FHLMC 1.70% 09/29/20		250,000.00	249,582.50	100.000	250,000.00	09/13/17	1.76	9/29/2020		0.1465% 0.002574617	0.094447%
3134GBE40	FHLMC 1.70% 11/27/20		1,000,000.00	997,750.00	99.951	999,510.00 752,002.50	10/31/18	1.77	11/27/2020		0.5858% 0.010380481 0.4394% 0.008312586	0.377790% 0.283342%
3134GBZ70 3134G46F0	FHLMC 1.875% 11/27/20 FHLMC 1.75% 12/11/20		750,000.00 250,000.00	749,625.00 245,443.58	100.267 100.101	250,252.50	12/19/18 02/28/18	2.69	12/11/2020		0.1465% 0.003943938	0.094447%
3134GA7C2	FHLMC 2.25% 02/26/21		2,000,000.00	1,998,604.00	100.725	2,014,500.00	03/23/17	2.01	2/26/2021		1.1716% 0.023525966	0.755580%
3134G9EE3	FHLMC 1.50% 04/27/21		2,000,000.00	2,000,000.00	99.869	1,997,380.00	04/21/16	1.50	4/27/2021		1.1716% 0.017574178	0.755580%
3134G9QA8	FHLMC 1.80% 06/30/21		3,000,000.00 1,000,000.00	3,000,000.00	99.757 99.715	2,992,710.00 997,150.00	05/23/16 07/26/16	1.80	6/30/2021 8/16/2021		1.7574% 0.031633520 0.5858% 0.009396327	1.133369% 0.377790%
3134G9U70 3134G95L7	FHLMC 1.60% 08/16/21 FHLMC 1.60% 08/25/21		75,000.00	72,566.25	99.462	74,596.50	10/31/18	2.56	8/25/2021		0.0439% 0.001123869	0.028334%
3134GAET7	FHLMC 1.50% 09/30/21		2,100,000.00	2,100,000.00	99.922	2,098,362.00	09/01/16	1.50	9/30/2021		1.2302% 0.018452887	0.793359%
3134GAQR8			3,000,000.00	3,000,000.00	99.989	2,999,670.00	09/28/16	1.07	10/21/2021		1.7574% 0.018839518	1.133369%
3134GAQV9	FHLMC 1.40% 10/27/21 FHLMC 1.5% 10/27/21		1,000,000.00 1,000,000.00	1,000,000.00	99.755 99.776	997,550.00 997,760.00	10/07/16	1.40	10/27/2021		0.5858% 0.008201283 0.5858% 0.008787089	0.377790% 0.377790%
3134GASF2 3134GATB0	FHLMC 1.55% 10/2//21 FHLMC 1.55% 11/10/21		2,000,000.00	2,000,000.00	99.727	1,994,540.00	10/12/16	1.55	11/10/2021		1.1716% 0.018159984	0.755580%
3134GAYX6	FHLMC 1.875% 11/26/21		3,000,000.00	3,000,000.00	100.015	3,000,450.00	11/14/16	1.88	11/26/2021		1.7574% 0.032951583	1.133369%
3134GAUA0	FHLMC 1.50% 11/30/21	4	1,000,000.00	1,000,000.00	99.583	995,830.00 1.000,110.00	11/07/16	1.50	11/30/2021 7/19/2022		0.5858% 0.008787089 0.5858% 0.011716118	0.377790% 0.377790%
3134GBVF6 3134GT4B6	FHLMC 2% 07/19/22 FHLMC 1.75% 11/28/22		1,000,000.00 1,500,000.00	1,000,000.00 1,496,475.00	100.011 99.406	1,491,090.00	06/22/17 08/21/19	1.83	11/28/2022		0.8787% 0.016080373	0.566685%
3134GUHH6			2,500,000.00	2,488,500.00	99.032	2,475,800.00	10/09/19	1.64	4/24/2023		1.4645% 0.024018043	0.944474%
3134GTC68	FHLMC 2.22% 07/17/2023		1,250,000.00	1,250,000.00	100.067	1,250,837.50	07/10/19	2.22	7/17/2023		0.7323% 0.016256114	0.472237%
3134GUJG6	FHLMC 1.70% 10/23/23		2,000,000.00	1,996,400.00	99.362 99.462	1,987,240.00 1,989,240.00	10/10/19 10/11/19	1.75 1.85	10/23/2023		1.1716% 0.020503207 1.1716% 0.021674819	0.755580% 0.755580%
3134GUJZ4 3134GUUW8	FHLMC 1.85% 10/23/23 FHLMC 1.80% 11/27/23		2,000,000.00 2,500,000.00	2,000,000.00	99.889	2,497,225.00	11/21/19	1.83	11/27/2023		1.4645% 0.026800621	0.944474%
3134GUSP6			2,000,000.00	2,000,000.00	99.624	1,992,480.00	11/13/19	2.00	11/27/2023		1.1716% 0.023432237	0.755580%
3134GUZE3	FHLMC 2.00% 12/18/23		5,000,000.00	5,000,000.00	99.963	4,998,150.00	12/09/19	2.00	12/18/2023		2.9290% 0.058580592	1.888949%
3134GUL24	FHLMC 2.00% 12/27/23		2,500,000.00 3,020,000.00	2,500,000.00 3,017,886.00	100.007 100.019	2,500,175.00 3,020,573.80	12/20/19 12/20/19	2.00 1.87	12/27/2023 12/28/2023		1.4645% 0.029290296 1.7691% 0.033082804	0.944474%
3134GUH29 3134GS3G8	FHLMC 1.85% 12/28/23 FHLMC 2.875% 02/28/24		2,000,000.00	2,000,000.00	100.019	2,002,780.00	02/22/19	2.88	2/28/2024		1.1716% 0.033742421	0.755580%
3134GUAB6	FHLMC 1.75% 03/19/24		1,000,000.00	995,350.00	99.543	995,430.00	09/10/19	1.86	3/19/2024		0.5858% 0.010895990	0.377790%
3134GUEN6			2,500,000.00	2,500,000.00	99.152	2,478,800.00	09/25/19	1.88	3/28/2024		1.4645% 0.027532878	0.944474%
3134GTNX7			2,000,000.00 2,565,000.00	2,000,000.00 2.564.563.59	100.293	2,005,860.00 2,563,820.10	05/15/19 12/27/19	2.70	5/28/2024 6/19/2024		1.1716% 0.031633520 1.5026% 0.030352362	0.755580% 0.969031%
3134GUZH6 3134GTXP3			2,000,000.00	2,000,000.00	100.119	2,002,380.00	06/26/19	2.22	6/26/2024		1.1716% 0.026009783	0.755580%
3134GTYK3	FHLMC 2.00% 07/02/24		2,500,000.00	2,495,625.00	100.041	2,501,025.00	07/01/19	2.04	7/2/2024		1.4645% 0.029876102	0.944474%
3134GT3T8	FHLMC 2.125% 8/27/24		1,500,000.00	1,500,000.00	100.021	1,500,315.00 3,000,690.00	08/21/19 10/24/19	2.13	8/27/2024 8/28/2024		0.8787% 0.018672564 1.7574% 0.035324097	0.566685% 1.133369%
3134GT3X9 3134GT6N8	FHLMC 2.01% 08/28/24 FHLMC 2.13% 09/12/24		3,000,000.00 2,000,000.00	3,009,750.00 1,998,716.67	100.023 100.027	2,000,540.00	09/23/19	2.01	9/12/2024		1.1716% 0.035324097	0.755580%
3134GUJY7	FHLMC 1.75% 10/28/24		2,000,000.00	1,989,400.00	99.055	1,981,100.00	10/11/19	1.86	10/28/2024		1.1716% 0.021791980	0.755580%
3134GUML1	FHLMC 2.05% 10/30/24		3,000,000.00	3,000,000.00	100.023	3,000,690.00	10/24/19	2.05	10/30/2024		1.7574% 0.036027064	1.133369%
3134GUYS3	FHLMC 2.02% 12/23/24		2,500,000.00	2,498,000.00	99.905	2,497,625.00	12/10/19	2.04	12/23/2024		1.4645% 0.029876102	0.944474%

134GUH60	FHLMC 2.00% 12/30/2	24	FHLMC TOTAL	2,000,000.00	1,999,300.00	99.862	1,997,240.00	12/30/19	2.01	12/30/2024	82,510,000.00	1.1716% 0.023549398	0.755580% 31.171435%	
136G0N49	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%	
136G4GD9	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	07/06/16	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%	
136G35L5	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%	
135G0H55	FNMA 1.875% 12/28/2			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%	
136G3JY2	FNMA 1.5% 04/28/21			500,000.00	498,750.00	99.758	498,790.00	05/06/16	1.55	4/28/2021		0.2929% 0.004545854	0.188895%	
136G3NL5	FNMA 1.625% 05/25/2	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%	
136G3H24	FNMA 1.55% 07/27/21	1		795,000.00	794,761.50	99.818	793,553.10	07/26/16	1.56	7/21/2021		0.4657% 0.007246536	0.300343%	
136G3XF7	FNMA 1.25% 07/27/21			1,000,000.00	996,500.00	98.931	989,310.00	06/29/16	1.32	7/27/2021		0.5858% 0.007750212	0.377790%	
135G0N82	FNMA 1.25% 08/17/21	1		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%	
136G3X26	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%	
136G4EV1	FNMA 1.625% 10/28/2	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%	
135G0V75	FNMA 1.75% 07/02/24	4		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%	
135G0W66	FNMA 1.625% 10/15/2	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%	
			ENDAS TOTAL										0.0544700/	
			FNMA TOTAL								21,320,000.00		8.054478%	
			TOTALS	170,705,000.00	170,533,969.33		170,449,322.35				21,320,000.00	100.0000% 1.841385167	64.490605%	
	U.S. TF	REASURY B	William of Prince		170,533,969.33		170,449,322.35				21,320,000.00	100.0000% 1.841385167		
CUSIP	U.S. TF		TOTALS		170,533,969.33	Unit Price	170,449,322.35	Date Acquired	Yield	Maturity Date	21,320,000.00		64.490605%	
CUSIP 2828X96		REASURY B	TOTALS	Shares / Par	Investment Cost	Unit Price 99.949		Date Acquired	Yield 2.18	Maturity Date 5/15/2020	21,320,000.00	100,0000% 1.841385167 % Class WAY 7.6923% 0.167846154	64.490605% % Portfolio	
2828X96	T 1.50% 05/15/20		TOTALS	Shares / Par 500,000.00	Investment Cost 492,421.88	99.949	Market Value 499,745.00	09/19/17	2.18	5/15/2020	21,320,000.00	% Class WAY 7.6923% 0.167846154	64.490605% % Portfolio 0.188895%	
2828X96 2828H86	T 1.50% 05/15/20 T 1.5% 01/31/22		TOTALS	Shares / Par 500,000.00 750,000.00	Investment Cost 492,421.88 718,986.62	99.949 99.852	Market Value 499,745.00 748,890.00	09/19/17 10/31/18	2.18 2.67	5/15/2020 1/31/2022	21,320,000.00	% Class WAY 7.6923% 0.167846154 11.5385% 0.308423077	64.490605% % Portfolio 0.188895% 0.283342%	
12828X96 12828H86 12828XG0	T 1.50% 05/15/20 T 1.5% 01/31/22 T 2.125% 06/30/22		TOTALS	Shares / Par 500,000.00 750,000.00 250,000.00	Investment Cost 492,421.88 718,986.62 245,240.00	99.949 99.852 101.320	Market Value 499,745.00 748,890.00 253,300.00	09/19/17 10/31/18 03/12/18	2.18 2.67 2.59	5/15/2020 1/31/2022 6/30/2022	21,320,000.00	% Class WAY 7.6923% 0.167846154 11.5385% 0.308423077 3.8462% 0.099538462	% Portfolio 0.188895% 0.283342% 0.094447%	
2828X96 2828H86 2828XG0 2828T91	T 1.50% 05/15/20 T 1.5% 01/31/22 T 2.125% 06/30/22 T 1.625% 10/31/23		TOTALS	Shares / Par 500,000.00 750,000.00 250,000.00 2,000,000.00	Investment Cost 492,421.88 718,986.62 245,240.00 1,987,890.62	99.949 99.852 101.320 99.910	Market Value 499,745.00 748,890.00 253,300.00 1,998,200.00	09/19/17 10/31/18 03/12/18 06/26/19	2.18 2.67 2.59 1.77	5/15/2020 1/31/2022 6/30/2022 10/31/2023	21,320,000.00	% Class WAY 7.9923% 0.167846154 11.5385% 0.308423077 3.8462% 0.099538463 30.7692% 0.54461583	% Portfolio 0.188895% 0.283342% 0.094447% 0.755580%	
CUSIP 12828X96 12828H86 12828XG0 12828T91 12828T91 12828YH7	T 1.50% 05/15/20 T 1.5% 01/31/22 T 2.125% 06/30/22		TOTALS	Shares / Par 500,000.00 750,000.00 250,000.00	Investment Cost 492,421.88 718,986.62 245,240.00	99.949 99.852 101.320	Market Value 499,745.00 748,890.00 253,300.00	09/19/17 10/31/18 03/12/18	2.18 2.67 2.59	5/15/2020 1/31/2022 6/30/2022	21,320,000.00	% Class WAY 7.6923% 0.167846154 11.5385% 0.308423077 3.8462% 0.099538462	% Portfolio 0.188895% 0.283342% 0.094447%	
12828X96 12828H86 12828XG0 12828T91	T 1.50% 05/15/20 T 1.5% 01/31/22 T 2.125% 06/30/22 T 1.625% 10/31/23		TOTALS	Shares / Par 500,000.00 750,000.00 250,000.00 2,000,000.00 3,000,000.00	Investment Cost 492,421.88 718,986.62 245,240.00 1,987,890.82 2,981,465.16	99.949 99.852 101.320 99.910	Market Value 499,745.00 748,890.00 253,300.00 1,998,200.00 2,975,040.00	09/19/17 10/31/18 03/12/18 06/26/19	2.18 2.67 2.59 1.77	5/15/2020 1/31/2022 6/30/2022 10/31/2023	21,320,000.00	% Class WAY 7.6923% 0.167846154 11.5385% 0.308423077 3.8462% 0.099538462 30.7692% 0.544615385 46.1538% 0.784615385 100.0000% 1.905038462	% Portfolio 0.188895% 0.283342% 0.094447% 0.755580% 1.133369% 2.455634%	Weig
2828X96 2828H86 2828XG0 2828T91	T 1.50% 05/15/20 T 1.5% 01/31/22 T 2.125% 06/30/22 T 1.625% 10/31/23		TOTALS	Shares / Par 500,000.00 750,000.00 250,000.00 2,000,000.00 3,000,000.00	Investment Cost 492,421.88 718,986.62 245,240.00 1,987,890.82 2,981,465.16	99.949 99.852 101.320 99.910	Market Value 499,745.00 748,890.00 253,300.00 1,998,200.00 2,975,040.00	09/19/17 10/31/18 03/12/18 06/26/19	2.18 2.67 2.59 1.77	5/15/2020 1/31/2022 6/30/2022 10/31/2023	21,320,000.00	% Class WAY 7.6923% 0.167846154 11.5385% 0.308423077 3.8462% 0.099538462 30.7692% 0.544615385 40.15385 0.784615385 100.0000% 1.905038462 Weighted	% Portfolio 0.18885% 0.283342% 0.09447% 0.755580% 2.455634%	Weig
2828X96 2828H86 2828XG0 2828T91	T 1.50% 05/15/20 T 1.5% 01/31/22 T 2.125% 06/30/22 T 1.625% 10/31/23		TOTALS	Shares / Par 500,000.00 750,000.00 250,000.00 2,000,000.00 3,000,000.00 6,500,000.00 \$	Investment Cost 492,421.88 718,986.62 245,240.00 1,987,890.62 2,981,465.16 6,426,004.28	99.949 99.852 101.320 99.910	Market Value 499,745.00 748,890.00 253,300.00 1,998,200.00 2,975,040.00 6,475,175.00	09/19/17 10/31/18 03/12/18 06/26/19	2.18 2.67 2.59 1.77	5/15/2020 1/31/2022 6/30/2022 10/31/2023	21,320,000.00	% Class WAY 7.9923% 0.167846154 11.5385% 0.308423077 3.8462% 0.099538462 30.7692% 0.544615385 46.1538% 0.784615385 100.0000% 1.905038462 Weighted Average	% Portfolio 0.188895% 0.283342% 0.755580% 1.133369% 2.455634%	Aver
2828X96 2828H86 2828XG0 2828T91	T 1.50% 05/15/20 T 1.5% 01/31/22 T 2.125% 06/30/22 T 1.625% 10/31/23	Security Name	TOTALS	Shares / Par 500,000.00 750,000.00 250,000.00 2,000,000.00 3,000,000.00	Investment Cost 492,421.88 718,986.62 245,240.00 1,987,890.82 2,981,465.16	99.949 99.852 101.320 99.910	Market Value 499,745.00 748,890.00 253,300.00 1,998,200.00 2,975,040.00	09/19/17 10/31/18 03/12/18 06/26/19	2.18 2.67 2.59 1.77	5/15/2020 1/31/2022 6/30/2022 10/31/2023	21,320,000.00	% Class WAY 7.6923% 0.167846154 11.5385% 0.308423077 3.8462% 0.099538462 30.7692% 0.544615385 40.15385 0.784615385 100.0000% 1.905038462 Weighted	% Portfolio 0.188895% 0.283342% 0.755580% 1.133369% 2.455634%	

Warren County Rural Zoning Code Text Amendments

Text Amendment Process

Rural Zoning Commission Initiation **Regional Planning Commission Meeting** Recommendation approval December 19, 2020 **Rural Zoning Commission Hearing** Recommendation to approve January 21, 2020 **Board of County Commissioners Hearing** Decision

Amendment Topics

- 1) BZA & Zoning Inspector, Duties & Responsibilities
- 2) Non-Conformity Provisions
- 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

SEC 1.204 BOARD OF ZONING APPEALS (BZA)

- **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.

- 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** <u>Duties & Responsibilities</u>: 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.

- (B) <u>Non-Residential Lots:</u> 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.

- 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.

SEC 2.302 RESIDENTIAL ZONING STANDARDS:

2.302.3 <u>Conservation Design Option (CDO)</u>:

- (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.

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.

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-yourown (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.

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):
 - 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:

SEC 2.205 TABLE OF USES BY ZONING DISTRICT:

	ZONING DISTRICTS												
LAND USES	RU & R1A	R1	R1B	R2	R3	B1	В2	В3	B4	B5	11	12	Use Specific Standards
AGRICULTU			TED U	SES									
Kennel (non-exempt)	С	С				S	S	S	S	S	S	S	3.202.5
Nurseries and Greenhouses (non- exempt)	С	С	С	С	С	s	s	s	s	s	s	s	3.202.6
Winery	E	E	E	E	E	E	E	E	E	E	E	E	3.202.7
Winery	Е	E	Е	E	Е	Е	E	E	Е	Е	E	E	N/A
					-			لـــــــا					

- **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 <u>Winery (Non-Exempt Agriculture)</u>: 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.

SEC. 3.203 RESIDENTIAL USES STANDARDS AND REQUIREMENTS

3.203.5 Secondary Dwelling Units:

- (B) <u>Standards</u>: A secondary dwelling unit shall only be allowed in accordance with the following provisions:
- 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.

- (B) <u>Residential Construction:</u> 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) <u>Timing of Approval:</u> 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) <u>Deposit:</u> 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.

SEC 3.612 SIGNS PERMITTED IN ALL DISTRICTS:

- (A) <u>Gateway Signs</u>: 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.

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

SEC 4.103 <u>DEFINITIONS</u>:

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.

