



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

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**LARRY CRISENBERY  
C. MICHAEL KILBURN  
PAT ARNOLD SOUTH**

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

**MINUTES: Regular Session--April 15, 2004**

The Board met in regular session pursuant to adjournment of the April 13, 2004, meeting.

Pat Arnold South - present                      Larry Crisenbery - present

C. Michael Kilburn - present                      Tina Davis, Clerk – present

Minutes of the April 8, 2004, and April 13, 2004, meetings were read and approved.

04-549                      A resolution was adopted to approve and authorize the President of this Board to enter into Contract with Jones Warner Consultants, Inc., for Engineering Services relative to the FY 2004 Village of Maineville Community Development Block Grant (CDBG) Project. Vote: Unanimous

04-550                      A resolution was adopted to approve and authorize the President of this Board to enter into Contract with CDS Associates, Inc., for Engineering Services relative to FY 2003 Franklin Community Development Block Grant (CDBG) Project. Vote: Unanimous

04-551                      A resolution was adopted to Appropriate Permanent Drainage Easement and Temporary Construction Easements in, on over and through the property of Joseph A. Shirley and Angie Barker Shirley, Union Road, Franklin Township for the contraction, maintenance and operation of road improvements to serve the Union Road and Manchester Road Intersection Improvement Project in Warren County. Vote: Unanimous

04-552                      A resolution was adopted to approve various Refunds. Vote: Unanimous

- 04-553 A resolution was adopted to approve Reduction of Subdivision Public Improvement Performance and Maintenance Security Agreement with Twenty Mile Green LLC., to install certain water and/or sanitary sewer improvements in Twenty Mile Green, situated in Deerfield Township. Vote: Unanimous
- 04-554 A resolution was adopted to approve Operational Transfer from County Commissioners Fund #101-1112 into Emergency Management Agency Fund #264. Vote: Unanimous
- 04-555 A resolution was adopted to approve an Operational Transfer from Commissioners Fund #101 into HazMat Fund #290. Vote: Unanimous
- 04-556 A resolution was adopted to approve Appropriation Adjustment within Emergency Services / HazMat Fund #290, and Emergency Services / Emergency Management Fund #264. Vote: Unanimous
- 04-557 A resolution was adopted to approve Supplemental appropriation into Domestic Preparedness Fund #260-2800. Vote: Unanimous
- 04-558 A resolution was adopted to approve an Appropriation Adjustment within Engineer Fund #202. Vote: Unanimous
- 04-559 A resolution was adopted to approve end of 120-day Probationary Period and approve a Pay Increase for Michael Hurst, Deputy Dog Warden, within the Dog and Kennel. Vote: Unanimous
- 04-560 A resolution was adopted to authorize payment of Bills. Vote: Unanimous

#### DISCUSSIONS

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Representatives from the Lebanon Food Pantry as well as a representative from the Warren County United Way were present for the proclamation of "Stamp Out Hunger Day" in Warren County.

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Robert Craig, Regional Planning Commission, was present for the preliminary plan and site plan review application for Shaker Run (AKA Shaker Run Golf Course PUD) in Turtlecreek Township.

Mr. Craig explained that the property was rezoned from Rural Residence "R-1" to Rural Residence "R-1" as a planned unit development in 1997. He stated that the club house and conference facility as well as the golf course portion of the planned unit development have been constructed and that the property owner has sold the residential development portion of the property to Rhein Investments and they are not ready to proceed with construction of housing. He then stated that only 970 of the 1000 lots are being considered in this site plan.

Commissioner Kilburn questioned if the Board has the right to reduce the number of houses proposed on this property.

There was much discussion with Bruce McGary, Chief Deputy Prosecutor, Robert Craig and the Board of Commissioners relative to the things they have the legal authority to regulate relative to a planned unit development.

Mr. Craig then stated the Regional Planning Commission Executive Committee's recommendation to approve the preliminary site plan subject to 31 conditions.

Laura Stillman, area property owner, questioned if Union Road was included in the improvements stated in the proposed conditions.

Mr. Craig stated that Union Road improvements were removed from the conditions by the Executive Committee.

Bob Gray, Greentree Road, questioned how much traffic will be generated from this development.

Bob Garlock, Bayer Becker, introduced the developers, attorney for the developers, the property owners and their attorney, Tom Tepe.

Mr. Tepe, Keeting, Muthing & Kleakamp, stated the history of the property and that the action proposed today is an administrative action. He stated that the rules were established during the rezoning process and requested the Board to approve the site plan.

Bob Garlock stated that this project has been in process since 1997. He stated that it has taken two years to design and build the golf course and clubhouse. He stated that they are now ready to develop the residential section of the development and are proposing a build out within 13 –

15 years. He then stated that the development as proposed has an overall density of 2.3 dwelling units per acre or 1.6 dwelling units per acre if you include the additional 400 acres of raw land that is included with this property. He also stated that they have provided 173.75 acres or 33% to open space.

Bob Buffenbarger, area property owner, stated the need for a traffic study during the time, which Kings Island is open, not in March when it is closed for the season.

Ben Judy, Greentree Road resident, questioned how many cars are on the road now compared to the approximate additional 10,000 cars proposed by the time development is completed.

There was discussion relative to the gas transmission lines, which are included in the development.

Steve Hunt, Aronoff, Rosen & Hunt, stated that this meeting is not to discuss zoning. He then clarified that the gas lines are addressed in the proposed covenants and restrictions for the subdivision and the specific lots are subject to gas line easements, which will be of record.

Mike McMurray, Katie Poitinger and Jack Hedges were present representing the Lebanon City School Board.

Mr. McMurray stated that the school has completed a study and is ready for this subdivision. He stated that the new high school is designed for 1400 students and is capable of expanding to hold 2400 students.

Dan Jones, Turtlecreek Township Trustee, stated he is pleased to see the amount of green space within this subdivision but concerned over traffic issues.

William Stevens, Turtlecreek Township Fire Chief, stated his concern with no alternative access to the southern portion of the development if the main thoroughfare is blocked.

There was additional discussion relative to the gas transmission lines and upon further discussion, on motion, upon unanimous call of the roll, the Board continued this discussion to May 20, 2004, 5:15 p.m.

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Jeff Carey, Hamilton Township resident, was present representing many residents in Hamilton Township relative to concerns over density levels within Hamilton Township being too high. He stated that the residents he represents would love to see a moratorium in Hamilton Township due to the critical situation of the schools along as well as the need to have a ballot initiative to invoke the same density levels allowing by Warren County in Hamilton Township (1/2 acres lots with sanitary sewer, 2 acre lot without sanitary sewer).

Russ Alford, Foster Maineville Road resident in Hamilton Township, has requested the Township Trustees to conform to the density levels approved in the Hamilton Township Land Use Plan and was threatened to be removed from their public meeting.

Bev Massey, McIntire Road resident in Hamilton Township, concurred with the concerns voiced.

The residents requested the Board to help them in any way possible to help get Hamilton Township growth back under control.

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Upon motion the meeting was adjourned.

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Pat Arnold South, President

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C. Michael Kilburn

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Larry Crisenbery

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 April 15, 2004, in compliance with Section 121.22 O.R.C.

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