



**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 – August 20, 2019

The Board met in regular session pursuant to adjournment of the August 13, 2019, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

- 19-1060 A resolution was adopted to accept resignation of Wyatt Allen, Water Distribution Worker I, within the Warren County Water and Sewer Department, effective August 23, 2019. Vote: Unanimous
- 19-1061 A resolution was adopted to accept resignation, due to retirement, of Lisa Shutts, Assistant Business Manager, within the Warren County Water and Sewer Department, effective August 31, 2019. Vote: Unanimous
- 19-1062 A resolution was adopted to accept resignation of Olivia Taylor, Protective Services Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective August 23, 2019. Vote: Unanimous
- 19-1063 A resolution was adopted to approve reclassification of Kristin Thomas Temporary Youth Employment Worksite Supervisor to the position of Customer Advocate I within OhioMeansJobs Warren County. Vote: Unanimous
- 19-1064 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Joshua Hisle within Warren County Department of OhioMeansJobs. Vote: Unanimous
- 19-1065 A resolution was adopted to approve end of 365-day probationary period and

- approve a pay increase for Brendan Czinege within Warren County Water and Sewer Department. Vote: Unanimous
- 19-1066 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Devin Dawson within Warren County Department of Facilities Management. Vote: Unanimous
- 19-1067 A resolution was adopted to enter into agreement with Cincinnati Bell Telephone Company, LLC on behalf of Warren County Telecommunications. Vote: Unanimous
- 19-1068 A resolution was adopted to authorize the Warren County Telecommunications Department to initiate contract negotiations for Internet Service Bandwidth and BGP Upgrade at 500 Justice Drive and Lytle. Vote: Unanimous
- 19-1069 A resolution was adopted to approve agreement and addendum with FuturePromise 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
- 19-1070 A resolution was adopted to approve destruction of the following Warren County Sheriff's Office equipment. Vote: Unanimous
- 19-1071 A resolution was adopted to reject bids received for the Lily Drive Bridge #1023-0.17 Replacement Project. Vote: Unanimous
- 19-1072 A resolution was adopted to approve and enter into agreement with Ohio-Kentucky-Indiana Regional Council of Governments. Vote: Unanimous
- 19-1073 A resolution was adopted to authorize County Administrator to execute Change Order #3 with HGC Construction relative to the Warren County Probate/Juvenile Court Addition and Renovation Project. Vote: Unanimous
- 19-1074 A resolution was adopted to declare various items within Board of Elections, Building & Zoning, Common Pleas Court-Domestic Relations, Drug Task Force, Facilities Management, Juvenile Court, and Sheriff's Office, Water & Sewer-Water Department as surplus and authorize the disposal of said items. Vote: Unanimous
- 19-1075 A resolution was adopted to approve and authorize the County Administrator to sign a grant agreement by and between the Federal Aviation Administration and the Warren County Board of Commissioners relative to the Warren County John Lane Field Airport. Vote: Unanimous
- 19-1076 A resolution was adopted to reaffirm dog registration fees for 2020. Vote: Unanimous

- 19-1077 A resolution was adopted to issue Request for Engineering Qualifications for the procurement of professional engineering services related to the FY2019 Morrow GIS Community Development Block Grant Project. Vote: Unanimous
- 19-1078 A resolution was adopted to waive sewer connection fees for the Wayne Local School District new elementary building. Vote: Unanimous
- 19-1079 A resolution was adopted to approve bond release for Otterbein Lebanon, LLC for completion of improvements in Otterbein Maintenance Facilities situated in Turtlecreek Township. Vote: Unanimous
- 19-1080 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release with Stoneridge Development, Ltd. for Country Brook North, Section Nine situated in Clearcreek Township. Vote: Unanimous
- 19-1081 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for Pendragon Development Company, LLC, for completion of performance of construction of improvements and enter into the maintenance security for Aberlin Springs, Phase One, situated in Union Township. Vote: Unanimous
- 19-1082 A resolution was adopted to approve record plats. Vote: Unanimous
- 19-1083 A resolution was adopted to approve a supplemental appropriation into County Commissioners' Grant Fund #11011111. Vote: Unanimous
- 19-1084 A resolution was adopted to approve supplemental appropriation adjustments within Sheriff's Office Fund #2286 & 2295. Vote: Unanimous
- 19-1085 A resolution was adopted to approve appropriation adjustment within the Clerk of Courts General Fund #11011260. Vote: Unanimous
- 19-1086 A resolution was adopted to approve appropriation adjustments within the Auditor's Office Funds 2237 and 1101120. Vote: Unanimous
- 19-1087 A resolution was adopted to approve appropriation adjustment within Engineer's Office Fund #5590. Vote: Unanimous
- 19-1088 A resolution was adopted to approve appropriation adjustment within WCSO Funds #6630. Vote: Unanimous
- 19-1089 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 19-1090 A resolution was adopted to authorize the issuance of not to exceed \$630,000 of special assessment bonds (Estates of Keever Creek Turn Lane). Vote: Unanimous

- 19-1091 A resolution was adopted to approve rezoning application of Ridgeview, LLC, Cheryl Kolb, managing member, (Case # 2019-03) to rezone approximately 125.42 acres from Light Industrial Zone "L1" to Single-Family Residential Zone "R1" in Turtlecreek and Union Township. Vote: Unanimous
- 19-1092 A resolution was adopted to approve amendments to the Warren County Thoroughfare Plan. Vote: Unanimous
- 19-1093 A resolution was adopted to approve amendment to the Warren County Comprehensive Plan to amend the Wayne Township Future Land Use Map. Vote: Unanimous
- 19-1094 A resolution was adopted to authorize the County Administrator to execute the guaranteed maximum price amendment to the construction manager at risk services contract with Granger Construction Company for the New Jail and Sheriff's Administration Office Project ("Project"). Vote: Unanimous
- 19-1095 A resolution was adopted to authorize the issuance of bonds in the amount of not to exceed \$45,000,000 to be issued for the purpose of constructing, improving, furnishing and equipping a County Jail and Sheriff Facility with related site improvements and appurtenances thereto; and authorize and approving related matters. Vote: Unanimous
- 19-1096 A resolution was adopted to approve appropriation adjustment within County Court Fund #1101. Vote: Unanimous

DISCUSSIONS

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

Barney Wright, Treasurer, was present along with James L. Spaeth, Clerk of Courts, for a meeting of the Investment Advisory Board.

Mr. Wright presented the investments for the month of July and pointed out the purchase of \$390,000 bonds for the Port Authority. He stated that the Port Authority purchase exceeded the ten (10) year investment limitation by a few months and requires ratification by the Investment Advisory Board.

Mr. Wright then discussed the upcoming purchase of bonds relative to the twenty (20) year assessment of roadway improvements associated with the settlement of litigation for the Estates of Keever Creek in Turtlecreek Township. He stated that this upcoming purchase also requires ratification by the Investment Advisory Board.

Upon discussion, on motion, upon unanimous call of the roll, the Investment Advisory Board ratified the purchase of the bonds in excess of the ten (10) year limitation.

Upon further discussion, the Board resolved (Resolution #19-1090) to authorize the issuance of not to exceed \$630,000 of special assessment bonds (Estates of Keever Creek Turn Lane).

PUBLIC HEARING

REZONING APPLICATION OF RIDGEVIEW LLC,
CHERYL KOLB, MANAGING MEMBER, (CASE # 2019-03)
TO REZONE APPROXIMATELY 125.42 ACRES FROM LIGHT INDUSTRIAL ZONE "L1"
TO SINGLE-FAMILY RESIDENTIAL ZONE "R1"
IN TURTLECREEK AND UNION TOWNSHIPS

The public hearing to consider the rezoning application of Ridgeview LLC, Cheryl Kolb, Managing Member, (Case # 2019-03) to rezone approximately 125.42 acres (Parcel ID 12212000012 & 12212000011) located at 2521 South US RT 42 in Turtlecreek and Union Townships from Light Industrial Zone "L1" to Single-Family Residential Zone "R1" was convened this 20th day of August 2019, in the Commissioners' Meeting Room.

Michelle Tegtmeier, Chief Zoning Official, presented the attached presentation reviewing the location, size, current zoning, Future Land Use Map designation, existing land use and the requested zoning classification. She reviewed the rezoning process stating that both the Rural Zoning Commission and the Regional Planning Commission recommended approval.

Cheryl Kolb, property owner, pointed out access to the property which requires the crossing of residential property. She stated that the topography of the land makes it impractical for industrial use and then stated her desire to divide the 300 total acres equally between her five children.

Upon further discussion, on motion, the public hearing was closed and the Board resolved (Resolution #19-1091) to approve the rezoning application.

PUBLIC HEARING

CONSIDER AMENDMENTS TO THE WARREN COUNTY THOROUGHFARE PLAN

The public hearing to consider amendments to the Warren County Official Thoroughfare plan was convened this 20th day of August 2019, in the Commissioners' Meeting Room.

Greg Orosz, Regional Planning Commission, presented the attached presentation reviewing the key updates within the plan.

David Mick, Assistant County Engineer, stated that the Thoroughfare Plan allows/requires the dedication of adequate road right of way when development occurs and also provides for grant opportunities.

Mr. Orosz stated that the full Regional Planning Commission recommended approval of the proposed amendments.

Bruce McGary, Assistant Prosecutor, stated that the Thoroughfare Plan strengthens Warren County's position when making demands on development.

Upon further discussion, the Board resolved (Resolution #19-1092) to approve amendments to the Warren County Thoroughfare Plan.

PUBLIC HEARING
CONSIDER AMENDMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN
TO AMEND THE WAYNE TOWNSHIP FUTURE LAND USE MAP

The public hearing to consider an amendment to the Warren County Comprehensive Plan to amend the Wayne Township Future Land Use Map was convened this 20th day of August 2019, in the Commissioners' Meeting Room.

Greg Orosz, Regional Planning Commission, presented the attached presentation reviewing the proposed changes to the Future Land Use Map which clarified the transition between residential and agriculture, taking into consideration the revised Wayne Township sewer service boundary. He discussed the new Rural Neighborhood classification which consists of unsewered single-family homes with lower density, the preservation of open space with the retention of rural character. He then reviewed the notable changes to the map and stated the Regional Planning Commission's recommendation to approve the amendment.

There was discussion relative to the weight that the comprehensive plan holds when changing zoning classification.

Bruce McGary, Assistant Prosecutor, explained that the wording in our zoning code stated that the comprehensive plan is a suggestion and carries no bearing on rezoning decisions.

Upon further discussion, the Board resolved (Resolution #19-1093) to approve an amendment to the Warren County Comprehensive Plan to amend the Wayne Township Future Land Use Map.

Martin Russell, Deputy County Administrator, was present along with Jason Woehrle, Granger Construction, Garry McAnally, Wachtel and McAnally, Sheriff Sims and staff, and Trevor Hearn, Facilities Management Director, for a work session to discuss the guarantee maximum price (GMP) relative to the New Warren County Jail and Sheriff's Administration Building Project.

Mr. Woehrle presented the attached GMP estimate as well as a list of specified bid alternates and voluntary alternates. He stated that the final overall cost which includes previously executed addendums as well as the specified bid alternates that were selected by staff to be \$56,428,391, leaving a GMP balance of \$47,045,530.

Mr. Woehrle then discussed the specific bid alternative list of items that were tentatively approved and rejected, confirming that the GMP presented includes the tentatively selected items.

Tiffany Zindel, County Administrator, stated the need to discuss the "sun control devices" alternate which includes the devices on all windows and not just specific windows.

Mr. Woehrle stated that the sun control devices prevents inmates from looking directly out the window but allows daylight with only a ground view.

Commissioner Jones discussed the location of the jail being adjacent to the school and the perception of parents and children with inmates being able to view directly out of the windows. She then stated her opinion that \$238,350 is a good community gesture for the safety and comfort of the community.

Commissioner Young questioned the dense landscaping that exists adjacent to the windows that view the school.

Mr. McAnally explained that the higher elevation allows views from the bike trail even with the landscaping which is why that alternative was selected by staff.

Mr. Grossmann stated he feels the cost associated with the additional sun controlled devices is not necessary and the views can be handled with increased vegetation.

Mrs. Zindel stated that Prosecutor Fornshell may have a concern with inmates having the ability to look directly into their staff parking lot.

Commissioner Young stated he is comfortable in waiting for the final construction prior to making the decision to spend an additional \$238,350.

Commissioner Jones stated she is in favor of taking the alternate today rather than waiting.

There was discussion relative to legal review of subcontractor performance bonds which are currently included in the GMP. She stated based upon the decision of legal counsel, there may be a reduction in the GMP fore coming.

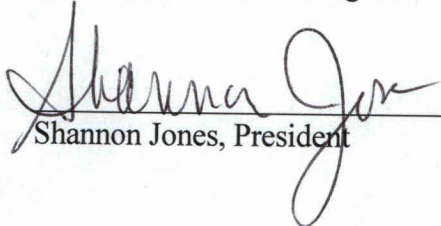
Upon further discussion, the Board resolved (Resolution #19-1094) to authorize the County Administrator to execute the guaranteed maximum price amendment to the construction manager at risk services contract with Granger Construction Company for the New Jail and Sheriff's Administration Office Project.

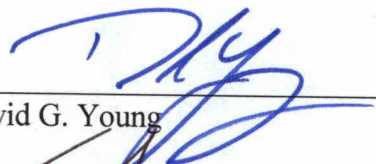
Mark Tipton, Village of Harveysburg Fire Chief, was present along with Mike Hatfield, Harveysburg Community Foundation, to discuss the concept of the creation of the Hatton-Lukens Spray Park.

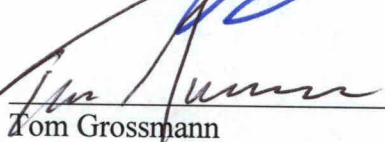
Mr. Hatfield presented the attached concept plan and requested the Board consider a partnership with the Village to fund the park in order to create a destination park for kids and families.

The Board reviewed the information presented and referred them to the Warren County Park Board for consideration.


Upon motion the meeting was adjourned.


Shannon Jones, President


David G. Young

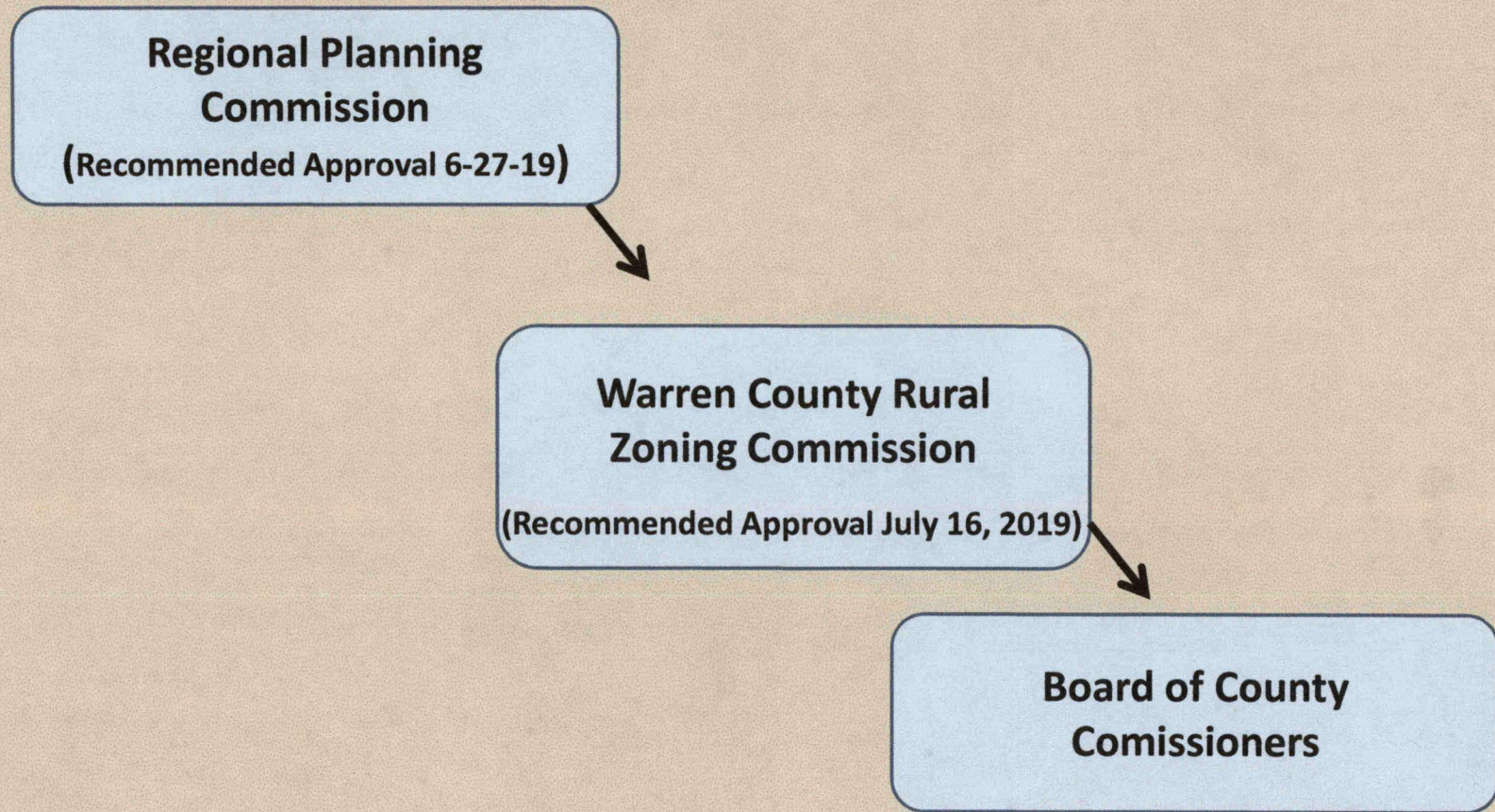

Tom Grossmann

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 August 20, 2019, in compliance with Section 121.22 O.R.C.


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

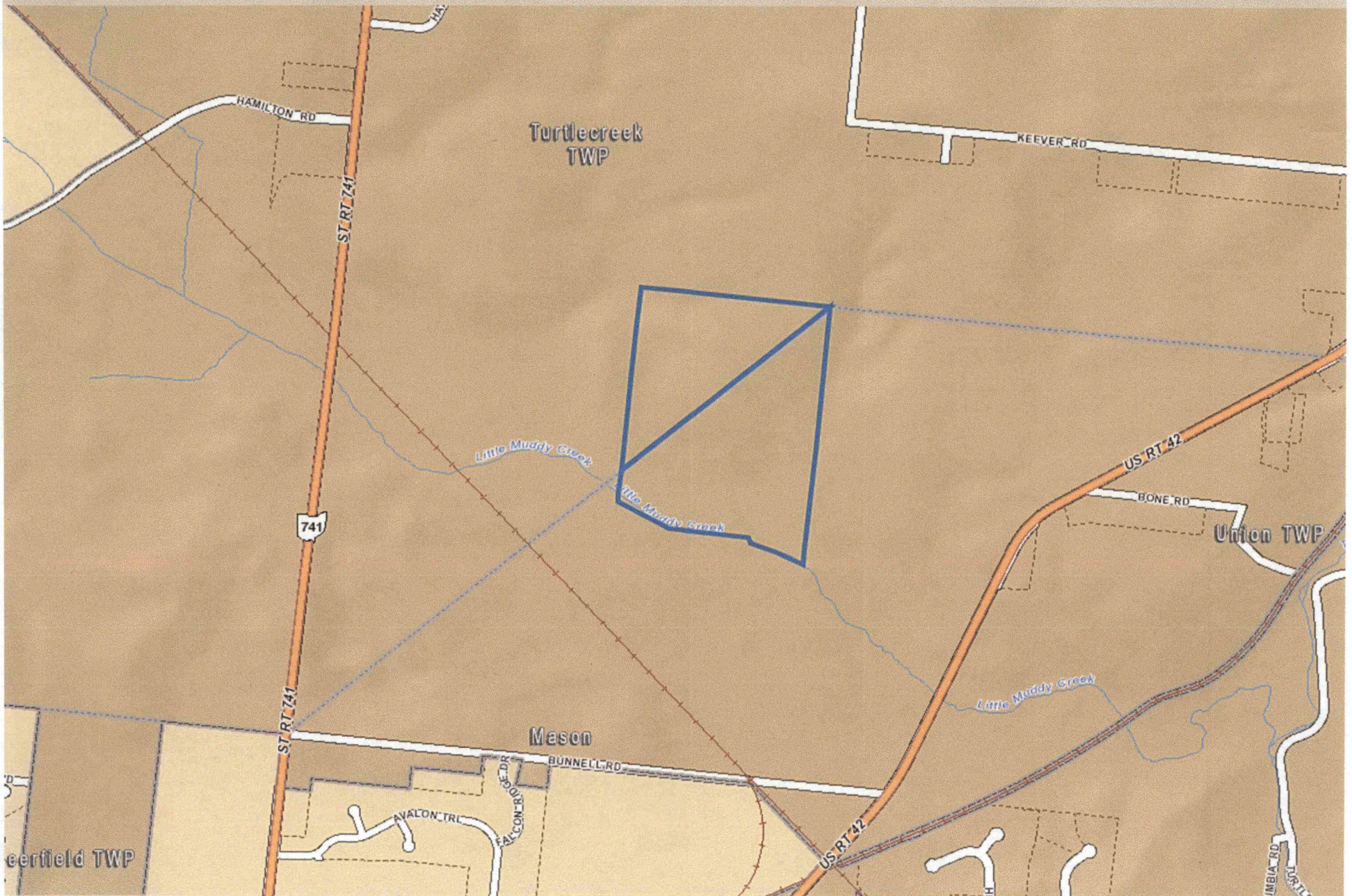
REZONING	CASE # 2019-03	
APPLICANT/OWNER/AGENT	RIDGEVIEW LLC., CHERYL KOLB, MANAGING MEMBER	
TOWNSHIP	TURTLECREEK AND UNION	
PROPERTY LOCATION	ADDRESS	2521 South U. S. 42
	PIN	12212000012 12212000011
PROPERTY SIZE	125.42 ACRES 0 FEET OF ROAD FRONTAGE	
CURRENT ZONING DISTRICT	"I1" LIGHT INDUSTRIAL MANUFACTURING ZONE	
FUTURE LAND USE MAP (FLUM) DESIGNATION	TURTLECREEK- AGRICULTURE, RURAL RESIDENTIAL UNION- LOW DENSITY RESIDENTIAL	
EXISTING LAND USE	AGRICULTURE / RESIDENTIAL	
ZONING REQUESTED	"R1" SINGLE FAMILY RESIDENCE ZONE (2 ACRE DENSITY)	
ISSUE FOR CONSIDERATION	REZONE FROM "I1" LIGHT INDUSTRIAL MANUFACTURING ZONING DISTRICT TO "R1" SINGLE FAMILY RESIDENCE ZONE	

Rezoning Process



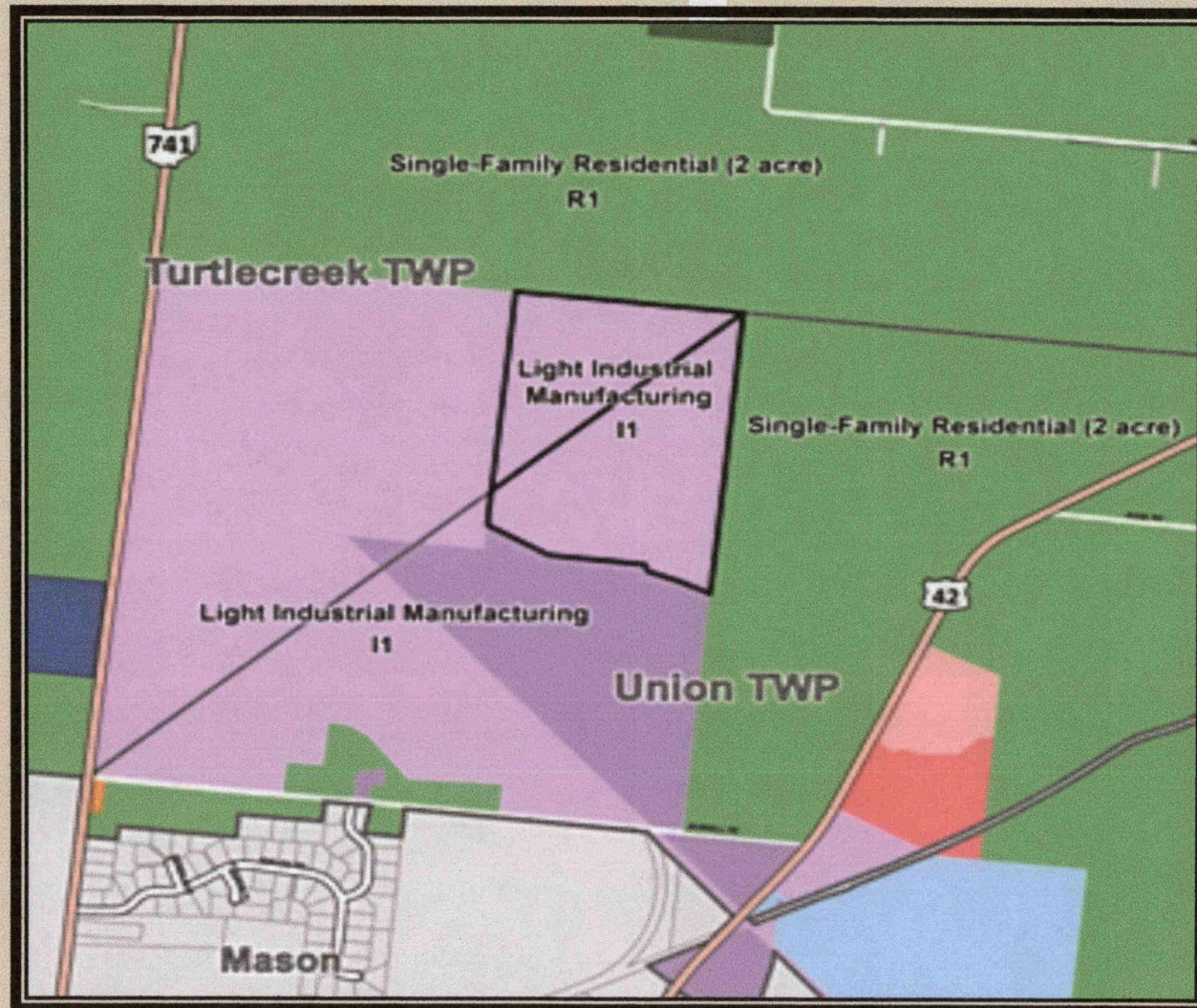
Vicinity Map

2019-03



Zoning Map

2019-03



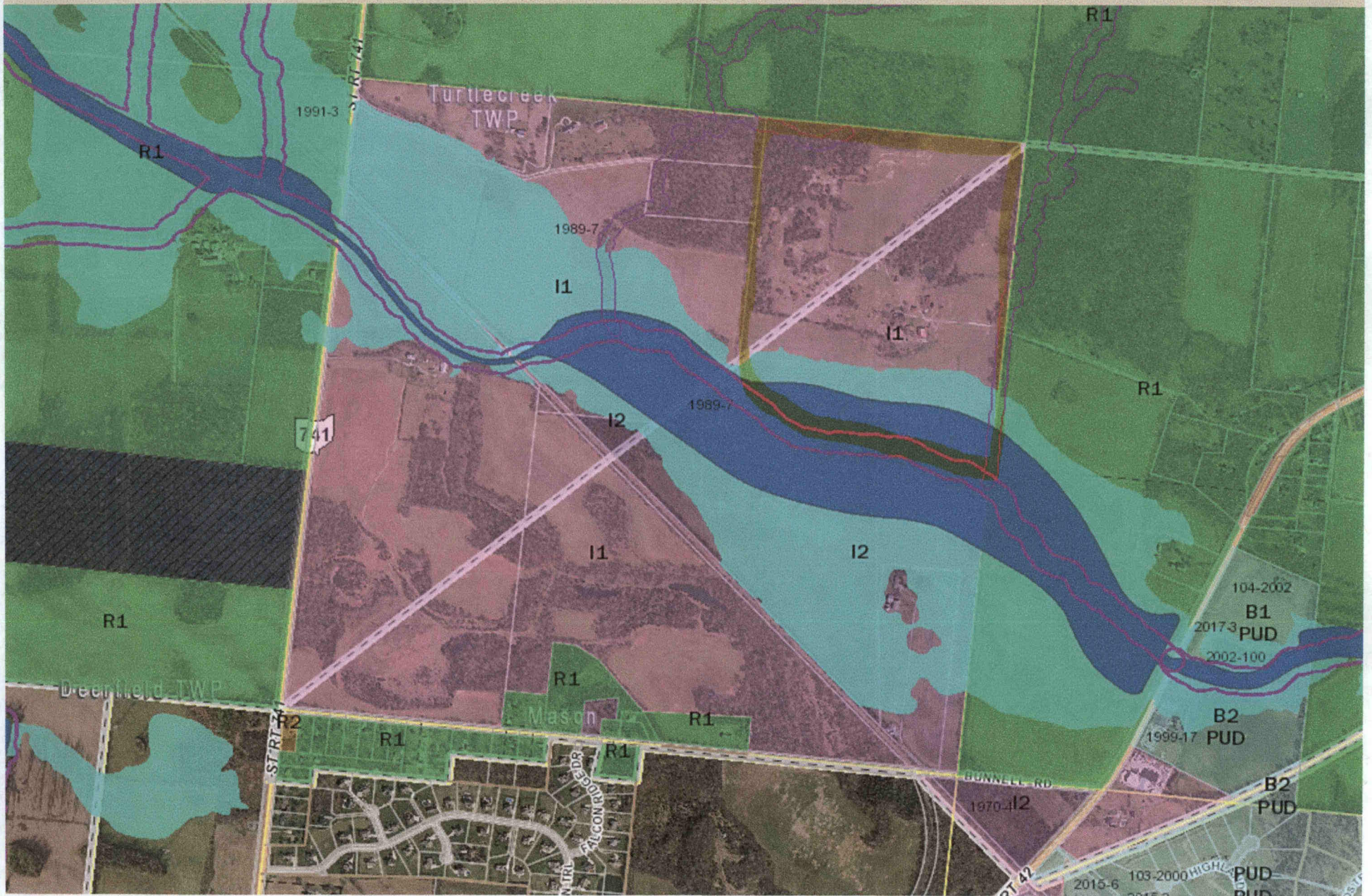
Proposed Zoning Change

2019-03



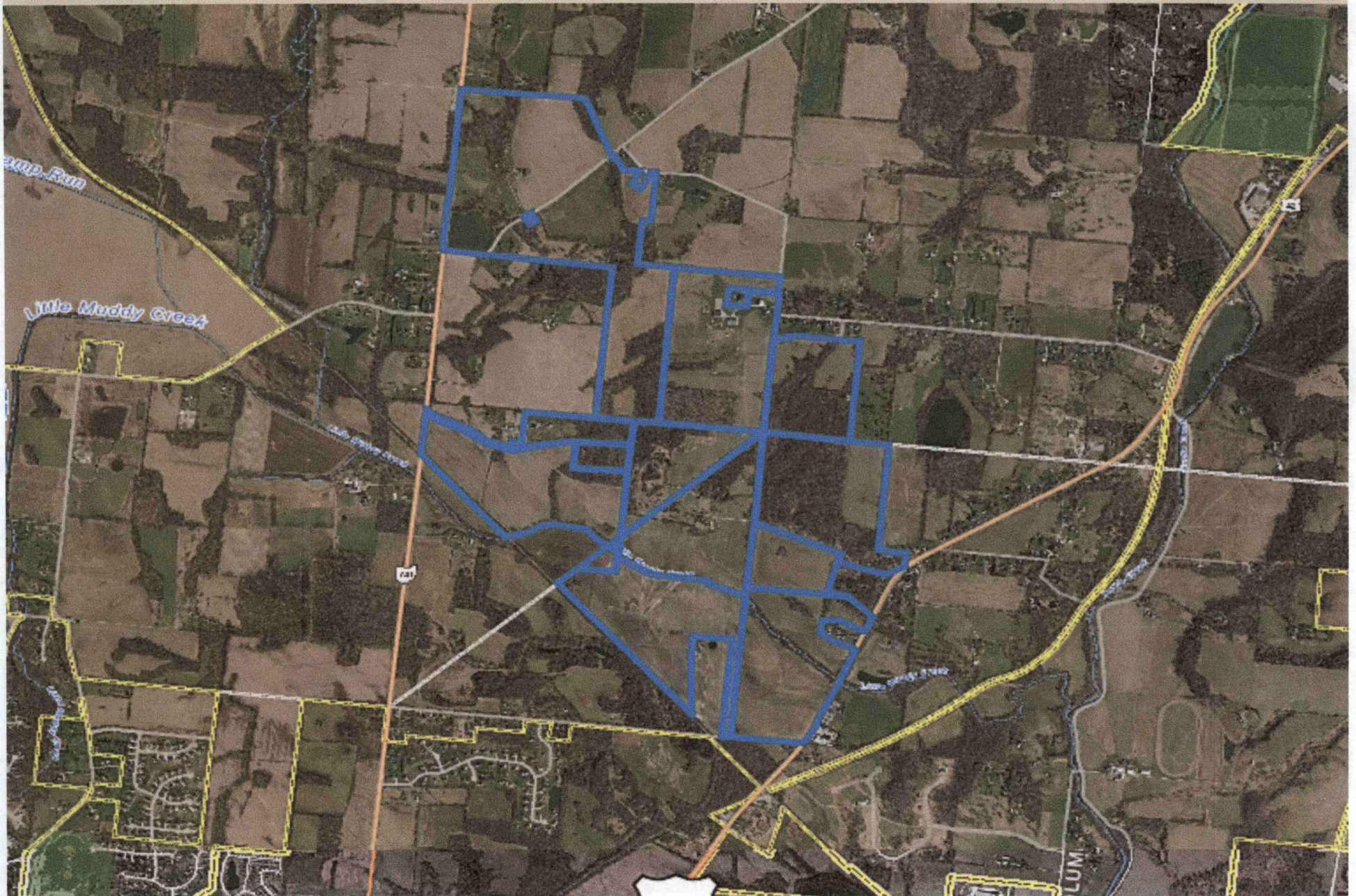
FLOOD MAP

2019-03



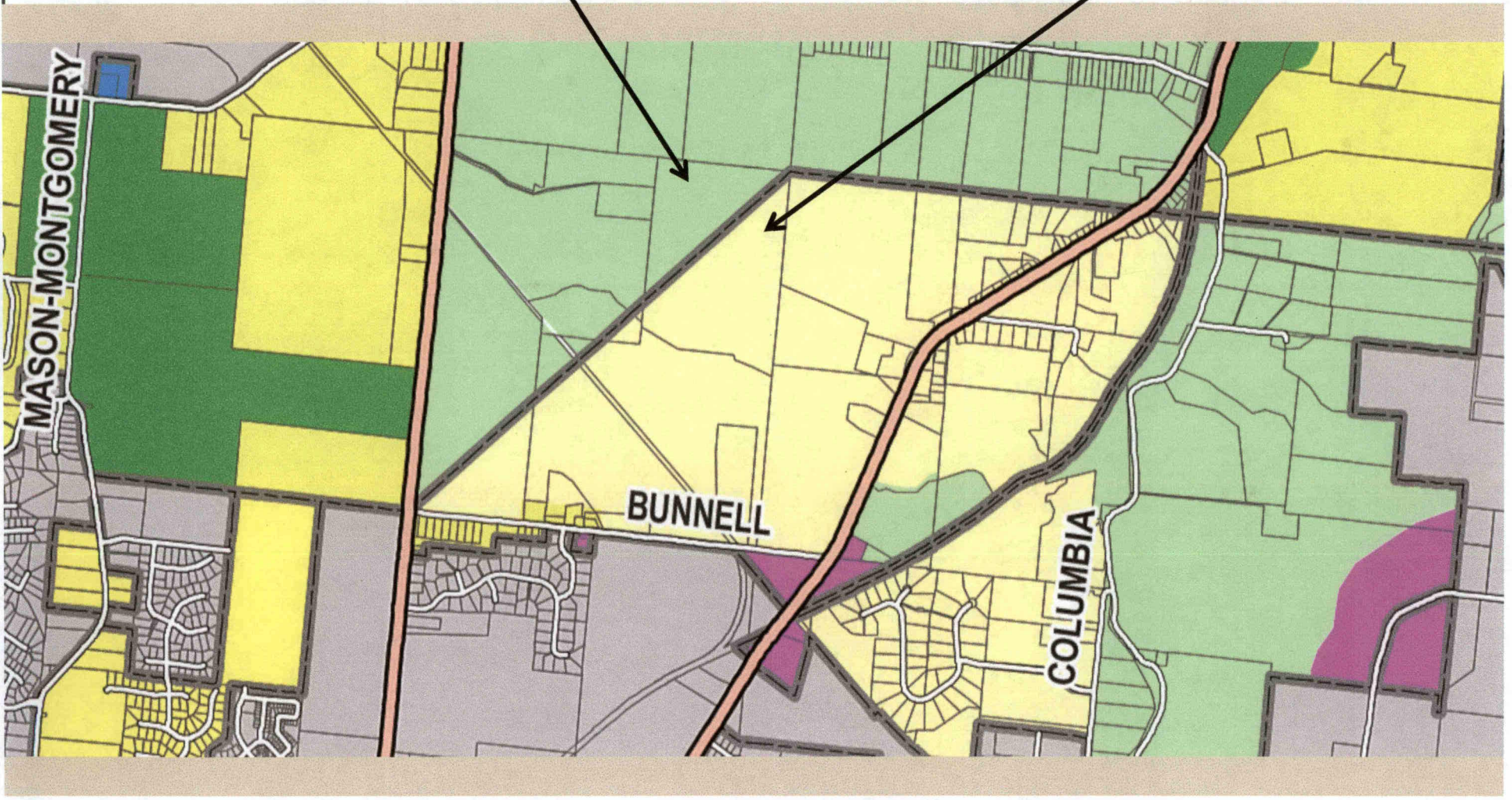
Notification Map

2019-03



Legend

- County Boundaries
 - Political Subdivisions
 - Parcels
 - Lakes and Rivers
 - Municipalities
- Future Land Uses**
- Agricultural-Rural Residential
 - Commercial
 - Industrial
 - Mixed-Use Neighborhood
 - Multi-Family Residential
 - Office
 - Protection Area
 - Public-Semi-Public
 - Parks and Recreational-Open Space
 - Single Family Residential
- Deerfield Township Character Areas**
- Low Density Rural Neighborhoods
 - Medium Density Rural Neighborhoods
 - Neighborhood Mixed Use
 - Neighborhoods
- Office Park**
- Regional Highway Commercial
 - Town Center Mixed Use
- Clearcreek Township Additional Uses**
- Township Residential
- Hamilton Township Additional Uses**
- Rural Residential
 - Single Family Residential
- Salem Township Additional Uses**
- Mixed Use Light Industrial/Office
 - Mixed Use
- Union Township Additional Uses**
- Low Density Residential
- Wayne Township Additional Uses**
- Mixed Use Commercial/Industrial
 - Mixed Use Residential



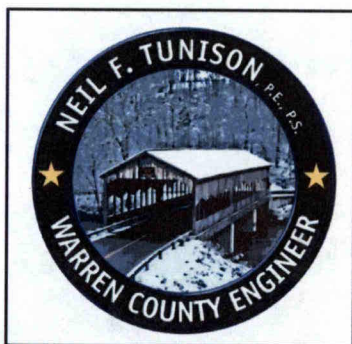
Comprehensive Plan-Land Use Element



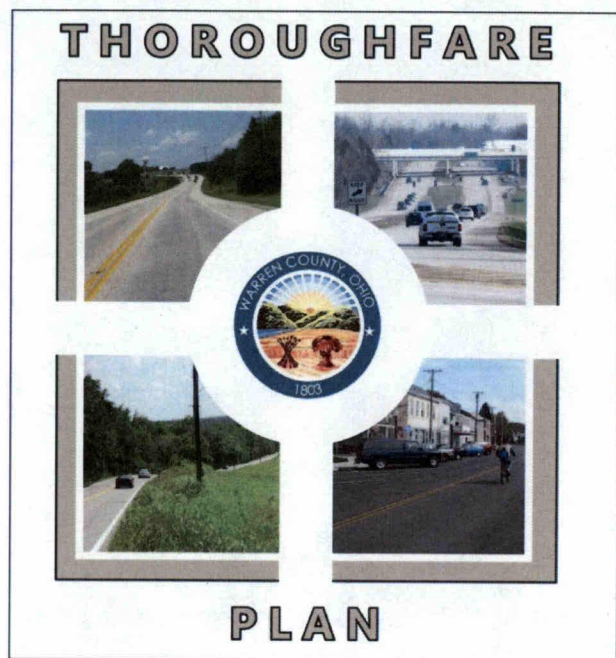
THOROUGHFARE



PLAN

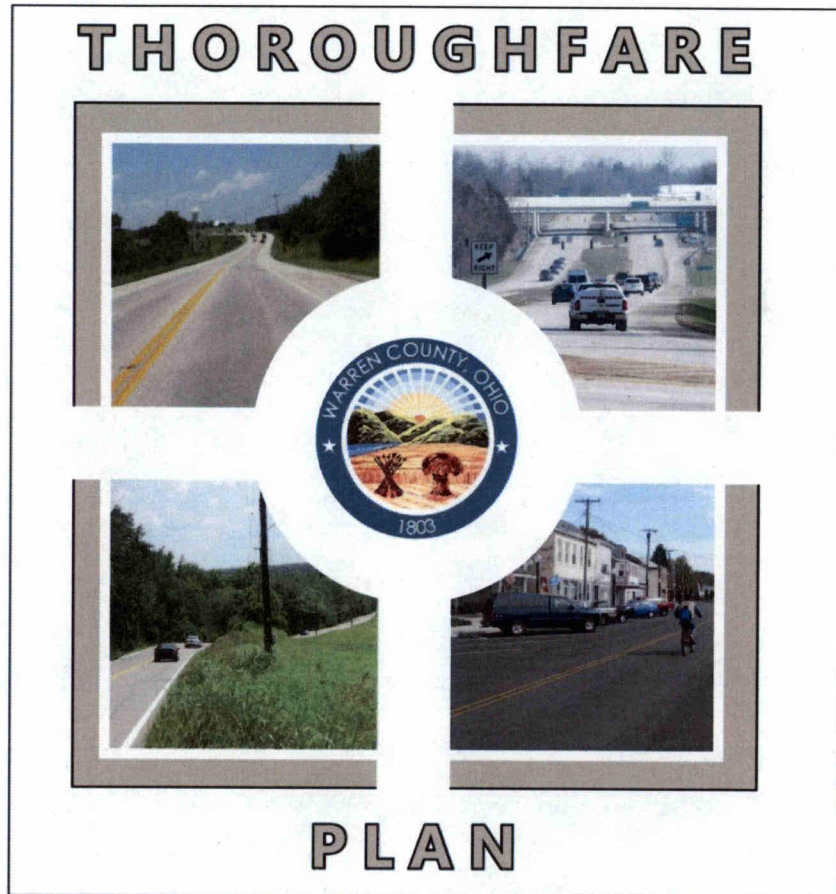


Proposed Amendments Draft



KEY UPDATES

- **Layout Updates:** Reformatted into a landscape presentation, increasing the ease
- **Warren County Engineer's Office:** Provided recommendations on road classification for specific roadways that have seen an increase in traffic, clarity on intersection alignments, and revised roadway typical sections.
- **Area Planning:** Citizen led recommendations from the Hunter-Red Lion Plan and Turtlecreek Crossroads Plan.



Future Roadway Improvements/Extensions/Alterations

NORTHWEST

- Robinson-Vail Road: Continue the road south of SR 122 to Franklin Hunter Park.
- Collector Road: Between SR 123 and SR 741 north of SR 122.
- Wilson Farms Blvd: Extend to SR 123
- Bechtel Drive: Continuation to Hendrickson Road.
- Magellan Way: Continuation to Bechtel Drive extension
- Lynn Drive: Continuation to Magellan Way extension



Northwest - Current

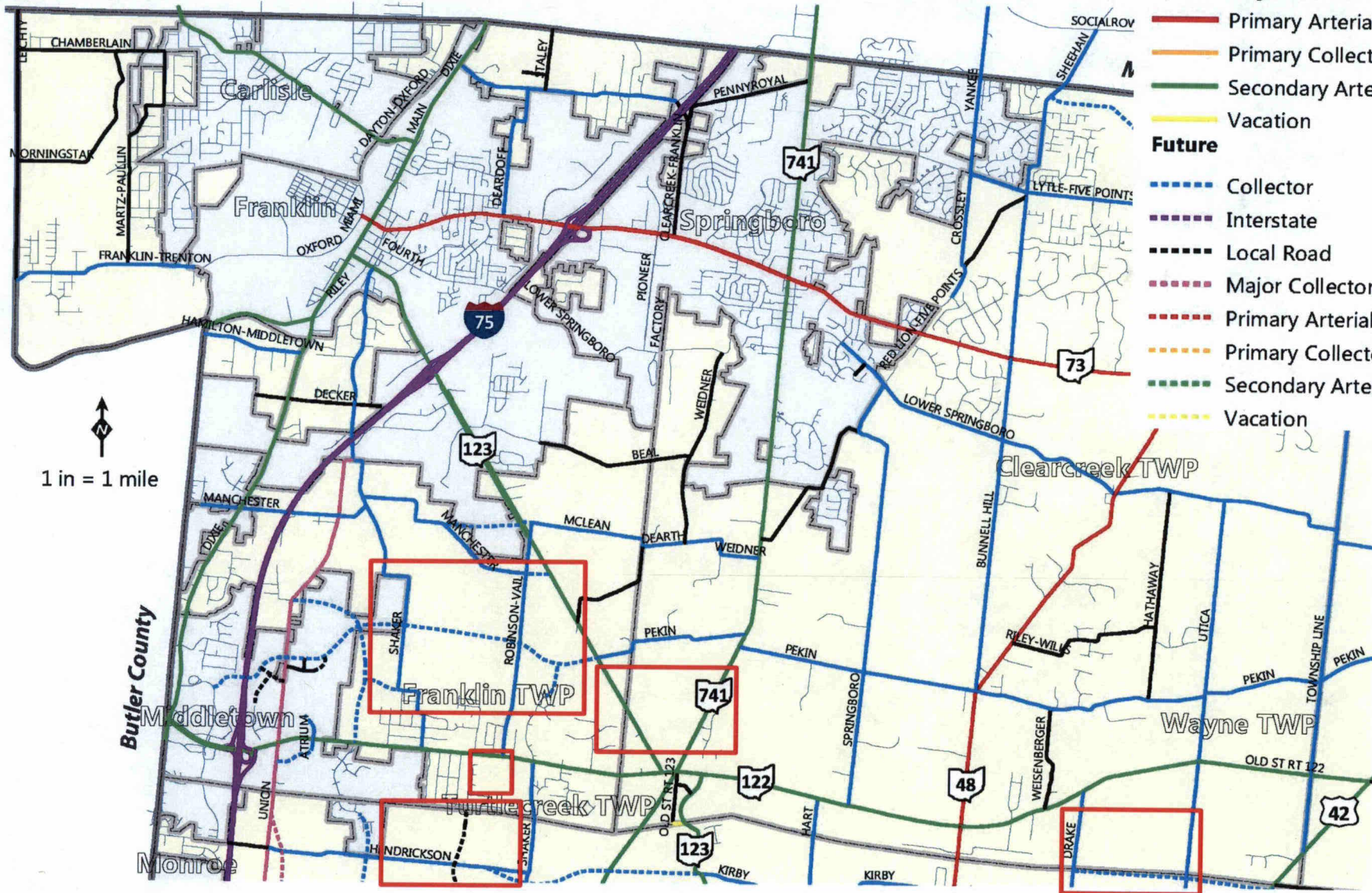
FUNCTIONAL CLASSIFICATIONS

Existing

- Collector
- Interstate
- Local Road
- Major Collector/Distributor
- Primary Arterial
- Primary Collector/Distributor
- Secondary Arterial
- Vacation

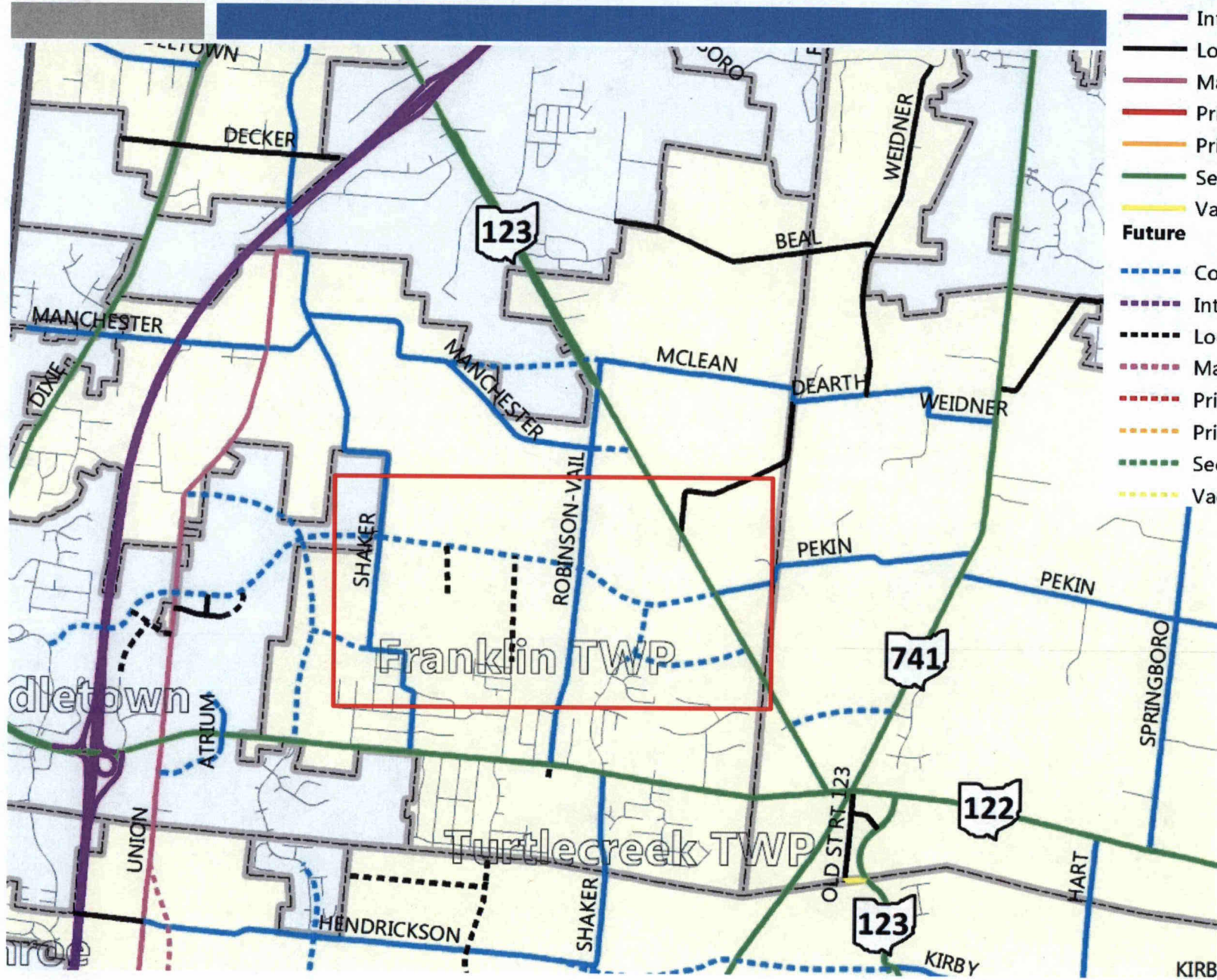
Future

- Collector
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Northwest - Proposed



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Northwest - Proposed

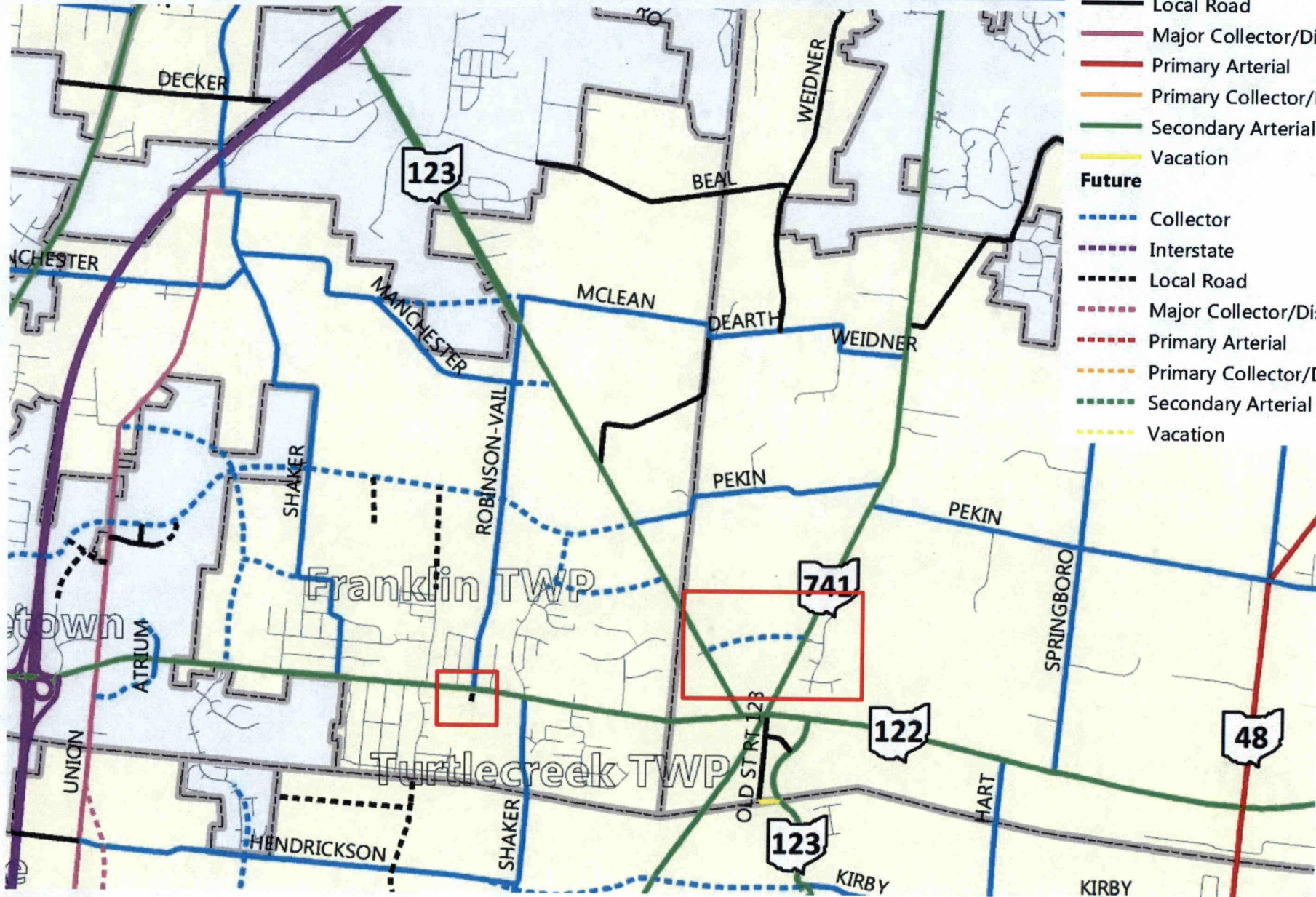
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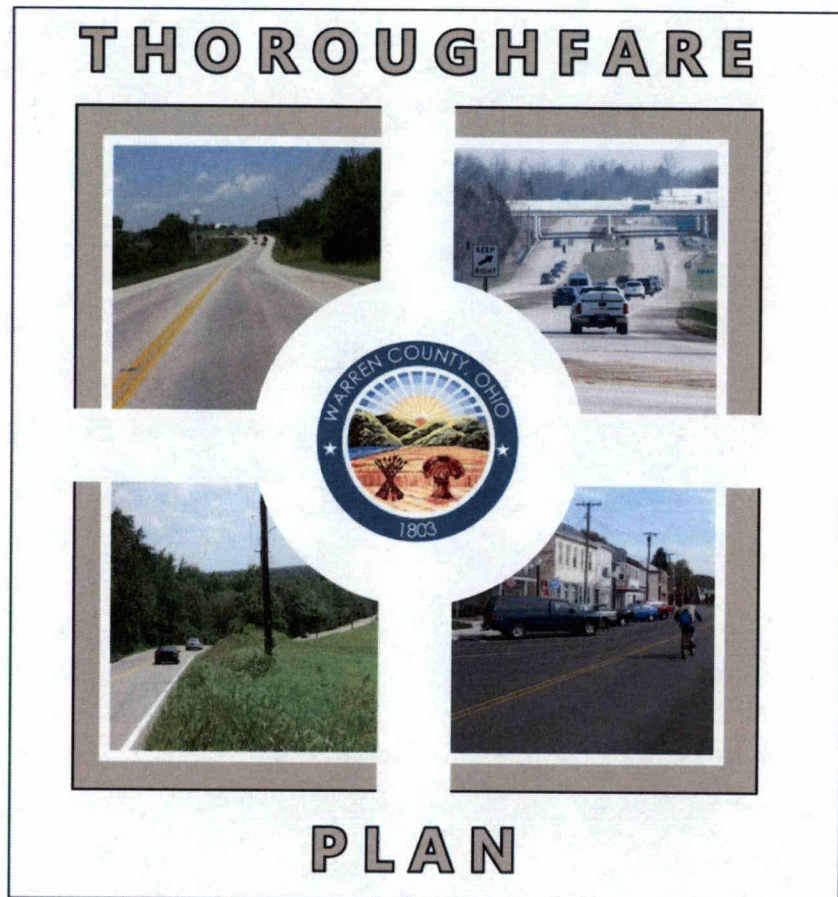
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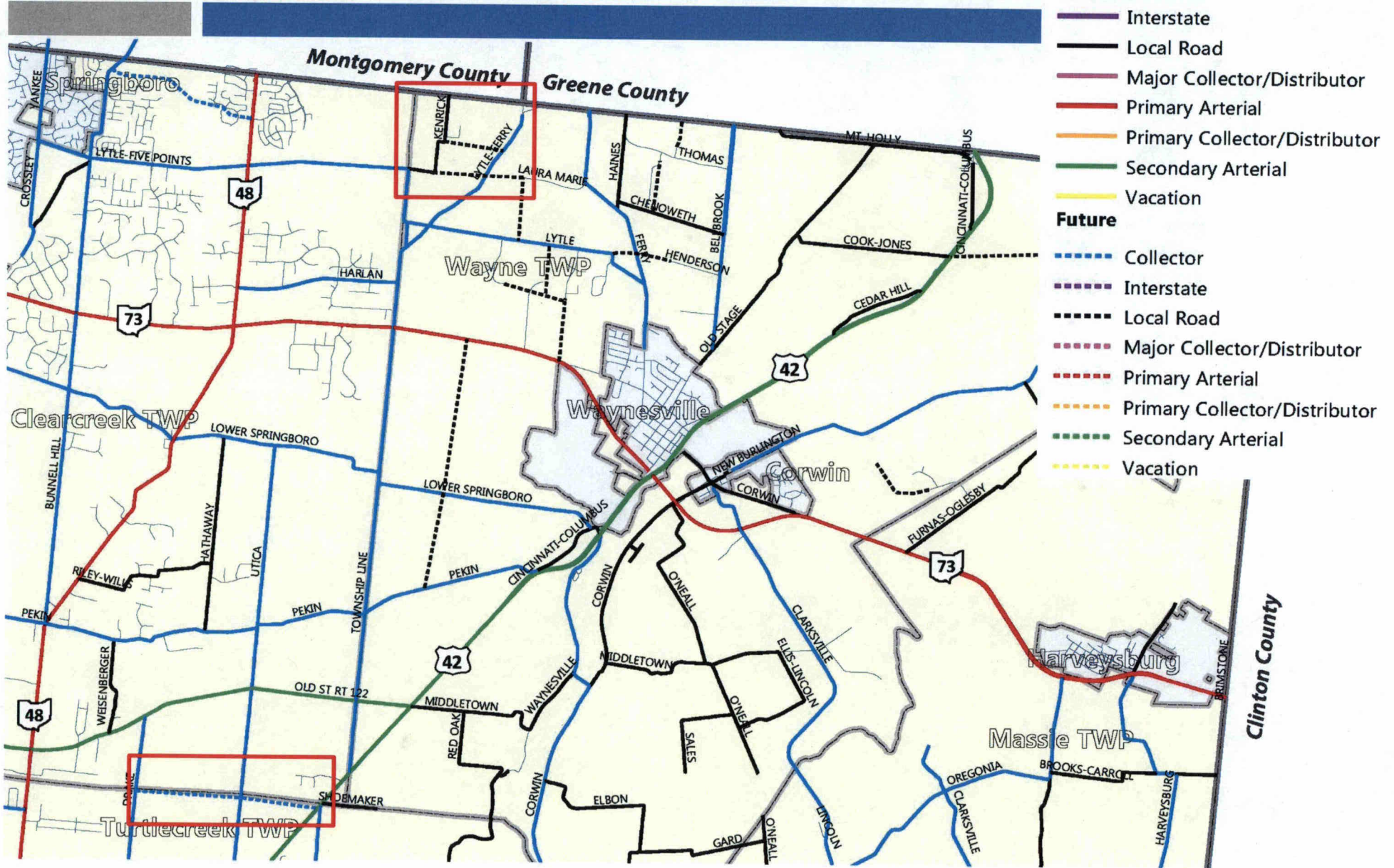
Future Roadway Improvements/Extensions/Alterations

NORTHEAST

- Kenrick Road (Collector): Lytle-Five Points to northern County border
- Collector Road: Drake Road to SR 42 south of Old SR 122 and align intersection to Shoemaker Road and Liberty-Keuter Road



Northeast - Current





Northeast - Proposed

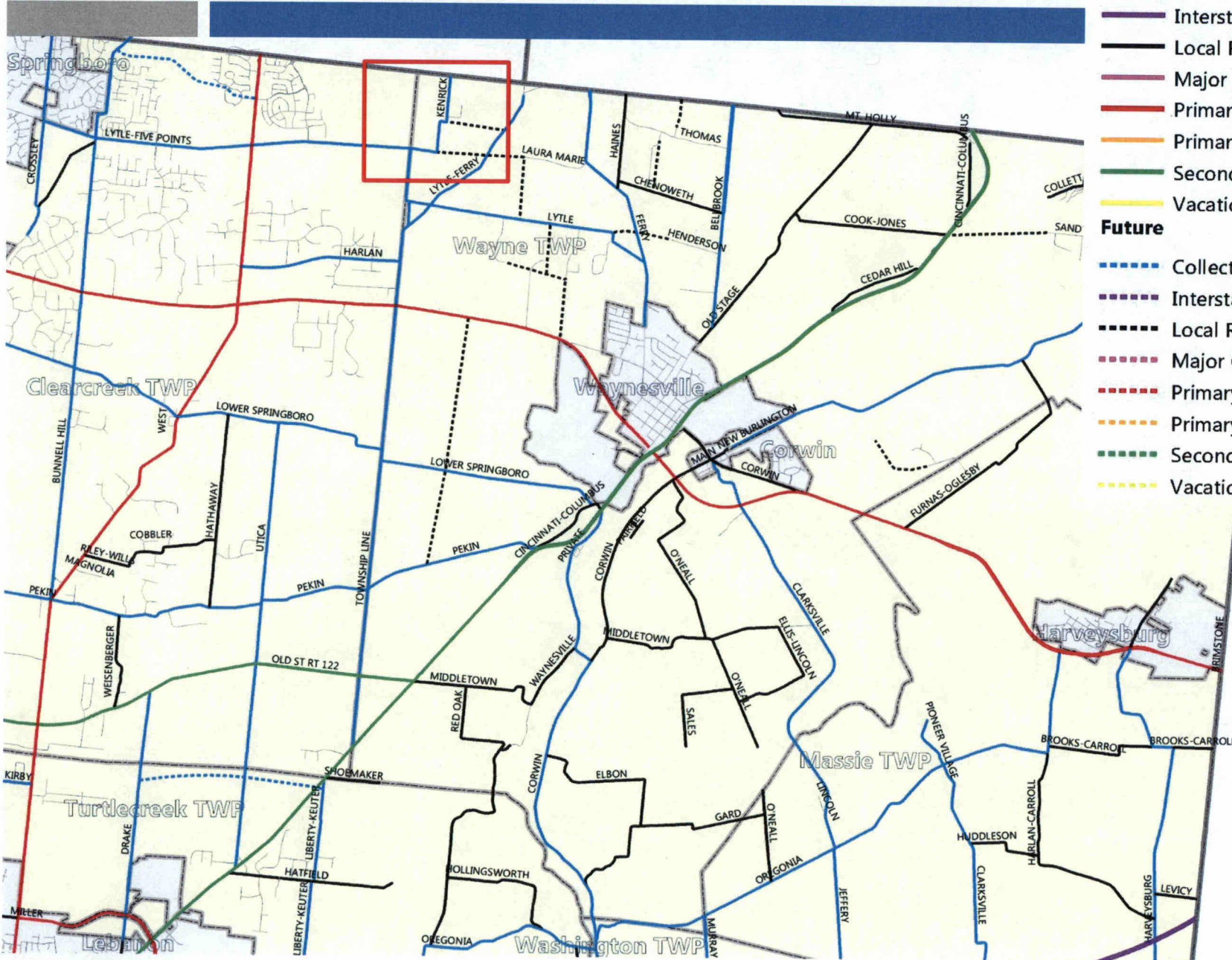
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Northeast - Proposed

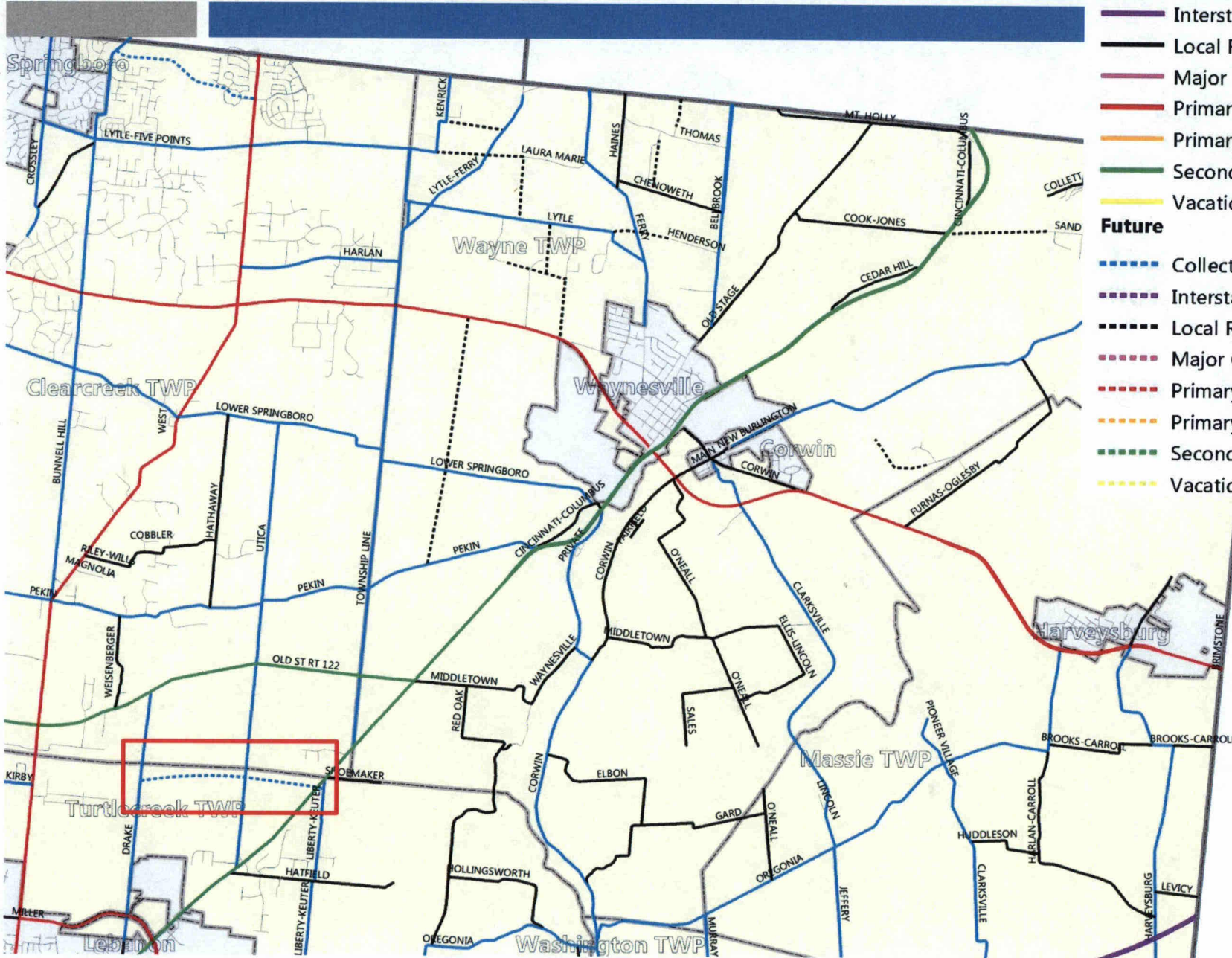
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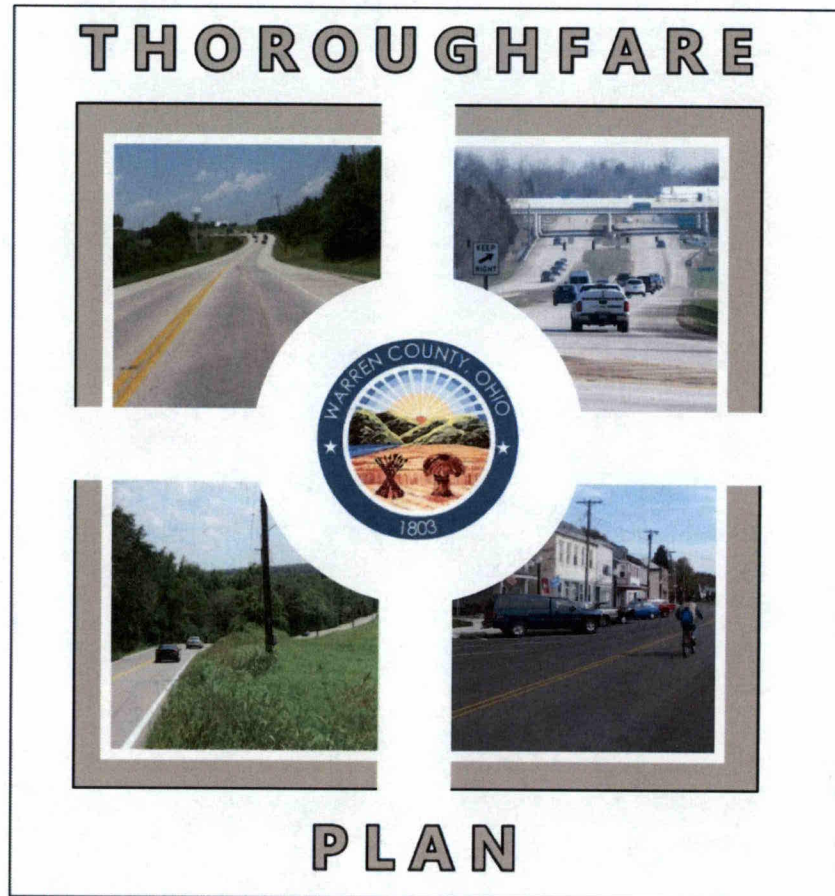
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Future Roadway Improvements/Extensions/Alterations



WEST

- Greentree Road: (Major Collector/ Distributor) Union Road to SR 123
- Glosser-Richardson Road (Collector): Extension south to Fujitec Drive
- Future Improvements from Crossroads Plan: Area surrounding SR 63
- SR 63: (Primary Arterial) - Union Road to SR 741
- Mason Montgomery Road/Brewer Road: Realignment of intersection
- Collector Road: Drake Road to SR 42 south of Old SR 122 and align intersection to Shoemaker Road and Liberty-Keuter Road
- Turtlecreek-Union Road: Change to Collector



West - Current

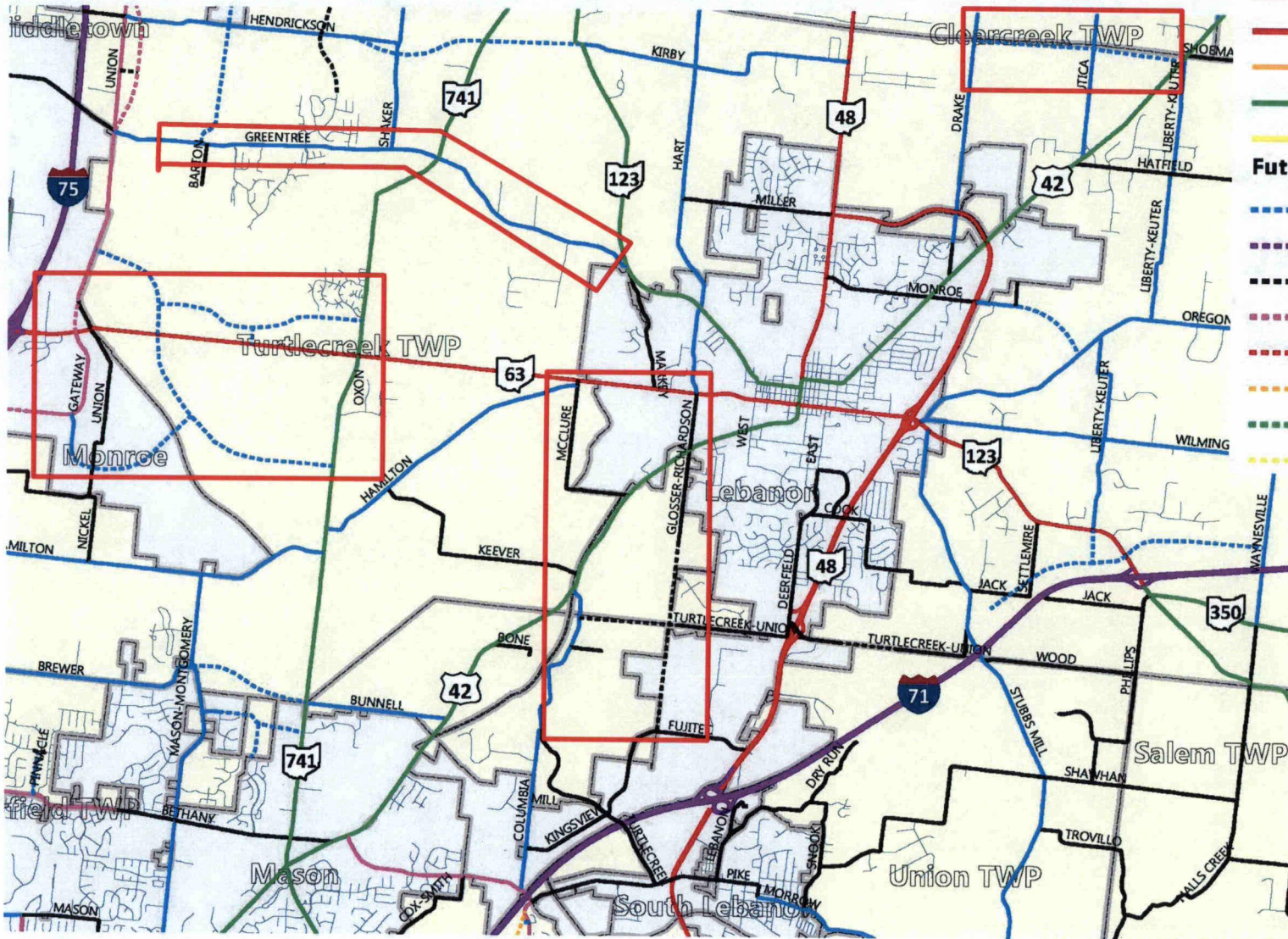
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West - Proposed

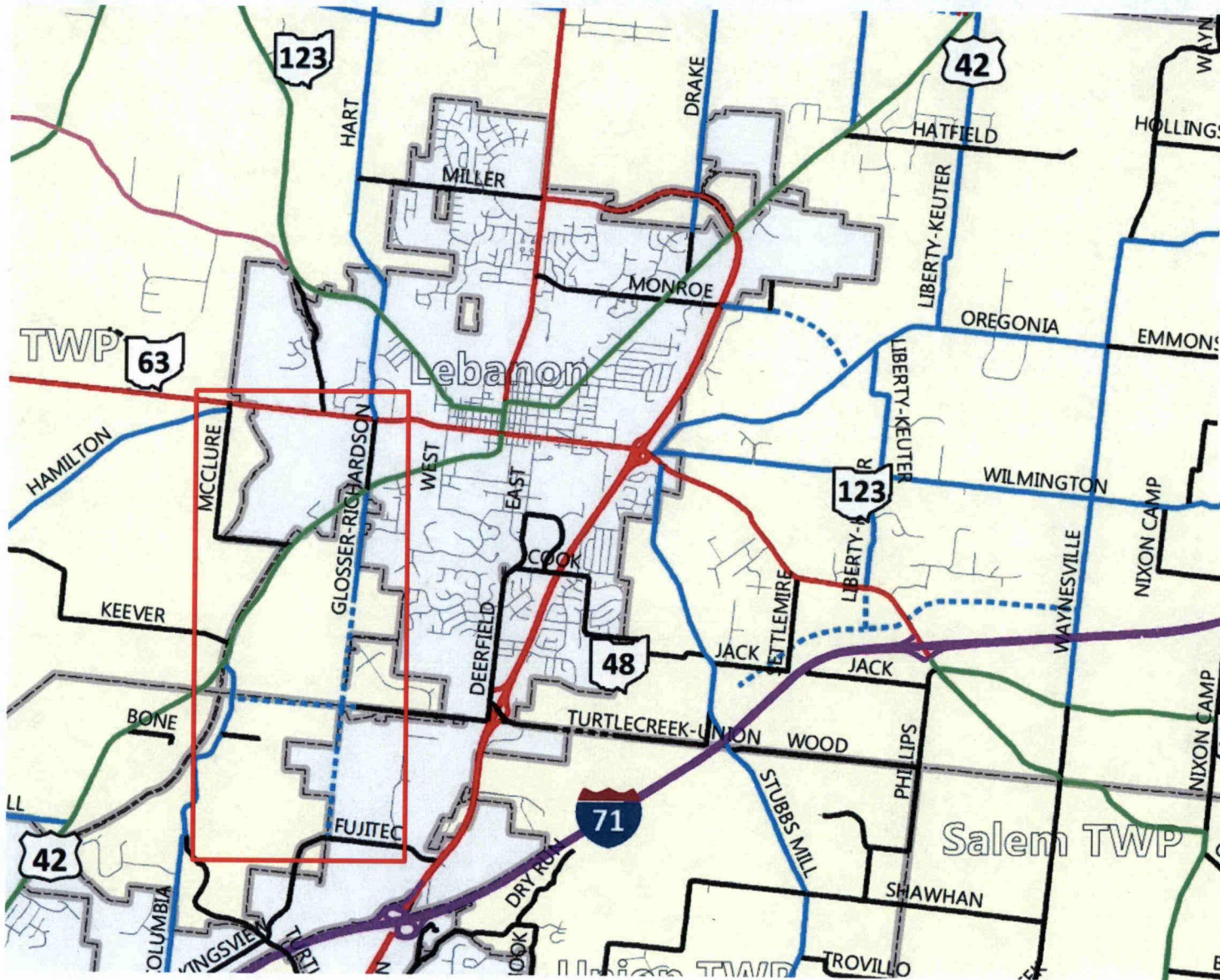
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West - Proposed

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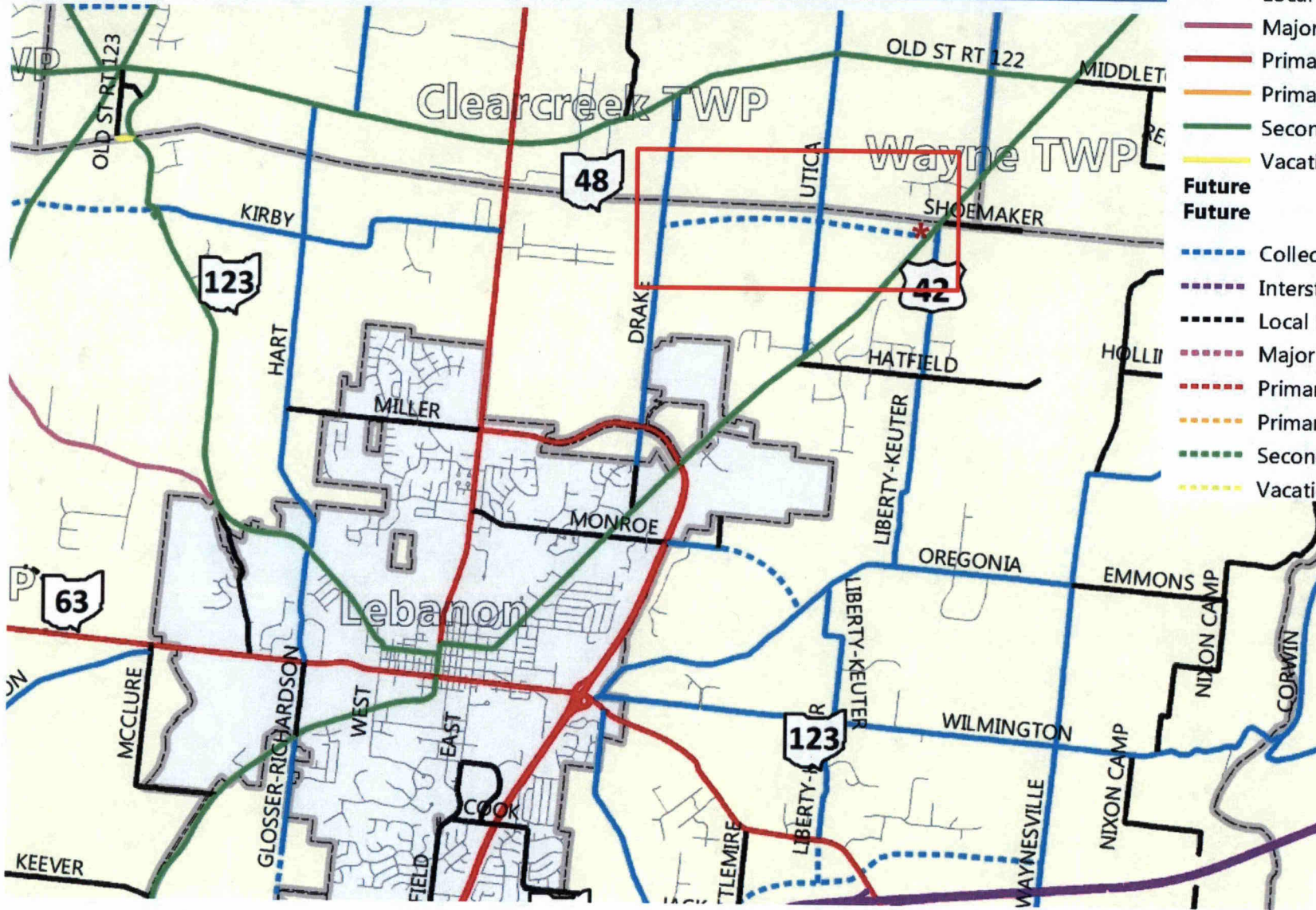
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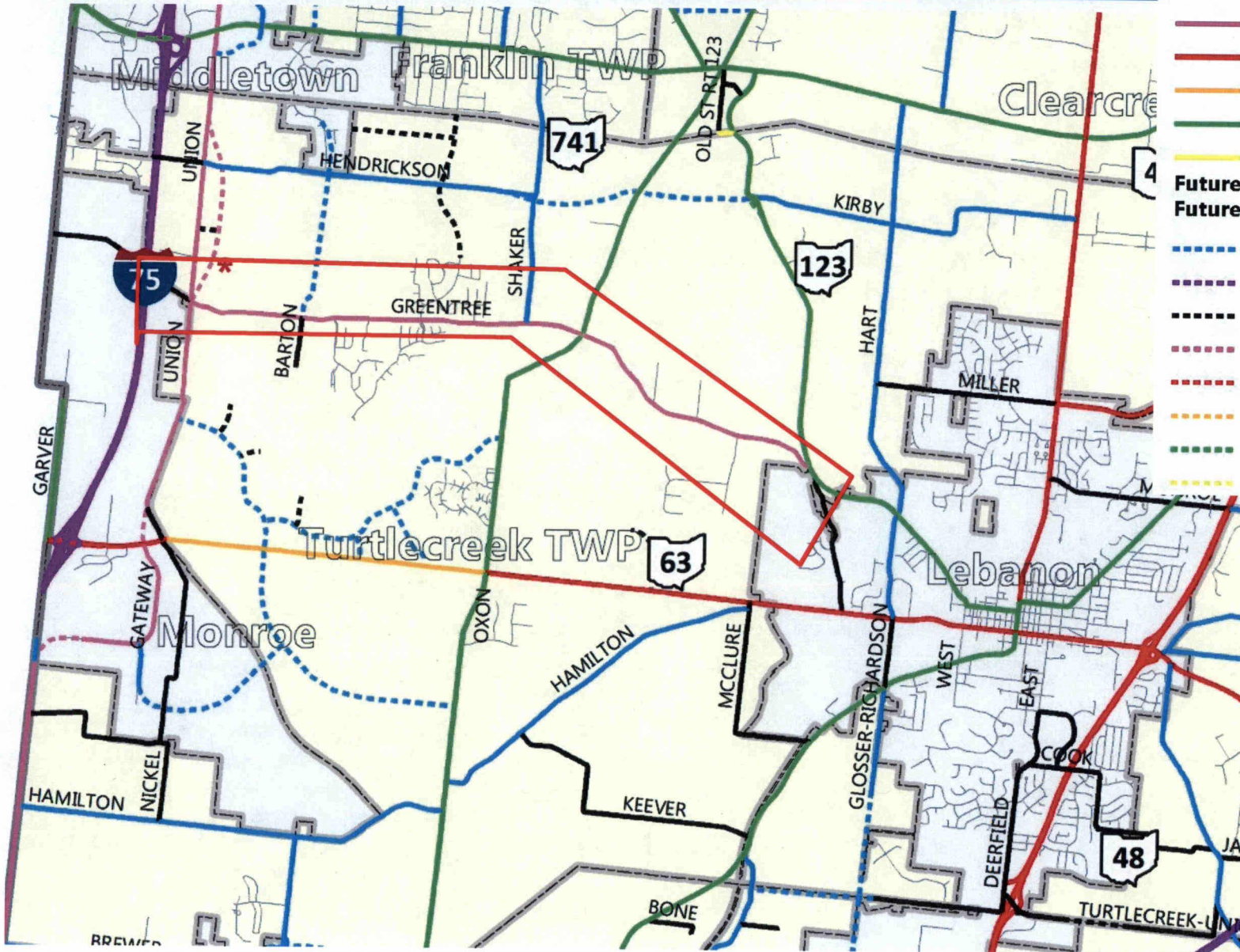
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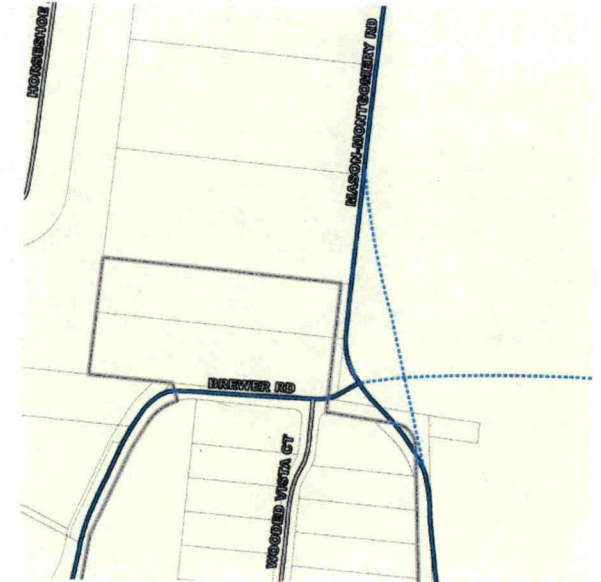
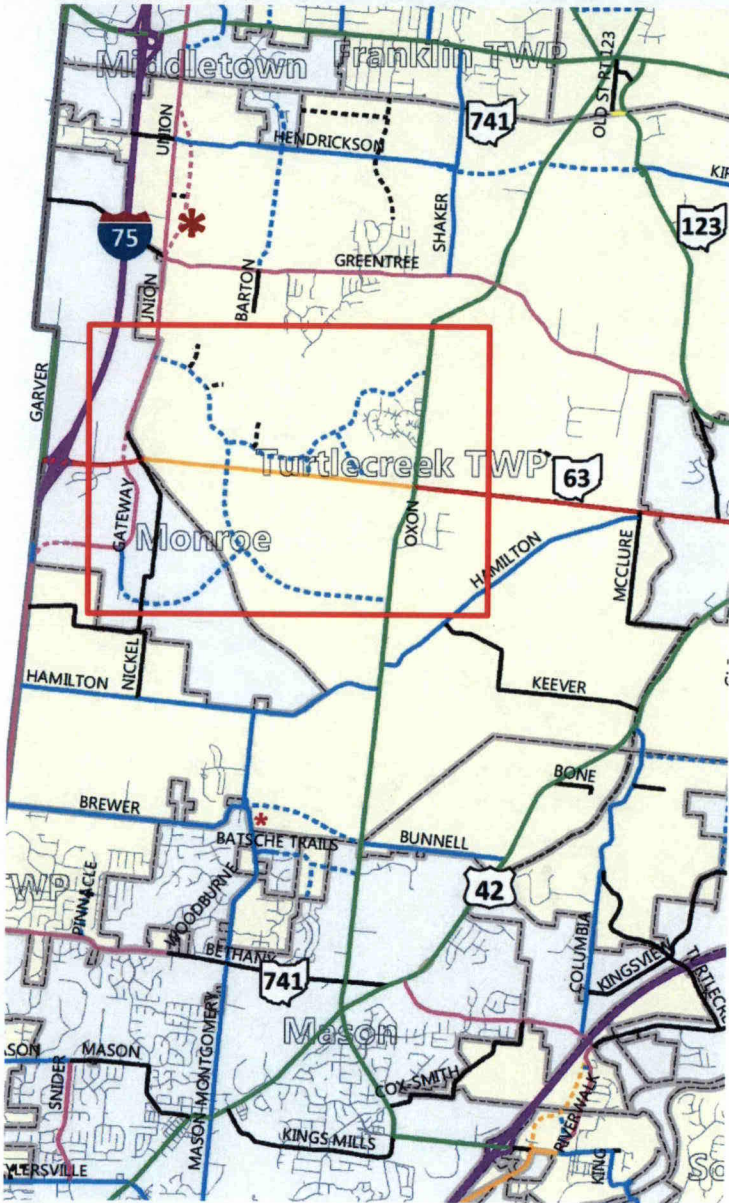
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- Vacation





West - Proposed



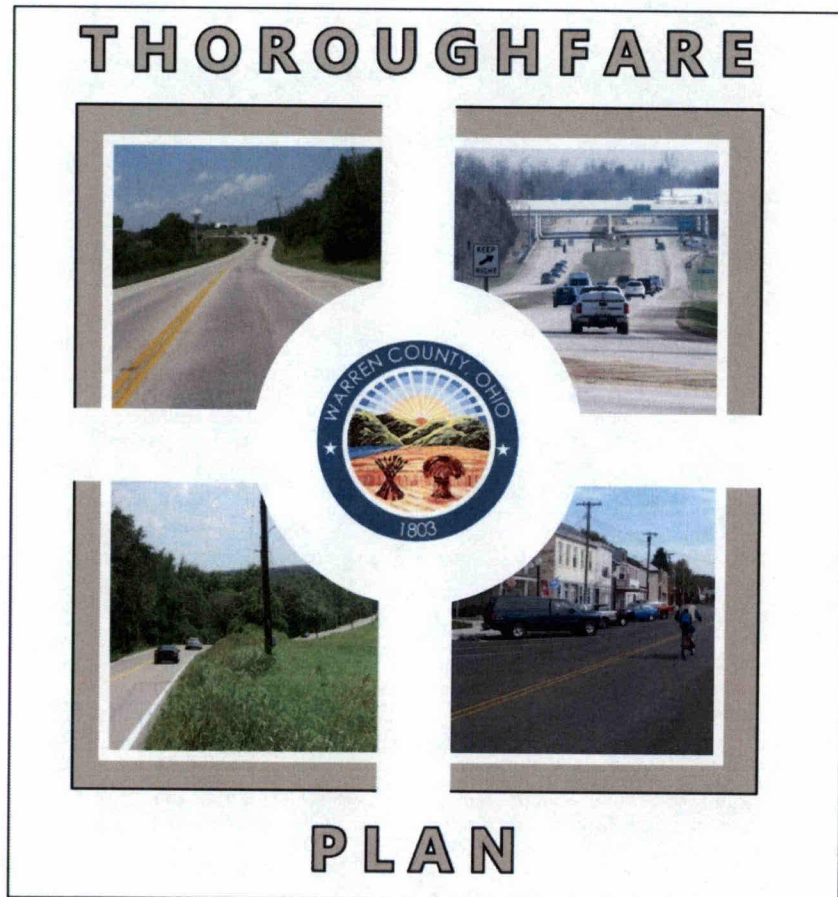
FUNCTIONAL CLASSIFICATIONS

Existing

- Collector
- Interstate
- Local Road
- Major Collector/Distributor
- Primary Arterial
- Primary Collector/Distributor
- Secondary Arterial
- Vacation

Future

- Collector
- Interstate
- Local Road
- Major Collector/Distributor
- Primary Arterial
- Primary Collector/Distributor
- Secondary Arterial
- Vacation



Future Roadway Improvements/Extensions/Alterations

SOUTHWEST

- Merten Drive (Collector): Mason Montgomery Road to Wilkens Road
- Terraferma Drive (Collector): Mason Montgomery Road to Wilkens Road
- Bower Drive (Major Collector): Mason Montgomery Road to Wilkens Road
- Fireside Drive: Extend road north of Tylersville Road to Thornberry Court



Southwest - Current

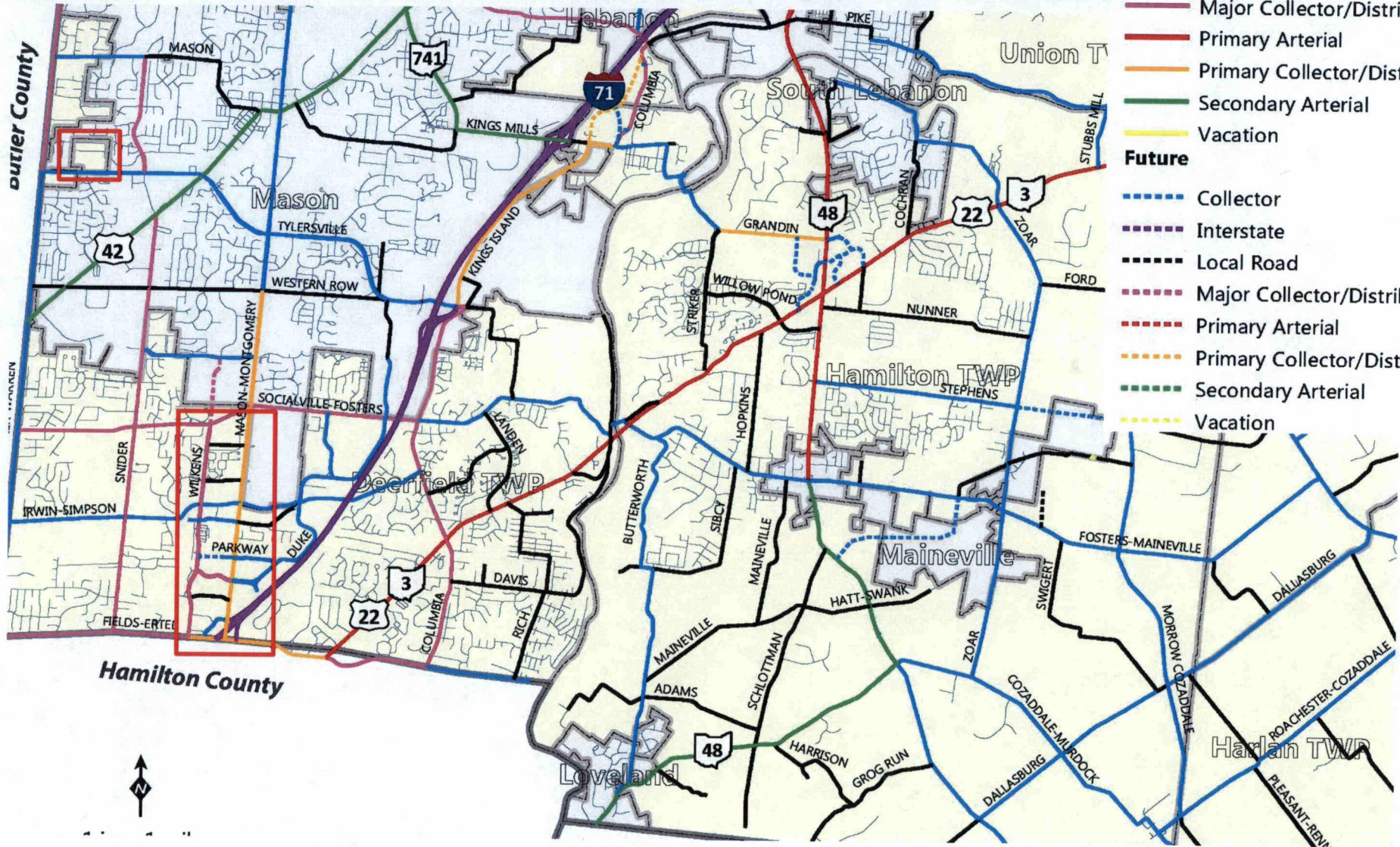
FUNCTIONAL CLASSIFICATIONS

Existing

- Collector
- Interstate
- Local Road
- Major Collector/Distributor
- Primary Arterial
- Primary Collector/Distributor
- Secondary Arterial
- Vacation

Future

- Collector
- Interstate
- Local Road
- Major Collector/Distributor
- Primary Arterial
- Primary Collector/Distributor
- Secondary Arterial
- Vacation





Southwest - Proposed

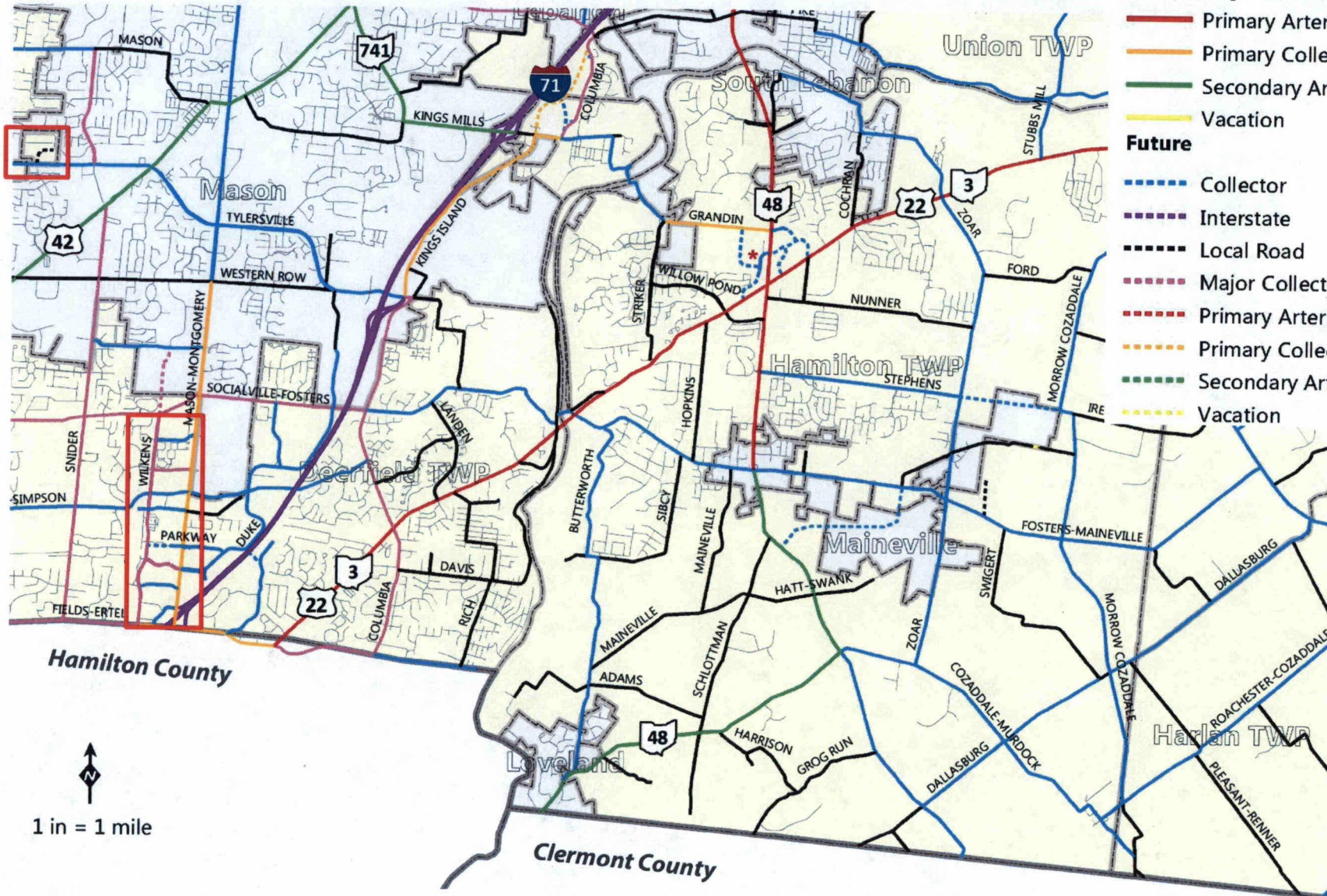
FUNCTIONAL CLASSIFICATIONS

Existing

- Collector
- Interstate
- Local Road
- Major Collector/Distributor
- Primary Arterial
- Primary Collector/Distributor
- Secondary Arterial
- Vacation

Future

- Collector
- Interstate
- Local Road
- Major Collector/Distributor
- Primary Arterial
- Primary Collector/Distributor
- Secondary Arterial
- Vacation





Southwest - Proposed

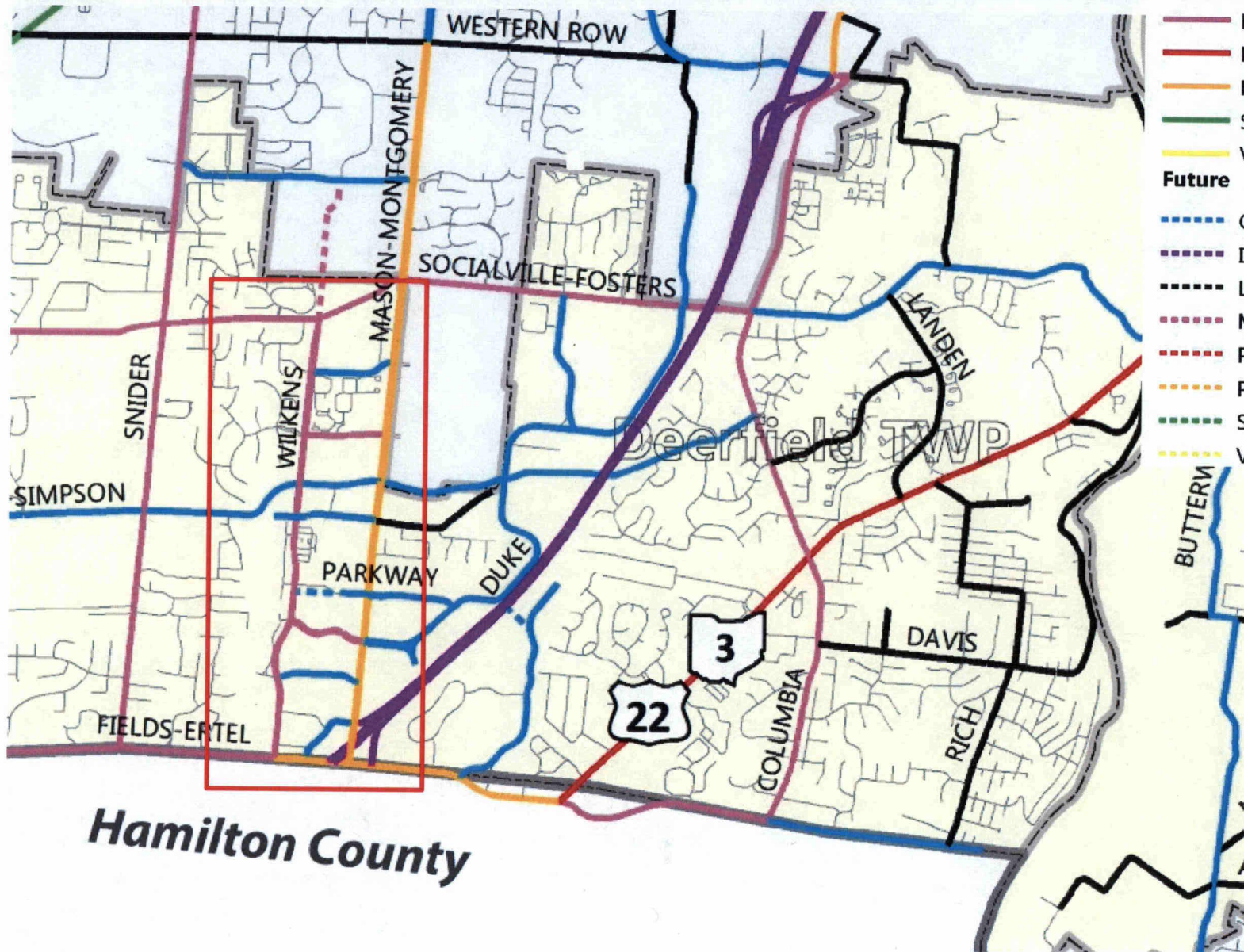
FUNCTIONAL CLASSIFICATIONS

Existing

- Collector
- Interstate
- Local Road
- Major Collector/Distributor
- Primary Arterial
- Primary Collector/Distributor
- Secondary Arterial
- Vacation

Future

- Collector
- Interstate
- Local Road
- Major Collector/Distributor
- Primary Arterial
- Primary Collector/Distributor
- Secondary Arterial
- Vacation



Hamilton County



Southwest - Proposed

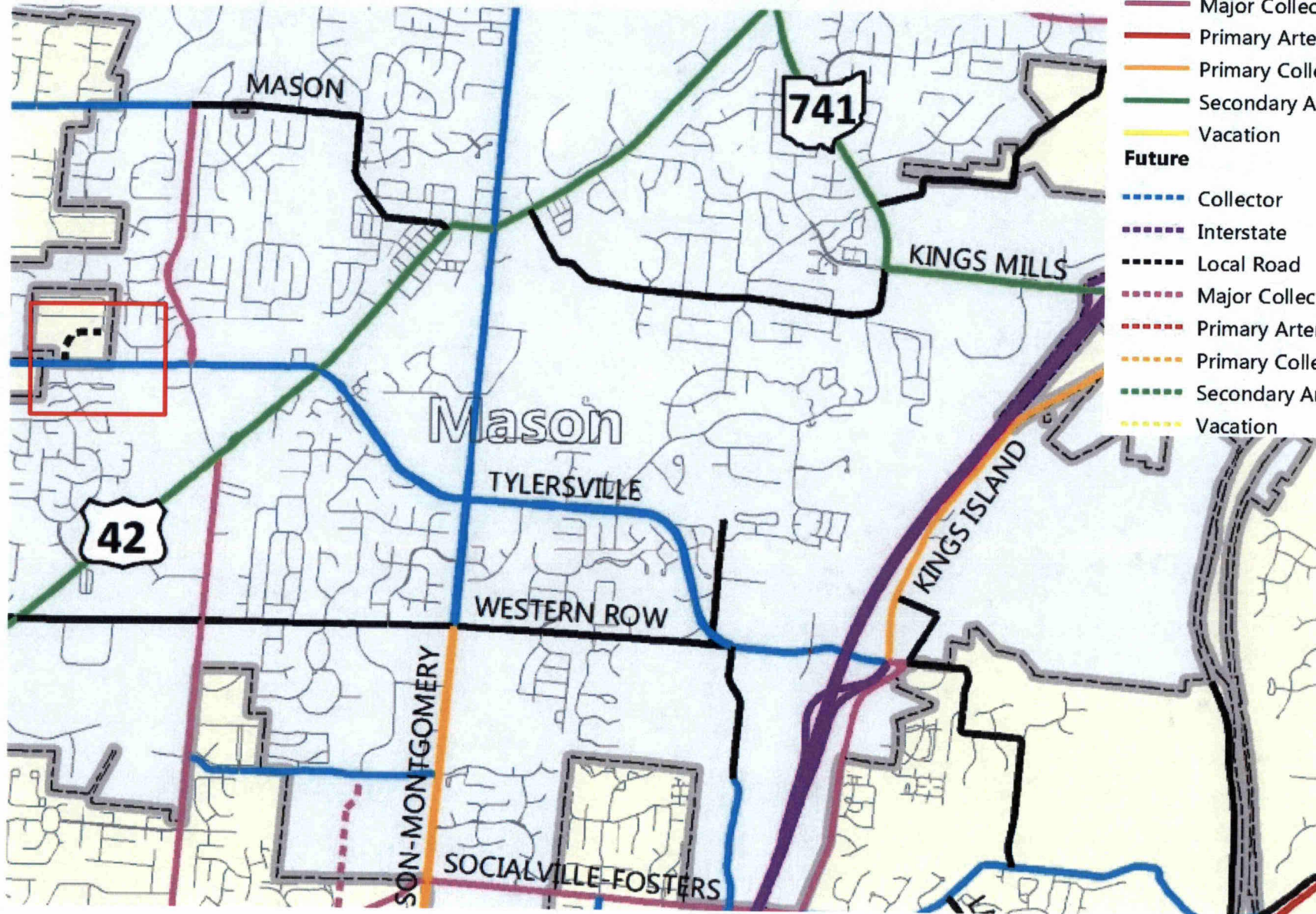
FUNCTIONAL CLASSIFICATIONS

Existing

- Collector
- Interstate
- Local Road
- Major Collector/Distributor
- Primary Arterial
- Primary Collector/Distributor
- Secondary Arterial
- Vacation

Future

- Collector
- Interstate
- Local Road
- Major Collector/Distributor
- Primary Arterial
- Primary Collector/Distributor
- Secondary Arterial
- Vacation



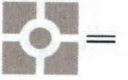
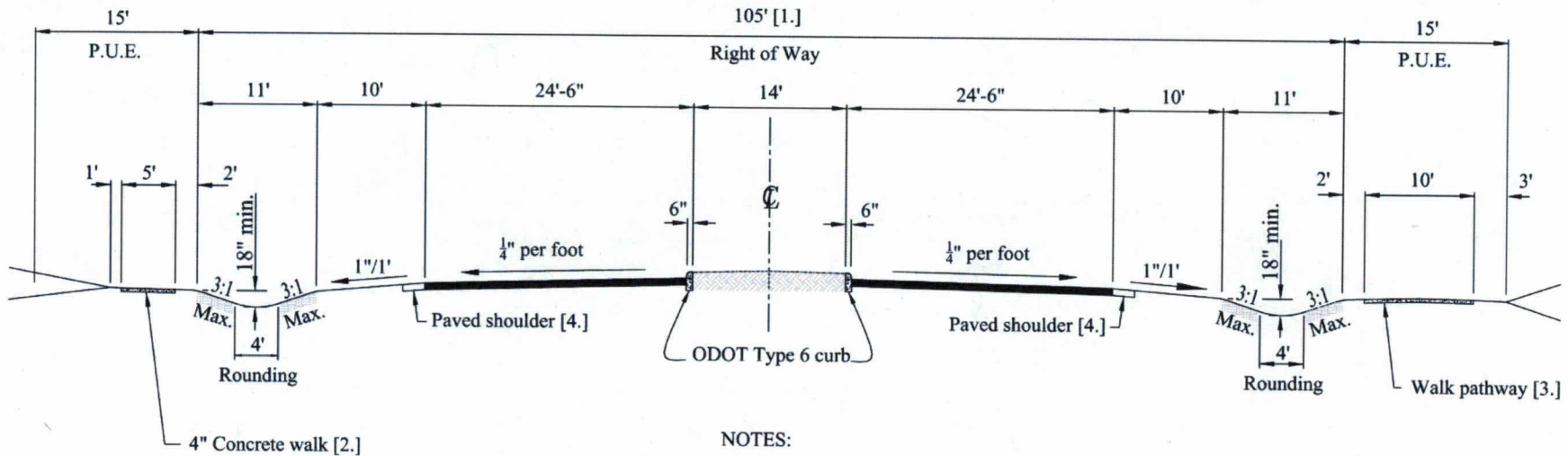


FIGURE A.1
Typical Section, Primary Arterial - Rural



[1.] 120' Right of Way, 60' each side of centerline within 450' of roads classified as a Major Collector (Distributor & above.)

[2.] As per Subdivision Regulations.

[3.] As per Pathway Map/Subdivision Regulations.

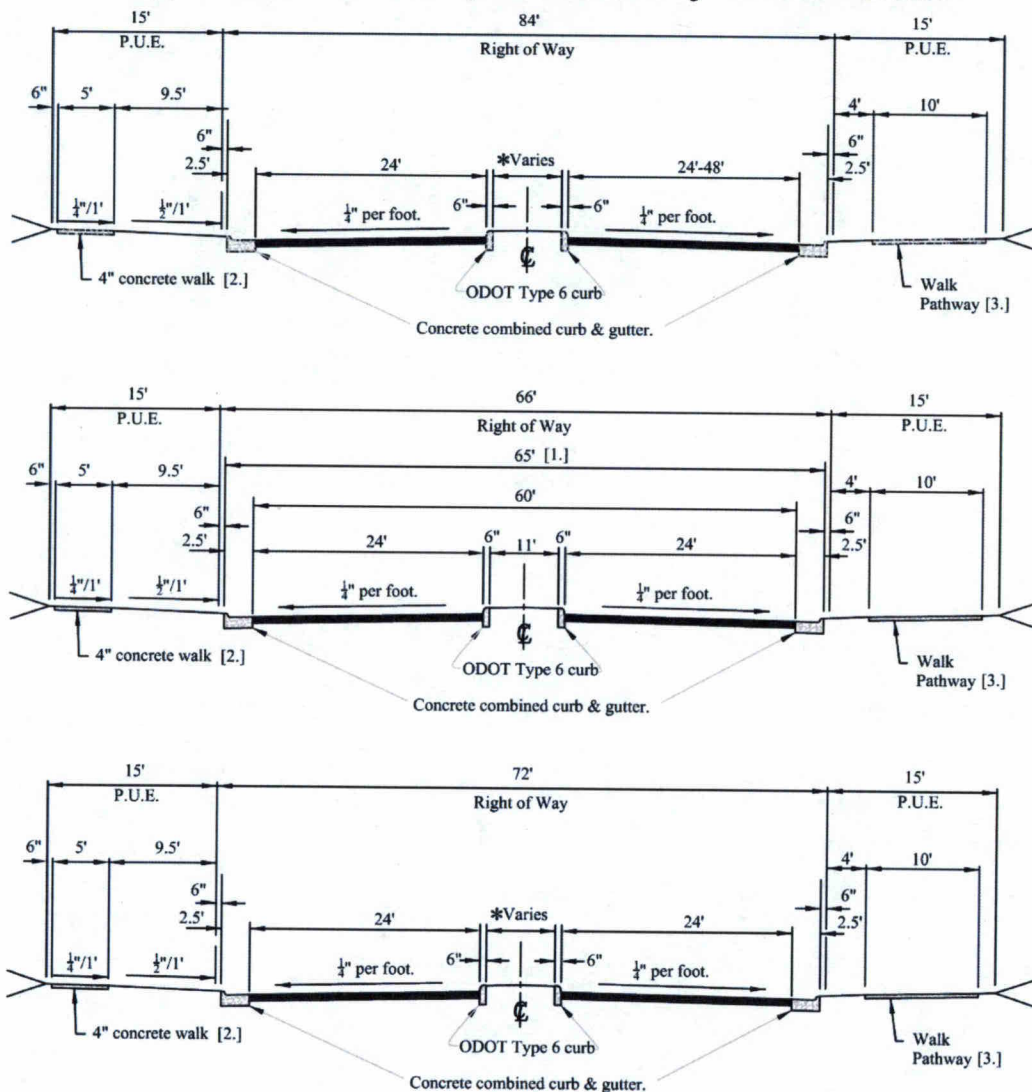
[4.] 2' wide paved shoulder on County Roads, per ODOT, on State Highways.

In accordance with a preliminary design by the Ohio Department of Transportation, the Right-of-Way width required on State Route 63 from Union Road to State Route 741 is on file at the Warren County Map Room, Survey Volume 148, Plat No. 58. The State/Federal design process will determine the typical section.





FIGURE A.2
Typical Section, Primary and Secondary Arterial - Urban



Typical Section

Secondary Arterial - Urban
 Within 700' of Right of Way of roads classified as Major Collectors/Distributors or above.
 To accommodate tapers, 50 mph assumed.

Typical Section

Primary and Secondary Arterial - Urban

Typical Section

Primary and Secondary Arterial - Urban
 Within 450' of Right of Way of roads classified as Collectors.

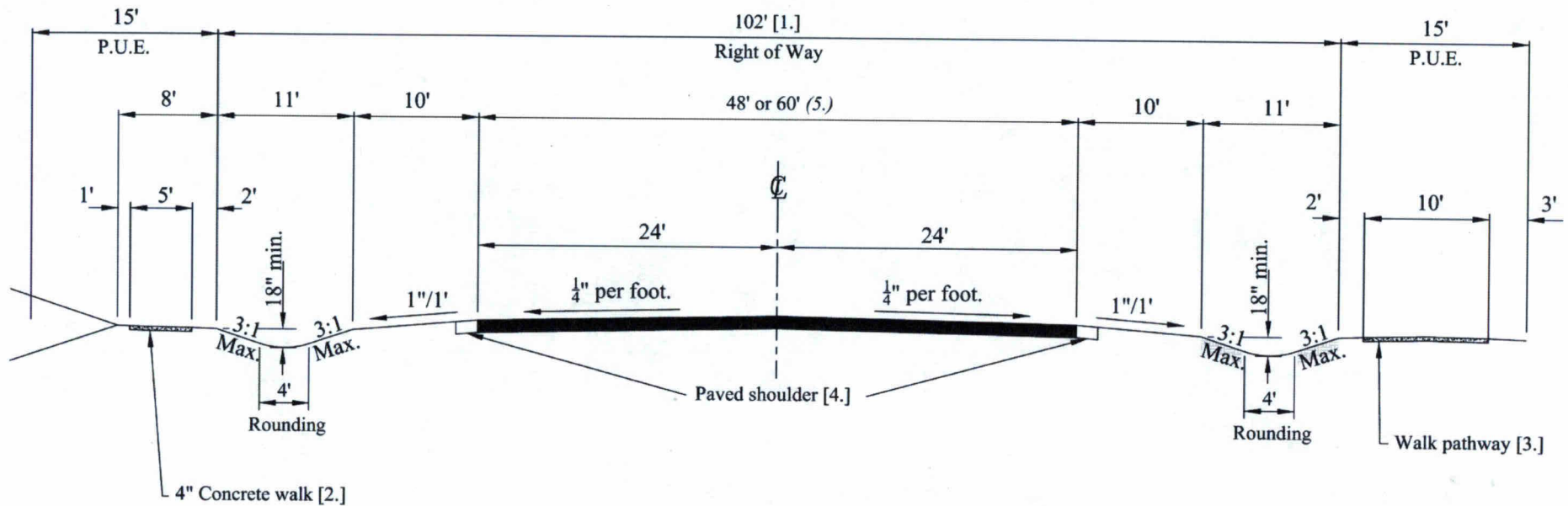
NOTES:

- [1.] Pavement width - back of curb, to back of curb.
- [2.] As per Subdivision Regulations.
- [3.] As per Pathway Map/Subdivision Regulations.





FIGURE A.3
Typical Section, Secondary Arterial - Rural



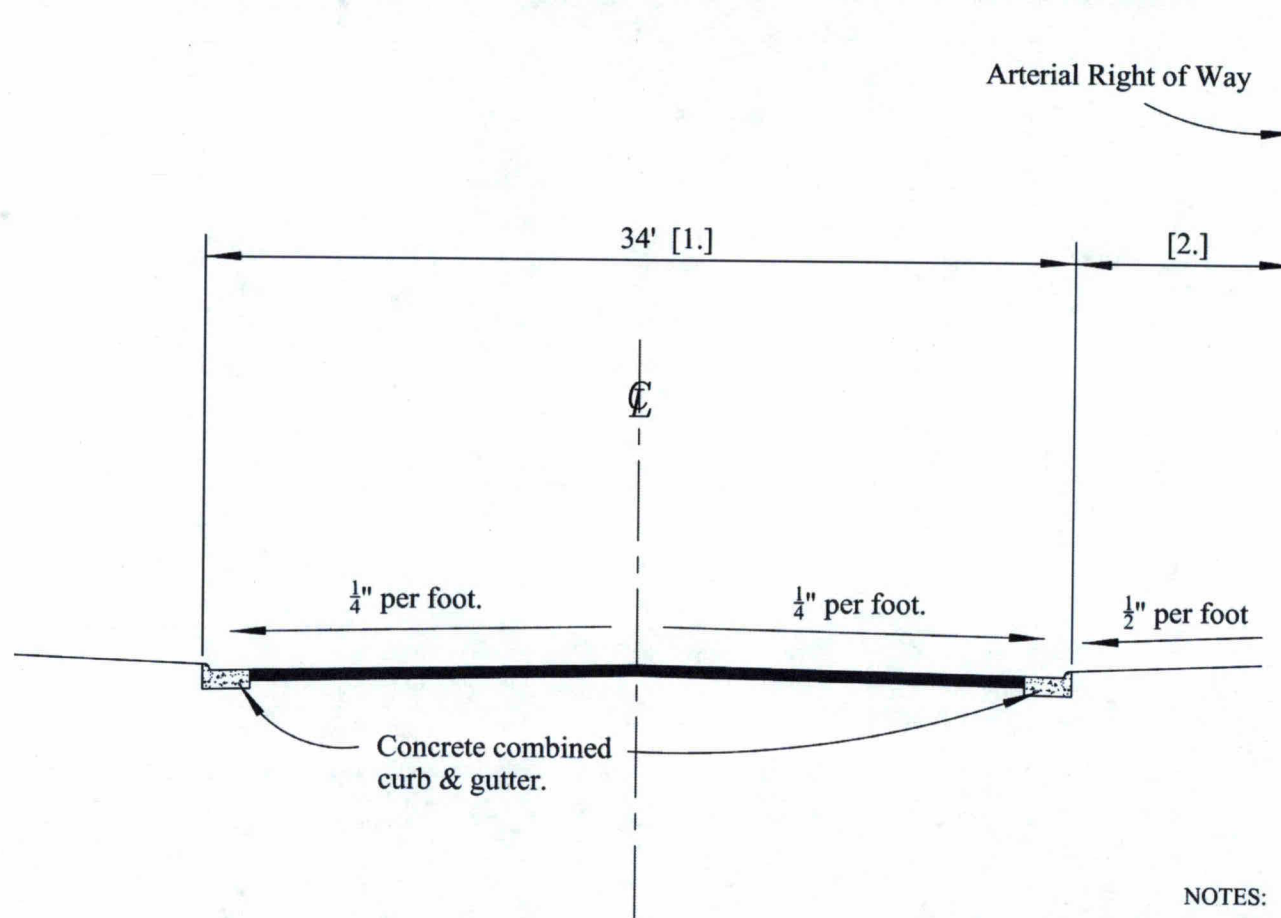
NOTES:

- [1.] 120' Right of Way, 60' each side of centerline within 450' of roads classified as a Major Collector (Distributor & above.)
- [2.] As per Subdivision Regulations.
- [3.] As per Pathway Map/Subdivision Regulations.
- [4.] 2' wide paved shoulder on County Roads, per ODOT, on State Highways.
- [5.] 12' left-turn lane, or dual left-turn lane, where required. (Not shown.)





FIGURE A.4
Typical Section, Frontage Road - Residential/Commercial/Industrial



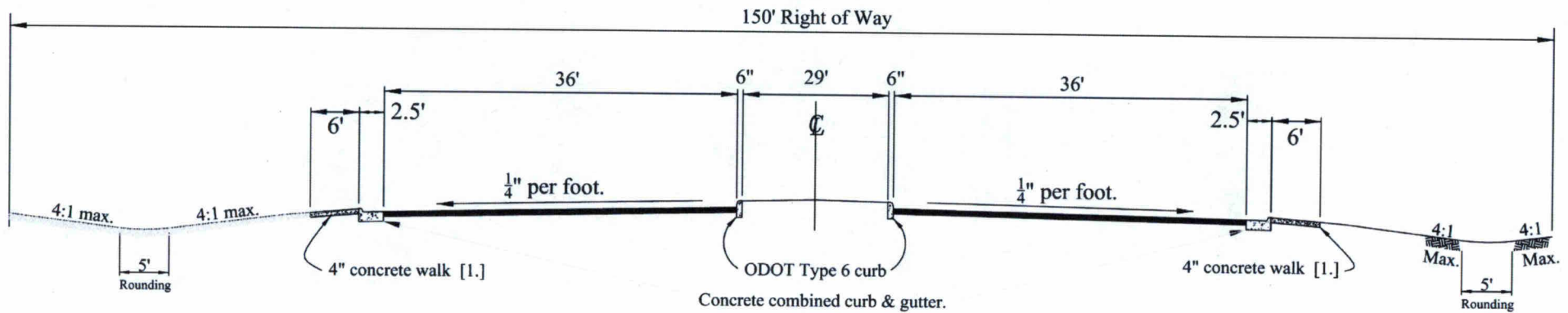
NOTES:

- [1.] Pavement width - back of curb, to back of curb.
- [2.] Greater of 35' min. from the edge of pavement, existing or future as determined by the County Engineer, or distance recommended in the approved traffic impact study, or 15' min. separation between the back of curb for the access road and the right-of-way for the public arterial.





FIGURE A.5
Typical Section, Primary Collector/Distributor



NOTES:

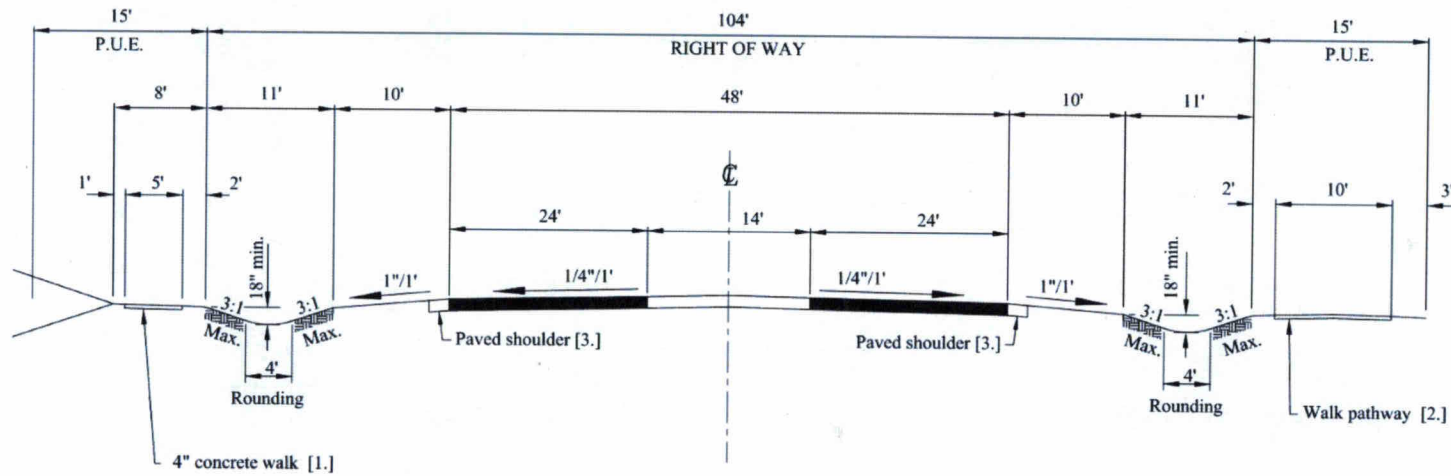
[1.] As per Pathway Map/Subdivision Regulations.

In accordance with a preliminary design by the Ohio Department of Transportation, the Right-of-Way width required on State Route 63 from Union Road to State Route 741 is on file at the Warren County Map Room, Survey Volume 148, Plat No. 58. The State/Federal design process will determine the typical section.





FIGURE A.6
Typical Section, Major Collector/Distributor - Rural



NOTES:

- [1.] As per Subdivision Regulations.
- [2.] As per Pathway Map/Subdivision Regulations.
- [3.] 2' wide paved shoulder on County Roads, per ODOT, on State Highways.





Recommendation

The Warren County Regional Planning Commission full Board recommends **approval** of the Warren County Official Thoroughfare Plan as an update of the existing Warren County Official Thoroughfare Plan, a component to the Warren County Comprehensive Plan.



Comprehensive Plan Amendments

Future Land Use Map

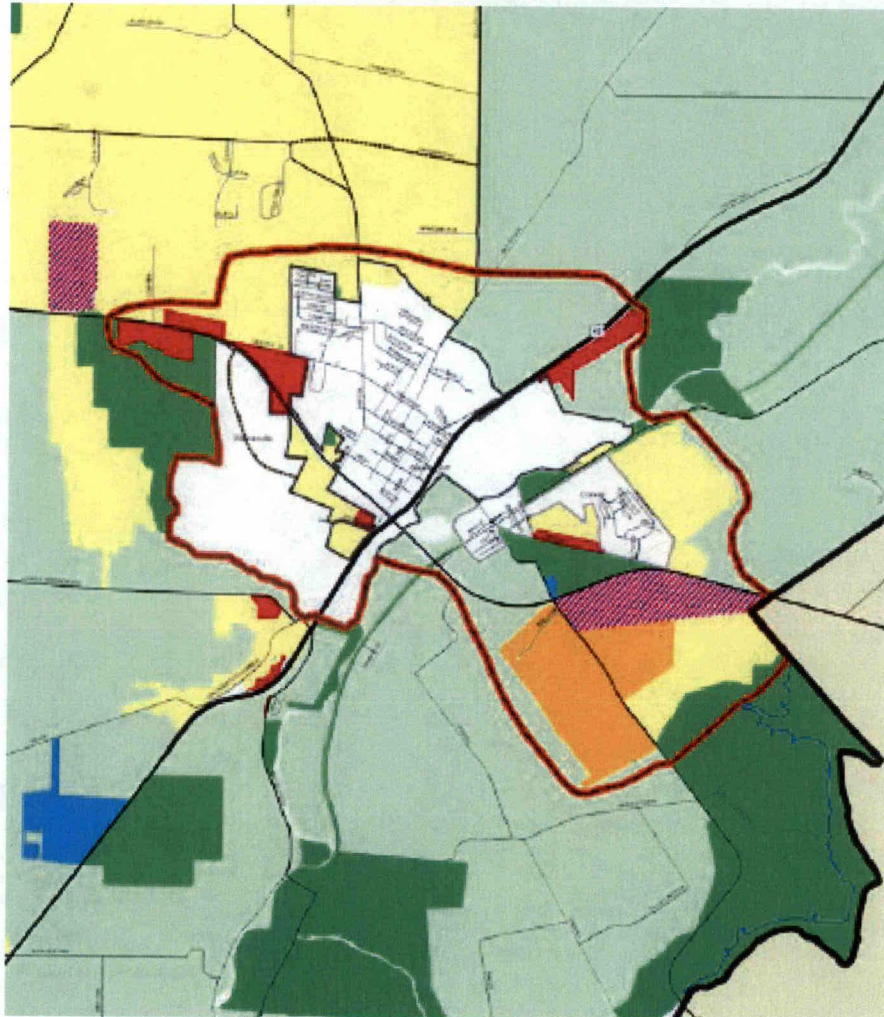
Wayne Township

August 20, 2019

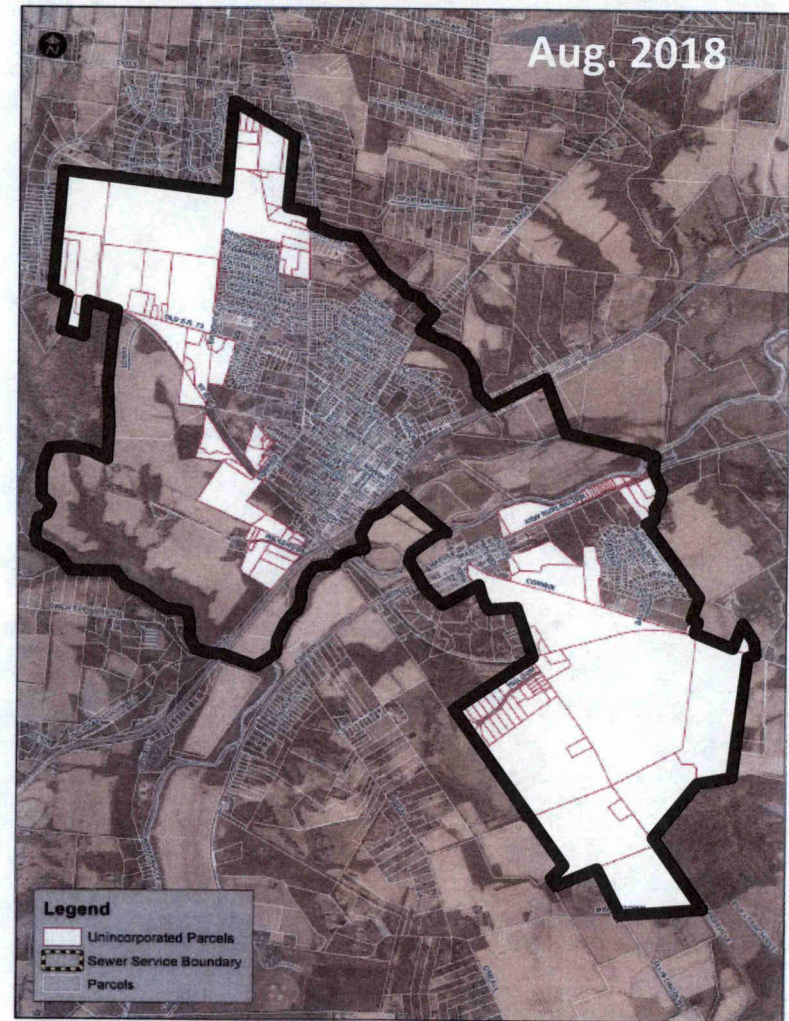


Wayne TWP Sewer Service Boundary

Original Sewer Service Boundary



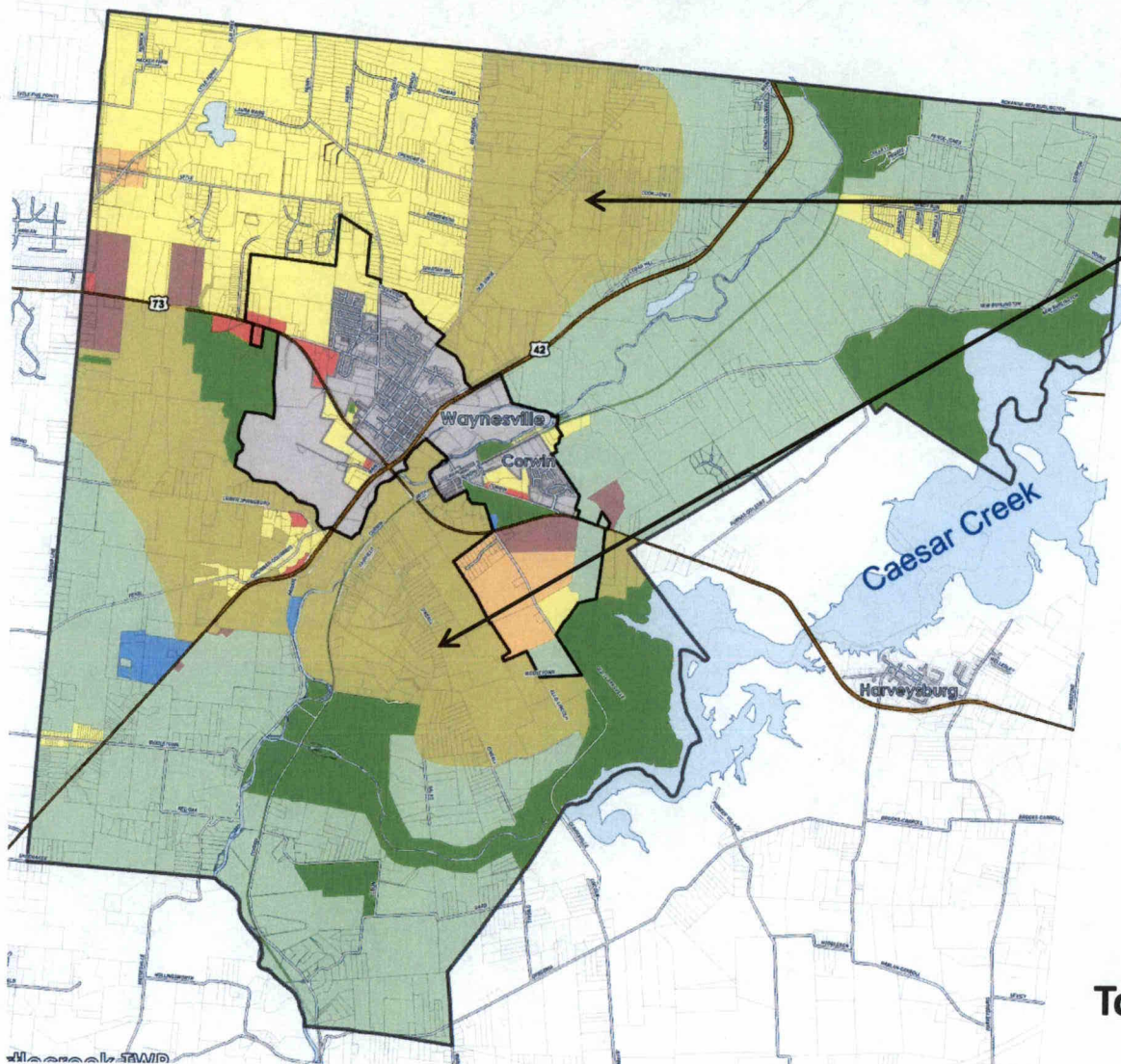
BOCC Adopted Sewer Service Boundary



UNINCORPORATED PARCELS*
Waynesville Regional WWTP Sewer Service Area



Wayne Township's Adopted Future Land Use Map



Future Land Use Designations

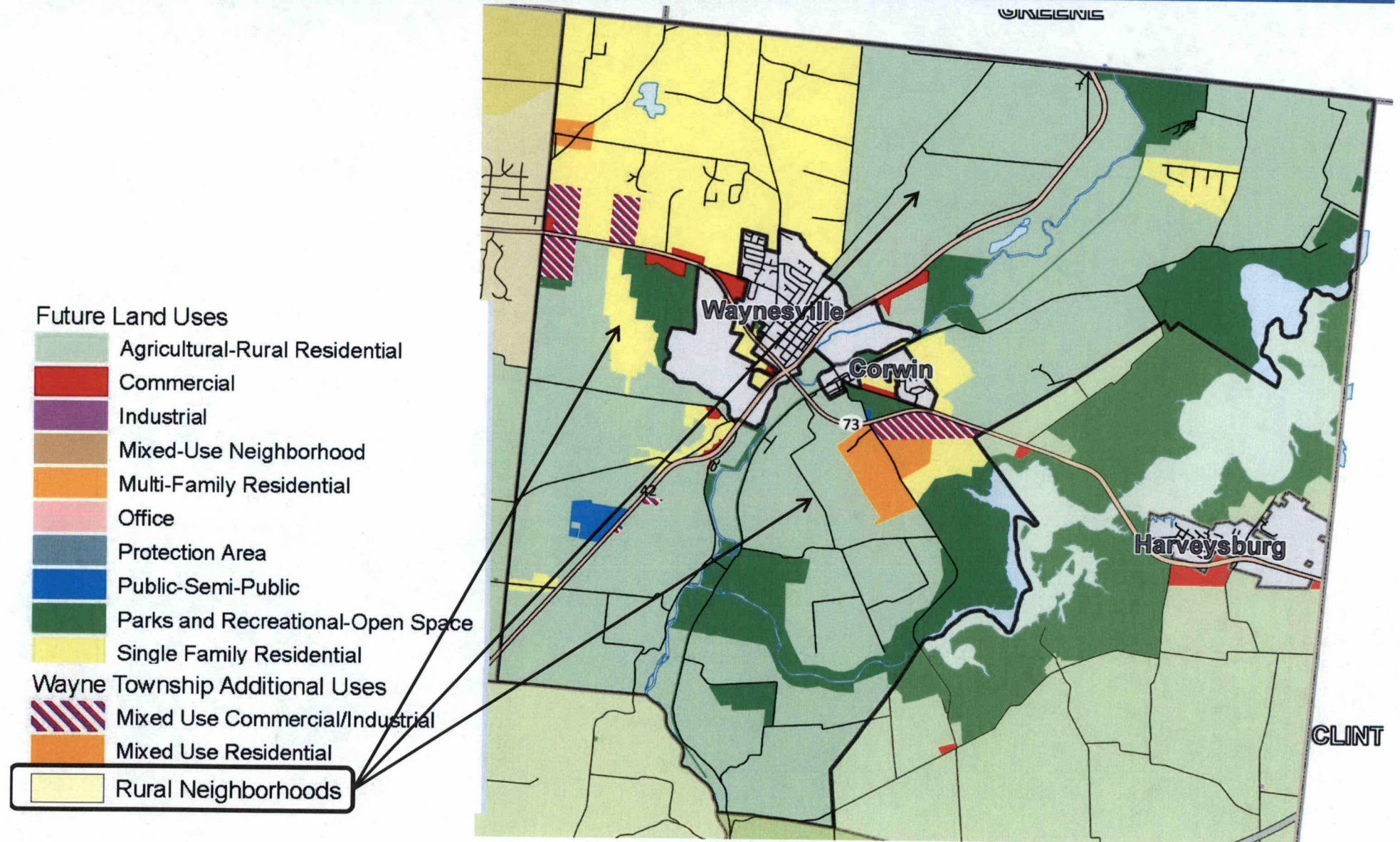
- Agricultural Rural Residential
- Rural Neighborhoods
- Suburban Residential
- Mixed Use Residential
- Commercial
- Mixed Use Commercial/Industrial
- Public/ Semi-Public
- Recreation

- New Future Land Use Category
- Updated Sewer Service Area Boundary

Township Adoption: July 15, 2019



Warren County Comprehensive Plan Current Future Land Use Map





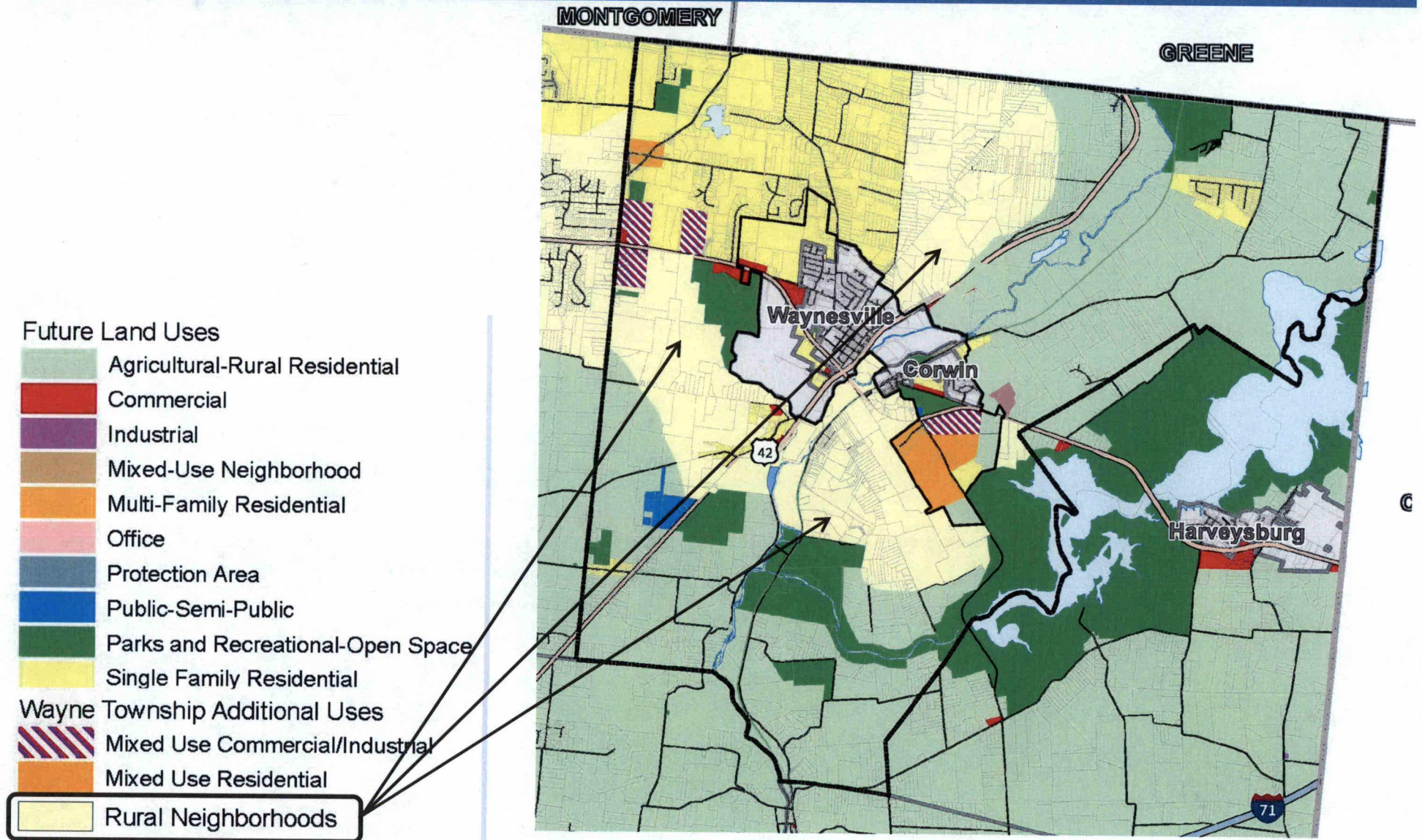
Updated Land Use Category

Rural Neighborhood:

- Low density residential
- Preserve open spaces
- Retain the rural character
- Primarily unsewered single-family homes

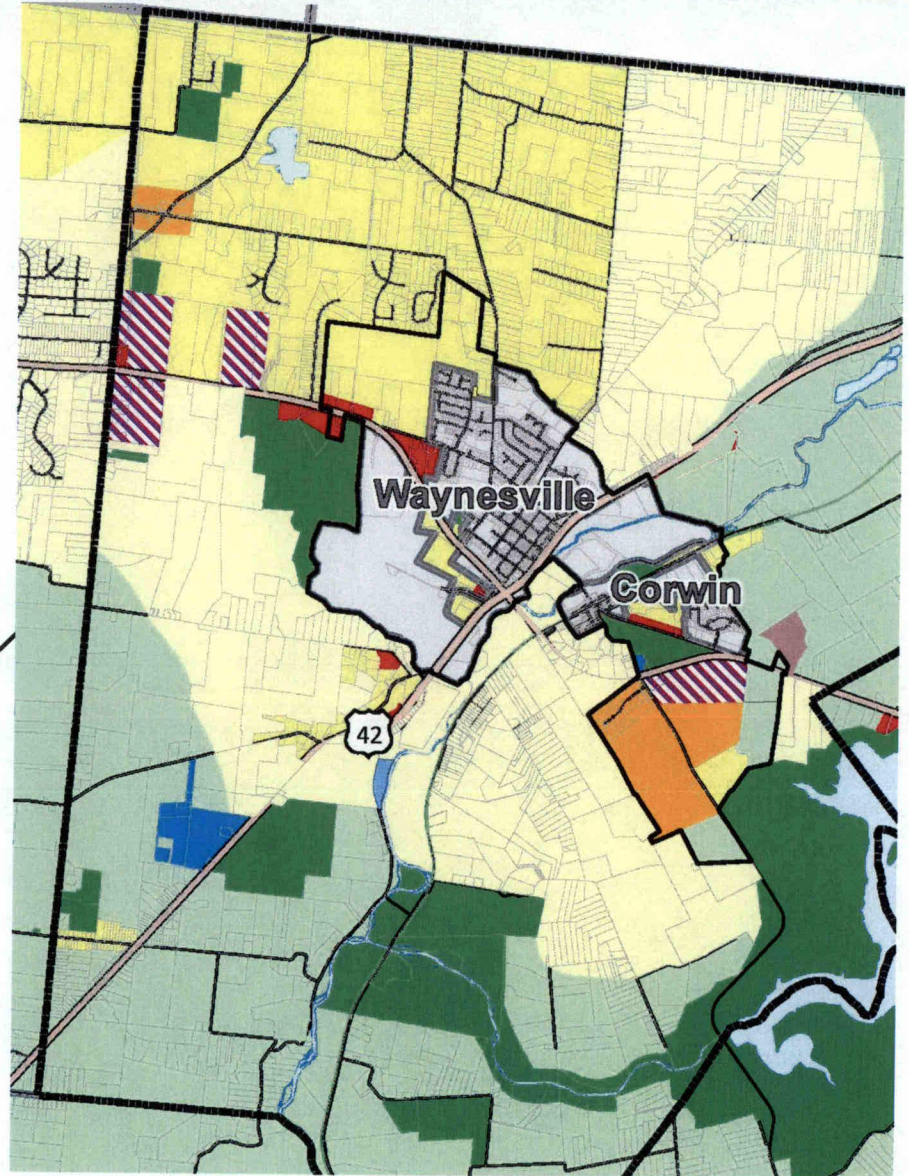
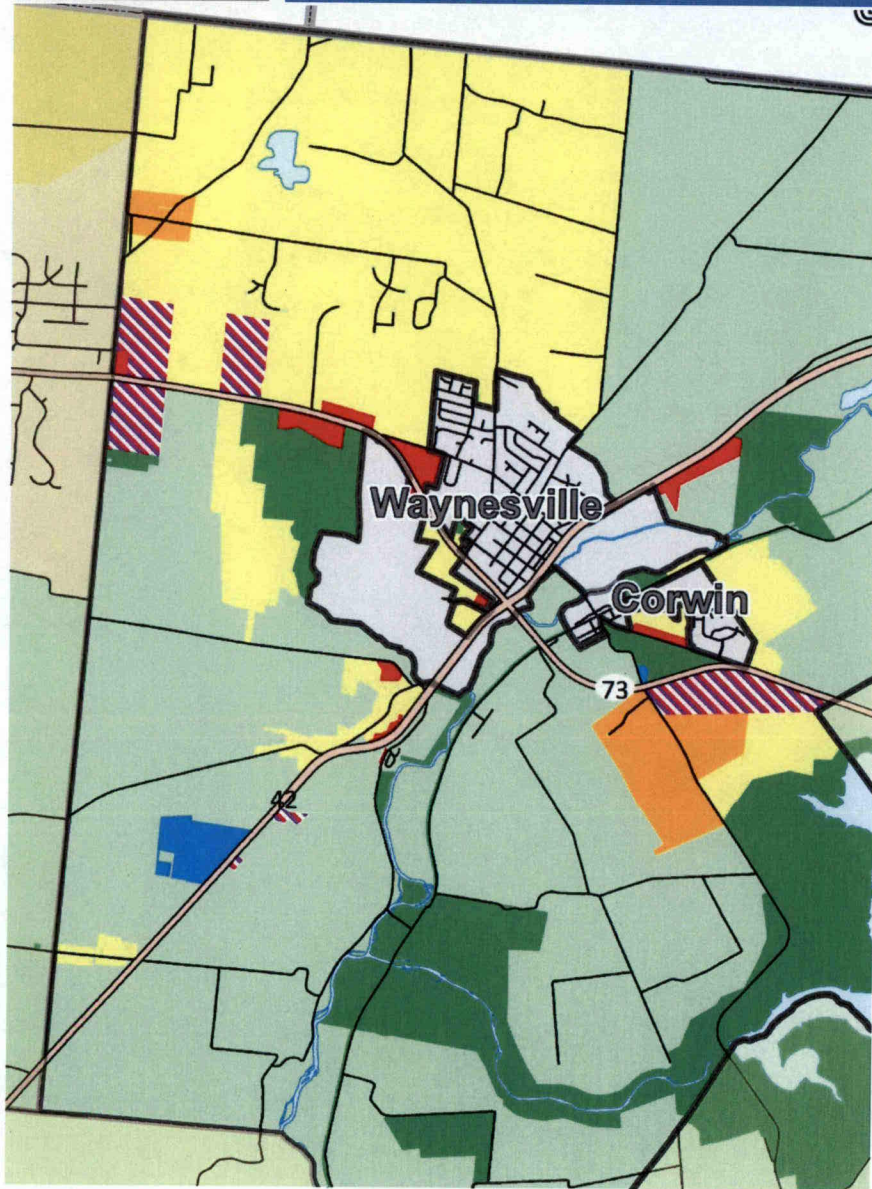


Warren County Comprehensive Plan Proposed Future Land Use Map









Warren County Comprehensive Plan Future Land Use Map Update

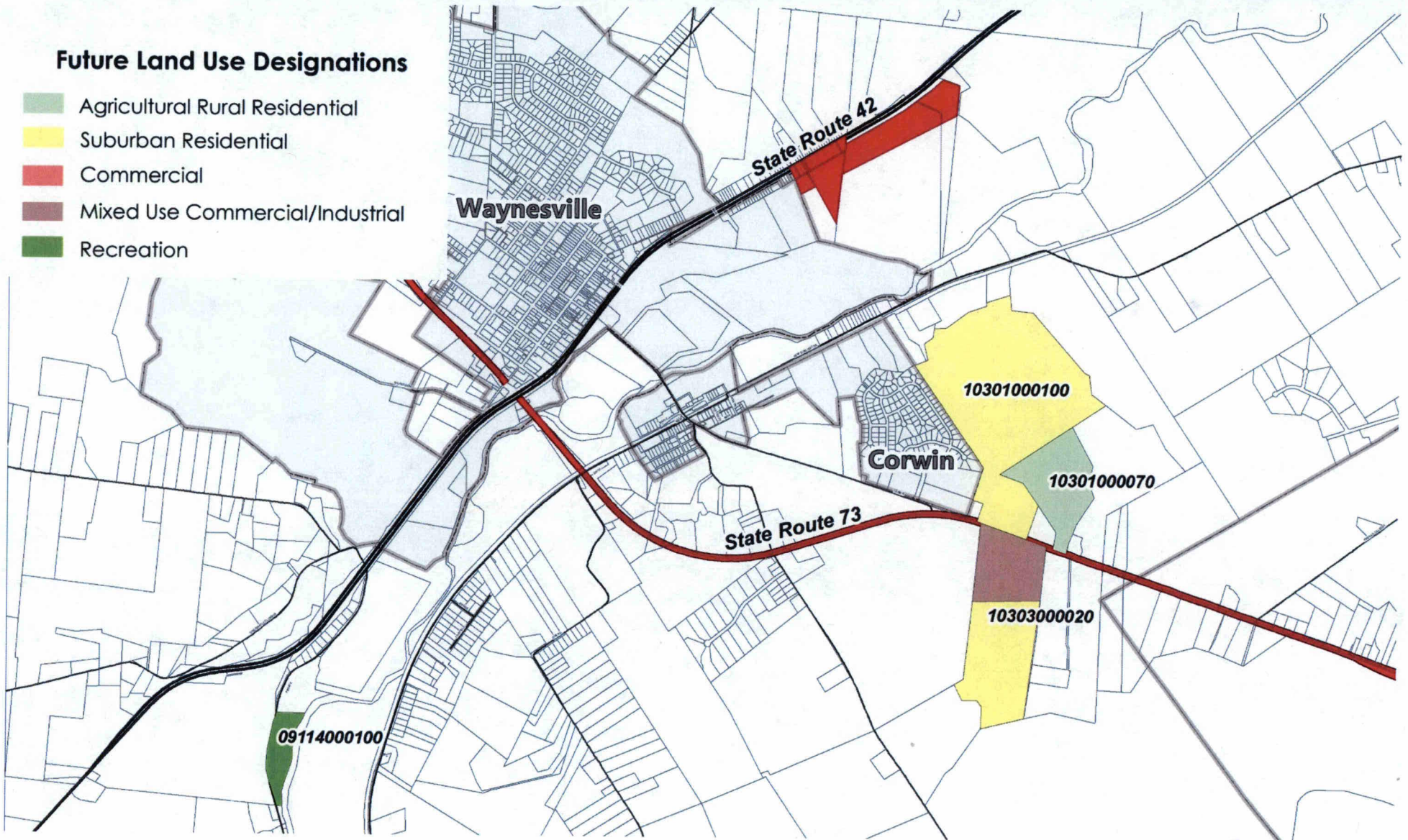




Notable Changes

Future Land Use Designations




-  Agricultural Rural Residential
-  Suburban Residential
-  Commercial
-  Mixed Use Commercial/Industrial
-  Recreation

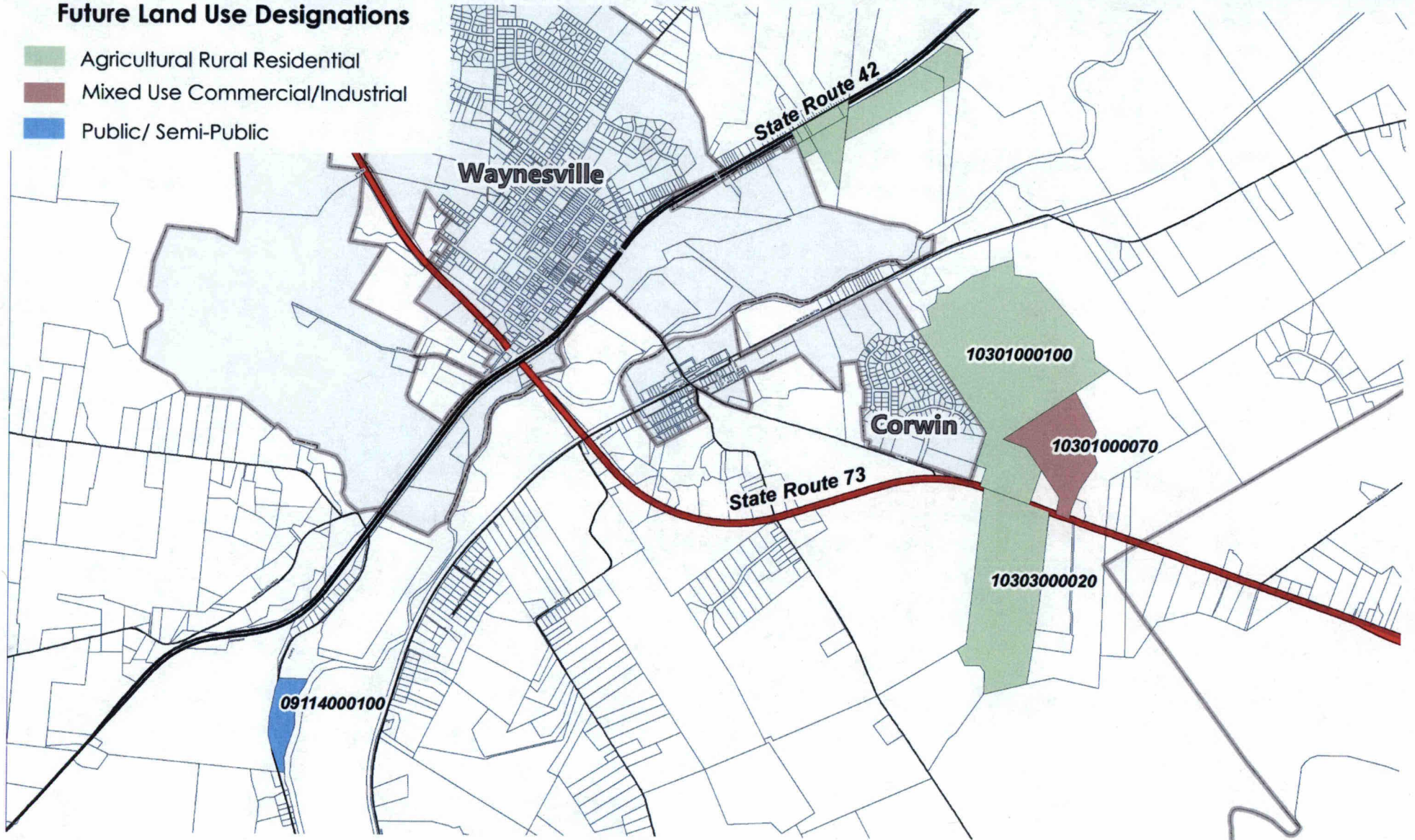




Notable Changes

Future Land Use Designations

-  Agricultural Rural Residential
-  Mixed Use Commercial/Industrial
-  Public/ Semi-Public





Recommendation

Warren County Regional Planning Commission full Board recommends **approval** of:

- Amendments to the Warren County Future Land Map, a component of the Warren County Comprehensive Plan.
- The addition of “Rural Neighborhoods” Land Use category.

**ATTACHMENT 1 - GMP ESTIMATE
WARREN COUNTY
SHERIFF'S OFFICE & JAIL
8/20/19**



Jail Project file

CM STAFFING & GENERAL CONDITIONS

DIV.	SCOPE DESCRIPTION	CONTRACTOR	ORIGINAL EST.	CURRENT AMOUNT
01	CONSTRUCTION STAGE COMPENSATION	GRANGER/MEGEN	\$ 989,883	\$ 989,883
	CONSTRUCTION STAFFING			
01	GENERAL CONDITIONS			\$ 654,235
	CM GENERAL CONDITIONS	GRANGER/MEGEN	\$ 654,235	
	MATERIALS TESTING ALLOWANCE	GRANGER/MEGEN	see below 01-01	

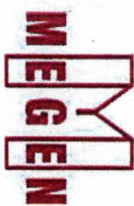
CONSTRUCTION COSTS

DIV.	SCOPE DESCRIPTION	CONTRACTOR	ORIGINAL EST.	CURRENT AMOUNT
CONSTRUCTION COSTS				
	CONSTRUCTION COSTS		\$	\$ 44,781,798
00	ALT. G-2 EGRESS ALLOWANCE	GRANGER/MEGEN	\$ 20,000	
01	01-01 CONSTRUCTION TESTING	TBD	\$ 125,000	
03	03-01 CONCRETE	Metcon	\$ 2,410,500	
	03-02 PRECAST CONCRETE	Mid South	\$ 921,200	
04	04-01 MASONRY	Combs Weisbrod	\$ 7,621,250	
05	05-01 STRUCTURAL & MISC. STEEL	Mound	\$ 3,308,100	
06	06-01 GENERAL TRADES	Graybach	\$ 2,119,170	
07	07-01 WATERPROOFING & JOINT SEALANTS	RAM	\$ 777,300	
	07-02 ROOFING	Kelley Bros	\$ 1,626,760	
08	08-01 ALUMINUM OPENINGS	Geiger Const	\$ 508,855	
	08-02 OVERHEAD DOORS	Rolling Sliding	\$ 90,740	
09	09-01 DRYWALL, STUDS, & ACOUSTICAL	Performance Contracting	\$ 1,408,100	
	09-02 FLOORING	Spectra	\$ 231,360	
	09-03 RESINOUS COATINGS	Epoxy Systems Intl.	\$ 518,575	
	09-04 PAINTING & SEALED CONCRETE	Bolin	\$ 873,400	
11	11-01 DETENTION EQUIPMENT CONTRACTOR	Pauly Jail Building Comp.	\$ 5,896,205	
	11-02 FOOD SERVICE EQUIPMENT	Breckenridge	\$ 445,777	
21	21-01 FIRE PROTECTION	SS Midwest	\$ 774,780	
22	22-01 PLUMBING	Queen City Mech	\$ 2,812,400	
23	23-01 MECHANICAL	Triton	\$ 4,072,721	
26	26-01 ELECTRICAL	Lake Erie	\$ 4,153,327	
31	31-01 ROAD RELOCATION	Miller Brothers	\$ 1,444,006	
	31-02 AGGREGATE PIERS	Peterson Contractors	\$ 251,425	
	31-03 SITEWORK & UTILITIES	Miller Bros	\$ 1,934,997	
32	32-01 ASPHALT PAVING	Barrett	\$ 280,000	
	32-02 LANDSCAPING	MAV	\$ 155,850	

CONSTRUCTION SOFT COSTS

DIV.	SCOPE DESCRIPTION	CONTRACTOR	ORIGINAL EST.	CURRENT AMOUNT
CONSTRUCTION SOFT COSTS				
	CONSTRUCTION SOFT COSTS			\$ 2,915,310
	CM CONTINGENCY (2%)	GRANGER/MEGEN	\$ 895,636	
	CONSTRUCTION CONTINGENCY (4%)	GRANGER/MEGEN	EXCLUDED	
	CM FEE (2.5%)	GRANGER/MEGEN	\$ 1,119,545	
	INSURANCES (.3%)	GRANGER/MEGEN	\$ 150,770	
	BONDS (.6%)	GRANGER/MEGEN	\$ 301,541	
	SUB BOND RISK CONTINGENCY (1%)	GRANGER/MEGEN	\$ 447,818	

**ATTACHMENT 1 - GMP ESTIMATE
WARREN COUNTY
SHERIFF'S OFFICE & JAIL
8/20/19**



GMP TOTALS

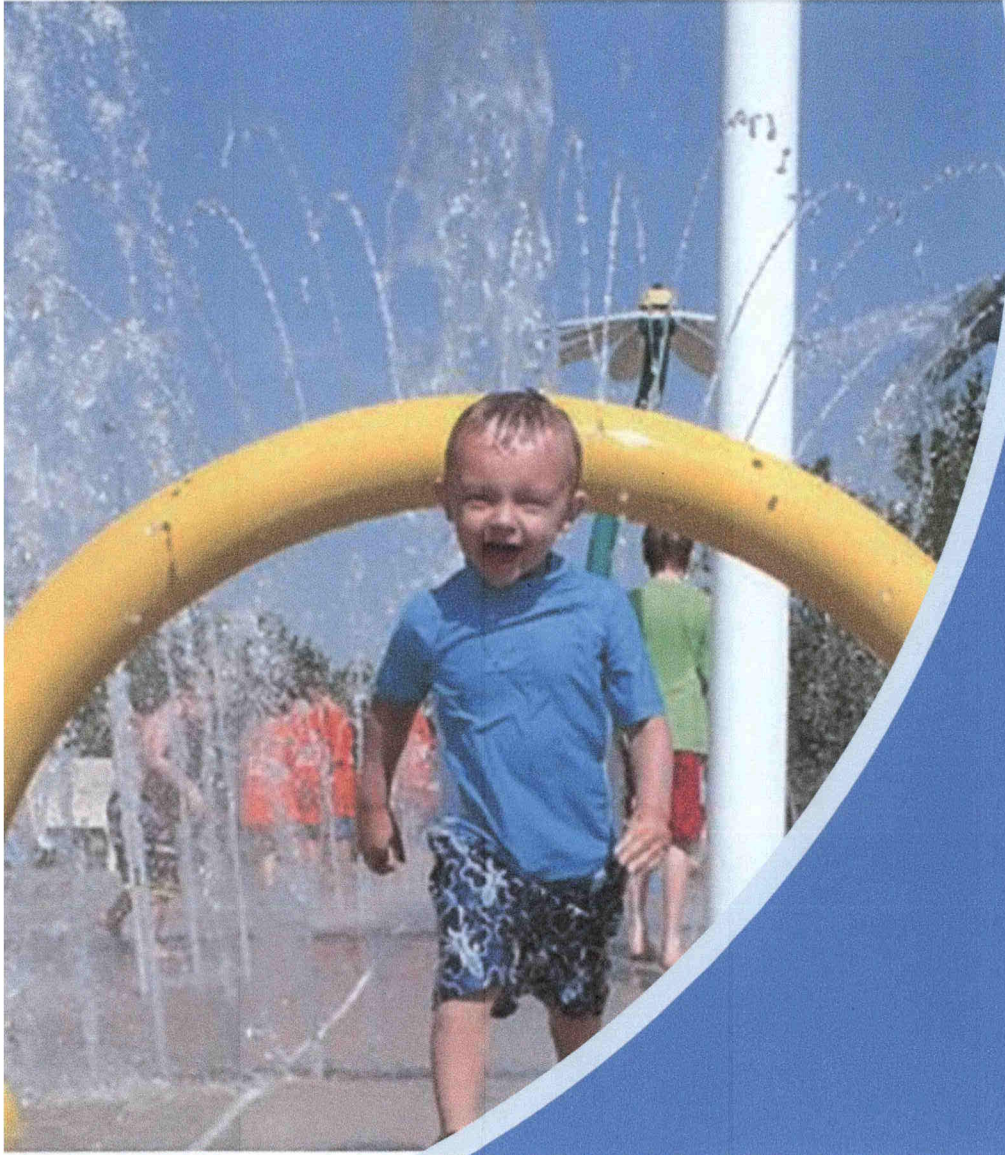
	ORIGINAL EST.	CURRENT AMOUNT
GMP TOTAL	\$ 49,341,225	\$ 49,341,225
LESS PREVIOUSLY EXECUTED CMR AMENDMENTS		\$ 2,295,695
CMR AMENDMENT #9 BALANCE OF GUARANTEED MAXIMUM PRICE		\$ 47,045,530

OWNER SOFT COSTS (NOT IN GMP)

SCOPE DESCRIPTION	RESPONSIBLE PARTY	AMOUNT	DIV. TOTAL
OWNER SOFT COSTS			\$ 7,087,166
CM PRECON FEE	GRANGER	\$ 192,230	
DESIGN FEES (7.5%)	WACHTEL MCANALLY	\$ 3,700,592	
CONSTRUCTION CONTINGENCY (4%)	GRANGER/MEGEN	\$ 1,791,272	
PLAN REVIEW FEES	WARREN COUNTY	\$ 75,000	
FE&E (3%) Reduced for G-22	WARREN COUNTY	\$ 1,118,072	
PUBLIC UTILITY TRENCHING JUSTICE DRIVE	WARREN COUNTY	\$ 210,000	

PROJECT TOTALS

	TOTAL
PROJECT TOTAL	\$ 56,428,391
	\$ 56,428,391



Hatton-Lukens Spray Park

(Concept)

Village of Harveysburg / Warren County

Hatton-Lukens Spray Park

Partner with the Warren County Park District to create an activity-based Spray Park providing a family oriented “destination” for township residents and visitors to our area.

- **Focus on family fun**
- **Inclusive Playground**
- **Picnic and shade areas**
- **Perimeter walking path**
- **Water features accessible by all**

Regional Spray Parks



Cincinnati

Smale Riverfront Park
Sawyer Point Park and
Yeatman's Cove
Washington Park
Pleasant Ridge Pool and
Spray-ground
Hanna "Otto Armleder
Memorial Aquatic Center



Dayton

Island Metro Park
Splash Your Pup
Activity Center Park



Columbus

The Big Splash
Tremont Fountain Park
Ballantrae Community
Park
Barnett Community
Recreation Center Spray-
ground
Bicentennial Park in the
Scioto Mile
Blackburn Community
Recreation Center Spray-
ground
Easton Town Center

Preferred Location





Centerpiece Theme

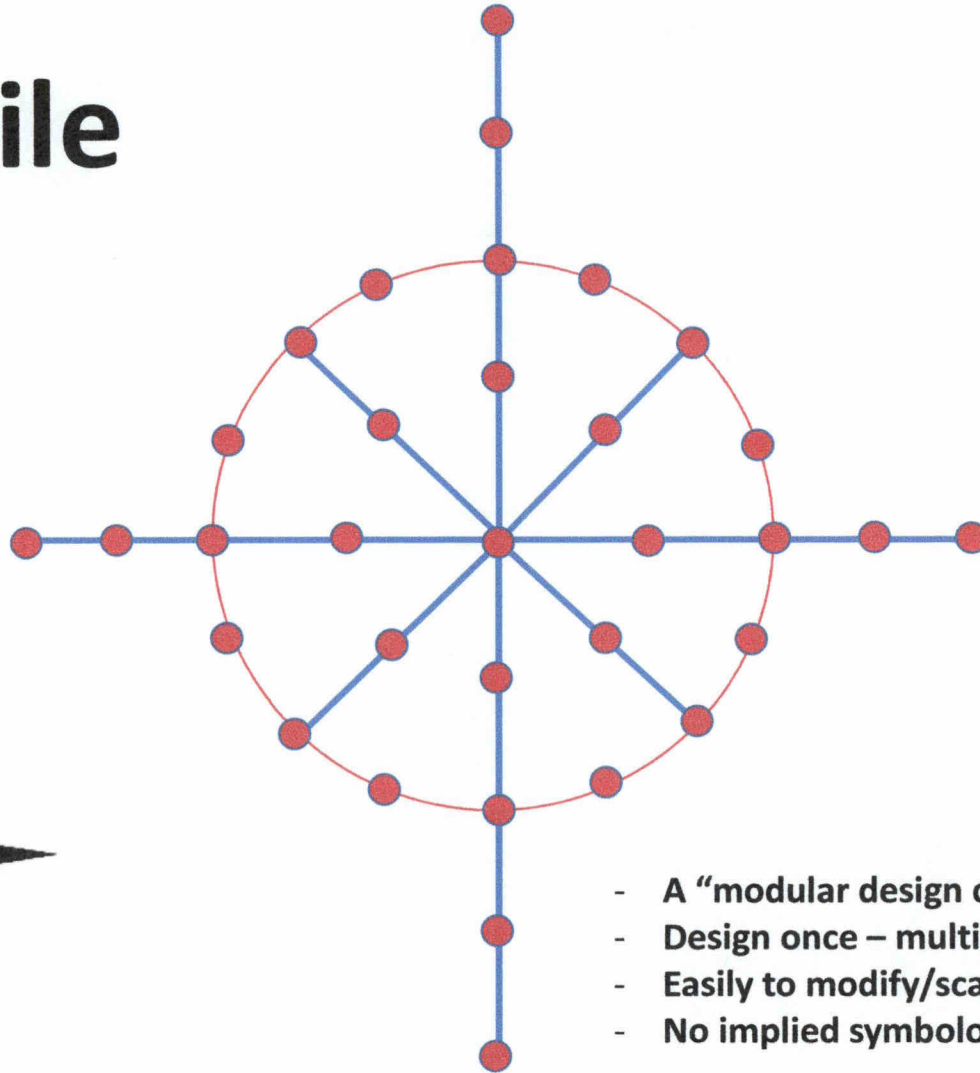
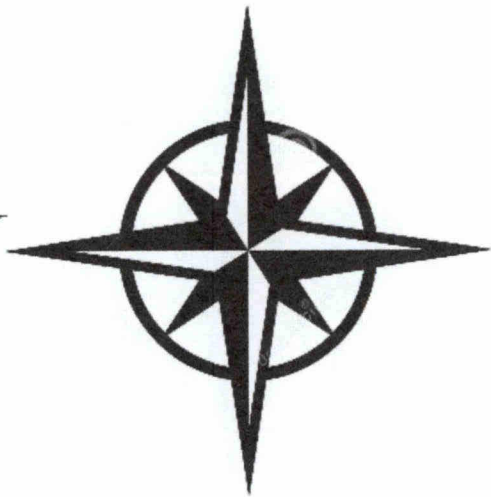
- Compass Rose -



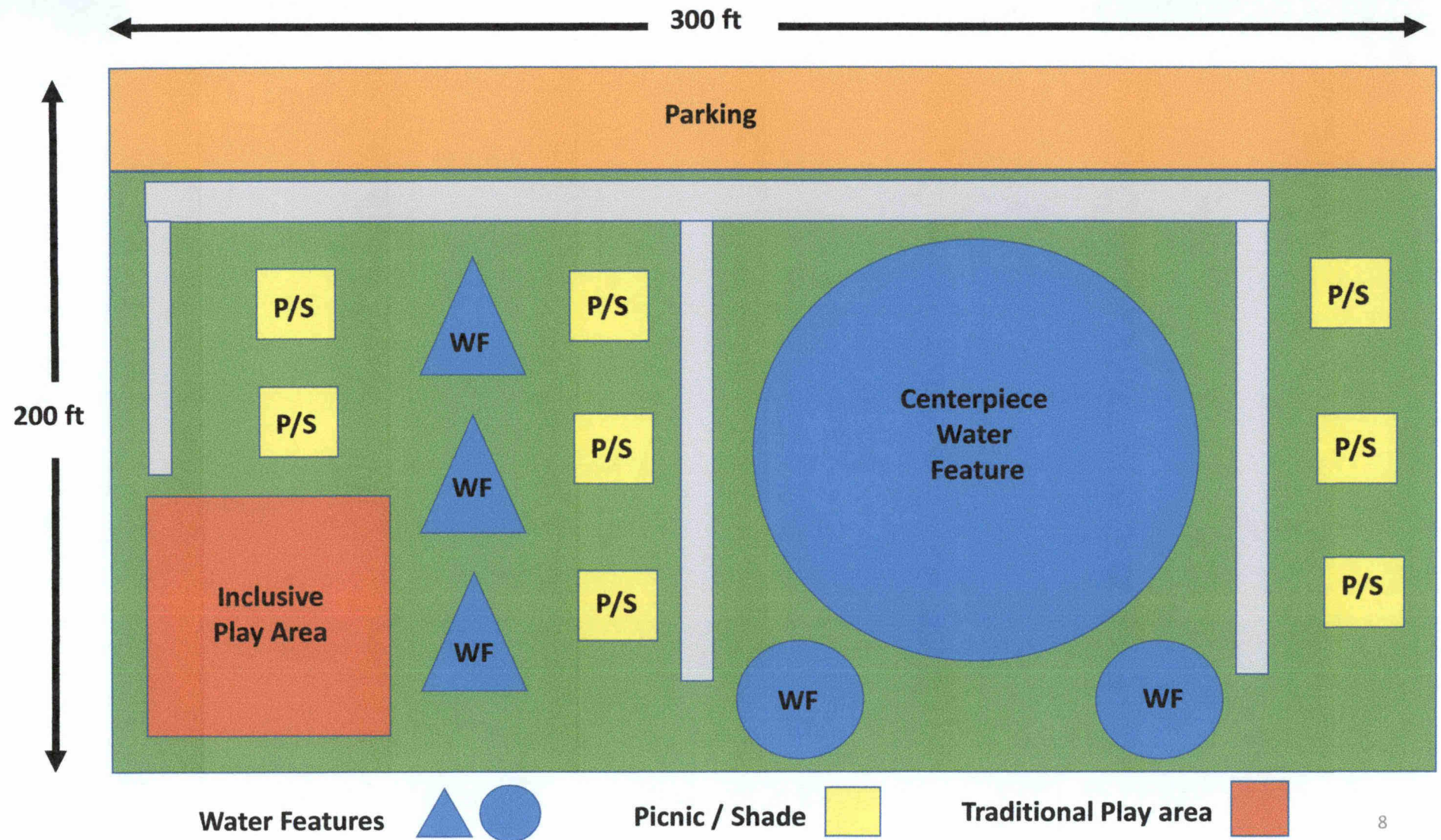
- Inspiration -
Compass Park
St. Joseph, Michigan

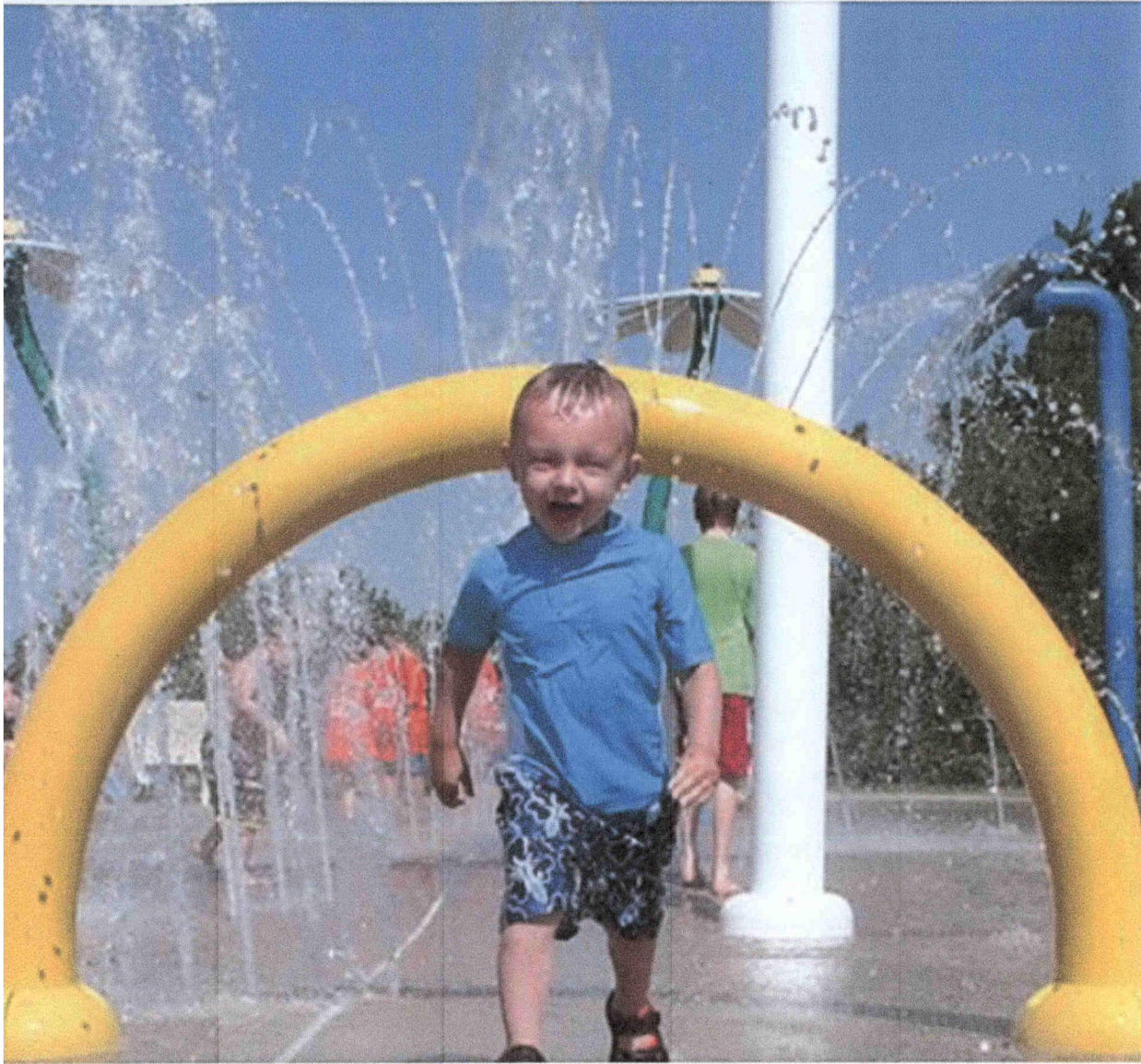


A Versatile Design

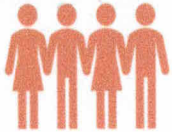


- A “modular design concept”
- Design once – multiple geometric perturbations
- Easily to modify/scale to other WC Park locations
- No implied symbology





Supporting Demographics



7 nearby towns and villages

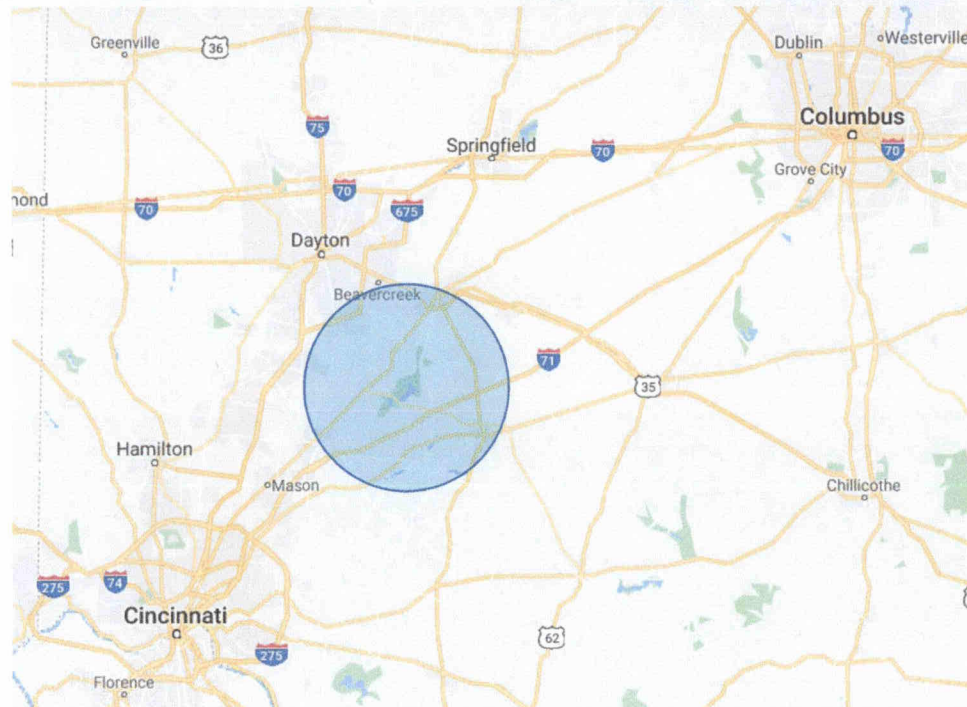
>70,000 residents within 15 miles

>2.5 million cars on SR73 – 2018 ODOT

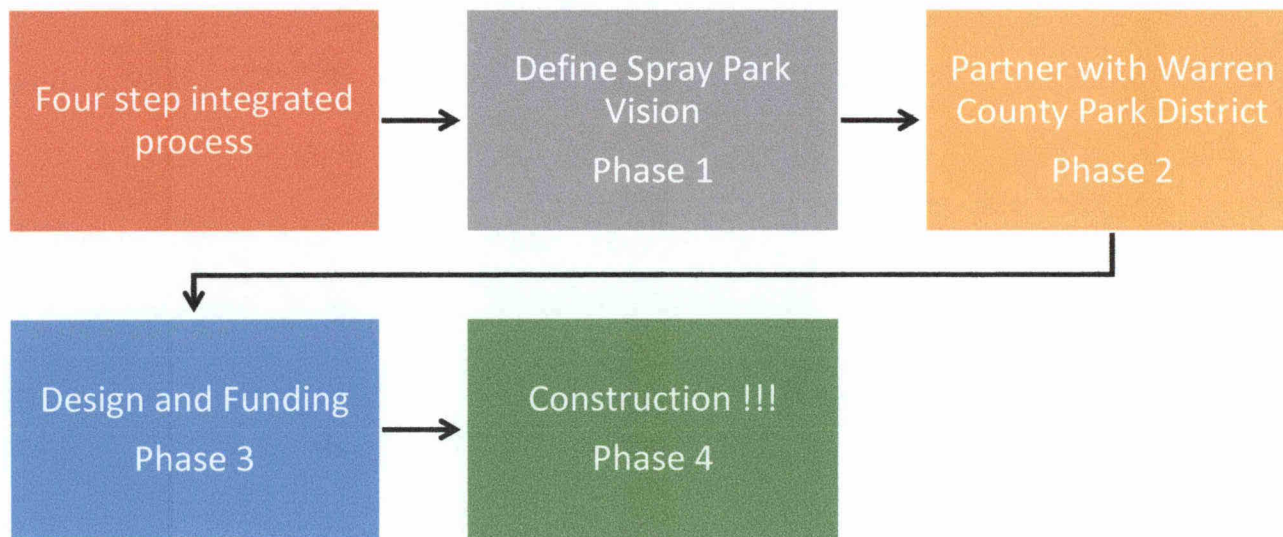
>500,000 annual visitors to Renaissance Festival location

>1.0 million annual visitors to Caesars Creek State Park – Army Corp of Eng.

> 63,000 overnight campers at CCSP



A Path Forward



Supporting Data

Areas of influence

- Draw visitors from Warren, Clinton and Greene counties
- Population in 15 mile radius >70,000
- Annual traffic count on SR73 > 2.5 million cars
- Caesars Creek State Park visitors (annual) >1,000,000 / 63,000 overnight campers
- Renaissance Park visitors (annual) > 500,000

Seasonal Operations

- May 15 – Sept 30 (daily)
- Extended weekend operations (feasible)

Other Options for inclusion

- Veterans Memorial
- Inclusive playground for the physically challenged

Possible Funding/Build Scenarios

Warren County Park District

- **Village / County / Township partnership**
- **Best chance of success**
- **Joint development of project requirements & funding**
- **Corporate / Business sponsors**

Partner with Brimstone / Caesar Creek LLC

- **Property adjacent to Lukens-Hatfield Park**
- **Admissions to recoup investment**
- **Lose most control / input**

Village of Harveysburg

- **Lease land for 50 yr.**
- **Partnership funding**
- **Park Service / ODOT etc.**

Appendix I

Regional Spray Parks

Cool Off In the Water

This 7,000 square foot interactive water feature is a cool round attraction, with more than 130 pop-up jets that can be synchronized to music and lights.



Armeleder Memorial Sprayground at Sawyer Point

Last Updated: August 9, 2013

Here we are with another installment of "365 Things to do in Cincinnati"! I have to ask you..... have you discovered the Sprayground at Sawyer Point yet?



Smale Riverfront Park

Last Updated: May 19, 2012

Here we are with another installment of "365 Things to do in Cincinnati" and today we're featuring the newest Cincinnati Park, Smale Riverfront Park.



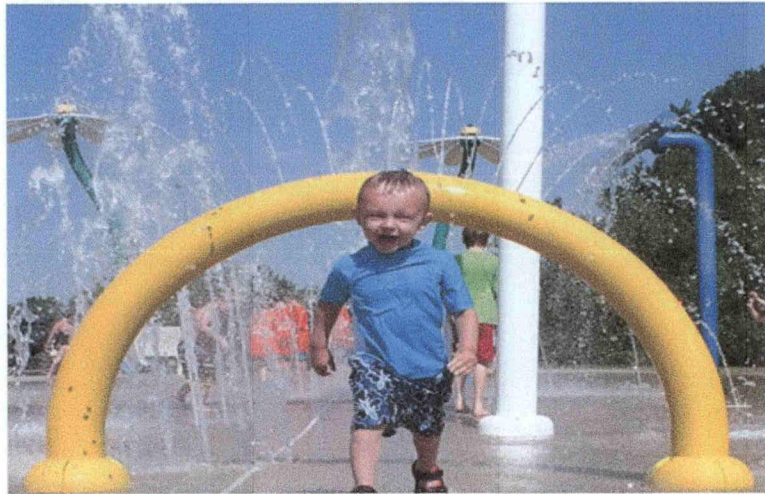


Smale Park & Pleasant Ridge - Cincinnati





**Scioto / Barrett
Columbus, Ohio**



Appendix II

Contact Information

Stakeholders

Richard Verga

Mayor of Harveysburg

Don Fugate

Harveysburg Village Administrator

David Crisenbery

Massie Township Trustee

Mark Dawson

Massie Township Trustee

Darryl McKinney

Massie Township Trustee

Mike Hatfield

President – Harveysburg Community Foundation

Mark Tipton

Volunteer – Harveysburg Grants Committee

Primary Contact Information

Don Fugate

Harveysburg Village Administrator

(513) 432-1042

admin@villageofharveysburg.org

David Crisenbery

Massie Township Trustee

(513) 897-5067

dcrisenbery@yahoo.com

Mark Tipton

Volunteer – Harveysburg Grants Committee

(513)-460-3379

mark.tipton@gmail.com