



**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 24, 2021**

The Board met in regular session pursuant to adjournment of the August 17, 2021, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the August 10, 2021, meeting were read and approved.

- 21-1137      A resolution was adopted to accept resignation of Amber Valentine, Lead Caseworker III, within the Warren County Department of Job and Family Services, Children Services Division, effective September 17, 2021.  
Vote: Unanimous
- 21-1138      A resolution was adopted to authorize the posting of the “Cashier/ Receptionist” position within the Building and Zoning Department, in accordance with the Warren County Personnel Policy Manual, Section 2.02 (A). Vote: Unanimous
- 21-1139      A resolution was adopted to rescind resolution #21-1043 which authorized the hiring of Tiffany Ibold as Clerical Specialist I within Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 21-1140      A resolution was adopted to cancel regularly scheduled Commissioners’ Meeting of Thursday August 26, 2021. Vote: Unanimous
- 21-1141      A resolution was adopted to designate depositories for active, inactive, and interim funds of public monies of Warren County, Ohio. Vote: Unanimous
- 21-1142      A resolution was adopted to approve emergency purchase of water softener for the Waynesville Wastewater Treatment Plant. Vote: Unanimous

- 21-1143 A resolution was adopted to approve and enter into a Memorandum of Understanding between the Warren County Board of Commissioners and Public Children Services Association of Ohio (PCSAO) on behalf of Warren County Children Services (County PCSAO). Vote: Unanimous
- 21-1144 A resolution was adopted to approve notice of intent to award bid to W.E. Smith Construction for the Lower Springboro Road and New Burlington Road Drilled Pier Wall Project. Vote: Unanimous
- 21-1145 A resolution was adopted to accept a temporary easement with Jennifer Nehus for the King Avenue Bridge #282.097 replacement over Little Miami River Improvements Project. Vote: Unanimous
- 21-1146 A resolution was adopted to approve extension of the professional service agreement with JobWorks, Inc. dba JobWorks Education and Training Systems, and the Area 12 Workforce Development Board. Vote: Unanimous
- 21-1147 A resolution was adopted to approve the Professional Service Agreement with Rochelle Daniels and the Workforce Development Board of Ohio's 12<sup>th</sup> Local Workforce Development Area. Vote: Unanimous
- 21-1148 A resolution was adopted to authorize acceptance of quote from CentralSquare on behalf of Warren County Telecommunications for data clean up services. Vote: Unanimous
- 21-1149 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 21-1150 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release with Mt. Pleasant Blacktopping Co., Inc. for the Woodlands at Morrow, Phase 3B situated in the Village of Morrow. Vote: Unanimous
- 21-1151 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release for M/I Homes of Cincinnati, LLC for Hudson Hills, Section 3, Block "A", situated in Deerfield Township. Vote: Unanimous
- 21-1152 A resolution was adopted to approve an operational transfer from Commissioners Fund #11011112 into Human Services Fund #2203. Vote: Unanimous
- 21-1153 A resolution was adopted to approve operational transfers of interest earnings from Commissioners Fund #11011112 into Water Funds #5510, #5583, Sewer Funds #5580, and #5575. Vote: Unanimous
- 21-1154 A resolution was adopted to approve supplemental appropriations into Local Fiscal Recovery Fund #2211. Vote: Unanimous

- 21-1155 A resolution was adopted to approve supplemental appropriation into Sheriff's Office Fund #2295. Vote: Unanimous
- 21-1156 A resolution was adopted to approve supplemental appropriation into #11011111 and operating transfer into Parks Fund #9938. Vote: Unanimous
- 21-1157 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Sheriff's Office- Correction Fund #11012210. Vote: Unanimous
- 21-1158 A resolution was adopted to approve appropriation adjustment from Juvenile Court Fund #10111240 to Probate Court Fund #11011250. Vote: Unanimous
- 21-1159 A resolution was adopted to approve appropriation adjustment within Economic Development Fund #11011116. Vote: Unanimous
- 21-1160 A resolution was adopted to approve appropriation adjustments within Prosecutor Fund #11011150. Vote: Unanimous
- 21-1161 A resolution was adopted to approve appropriation adjustment within Engineer's Office Fund #2202. Vote: Unanimous
- 21-1162 A resolution was adopted to approve appropriation adjustment for Workforce Investment Fund #2238. Vote: Unanimous
- 21-1163 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 21-1164 A resolution was adopted to approve supplemental appropriation into Jail Construction Sales Tax Fund #4495. Vote: Unanimous
- 21-1165 A resolution was adopted to hire Dusty Johnson as a Building and Electrical Inspector I within the Warren County Building and Zoning Department. Vote: Unanimous
- 21-1166 A resolution was adopted to approve PUD Stage 2 for ODC Warren County Surplus Farm (Core 5 Industrial Partners, LLC Applicant) in Turtlecreek Township Subject to conditions. Vote: Unanimous

#### DISCUSSIONS

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

ADMINISTRATIVE HEARING  
PUD STAGE 2 FOR ODC WARREN COUNTY SURPLUS FARM (CORE 5 INDUSTRIAL  
PARTNERS, LLC APPLICANT) IN TURTLECREEK TOWNSHIP

The Board met this 24<sup>th</sup> day of August 2021, in the Commissioners' Meeting Room to consider the PUD Stage 2 for the ODC Warren County Surplus Farm (Core 5 Industrial Partners, LLC, Applicant) in Turtlecreek Township.

Commissioner Young opened the hearing by requesting the Clerk describe for the record all documents filed in this matter. He then swore in those providing testimony during the hearing.

Ryan Cook, Regional Planning Commission, reviewed the attached PowerPoint presentation reviewing the location, acreage, and proposed use of the property. He stated this property is located within the Interstate highway Overlay district which allows the applicant an accelerated PUD process.

Mr. Cook reviewed the proposed plan to include four industrial facilities:

Building 1. 1,107,164 SF  
Building 2. 1,117,200 SF  
Building 3. 489,250 SF  
Building 4. 336,000 SF

Mr. Cook then reviewed the main access along SR 63 and a future connection to the Shaker Run Subdivision at the request of the Shaker Run Homeowner's Association. He then discussed the groundwater protection area of the site and stated the Regional Planning Commission recommendation to approve the PUD Stage 2 subject to 13 conditions.

There was discussion relative to concerns with the protection of the aquifer as well as the connection with the residential subdivision as it relates to truck traffic.

There was also discussion relative to the lack of access along Union Road as it relates to the property having no road frontage.

John DelVerne, Bayer Becker, representative of the applicant, explained that the Shaker Run connection will have posted signage of no truck access to deter traffic through the subdivision.

Mr. DelVerne stated that the County Engineer is requiring road right of way dedication along Union Road as well as bonding for a future connection once all the right of way needed is acquired.

Doug Armbruster, Core 5 Industrial Partners, LLC, stated they have had no discussion with Trader's World, owner of the road frontage along Union Road, but they have worked out access to the property with the State of Ohio. He stated that they will do everything within their power to prevent truck traffic through Shaker Run Subdivision including the construction of a horizontal "headache bar".

There was discussion relative to a landscape buffer between the industrial development and the residential subdivision.

There was discussion relative to amend the condition relative to the "headache bar" to prevent truck traffic from accessing the residential subdivision.

Bruce McGary, Assistant Prosecutor, stated he will amend the condition and provide the language to the Clerk.

Jeff Wieland, property owner to the north of the proposed development, stated he is not for or against the development and was present to obtain an understanding of what the county envisions for Union Road as it relates to the Thoroughfare Plan. He then questioned the elevations of the proposed buildings relative to the slope of the property as well as how they plan to address the drainage as the area in question is a very wet area. He then questioned the construction of a joint fence to buffet the two properties.

Mr. DelVerne described the setbacks for the property, the elevations and the drainage improvements planned for the development. He then stated that there are no plans to construct a fence as they plan no improvements along that area of the property but would have no objection to the neighbor constructing a fence and would be happy to work with them as they finalize their grading plans.

There was discussion relative to the vision of Union Road.

Stan Williams, Executive Director of the Regional Planning Commission, stated that the approval of the Crossroads Plan changed the vision of Union Road to a more industrial area.

Tammy Boggs, Turtlecreek Township Administrator, stated that the redeveloped plan changed Union Road developments to softer uses as you go north and east.

Commissioner Young reviewed the procedural questions relative to the administrative hearing.


Upon further discussion, the Board closed the public hearing and resolved (Resolution #21-1166) to approve the PUD Stage 2 for the ODC Warren County Surplus Farm (Core 5 Industrial Partners, LLC, Applicant) in Turtlecreek Township subject to conditions.

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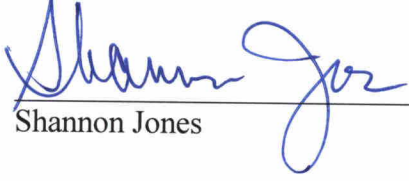
Walter Besse, Lebanon resident, voiced his concerns relative to voter fraud and voter registrations within Warren County and the United States.

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Upon motion the meeting was adjourned.

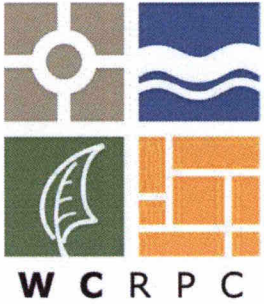
  
\_\_\_\_\_  
David G. Young, President

  
\_\_\_\_\_  
Tom Grossmann

  
\_\_\_\_\_  
Shannon Jones

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 24, 2021, in compliance with Section 121.29 O.R.C.

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



# **ODC Warren County Surplus Farm**

PUD STAGE 2

Turtlecreek Township

Board of County Commissioners

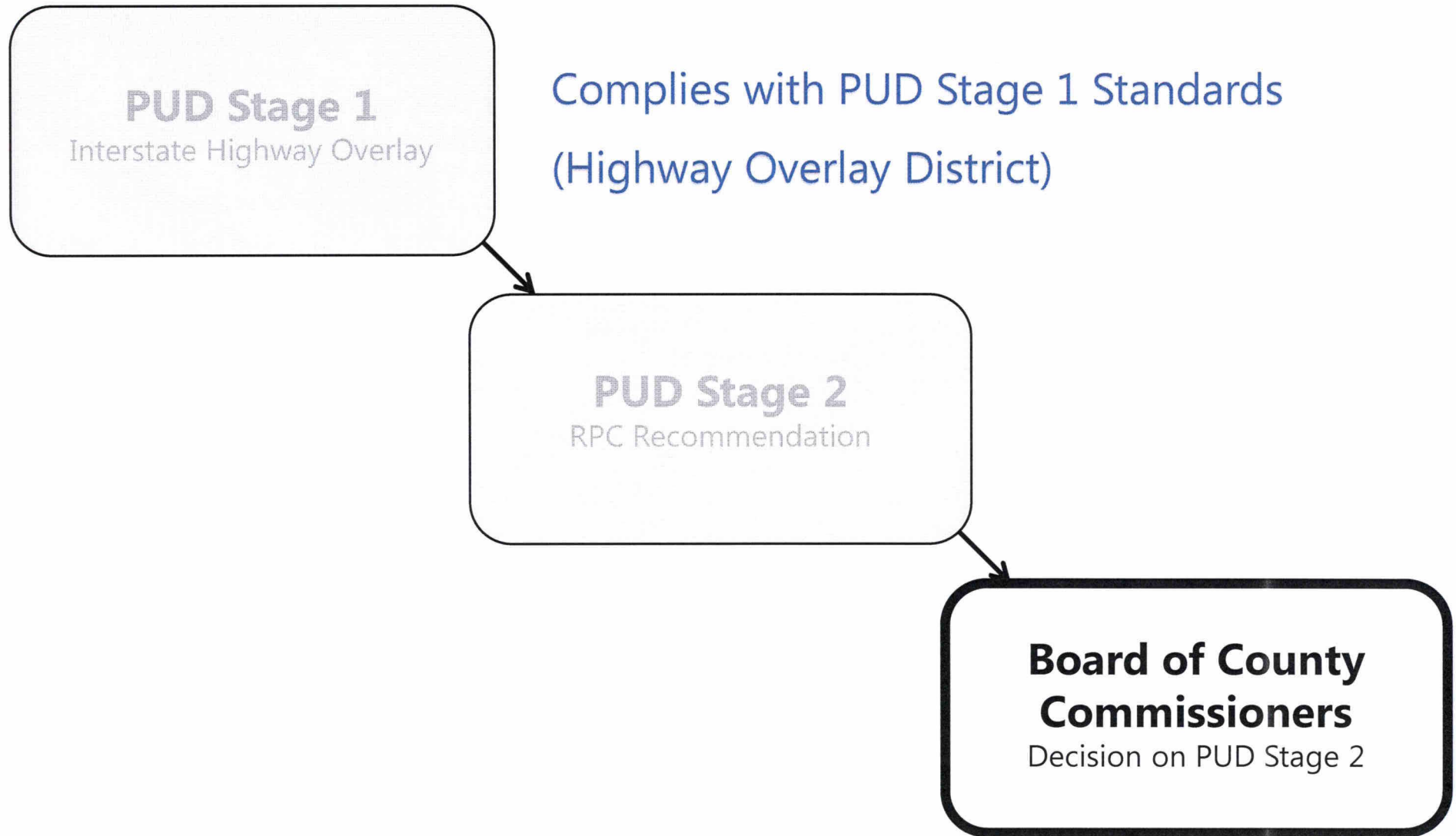
August 24, 2021

# Project Information

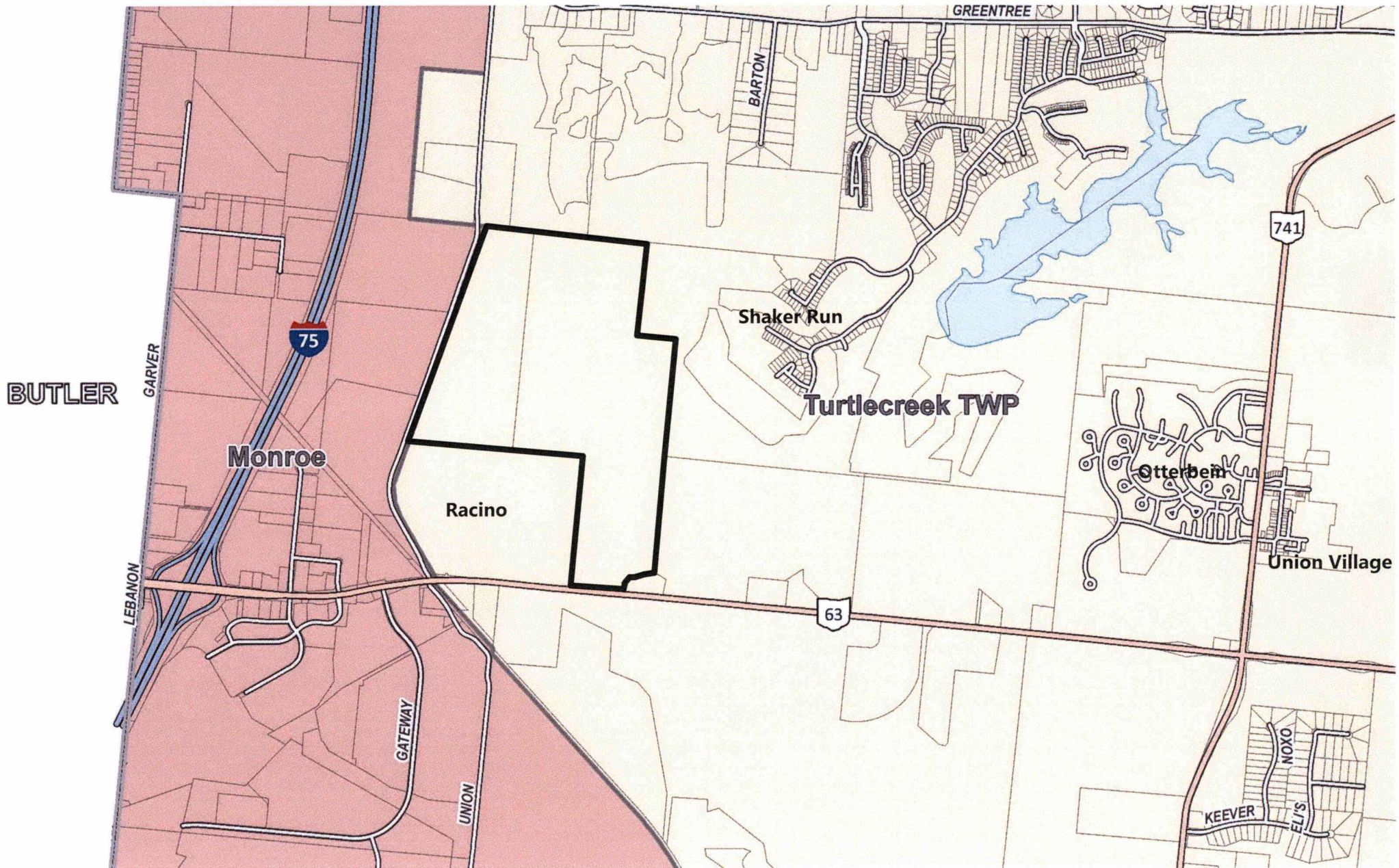
<b>Applicant</b>	Core 5 Industrial Partners, LLC
<b>Property Owner</b>	State of Ohio, Department of Rehabilitation & Corrections
<b>Site Address</b>	State Route 63 & Union Road
<b>PUD Site Area</b>	295.99 Acres
<b>Use Proposed</b>	Industrial Facilities



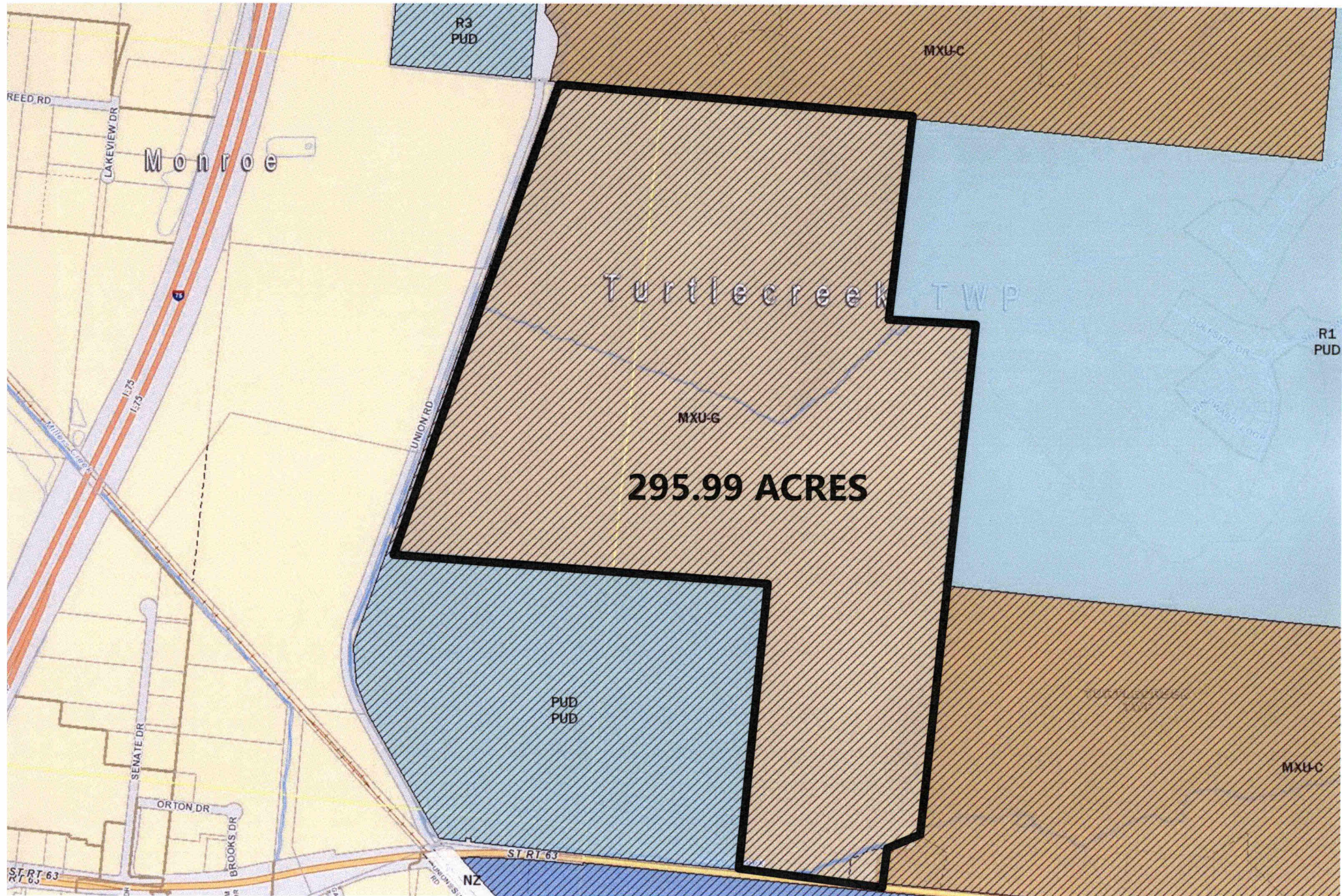
# PUD Interstate Highway Overlay Process



# Vicinity



# Zoning: Mixed Use Center-Gateway-IHO



# Proposal

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- 4 industrial facilities
- Ponds for stormwater management
- Parking areas for each facility

This site is located within the Interstate Highway Overlay (IHO) district which allows the applicant an accelerated PUD process starting at PUD Stage 2.

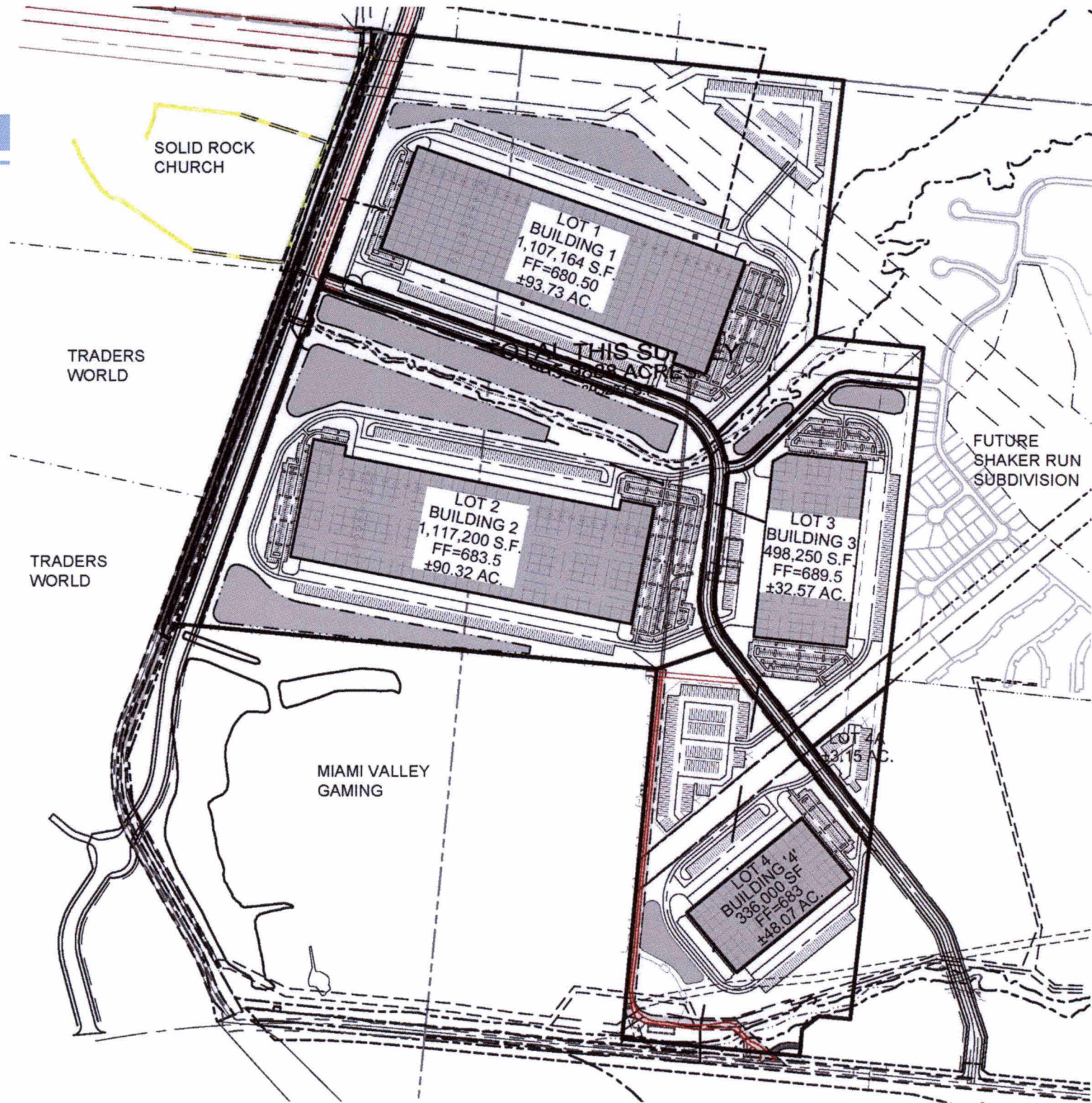
# Proposal

4 total industrial buildings

3,058,614 sq. ft. of industrial facility

Main access from SR63

Future connection to Shaker Run



# Proposal

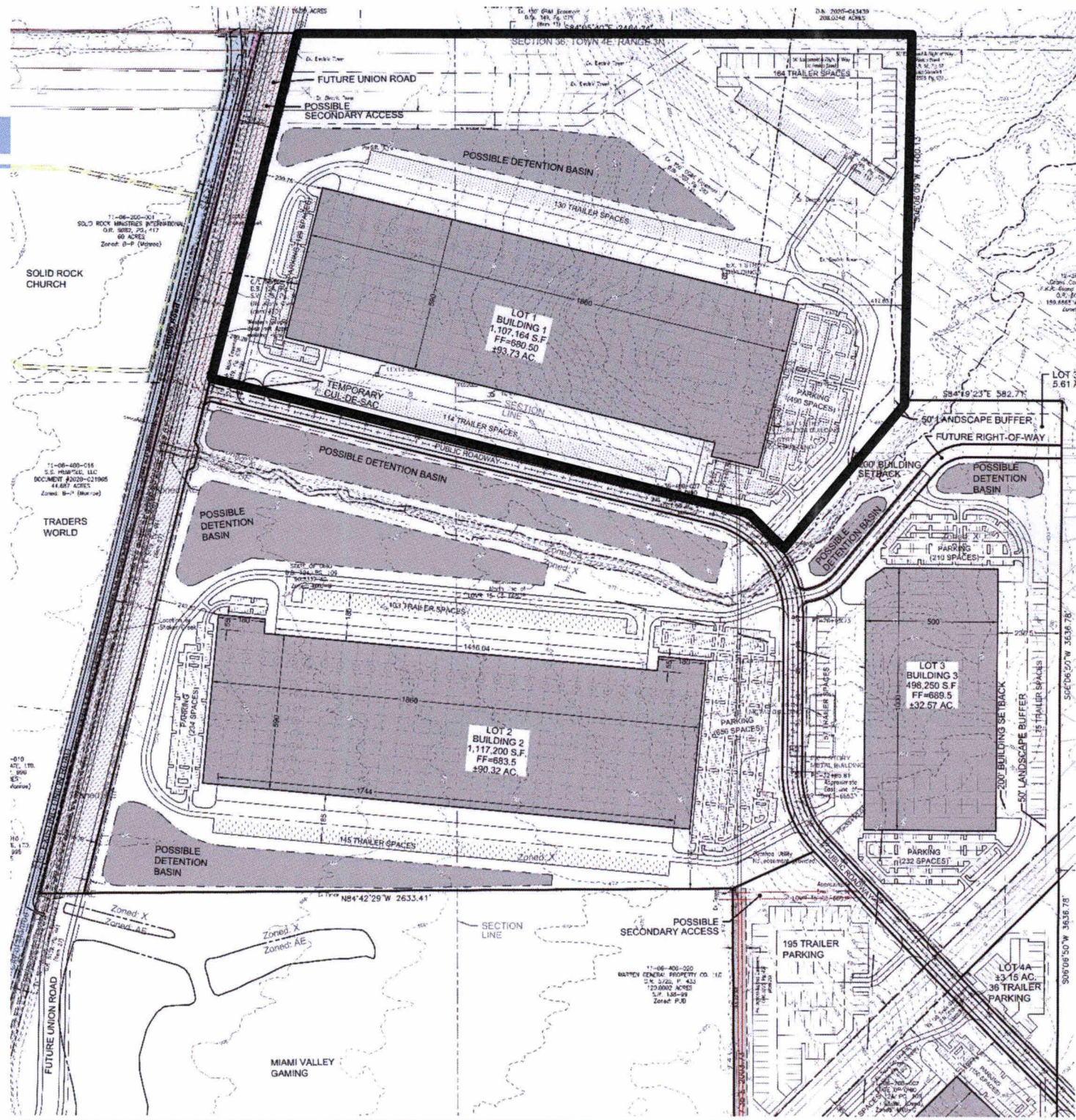
## Lot 1

93.73 acres

1,107,164 sq. ft.  
facility

408 trailer parking  
spaces

619 car parking  
spaces



# Proposal

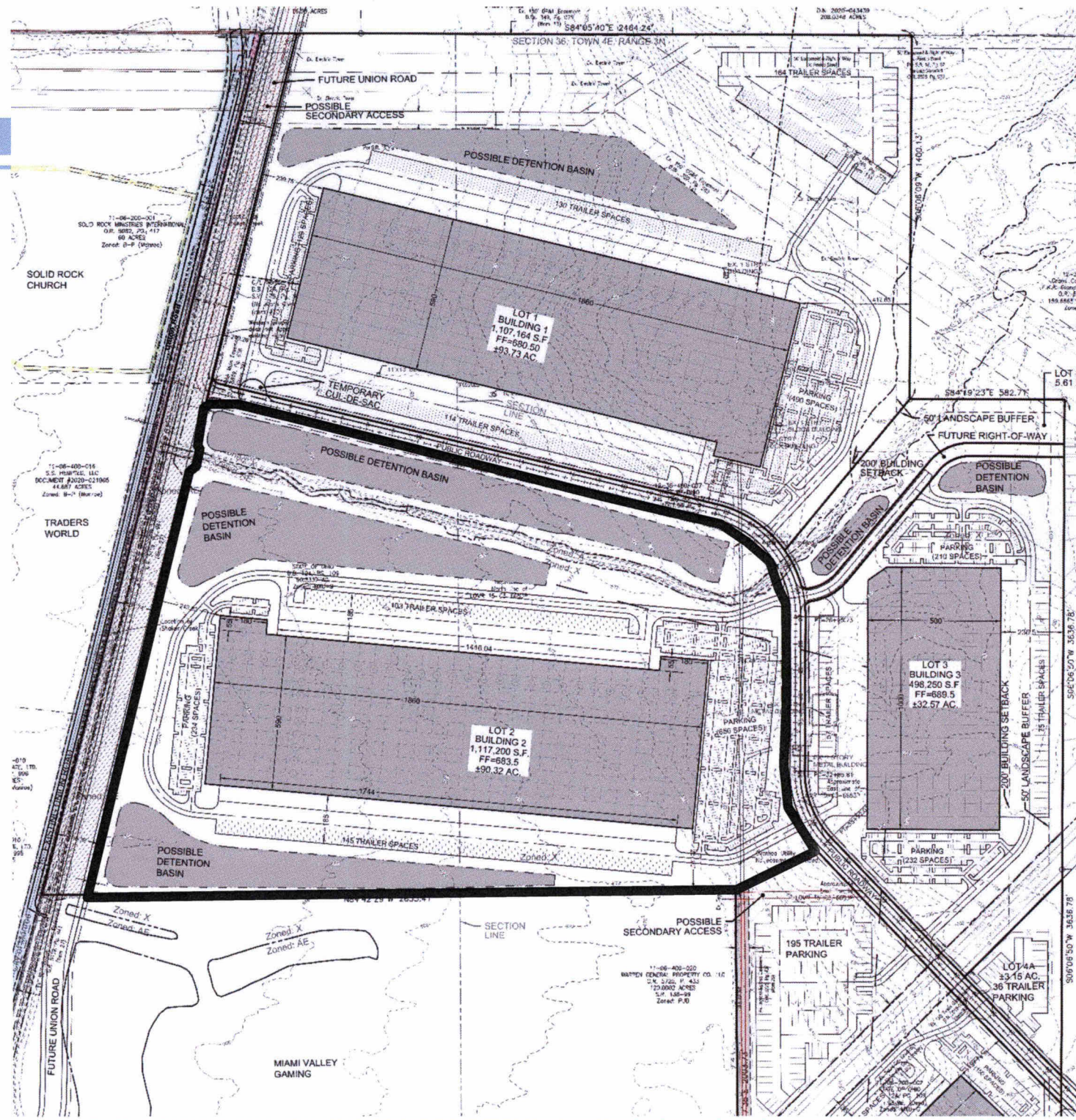
## Lot 2

90.32 acres

1,117,200 sq. ft.  
facility

248 trailer parking  
spaces

890 car parking  
spaces



# Proposal

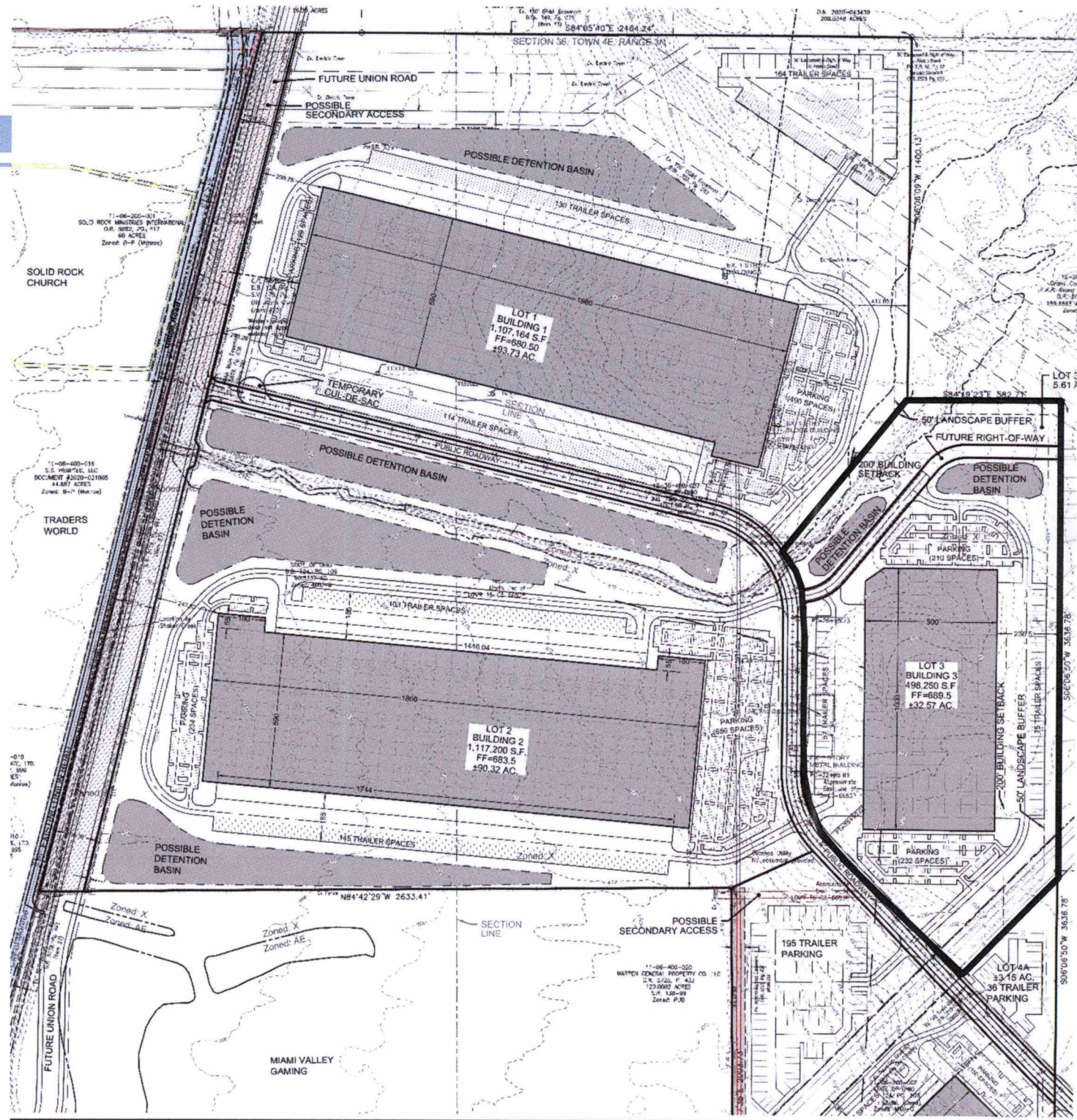
## Lot 3

32.57 acres

498,250 sq. ft. facility

132 trailer parking spaces

442 car parking spaces





# Proposal

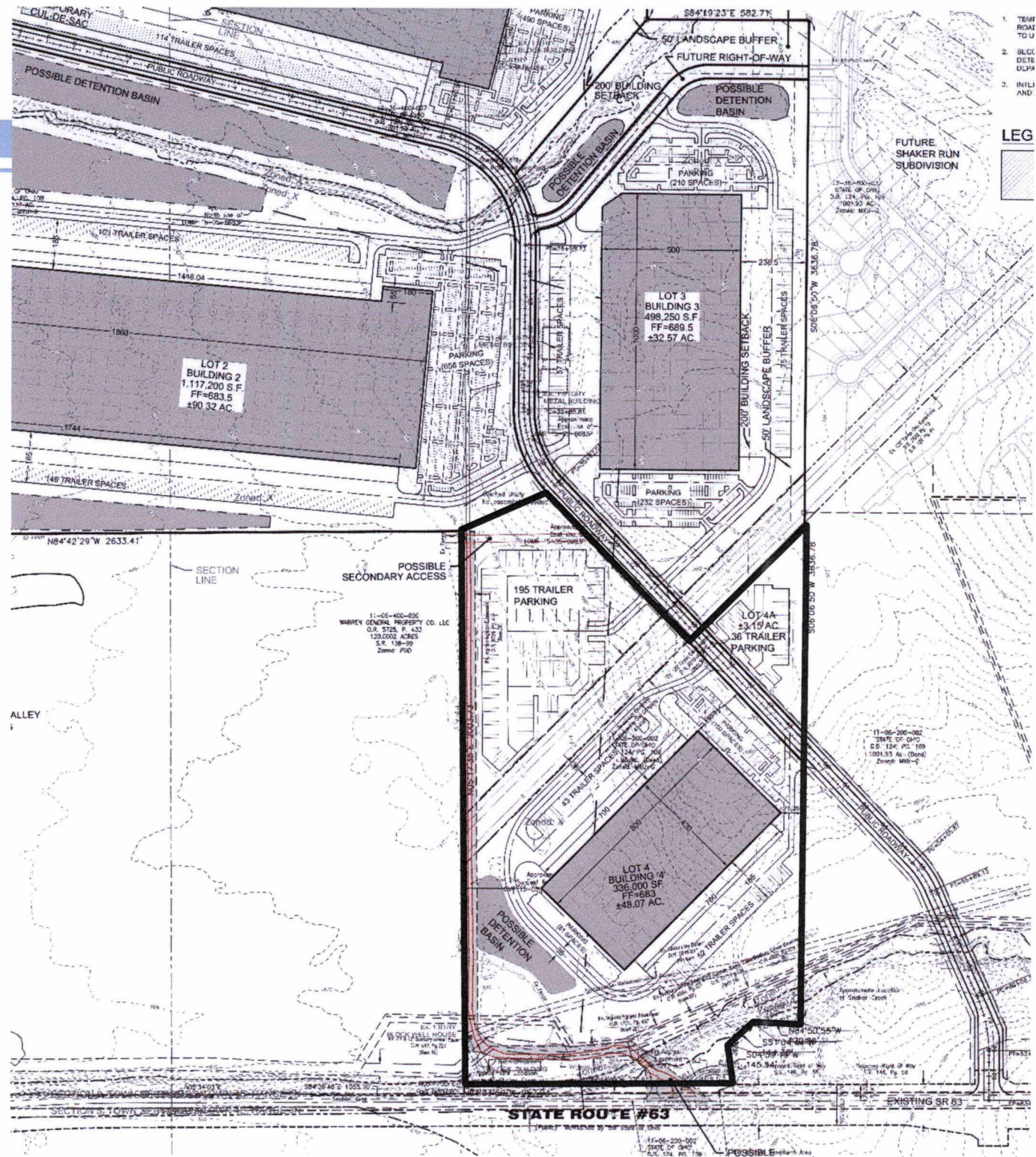
## Lot 4

48.07 acres

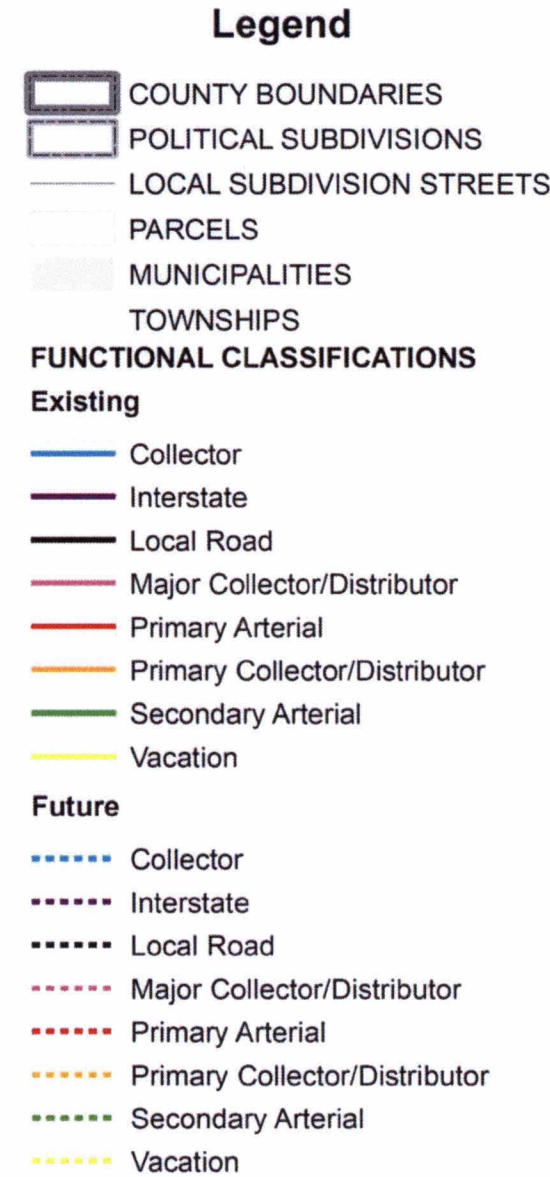
336,000 sq. ft. facility

326 trailer parking spaces

231 car parking spaces



# Warren County Thoroughfare Plan



# Turtlecreek Crossroads Plan



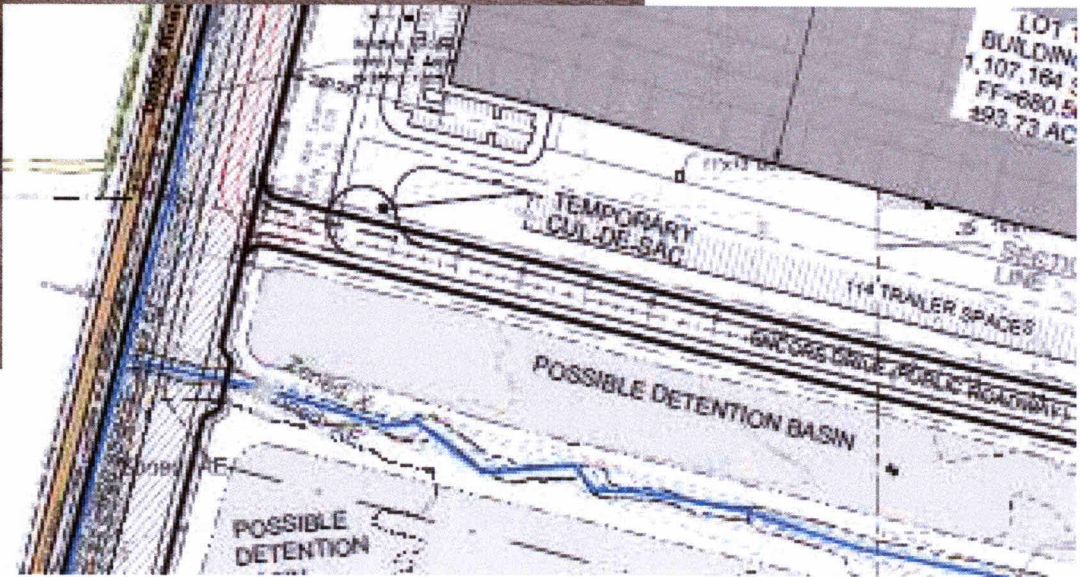
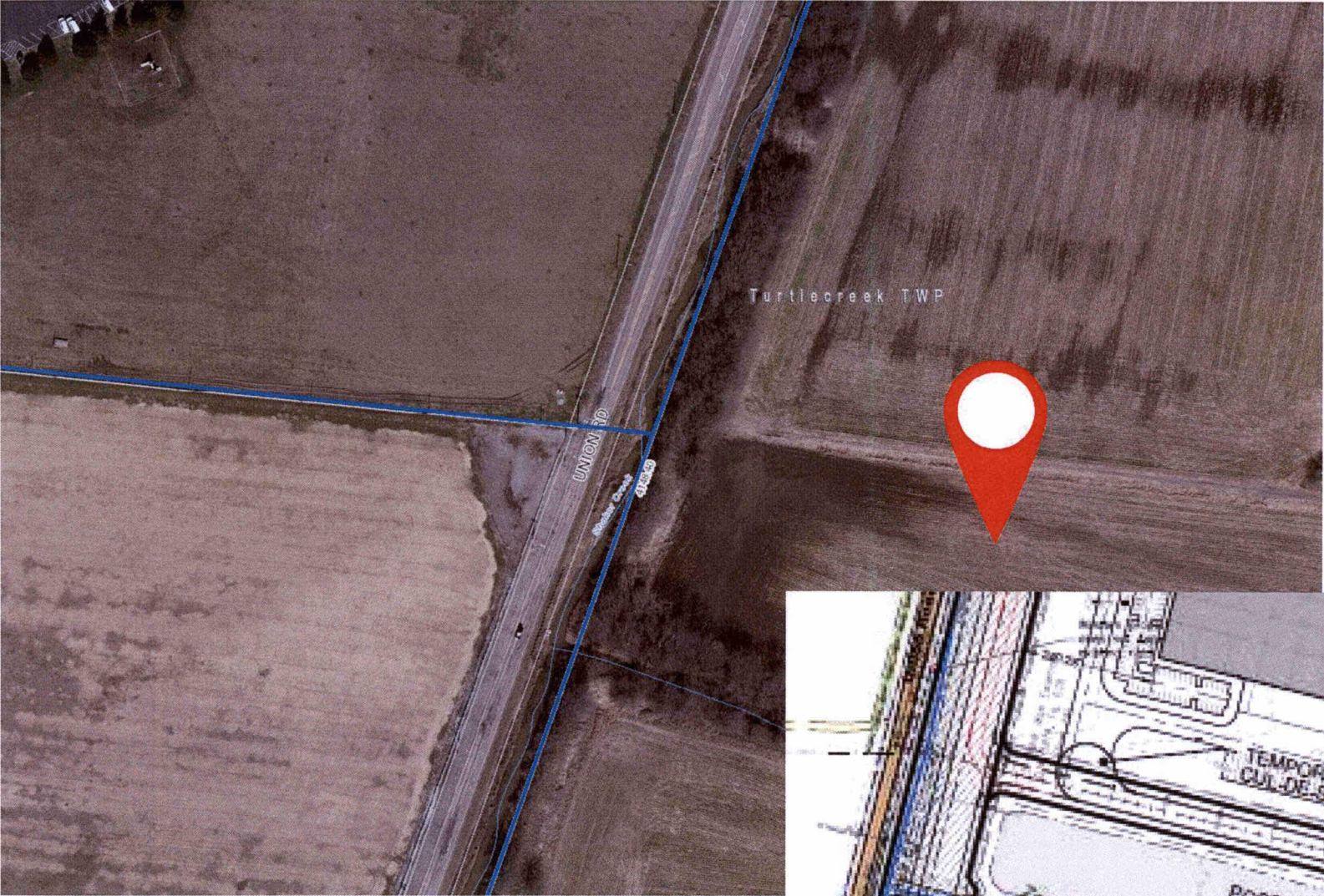
## Land Uses

- Agricultural
- Open Space
- Park
- Golf Holes
- Water Bodies
- Institutional
- General Commercial
- Office Park
- Industrial
- Rural Residential
- Suburban Residential
- Neighborhood Edge (T3)
- Neighborhood General (T4)
- Neighborhood Center (T5)

- Study Area
- Multi-Purpose Trails
- Gateways

Access limited  
to select  
locations

# Union Road Connection



# Union Road Connection

## No frontage on Union Road

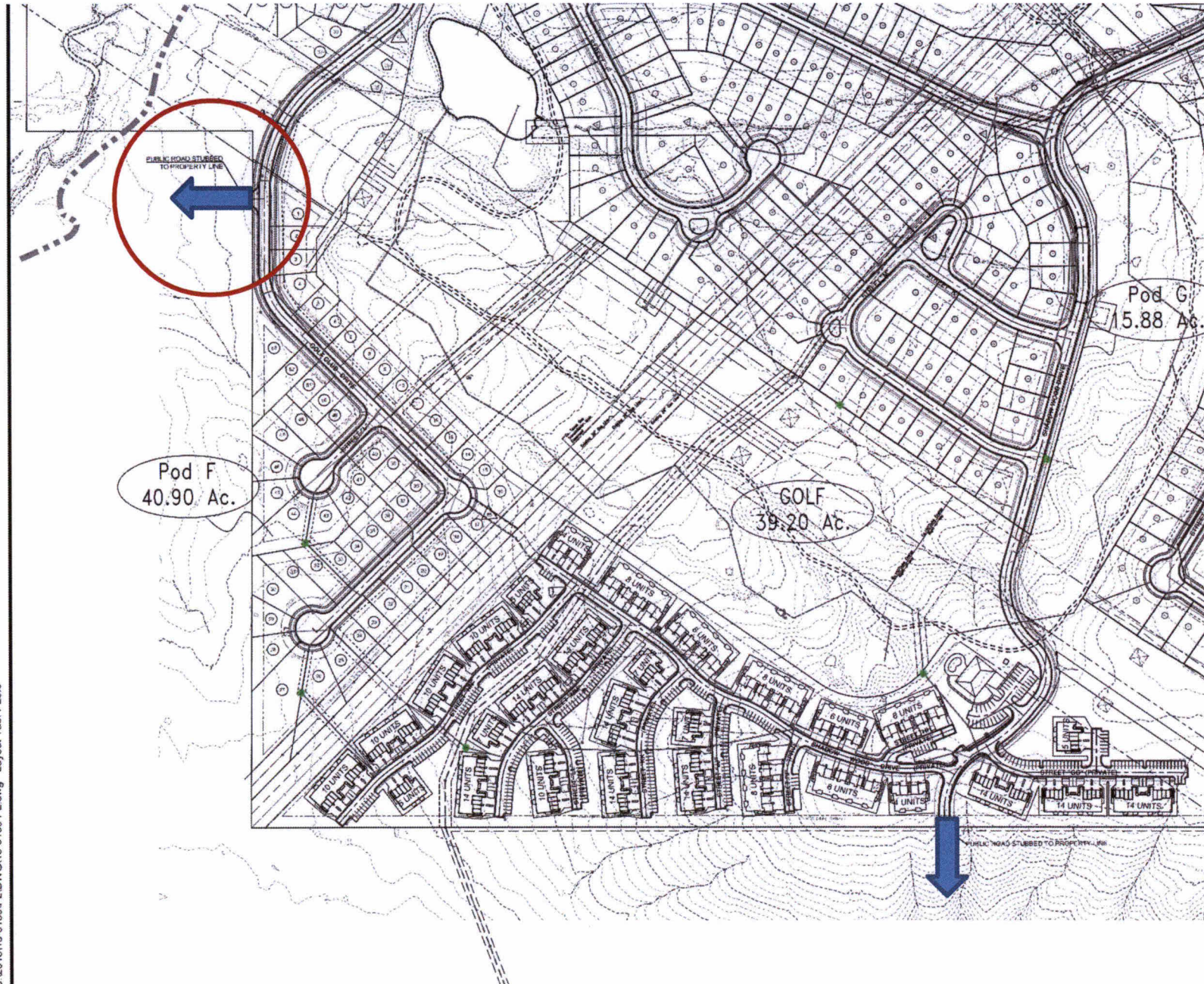
An aerial photograph showing a road labeled 'UNION RD' running diagonally from the bottom-left towards the top-right. A red shaded area highlights a narrow strip of land along the right side of the road. A red location pin is placed on a large, mostly empty parcel of land to the right of the road. The text 'Turtlecreek TWP' is visible in the center of the map area. To the left of the road, there are some trees and a parking area.

**Enhanced Search** By Shape By Value By Buffer Results

Features selected: 4

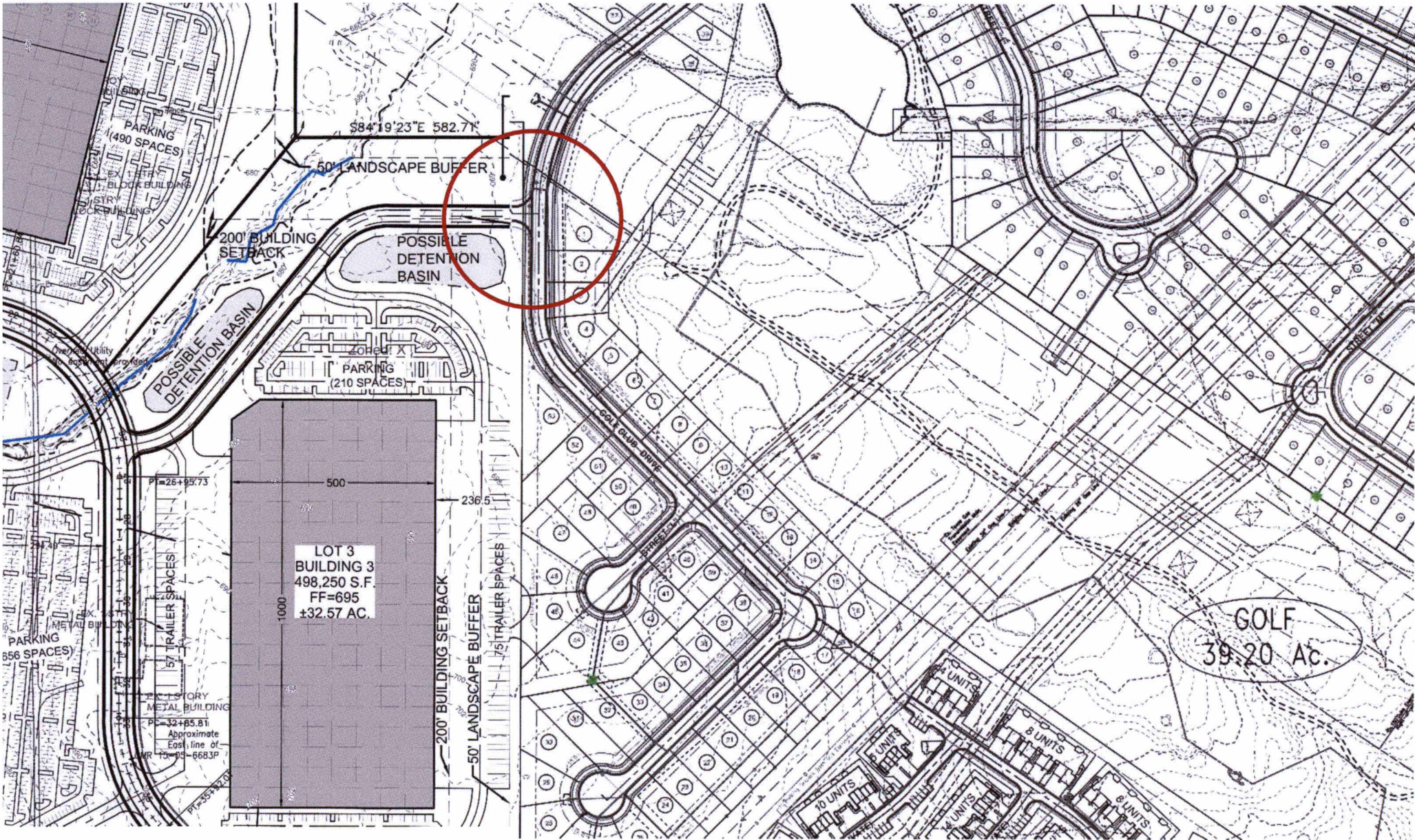
- AccountNumber: 5900115  
ParcelNumber: 11062000011  
Owner: SOLID ROCK MINISTRIES \*  
Address: 903 N UNION RD  
Address2: LEBANON 45036  
LegalDescription: 3 -3-6  
LotNumber:  
UseCode: 0110 - C.A.U.V. VACANT LAND  
[Property Search Summary Page](#)
- AccountNumber: 5900611  
ParcelNumber: 11062000012  
Owner: SOLID ROCK MINISTRIES \*  
Address: 903 N UNION RD  
Address2: LEBANON 45036  
LegalDescription: 03-3-06  
LotNumber:  
UseCode: 0680 - CHARITABLE EXEMPTIONS  
[Property Search Summary Page](#)
- AccountNumber: 5900751  
ParcelNumber: 11062000013  
Owner: SOLID ROCK MINISTRIES \*  
Address: 903 N UNION RD  
Address2: LEBANON 45036  
LegalDescription: 03-3-06  
LotNumber:  
UseCode: 0400 - VACANT COMMERCIAL LAND  
[Property Search Summary Page](#)
- AccountNumber: 5900069  
ParcelNumber: 11064000160  
Owner: S.S. HEMPSTEAD LLC  
Address: 603 N UNION RD  
Address2: LEBANON 45036  
LegalDescription: 3 -3-6  
LotNumber:  
UseCode: 0111 - C.A.U.V. GENERAL FARM  
[Property Search Summary Page](#)

# Shaker Run Road Stubs



24, 2020 - 1.29pm  
J:\2018\18-0139\PL\DWG\18-0139 PL.dwg - Layout Tab: PL3.0

# Shaker Run Road Connection



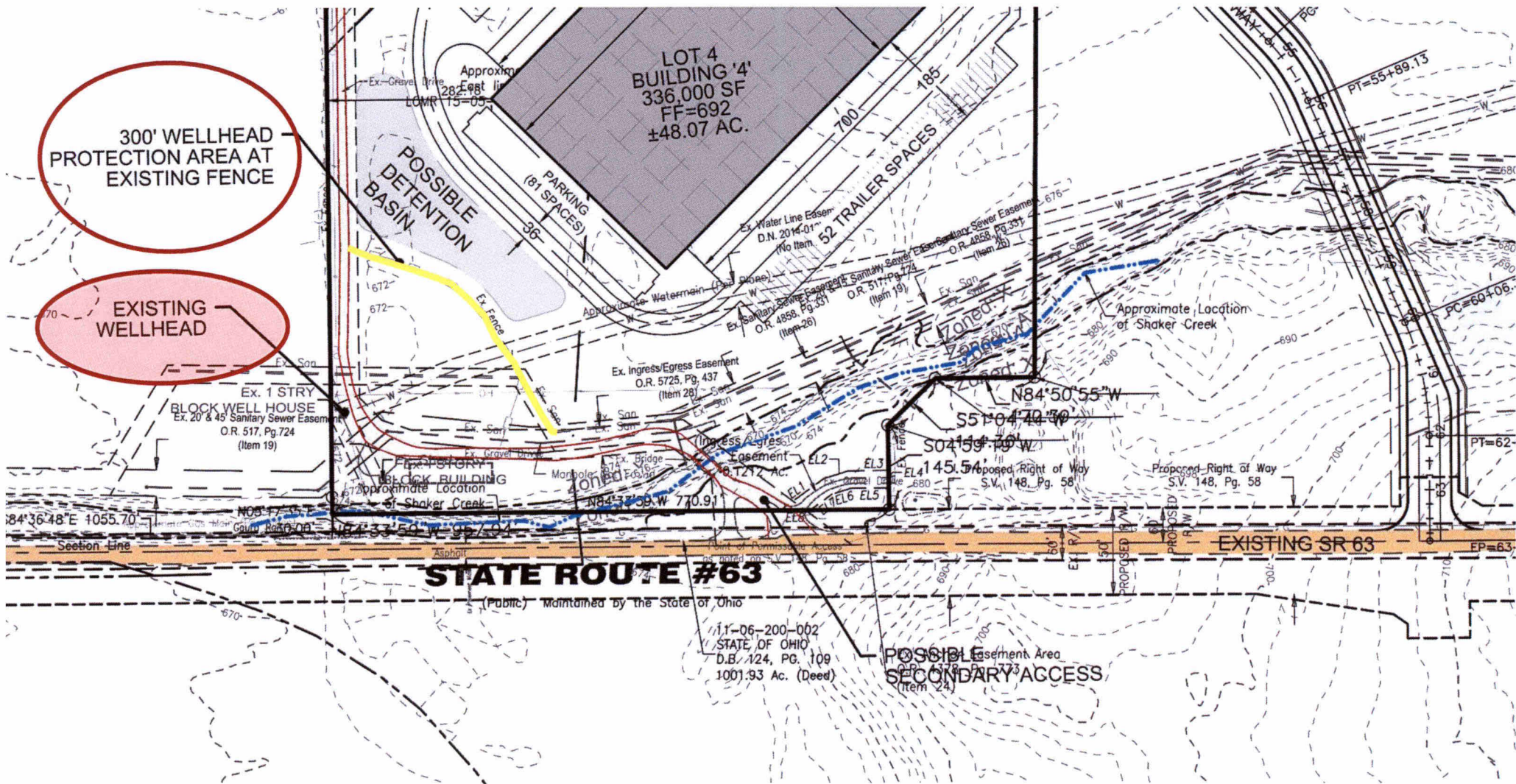
# The Racino Connection



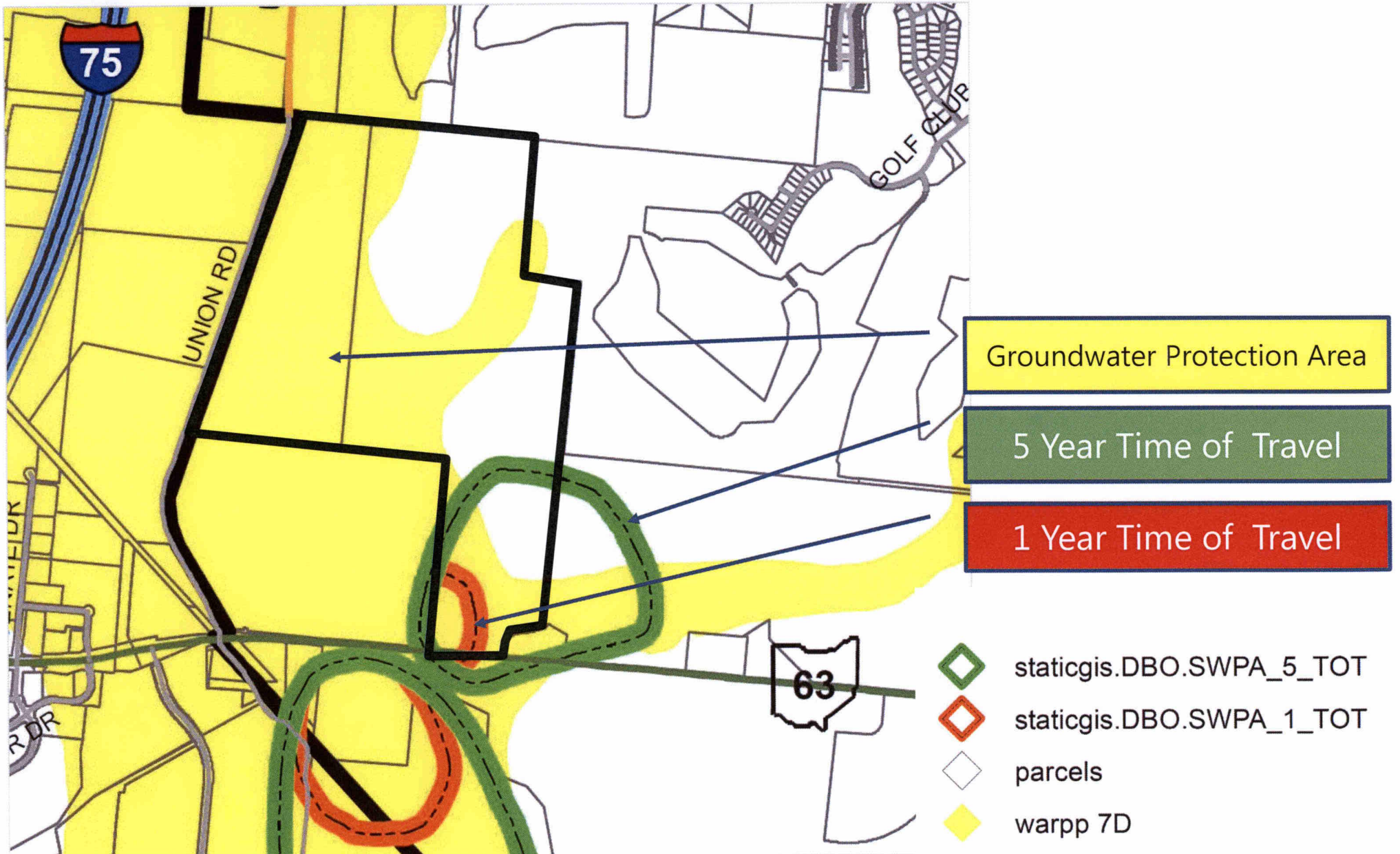
Possible secondary access points—  
providing access to Union Road  
through the Racino Site. The Racino  
stubs are not public roadways.



# Wellhead Isolation Radius



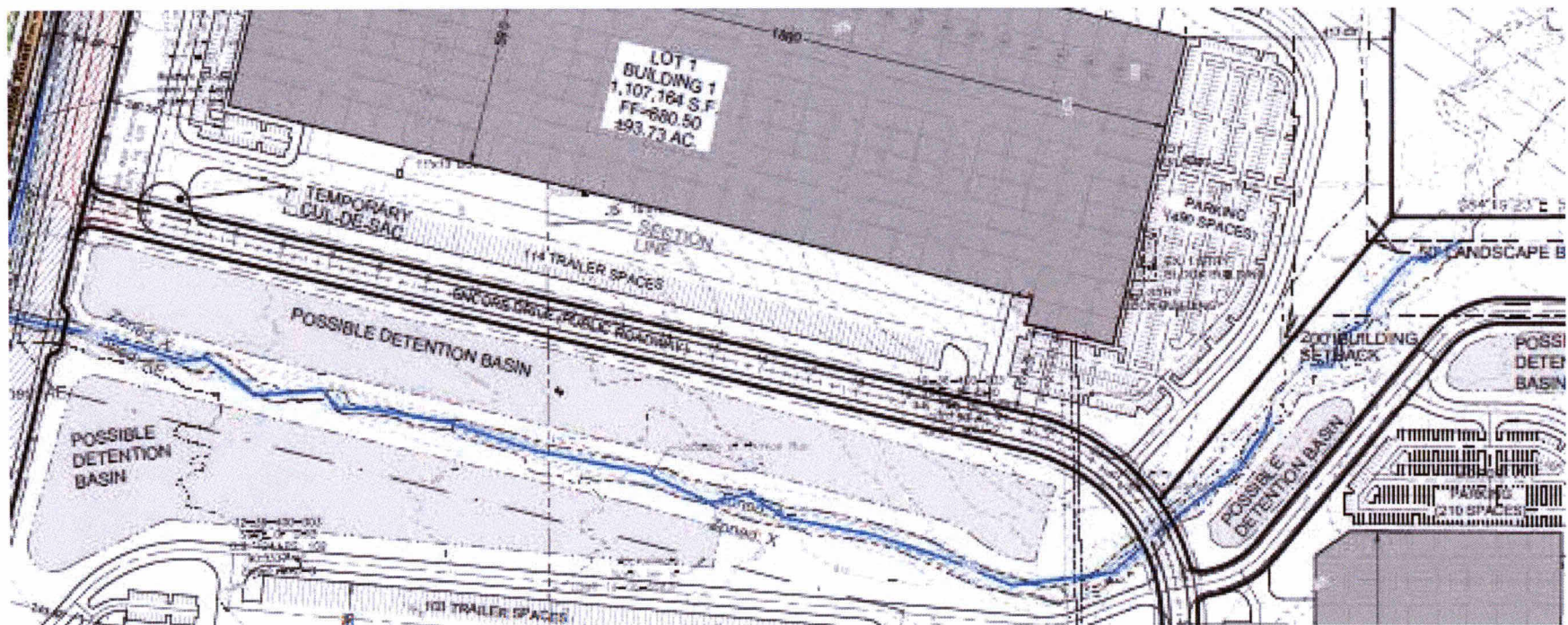
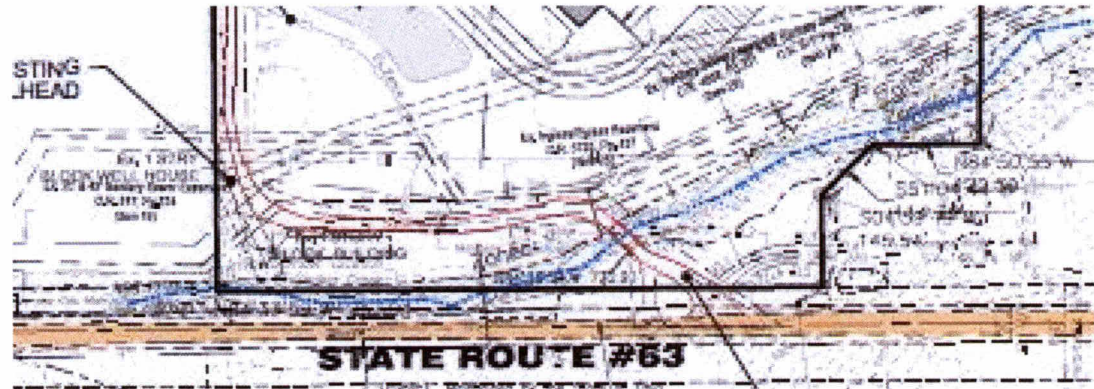
# Groundwater Protection Map



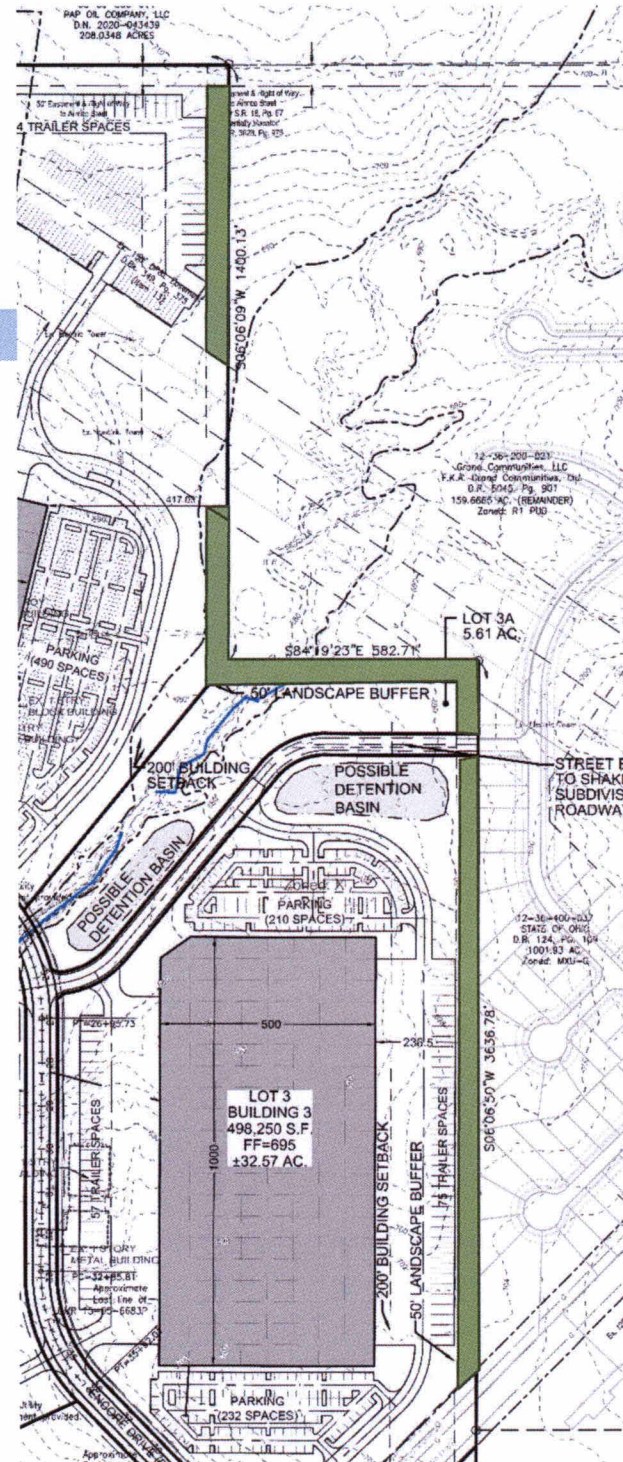
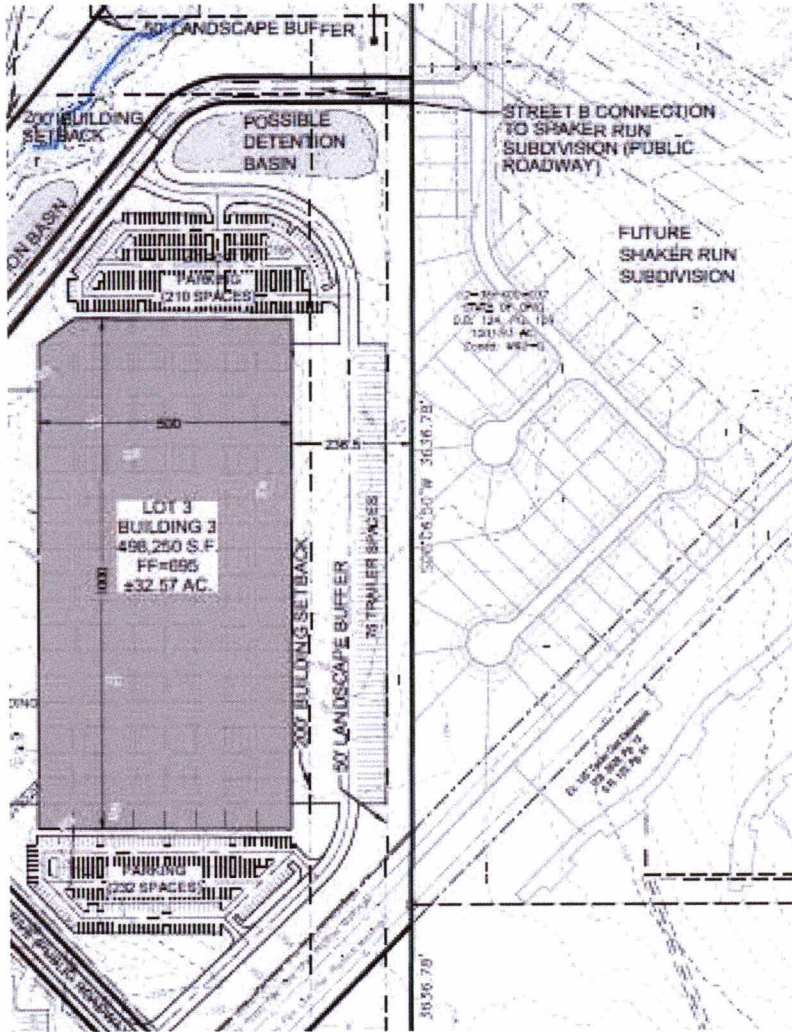
# Streams & 1% Annual Flood Chance



# Streams and 1% Annual Flood Chance



# 50' Landscape Buffer Along Shaker Run



# Recommendation

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Staff recommends **approval** of the ODC Warren County Surplus Farm PUD Stage 2, to the Board of County Commissioners, subject to the following conditions:

1. Compliance with the Warren County Subdivision Regulations, Warren County Zoning Code, and the PUD Standards in Exhibit A.
2. Compliance with the standards and requirements of the Warren County Engineer's Office and the Ohio Department of Transportation.
3. Submission of a traffic impact analysis to be reviewed and approved by the Ohio Department of Transportation and the Warren County Engineer's Office prior to PUD Stage 3. Any road improvements shall be installed by the developer.

# Recommendation

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4. Compliance with the requirements of the Warren County Soil & Water Conservation District for an Erosion and Sediment Control Plan before earth moving activities.
5. A landscape plan shall be illustrated on the site plan in compliance with the Warren County Zoning Code. Warren County Zoning and RPC shall review and approve the landscaping plan prior to PUD Stage 3.
6. Parking shall be compliant with Section: 3.301 of the Warren County Zoning Code and the PUD Development Standards.
7. Compliance with the requirements of the Warren County Health District Plumbing Division.

# Recommendation

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8. An industrial park association shall be established to maintain open space, landscaping, and cluster mailbox units.
9. In the event all zoning and subdivision approvals have not been obtained at such time as a written agreement to allow a road connection to Union Road has been entered into, the connection shall be completed prior to the issuance of any further subdivision approvals.
10. The stub street to the Shaker Run development shall be installed to the property line, prior to 75% of the lots being platted or developed.



# Recommendation

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11. Prior to BOCC review of PUD Stage 2, the applicant submits revised PUD standards that:

- ✓ a. Reduces the number of uses permitted and identifies only the primary intended uses.
- ✓ b. Addresses the requirements of the Groundwater Protection Overlay District as it pertains to impervious surface ratio.
- ✓ c. Adds the Ohio Department of Transportation to the access management section of the PUD Development standards (Letter C standard) as an approving authority for the Traffic Impact Study.
- ✓ d. Prohibits additional structures; impervious surfaces, or any new contamination sources within the well's isolation radius.

# Recommendation

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12. Prior to BOCC review of PUD Stage 2, the applicant submits a revised site plan that:

- ✓ a. Identifies the Otterbein wells and their isolation radius.
- b. Add a note that additional Right-Of-Way along SR63 has been secured by the Ohio Department of Transportation for the widening of SR63.

13. Final plat approval is subject to Right Of Way dedication from SR 63 as shown on the plan.

# Proposed PUD Standards

## Exhibit A

### C5 75 Logistics Center North INTERSTATE HIGHWAY OVERLAY PUD Development Standards

#### **SECTION 1. APPLICABILITY:**

Unless otherwise stated, development within the C5 at 75 Logistics Center North with PUD Overlay shall be governed entirely by these provisions and the provisions of the Warren County Rural Zoning Code, Warren County, Ohio, which are in effect at the time of issuance of any development order. All standards and concepts imposed herein or as represented on the PUD Site Plan are a part of the regulations which will govern how the PUD may be developed. Any standards found in the Warren County Rural Zoning Code that are not modified, varied, or addressed by this PUD document shall continue to apply to the PUD site.

#### **PERMITTED USES:**

- A. Allowable uses within the Interstate Highway PUD Overlay as outlined in Resolution Number 20-1854 Adopted on December 15, 2020 as attached. The uses within the Mixed Use Center-Gateway including uses allowed within the B-5 (Warehouse Depot Business) Zoning District including Commercial Business & Service Uses within the subcategories of Entertainment & Recreation; Lodging; Service; Retail; and Professional Office. Temporary, Accessory, Agricultural and Related, and Community Facility and Service **as listed below**. In addition to the above, **Warehousing and Fulfillment Center are also permitted and shall be developed in accordance with the B-5 development standards** and are exempt from the development standards of the Section 2.407.5; 2.407.6 and 2.407.7. Mixed Use Neighborhood.

# Proposed PUD Standards

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- B. The following uses from the B-5 Zoning District as listed in Sec 2.205 are permitted by right:
- a. **Accessory Uses & Structures** – Detached Buildings or Other Structures; Solar Energy System; Wind Energy Conversion System Micro-Wind Turbine; Wind Energy Conversion Systems, Small;
  - b. **Temporary Uses** – Construction or Sales Office Trailer; On-Demand Storage Containers;
  - c. **Community Facility & Essential Services** – Fire & Police Station; Government Offices including Post Offices; Health Care, Hospital; Public Works/Road Maintenance Yards; Other Towers; Telecommunications Facility Small Cell Towers; Telecommunications Facility Towers;
  - d. **Lodging** – Hotels/Motels;
  - e. **Services** – Commercial Service Provision; Conference Training Center;
  - f. **Professional Office** – Administrative, Business and Professional Offices; Banks and Financial Institutions; Office with Warehousing; Radio, TV or Other Broadcast Studio; Recording Studio;
  - g. **Industrial Food Services Processing** – Cold Storage (Refrigerated Warehouses);
  - h. **Industrial Services** –Distribution Facilities; Warehousing/Depot(Logistics & Fulfillment Centers);
- C. Multiple Principal Uses are permitted on a single lot.

# Proposed PUD Standards

## ACCESSORY USES:

- A. The following uses are permitted as an accessory use to a principally permitted use.
  - a. **Commercial Business and Services** – Fueling Station; Truck Maintenance & Repairs; Truck Washing Facility
  - b. **Manufacturing** – Light Manufacturing & Assembly
  - c. **Industrial Services** – Truck (Freight Terminals)
  - d. **Day care Center**- Day Care Center within a larger facility
- B. **Accessory Structures:** Accessory structures shall conform to the Warren County Rural Zoning Code, Section 3.102.3 Non-Residential Accessory Structure.

## PROHIBITED USES:

- A. All uses not identified in the Permitted Uses Section are Prohibited.

**DEFINITIONS:** Unless specified, the definition of all terms shall be the same as the definition set forth in the Warren County Rural Zoning Code in effect at the time of zoning permit application.

## PARKING & LOADING REQUIREMENTS:

- A. **Minimum Number of Parking Spaces:**
  - 1. **Industrial Uses:** Computed based on the shift with the largest amount of employees, 1 parking spot per employee or as computed on a speculative building basis of 1/2000sf.
  - 2. **All other uses:** Per Warren County Rural Zoning Code.
- B. **Loading and unloading** as shown on Stage 2 PUD Plan.

# Proposed PUD Standards

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## SIGNS:

- A. All freestanding signs along Encore Drive shall be ground (monument) signs with a maximum height of sixteen (16) feet and a maximum area of **ninety-six (96) square feet**. All monument signs shall have no less than twenty-five (25) square feet of landscaping at the base.
- B. Signs shall be constructed with materials consistent with the buildings they serve.
- C. Pole signs are prohibited along Encore Drive.

## LANDSCAPING REQUIREMENTS:

In addition to the landscaping requirements of the Warren County Rural Zoning Code:

- A. Landscape hedges and shrubs used to screen loading and service areas shall maintain a minimum opaqueness of 80% throughout the entire year and shall be a minimum of five (5) feet in height at full maturity abutting residential uses.
- B. Landscaping shall be maintained, and any dead plantings shall be promptly replaced.