



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

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***C. MICHAEL KILBURN
PAT ARNOLD SOUTH
DAVID G. YOUNG***

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

MINUTES: Regular Session -- February 14, 2006

The Board met in regular session pursuant to adjournment of the February 9, 2006, meeting.

Pat Arnold South - present David G. Young - present

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

- 06-271 A resolution was adopted to approve end of 120-day Probationary Period and approve a Pay Increase for James Kilburn, Wastewater Treatment Repair Worker I, within the Water and Sewer Department.
Vote: Mr. Young – yea; Mr. Kilburn – yea; Mrs. South – absent
- 06-272 A resolution was adopted to authorize the Posting of a part-time “Administrative Clerk” position within the Warren County One Stop Business and Employment Center, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A). Vote: Mr. Young – yea; Mr. Kilburn – yea; Mrs. South – absent
- 06-273 A resolution was adopted to authorize the Posting of the “Sewer System Maintenance Plant Operator II, within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A).
Vote: Mr. Young – yea; Mr. Kilburn – yea; Mrs. South – absent
- 06-274 A resolution was adopted to authorize the Posting of the “Custodial Worker I” position within the Building Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A).
Vote: Mr. Young – yea; Mr. Kilburn – yea; Mrs. South – absent

- 06-275 A resolution was adopted to approve various Refunds.
Vote: Mr. Young – yea; Mr. Kilburn – yea; Mrs. South – absent
- 06-276 A resolution was adopted to Advertise for Bids for Precast Concrete Box Culverts. Vote: Mr. Young – yea; Mr. Kilburn – yea; Mrs. South – absent
- 06-277 A resolution was adopted to approve following Record Plats.
Vote: Mr. Young – yea; Mr. Kilburn – yea; Mrs. South – absent
- 06-278 A resolution was adopted to approve Appropriation Adjustment in Grants Administration Fund #265.
Vote: Mr. Young – yea; Mr. Kilburn – yea; Mrs. South – absent
- 06-279 A resolution was adopted to authorize payment of Bills.
Vote: Mr. Young – yea; Mr. Kilburn – yea; Mrs. South – absent
- 06-280 A resolution was adopted to approve the Site Plan Review Application of Oeder & Sons Garage, Inc., Union Township.
Vote: Mr. Young – yea; Mr. Kilburn – yea; Mrs. South – absent
- 06-281 A resolution was adopted to approve the Site Plan Review Application of Bethany Church of Christ, Turtlecreek Township.
Vote: Mr. Young – yea; Mr. Kilburn – yea; Mrs. South – absent

DISCUSSIONS

Odus Rudd, Franklin Township resident, was present to discuss a vacant building adjacent to his business that is causing a nuisance within the neighborhood.

Dan Collins, Health Department, stated that the Health Department has been dealing with this nuisance for quite some time and was informed by the Prosecutor's Office that, due to a pending bankruptcy of the property owners, the Health Department will not be reimbursed for any expenditure.

Bruce McGary, Prosecutor's Office, stated that in 2003, the property owners filed bankruptcy. In 2004, the Health Department filed a complaint with the court to declare the property a public nuisance. He stated that the bankruptcy is now completed and the Prosecutor's Office has begun the process of having the nuisance abated.

The Board then requested the Clerk to draft a letter to the Franklin Township Trustees to inform them that the problem is in process of being eradicated.

Commissioners Kilburn stated his desire for this nuisance to be abated by Easter.

Mr. McGary stated they will prosecute the matter in a timely manner but cannot promise it will be through the courts by Easter.

Barry Sullivan, Zoning Department was present for the site plan review application of Oeder and Sons Garage in Union Township.

Mr. Sullivan reviewed the location and comments from all departments and agencies concerned. He then stated his recommendation to approve the site plan review application subject to three conditions.

There was discussion relative to the need for secondary containment for fuel stations due to the proximity of the aquifer.

David Oeder, representative of the property owners, stated they already have secondary containment in place.

Upon further discussion, the Board resolved (Resolution #06-280) to approve the site plan review application subject to three conditions.

Larry Sargeant, Warren County Community Services, was present to explain the proposed projects for elderly services housing in the City of Lebanon and the City of Middletown.

Mr. Sargeant explained the proposed project and requested the Board to sign a letter of support for the two projects.

Commissioner South entered the meeting at 10:48 a.m.

Commissioner Kilburn stated his concern that this program is taking care of healthy 55 year olds that make \$30,000 a year and don't actually need the help.

Mr. Kilburn exited the meeting at 10:58 a.m.

Mr. Sargeant stated that the typical resident of these facilities is in their 60's, on social security with an income well below the maximum.

Commissioner Young stated his desire to continue this discussion in order for Mr. Sargeant to look at the experience in other areas that have these type of facilities.

Commissioner South stated his desire to continue in order to receive additional information as well.

Upon further discussion, the Board continued this matter for approximately two weeks.

Barry Sullivan, Zoning Department, was present for the site plan review application of Bethany Church of Christ in Turtlecreek Township.

Mr. Sullivan stated the desire of the church to add onto the existing building for restroom and kitchen facilities. He then reviewed the comments from departments and officials concerned and stated his recommendation to approve the site plan review application subject to three conditions.

Commissioner South questioned the Regional Planning Commission recommendation to demolish the old section of the church prior to construction of the new.

Mr. Sullivan stated that that recommendation is being followed per the building plans that have been reviewed.

Upon further discussion, the Board resolved (Resolution #06-281) to approve the site plan review application subject to three conditions.

Dave Gully, County Administrator, presented a draft scope of services for a zone text re-write for review and consideration by the Board.

Upon motion the meeting was adjourned.

Pat Arnold South, President

C. Michael Kilburn

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 February 14, 2006, in compliance with Section 121.22 O.R.C.

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