



**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 – March 15, 2022

The Board met in regular session pursuant to adjournment of the March 8, 2022, meeting.

Tom Grossmann – present

David G. Young – present

Shannon Jones – present

Tina Osborne, Clerk – present

Minutes of the March 8, 2022 meeting were read and approved.

- 22-0360 A resolution was adopted to approve hiring of Jeffery Boutell as a Data Systems Technician I, within the Telecommunications Department. Vote: Unanimous
- 22-0361 A resolution was adopted to hire Elisabeth Runnels as Water Utility Clerk I, within the Water and Sewer Department. Vote: Unanimous
- 22-0362 A resolution was adopted to set public hearing for the rezoning application of Mary Center (Case #2022-01) to rezone approximately .385 acres from Community Commercial Business Zone “B2” to Two Family Residential (1/3-Acre Density) “R2” in Union Township. Vote: Unanimous
- 22-0363 A resolution was adopted to set public hearing for the rezoning application of Eric White (Case #2022-02) to rezone approximately 3.267 acres from Rural Residential “RU” (5- Acre Density) to Community Commercial Business Zone “B2” in Harlan Township. Vote: Unanimous
- 22-0364 A resolution was adopted to appoint an evaluation committee relative to the Request for Qualifications associated with the Facilities Master Plan Study. Vote: Unanimous
- 22-0365 A resolution was adopted to advertise for bids for the 2022 Resurfacing Project. Vote: Unanimous

- 22-0366 A resolution was adopted to advertise for the 2022 Chip Seal Project. Vote: Unanimous
- 22-0367 A resolution was adopted to advertise for the 2022 Small Bridges Replacement Project. Vote: Unanimous
- 22-0368 A resolution was adopted to enter into a temporary entrance and work agreement with Chester W. and Patsy Ann Colvin for the Bridge Replacement Project on Crossley Road. Vote: Unanimous
- 22-0369 A resolution was adopted to acknowledge approval by County Administrator the execution of Change Order #28 with the Construction Manager at Risk Granger Construction Company for the New Jail and Sheriff's Administration Office Project ("Project"). Vote: Unanimous
- 22-0370 A resolution was adopted to authorize the Deputy County Administrator to sign the Technical Support Agency Agreement from Mitel on behalf of the Warren County Telecommunications Department. Vote: Unanimous
- 22-0371 A resolution was adopted to enter into contract with Secure Cyber Defense for the purchase of Two Fortinet Fortigate 601E Firewalls. Vote: Unanimous
- 22-0372 A resolution was adopted to authorize acceptance of quote from BCS (Business Communications Specialists) on behalf of Warren County Telecommunications. Vote: Unanimous
- 22-0373 A resolution was adopted to approve Amended Articles of Agreement and Grant Easement for A.W.O.S Utilities and Access relative to the Warren County Airport. Vote: Unanimous
- 22-0374 A resolution was adopted to approve professional service agreement between Real Workforce Solutions, Inc. and the Workforce Development Board of Ohio's 12th Local Workforce Development Area. Vote: Unanimous
- 22-0375 A resolution was adopted to enter into an agreement with the Preview Group, Inc. to provide the Warren County Building Department with Building Inspector services. Vote: Unanimous
- 22-0376 A resolution was adopted to authorize the partial release of retainage in the Peterson Construction Company escrow account for the Franklin Area Water Softening Project. Vote: Unanimous
- 22-0377 A resolution was adopted to declare various items within Board of Elections, Building & Zoning, Child Support Enforcement, Drug Task Force, Facilities Management, Human Services, Juvenile, Recorder's Office, Telecommunications, and Veteran's Office and authorize the disposal of said items through internet auction. Vote: Unanimous
- 22-0378 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous

- 22-0379 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with the Drees Company, for installation of certain improvements in Shaker Run, Section Six, Phase C situated in Turtlecreek Township. Vote: Unanimous
- 22-0380 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with the Drees Company for installation of certain improvements in Shaker Run, Section Six, Phase C situated in Turtlecreek Township. Vote: Unanimous
- 22-0381 A resolution was adopted to approve various record plats. Vote: Unanimous
- 22-0382 A resolution was adopted to approve an operational transfer from Motor Vehicle Fund #2202 into State OPWC Loan Fund #3360. Vote: Unanimous
- 22-0383 A resolution was adopted to approve operational transfer from Commissioners' Fund #11011112 into Child Support Enforcement Agency Fund #2263. Vote: Unanimous
- 22-0384 A resolution was adopted to approve operational transfers of interest earnings from Commissioners' Fund #11011112 into Water Funds #5510, #5583, Sewer Funds #5580, and #5575. Vote: Unanimous
- 22-0385 A resolution was adopted to approve supplemental appropriations into Grants Fund #2211. Vote: Unanimous
- 22-0386 A resolution was adopted to approve supplemental appropriation into the Auditor's Real Estate Fund #2237. Vote: Unanimous
- 22-0387 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into County Court Fund #11011282. Vote: Unanimous
- 22-0388 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Juvenile Court Fund #11011240. Vote: Unanimous
- 22-0389 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Juvenile Detention Center Fund #11012600. Vote: Unanimous
- 22-0390 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Sheriff's Office Fund #11012210. Vote: Unanimous
- 22-0391 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Emergency Services Fund #11012850. Vote: Unanimous

- 22-0392 A resolution was adopted to approve appropriation adjustment within Facilities Management #11011600. Vote: Unanimous
- 22-0393 A resolution was adopted to approve appropriation adjustment within Facilities Management #11011600. Vote: Unanimous
- 22-0394 A resolution was adopted to approve appropriation adjustment within the Building and Zoning Department Fund #11012300. Vote: Unanimous
- 22-0395 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 22-0396 A resolution was adopted to approve the use of the Warren County Board of Elections credit card to be used for postage to pay for the mailing and return postage of military and overseas voting ballots. Vote: Unanimous
- 22-0397 A resolution was adopted to approve Site Plan Review Application of Mark Bowers and Michel Lenig in Union Township subject to certain conditions. Vote: Unanimous
- 22-0398 A resolution was adopted to approve Variance and Appeal of Conditions required for an Access Permit of Turtlecreek Investments LLC in Turtlecreek Township, subject to certain conditions. Vote: Unanimous

DISCUSSIONS

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

ADMINISTRATIVE HEARING

SITE PLAN REVIEW APPLICATION OF MARK BOWERS/MICHAEL LENIG IN UNION TOWNSHIP

The Board met this 15th day of March 2022, in the Commissioners' Meeting Room, to consider the Site Plan Review Application of Mark Bowers, Owner of Record, Michael Lenig, Applicant, in Union Township.

Bruce McGary, Assistant Prosecutor, administered the oath to anyone present desiring to give testimony during today's hearing.

Stephanie Austin, Zoning Inspector, presented the attached PowerPoint presentation stating the location, current zoning, and the proposed use to relocate the corporate headquarters of CC Locating, LLC to this location along with an equipment storage facility. She reviewed the comments from departments and officials relative to the application and stated the recommendation to approve the site plan review subject to six conditions which were read into the record.

Michael Lenig, CC Locating, LLC, stated that they are a directional boring company. He reviewed their proposed project and stated his acceptance of the recommended conditions.

Jerry Haddix, South Lebanon City Manager, stated that the city has updated its comprehensive plan showing the proposed area as a commercial center and that their proposed use is more of an industrial use. He then stated that sanitary sewer from the City is adjacent to this property and suggested the property owner annex to receive service.

There was discussion relative to the property location within Union Township, not within the municipality's land use planning area, as well as an access permit being needed from the jurisdiction responsible for the road.

Upon further discussion, the Board resolved (Resolution #22-0397) to approve the site plan review application subject to six conditions with an amendment to #6 stating the permit should come from the governmental entity who has jurisdiction.

ADMINISTRATIVE HEARING

CONSIDER VARIANCE AND APPEAL OF CONDITIONS REQUIRED FOR AN ACCESS PERMIT OF TURTLECREEK INVESTMENTS LLC IN TURTLECREEK TOWNSHIP

This Board met this 15th day of March 2022, to consider the form titled Request for Variance and Appeal of Conditions required for an Access Permit that had been filed on February 18, 2022, by the owners, Turtlecreek Investments LLC, for access to 4850 Greentree Road for Parcel #08-25-100-003 and 08-25-100-001 in Turtlecreek Township.

Dave Mick, Assistant Warren County Engineer, presented background information relative to Turtlecreek Investments, LLC request for a variance to the Warren County Access Management Regulations for a proposed roadway connection to Greentree Road that will serve 198 single-family residential lots. He then presented a summary (attached) along with maps showing the location of the property. He stated the County Engineer's Office does not have authority to administratively approve the access location due to the volume of traffic served by the proposed connection as it does not meet the Access Management Regulations, however, the Engineer's Office has no objection to the granting of the appeal subject to the following conditions:

1. Construct a right turn lane and restripe the existing center refuge lane for a left turn lane for the proposed access in accordance with the Traffic Impact Study for the development approved by the County Engineer.
2. Construct a second access for the residence located at 4875 Greentree Road approximately 190-Lin. Ft. west of the current driveway access acceptable to the County Engineer if requested by the owner(s) of 4875 Greentree Road prior to May 1, 2022.

Etta Reed, Bayer Becker Engineers, stated the developer has been working with the County Engineer as well as the adjacent property owner regarding condition #2.

Upon further discussion, the Board closed the public hearing and resolved (Resolution #22-0398) to approve the appeal granting the variance of conditions required for an access permit subject to conditions.

Chris Brausch, Sanitary Engineer, was present for a work session along with Ken Campbell and Greg Berling, developers, to discuss sanitary sewer services for the “Stotler II” proposed subdivision in Hamilton Township.

Mr. Brausch reviewed the history of the property as it related to sanitary sewer services for the property as it relates to the 2005 court settlement agreement.

There was discussion relative to the Regional Planning Commission denial of the subdivision plan resulting in the litigation as well as the 36-month sunset clause within the settlement agreement and the 12-month expiration of the subdivision plat as set in the 2004 Subdivision Regulations.

There was discussion relative to the purpose of today’s work session and what questions are being asked of this Board.

There was discussion relative to the proposal to mediate this process. Commissioner Young stated he does not desire to have this process mediated as it is a matter that the Board has the responsibility and legislative authority to decide.

Ken Campbell, developer, stated the question today is to determine if this property has sanitary sewer service. He stated his understanding that the township does not want this development and that they are only here to confirm service.

There was discussion relative to non-binding mediation as well as his willingness to comply with all conditions of the Regional Planning Commission’s approved revised preliminary plan.

Commissioner Jones stated her opinion that it doesn't matter which plan but rather if the 36-month expiration eliminated their access to sanitary sewers.

Commissioner Young stated his agreement with Commissioner Jones assessment of the question.

Tom Tepe, attorney for property owner, stated he is here today to ask the Board to confirm what they already agreed to in the settlement. He stated that the 36-months only applied to the Regional Planning Commissioner settlement and Mike Kilburn's personal settlement, not Warren County's.

Commissioner Grossmann stated he is not prepared to decide today.

Mr. Tepe stated his opinion that this is a property owner rights question, and he would like to pursue this outside of litigation.

Ben Yoder, attorney for Hamilton Township Trustees, read a portion of the settlement agreement relative to the property being grandfathered into the sewer area, the same as everyone else in 2004.

Joe Crowder, Mounts Road resident, stated his opinion that they did not comply with the 36-month timeline stipulated in the agreement and should be required to develop without sanitary sewer service like everyone else in the area. He stated it is not fair to say that after 17 years, they can "bring the pig back to the trough." He then stated that as the representatives of the people, the Board should consider the residents and how this will negatively impact their property.

James Tayler, Mounts Road resident, stated that he and his wife were required to follow the legal process in place at the time in order to subdivide their property and he feels this developer should be required to follow the same process. He then stated that he had let his process expire, he would be required to start the process over. He then requested the Board to make a decision that is best for the entire area, including the schools who are opposed to this development.

Jessica Tayler and Kathy Edwards, Mounts Road residents, both spoke in opposition to the development.

Eric Edwards, Mounts Road resident, stated that a petition in opposition to this development was presented with over 100 signatures. He then stated that two of the people involved in the original settlement negotiations feel the settlement agreement has a sunset which has expired. He stated that they have no vested interest and no personal gain in this development. He then stated his opinion that Commissioner Grossmann has a conflict of interest and should recuse himself due to political contributions made to his campaign by Mr. Campbell in April 2018.

There was discussion relative to any perceived conflict of interest based upon campaign contributions.

Commissioner Young stated that it highly likely that he also received a contribution from Mr. Campbell as some point in time but that would not sway any decision in this matter.

Upon discussion, the Board stated their desire to meet with legal counsel in executive session to further discuss this matter.

Thomas Klosterman, Foster-Maineville Road resident, stated that the Hamilton Township Fire Department is concerned with the proposed development with the homes being 17' apart due fire concerns.

Upon motion the meeting was adjourned.



Tom Grossmann, President

Shannon Jones



David G. Young

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 March 15, 2022, in compliance with Section 121.22 O.R.C.



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

SITE PLAN #	102-2022	
OWNER APPLICANT	Mark Bowers & Michael Lenig	
TOWNSHIP	Union	
PROPERTY LOCATION	ADDRESS	556 Mason Morrow Millgrove Rd. South Lebanon, Ohio
	PIN	12-01-126-009-0
PROPERTY SIZE	1.003 acres 140 feet of frontage	
CURRENT ZONING DISTRICT	"B2" Community Commercial Businesses	
FUTURE LAND USE MAP (FLUM) DESIGNATION	Commercial	
EXISTING LAND USE	Residential	
ZONING REQUESTED	"B2" Community Commercial Business Zone	
ISSUE FOR CONSIDERATION	Site Plan approval for CC Locating, LLC. Corporate office and storage facility.	

Aerial Map

102-2022



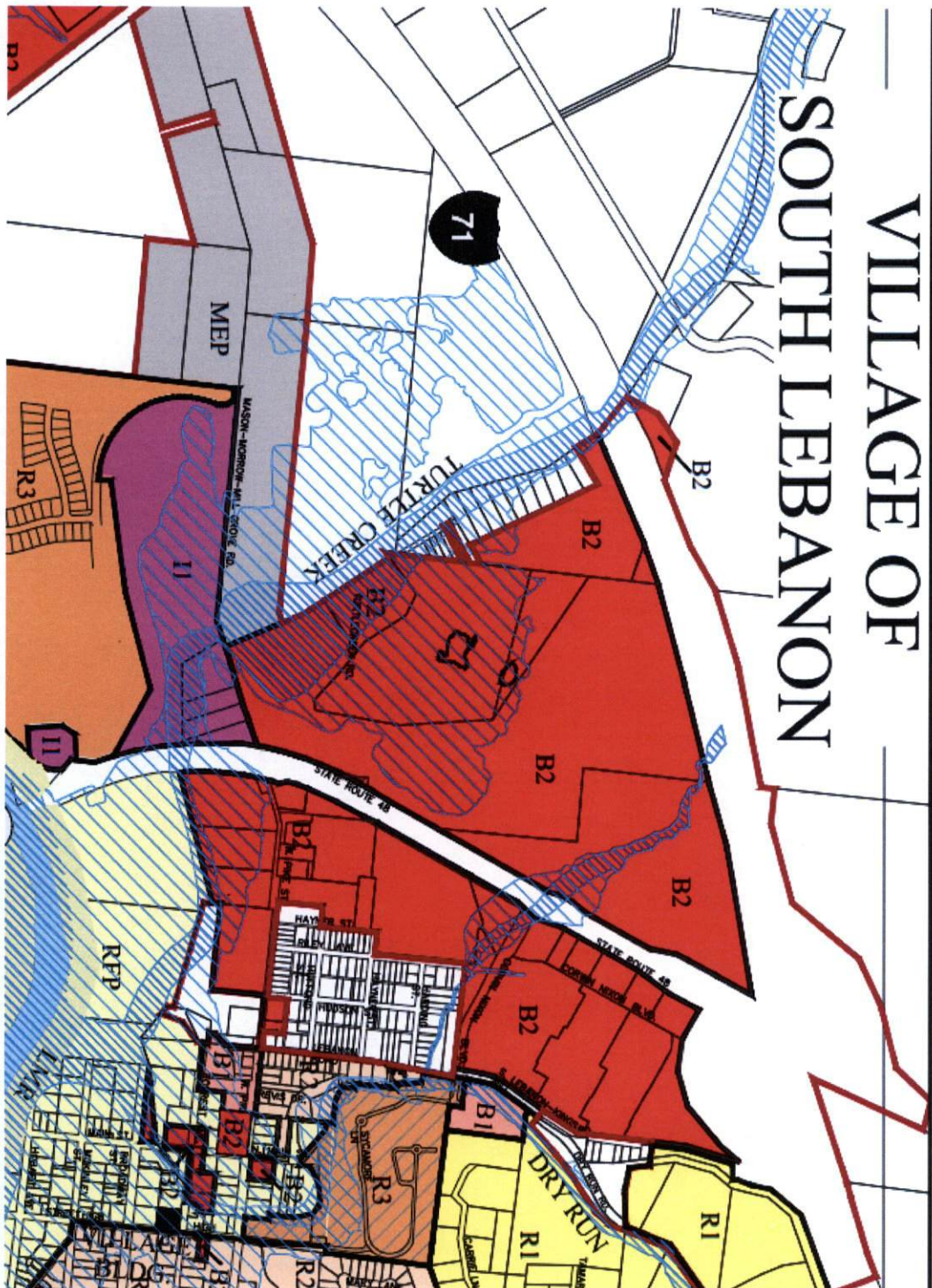
Zoning and Flood Map

102-2022



South Lebanon Zoning

102-2022



Site Plan

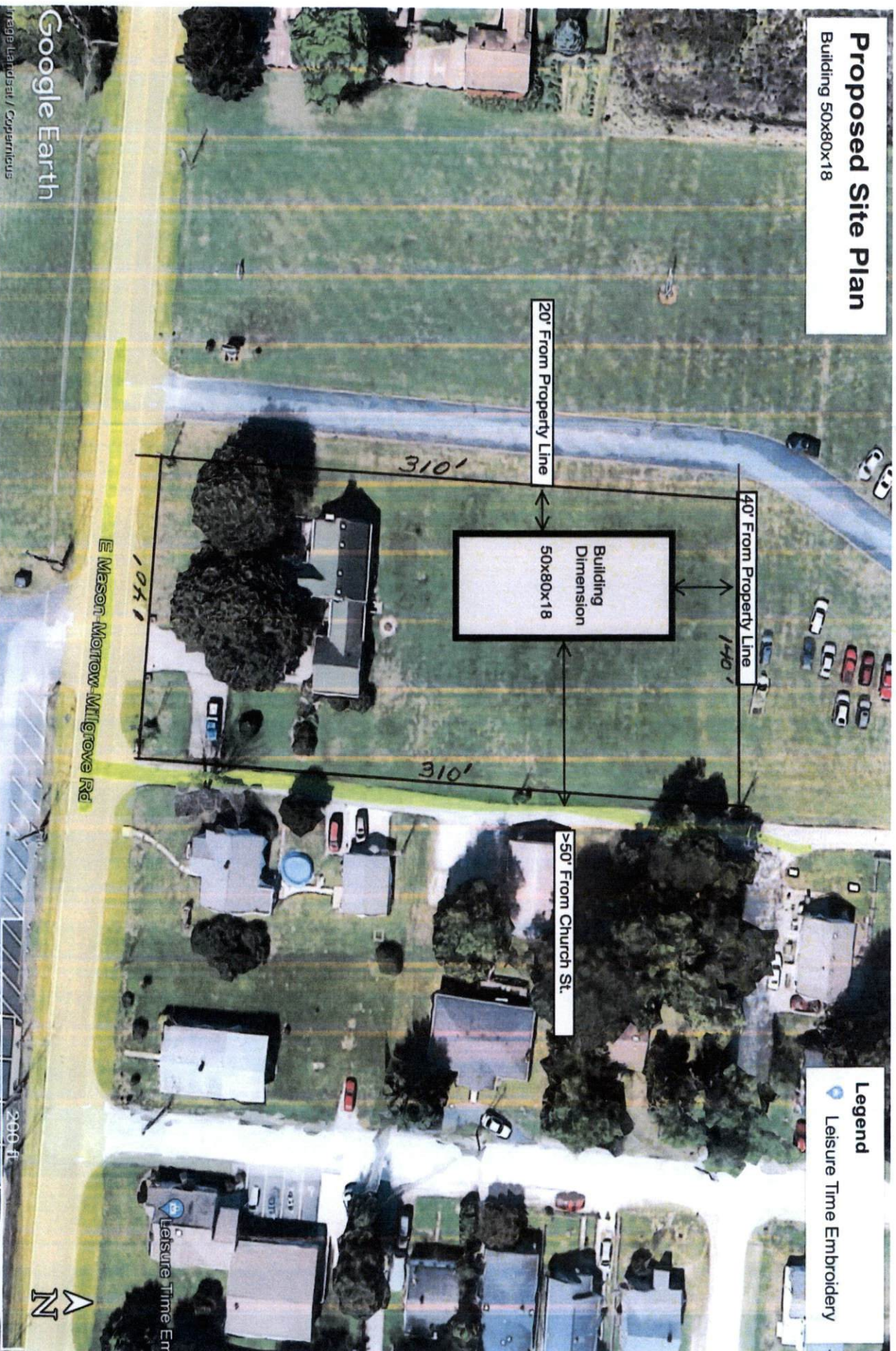
102-2022

Proposed Site Plan

Building 50x80x18

Legend

 Leisure Time Embroidery



Additional Information



Submittal Overview

CC Locating, LLC is acquiring the property at 556 Mason-Morrow -Milgrove Rd to be used as their corporate office and equipment storage facility. CC Locating, LLC was formed in 2014 and has experienced 25-30% growth annually. The company in 2021 acquired contracts to perform directional drilling for Cincinnati Bell, AT&T, Verizon and other telecommunication companies installing underground fiber to support the high speed internet and 5 G initiative. In order to support these contracts which are currently scheduled to last 7-9 years, CC Locating made a substantial investment in capital. This location is required to establish a corporate headquarters using the current house on the property and to erect a 50' by 80' building to house equipment that needs to be sheltered from the weather.

The Building being erected on site will be used for storing equipment only and will not be used as a repair or machine shop. A picture of a similar building being proposed is included with this application.

Property will require

- 1) 48 Trees along - Per 40'
- 2) Residential 20' setback.
- 3) Signage will be white, bold and permit placed at top of masthats

Landscaping

102-2022

SEC 3.405 BUFFERING AND SCREENING REQUIREMENTS:

(A) Streetscape Buffer:

- (1) The front yard of each site shall be landscaped with street trees. Street trees may be credited toward the minimum requirements specified in Section 3.407(A) (Landscaping and Screening for Parking and Loading Areas).
- (2) Trees are required at a rate of one (1) tree per forty (40) feet of frontage with a minimum of one (1) tree per parcel.

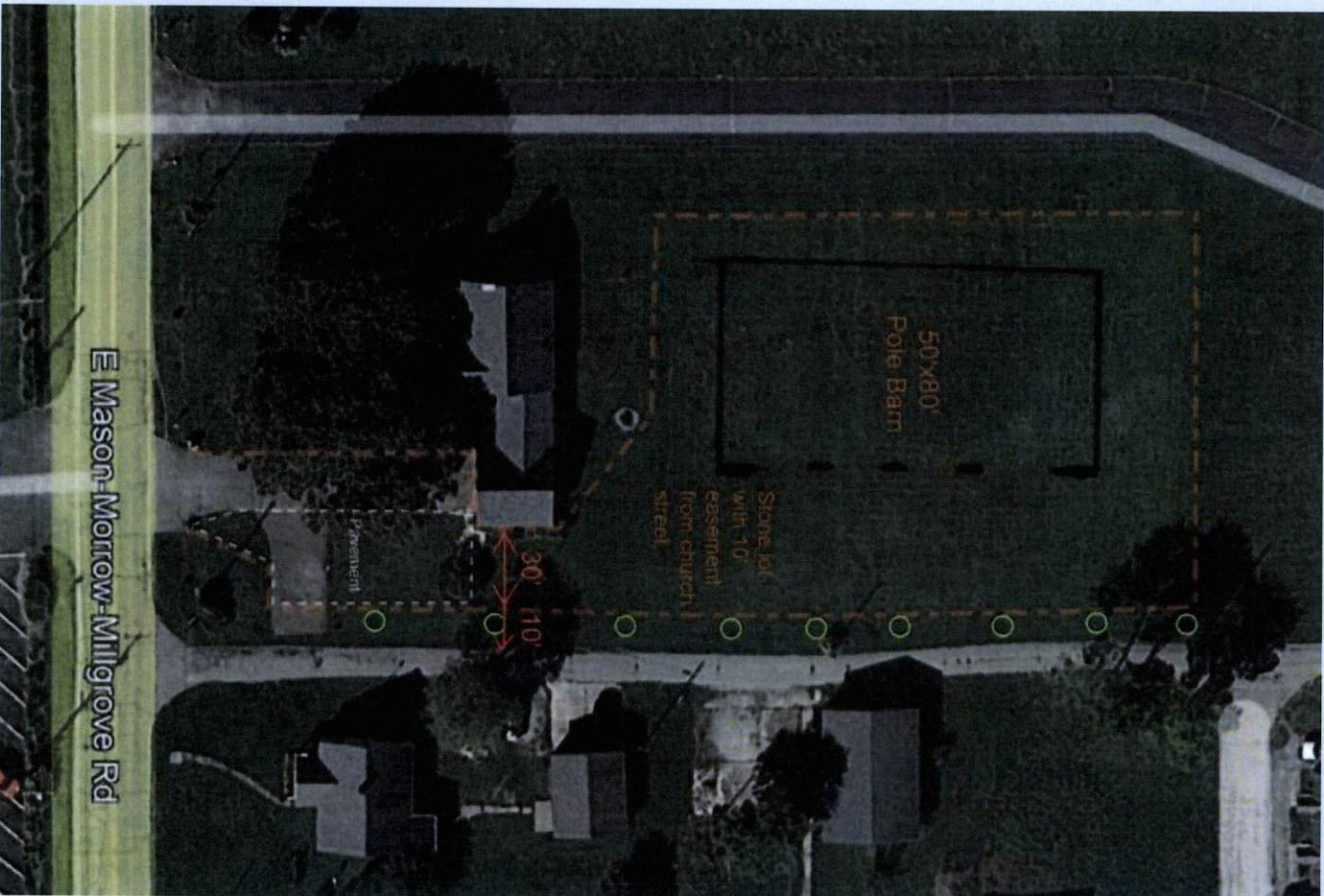


Table 3.405-1: Lot Perimeter Buffer Type

PROPOSED USE	ADJACENT TO				
	Single-Family or Two-Family Residential District, Recorded Subdivision or lot used for single family residential purposes	Multi-Family Residential Use or District	Office Use or District	Commercial/Business Use or District	Industrial Use or District
Single-Family or Two-Family	None	None	None	None	None
Multi-Family	Buffer "C"	None	None	None	None
Commercial/Business	Buffer "D"	Buffer "C"	Buffer "A"	Buffer "A"	Buffer "B"
Office	Buffer "D"	Buffer "B"	Buffer "A"	Buffer "A"	Buffer "C"
Industrial	Buffer "D"	Buffer "D"	Buffer "C"	Buffer "B"	Buffer "A"

Community Facility and Essential Service uses and uncategorized Non-Residential uses that proposes structures shall provide a minimum of Buffer Type C adjacent to Single-Family and Two-Family uses. This requirement may be moderated during Site Plan Review or Conditional Use Review, base on the nature of the proposal.

(C) Mechanical Equipment, Service Structure and Dumpster Screening:

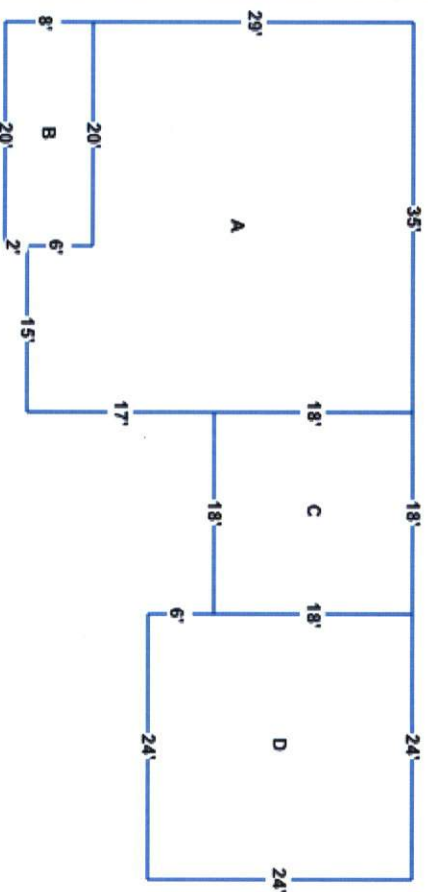
- (1) All mechanical equipment, including both ground-mounted and roof-mounted equipment and Dumpster or similar container, shall be screened from view from adjacent public and private rights-of-way, as well as from all property zoned or used for residential purposes, through the use of landscaping or enclosures, as approved by the Zoning Inspector.
- (2) All electrical boxes, conduits, and similar items attached to a facade shall be painted the same color as the building.

Parking

Office Uses

Administrative, Business, and Professional Offices

1 per 400 square feet



A BRICK	1 STORY	1105
B CONCRETE	STOOP	160
C FRAME	OPEN PORCH	324
D BRICK	GARAGE	576

Above Grade Living Area = 1105 sq. ft.
 Finished Basement/Attic = 737 sq. ft.
 Total Living Area = 1842 sq. ft.

$1842 / 400 = 4.6$ Spaces
 required for the office.

Lighting

Only residential lighting will be used on site.

Signage

Signage will comply with Article 3 Chapter 6 Signage Standards and Requirements. All signage will be approved under a separate zoning permit.

Reviewing Department Comments

Re: Site Plan Review for 556 Mason Morrow Millgrove Road in Union Township

Dear Michelle:

Our office has reviewed the proposal for the storage structure at the above referenced property. This property is served by an on-site sewage treatment system, but the health district possesses no records related to the size or type of system present on this property.

The applicant should contact a registered service provider if they have not already done so to locate and evaluate the sewage treatment system to ensure that it is in a satisfactory state of repair and that its components will not be compromised by the construction of the storage structure. Once that is completed, the service provider should submit any inspection documentation to the health district in order for us to update our records.

If you have any questions, please contact me at 513-695-1728 or cbalster@wcchd.com.

Sincerely,



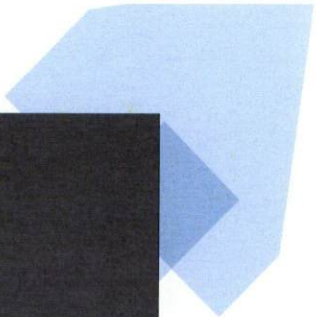
Chris Balster, MPH, REHS
Director of Environmental Health

Regional Planning Recommendation:

Approve the site plan application subject to the following conditions:

1. Compliance with the standards of the Warren County Rural Zoning Code: Section 1.303.3.
2. Prior to zoning permit approval, the applicant shall provide additional details on the site plan providing the following:
 - a. Proposed landscaping and location (as applicable).
 - b. Setback dimension from the center line of Mason-Morrow-Millgrove Rd.
 - c. Location and dimensions of the existing easements.
 - d. Location of the septic system.
 - e. A diagram that shows the height dimensions of the building: measured as illustrated in the Warren County Rural Zoning Code.
 - f. Parking location and dimensions of each parking space.
3. The applicant shall comply with the requirements of the Warren County Rural Zoning Code for the landscape buffer, Section 3.405(B) except as amended by the Board of County Commissioners.
4. The applicant shall provide information about the equipment that will be sheltered in the storage building and confirm that no toxic or hazardous substances will be stored in the building.
5. A signage permit shall be filled at the time of installation of the sign.
6. Prior to Zoning Permit approval, the applicant shall receive an access permit approval for the Warren County Engineer's Office for the new use (commercial use utilizing heavy equipment).

AMY QUESTIONS?

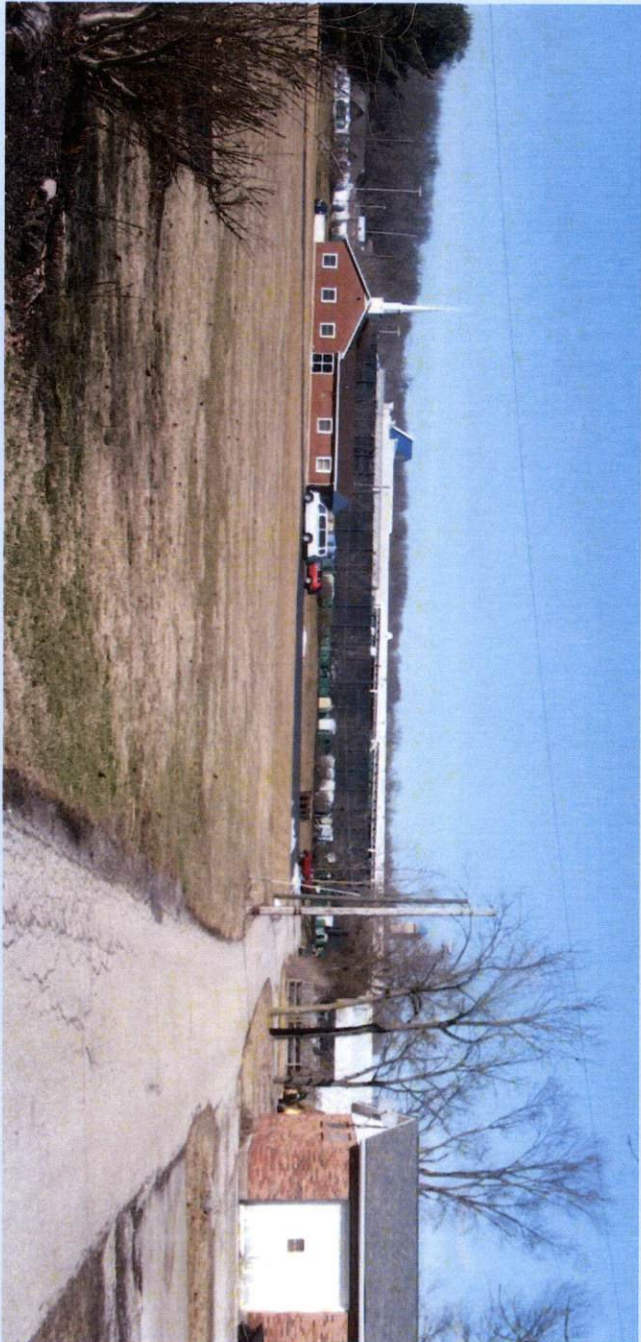


1.304.5

Decision-Making Determination Considerations: The approving authority shall review the proposed Zoning Amendment in the interest of public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable, by considering the following factors:

- (A) Is the proposed amendment consistent with the purposes and intent of this Zoning Code?
- (B) Does the proposed amendment deviate from the suggestions of the Warren County Comprehensive Plan?
- (C) Is the proposed amendment justified because of changed or changing conditions of the surrounding area since the time the current zoning designation for the property was established, and has assumptions on, capital investments, road locations, population trends, land committed to development, density, use, or other elements changed to justify the amendment?
- (D) Is the proposed zoning compatible with the present zoning, nearby uses, and the character of the surrounding area?
- (E) Is the site suitable for the uses to which it has been restricted, or does the current zoning deprive the site of all economically viable uses?
- (F) How long has the property remained vacant as zoned and is it zoned different from an adjacent properties?
- (G) Are there available sites elsewhere in the County that are already zoned for the proposed use?
- (H) Are public central sanitary sewer, stormwater facilities, roads and other public facilities available and do they have adequate capacity to serve allowable uses?
- (I) Will approval of this amendment result in existing land uses, parcels, or structures becoming non-conforming or somehow result in conflict with any provision, restriction, or requirement of this code?

Neighboring Properties



Rear (North side)

Church St.
(East side)



Neighboring Properties



State Route 48
(West side)

Front view



Landscaping

Table 3.405-1: Lot Perimeter Buffer Type

PROPOSED USE	ADJACENT TO				
	Single-Family or Two-Family Residential District, Recorded Subdivision or lot used for single family residential purposes	Multi-Family Residential Use or District	Office Use or District	Commercial Business Use or District	Industrial Use or District
Single-Family or Two-Family	None	None	None	None	None
Multi-Family	Buffer "C"	None	None	None	None
Commercial/Business	Buffer "D"	Buffer "C"	Buffer "A"	Buffer "A"	Buffer "B"
Office	Buffer "D"	Buffer "B"	Buffer "A"	Buffer "A"	Buffer "C"
Industrial	Buffer "D"	Buffer "D"	Buffer "C"	Buffer "B"	Buffer "A"

Community Facility and Essential Service uses and un-categorized Non-Residential uses that proposes structures shall provide a minimum of Buffer Type C adjacent to Single-Family and Two-Family uses. This requirement may be moderated during Site Plan Review or Conditional Use Review, base on the nature of the proposal.

Table 3.405-2: Minimum Requirements For Buffer Type

Buffer Type	Minimum Buffer Width	Minimum Screen Height	Minimum Plant Materials
"A"	10 Feet	None [1]	1 deciduous or evergreen tree per every 40 lineal feet as required in Note [4]
"B"	20 Feet	6 feet	1 tree per 25 lineal feet with a minimum of 40% evergreen trees as required in Note [4]
"C"	30 Feet	8 feet	1 tree per 20 lineal feet with a minimum of 50% evergreen trees as required in Note [4]
"D" [2]	50 Feet	10 feet [3]	1 evergreen, 1 deciduous tree and 1 shrub per 10 lineal feet along the residential side of the wall or fence as required in Notes [3] and [4]

NOTES:

- [1] No minimum screen height is required unless the County Commissioners or Zoning Inspector finds that screening is needed between similar uses that have varying degrees of density or land use intensity.
 - [2] The slope of the mound shall not exceed a 3:1 ratio.
 - [3] Landscaping and/or screening elements of Buffer Type "D" shall collectively consist of trees, shrubs, fencing/walls or berms to a height of ten (10) feet and be installed to one hundred percent (100%) opacity. Fencing/walls or berms are limited to four (4) feet high in the front yard or as the Approving Authority requires.
 - [4] At the time of planting deciduous trees shall be a minimum of one and three fourths inch (1 ¾") diameter and evergreens shall be a minimum height of five (5) feet.
- Note: The Approving Authority may approve the substitution of shrubs or other landscaping for required trees.

South Lebanon Zoning Code

Sec 15.17.7 Landscape Screening Adjacent To Property Lines Between Land Uses

PROPOSED USE	Adjacent To				
	Single Or Two-Family Res. Use/ District	Multi-Family Use/ District	Prof. Business/ Office Use/ District	Business Use/ District	Industrial Use/ District
Single Family Residential	NONE	B	C	C	D
Two-Family Residential	NONE	B	C	C	D
Multiple Family	B	A	B	B	C
Commercial	C	B	B	A	C
Professional Business/ Office	C	B	A	B	C
Industrial	D	D	C	C	A

Buffer Zone	Minimum Width	Screen Height	Minimum Plant Materials
A	10 Feet	None*	1 Deciduous Or Evergreen Tree Per Every 30 Lineal Feet
B	20 Feet	3 Feet	1 Tree Per 25 Lineal Feet With A Minimum Of 40% Evergreen Trees.
C	30 Feet	6 Feet	1 Tree Per 20 Lineal Feet With A Minimum Of 50% Evergreen Trees.
D	50 Feet	6 Feet	1 Tree Per 15 Lineal Feet With A Minimum Of 70% Evergreen Trees.

* No minimum screen height is required unless the Planning Commission finds that screening is needed between similar uses that have varying degrees of density or land use intensity.



**Warren County Engineer's Office
105 Markey Road
Lebanon, Ohio 45036**

March 11, 2022

Memo:

To: Warren County Board of Commissioners

From: David Mick, PE, Assistant County Engineer

**Re: March 15, 2022 Access Management Variance Request
Greentree Meadows, Turtlecreek Investments, Property Address 4850 Greentree Rd.**

Turtlecreek Investments, LLC requests a variance to the Warren County Access Management Regulations for a proposed roadway connection to Greentree Road that will serve 198 single-family residential lots. The County Engineer's Office does not have authority to administratively approve the access location due to the volume of traffic served by the proposed connection. Our office has no objections to the developer's request.

Summary:

- 1) The Developer's subdivision road, Arthur Way, is proposed to be located at the only location where there is adequate sight distance for all turning movements.
- 2) Per the access management regulations, the required intersection spacing for Arthur Way is 750-Lin. Ft. minimum. The proposed location is 425-Lin. Ft. west of Meadow View Lane. However, Meadow View Lane is a minor intersection in regard to traffic volume with only 28 residences located on it.
- 3) The proposed access location technically results in the driveway for 4875 Greentree Road (Alexander) to be out of compliance with the Access Management Regulations as the existing driveway for this parcel would be located along the left turn lane for the proposed development access. At the County Engineer's request, the Applicant has offered to construct a second entrance for this property at a location that would allow the residents to turn left into the second drive from the center lane. This second entrance would be constructed only if desired by the owner's of the property. Notably, driveway connections to county roads are typically located along two-lane, 55-mph roadways requiring residents to make left-hand turns from the thru-lane.
- 4) Engineer's Office staff met with the owners of 4875 Greentree Road (Alexander's) concerning the items discussed in 3) above.

Attached:

- Engineer's Office justification for denial of the Applicant's original request for an access permit.
- Report provided by the Applicant's design engineer including justification for their variance request.
- Exhibit showing 425-Lin. Ft. spacing between the proposed access and Meadow View Lane.
- Exhibit showing Arthur Lane and the driveway for 4875 Greentree Road (Alexander).
- Exhibit showing the concept of a second access if desired by the owners of 4875 Greentree Road.