



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

**406 Justice Drive, Lebanon, Ohio 45036**

**[www.co.warren.oh.us](http://www.co.warren.oh.us)**

**[commissioners@co.warren.oh.us](mailto:commissioners@co.warren.oh.us)**

Telephone (513) 695-1250

Facsimile (513) 695-2054

**TOM GROSSMANN  
SHANNON JONES  
DAVID G. YOUNG**

BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO

MINUTES: Regular Session – January 24, 2023

*This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.*

The Board met in regular session pursuant to adjournment of the January 10, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the January 10, 2023, meeting were read and approved.

- 23-0060      A resolution was adopted to accept resignation of Deilibeth Cruz, Investigative Caseworker II within the Warren County Department of Job and Family Services, Children Services Division, effective February 2, 2023. Vote: Unanimous
- 23-0061      A resolution was adopted to accept resignation of Darbie Eve, Administrative Support, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-0062      A resolution was adopted to accept resignation of Justin Kildow, HVAC Technician II, within Warren County Facilities Management effective January 31, 2023. Vote: Unanimous
- 23-0063      A resolution was adopted to approve promotion of Jodi Stone-Dana to the position of Ongoing Supervisor within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-0064      A resolution was adopted to approve lateral transfer of Amber Pleasant from the position of Ongoing Supervisor to Support Services Supervisor, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous

- 23-0065 A resolution was adopted to hire Jerry Cassidy as Water Treatment Plant Technician, within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0066 A resolution was adopted to hire Shae Flannery as Water Treatment Operator II, within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0067 A resolution was adopted to authorize the internal posting of the “Meeting Facilitator” position, within the Warren County Department of Job and Family Services, Children Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 23-0068 A resolution was adopted to authorize the internal posting of the “Training Coordinator” position, within the Warren County Department of Job and Family Services, Children Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 23-0069 A resolution was adopted to approve appointment of Dan Jenkins, as an alternate, to the Warren County Rural Zoning Commission to fill the unexpired term of Ginger Haddix. Vote: Unanimous
- 23-0070 A resolution was adopted to approve emergency replacement of UPS devices at the Hatfield Telecommunications Tower site due to lightning strike. Vote: Unanimous
- 23-0071 A resolution was adopted to approve emergency replacement of a dehydrator located at the Hatfield Telecommunications Tower site due to lightning site. Vote: Unanimous
- 23-0072 A resolution was adopted to approve emergency repair of the tower aviation lights at the Hatfield Telecommunications Tower site due to lightning strike. Vote: Unanimous
- 23-0073 A resolution was adopted to declare an emergency for repairs to the generator at the Washington Township Tower. Vote: Unanimous
- 23-0074 A resolution was adopted to acknowledge and approve the Dental Care Plus Summary Plan Description effective January 1, 2023. Vote: Unanimous
- 23-0075 A resolution was adopted to approve and authorize the submittal of a grant application for the Ohio State Emergency Response Commission Chemical Emergency Planning and Community Right-to-Know Fund Grant Program on behalf of Warren County Emergency Services and authorize LEPC Grant Coordinator to sign grant application. Vote: Unanimous

- 23-0076 A resolution was adopted to authorize County Engineer to prepare and submit an application to participate in the Ohio Public Works Commission State Capital Improvement Program relative to the Fields- Ertel Road Widening Project. Vote: Unanimous
- 23-0077 A resolution was adopted to authorize Board to sign the County Highway System Mileage Certification. Vote: Unanimous
- 23-0078 A resolution was adopted to approve addendum for Police Protection with the City of South Lebanon, on behalf of the Warren County Sheriff's Office. Vote: Unanimous
- 23-0079 A resolution was adopted to enter into contract negotiations for internet broadband provider to deploy, operate, and maintain a broadband internet infrastructure. Vote: Unanimous
- 23-0080 A resolution was adopted to advertise for bids for the Hendrickson Road Bridge #80-0.19 Rehabilitation Project (WAR-CR 80-0.19). Vote: Unanimous
- 23-0081 A resolution was adopted to approve and authorize OhioMeansJobs Warren County to prepare and submit a Request for Proposal relative to the contracting of OhioMeansJobs Operator under the Workforce Innovation and Opportunity Act. Vote: Unanimous
- 23-0082 A resolution was adopted to enter into contract with Outdoor Enterprise, LLC for the Force Main Cleaning – Morrow to River's Bend Project. Vote: Unanimous
- 23-0083 A resolution was adopted to approve County Motor Vehicle Tax (CVT-380) for the City of Lebanon in the amount of \$101,181,51. Vote: Unanimous
- 23-0084 A resolution was adopted to approve County Motor Vehicle Tax (CVT-381) for the City of Mason in the amount of \$1,200,000.00. Vote: Unanimous
- 23-0085 A resolution was adopted to approve extension to the service agreement with the Humane Association of Warren County, Inc. Vote: Unanimous
- 23-0086 A resolution was adopted to approve the contract between Holmes County Commissioners on behalf Holmes County Juvenile Court Division and Warren County Commissioners on behalf of the Warren County Juvenile Court Mary Haven Youth Center Division. Vote: Unanimous
- 23-0087 A resolution was adopted to acknowledge approval of financial transactions. Vote: Unanimous
- 23-0088 A resolution was adopted to declare various items within Facilities Management, Juvenile/ Mary Haven, Park Board, and Sheriff's Office as surplus and authorize the disposal of said items through internet auction. Vote: Unanimous

MINUTES  
JANUARY 24, 2023  
PAGE 4

- 23-0089 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-0090 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release with Erbeck Development Company, LTD. for Kensington, Phase 2, Block "D", situated in Deerfield Township. Vote: Unanimous
- 23-0091 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release with Turning Leaf, LLC for Turning Leaf, Section 7B situated in Hamilton Township. Vote: Unanimous
- 23-0092 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release with Reserve at Cedar Hill JV LLC for the Reserve at Cedar Ridge Situated in Clearcreek Township. Vote: Unanimous
- 23-0093 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Grand Communities, LLC for installation of certain improvements in Providence, Section Seven, situated in Hamilton Township. Vote: Unanimous
- 23-0094 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Grand Communities, LLC for installation of certain improvements in Providence Subdivision, Section Seven situated in Hamilton Township. Vote: Unanimous
- 23-0095 A resolution was adopted to approve various record plats. Vote: Unanimous
- 23-0096 A resolution was adopted to approve operational transfer from County Commissioners' Fund #11011112 into Mar Haven Youth Treatment Center Fund #2270. Vote: Unanimous
- 23-0097 A resolution was adopted to approve operational transfers of interest earnings from Commissioners' Fund #11011112 into Water Funds #3310, #5583, Sewer Funds #5580 and #5575. Vote: Unanimous
- 23-0098 A resolution was adopted to approve supplemental appropriation into Treasurer's Office Fund #2248. Vote: Unanimous
- 23-0099 A resolution was adopted to approve supplemental appropriation into Juvenile Indigent Guardianship Fund #2268. Vote: Unanimous
- 23-0100 A resolution was adopted to approve supplemental appropriation into Warren County Common Pleas Court Community Based Corrections Donation Fund #2288. Vote: Unanimous

- 23-0101 A resolution was adopted to approve supplemental appropriation into Warren County Common Pleas Court Community Based Corrections #2289. Vote: Unanimous
- 23-0102 A resolution was adopted to approve appropriation adjustment within Domestic Relations Court Fund #10111230. Vote: Unanimous
- 23-0103 A resolution was adopted to approve appropriation adjustment within Building and Zoning Department Fund #11012300. Vote: Unanimous
- 23-0104 A resolution was adopted to approve appropriation adjustment within Human Services Fund #2211. Vote: Unanimous
- 23-0105 A resolution was adopted to approve appropriation adjustments within Recorder's Fund #2216. Vote: Unanimous
- 23-0106 A resolution was adopted to approve appropriation adjustments within Emergency Services/ Communications Fund #11012850 and Emergency Services/ Emergency Management Fund #2264. Vote: Unanimous
- 23-0107 A resolution was adopted to approve appropriation adjustments within Common Pleas Court Community Based Corrections Donation #2288. Vote: Unanimous
- 23-0108 A resolution was adopted to approve appropriation adjustment within County Construction Projects Fund #4467. Vote: Unanimous
- 23-0109 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 23-0110 A resolution was adopted to waive conditional use and permit fees associated with the construction of a new church building for Sugar Run Valley Baptist Church in Washington Township. Vote: Unanimous
- 23-0111 A resolution was adopted to modify Section 9.11 (1 & 2) of the Rules and Regulations of the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0112 A resolution was adopted to modify Section 9.11 (3) of the Rules and Regulations of the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0113 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, January 26, 2023. Vote: Unanimous
- 23-0114 A resolution was adopted to remove probationary employee Johnathon Howard within Facilities Management. Vote: Unanimous
- 23-0115 A resolution was adopted to approve supplemental appropriation into Jail Construction Sales Tax Fund #4495. Vote: Unanimous

- 23-0116 A resolution was adopted to approve amendment to the Warren County Comprehensive Plan to include text and accompanying exhibits of the 2022 Deerfield Township Comprehensive Plan. Vote: Unanimous
- 23-0117 A resolution was adopted to approve amendment to the Warren County Comprehensive Plan Future Land Use Map (FLUM) to incorporate the 2022 Deerfield Township Comprehensive Plan 2030 FLUM. Vote: Unanimous

#### DISCUSSIONS

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

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On motion, upon unanimous call of the roll, the Board entered into executive session at 9:05 a.m. to discuss with the Director of Telecommunications details of the County's security arrangements and emergency response protocols pursuant to Ohio Revised Code Section 121.22 (G)(6) and exited at 9:21 a.m.

#### PUBLIC HEARING

##### CONSIDER AMENDMENT TO WARREN COUNTY COMPREHENSIVE PLAN TO INCLUDE THE 2022 DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

The public hearing to consider amendments to the Warren County Comprehensive Plan to include the 2022 Deerfield Township Comprehensive Plan was convened this 24<sup>th</sup> day of January 2023, in the Commissioners' Meeting Room.

Hadil Lababidi, Warren County Regional Planning Commission, presented the attached PowerPoint presentation providing background information, the planning process that included the creation of a steering committee along with public workshops to allow for community input, the goals and objectives of the plan, the Future Land Use Map which is part of the Land Management Plan, the Land Use Categories, and the implementation strategy.

Ms. Lababidi then provided an overview of the new plan as well as the focus and changes from the previous plan from 2015.

Commissioner Young requested confirmation that the current zoning within Deerfield Township does not reflect the proposed Comprehensive Plan.

PJ Ginty, Deerfield Township Planning Manager, confirmed Commissioner Young's statement and stated that any zoning changes would take into consideration the property owners and community desires on a case-by-case basis.

Commissioner Young stated his concern with the financial situation of Kings Local School District. He then questioned if the schools were considered in the proposed Comprehensive Plan.

Mr. Ginty stated that a business redevelopment district is being created to help with the schools' concerns.

Commissioner Young then stated his concern with high residential density causing strain on the schools and the need for more business growth.

Commissioner Grossmann questioned who the driving force behind the proposed changes in the plan was.

Mr. Ginty stated that a steering committee was created of community members and leaders including the Warren County Sanitary Engineer. He then stated that a consultant was hired to manage and create the changes based upon input from the steering committee and community.

Mrs. Lababidi requested the Board to consider the adoption of two separate resolutions. The first to approve amendment to the Warren County Comprehensive Plan to include text and accompanying exhibits of the 2022 Deerfield Township Comprehensive Plan and the second resolution to approve an amendment to the Warren County Comprehensive Plan Future Land Use Map (FLUM) to incorporate the Deerfield Township Comprehensive Plan 2030 FLUM.

There being no one present to speak on the matter, the Board closed the public hearing and approved the two resolutions as requested (Resolution #23-0116 and #23-0117).

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Tiffany Zindel, County Administrator, stated that she has recently learned that an additional grant is available through ARPA funds that would provide an additional \$100,000 towards revenue replacement within our county.

Mrs. Zindel stated that she sees no immediate need for the funding as we are underspent in spending for our proposed projects.

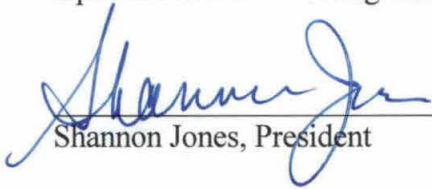
Commissioner Jones questioned if the availability of additional funds increases the \$10 million threshold where we could reallocate from our underspent project budget towards revenue replacement up to \$10,100,000. She stated her opinion that we do not need additional federal funds but questioned if we could add money to revenue replacement framework.

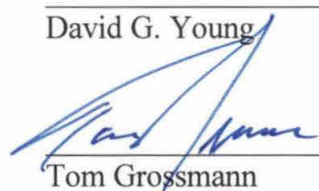
Commissioner Young stated he has no interest in applying for additional funding but would be in favor of reallocating from within.

Upon discussion, Mrs. Zindel stated she will research and answer to the question and report back at the next meeting.

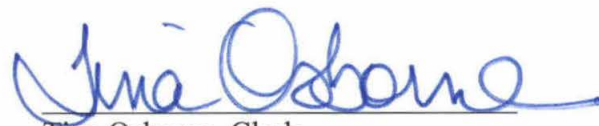
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Upon motion the meeting was adjourned.

  
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 January 24, 2023, in compliance with Section 121.22 O.R.C.

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





# DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

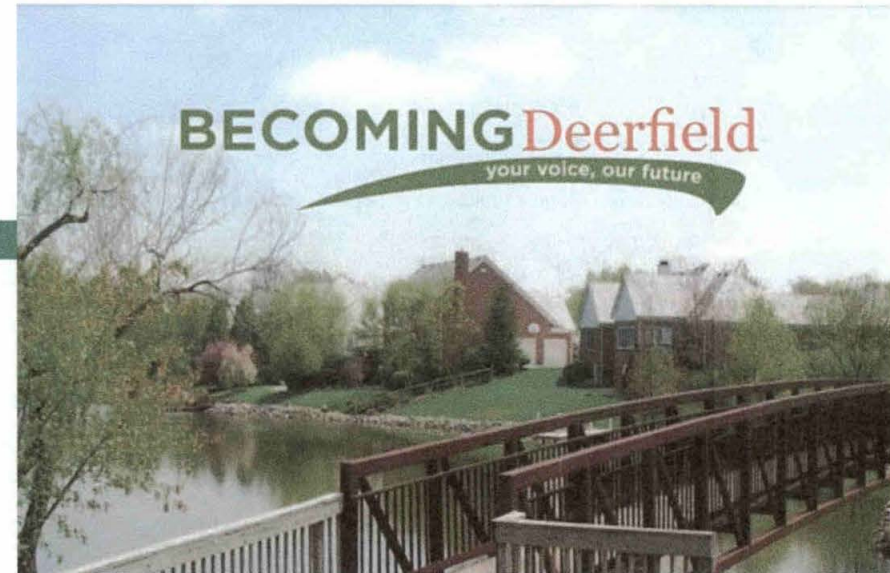
A SUPPLEMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN

Board of County Commissioners  
January 24<sup>th</sup> ,2023



# Background

- 2007 First Comprehensive Plan
- 2015 Comprehensive Plan Update.
- 2022 Comprehensive Plan Update.



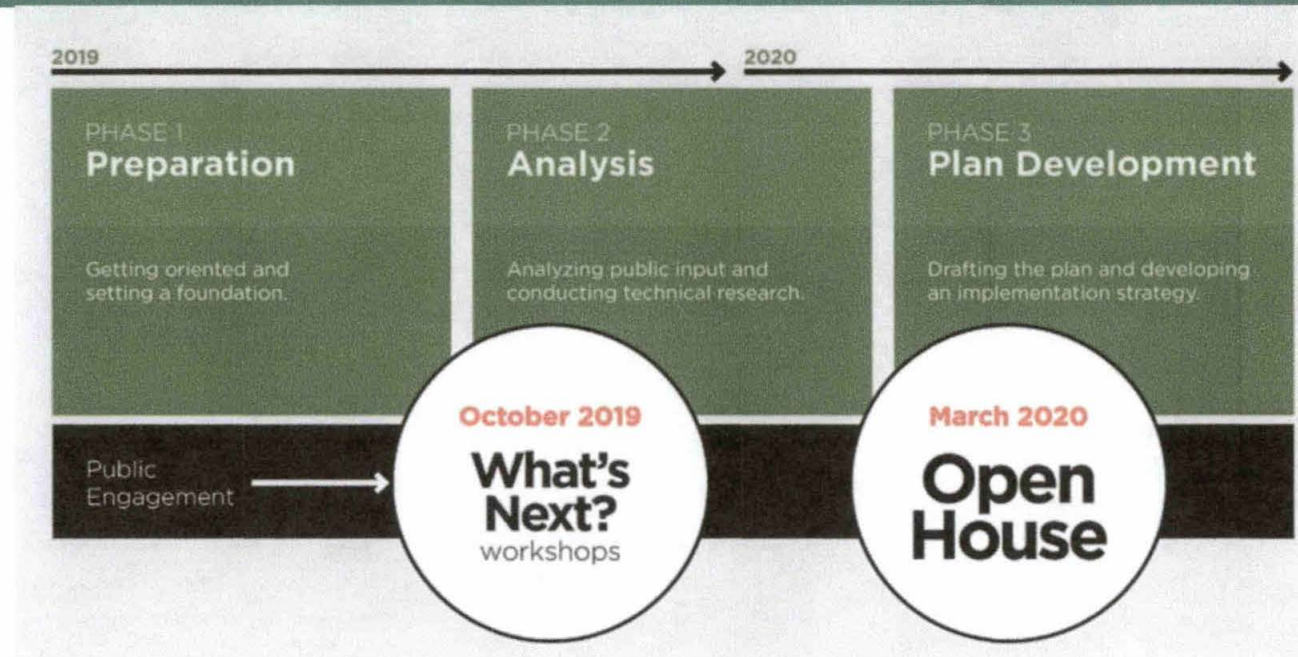
**The Deerfield Township Comprehensive Plan**

2022



# Planning Process

- Stakeholder interviews
- Steering committee
- Vision & values survey
- Plan website
- Public workshop



<https://becomingdeerfield.com/>

# Community Agenda

Goals & objectives under the following categories:

1. Growth Management
2. Pedestrian and Trail Connections
3. Parks and Open Space
4. Redevelopment
5. Township Identity
6. Housing Quality and Diversity
7. Transportation and Mobility
8. Long-Term Financial Stability for the Township
9. Intergovernmental Coordination

## PART 1: COMMUNITY AGENDA

The community agenda lays out the framework for the comprehensive plan by stating what is important to the township, what the long-term goals are, and establishing objectives to achieve those goals. This is an update to the community agenda from the 2008 Comprehensive Plan, which was the result of an extensive planning process with the Citizen's Planning Forum. The same goals and objectives are carried through due to the extensive public involvement that went into creating the community agenda in 2008. This update accounts for the township's accomplishments, along with the goals and objectives that are on-going and still relevant, and the goals that have yet to be completed. The township has successfully concluded many of the objectives from the 2008 plan. Those objectives have been removed from the community agenda, while some new objectives have been added to reflect the recommendations set forth in this plan. The goals and objectives are organized under the following categories:

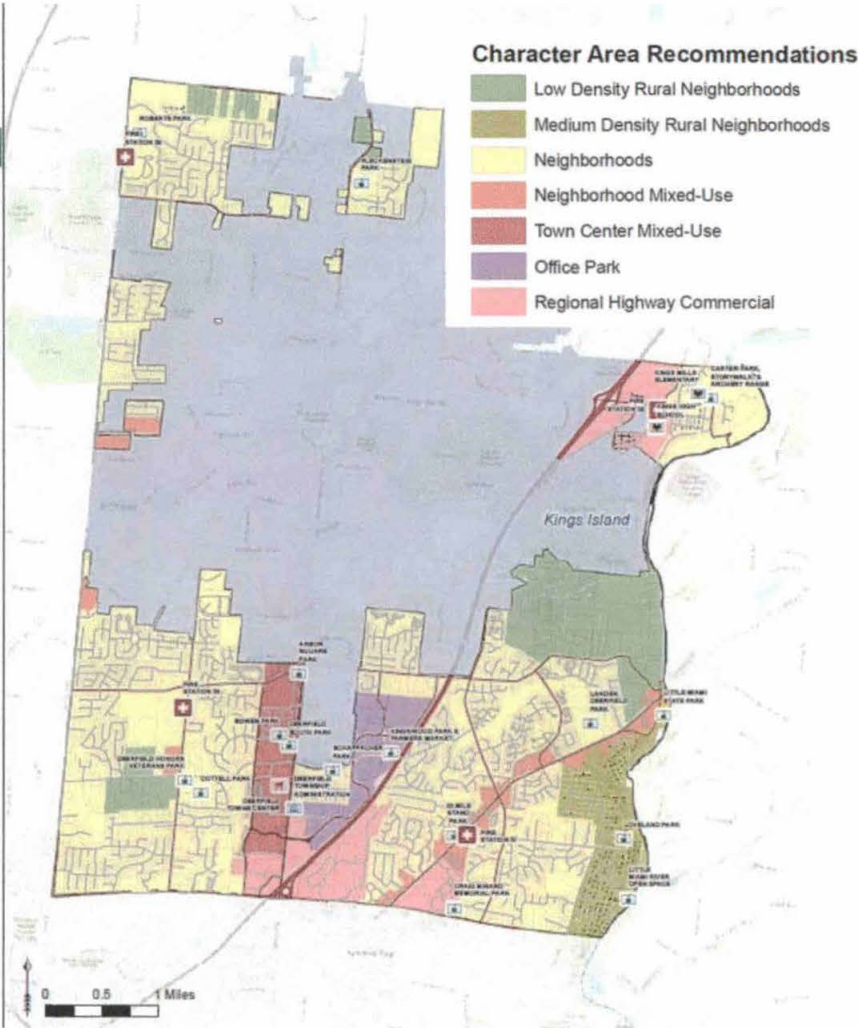
- Growth Management
- Pedestrian and Trail Connections
- Parks and Open Space
- Redevelopment
- Township Identity
- Housing Quality and Diversity
- Transportation and Mobility
- Long-Term Financial Stability for the Township
- Intergovernmental Coordination

The goals and objectives establish the direction for each of the elements of the Land Management Plan and the Implementation Strategy. The recommendations for each of these elements are in accordance with the intent of the goals and objectives.

# Land Management Plan

## FLUM includes 7-Character Areas

- The existing context for each area
- The specific vision for the area
- Appropriate land uses
- General development guidelines for new/redevelopment projects



Character Area Map

# Land Use Categories

- Rural Single-Family
- Suburban Single-Family
- Multi-Family
- Mixed Residential
- Mixed-Use
- Office
- Neighborhood Commercial
- General Commercial
- Employment Commercial (new category)
- Agriculture (new category)
- Parks, Recreation, and Open Space
- Civic/Institutional

1. Description of land uses with development characteristics such as **density, building placement, parking, landscaping, signage, lighting, & architectural elements.**
2. Baseline of standards for new development and redevelopment projects of that specific land use type.

## Rural Single-Family

Rural Single-Family uses are very low-density residential developments that possess a rural agricultural character. The rural character of these areas should be protected to an extent, while allowing for reasonable residential use of the land. Rural single-family developments should allow for mass farms, equestrian operations, and historic farmsteads in addition to single-family homes.



### DENSITIES/BUILDING SIZE

- Rural single-family residences should have a density of approximately 1 home per 5 acres.

### BUILDING ORIENTATION/PLACEMENT

- Building placement in the rural residential district should respect the existing vegetation and natural features.
- Agricultural and other out-buildings associated with a primary residence should be placed where its use is appropriate on the site.
- All buildings should respect existing viewsheds.

### PARKING

- Service and parking areas should be screened from view when possible.

### LANDSCAPING

- Natural features, mature vegetation, and existing grades should be retained.

### SIGNAGE/LIGHTING

- Adequate lighting should be provided to allow safe access to developments.
- Signage for commercial uses should be minimal and in character with the development.

### ARCHITECTURAL ELEMENTS

- Building architecture should respect the scale and character of the district.
- Facade elements such as front porches, stoops, balconies, and bay windows should be used.
- Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes but is not limited to natural or synthetic stone, brick, stucco, integrally-colored, textured, or glazed concrete masonry units, high-quality pre-stressed concrete systems, water-managed Exterior Insulation-Finish Systems (EIFS), or glass.

# Land Use Categories

## DENSITIES/BUILDING SIZE

- » Rural single-family residences should have a density of approximately 1 home per 5 acres.

## BUILDING ORIENTATION/PLACEMENT

- » Building placement in the rural residential district should respect the existing vegetation and natural features.
- » Agricultural and other out-buildings associated with a primary residence should be placed where its use is appropriate on the site.
- » All buildings should respect existing viewsheds.

### Rural Single-Family

Rural Single-Family uses are very low-density residential developments that possess a rural agricultural character. The rural character of these areas should be protected, to an extent, while allowing for reasonable residential use of the land. Rural single-family developments should allow for mini-farms, equestrian operations, and historic farmsteads in addition to single-family homes.



### DENSITIES/BUILDING SIZE

- » Rural single-family residences should have a density of approximately 1 home per 5 acres.

### BUILDING ORIENTATION/PLACEMENT

- » Building placement in the rural residential district should respect the existing vegetation and natural features.
- » Agricultural and other out-buildings associated with a primary residence should be placed where its use is appropriate on the site.
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- » Natural features, mature vegetation, and existing grades should be retained.

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- » Building architecture should respect the scale and character of the district.
- » Façade elements such as front porches, stoops, balconies, and bay windows should be used.
- » Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.

# Implementation Strategy

Implementation actions detailed under the following categories:

1. Regulations & Service Provision
2. Coordination Efforts
3. System of Trails and Paths
4. Township Identity Marketing
5. Planning Focus Areas

EXECUTIVE SUMMARY

COMMUNITY AGENDA

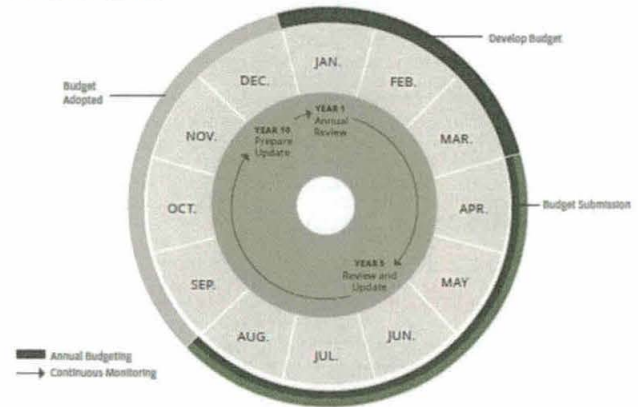
LAND MANAGEMENT PLAN

IMPLEMENTATION STRATEGY

DRAFT FOR REVIEW

## Plan Maintenance

Once adopted, the plan serves as the official guide and the official policy of the township for redevelopment, economic development, and provision of public infrastructure and community services. Because of its long-term visionary purpose, the goals, policies, and priorities may change as they are achieved, or trends may change beyond what is anticipated during the planning process. The township should consistently monitor the recommendations of this plan as items are completed or deemed no longer suitable for the vision of the community.



### Annual Review

The recommendations of this plan create an effective checklist for each of the items recommended. Each year, township staff, administration, and officials should meet to determine which recommendations to work on over the upcoming year. At the same time, the township should look back over the previous year and evaluate what the community accomplished and where there is a need for improvement or focus. An annual review allows for flexibility in determining the tasks the township will undertake based on budgetary constraints or changing community priority and input. This annual review would be well timed with the annual budgeting cycle to coordinate capital improvements and other programs with the goals of the plan.

### Five-Year Review and Update

Major changes can occur in a very short time, including changes in infrastructure funding availability, the transportation system, development methods, and even changes in township officials, state law, or other regulations that can have a significant impact on the recommendations and relevance of this plan. For this reason, the township should review data trends and applicable laws to determine if an update to the plan is warranted.

### Ten-Year Update

Over the next decade, the township should continue to work toward the overall vision and goals of the plan. If it does so, many of the specific recommendations will have been accomplished in time for a ten-year update. For this reason, Deerfield Township should go through an extensive comprehensive planning process, like the one that led to this plan and its predecessors, every ten years.

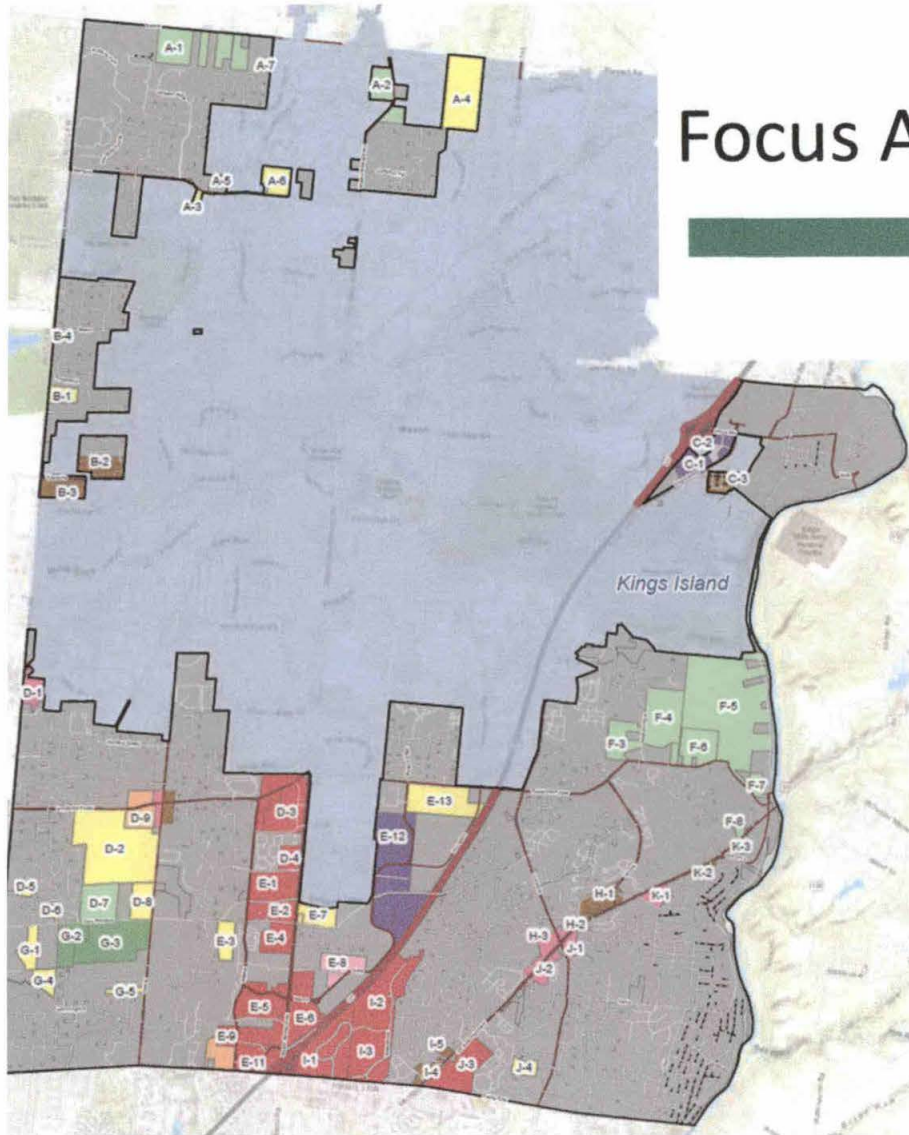


# The New Plan

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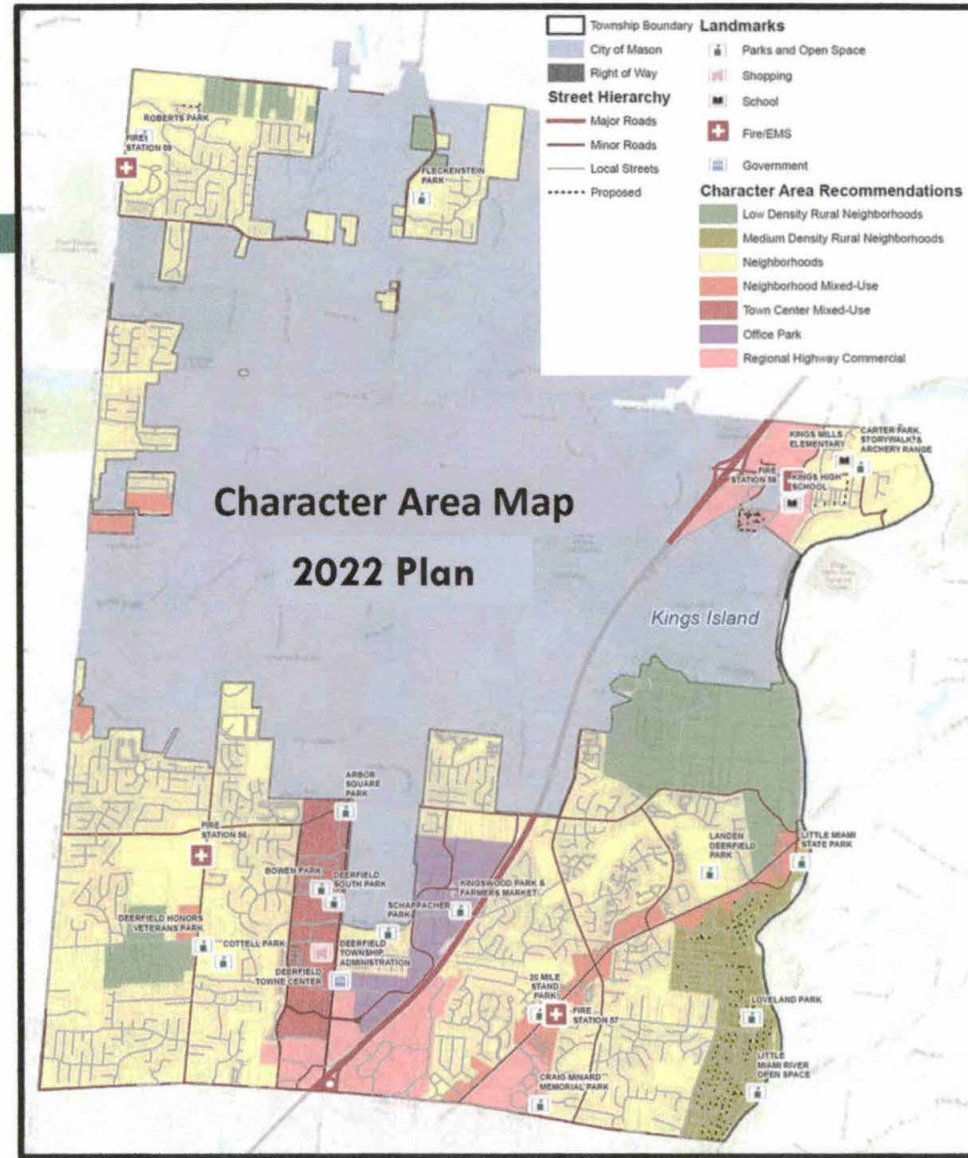
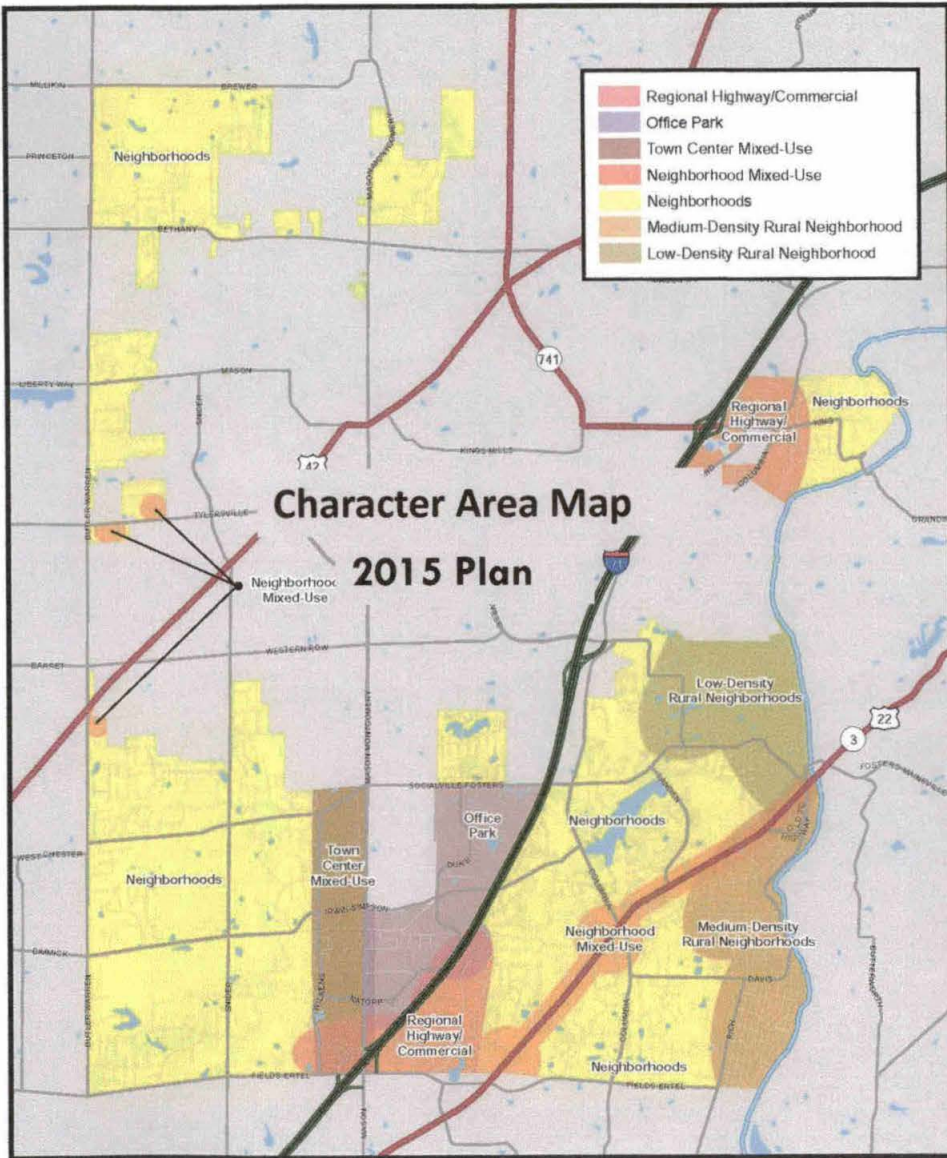
- Update the 2015 Plan
- Re-prioritize goals based on accomplishments
- More specificity on acceptable land uses (adds two new category of land use: Agriculture, & Employment Commercial)
- Greater emphasis on low density residential development (greater percentage designated as low density residential-one unit per five acres)
- More “Highway Commercial” along Highway 22 & 3
- Parcel based FLUM

# Focus Areas & Changes from the 2015 Plan



## Focus Areas - Future Land Use

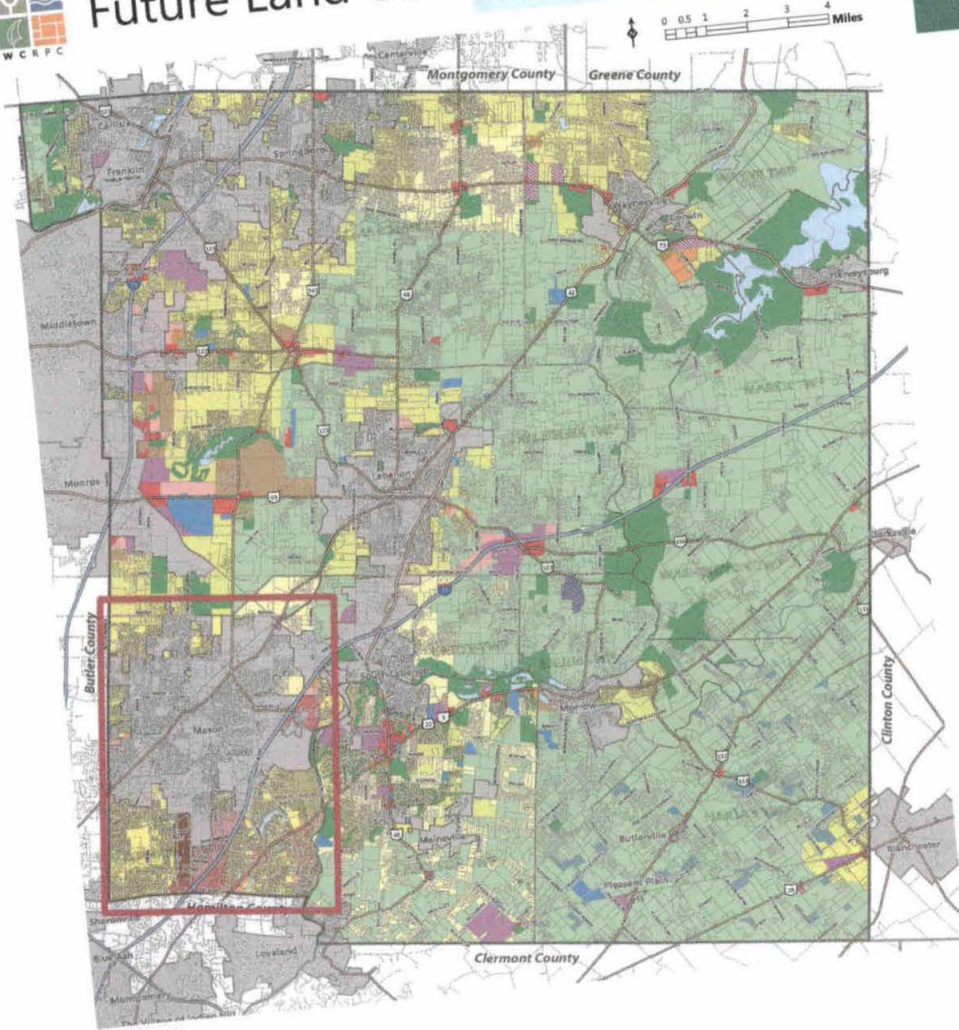
- No change from existing use or 2015 Plan
- Agriculture
- Rural Single-Family
- Suburban Single-Family
- Mixed Residential
- Mixed-Use
- Office
- Neighborhood Commercial
- General Commercial
- Employment Commercial



# Warren County FLUM – Current



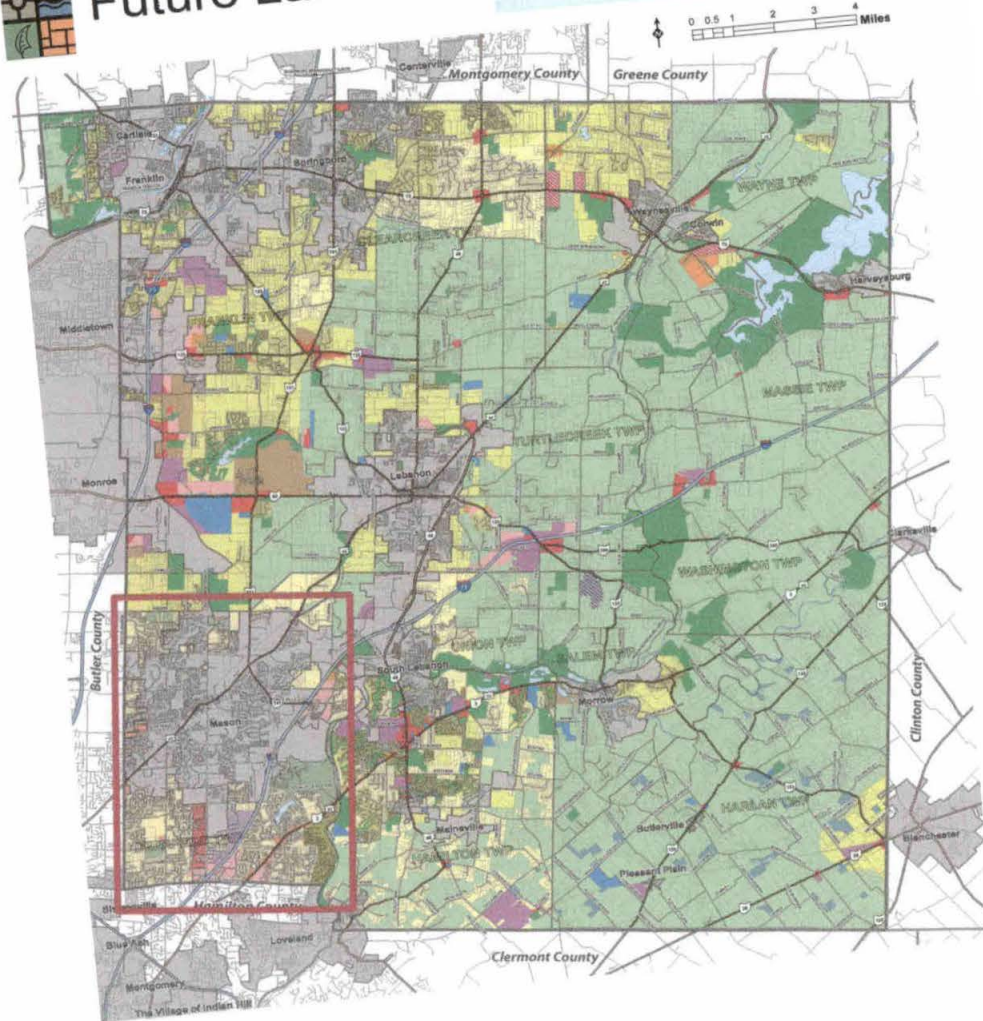
## Future Land Use



# Warren County FLUM – Proposed



## Future Land Use



# Approval Process

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- ✓ 1. Township Trustees Public Hearing to adopt the Deerfield Township Comprehensive Plan Update. **(Adopted on June 21<sup>st</sup>, 2022, Resolution# 2022-33)**
- ✓ 2. RPC Full Board: Recommendation to the Board of County Commissioners to adopt the Deerfield Township Comprehensive Plan Update into the Warren County Comprehensive Plan.

RESOLUTION NO. 2022-33

BOARD OF TRUSTEES, DEERFIELD TOWNSHIP  
WARREN COUNTY, OHIO

RESOLUTION RESCINDING THE 2015 COMPREHENSIVE PLAN  
AND ADOPTING THE 2022 COMPREHENSIVE PLAN

WHEREAS, Deerfield Township, Warren County, Ohio (the "Township" or "Deerfield Township") is a limited home rule township organized and governed by the laws of the State of Ohio pursuant to Title V of Ohio Revised Code;

WHEREAS, in 2015, the Deerfield Township Board of Trustees (the "Board of Trustees") passed Resolution 2015-35, therein adopting the Township's current Comprehensive Plan (the "2015 Comprehensive Plan");

WHEREAS, in 2019, and based upon the land use and development changes occurring in the Township over the past four years, the Board of Trustees authorized Township staff to review and initiate updates to the 2015 Comprehensive Plan;

WHEREAS, Township staff subsequently engaged professional consultants and formed a 21-member community stakeholder steering committee that held a multitude of meetings and open houses throughout the COVID-19 pandemic from 2019 to 2022, culminating in the proposed updated draft comprehensive (the "2022 Comprehensive Plan"), attached hereto as Exhibit A;

WHEREAS, the 2022 Comprehensive Plan was proposed to, and recommended for approval by both the Warren County Regional Planning Commission ("Regional Planning Commission") and Deerfield Township Zoning Commission ("Zoning Commission") at their public meetings held on February 24, 2022 and May 9, 2022, respectively;

WHEREAS, the Board of Trustees itself held a public hearing on June 7, 2022 and, based on the community feedback received and recommendations of the Steering Committee, Regional Planning Commission, and Zoning Commission, orally voted to approve the 2022 Comprehensive Plan; and

WHEREAS, the Board of Trustees desires to formally rescind and replace the 2015 Comprehensive Plan with the 2022 Comprehensive Plan;

NOW THEREFORE, be it resolved by the Board of Township Trustees of Deerfield Township, Warren County, Ohio:

SECTION 1. The Board of Trustees hereby rescinds the 2015 Comprehensive Plan; and

SECTION 2. The Board of Trustees, in place of the 2015 Comprehensive Plan, hereby adopts the 2022 Comprehensive Plan as the official Deerfield Township Comprehensive Plan contemplated by Ohio Revised Code 519.02; and

SECTION 3. This Resolution shall be effective from the earliest date permitted by law.

VOTE RECORD:

Mrs. Hedding Y Ms. Malhotra Y Ms. Seitz Y

PASSED at the meeting of the Deerfield Township Board of Trustees, this 21<sup>st</sup> day of June, 2022.

Leticia Hedding  
Leticia Hedding, President  
Kristin Malhotra  
Kristin Malhotra, Vice President  
Julie Seitz  
Julie Seitz, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Deerfield Township, Warren County, Ohio Fiscal Officer, this 21<sup>st</sup> day of June, 2022.

Dan Corey  
Dan Corey, Fiscal Officer  
Deerfield Township, Warren County, Ohio

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Deerfield Township, Warren County, Ohio Fiscal Officer, this 21<sup>st</sup> day of June, 2022.

Dan Corey  
Dan Corey, Fiscal Officer  
Deerfield Township, Warren County, Ohio

APPROVED AS TO FORM:

Ben Yoder  
Benjamin J. Yoder, Law Director

# Approval Process

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3. Board of County Commissioners Public Hearing to update the Warren County Comprehensive Plan, incorporating the Deerfield Township Comprehensive Plan Update.

# 2015 BOCC Resolutions Adoption the Previous Plan

BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO

## TEXT

### Resolution

Number 15-1955

Adopted Date November 24, 2015

APPROVE AMENDMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN TO INCLUDE TEXT AND ACCOMPANYING EXHIBITS OF THE DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

WHEREAS, this Board met this 24<sup>th</sup> day of November 2015, to consider an amendment to the Warren County Comprehensive Plan to include text and accompanying exhibits of the Deerfield Township Comprehensive Plan; and

WHEREAS, this Board has considered the testimony presented by the Warren County Regional Planning Commission and all those present desiring to speak in favor of or in opposition to said amendment; and

NOW THEREFORE BE IT RESOLVED, to approve an amendment to the Warren County Comprehensive Plan to include text and accompanying exhibits of the Deerfield Township Comprehensive Plan as attached hereto and made a part hereof.

Mrs. South moved for adoption of the foregoing resolution, being seconded by Mr. Grossmann. Upon call of the roll, the following vote resulted:

Mr. Young - yea  
Mr. Grossmann - yea  
Mrs. South - yea

Resolution adopted this 24<sup>th</sup> day of November 2015.

BOARD OF COUNTY COMMISSIONERS

  
Tina Osborne, Clerk

ltao

cc: RPC  
RZC (file)  
Public Hearing file  
Bruce McGary  
Deerfield Township Trustees

BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO

## MAP

### Resolution

Number 15-1956

Adopted Date November 24, 2015

APPROVE AMENDMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) TO INCORPORATE THE DEERFIELD AND UNION TOWNSHIP COMPREHENSIVE PLAN 2030 FLUM

WHEREAS, this Board met this 24<sup>th</sup> day of November 2015, to consider an amendment to the Warren County Comprehensive Plan Future Land Use Map (FLUM) to incorporate the Deerfield and Union Township Comprehensive Plan 2030 FLUM; and

WHEREAS, this Board has considered the testimony presented by the Warren County Regional Planning Commission and all those present desiring to speak in favor of or in opposition to said amendment; and

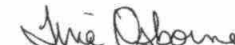
NOW THEREFORE BE IT RESOLVED, to approve an amendment to the Warren County Comprehensive Plan Future Land Use Map (FLUM) to incorporate the Deerfield and Union Township Comprehensive Plan 2030 FLUM as attached hereto and made a part hereof.

Mrs. South moved for adoption of the foregoing resolution, being seconded by Mr. Grossmann. Upon call of the roll, the following vote resulted:

Mr. Young - yea  
Mr. Grossmann - yea  
Mrs. South - yea

Resolution adopted this 24<sup>th</sup> day November 2015.

BOARD OF COUNTY COMMISSIONERS

  
Tina Osborne, Clerk

ltao

cc: RPC  
RZC (file)  
Public Hearing file  
Bruce McGary  
Union Township Trustees  
Deerfield Township Trustees



# Recommendation

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1. Adopt the Deerfield Township Comprehensive Plan as a supplement to the Warren County Comprehensive Plan.
2. Adopt the updated Warren County FLUM that incorporates the Future Land Use Map recommendations of the Deerfield Township Comprehensive Plan.