



**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 – May 24, 2018

The Board met in regular session pursuant to adjournment of the May 15, 2018, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the May 15, 2018 meeting were read and approved.

- 18-0810 A resolution was adopted to promote Samantha Hall from Emergency Communications Operator to the position of Emergency Communications LEADS/Training Coordinator within the Warren County Emergency Services Department. Vote: Unanimous
- 18-0811 A resolution was adopted to authorize the posting of the “Emergency Communications Supervisor” position, within the Emergency Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 18-0812 A resolution was adopted to rescind Resolution #18-0739 which authorized the hiring of Andrew Weaver as Temporary General Laborer within the Warren County Water and Sewer Department. Vote: Unanimous
- 18-0813 A resolution was adopted to hire Samantha Burton as Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 18-0814 A resolution was adopted to approve leave donation for Edgar Walker, HVAC Technician I within the Warren County Facilities Management Department. Vote: Unanimous

- 18-0815 A resolution was adopted to hire Dennis McGeorge as Custodial Worker I within the Warren County Department of Facilities Management. Vote: Unanimous
- 18-0816 A resolution was adopted to accept withdrawal of rezoning application of the State of Ohio (Lebanon Correctional Institution), Randal D. Page, Business Administrator (Case #2018-01), to rezone approximately 8.39 acres from Public Institutional Zone "PI" and Interstate Highway Overlay "IHO" to Planned Unit Development "PUD". Vote: Unanimous
- 18-0817 A resolution was adopted to authorize President of the Board to sign permit application from the Ohio Department of Commerce, Division of Liquor Control for an event at the Warren County Fairgrounds. Vote: Unanimous
- 18-0818 A resolution was adopted to authorize President of the Board to sign permit applications from the Ohio Department of Commerce, Division of Liquor Control on behalf of the Warren County Agricultural Society. Vote: Unanimous
- 18-0819 A resolution was adopted to authorize County Administrator to sign Employer's Representative Authorization Form on behalf of the Warren County Board of Commissioners for Ohio Department of Job and Family Services relative unemployment compensation claims. Vote: Unanimous
- 18-0820 A resolution was adopted to approve the destruction of the following Warren County Sheriff's Office equipment. Vote: Unanimous
- 18-0821 A resolution was adopted to authorize President of the Board to sign a Terminal Point of Sale (POS) Setup Form with Muncipay Nationwide Payment Solutions to order a new credit card swipe within the Building and Zoning Department. Vote: Unanimous
- 18-0822 A resolution was adopted to approve and authorize the President and/or Vice-President of this Board to sign the FY 2019 Reclaim Application update for the Youth Services Subsidy Grant through the State of Ohio Department of Youth Services on behalf of the Warren County Juvenile Court. Vote: Unanimous
- 18-0823 A resolution was adopted to approve and authorize OhioMeansJobs/Butler-Clermont-Warren extension of Memorandum of Understanding. Vote: Unanimous
- 18-0824 A resolution was adopted to enter into contract agreement with Transform Consulting LLC, and the Area 12 Workforce Development Board. Vote: Unanimous
- 18-0825 A resolution was adopted to approve agreement and addendum with Child Focus, Inc. as a child placement and related service provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services. Vote: Unanimous

- 18-0826 A resolution was adopted to advertise for bids for the 2018 Resurfacing Project. Vote: Unanimous
- 18-0827 A resolution was adopted to authorize public advertisement of a Request for Proposals for the next generation Firewall System for the Warren County Telecommunications Department. Vote: Unanimous
- 18-0828 A resolution was adopted to authorize President of Board to sign the Task Completion Reports 74, 75, and 76 with TriTech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous
- 18-0829 A resolution was adopted to approve Change Order No. 1 to the contract with Boone Water Systems, Inc. for the FY13/16 Village of Morrow Well #3 CDBG Project. Vote: Unanimous
- 18-0830 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with The Northwood Land Corporation for the Wilmington Road Embankment Stabilization Project on behalf of the Warren County Engineers Office. Vote: Unanimous
- 18-0831 A resolution was adopted to enter into a Consulting Services Contract for Ball Bank Study for the Warren County Highway System on behalf of the Warren County Engineers Office. Vote: Unanimous
- 18-0832 A resolution was adopted to enter into a Consulting Services Contract for Rural Sign Inventory and sign compliance for the Warren County Highway System on behalf of the Warren County Engineers Office. Vote: Unanimous
- 18-0833 A resolution was adopted to approve various refunds. Vote: Unanimous
- 18-0834 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 18-0835 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 Lifestyle Community, Section 3 situated in Clearcreek Township. Vote: Unanimous
- 18-0836 A resolution was adopted to approve a sidewalk bond reduction for Classicway Development Company, LLC for completion of performance of construction of improvements and enter into the maintenance security for the Villages of Classicway, Section 5 situated in Hamilton Township. Vote: Unanimous
- 18-0837 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for VWC Holdings, LTD, for completion of performance of construction of improvements and enter into the maintenance security for Villages of Winding Creek, The Boulevards at Winding Creek, Section 5 situated in Clearcreek Township. Vote: Unanimous

- 18-0838 A resolution was adopted to approve a sidewalk bond reduction for Classicway Development Company, LLC for completion of performance of construction of improvements and enter into the maintenance security for the villages of Classicway, Section 4 situated in Hamilton Township. Vote: Unanimous
- 18-0839 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Erbeck Development Company, LTD for installation of certain improvements in Kensington, Phase 1, Block "A", situated in Deerfield Township. Vote: Unanimous
- 18-0840 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Erbeck Development Company, LTD. for installation of certain improvements in Kensington, Phase 1, Block "A" situated in Deerfield Township. Vote: Unanimous
- 18-0841 A resolution was adopted to approve various record plats. Vote: Unanimous
- 18-0842 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 18-0843 A resolution was adopted to approve supplemental appropriation into Juvenile Court Clerk Computer Fund #278. Vote: Unanimous
- 18-0844 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #101-1110 into Board of Elections Fund #101-1300. Vote: Unanimous
- 18-0845 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #101-1110 into Economic Development Fund #101-1116. Vote: Unanimous
- 18-0846 A resolution was adopted to approve appropriation adjustments within Coroner's Fund #101-2100. Vote: Unanimous
- 18-0847 A resolution was adopted to approve appropriation adjustment within Juvenile Detention Fund #101-2600. Vote: Unanimous
- 18-0848 A resolution was adopted to approve appropriation adjustment from Juvenile Detention Fund #101-2600 into Juvenile Court Fund #101-1240. Vote: Unanimous
- 18-0849 A resolution was adopted to approve an appropriation adjustment within Workforce Investment Board Fund #238. Vote: Unanimous
- 18-0850 A resolution was adopted to approve appropriation adjustment within Emergency Services/EMA Fund #264. Vote: Unanimous

- 18-0851 A resolution was adopted to approve appropriation adjustment within Children Services Fund #273. Vote: Unanimous
- 18-0852 A resolution was adopted to approve appropriation adjustment within County Court Fund #283. Vote: Unanimous
- 18-0853 A resolution was adopted to approve appropriation adjustment within Water Revenue Fund No. 510. Vote: Unanimous
- 18-0854 A resolution was adopted to approve appropriation adjustments within Records Center Fund #101-1500 and Building and Zoning Fund #101-2300. Vote: Unanimous
- 18-0855 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 18-0856 A resolution was adopted to authorize the execution of the Construction Manager At Risk services contract with Granger Construction Company for the New Jail and Sheriff's Administration Office Project. Vote: Unanimous

DISCUSSIONS

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

Michael Yetter, Zoning Supervisor, was present along with Zachary Moore and other representatives from the Warren County Regional Planning Commission for a work session to discuss the Mixed Use Zone within the Warren County Rural Zoning Code.

Mr. Yetter discussed the background on how the Mixed Use Zone (MXU) was created and presented the history of the adoption of the current Warren County Rural Zoning Code that became effective January 1, 2012 (PowerPoint Presentation attached).

Mr. Moore reviewed the development standards within the MXU classification along with the option to utilize the conventional development method or the integrated development method. He then reviewed the differences between the MXU – C classification (primarily commercial) and the MXU-N classification (primarily residential). He then stated there are currently 4680 acres zoned MXU within the county.

There was discussion relative to the location of the MXU zoned property being primarily located along interstate highways and surrounding core services areas.

Commissioner Young iterated the need for balanced growth and stated his concern with the thought of 2800 acres of land being developed into multi-family housing.

Greg Orosz, Regional Planning Commission, stated that Turtlecreek and Franklin Townships have expressed the desire to eliminate the ability to develop a multi-plex or courtyard apartment complex in the MXU. He stated their desire to not allow anything larger than a triplex to be permitted.

Commissioner Grossmann stated his primary focus of always respecting the rights of the property owner as long as they aren't harming their neighbors.

Commissioner Jones stated that the housing stock demand will be what the free market determines to be needed. She stated the changing demand type based upon the age of the majority of the population.

There was discussion relative to the development review procedures required within the MXU zoning and Mr. Orosz stated the purpose of the work session today is to receive direction from the Board on changes they desire to see within the Warren County Rural Zoning Code.

Upon further discussion, the Board stated their desire to meet with staff to discuss their individual thoughts and continue this discussion at a later date.

Martin Russell, Deputy County Administrator, was present for a work session along with Sheriff Sims and staff from the Warren County Sheriff's Office, and Trevor Hearn, Facilities Management Director.

Mr. Russell stated that pursuant to the direction of the Board, a contract has been negotiated with Granger Construction Company for Construction Manager at Risk Services relative to the New Warren County Jail Project.

Upon discussion, the Board resolved (Resolution #18-856) to approve and authorize the President of the Board to enter into a Construction Manager At Risk agreement with Granger Construction Company.

Mr. Russell then presented the attached presentation relative to the various location options for the placement of the New Warren County Jail.

Mr. Russell presented maps of the five potential locations including three location options within the current government campus location and the two off - site possible locations.

The Board stated their desire to locate within the current campus if at all feasible.

Mr. Russell then presented the portions of the presentation that focused on the on campus locations including the pros, challenges, and costs associated.

Upon discussion, the Board stated their desire to focus on the location adjacent to the Common Pleas Court Office Building that would include the relocation of Justice Drive. They stated their desire for the architect to attempt to locate the housing areas within the jail adjacent to SR 48 rather than Justice Drive.

Tiffany Zindel, County Administrator, stated the desire of Community Corrections to combine certain object codes within their budget as it relates to probation and judicial functions.

Upon discussion, the Board stated their approval as long as the department could distinguish the difference in expenses internally.

Mrs. Zindel then discussed the request of the Warren County Abuse and Rape Crisis Shelter to lease two offices within OhioMeansJobs Warren County office space during the renovation of their current facility.

Upon discussion, the Board stated their agreement to the request.

Commissioner Jones thanked Deputy County Administrator Martin Russell and Deputy Economic Development Director Matt Schnipke for their hard work and planning during the recent Washington DC Fly-in. She stated it was a productive and beneficial trip for all that attended.

Upon motion the meeting was adjourned.

Tom Grossmann, President

David G. Young

Shannon Jones

MINUTES
MAY 24, 2018
PAGE 8

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 24, 2018, in compliance with Section 121.22 O.R.C.



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



Warren County Rural Zoning Code Mixed Use Zoning (MXU)

Prepared for the
Warren County Board of Commissioners

Meeting Date: May 24, 2018

Presentation Outline



- 1** Short Background/History on the MXU
- 2** Development Standards in the MXU
- 3** Development Review Procedures in the MXU



1 Short Background/History on the MXU

History

- **Capacity Demand Study by Sandra McKew (2005)**
 - County hires consultant to determine build-out capacity
 - Capacity based on current zoning, with a majority of the County jurisdiction zoned for 2 acre density
 - Build out capacity determined to be a total of 81,450 lots
- **McKenna & Associates (2006-2007)**
 - County hires consultant to develop zoning code
 - Zoning and RPC staff begin working on project in 2008
- **Turtlecreek Township Zoning Initiative (2009)**
 - Citizens petition forcing Trustees to adopt Resolution of intent to proceed with township zoning
 - Trustees appointed a Township Zoning Commission
 - Zoning Commission, after working with the County, recommended remaining under County Zoning

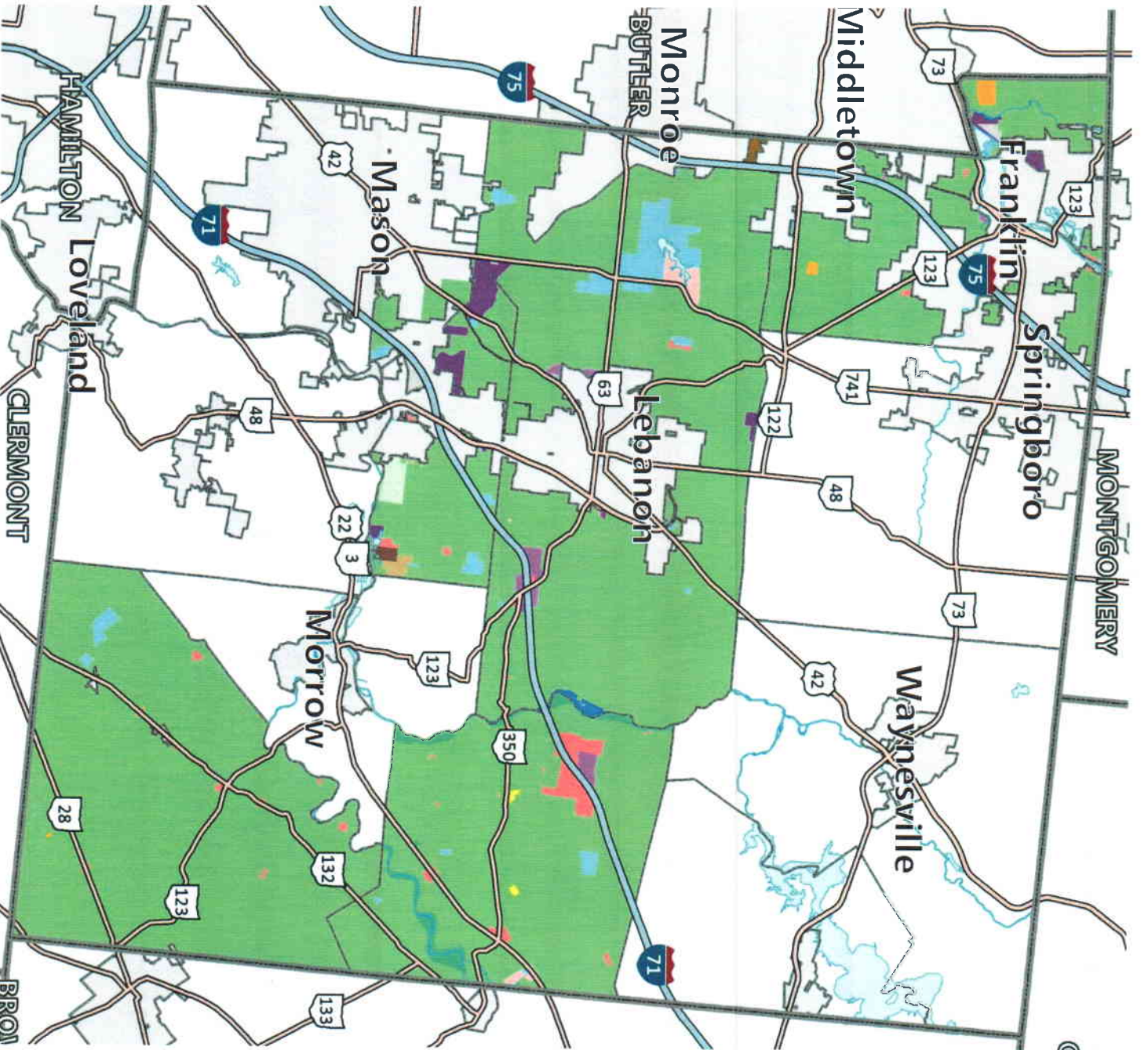
History Cont.

- **County & Township Collaboration (2009-2011)**
 - Turtlecreek Township cooperatively participated in the development of the County Zoning Code
 - Proposed zoning code amended to incorporate Township's direction
 - Mixed Use District proposed as a result
- **Final Zoning Code & Map Adopted (2011-2012)**
 - The overall capacity determined by the McKew study is maintained
 - Increased density on the western side of the County
 - Decreased density on the eastern side of the County
 - A key component to achieving the capacity is the density allowed in the mixed use districts
 - New Zoning Code became effective January 2012

Pre-2012 Zoning

DISTRICTS

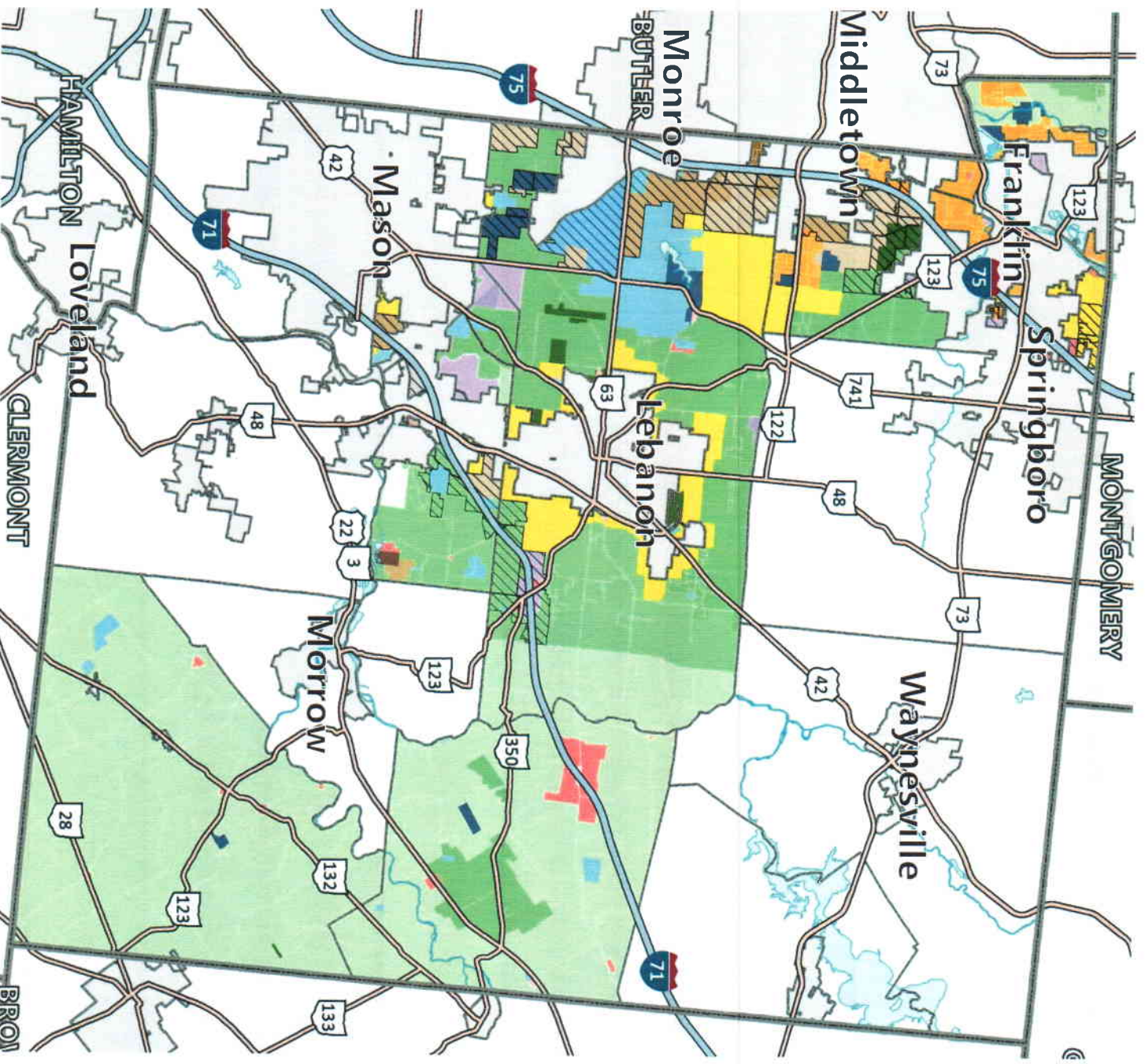
- (B-1) Neighborhood Business
- (B-2) General Business
- (F) Flood Plain
- (H) Resort
- (I-1) General Industry
- (M-1) Light Industry
- (M-2) Heavy Industry
- (ME) Mineral Extraction
- (MH) Mobile Home Park
- (O) Office
- (OW) Office/Warehouse
- (PUD) Planned Unit Development
- (R-1) Rural Residence
- (R-2) Rural Residence
- (R-3) Rural Residence
- (SD) Solid Waste Disposal
- (SDT) Solid Waste Disposal Transition
- (T-C) Trailer Camp



Current Zoning

DISTRICTS

- (A1) Agricultural
- (B1) Neighborhood Commercial
- (B2) Community Commercial
- (B5) Warehouse Depot Business
- (I1) Light Industrial
- (I2) General Industrial
- (ME) Mineral Extraction
- (MXU-C) Mixed Use Center
- (MXU-N) Mixed Use Neighborhood
- (PI) Public Institution
- (PR) Public Recreation
- (PUD) Planned Unit Development
- (R1) Single Family (2 acre)
- (R1A) Single Family (3 acre)
- (R1B) Single Family (1 acre)
- (R2) Two Family
- (R3) Multi Family
- (RU) Rural Residential (5 acre)
- (SD) Solid Waste Disposal
- (ST) Solid Waste Transition
- PUDs
- Interstate PUD Overlay





2 Development Standards in the MXU

MXU Premise: 2 Types of Developments

Integrated Development



Conventional Development

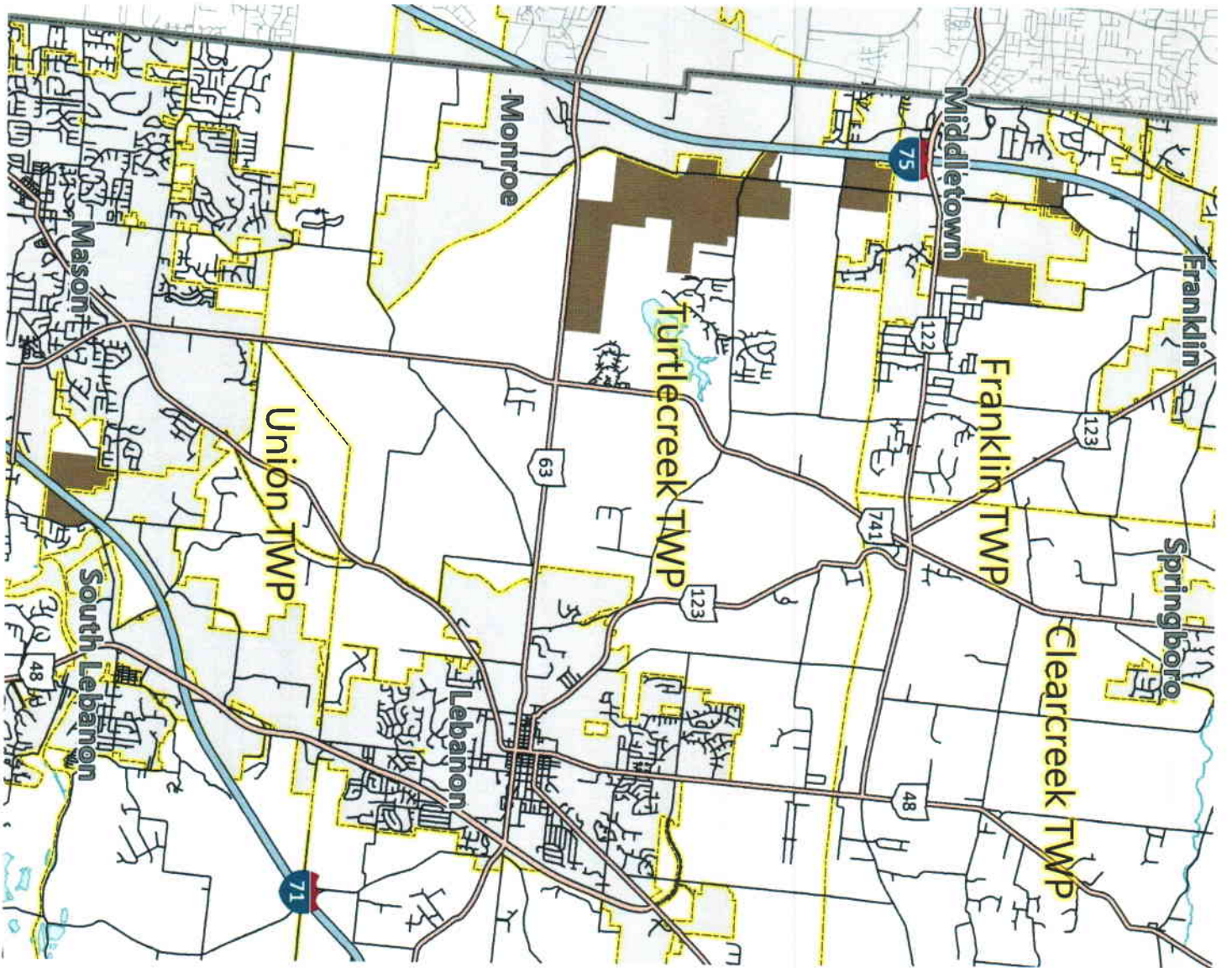


MXU Premise: 2 Types of Developments

<p>Integrated Development</p>	<ul style="list-style-type: none">• Mix of Uses• Emphasizes <u>horizontal/vertical integration</u> of uses• Applicant: single or multiple owners• <u>Site Plan Review is required</u> by BOCC• Applicant required to develop design principles with staff
<p>Conventional Development</p>	<ul style="list-style-type: none">• Primarily will be a Single Use• Applicant: primarily single owners• <u>Site Plan Review is required</u> by BOCC• Applicant not required to develop design principles with staff

MXU Subdistricts

<p>MXU-C Mixed Use Center</p>	<ul style="list-style-type: none">• Primarily a Commercial Zone• Only Integrated Developments are allowed• Any freestanding residential is limited to the <u>interior or rear of a site</u> and <u>must coincide</u> with commercial component• Max Residential Density: 8 units/acre• Max Floor Area Ratio: 0.3
<p>MXU-N Mixed Use Neighborhood</p>	<ul style="list-style-type: none">• Primarily a Residential Zone• Both Integrated and Conventional Developments are allowed• Max Residential Density: 6 units/acre• Max Floor Area Ratio: 0.2 (& no more than 5,000 SF per commercial building)

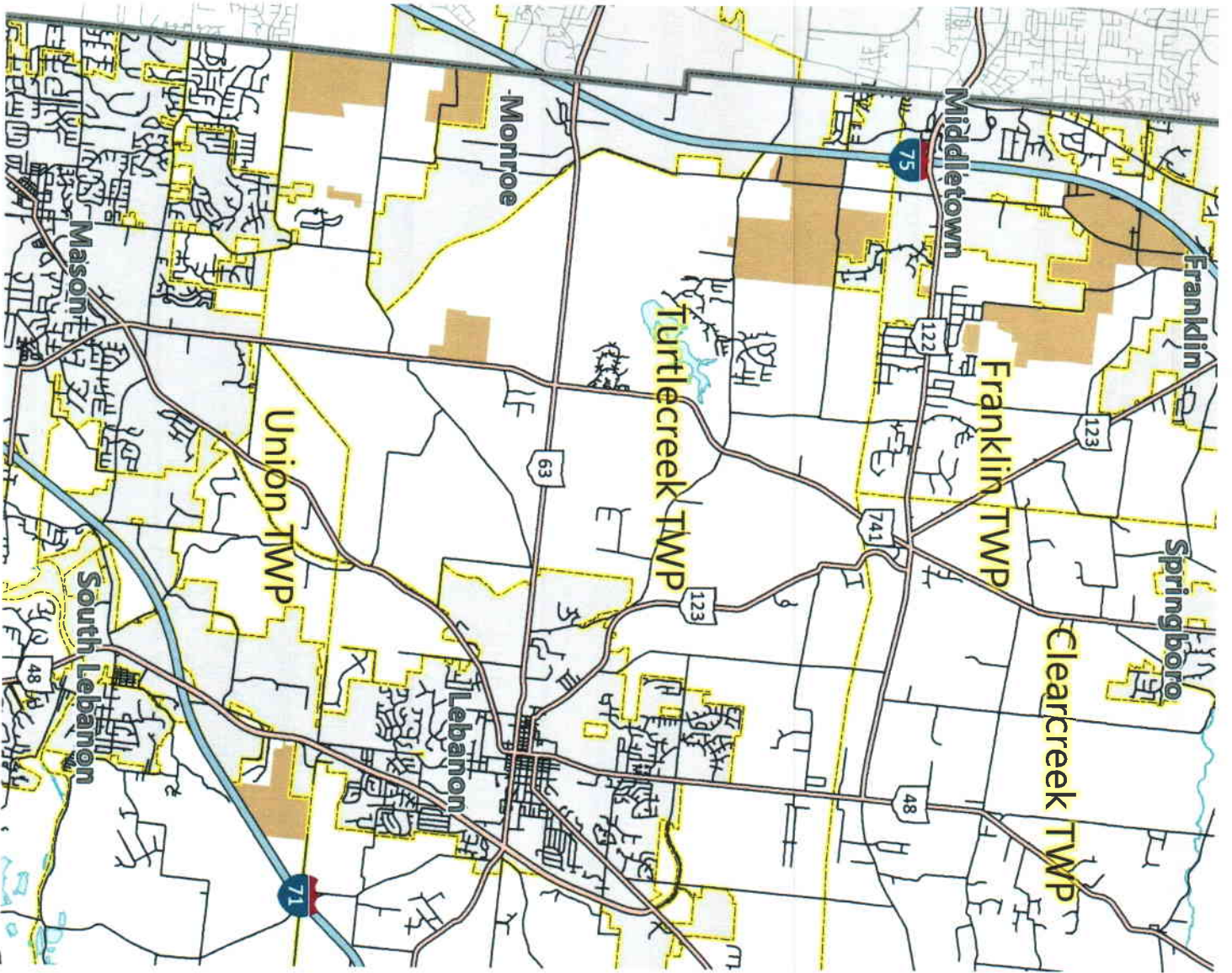


Current

MXU-C

1,840 acres total

Franklin TWP	340 ac.
Turtlecreek TWP	1,289 ac.
Union TWP	210 ac.

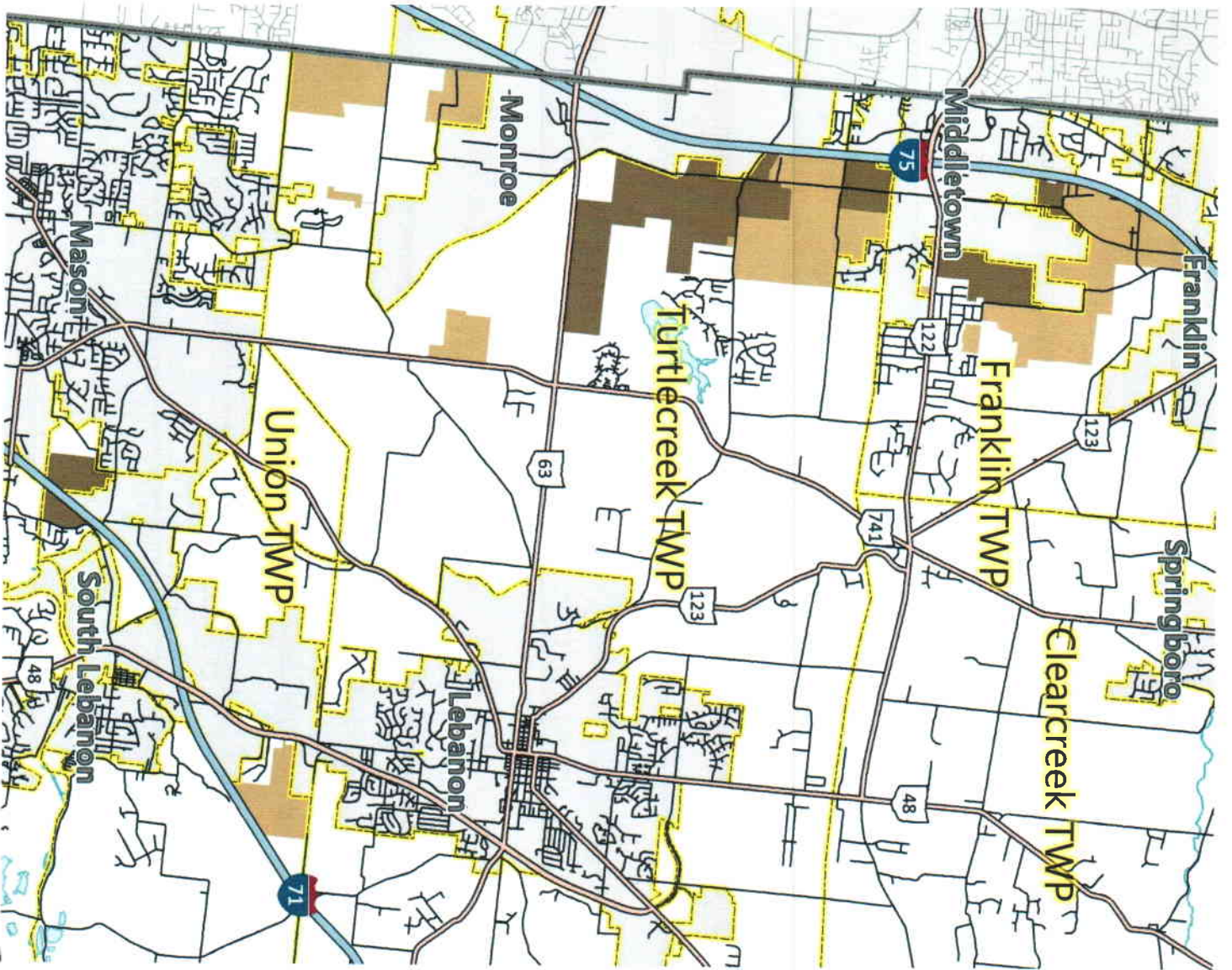


Current

MXU-N

2,840 acres total

Franklin TWP	964 ac.
Turtlecreek TWP	1,612 ac.
Union TWP	263 ac.



Current

MXU-C

1,840 acres total

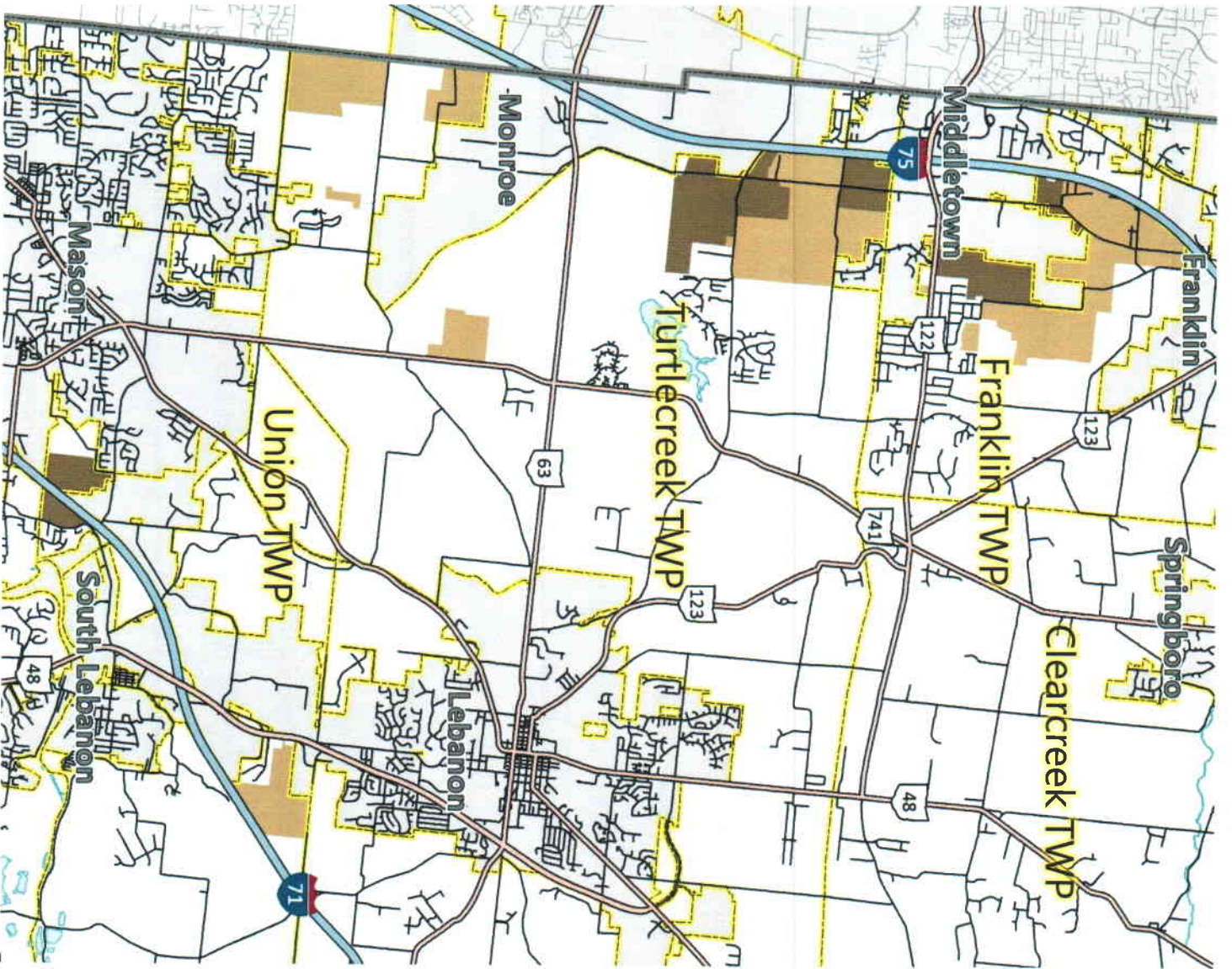
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Turtlecreek TWP	1,289 ac.
Union TWP	210 ac.

MXU-N

2,840 acres total

Franklin TWP	964 ac.
Turtlecreek TWP	1,612 ac.
Union TWP	263 ac.

GRAND TOTAL ALL MXU:
4,680 acres



Potential

(Following Crossroads Plan)

MXU-C
1,250 acres total

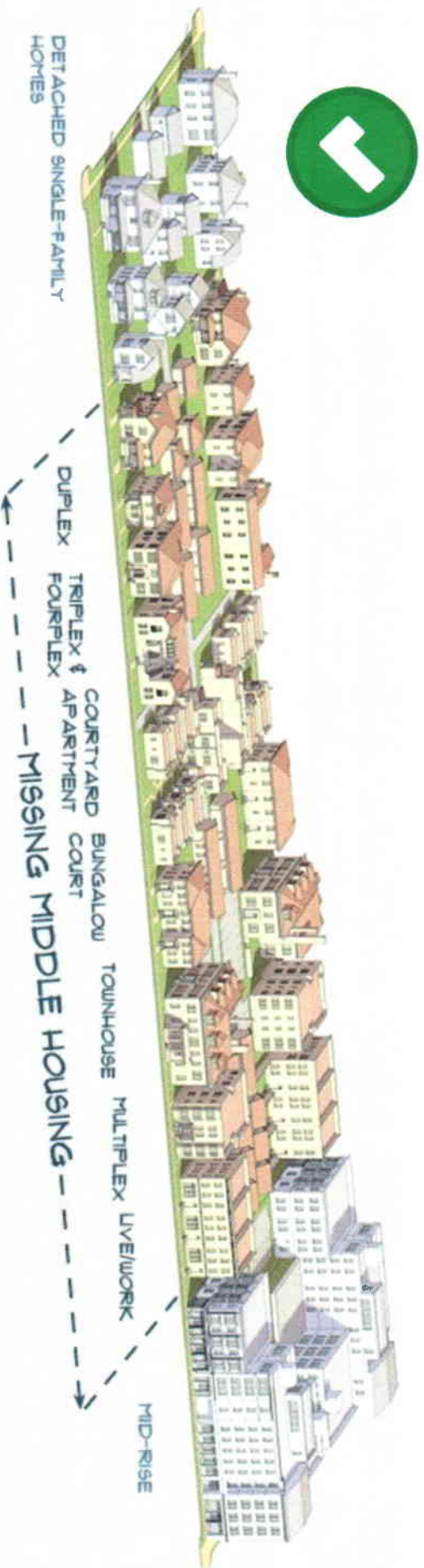
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MXU-N
2,840 acres total

Franklin TWP 964 ac.
Turtlecreek TWP 1,612 ac.
Union TWP 263 ac.

GRAND TOTAL ALL MXU:
4,090 acres

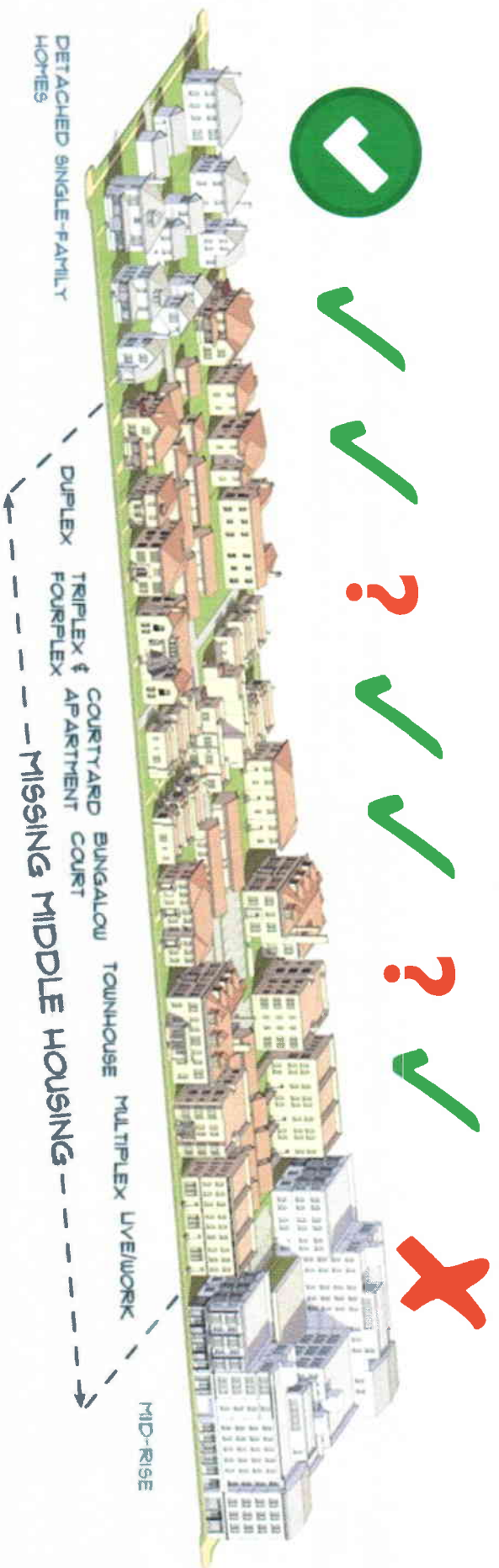
Housing Types



Housing Types – Currently Allowed



Housing Types -- Turtlecreek Input



Duplex



Duplex



Fourplex



Townhouse

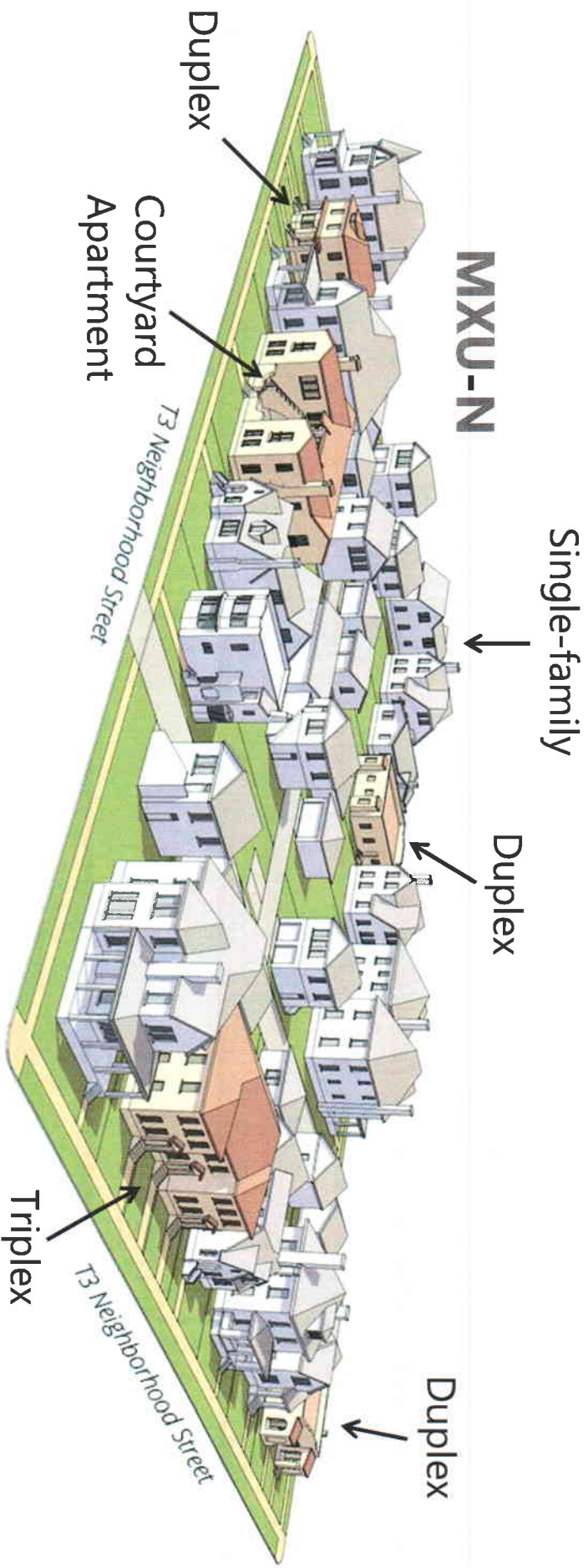


—→ **Live Work**

Multiplex

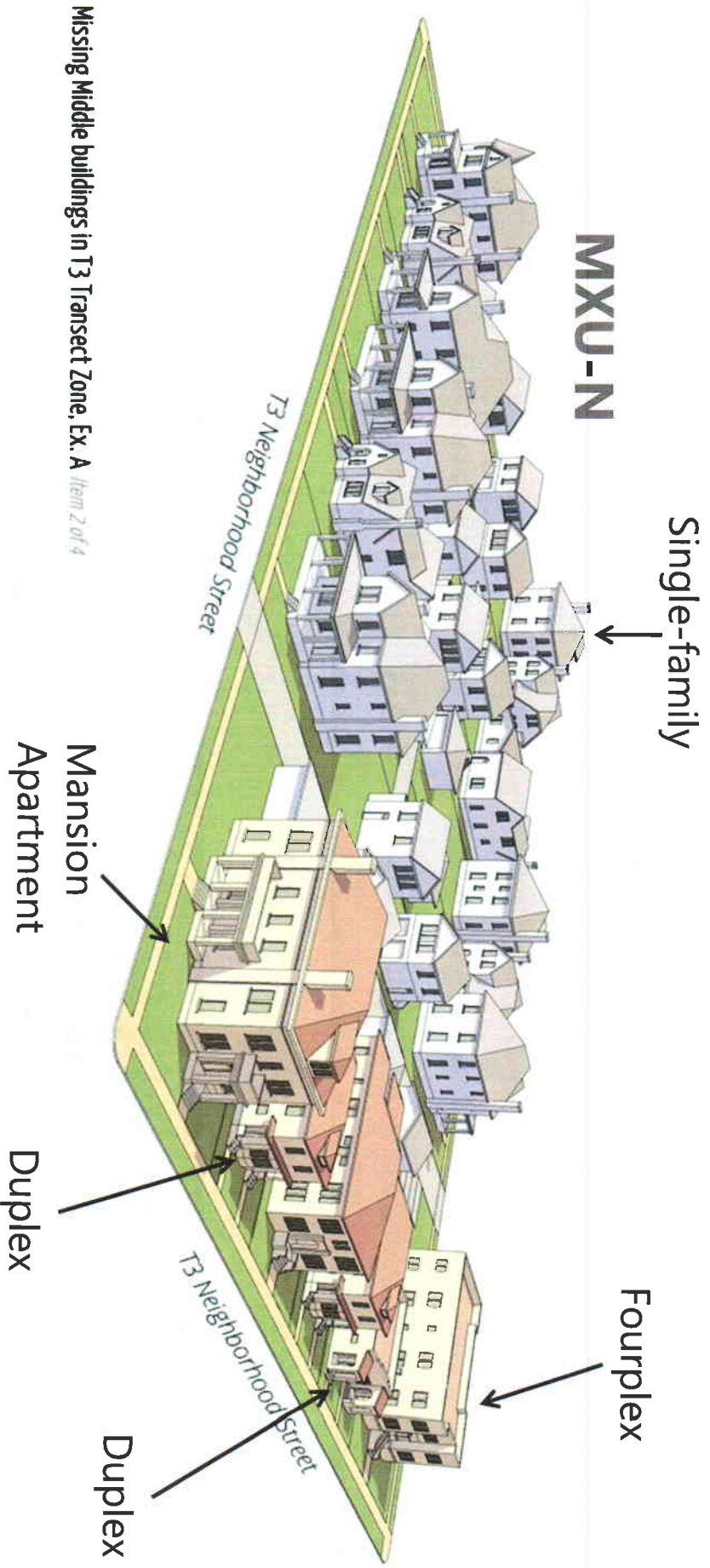


MXU-N (Example 1)



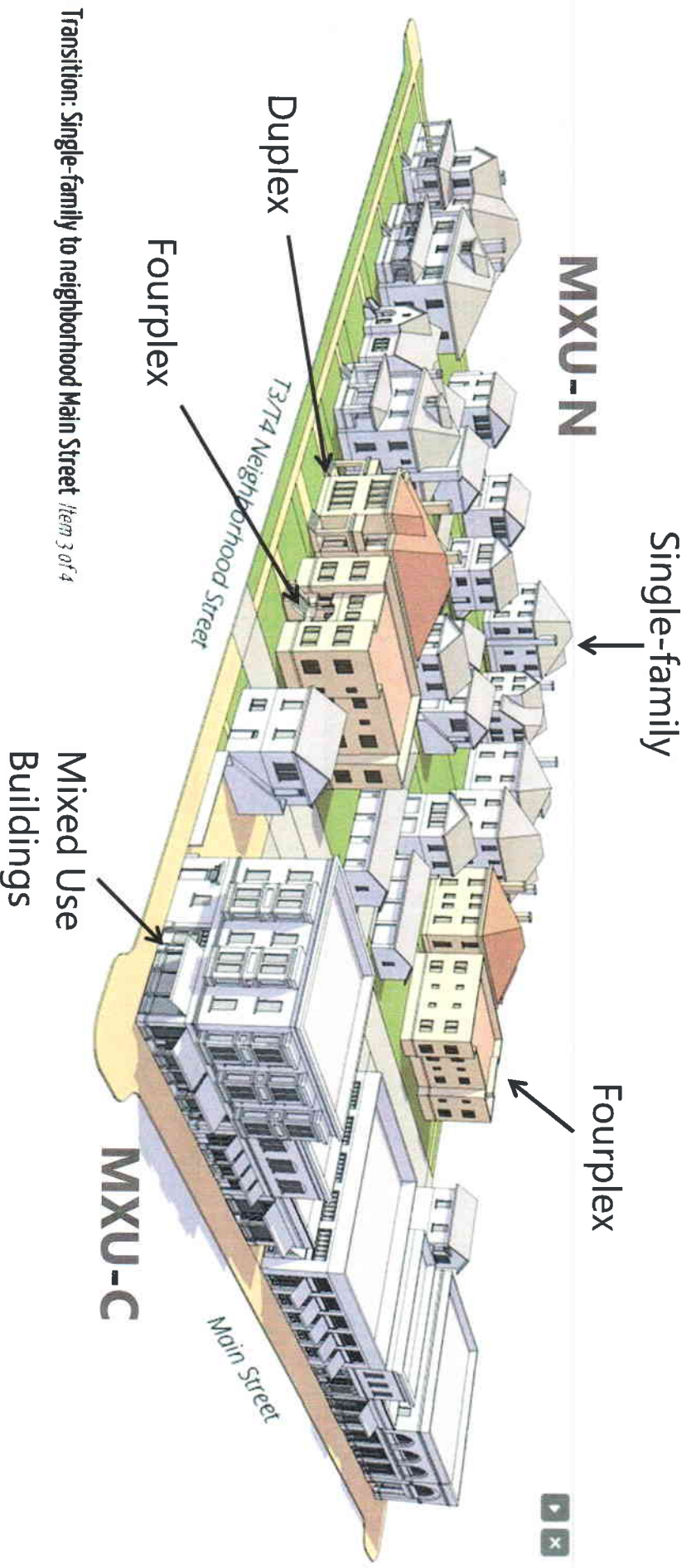
Missing Middle buildings in T3 Transect Zone, Ex. B *Item 1 of 4*

MXU-N (Example 2)

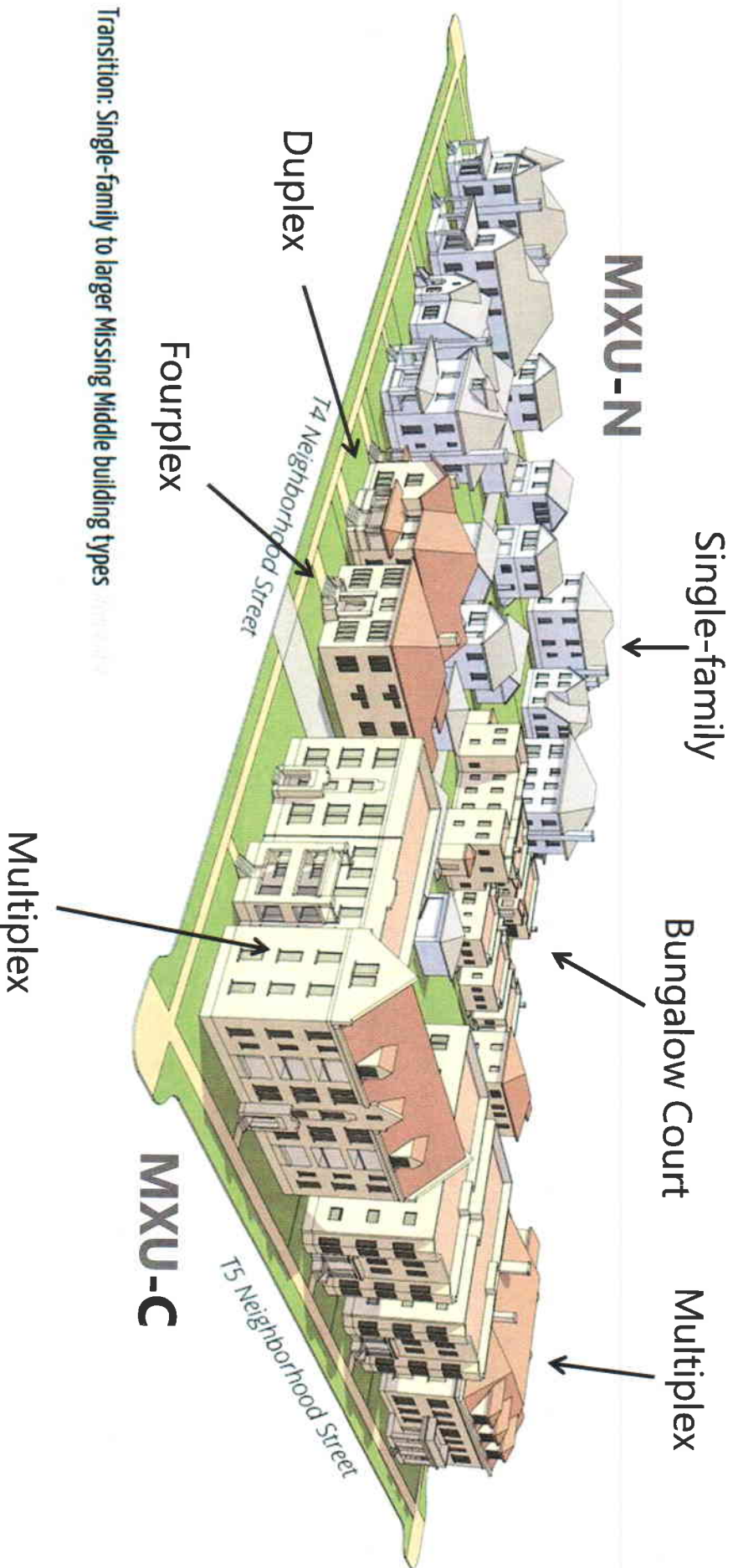


Missing Middle buildings in T3 Transect Zone, Ex. A Item 2 of 4

MXU-N Transition to MXU-C (Example 1)

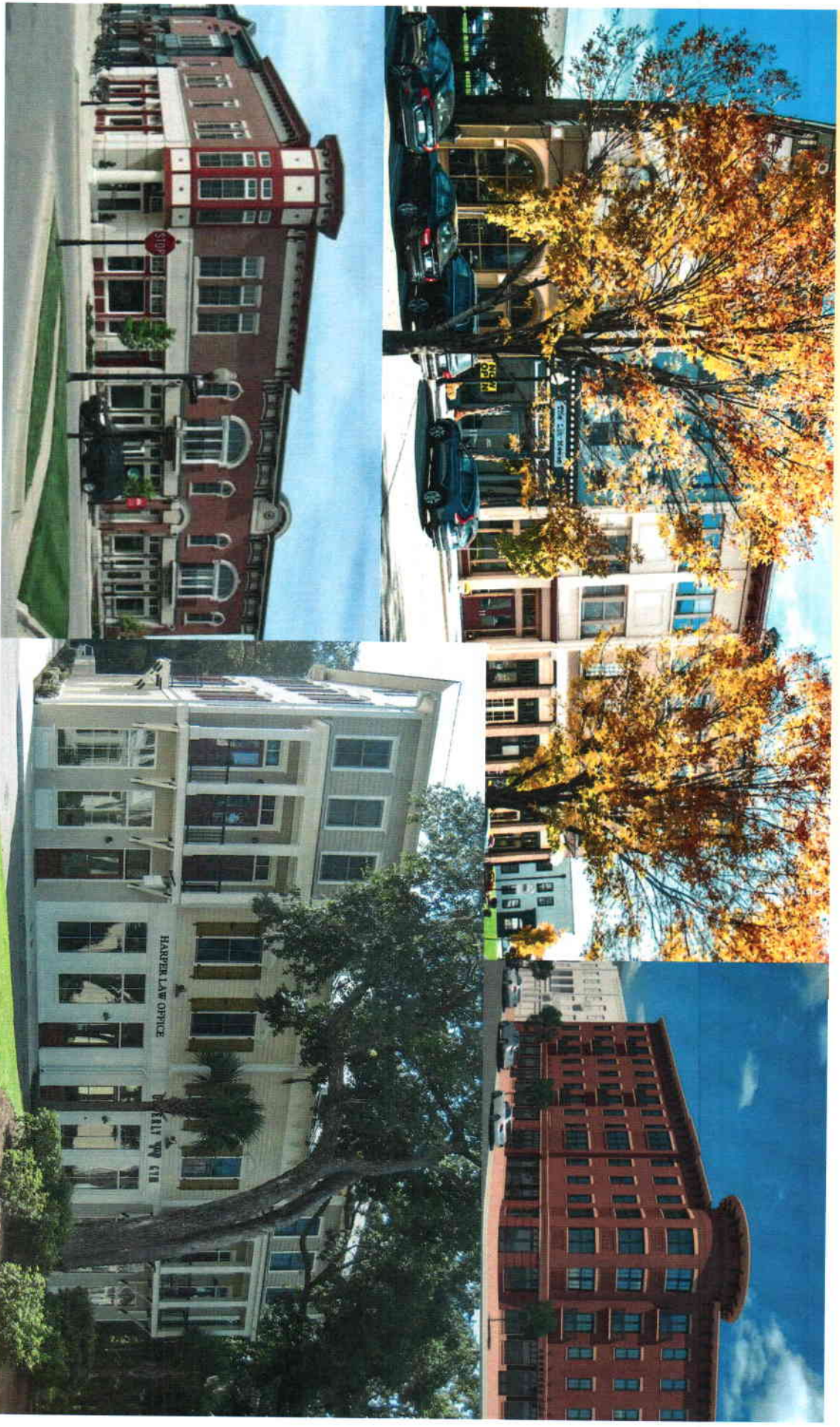


MXU-N Transition to MXU-C (Example 2)



Transition: Single-family to larger Missing Middle building types

Mixed Use Center (MXU-C)



Mixed Use Neighborhood (MXU-N)



Development Standards Flexibility

- Alternatives to the standards can be approved if the following findings are made:
 1. Innovative use of site design, site access, circulation, building design, orientation, or building materials/landscaping
 2. The change is not injurious to the public health, safety, or general welfare
 3. Strict application of the requirement will achieve an undesirable result
 4. Proposal is consistent and compatible with surrounding development
 5. Proposal is consistent with the Comprehensive Plan



3 Development Review Procedures in the MXU

Review Procedure



- 1. Concept Plan** – RPC Executive Committee comments
- 2. Site Plan Review** – BOCC decision (+ **any waivers**)
- 3. Preliminary Plan** – RPC Executive Committee decision
- 4. Final Plat** – RPC Staff review & approval



NEW COUNTY JAIL & SHERIFF'S OFFICE LOCATION OPTIONS

Campus
Horizontal
#1

Campus
Vertical

Campus
Horizontal
#2

Off-Campus
Prison Land
Sites

Off-Campus
Markey Rd.

May 24, 2018

Campus

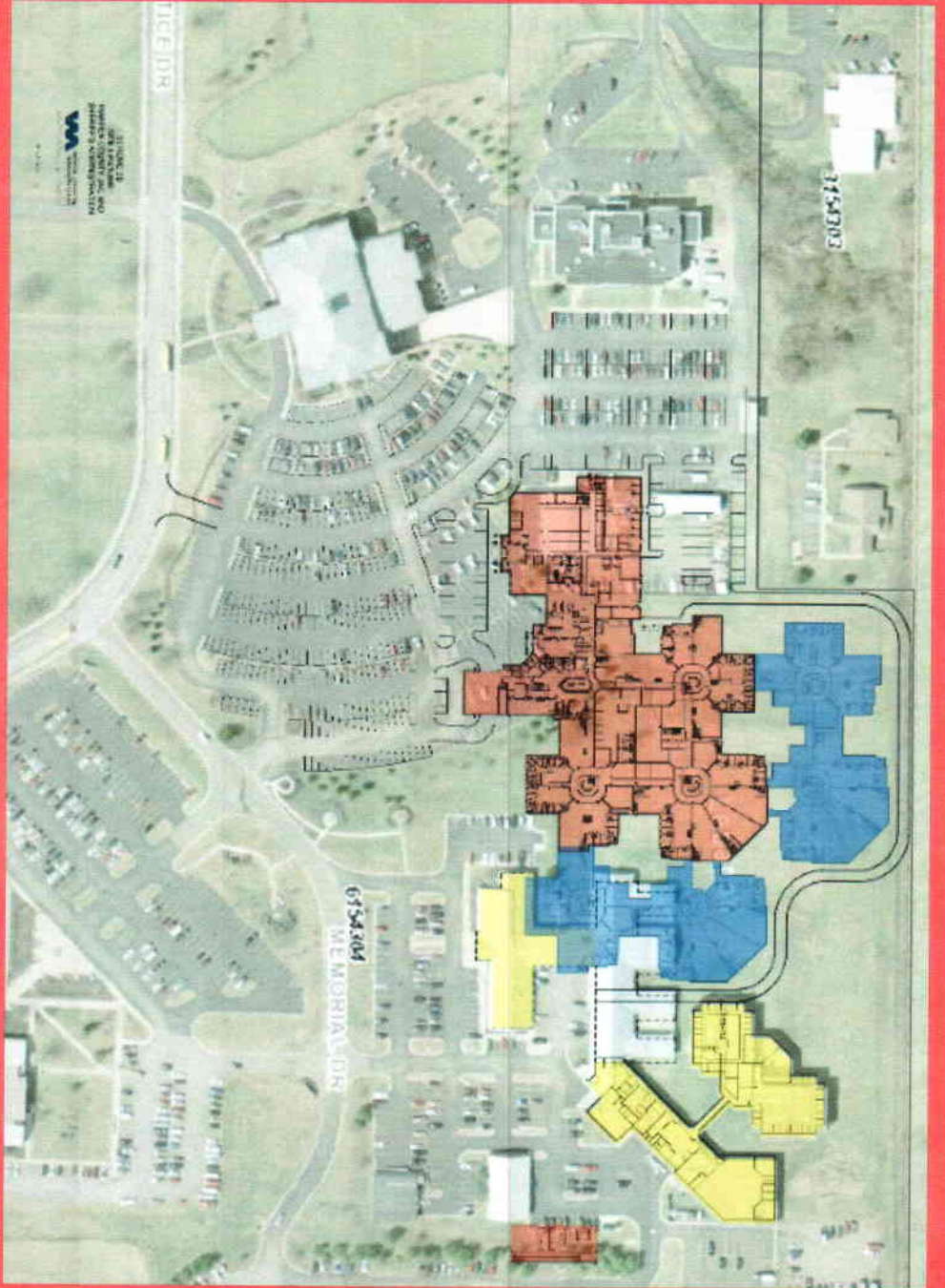
Horizontal Option - Facilities Management



Location

Pros

Challenges



Pros

- One Story - Operationally efficient
- 'Tucked' into the Warren County Campus
- Maintains Enhanced Sheriff Response Time (on & off campus)
- Phase 1 Future Expansion - No Required Demolition
- City of Lebanon Support (on campus/in city options)





- \$2-3 Million Increase to Budget
- Razing of Current Assets
- Where to Move Facilities Management
- Scheduling Coordination (9-12 months)
- Parking/Campus Disruptions
- Utility Work
- Future Expansion (Phase 2) Requires Demolition of Current Jail Facility





NEW COUNTY JAIL & SHERIFF'S OFFICE LOCATION OPTIONS

Campus
Horizontal
#1

Campus
Vertical

Campus
Horizontal
#2

Off-Campus
Prison Land
Sites

Off-Campus
Markey Rd.

May 24, 2018

Campus Site

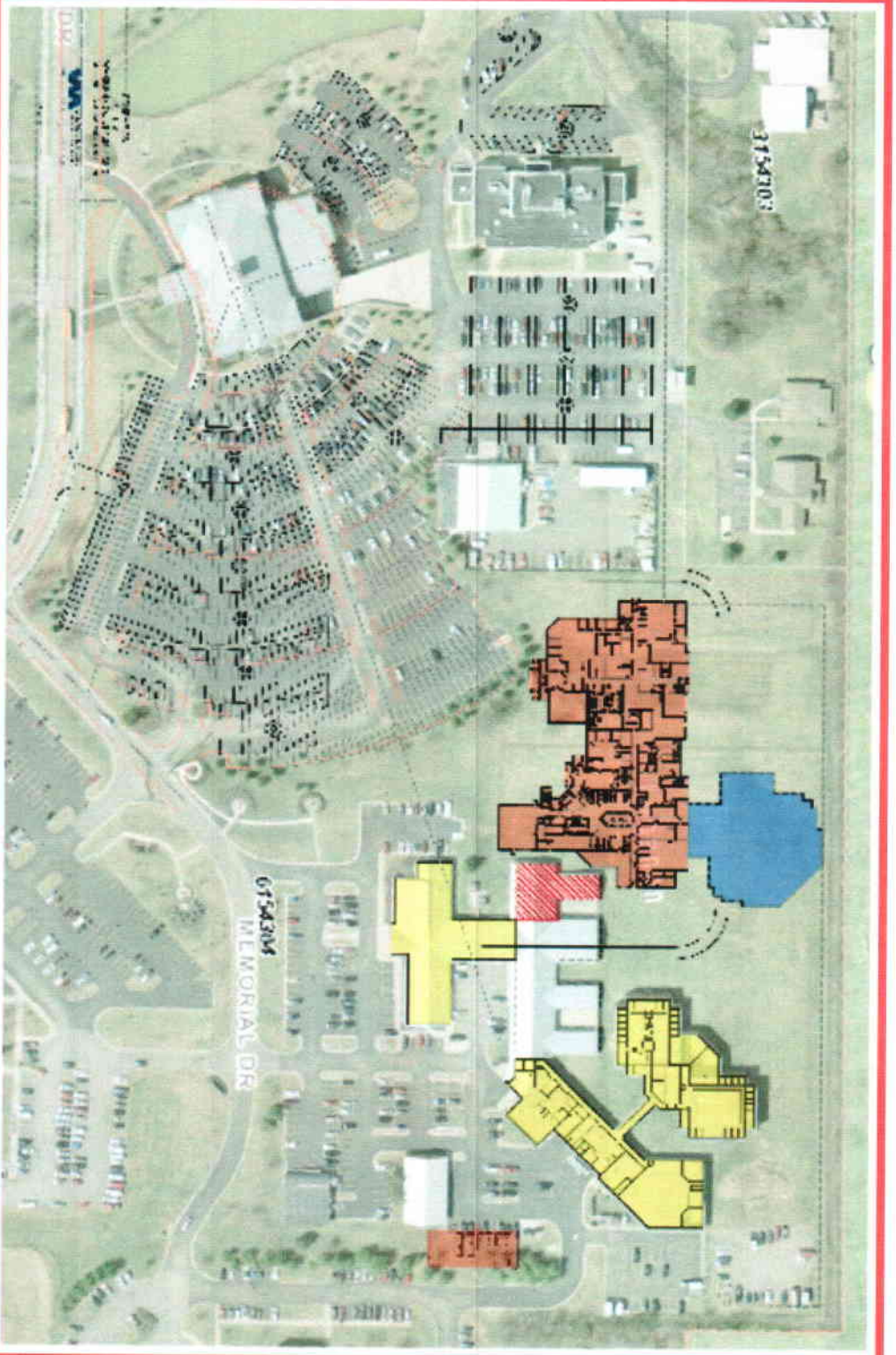
Vertical Option



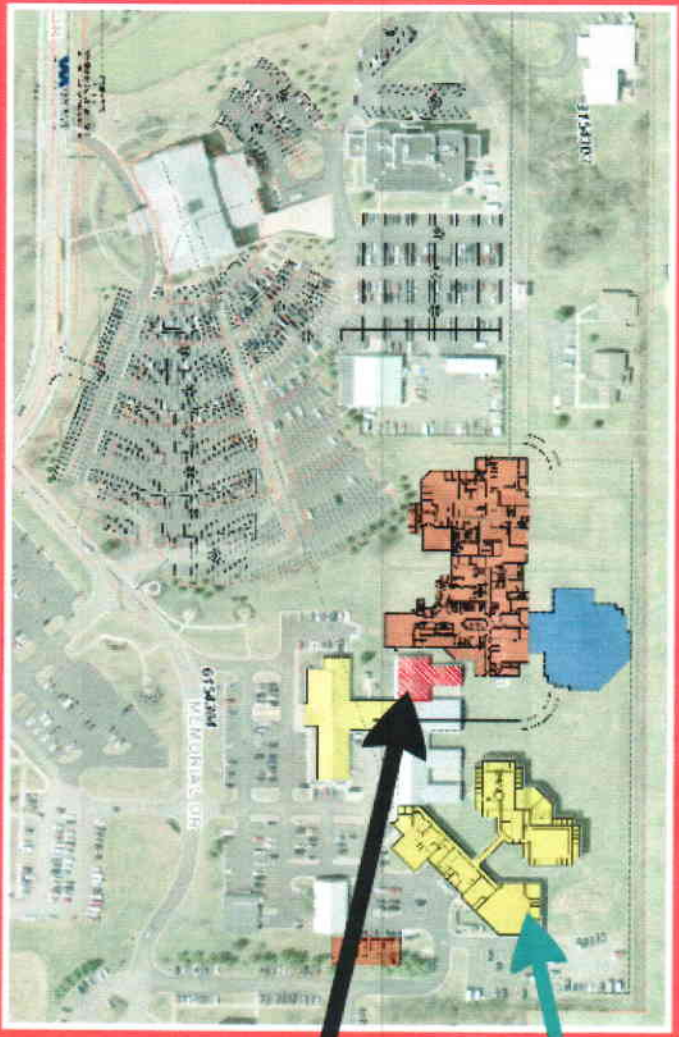
Location

Pros

Challenges



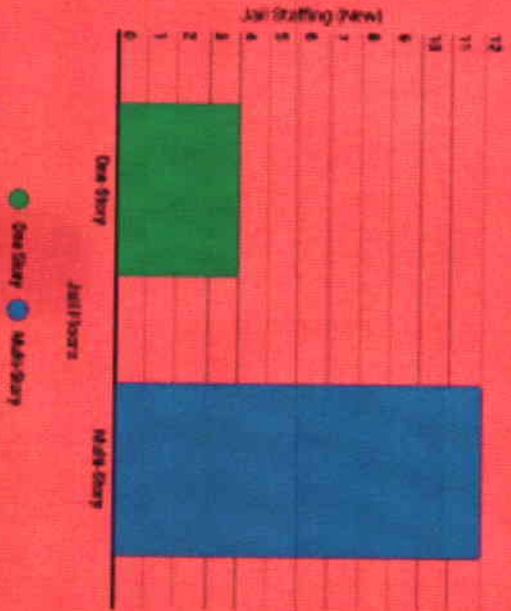
Pros



- Very Limited Taking on WC Campus
- Part of the Old Jail for Sally Port



Personnel



\$2,720,000 VS. \$8,480,000
10 Year Forecast

Construction Expenses

Height Variance

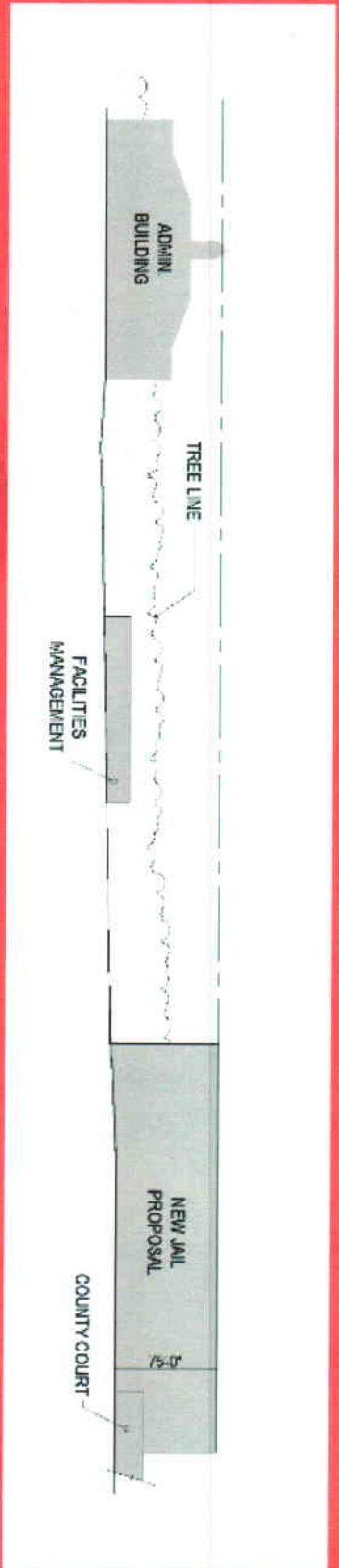


\$ 4-6 Million Over One Story

- Additional Stairwells
- Requires Elevators
- Reinforced Concrete Work
- Detention Grade Ceilings
- Increased Foundation Sizing
- Lost Service Efficiency
- Expansion is Limited/Challenging

Vertical Option - 72 Feet Tall

City of Lebanon Requires a Height Variance Over 40 Feet





NEW COUNTY JAIL & SHERIFF'S OFFICE LOCATION OPTIONS

Campus
Horizontal
#1

Campus
Vertical

Campus
Horizontal
#2

Off-Campus
Prison Land
Sites

Off-Campus
Markey Rd.

May 24, 2018

Campus

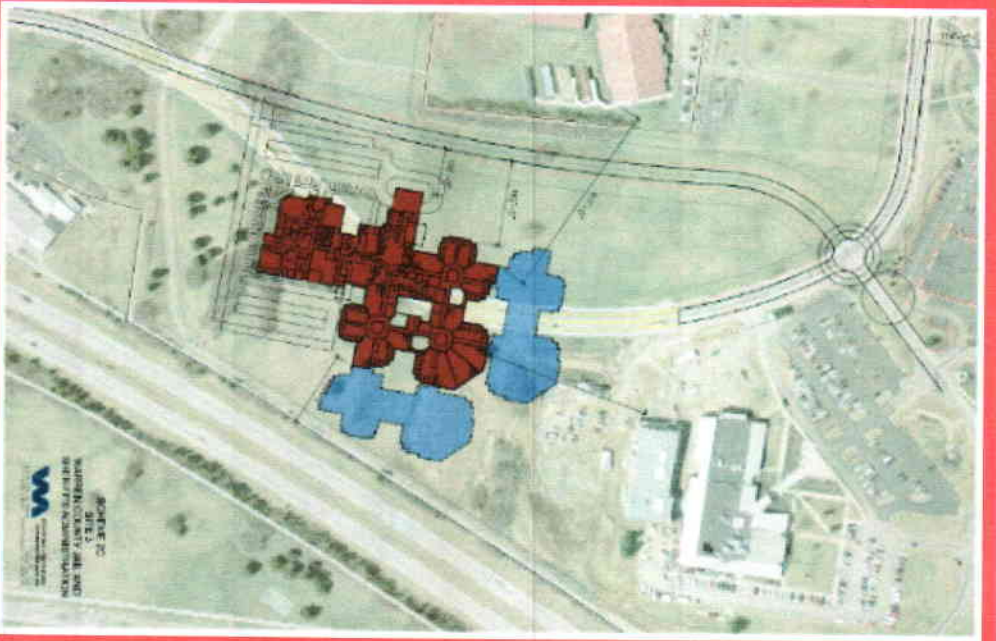
Horizontal Option - Justice Drive



Location

Pros

Challenges



Horizontal Pros Cont'd

- Ease of Construction; Laydown Area
- Minimal Site Work
- No Disruption to Main Campus Operations
- No Schedule/Relocation Delays
- Larger Utilities in Place
- Future Expansion on Green Space





- \$1 Million in Road Improvements
- Road Closure/Redirection of Traffic
- Lebanon Schools
- Campus Staff



NEW COUNTY JAIL & SHERIFF'S OFFICE LOCATION OPTIONS

Campus
Horizontal
#1

Campus
Vertical

Campus
Horizontal
#2

Off-Campus
Prison Land
Sites

Off-Campus
Markey Rd.

May 24, 2018

Prison Property



Location

Pros

Challenges

Potential Sites



Pros



- Food & Beverage
- Medical
- Composting
- Laundry
- Other



- Fits Image

Challenges

- Land Lease/Purchase
- Response Time Change
- Transport (\$ and Time)
- Release of Inmates
- Reduced Campus Security
- Facility Maintenance





NEW COUNTY JAIL & SHERIFF'S OFFICE LOCATION OPTIONS

Campus
Horizontal
#1

Campus
Vertical

Campus
Horizontal
#2

Off-Campus
Prison Land
Sites

Off-Campus
Markey Rd.

May 24, 2018

Markey Road



Location

Pros

Challenges

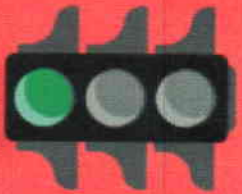
Pros

Current Land Owner

Proximity to Warren County Campus

Adjacent County Garage





- Response Time Change
- Transport (\$ and Time)
- Release of Inmates
- Reduced Campus Security
- Facility Maintenance
- Community Concerns
- Cost of Intersection Improvements



NEW COUNTY JAIL & SHERIFF'S OFFICE LOCATION OPTIONS

Campus
Horizontal
#1

Campus
Vertical

Campus
Horizontal
#2

Off-Campus
Prison Land
Sites

Off-Campus
Markey Rd.

May 24, 2018