



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

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***TOM GROSSMANN
PAT ARNOLD SOUTH
DAVID G. YOUNG***

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

MINUTES: Regular Session – November 29, 2016

The Board met in regular session pursuant to adjournment of the November 22, 2016, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the November 22, 2016, meeting were read and approved.

- 16-1847 A resolution was adopted to hire Aimee Burke, Protective Services Supervisor, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 16-1848 A resolution was adopted to authorize the President of Board to sign the Task Completion Reports with Tritech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous
- 16-1849 A resolution was adopted to enter into agreement with OARnet on behalf of Warren County Telecommunications. Vote: Unanimous
- 16-1850 A resolution was adopted to enter into agreement with Mobilcomm, on behalf of Warren County Telecommunications. Vote: Unanimous
- 16-1851 A resolution was adopted to approve and authorize the President of the Board of County Commissioners to enter into a Professional Service Agreement by and between Environmental Educators, Inc. and the Board of Warren County Commissioners relevant to the Warren County Water and Sewer Department's Source Water Protection Program. Vote: Unanimous

- 16-1852 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41 (D) (1). Vote: Unanimous
- 16-1853 A resolution was adopted to approve various refunds. Vote: Unanimous
- 16-1854 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 16-1855 A resolution was adopted to approve supplemental appropriation into Common Pleas Court/Smart Grant Fund #289 and appropriation adjustments within Community Corrections Fund 101-1224 and from Fund #101-1224 into Funds #101-1222 and #101-1223. Vote: Unanimous
- 16-1856 A resolution was adopted to approve appropriation adjustments from Commissioners' General Fund #101-1110 into Telecommunications Fund #101-2810. Vote: Unanimous
- 16-1857 A resolution was adopted to approve appropriation adjustments within Commissioners Fund #101-1110 and Workers Comp Self Insured Fund #636. Vote: Unanimous
- 16-1858 A resolution was adopted to approve appropriation adjustment within Economic Development Fund #101-1116. Vote: Unanimous
- 16-1859 A resolution was adopted to approve an appropriation adjustment within Prosecutor Fund 101-1150. Vote: Unanimous
- 16-1860 A resolution was adopted to approve appropriation adjustments within Probate Court Fund #101-1250 and Juvenile Detention Fund #101-2600. Vote: Unanimous
- 16-1861 A resolution was adopted to approve appropriation adjustments within Emergency Services/Communications Center Fund #101-2850. Vote: Unanimous
- 16-1862 A resolution was adopted to approve appropriation adjustments within Board of Elections Fund #101-1300. Vote: Unanimous
- 16-1863 A resolution was adopted to approve appropriation adjustments within Engineer's Office Funds #590 and #202. Vote: Unanimous
- 16-1864 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 16-1865 A resolution was adopted to continue public hearing to consider text amendments to the Warren County Rural Zoning Code to amend Article 2 Sections 2.205, 2.611.3, Article 3 Section 3.102, 3.202.3, 3.202.7 and Article 4 definitions. Vote: Unanimous

- 16-1866 A resolution was adopted to approve supplemental appropriation into Fairgrounds Construction Project Fund #498. Vote: Unanimous
- 16-1867 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 and sewer rate within the Warren County Water and/or Sewer Systems. Vote: Unanimous
- 16-1868 A resolution was adopted to waive fees associated with the installation of a tent during Christmas in the Village on behalf of the Waynesville Chamber of Commerce. Vote: Unanimous
- 16-1869 A resolution was adopted to appoint James Fields to the Mental Health Recovery Services of Warren and Clinton Counties Board of Directors. Vote: Unanimous
- 16-1870 A resolution was adopted to appoint David G. Young to the Ohio-Kentucky-Indiana Regional Council of Governments Board of Trustees and Martin Russell as alternate. Vote: Unanimous

DISCUSSIONS

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

PUBLIC HEARING

CONTINUATION TO CONSIDER TEXT AMENDMENTS TO THE WARREN COUNTY RURAL ZONING CODE TO AMEND ARTICLE 2 SECTIONS 2.205, 2.611.3, ARTICLE 3 SECTION 3.102, 3.202.3, 3.202.7 AND ARTICLE 4 DEFINITIONS

The continuation of the public hearing to consider text amendments to the Warren County Rural Zoning Code to amend Article 2, Sections 2.205 (Table of Uses), 2.611.3(Uses within the I-71/SR 123 JEDD Overlay District), Article 3 Sections 3.102 (Accessory Uses, Buildings and Structure Standards), Section 3.202.3 (Farm Based Tourism) and Section 3.202.7 (Winery (Non-Exempt

Agriculture) was convened this 29th day of November 2016, in the Commissioners' Meeting Room.

Commissioner Young reviewed the Board's request to provide a more detailed notice to the property owners within the I-71/SR 123 JEDD Overlay in order to ensure those property owners realize that a use is proposing to be eliminated from their property.

Michael Yetter, Zoning Supervisor, reviewed the proposed amendments relative to the I-71/SR 123 JEDD Overlay for the property owners present for the hearing.

There was discussion relative to the difference between prohibited uses vs. conditions use at the request of Commissioner Grossmann for clarification for the property owners.

Jonathan Sams, Turtlecreek Township Trustee, explained the request from the Township Trustees to amend the allowable uses within the JEDD and stated that the Township envisions those types of uses to be located in Turtlecreek Township adjacent to the City of Monroe. He stated that Monroe is a high speed intersection vs. the two lane intersection at I-71/SR 123 and is not surrounded by residential use. He then stated that the truck distribution center is the biggest concern of the Trustees.

Commissioner Grossmann questioned why the Township did not exclude the uses being requested to be removed from the original set up.

Mr. Sams stated that the primary concern during the original establishment of the JEDD was to get infrastructure to the area.

Commissioner Grossmann questioned Mr. Sams that if the property owners oppose this change, should the Board force the change upon them.

Mr. Sams stated that at the time of establishment of the JEDD, it was not a pressing topic. He then stated that the trustees represent the entire township and are recommending the Board approve the proposed amendment.

Joe Kramer, Henkle Schueler, stated he represents two (2) property owners (130 total acres). He then explained that the modern distribution center has 100 – 1000 employees, a nice brick façade and are no longer the "old school" facility that people think. He then stated that the modern driving force of today's economic development is distribution centers. He stated his opposition to the proposed amendment.

Commissioner Young questioned how he would sell this with a two lane bridge to support it.

Mr. Kramer stated that he would work with the Economic Development, utilize TIF funding and State leverage dollars to complete the improvements necessary. He then stated his desire for distribution centers to remain as a conditional use.

Jeff Eikhorn, Henkle Schueler, stated his opposition to change the use to prohibited. He then reviewed the Wall Street Journal report stating that use to be the fastest growing market in economic development. He requested the Board to allow the market to determine what the best use of the property will be.

Ken Natorp, property owner of 137 acres, stated he is in agreement with Henkle Schueler's perspective.

Sue Armstrong, property owner of 47 acres, stated that the bridge over I-71 used to be four lanes and could easily be brought back to that size. She then requested the Board to not forever prohibit distribution centers.

Mr. Natorp stated he is not in favor of truck terminals.

Mr. Yetter clarified that truck terminals were always prohibited from the initial creation of the JEDD.

Upon further discussion, the Board resolved (Resolution #16-1865) to continue the public hearing to December 6, 2016, at 9:00 a.m.

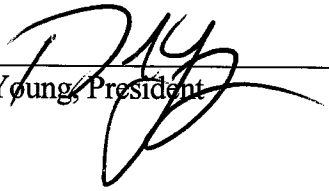
Jaiowyn Robinson, Warren County resident, was present to state the concern relative to the Warren County Healthcare policy.

Ms. Robinson read a statement in opposition to the Board's decision to not cover gender dysphoria surgery within our healthcare plan.

On motion, upon unanimous call of the roll, the Board entered into executive session at 10:20 a.m. to discuss personnel matters relative to specific personnel within Facilities Management pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 10:52 a.m.

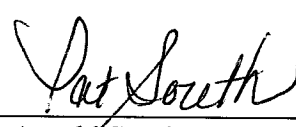
Tiffany Zindel, Warren County Administrator, was present along with Martin Russell, Deputy County Administrator, and Tina Osborne, Clerk of Commissioners, for a work session to discuss the 2017 budget.

Upon motion the meeting was adjourned.




David G. Young, President

Tom Grossmann



Pat Arnold South

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 November 29, 2016, in compliance with Section 121.22 O.R.C.



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