



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

**406 Justice Drive, Lebanon, Ohio 45036**

***www.co.warren.oh.us***

***commissioners@co.warren.oh.us***

*Telephone (513) 695-1250*

*Facsimile (513) 695-2054*

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

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

**MINUTES: Regular Session – May 25, 2021**

The Board met in regular session pursuant to adjournment of the May 18, 2021 meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the May 11, 2021 meeting were read and approved.

- 21-0683      A resolution was adopted to designate Family and Medical Leave of Absence to Terry Finamore, within the Job and Family Services, Human Services Division. Vote: Unanimous
- 21-0684      A resolution was adopted to amend Section 4.13: Use of County Credit Card Policy within the Personnel Policy Manual. Vote: Unanimous
- 21-0685      A resolution was adopted to authorize the issuance of a county credit card for use by the Warren County Department of Jobs and Family Services- Human Services Division. Vote: Unanimous
- 21-0686      A resolution was adopted to cancel regularly scheduled Commissioners' meeting Thursday May 27, 2021. Vote: Unanimous
- 21-0687      A resolution was adopted to set public hearing for the rezoning application of George Farm Land LLC to rezone 49.006 acres from Single Family Residential (1- acre density) "R1B" to Light Industrial Manufacturing "I1" in Turtlecreek Township. Vote: Unanimous
- 21-0688      A resolution was adopted to set public hearing for the rezoning application of Wilson Farm Development LLC to rezone 4.5317 acres from Single Family Residential (1- acre density) "R1B" to Multi- Family Residential (1/4-acre density) "R3" PUD in Franklin Township. Vote: Unanimous

- 21-0689 A resolution was adopted to approve and authorize Warren County Transit Service Program Manager to apply with the Ohio Department of Transportation for SFY 2022 Urban Transit Program. Vote: Unanimous
- 21-0690 A resolution was adopted to authorize the filing of applications with the Federal Transit Administration for American Rescue Plan of 2021 funds for Warren County Transit Service. Vote: Unanimous
- 21-0691 A resolution was adopted to approve and authorize the Domestic Relations Judge to sign a Grant Award Agreement on behalf of Warren County Court of Common Pleas, Domestic Relations Division. Vote: Unanimous
- 21-0692 A resolution was adopted to approve and authorize the Domestic Relations Judge to sign a Grant Award Agreement on behalf of Warren County Court of Common Pleas, Domestic Relations Division. Vote: Unanimous
- 21-0693 A resolution was adopted to declare various items within the Board of Elections, Common Pleas Court- General Division, Domestic Relations, Facilities Management, Sheriff's Office, and Telecommunications and authorize the disposal of said items. Vote: Unanimous
- 21-0694 A resolution was adopted to award the bid and enter into contract with Secure Cyber Defense, LLC for the Update Endpoint Detection and Response Project and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 21-0695 A resolution was adopted to enter into a Youth Worksite Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 21-0696 A resolution was adopted to enter into a Youth Worksite Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 21-0697 A resolution was adopted to enter into an Ohio Public Works Commission Cooperation Agreement with Deerfield Township and Deerfield Regional Stormwater District. Vote: Unanimous
- 21-0698 A resolution was adopted to enter into an Ohio Public Works Commission Cooperation Agreement with Deerfield Township and Deerfield Regional Stormwater District. Vote: Unanimous
- 21-0699 A resolution was adopted to approve and enter into a cooperative agreement with the Warren County Port Authority Relative to the pass- through funds for Sinclair Community College. Vote: Unanimous
- 21-0700 A resolution was adopted to approve agreements and addendums with various providers relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous



- 21-0701 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 21-0702 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release with M/I Homes of Cincinnati, LLC for Kerrisdale Subdivision, Section 1, situated in Deerfield Township. Vote: Unanimous
- 21-0703 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for Soraya Farms, LLC for completion of improvements in Soraya Farms, Section Four, situated in Clearcreek Township. Vote: Unanimous
- 21-0704 A resolution was adopted to approve Rothschild Court and Margaux Court in Soraya Farms, Section Four for public improvement maintenance by Clearcreek Township. Vote: Unanimous
- 21-0705 A resolution was adopted to approve cash advance, supplemental appropriation, and operating transfer into Parks Fund #9938. Vote: Unanimous
- 21-0706 A resolution was adopted to approve operational transfers on interest earnings from Commissioners Fund #11011112 into Water Funds #5510, #5583, Sewer Funds #5580, and #5575. Vote: Unanimous
- 21-0707 A resolution was adopted to approve supplemental appropriation into General Fund Franklin Municipal Court Fund #11011271. Vote: Unanimous
- 21-0708 A resolution was adopted to approve supplemental adjustment for Warren County Common Pleas Court Community Based Corrections 2289. Vote: Unanimous
- 21-0709 A resolution was adopted to approve supplemental appropriation into Road Infrastructure Fund #4451. Vote: Unanimous
- 21-0710 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Common Pleas Court Fund #11011220. Vote: Unanimous
- 21-0711 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Facilities Management Fund #11011600. Vote: Unanimous
- 21-0712 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into building and Zoning Fund #11012300. Vote: Unanimous
- 21-0713 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Telecommunications Fund #11012812. Vote: Unanimous

- 21-0714 A resolution was adopted to approve appropriation adjustments from Board of Elections Fund #11011301 to #11011300. Vote: Unanimous
- 21-0715 A resolution was adopted to approve appropriation adjustment within General Fund Court of Common Pleas #11011220. Vote: Unanimous
- 21-0716 A resolution was adopted to approve appropriation adjustments within WCSO Funds #1101. Vote: Unanimous
- 21-0717 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto.
- 21-0718 A resolution was adopted to accept amended certificate for the Board of Elections Security Grant Fund 2209 in the amount of \$203.51 and approve supplemental appropriation. Vote: Unanimous
- 21-0719 A resolution was adopted to enter into Community Reinvestment Area Agreement with CFPN Ohio, LLC and Lebanon City School District. Vote: Unanimous
- 21-0720 A resolution was adopted to approve the rezoning application of Robert and Maureen Armbrust to rezone 9.0851 acres from Community Business Zone "B2" to Rural Residential "RU" in Washington Township. Vote: Unanimous
- 21-0721 A resolution was adopted to designate Family and Medical Leave of Absence to Allison Lyons, within the Telecommunications Department. Vote: Unanimous
- 21-0722 A resolution was adopted to hire Kyle Reddick as Sewer Collections Worker II within the Warren County Water and Sewer Department. Vote: Unanimous
- 21-0723 A resolution was adopted to designate Family and Medical Leave of Absence to Gary Hardwick, within the Telecommunications Department. Vote: Unanimous

#### DISCUSSIONS

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

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Matt Schnipke, Economic Development Director, was present to present the final Community Reinvestment Area (CRA) Agreement between this Board, CFPN Ohio, LLC and Lebanon City School District.



Mr. Schnipke provided background for the agreement relative to the location of the property, conditions of approval for maximum abatement including the amount of payroll and the valuation of improvements. He then stated that the agreement has been approved by the Lebanon City School District along with a waiver of the notice requirement.

Upon discussion, the Board resolved (Resolution #21-0719) to approve the CRA agreement with CFPN Ohio, LLC and the Lebanon City School District.

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Adam Nice, Assistant Prosecutor, updated the Board on activities within the Prosecutor's Office and discussed guidance relative to Coronavirus Fiscal Recovery Fund project eligibility.

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SET PUBLIC HEARING  
REZONING APPLICATION OF ROBERT AND MAUREEN ARMBRUST TO REZONE  
9.0851 ACRES FROM COMMUNITY BUSINESS ZONE 'B2' TO RURAL RESIDENTIAL  
"RU" IN WASHINGTON TOWNSHIP

The public hearing to consider the rezoning application of Robert and Maureen Armbrust, to consider rezoning of 9.0851 from Community Commercial Business Zone "B2" to Rural Residential "RU" in Washington Township was convened this 25<sup>th</sup> day of May 2021, both virtually and in the Commissioners' Meeting Room.

Michelle Tegtmeier, Building and Zoning Director, presented the attached PowerPoint Presentation providing background information relative to the location of the property, current zoning district, requested zone and the Future Land Use Map. She then stated that the property owners have operated a business on this property and have retired. She stated the purpose of the rezoning is to utilize the property as their residence. She then stated the Regional Planning Commission Executive Committee's recommendation to approve the rezoning application and the Rural Zoning Commission's decision to approve the rezoning.

Robert Armbrust, property owner, stated they purchased this property in 1979 and utilized it as a commercial art gallery and gift shop as well as storage for landscaping equipment. He stated his desire to convert the gallery/gift shop into a home.

Upon further discussion, the Board resolved (Resolution #21-0720) to approve the rezoning application.

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Brenda Eiley, 74 Windemere Drive, Franklin, was present to thank the Board for their decision relative to their resolution eliminate the requirement for a mask within Warren County's offices and requested the Board to consider eliminating the mask mandate for all of Warren County.


The Board provided background information relative to the decision to not require masks and explained that the Board does not have the legal authority to make that decision for Warren County in its entirety.

There was discussion relative to the residents' belief that the make mandate is illegal and infringes upon their rights.

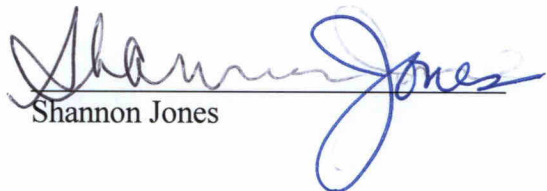
Joshua Beckmann, Lebanon resident, Barb Isles, Franklin Township resident, and Jennifer Cordoe, Franklin resident, all spoke in support of individual rights afforded by the US Constitution and their belief that the mandate is illegal.

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Upon motion the meeting was adjourned.

  
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David G. Young, President

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Tom Grossmann

  
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Shannon Jones

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on May 25, 2021, in compliance with Section 121.29 O.R.C.

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

# Corwin Road Armbrust Rezoning






<b>CASE #</b>	2021-02	
<b>APPLICANT/OWNER/AGENT</b>	Robert and Maureen Armbrust	
<b>TOWNSHIP</b>	Washington	
<b>PROPERTY LOCATION</b>	ADDRESS	1480 Corwin Road
	Parcel ID	09-01-253-012
<b>PROPERTY SIZE</b>	9.0851 ACRES 158 FEET OF ROAD FRONTAGE	
<b>CURRENT ZONING DISTRICT</b>	B-2 Community Commercial Business Zone	
<b>FUTURE LAND USE MAP (FLUM) DESIGNATION</b>	AGRICULTURAL / RESIDENTIAL	
<b>EXISTING LAND USE</b>	B-2 Business Show Room with vacant land in the rear of property.	
<b>ZONING REQUESTED</b>	RU- Rural Residential	
<b>ISSUE FOR CINSIDERATION</b>	Rezoning from commercial to residential	




# Rezoning Process



**Regional Planning  
Commission  
March 25, 2021  
(recommended approval)**

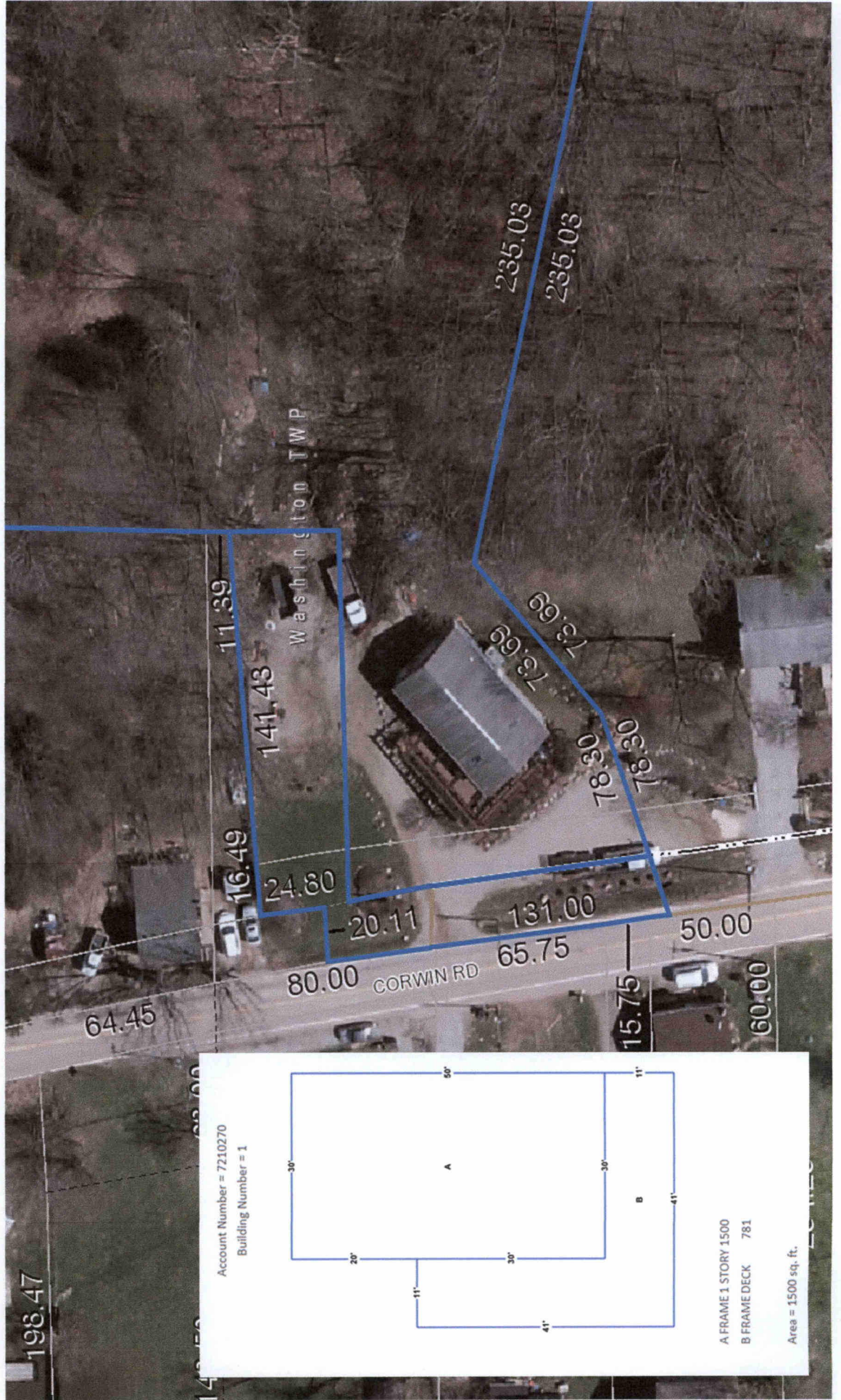


**Warren County Rural  
Zoning Commission  
April 6, 2021  
(recommended approval)**

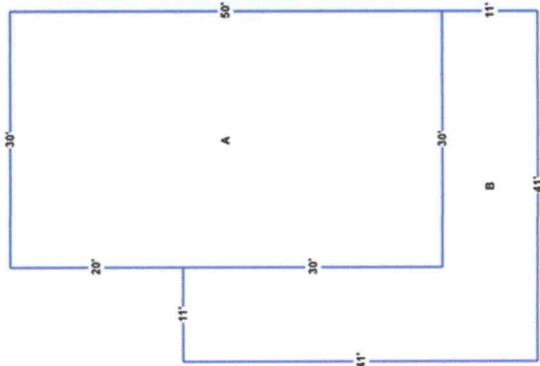


**Board of County  
Commissioners**

# Aerial Map



Account Number = 7210270  
Building Number = 1



A FRAME 1 STORY 1500  
B FRAME DECK 781

Area = 1500 sq. ft.



# Current Zoning





# Proposed Zoning





# Topo Map





# Warren County Future Land Use Map



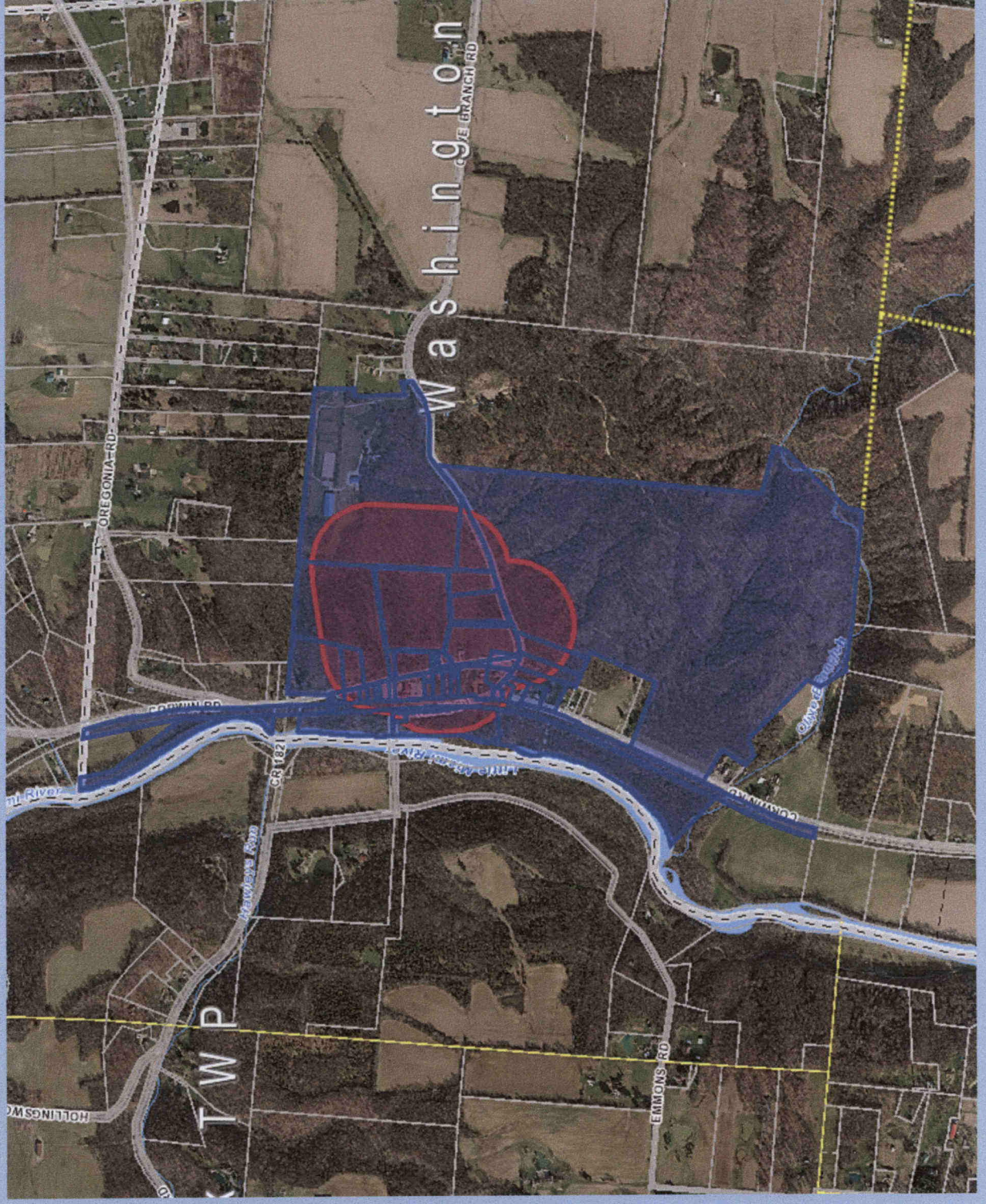
## Legend

- Parks and Recreational-Open Space
- Single Family Residential
- Industrial
- Mixed-Use Neighborhood
- Multi-Family Residential
- Office
- Protection Area
- Public-Semi-Public
- Agricultural-Rural Residential
- Commercial



# Notification Map

2021-02





A decorative graphic consisting of three vertical bars of different colors (blue, orange, and green) and a horizontal line that intersects them. The blue bar is on the left, the orange bar is in the middle, and the green bar is on the right. A horizontal line crosses all three bars near the bottom of the page.

Questions?