



**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 – June 7, 2022

The Board met in regular session pursuant to adjournment of the May 31, 2022, meeting.

Tom Grossmann – present

David G. Young – present

Shannon Jones – present

Tina Osborne, Clerk – present

Minutes of the May 24, 2022, and May 31, 2022, meetings were read and approved.

- 22-0803 A resolution was adopted to accept resignation of Elisabeth Runnells, Water and Sewer Utility Clerk I, within the Warren County Water and Sewer Department, effective June 2, 2022. Vote: Unanimous
- 22-0804 A resolution was adopted to authorize the posting of the “Water and Sewer Utility Clerk I” position within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A).
Vote: Unanimous
- 22-0805 A resolution was adopted to approve end of 365- day probationary period and approve a pay increase for Jared Perkins within the Warren County Water and Sewer Department. Vote: Unanimous
- 22-0806 A resolution was adopted to approve promotion of Brendan Czinege to the position of Water Distribution Worker III within the Water and Sewer Department. Vote: Unanimous
- 22-0807 A resolution was adopted to hire Aurora Butler as Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous

- 22-0808 A resolution was adopted to approve promotion of Michael Gladwell from Building and Electrical Inspector III to Residential Building Official within the Building and Zoning Department. Vote: Unanimous
- 22-0809 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday June 9, 2022. Vote: Unanimous
- 22-0810 A resolution was adopted to advertise and set July 12, 2022 at 9:15 a.m. for the public hearing to consider the County's Year 2023 Tax Budget. Vote: Unanimous
- 22-0811 A resolution was adopted to approve and enter into contract with Champlin Architecture for the Warren County Facilities Master Plan Study, on behalf of Warren County Facilities Management. Vote: Unanimous
- 22-0812 A resolution was adopted to authorize County Administrator or Deputy County Administrator to sign all documents relative to an application and grant agreement #3-39-0045-026-2022 with the Federal Aviation Administration on behalf of the Warren County Airport Authority Board for the replacements of the AWOS Weather Reporting Equipment. Vote: Unanimous
- 22-0813 A resolution was adopted to enter into a waterline and appurtenances easement agreement with Park North at Monroe Owner's Association, Inc. for the South Union Road Water Main Extension Project. Vote: Unanimous
- 22-0814 A resolution was adopted to reject bids and advertise for re-bid for the 2022 Well Redevelopment Project. Vote: Unanimous
- 22-0815 A resolution was adopted to establish the State Route 48 and US 22 Improvement Area, Warren County Water District. Vote: Unanimous
- 22-0816 A resolution was adopted to approve revised general plans for waterworks facilities in the Warren County Water District, to include water main extensions for the State Route 48 and US 22 Improvement Project. Vote: Unanimous
- 22-0817 A resolution was adopted to determine necessity for the State Route 48 and US 22 Water Improvement Area for public use. Vote: Unanimous
- 22-0818 A resolution was adopted declaring official intent with respect to reimbursement of temporary advances made for capital expenditures to be made from subsequent borrowings for the State Route 48 and US 22 Improvement Area. Vote: Unanimous
- 22-0819 A resolution was adopted to enter into an engineering services contract with Fishbeck, Inc. on behalf of the Warren County Engineer's Office. Vote: Unanimous

- 22-0820 A resolution was adopted to authorize Warren County Engineer to prepare and submit an application to participate in the Ohio Public Works Commission State Capital Improvement Program relative to the Mason-Morrow-Millgrove Road (Pike Street) Bridge #38-3.73 Rehabilitation Project. Vote: Unanimous
- 22-0821 A resolution was adopted to reduce load limit on Bridge #182-0.10 on County Road 182, also known as Oregonia Road, from the current load limit. Vote: Unanimous
- 22-0822 A resolution was adopted to reduce load limit on Bridge #53-4.88 on Pekin Road from the current load limit. Vote: Unanimous
- 22-0823 A resolution was adopted to reduce load limit on Bridge #38-.037 on Mason-Morrow-Millgrove Road from the current road limit. Vote: Unanimous
- 22-0824 A resolution was adopted to reduce load limit on Bridge #134-3.76 on Township Line Road from the current load limit. Vote: Unanimous
- 22-0825 A resolution was adopted to enter into an Ohio Public Works Commission Cooperation Agreement with Deerfield Township and Deerfield Regional Stormwater District on behalf of the Warren County Water and Sewer Department. Vote: Unanimous
- 22-0826 A resolution was adopted to enter into an Ohio Public Works Commission Cooperation Agreement with Deerfield Township and Deerfield Regional Stormwater District on behalf of the Warren County Water and Sewer Department. Vote: Unanimous
- 22-0827 A resolution was adopted to authorize the President of the Board to enter into the 2022 Market Development Grant Agreement with the Ohio Environmental Protection Agency and AAA Wastewater Services, Inc. DBA Triple A Pro Services. Vote: Unanimous
- 22-0828 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 22-0829 A resolution was adopted to acknowledge receipt of May 2022 Financial Statement. Vote: Unanimous
- 22-0830 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release with Timberwind, LLC for Tara Estates No. 3, Phase 2 situated in Franklin Township. Vote: Unanimous
- 22-0831 A resolution was adopted to accept an amended certificate for Fiscal Recovery Fund #2211. Vote: Unanimous
- 22-0832 A resolution was adopted to approve supplemental appropriation into Local Fiscal Recovery Fund #2211. Vote: Unanimous

- 22-0833 A resolution was adopted to approve supplemental appropriation into Lodging Tax Fund #2231. Vote: Unanimous
- 22-0834 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Facilities Management Fund #11011600. Vote: Unanimous
- 22-0835 A resolution was adopted to approve appropriation adjustment with the Commissioners' General Fund #11011110. Vote: Unanimous
- 22-0836 A resolution was adopted to approve appropriation adjustment within the Commissioners' General Fund #11011110. Vote: Unanimous
- 22-0837 A resolution was adopted to approve appropriation adjustment within Common Pleas Court #11011220. Vote: Unanimous
- 22-0838 A resolution was adopted to approve appropriation adjustment within Sheriff's Office Fund #11012200. Vote: Unanimous
- 22-0839 A resolution was adopted to approve appropriation adjustment within Human Services Fund #2204. Vote: Unanimous
- 22-0840 A resolution was adopted to approve appropriation adjustment within Treasurer's Office Fund #2249. Vote: Unanimous
- 22-0841 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 22-0842 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Emergency Services Fund #11012850. Vote: Unanimous
- 22-0843 A resolution was adopted to approve rezoning application of RDJ Holdings, LLC (Case #2022-04) to rezone approximately 19.971 acres in Union Township from "B1 PUD" to Neighborhood Commercial Business "B-1" as a Planned Unit Development to amend allowable uses. Vote: Unanimous

DISCUSSIONS

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

The Board acknowledged Susan Walther, Director of Children Services, on her last day of employment with Warren County and thanked her for her dedication and service.

PUBLIC HEARING

REZONING APPLICATION OF RDJ HOLDINGS LLC
CASE #2022-04), TO REZONE APPROXIMATELY 19.971 ACRES
IN UNION TOWNSHIP FROM “B1 PUD”
TO NEIGHBORHOOD COMMERCIAL BUSINESS “B-1” AS A PLANNED UNIT
DEVELOPMENT TO AMEND ALLOWABLE USES

The Board met this 7th day of June 2022, for the public hearing to consider the rezoning application of RDJ Holdings LLC, owner of record (Case #2022-04), to rezone approximately 19.971 (Parcel Numbers 12153000090) located at 2752 State Route 42 in Union Township from Neighborhood Commercial Business “B-1” as a Planned Unit Development to Neighborhood Commercial Business “B-1” as a Planned Unit Development to amend the current allowable uses under the new ownership.

Michelle Tegtmeier, Chief Zoning Official and Director of Building Department, presented the attached PowerPoint presentation reviewing the request to change the Planned Unit Development standards for this property (the former Theater 42 property). She explained that the existing building will become a welding shop, adding a new residential home, a wedding event facility as well as several small cabins associated with the wedding venue. She then stated that the Regional Planning Commission Executive Committee recommended approval with nine (9) conditions and the Rural Zoning Commission approved the request subject to the recommended conditions. She then acknowledged receipt of an email from the Union Township Trustees stating their desire to be included in the Stage 2 process of the development.

Commission Young questioned the Regional Planning Commission vote where three (3) members voted in opposition to the development.

Mrs. Tegtmeier stated that the no votes were due to the floodplain.

Commissioner Grossmann requested information relative to the zoning history of the property.

Stan Williams, Regional Planning Commission Executive Director, reviewed the prior uses of the property.

Mrs. Tegtmeier stated that this change will allow a single-family residence to be constructed on the property as well as approve a change from the theater/assembly use to a wedding event center.

Rex and Denise Jaeger, property owners, stated they relocated here from Butler County. They stated they currently live in a camper on the property as they await approval to construct their new home.

Mrs. Jaeger stated the neighbors are in favor of this request.


Upon further discussion, the Board closed the public hearing and approve the rezoning application subject to the following conditions:

All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Warren County Rural Zoning Code which is in effect at the time of issuance of any Zoning Permit so long as the underlining district provisions do not conflict with the intent of the PUD, the Warren County Subdivision Regulations, and the PUD Stage 1 approval conditions as approved by the Board of County Commissioners.
3. Compliance with the standards for wedding and event facilities outlined in section: 3.206.17 of the Warren County Rural Zoning Code. The Wedding and Event Facility is allowed as a permitted use subject to site plan review by the Board of County Commissioners.
4. Compliance with the standards of B1 zoning of section 2.205 of the Warren County Rural Zoning Code.
5. Prior to PUD Stage 3 approval for non-residential uses, the applicant submits a stormwater management plan approved by the Warren County Engineer's Office.
6. The Engineer's Office shall determine if a traffic impact analysis is necessary and what uses necessitates a TIS. If a traffic impact analysis is required, it shall be done prior to PUD Stage 3.
7. Prior to PUD stage 2 approval for non-residential uses, the applicant submits a detailed site plan showing the amount of parking, lighting, signage, and landscaping.
8. One (1) Single-Family Dwelling may be developed. The single-family use shall be developed in compliance with the development standards stated in the Warren County Rural Zoning code for R-1 Zoning.
9. Prior to PUD stage 2 approval for the cabins, the applicant submits a revised site plan illustrating the cabins located beyond (not within) the floodplain.

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:27 a.m. to discuss hiring within Children Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 9:45 a.m.

Upon motion the meeting was adjourned.




Tom Grossmann, President



Shannon Jones

David G. Young

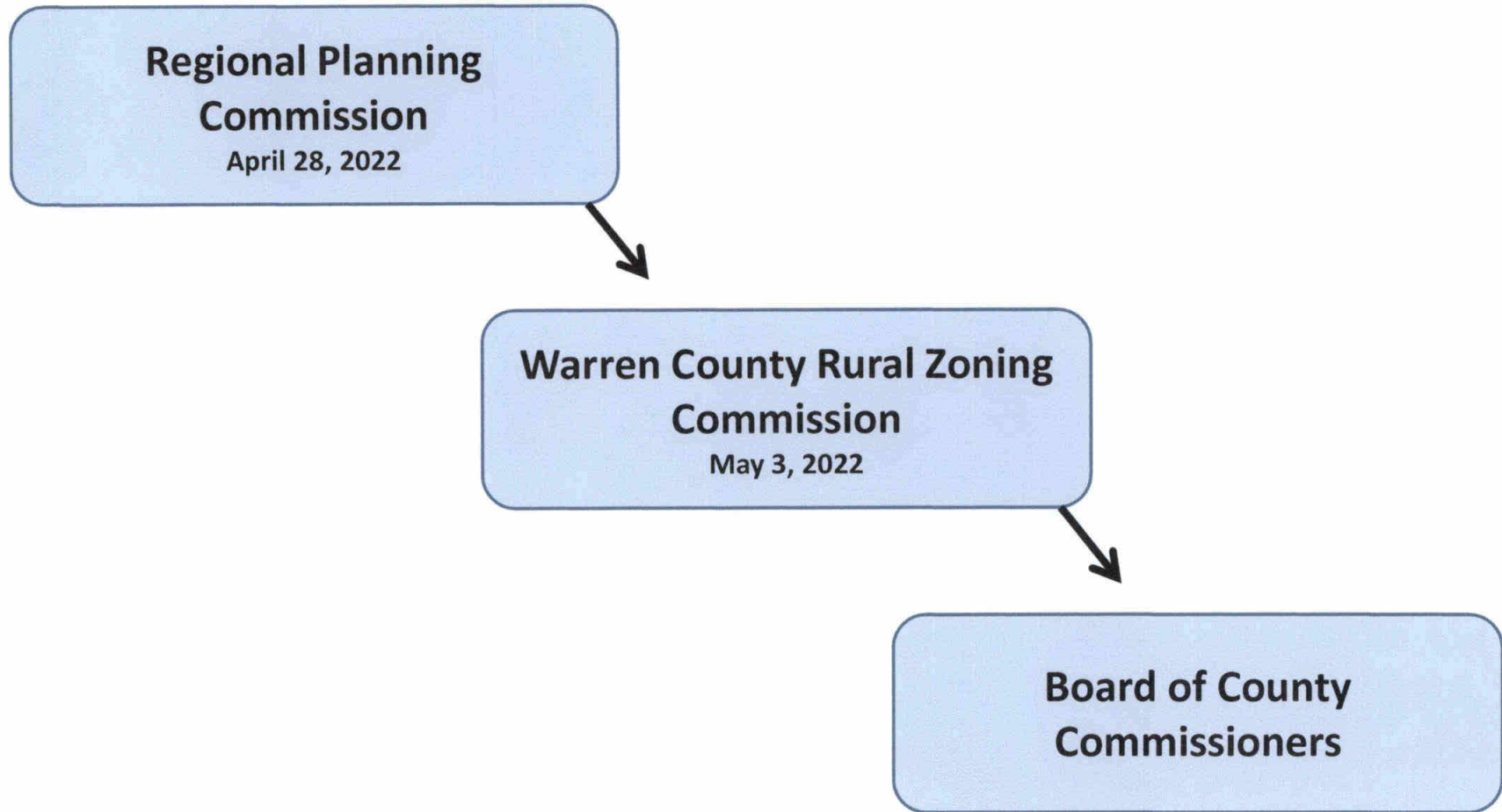
I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on June 7, 2022, in compliance with Section 121.22 O.R.C.



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

CASE #	2022-04	
APPLICANT/OWNER/AGENT	RDJ Holdings LLC: Weldrite Rex and Denise Jaeger	
TOWNSHIP	Union	
PROPERTY LOCATION	ADDRESS	2752 S. St. Rt. 42
	PIN	12-15-300-009-0
PROPERTY SIZE Frontage	19.971 Acres 1,072 Feet	
CURRENT ZONING DISTRICT	"B1 PUD" Neighborhood Commercial Business Zone w/ Planned Unit Development	
FUTURE LAND USE MAP (FLUM) DESIGNATION	Low Density Residential	
EXISTING LAND USE	B1 PUD, welding shop	
ZONING REQUESTED	"B1" Neighborhood Business Commercial w/ PUD	
ISSUE FOR CONSIDERATION	Amend current PUD to allow for other uses under new ownership.	

Rezoning Process



Aerial Map
2022-04

Union TWP

Union TWP

Lebanon

BONE RD

US RT 42

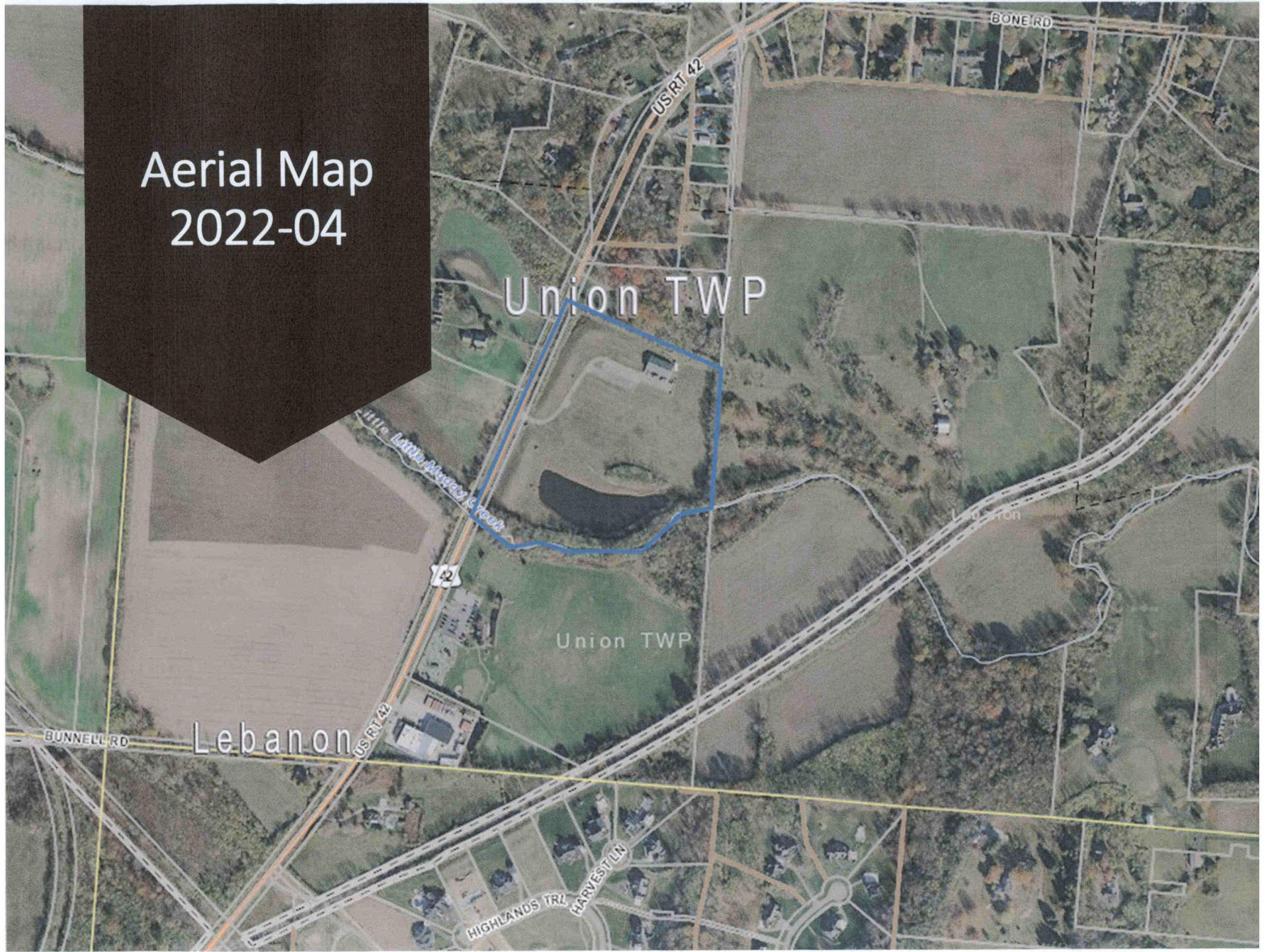
42

BUNNELL RD

US RT 42

HIGHLANDS TRL
HARVEST LN

Lebanon



Section 1 – General

The RDJ Community PUD is a 19.9ac Neighborhood Business (B-1) – Planned Unit Development in Union Township, Ohio. The standards of the Warren County Rural Zoning code and B-1 zoning district standards shall apply unless modified by one of the following sections.

Section 2 – Applicability

Development within the RDJ Community PUD shall be governed by these provisions and provisions of the Warren County Rural Zoning Codes, Warren County, OH, which are in effect at the time of issuance of a development permit.

Section 3 – Definition

Unless specified, the definition of all terms shall be the same as the definitions set forth in Warren County Zoning Resolution in effect at the time of the zoning permit application unless modified below.

1. **Cabin:** A small dwelling of 500 sq/ft or less, for temporary recreational use, often with limited amenities.
2. **Special Events:** Events conducted entirely within a temporary structure(s), including open-air tents that are on site for no longer than 4 consecutive days.

Section 4 – Allowable Uses

Table 1.1 Allowable Uses

Principal Use	Use Review
Single-Family Residential	P
Metal Fabrication/Welding Shop	S
Wedding/Event Center	S
Special Events (3 events per year or less)	P
Special Events (Greater than 3 events per year)	C
Cabins (8 cabins or less)	P
Cabins (Greater than eight)	C
Accessory Uses	Use Review
Agricultural Storage Building	P
Livestock Shelter	P
Dock	P
Gazebo	P
Pump House	P
Open Space Uses.	P

P = Permitted Use by Zoning Approval

S = A Permitted Use Subject to BOCC Approval of Site Plan Review

C = Conditional Uses Subject to BZA Approval and Site Plan Approval

Section 5 – Prohibited Use: Uses not listed in Table 1.1 are prohibited.

Section 6 – Use Specific Standards

1. **Maximum Number of Single-Family Dwelling (Density):** One. Cabins shall not be computed in the calculation of density.
2. **Maximum Building Height:** 35 feet.

Section 7 – Setbacks and Buffers

- A. Property setbacks along State Route 42: 100 feet with existing berms and vegetation to remain.
- B. Other property boundary setbacks. Min 50' with landscaping and existing vegetation maintained to a minimum level of buffer Type D. No fencing is required.
- C. Invasive plant species, noxious weeds, and dead/diseased vegetation may be removed.

Section 8 – Common Open Space

Common open spaces shall be set aside at a minimum of 30% of the total site. Open space uses may include gazebos, boat docks, trails, amphitheaters, and picnic shelters.

Section 9 – Sidewalks, Pedestrian Connection and Facilities

- A. Sidewalks are not required along SR 42.
- B. Pedestrian Connections to SR 42 from Proposed and existing buildings are not required.
- C. Bicycle parking is not required on the site.

Section 10 – Parking and Loading Requirements

The Parking area shall comply with Article 3, Chapter 3 of the Warren County Rural Zoning Code that each use complies with the parking standards and may be increased or decreased by Five percent (5%), or 1 space per 4 occupants depending on requirements for a Banquet Facility.

Section 11 – Design Standards

The buildings will be stick build or metal buildings with metal panels, brick and/or stone veneer, siding, rough sawn lumber.

Purposed

2022-04

Section 12 – Miscellaneous

- A. A stormwater management plan shall be submitted for the review and approval by the Warren County Engineer's Office prior to PUD Stage 3.
- B. Compliance with the Warren County Soil and Water Conservation District (SWCD) including extra Sediment and erosion control measures if deemed necessary by the SWCD.
- C. Compliance with Warren County Water and Sewer Department requirements.
- D. Compliance with Warren County Health Department and OEPA requirements.

Section 13 – Project Narrative

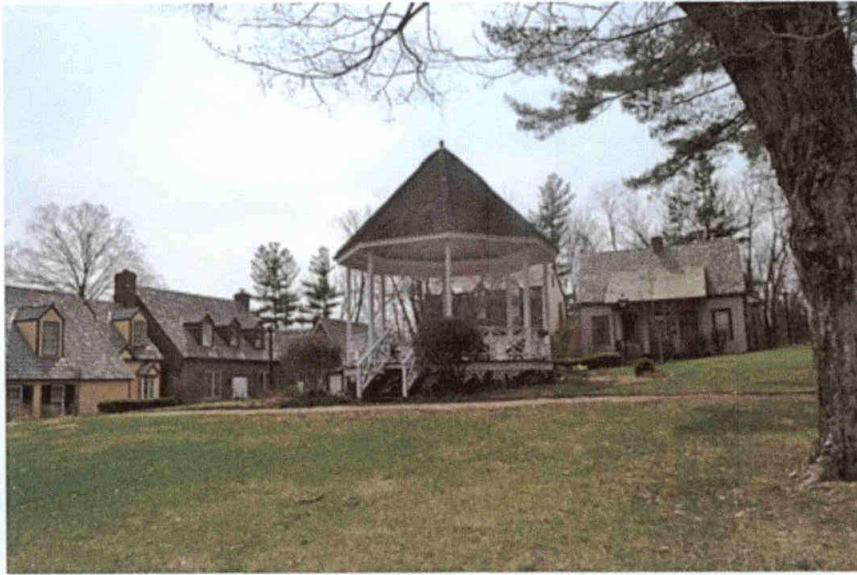
The PUD revisions will allow the site to be transformed into a mixture of residential and commercial uses. The project will be completed in multiple phases over multiple years. The existing building is being used as a metal working / welding facility and was recently retrofitted with a new 3 phase electric service to allow for the much-needed facility expansion. The initial phase of the project will involve construction of the single-family home residence located on the eastern side of property. The next phase will include construction of a 3500 sq. ft. (with ability to expand to 7150 sq. ft.) allowable Wedding/Event Center. The final phase will add to existing building to include an 80'x150' steel building. Additional facilities include cabins, lake pump house, and dock attached to pump house. Site plan is included and labeled as Exhibit A.

Section 14 – Schedule of Development

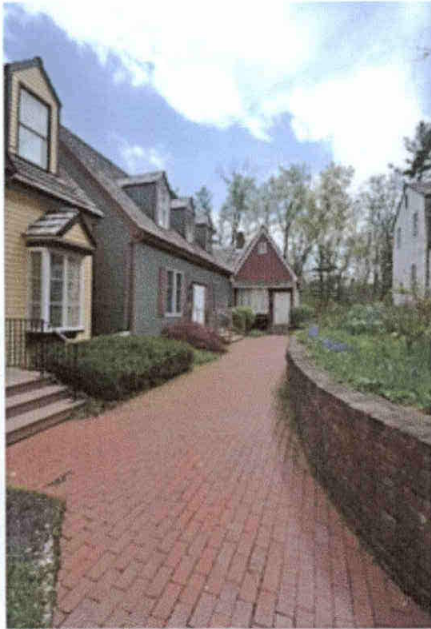
Development shall commence within 1 year of all final approvals and be built out in approximately 5 years thereafter.

Photos of inspiration

2022-04



CENTURY
SUITES
HOTEL



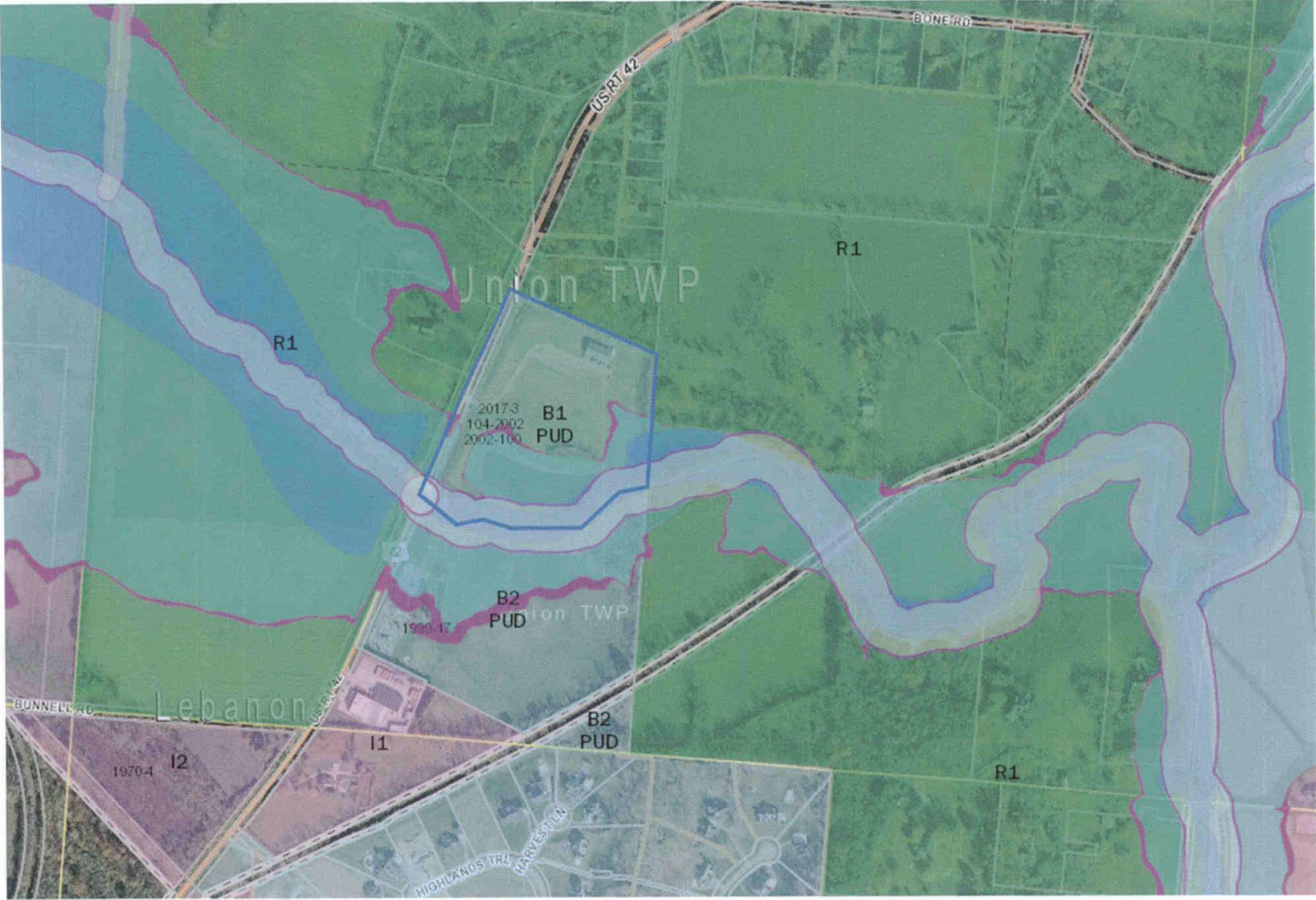
Notification Map

2022-04



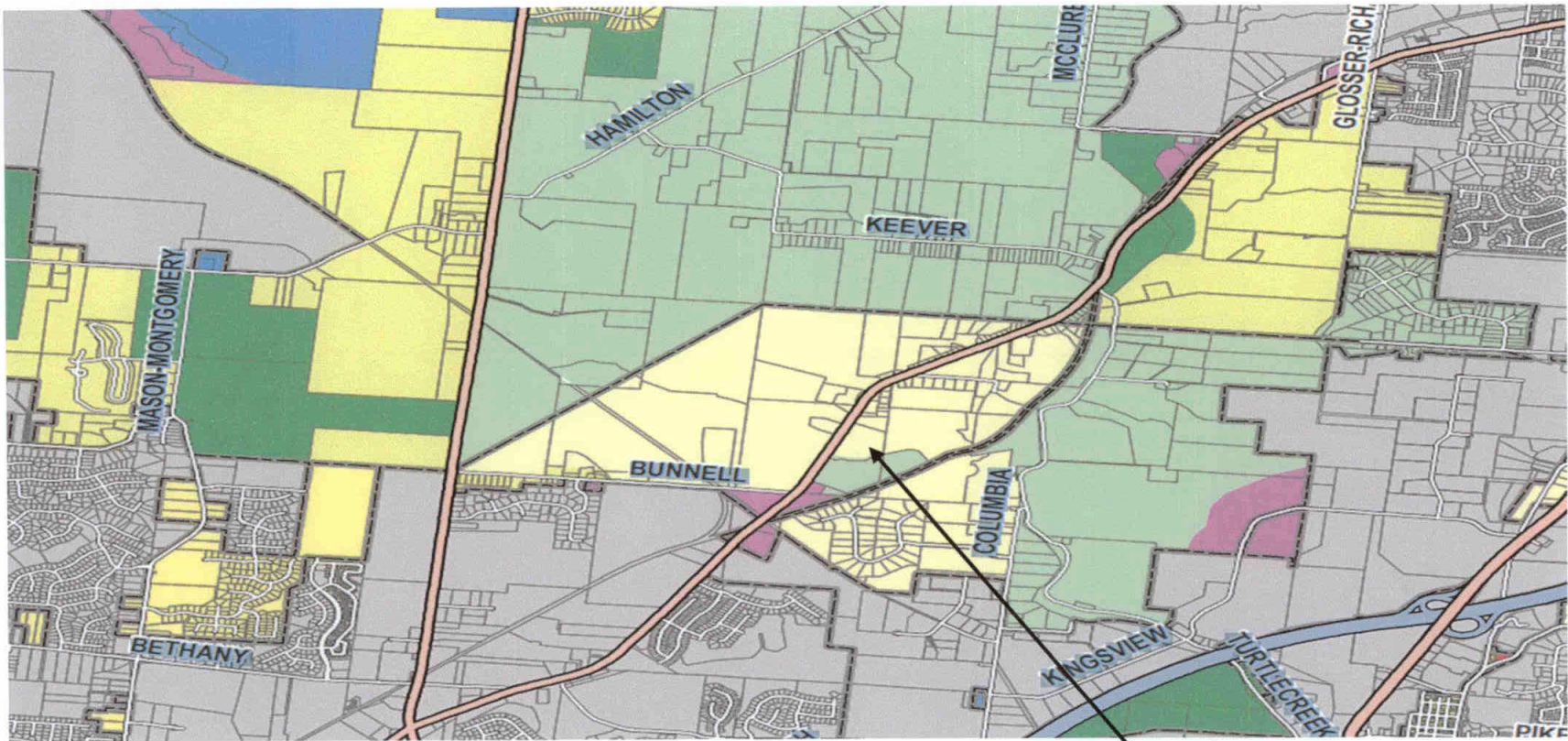
Zoning & Flood Map

2022-04



- FEMA Flood Date ...
- Stream Setback ...
- Floodway ...
- Base Flood Elev. Provided ...
- AE
- 1 PCT ANNUAL CHANCE ...
- AH; A
- .2 PCT ANNUAL CHANCE ...
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

FLUM



Legend

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
- Med Density Rural Neighborhoods
- Neighborhood MU
- Neighborhoods
- Office Park
- Regional Highway Commercial

- Town Center MU
- Clearcreek Township Additional Uses**
- Township Residential
- Hamilton Township Additional Uses**
- Rural Residential
- Salem Township Additional Uses**
- Mixed Use
- Mixed Use Light Ind/Office

- Union Township Additional Uses**
- Low Density Residential
- Wayne Township Additional Uses**
- Mixed Use Commercial/Industrial
- Mixed Use Residential

Warren County Regional Planning Commission Recommendation

At its meeting on April 28, 2022, the Warren County Regional Planning Commission Executive Committee voted to recommend approval of the PUD Stage 1 to the Warren County Rural Zoning Commission with a vote of 11 aye, 3 nay, 2 abstain subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Warren County Rural Zoning Code which is in effect at the time of issuance of any Zoning Permit so long as the underlining district provisions do not conflict with the intent of the PUD, the Warren County Subdivision Regulations, and the PUD Stage 1 approval conditions as approved by the Board of County Commissioners.
3. Compliance with the standards for wedding and event facilities outlined in section: 3.206.17 of the Warren County Rural Zoning Code. The Wedding and Event Facility is allowed as a permitted use subject to site plan review by the Board of County Commissioners.
4. Compliance with the standards of B1 zoning of section 2.205 of the Warren County Rural Zoning Code.
5. Prior to PUD Stage 3 approval for non-residential uses, the applicant submits a stormwater management plan approved by the Warren County Engineer's Office.
6. ODOT shall determine if a traffic impact analysis is necessary and what uses necessitates a TIS. If a traffic impact analysis is required, it shall be done prior to PUD Stage 3.

Warren County
Regional Planning
Commission
Recommendation
Continued

7. Prior to PUD stage 2 approval for non-residential uses, the applicant submits a detailed site plan showing the amount of parking, lighting, signage, and landscaping.
8. One (1) Single-Family Dwelling may be developed. The single-family use shall be developed in compliance with the development standards stated in the Warren County Rural Zoning code for R-1 Zoning.
9. Prior to PUD stage 2 approval for the cabins, the applicant submits a revised site plan illustrating the cabins located beyond (not within) the floodplain.

Michelle,

The Union Township Trustees met this evening and discussed the RDJ Holdings application.

The Trustees unanimously agreed that we would like to have input on the landscaping and aesthetics of the design prior to final approval. We believe that it is important that the design and implementation of the project meet the goals and stated objectives of the comprehensive plan.

Trustees

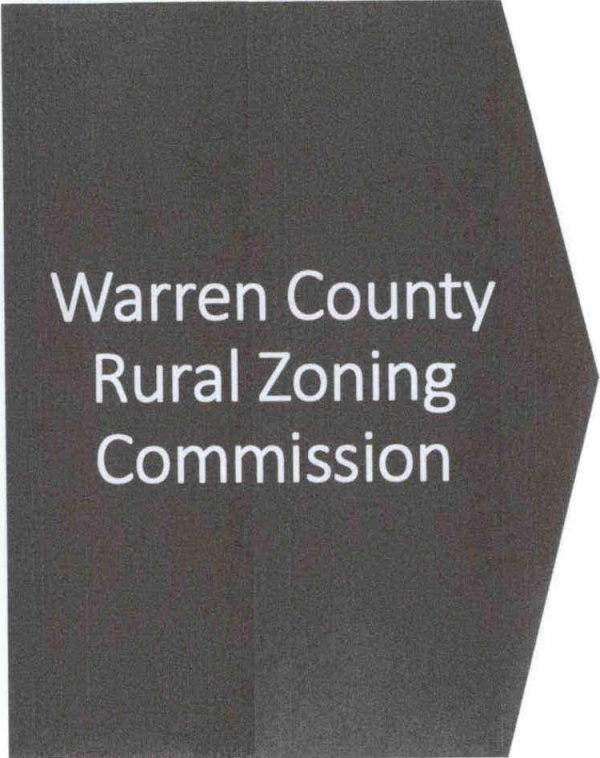
Chris Koch

Tony Ledford

Fred Vonderharr



Union Township Trustees request

The logo for the Warren County Rural Zoning Commission is a dark grey arrow pointing to the right. The text "Warren County Rural Zoning Commission" is written in white, sans-serif font inside the arrow.

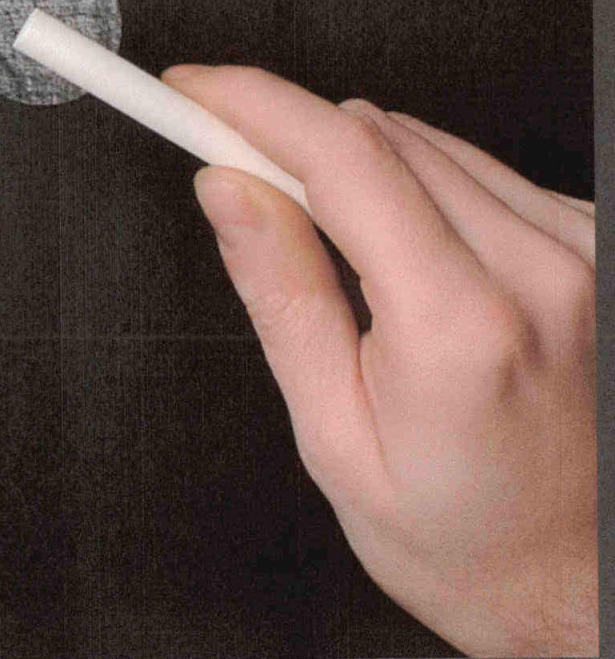
Warren County Rural Zoning Commission

Mr. Campbell made a motion to recommend approval to the Warren County Commissioners, to amend a current PUD for parcel # 12-15-300-009-0 with RPC recommendations and with Union Township Trustees input for Stage 2 PUD.

Mr. Gibbs seconded the motion.

Fred Grimm	Yes
Ralph Campbell	Yes
Joe Cesta	Yes
Jim Gibbs	Yes

ANY
QUESTIONS?



1.304.5 Decision-Making Determination Considerations: The approving authority shall review the proposed Zoning Amendment in the interest of public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable, by considering the following factors:

- (A) Is the proposed amendment consistent with the purposes and intent of this Zoning Code?
- (B) Does the proposed amendment deviate from the suggestions of the Warren County Comprehensive Plan?
- (C) Is the proposed amendment justified because of changed or changing conditions of the surrounding area since the time the current zoning designation for the property was established, and has assumptions on, capital investments, road locations, population trends, land committed to development, density, use, or other elements changed to justify the amendment?
- (D) Is the proposed zoning compatible with the present zoning, nearby uses, and the character of the surrounding area?
- (E) Is the site suitable for the uses to which it has been restricted, or does the current zoning deprive the site of all economically viable uses?
- (F) How long has the property remained vacant as zoned and is it zoned different from an adjacent properties?
- (G) Are there available sites elsewhere in the County that are already zoned for the proposed use?
- (H) Are public central sanitary sewer, stormwater facilities, roads and other public facilities available and do they have adequate capacity to serve allowable uses?
- (I) Will approval of this amendment result in existing land uses, parcels, or structures becoming non-conforming or somehow result in conflict with any provision, restriction, or requirement of this code?