

Resolution

Number 21-0581

Adopted Date May 04, 2021

ACCEPT RESIGNATION OF JENNIFER LYONS, CASHIER RECEPTIONIST, WITHIN THE BUILDING AND ZONING DEPARTMENT, EFFECTIVE MAY 7, 2021

BE IT RESOLVED, to accept the resignation of Jennifer Lyons, within the Building and Zoning Department effective May 7, 2021.

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

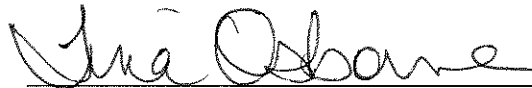
Mr. Young – yea

Mrs. Jones – yea

Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Building/Zoning (file)
J. Lyons' Personnel File
OMB – Sue Spencer
Tammy Whitaker

Resolution

Number 21-0582

Adopted Date May 04, 2021

AUTHORIZE THE POSTING OF THE "CASHIER/RECEPTIONIST" POSITION WITHIN THE BUILDING AND ZONING DEPARTMENT, IN ACCORDANCE WITH WARREN COUNTY PERSONNEL POLICY MANUAL, SECTION 2.02 (A)

WHEREAS, there exists an opening for the "Cashier/Receptionist" position within the Building and Zoning Department; and

NOW THEREFORE BE IT RESOLVED, to authorize the posting of the position of "Cashier/ Receptionist" in accordance with Warren County Personnel Policy Manual, Section 2.02 (A); posting to occur for a period of at least seven (7) consecutive calendar days beginning April 28, 2021.

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Building & Zoning (file)
OMB – Sue Spencer

Resolution

Number 21-0583

Adopted Date May 04, 2021

ACCEPT RESIGNATION OF EMILY BRADLEY, CUSTODIAL WORKER I, WITHIN THE WARREN COUNTY FACILITIES MANAGEMENT DEPARTMENT EFFECTIVE MAY 11, 2021

BE IT RESOLVED, to accept the resignation, of Emily Bradley, Custodial Worker I, within the Warren County Facilities Management Department effective May 11, 2021.

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Facilities Management (file)
E. Bradley's Personnel File
OMB – Sue Spencer
Tammy Whitaker

Resolution

Number 21-0584

Adopted Date May 04, 2021

DESIGNATE FAMILY AND MEDICAL LEAVE OF ABSENCE TO JENNIFER CARMAN,
WITHIN THE DEPARTMENT OF JOB AND FAMILY SERVICES, CHILDREN SERVICES
DIVISION

WHEREAS, it is necessary to designate a Family and Medical Leave of Absence for Jennifer Carman; and


NOW THEREFORE BE IT RESOLVED, to designate Family and Medical Leave of Absence for Jennifer Carman for a personal illness not to exceed twelve (12) weeks; pending further documentation from Mrs. Carman's physician.

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Children Services (file)
J. Carman's FMLA file
Sue Spencer

Resolution

Number 21-0585

Adopted Date May 04, 2021

RECOGNIZE THE OF HIRING OF REBECCA EHLING AS THE EXECUTIVE ASSISTANT WITHIN THE WORKFORCE INVESTMENT BOARD BUTLER, CLERMONT, WARREN COUNTIES

WHEREAS, effective July 1, 2015 Warren County became the Fiscal Agent/Administrator and appointing authority for the Workforce Investment Board Butler, Clermont, Warren Counties; and

WHEREAS, the Director, Stacy Sheffield, has hired Rebecca Ehling as Executive Assistant with the approval of the Workforce Investment Board Butler, Clermont. and Warren Counties; and

NOW THEREFORE BE IT RESOLVED, to recognize the hiring of Rebecca Ehling, Executive Assistant, within the Workforce Investment Board Butler, Clermont, Warren Counties, unclassified, full-time, permanent, non-exempt status, at a rate of \$20.00 an hour, effective April 19, 2021, subject to a negative drug screen and background check (BCI).

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Workforce Investment Board (file)
R. Ehling's Personnel file
OMB – S. Spencer

Resolution

Number 21-0586

Adopted Date May 04, 2021

SET PUBLIC HEARING FOR THE REZONING APPLICATION OF ROBERT AND MAUREEN ARMBRUST TO REZONE 9.0851 ACRES FROM COMMUNITY BUSINESS ZONE 'B2' TO RURAL RESIDENTIAL "RU" IN WASHINGTON TOWNSHIP

WHEREAS, this Board is in receipt of the rezoning application (Case #2021-02) of Robert and Maureen Armbrust, owners of record, to consider the rezoning of 9.0851 acres located at 1480 Corwin Road in Washington Township (Parcel # 0901253012) from Community Commercial Business Zone "B2" to Rural Residential "RU"; and

NOW THEREFORE BE IT RESOLVED, to set the public hearing to consider the rezoning application of Robert and Maureen Armbrust, to consider the rezoning of 9.0851 in Washington Township from Community Commercial Business Zone "B2" to Rural Residential "RU"; said public hearing to be held May 25, 2021, at 9:15 a.m. in the Commissioners' Meeting Room; and

BE IT FURTHER RESOLVED, to advertise notice thereof in a newspaper of general circulation, at least ten (10) days prior to hearing.

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: RPC
RZC
Rezoning file
Applicant
Township Trustees

Resolution

Number 21-0587

Adopted Date May 04, 2021

ADVERTISE FOR BIDS FOR THE FRANKLIN AREA WATER TREATMENT PLANT CONCENTRATE DISCHARGE LINES PROJECT

BE IT RESOLVED, to advertise for bids for the Franklin Area Water Treatment Plant Concentrate Discharge Lines Project for the Warren County Water and Sewer Department; and

BE IT FURTHER RESOLVED, to advertise said bid for one (1) week in a newspaper of general circulation three weeks prior to the bid opening date, and to advertise and make the bidding documents available for at least two weeks prior to the bid opening date on the Warren County website, with bid opening to occur on June 3, 2021 @ 11:00 a.m.

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

KP/kp

cc: Water/Sewer (file)
OMB Bid file

Resolution

Number 21-0588

Adopted Date May 04, 2021

ENTER INTO CONTRACT WITH THE AERO-MARK COMPANY LLC FOR THE 2021 STRIPING PROJECT

WHEREAS, pursuant to Resolution #21-0520, adopted April 20, 2021, this Board approved a Notice of Intent to Award Contract for the 2021 Striping Project to The Aero-Mark Company LLC., for a total contract price of \$165,316.82; and

WHEREAS, all documentation including, performance bonds, insurance certificates, etc., has been submitted by the contractor; and

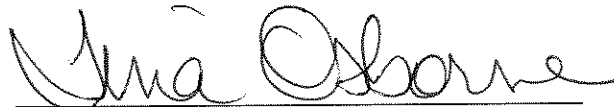
NOW THEREFORE BE IT RESOLVED, to enter into contract with The Aero-Mark Company LLC., for said project, for a total contract price of \$165,316.82; as attached hereto and made a part hereof.

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

KP\

cc: c/a—The Aero-Mark Company LLC
Engineer (file)
OMB Bid file

CONTRACT

THIS AGREEMENT, made this 4 day of May, 2021, with the Warren County Board of Commissioners, 406 Justice Drive, Lebanon, Ohio hereinafter called "Owner" and **The Aero-Mark Company, LLC, 10423 Danner Drive, Streetsboro, Ohio** doing businesses as (an individual, partner, a corporation) hereinafter called "Contractor."

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the Owner, the Contractor hereby agrees with the Owner to commence and complete the construction described as follows:

2021 STRIPING PROJECT

hereinafter called the project, for the sum of **\$165,316.82, (One hundred sixty five thousand, three hundred sixteen dollars and eighty two cents)**, and all work in connection therewith, under the terms as stated in the Conditions of the Contract; and as his/her (its or their) own proper cost and expense furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Proposal, Conditions of the Contract, the Specifications and Contract Documents. "Contract Documents" means and includes the following:

- Proposal Price (Bid) Sheet
- Exception Sheet
- Bidder Identification
- A) Invitation to Bidders
- B) General Instruction to Bidders
- C) Noncollusion Affidavit
- D) Bid Guaranty & Contract Bond
- E) Performance Bond
- F) Contract
- G) Bonding & Insurance Requirements
- H) Experience Statement
- I) Affidavit of Non-Delinquency of Real and/or Personal Property Tax
- J) Equal Employment Opportunity Requirements, Bid Conditions and Non-discrimination and Equal Employment Opportunity Affidavit
- K) Findings for Recovery Affidavit Wage Rate Determination
- L) Wage Rate Determination
- M) Special Provision/Technical Specifications

The CONTRACTOR hereby agrees to commence work under this contract on or before a date to be specified in a Written "Notice to Proceed" of the OWNER, and to fully complete the project by September 03, 2021. The Contractor further agrees to pay, as liquidated damages, the sum of \$300.00 for each consecutive calendar day thereafter.

This Agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The nonperforming party shall have fifteen calendar days from the date of the termination notice to cure or to submit a plan for cure acceptable to the other party.

OWNER may terminate or suspend performance of this Agreement for OWNER'S convenience upon a written notice to CONTRACTOR. CONTRACTOR shall terminate or suspend performance of the services/work on a schedule acceptable to OWNER.

The CONTRACTOR will indemnify and save the OWNER, their officers and employees, harmless from loss, expenses, costs, reasonable attorneys fees, litigation expenses, suits at law or in equity, causes of action, actions, damages, and obligations arising from (a) negligent, reckless or willful and wanton acts, errors or omissions by CONTRACTOR, its agents, employees, licensees, consultants or subconsultants; (b) the failure of the CONTRACTOR, its agents, employees, licensees, consultants or subconsultants to observe the applicable standard of care providing services pursuant to this agreement; (c) the intentional misconduct of the CONTRACTOR, its agents, employees, licensees, consultants or subconsultants that result in injury to persons or damage to property for which the OWNER may be held legally liable.

The CONTRACTOR does hereby agree to indemnify and hold the OWNER harmless for any and all sums for which the OWNER may be required to pay or for which the OWNER may be held responsible for failure of the CONTRACTOR or any subcontractor to pay the prevailing wage upon this project.


The OWNER agrees to pay the CONTRACTOR in the manner and at such times as set forth in the General Provisions such amounts as required by the Contract Documents.

This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

Contractor shall bind every subcontractor to, and every subcontractor must agree to be bound by the terms of, this Agreement, as far as applicable to the subcontractor's work particularly pertaining to Prevailing Wages and EEO requirements. Nothing contained in this Agreement shall create any contractual relationship between any subcontractor and Owner, nor create any obligations on the part of the Owner to pay or see to the payment of any sums to any subcontractor.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in two counterparts, each of which shall be deemed an original on the date first above written.

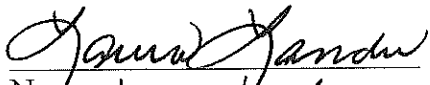
WARREN COUNTY BOARD OF COMMISSIONERS
(Owner)

David G. Young, President 

Tom Grossman, Vice- President 

Shannon Jones

ATTEST:

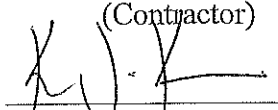

Name Laura Lander

(Seal)

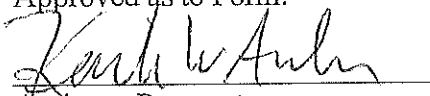
ATTEST:



The Aero-Mark Company, LLC
(Contractor)

By: 
Name and Title
Kevin J. Krenn, vice president

Approved as to Form:


Assistant Prosecutor

Resolution

Number 21-0589

Adopted Date May 04, 2021

ENTER INTO CONTRACT WITH GUARDIAN RFID (A REGISTERED TRADEMARK OF CODEX CORP) FOR THE WARREN COUNTY WARREN COUNTY NEW JAIL & SHERIFF'S OFFICE RFID INMATE TRACKING SYSTEM PROJECT

WHEREAS, pursuant to Resolution #21-0452, adopted April 6, 2021, this Board approved a Notice of Intent to Award Contract for the Warren County Warren County New Jail & Sheriff's Office RFID Inmate Tracking System Project to Guardian RFID, for a total bid price of \$68,875.20; and

WHEREAS, this Board desires to waive the requirement for performance bond listed in Section G of this contract due to the nature of the services provided; and

WHEREAS, all other documentation, including insurance certificates, etc., has been submitted by the contractor; and

NOW THEREFORE BE IT RESOLVED, to enter into contract with Guardian RFID (a registered trademark of Codex, Corp), 6900 Wedgwood Road N, Suite 325, Maple Grove, Minnesota, for a total contract price of \$68,875.20; as attached hereto and made a part hereof.

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

KPV

cc: c/a—Guardian RFID
Facilities Management (file)
Sheriff (file)
OMB Bid file

CONTRACT

THIS AGREEMENT, made this 4 day of May, 2021, with the Warren County Board of Commissioners, 406 Justice Drive, Lebanon, Ohio hereinafter called "Owner" and **Guardian RFID** doing businesses as (an individual, partner, a corporation) hereinafter called "Contractor."

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the Owner, the Contractor hereby agrees with the Owner to commence and complete the construction described as follows:

WARREN COUNTY JAIL & SHERIFF'S OFFICE RFID INMATE TRACKING SYSTEM PROJECT

hereinafter called the project, for the sum of \$68,875.20 (**sixty eight thousand, eight hundred seventy five dollars and twenty cents**), and all work in connection therewith, under the terms as stated in the Conditions of the Contract; and as his/her (its or their) own proper cost and expense furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Proposal, Conditions of the Contract, the Specifications and Contract Documents. "Contract Documents" means and includes the following:

- Proposal Price (Bid) Sheet
- Exception Sheet
- Bidder Identification
- A) Invitation to Bidders
- B) General Instruction to Bidders
- C) Noncollusion Affidavit
- D) Bid Guaranty & Contract Bond
- E) Performance Bond
- F) Contract
- G) Bonding & Insurance Requirements
- H) Experience Statement
- I) Affidavit of Non-Delinquency of Real and/or Personal Property Tax
- J) Equal Employment Opportunity Requirements, Bid Conditions and Non-discrimination and Equal Employment Opportunity Affidavit
- K) Findings for Recovery Affidavit
- L) Special Provision/Technical Specifications

The CONTRACTOR hereby agrees to commence work under this contract on or before a date to be specified in a Written "Notice to Proceed" of the OWNER. The Contractor further agrees to pay, as liquidated damages, the sum of 400.00 for each consecutive calendar day thereafter.

This Agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The nonperforming party shall have fifteen calendar days from the date of the termination notice to cure or to submit a plan for cure acceptable to the other party.

OWNER may terminate or suspend performance of this Agreement for OWNER'S convenience upon a written notice to CONTRACTOR. CONTRACTOR shall terminate or suspend performance of the services/work on a schedule acceptable to OWNER.

The CONTRACTOR will indemnify and save the OWNER, their officers and employees, harmless from loss, expenses, costs, reasonable attorney's fees, litigation expenses, suits at law or in equity, causes of action, actions, damages, and obligations arising from (a) negligent, reckless or willful and wanton acts, errors or omissions by CONTRACTOR, its agents, employees, licensees, consultants or subconsultants; (b) the failure of the CONTRACTOR, its agents, employees, licensees, consultants or subconsultants to observe the applicable standard of care providing services pursuant to this agreement; (c) the intentional misconduct of the CONTRACTOR, its agents, employees, licensees, consultants or subconsultants that result in injury to persons or damage to property for which the OWNER may be held legally liable.

The CONTRACTOR does hereby agree to indemnify and hold the OWNER harmless for any and all sums for which the OWNER may be required to pay or for which the OWNER may be held responsible for failure of the CONTRACTOR or any subcontractor to pay the prevailing wage upon this project.

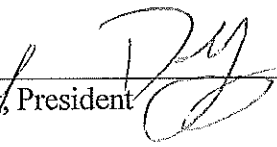
The OWNER agrees to pay the CONTRACTOR in the manner and at such times as set forth in the General Provisions such amounts as required by the Contract Documents.

This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

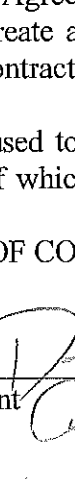
Contractor shall bind every subcontractor to, and every subcontractor must agree to be bound by the terms of, this Agreement, as far as applicable to the subcontractor's work particularly pertaining to Prevailing Wages and EEO requirements. Nothing contained in this Agreement shall create any contractual relationship between any subcontractor and Owner, nor create any obligations on the part of the Owner to pay or see to the payment of any sums to any subcontractor.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in two counterparts, each of which shall be deemed an original on the date first above written.

WARREN COUNTY BOARD OF COMMISSIONERS
(Owner)



David G. Young, President



Tom Grossmann

Shannon Jones

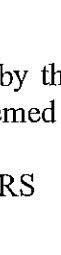
ATTEST:




Name *Laura Lander*

(Seal)
ATTEST:

GUARDIAN RFID
(Contractor)

By: 

Name and Title
President/CEO

Approved as to Form:


Assistant Prosecutor

Resolution

Number 21-0590

Adopted Date May 04, 2021

ENTER INTO CONTRACT WITH MILLER-MASON PAVING COMPANY FOR THE 2021 CHIP SEAL PROJECT

WHEREAS, pursuant to Resolution #21-0560, adopted April 27, 2021, this Board approved a Notice of Intent to Award Contract for the 2021 Chip Seal Project to Miller-Mason Paving Company., for a total contract price of \$154,465.28; and

WHEREAS, all documentation including, performance bonds, insurance certificates, etc., has been submitted by the Miller- Mason Paving Company; and


NOW THEREFORE BE IT RESOLVED, to enter into contract with Miller- Mason Paving Company., for said project, for a total contract price of \$154,465.28. The total contract amount will be the responsibility of the various townships listed in Exhibit A of the bid packet; and as attached hereto and made a part hereof.

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

KP\

cc: c/a—Miller- Mason Paving Company
Engineer (file)
OMB Bid file

CONTRACT

THIS AGREEMENT, made this 4 day of May, 2021, with the Warren County Board of Commissioners, 406 Justice Drive, Lebanon, Ohio hereinafter called "Owner" and **Miller-Mason Paving Company 8591 Mad River Road Hillsboro, Ohio**, doing businesses as (an individual, partner, a corporation) hereinafter called "Contractor."

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the Owner, the Contractor hereby agrees with the Owner to commence and complete the construction described as follows:

2021 CHIP SEAL PROJECT

hereinafter called the project, for the sum of **\$154,465.28, (ONE HUNDRED FIFTY FOUR THOUSAND FOUR HUNDRED SIXTY FIVE DOLLARS AND TWENTY EIGHT CENTS)**, and all work in connection therewith, under the terms as stated in the Conditions of the Contract; and as his/her (its or their) own proper cost and expense furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Proposal, Conditions of the Contract, the Specifications and Contract Documents. "Contract Documents" means and includes the following:

- Proposal Price (Bid) Sheet.
- Exception Sheet
- Bidder Identification
- A) Invitation to Bidders
- B) General Instruction to Bidders
- C) Noncollusion Affidavit
- D) Bid Guaranty & Contract Bond
- E) Performance Bond
- F) Contract
- G) Bonding & Insurance Requirements
- H) Experience Statement
- I) Affidavit of Non-Delinquency of Real and/or Personal Property Tax
- J) Equal Employment Opportunity Requirements, Bid Conditions and Non-discrimination and Equal Employment Opportunity Affidavit
- K) Findings for Recovery Affidavit Wage Rate Determination
- L) Wage Rate Determination
- M) Special Provision/Technical Specifications

The CONTRACTOR hereby agrees to commence work under this contract on or before a date to be specified in a Written "Notice to Proceed" of the OWNER, and to fully complete the project by September 1, 2021. The Contractor further agrees to pay, as liquidated damages, the sum of \$400.00 for each consecutive calendar day thereafter.

This Agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The nonperforming party shall have fifteen calendar days from the date of the termination notice to cure or to submit a plan for cure acceptable to the other party.

OWNER may terminate or suspend performance of this Agreement for OWNER'S convenience upon a written notice to CONTRACTOR. CONTRACTOR shall terminate or suspend performance of the services/work on a schedule acceptable to OWNER.

The CONTRACTOR will indemnify and save the OWNER, their officers and employees, harmless from loss, expenses, costs, reasonable attorneys fees, litigation expenses, suits at law or in equity, causes of action, actions, damages, and obligations arising from (a) negligent, reckless or willful and wanton acts, errors or omissions by CONTRACTOR, its agents, employees, licensees, consultants or subconsultants; (b) the failure of the CONTRACTOR, its agents, employees, licensees, consultants or subconsultants to observe the applicable standard of care providing services pursuant to this agreement; (c) the intentional misconduct of the CONTRACTOR, its agents, employees, licensees, consultants or subconsultants that result in injury to persons or damage to property for which the OWNER may be held legally liable.

The CONTRACTOR does hereby agree to indemnify and hold the OWNER harmless for any and all sums for which the OWNER may be required to pay or for which the OWNER may be held responsible for failure of the CONTRACTOR or any subcontractor to pay the prevailing wage upon this project.

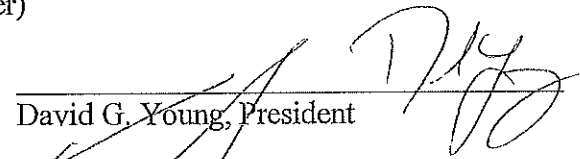
The OWNER agrees to pay the CONTRACTOR in the manner and at such times as set forth in the General Provisions such amounts as required by the Contract Documents.

This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

Contractor shall bind every subcontractor to, and every subcontractor must agree to be bound by the terms of, this Agreement, as far as applicable to the subcontractor's work particularly pertaining to Prevailing Wages and EEO requirements. Nothing contained in this Agreement shall create any contractual relationship between any subcontractor and Owner, nor create any obligations on the part of the Owner to pay or see to the payment of any sums to any subcontractor.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in two counterparts, each of which shall be deemed an original on the date first above written.

WARREN COUNTY BOARD OF COMMISSIONERS
(Owner)



David G. Young, President



Tom Grossmann

Shannon Jones

ATTEST:



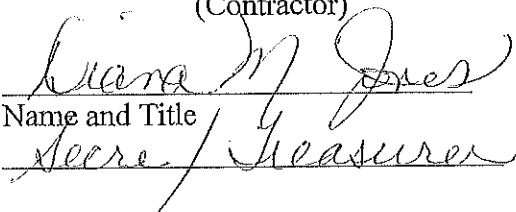
Name *Laura Kanda*

(Seal)

ATTEST:

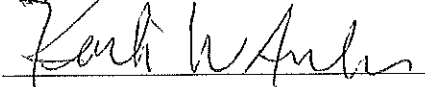
Miller- Mason Paving Company
(Contractor)

By:



Name and Title
Secre. / Treasurer

Approved as to Form:



Kirk W. Fisher

Resolution

Number 21-0591

Adopted Date May 04, 2021

ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE OHIO EMERGENCY MANAGEMENT AGENCY, DEPARTMENT OF PUBLIC SAFETY ON BEHALF OF WARREN COUNTY EMERGENCY SERVICES

WHEREAS, the Department of Public Safety, Ohio Emergency Management Agency (Ohio EMA), through the Emergency Management Assistance Compact (EMAC), Ohio Revised Code Section 5502.22, 5502.29, 5502.291, and 5502.40 coordinate emergency management and interstate mutual aid for the State of Ohio. EMAC is the interstate mutual aid agreement to which states belong that allows states to assist others in times of disaster; and

NOW THEREFORE BE IT RESOLVED, to authorize the President of the Board to enter into an Intergovernmental Agreement with the Ohio Emergency Management Agency on behalf of the Warren County Department of Emergency Services; copy of said agreement attached hereto and made a part hereof

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: c/a—Ohio Emergency Management Agency, Dept. of Public Safety
Emergency Services (file)

INTERGOVERNMENTAL AGREEMENT***Between***

Department of Public Safety Ohio Emergency Management Agency 2855 W. Dublin-Granville Rd Columbus, OH 43235-2206		
EMAC Coordinator:	Phillip Johnson	
Phone:	(614)799-3680 [office]	(614)935-0550 [cell]
Fax:	(614)799-3652	
Email:	emac@dps.state.oh.us	

And

Jurisdiction Name:		
Chief Executive Officer or Designee (Authorized to enter into agreements and commit resources)	Name/Title:	Board of Warren County Commissioners
	Email:	commissioners@co.warren.oh.us
	Phone:	513-695-1315
	Fax:	513-695-1715
Deployment Point of Contact (Individual Deployed or Team Leader)	Name/Title:	David Wood, LEPC/Grants Coordinator
	Email:	david.wood@wcoh.net
	Phone:	513-267-9668
	Fax:	513-695-1715
Fiscal/Finance/Business Mgr. Point of Contact	Name/Title:	Melissa Abrams
	Email:	melissa.abrams@wcoh.net
	Phone:	513-695-1315
	Fax:	513-695-1715

Name/Describe the <u>government-owned/government-contracted</u> resources encompassed by this agreement. (Submit as separate attachment if too numerous to list here).	
Personnel (Full names):	David Wood
Vehicles:	N/A
Equipment:	Microsoft Surface Book, Galaxy Note 9
Supplies:	

INTRODUCTION

The Department of Public Safety, Ohio Emergency Management Agency (Ohio EMA), through the Emergency Management Assistance Compact (EMAC), Ohio Revised Code (ORC) Sections 5502.22, 5502.29, 5502.291, and 5502.40 coordinates emergency management and interstate mutual aid for the State of Ohio. EMAC is the interstate mutual aid agreement to which all states belong that allows states to assist each other in times of disaster or for conducting emergency management exercises. When any member state's Governor declares a disaster, other member states may agree to provide assistance in response to requests from the impacted state(s). The assistance from other member states may be in the form of personnel and/or other resources. In cooperation with **Warren County** (herein after referred to "Governmental Entity"), Ohio EMA has identified experienced and qualified "Governmental Entity" employees who are available to deploy to assist an **EMAC member state** (herein after referred to as "Requesting State") with response and recovery missions or the conduct of emergency management exercises. These "Governmental Entity" employees will travel to and work in support of the "Requesting State" Emergency Management Agency.

STATEMENT OF WORK

This Intergovernmental Agreement establishes a reimbursement contract between the Ohio Emergency Management Agency and "Governmental Entity" for the loan of this "Governmental Entity" employee and related resources for the time period identified above.

Said employee(s) shall remain an employee of the "Governmental Entity" throughout their deployment. Once the service is complete and the "Governmental Entity" submits a reimbursement request to Ohio EMA based on **authorized** and **eligible** costs incurred, Ohio EMA agrees to submit a reimbursement packet to the "Requesting State's" Emergency Management Agency for reimbursement through the EMAC reimbursement process. **The "Governmental Entity" employee will be paid (e.g. - compensation, travel reimbursement, etc.) by his/her employer and will receive the same benefits as if working at his/her home station. The "Governmental Entity" employee will carry with him/her all applicable liability protections of a "Governmental Entity" employee afforded to him/her by his/her home station and applicable law. Ohio EMA assumes no responsibility for these (this) employee(s) other than the submission of completed reimbursement request through the EMAC reimbursement process, and the transmittal of reimbursement from the "Requesting State" to the "Governmental Entity".** Said employee or employees will report to the agreed upon contact personnel upon arrival and perform duties as assigned. Ohio EMA will provide emergency contact information for said employee or employees and said employee or employees will provide contact information and progress reports on their service throughout the period of deployment.

REIMBURSEMENT

Upon receipt of reimbursement from the "Requesting State", Ohio EMA shall transmit that reimbursement to "Governmental Entity" in a final amount for the **authorized expenses** claimed when reimbursement is received from the "Requesting State's" Emergency Management Agency. Reimbursement shall be only for eligible, mission-related costs agreed upon in the EMAC agreement between Ohio and the "Requesting State."

AMENDMENTS

This Agreement may only be amended by mutual agreement of the parties. Amendments shall not be binding unless they are in writing and signed by personnel authorized to bind each of the

parties.

TERMINATION


This Agreement shall go into effect from the date of last signature until **December 31, 2020**. After such time the Agreement may be renewed by written agreement of the parties. Either party may terminate this Agreement upon 30 days' prior written notification to the other party. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.

IN WITNESS THEREOF, the parties hereto have executed this agreement on the day and year last specified below. This Agreement contains all the terms and conditions agreed upon by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties hereto.

Authorized Representative of the State of Ohio

Signature:	
Printed Name/Title:	Sima S. Merick, Executive Director Ohio Emergency Management Agency Department of Public Safety
Date:	

Authorized Representative of the "Governmental Entity" (named on Page 1)

Signature:	* 
Printed Name/Title:	David G. Young, President
Date:	5/4/21

APPROVED AS TO FORM



**Adam M. Nice
Asst. Prosecuting Attorney**

Resolution

Number 21-0592

Adopted Date May 04, 2021

ENTER A MEMORANDUM OF UNDERSTANDING WITH BUTLER COUNTY EMERGENCY MANAGEMENT AGENCY FOR INTERSTATE REGIONAL AID ON BEHALF OF THE WARREN COUNTY DEPARTMENT OF EMERGENCY SERVICES

WHEREAS, the State of Ohio – Butler County Ohio All Hazards Incident Management Team (BCAHIMT) operates and organized pursuant to R.C. 5502.41, at the direction of Butler County Emergency Management Agency which operates under the tenants of mutual aid agreements and constitutions; and

NOW THEREFORE BE IT RESOLVED, to authorize the President of the Board to enter into an Memorandum of Understanding with the Butler County Emergency Management Agency on behalf of the Warren County Department of Emergency Services; copy of said Memorandum of Understanding attached hereto and made a part hereof.

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: c/a—Butler County Emergency Management Agency
Emergency Services (file)

State of Ohio - Butler County, Ohio
All-Hazards Incident Management Team

EMPLOYER MEMORANDUM OF UNDERSTANDING

The Warren County Board of Commissioners (which may be referred to as "Warren County", "employer", "you" or "your" hereinafter) has an employee, whose name is stated below as "IMT member name", that is making application to the State of Ohio - Butler County Ohio All Hazards Incident Management Team (hereinafter "BCAHIMT"). BCAHIMT operates and is organized pursuant to R.C. 5502.41, at the direction of the Butler County Emergency Management Agency which operates under the tenants of our mutual aid agreements and constitutions. As part of this application process, each applicant must secure the written approval of his/her primary employer. The BCAHIMT strongly believes that each employer approving an employee for appointment to the BCAHIMT should completely understand the needs of the BCAHIMT and those restraints that could, in a time of emergency or disaster, present themselves to you as his/her employer.

As a BCAHIMT member, each applicant is making a serious commitment to provide specialized skills, training and expertise to the citizens of our area; the primary purpose for the formation of the BCAHIMT. In turn, as an employer supporting this appointment to the BCAHIMT, you are also making a strong commitment to our community. As in other cooperative efforts under mutual aid, BCAHIMT members employed by Warren County remain Warren County employees in training and in response. Compensation responsibilities remain yours unless reimbursed by the State of Ohio or by the terms of the Emergency Management Assistance Compact, but for purposes of team training and on/off duty response, you agree to provide worker's compensation protection for your member-employee.

Any BCAHIMT activation by your employee remains at your discretion. As a special response entity, the value of the BCAHIMT can only be realized by participation and allowing members to respond when requested, whenever possible. Realistically, BCAHIMT cannot expect every member to be available for every emergency or disaster. In addition, not every emergency will dictate the need for the entire team. There will be incidents where only a partial contingent of the BCAHIMT will be deployed. However, as an approving employer, you are stating that in times of need, emergency and/or disaster, you are willing, when feasible, to relinquish this employee from his/her normal duties (and permit off-duty response) to fill a specialized spot with the Team.

Based on the authority of R.C. 5502.29, the appointment of the employee stated below to the BCAHIMT shall be for a period of 12 months from the date of the last signature below. Warren County may terminate this agreement and withdraw the employee's appointment for convenience by providing advanced 15 day written notice. Notwithstanding the termination notice, activation of the employee is at Warren County's discretion.

Each party to this Agreement agrees to be liable for the negligent acts or negligent omissions, intentional or wrongful acts or omissions, by or through itself, its employees and agents. Each party further agrees to defend itself and themselves and pay any judgments and costs arising out of such negligent, intentional or wrongful acts or omissions, and nothing in this Agreement shall impute or transfer any such liability from one to the other.

In all respects and at all time the employee stated below shall remain an employee of Warren County when activated pursuant to this Agreement.

Your signature below indicates only that you fully understand the commitment being made not only by your employee, but by you, the employer that he/she is representing with training, skills, and expertise.


Please check each activation approved by your sponsoring agency / approving authority

Local Activation State & Regional Activation EMAC / National Activation

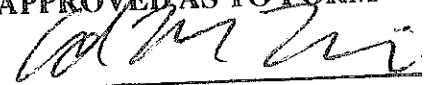
IMT members name: David Wood

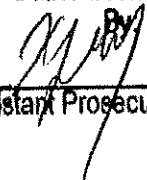
Sponsoring Agency: Warren County

Approving Authority & Title (please print): David G. Young, President

Approving Authority Signature:  5/4/21
Date:

Authorized Signatory for BCAHIMT: _____ Date: _____

APPROVED AS TO FORM

Adam M. Nice
Asst. Prosecuting Attorney

Approved as to form only:
Michael T. Gmoser
Prosecuting Attorney
Butler County, Ohio

Assistant Prosecuting Attorney

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 21-0593

Adopted Date May 04, 2021

ENTER INTO CLASSROOM TRAINING AGREEMENT ON BEHALF OF
OHIO MEANS JOBS WARREN COUNTY

BE IT RESOLVED, to enter into Classroom Training Agreement with the following educational institution, as attached hereto and made part hereof:

Warren County Career Center
3525 North State Route 48
Lebanon, Ohio 45036

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: c/a—OhioMeansJobs
OhioMeansJobs (file)

Classroom Training Agreement

This Agreement is entered into and made between the Warren County Board of Commissioners, hereinafter Commissioners, on behalf of OhioMeansJobs Warren County, hereinafter OMJWC, and **Warren County Career Center, 3525 North State Route 48, Lebanon, Ohio 45036**, hereinafter referred to as "Contractor".

Purpose:

This Agreement is entered into in order that the Contractor may provide occupational trainings such as computer software and hardware technologies, networking technologies, business and office technologies, diversified medical occupations, electrical and electronic technologies, building and machine trades, fire and police technologies, heating and air conditioning, industrial maintenance technologies and similar programs.

Terms of the Agreement:

This Agreement shall be effective upon execution by the Commissioners through June 30, 2022. The Contractor understands that this Agreement is contingent upon the OMJWC's receipt of Workforce Innovation and Opportunity Act (WIOA), National Emergency Grant (NEG) or any supplemental funding through the State of Ohio or the U.S Department of Labor. The Contractor understands that if said funding is not provided, that this Agreement will be null and void as of the date the OMJWC notifies the Contractor in writing that said funding is not available.

Responsibilities of the Contractor:

1. Contractor agrees to assume any and all of its own administrative costs and further agrees that said cost will not be passed through in any manner to OMJWC or its trainees in relation to any training program funded through OMJWC.
2. The Contractor understands and agrees that OMJWC shall only incur financial obligation for each trainee upon provision to the Contractor by OMJWC of a signed letter of authorization and/or an approved Individual Training Account. Any additional training costs not covered by this agreement must receive prior OMJWC written approval and will require sufficient documentation of the additional training costs.
3. The Contractor will issue refunds for non-attendance and/or withdrawal for those trainees supported under this Agreement which shall be subject to and consistent with the Contractor's established and written policy relative to the refund of tuition and fees. No tuition will be paid until trainee's attendance exceeds the established refund policy date. Invoices may not indicate dates prior to the date that the WIOA funded trainee actually attends class/training. Test vouchers will not be paid until the trainee has completed classroom training necessary to

prepare his/her for passage of the test. Testing fees should be broken out from tuition costs and listed separately on invoices.

4. The Contractor agrees to reduce OMJWC's financial obligation for tuition, fees and books equal to each funded trainee's financial aid award from the Ohio Instructional Grant, Supplemental Education Opportunity Grant and/or Pell Grant. The distribution of the awards should appear as a reduction of tuition cost on the regular invoice for each term. The Contractor is responsible for disclosing to OMJWC all sources of grants, entitlements and /or scholarships to avoid cost duplication, with verification, upon request, of the amounts and dispositions of the PELL, OIG and/or SEOG, if such awards are applicable. The amount of these funding sources being applied to fees and tuition is to be clearly indicated on all invoices sent to OMJWC for payment.
5. The Contractor will begin training on the effective date as specified on the letter of authorization and/or the Individual Training Account and will perform subsequent written revisions and modifications relative thereto as negotiated with and approved by OMJWC. No changes will be made in training curriculum or dates without prior written approval from OMJWC.
6. The Contractor agrees to maintain and preserve for five years all records pertaining to transactions related to this Agreement including finances, trainee attendance and trainee progress and agrees that OMJWC, Comptroller General of the United States, the Secretary of Labor, the Governor of the State of Ohio or his authorized representative may at all times have access to such records for five years after final payment has been made under this Agreement. OMJWC reserves the right to request the Contractor to provide evidence of the training cost and the Contractor will be subject to periodic review by OMJWC or its designated agent(s). The Contractor agrees to provide OMJWC with copies of the previously mentioned records within five working days of the request and to maintain all trainee financial records in accordance with Generally Accepted Accounting Principles.
7. The Contractor shall, through the signature of class instructors or designated school personnel, be required to verify trainee attendance on a monthly basis and provide copies of all trainee grade transcripts or, if applicable, general progress reports or changes in enrollment status to OMJWC.
8. OMJWC or its authorized representative, the Secretary of Labor, the Governor of the State of Ohio or his authorized representative may at all times have access to and the right to inspect the place of training under this Agreement when necessary to assure the progress and quality of training or to determine compliance with the Agreement terms.
9. Trainees will not be terminated for inappropriate actions or misconduct without ten days prior written notification to the affected trainee. The trainee shall have

reasonable opportunity for correction or improvement with prior consultation with OMJWC, except for cases of trainee misconduct which are severe enough to require immediate dismissal as per Contractor written policies in the course catalog.

10. If an adverse action is taken against any trainee, such trainee will be given an opportunity to be heard and have his/her case considered under the established appeal procedures of the Contractor.
11. The Contractor shall repay to OMJWC amounts found not to have been expended in accordance with the Workforce Innovation & Opportunity Act and/or the Welfare Reform Act. OMJWC may offset such amounts against any other amount to which the Contractor is or may be entitled to unless OMJWC determines the Contractor should be held liable due to mis-expenditure of funds due to willful disregard of the Acts, gross negligence and/or failure to observe accepted standards of administration.
12. The Contractor will share with OMJWC staff all WIOA and/or NEG required follow-up information obtained on each WIOA/NEG-funded trainee and program performance information requested by Area 12.
13. The Contractor shall carry commercial general liability insurance for bodily injury, personal injury and property damage in an amount not less than \$1,000,000 per person, \$2,000,000 per occurrence and \$2,000,000 aggregate while performing any services for the Board in accordance with the terms of this contract and shall provide proof of compliance with this condition. The Contractor shall also maintain liability insurance to cover all of its employees and agents for any liability arising out of their conduct while in the employ of the Contractor in connection with the services rendered pursuant to this agreement.

Responsibilities of OMJWC:

1. It is the responsibility of OMJWC to determine an applicant's eligibility.
2. OMJWC will provide to the Contractor a signed letter of authorization and/or an approved Individual Training Account.
3. OMJWC will make payment to the Contractor within approximately thirty days after the receipt of an accurate invoice and any necessary supporting documentation. The Contractor, upon acceptance of final payment of the amount due under this agreement, less any credits, refunds or rebates due, shall release and forever discharge OMJWC from all pecuniary and legal liabilities, obligations and claims arising from this Agreement.

General Provisions:

1. OMJWC or the Contractor may, with the written concurrence of the other party, modify the conditions for training outlined in this Agreement. If any such change causes a modification in the cost or time required for the completion of services under this Agreement, the modification shall be signed by both parties before the change becomes effective.
2. Termination of this Agreement may be made without cause by either party. This termination requires ten days advanced written notification.
3. This Agreement and the rights of the parties hereunder shall be governed by the laws of the State of Ohio and only Ohio courts shall have jurisdiction over any actions or proceedings concerned with this Agreement and/or performance thereunder.
4. Commissioners and OMJWC covenant that, to the best of their knowledge, no person under its employ, who presently exercises and functions or responsibilities in connection with the Contractor or projects or programs funded by the Contractor, has any personal financial interest, direct or indirect, in the Agreement. Commissioners and OMJWC further covenant that in the performance of this Agreement, no person having such conflicting interest shall knowingly be employed by the Commissioners and OMJWC. Any such interest, on the part of the Commissioners and OMJWC or its employees, when known, must be disclosed in writing to the Contractor.
5. By signing this Agreement, Commissioners and OMJWC certify that they are currently in compliance with, and will continue to adhere to the requirements of the Ohio Ethics Law as provided by Ohio Revised Code Sections 102.03 and 102.04.
6. Commissioners and OMJWC hereby certify that all applicable parties listed in Division (I)(3) or (J)(3) of Ohio Revised Code Section 3517.13 are in full compliance with Divisions (I)(1) and (J)(1) of Ohio Revised Code Section 3517.13.

Signature Page

In witness whereof, the parties have executed this instrument on the date(s) indicated below:

Warren County Board of Commissioners

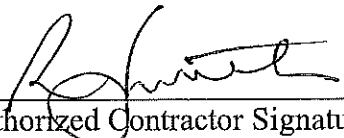
David G Young, President



5/4/21
Date

Contractor

Authorized Contractor Signature



Date

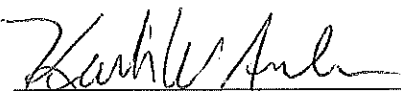
4/26/21

Typed Name of Authorized Contractor

Date

Approved as to form:

Keith Anderson, Asst. Prosecutor



Date

4/28/21

Assurances and Certifications:

1. Any patent rights, copyrights and/or rights in data resulting from this Agreement shall be the sole property of OMJWC.
2. The Contractor shall not assign any part of the Agreement without the written consent of OMJWC.
3. Attempts shall be made to resolve all disputes through an informal process among the trainee, the Contractor and OMJWC. If resolution does not occur to the satisfaction of any party, the first step is to use existing grievance procedures, if any, established by the Contractor to resolve disputes with trainees. If the Contractor has no internal grievance procedures or if the dispute remains unresolved, the parties agree to participate in and be bound by determinations resulting from OMJWC's grievance, complaint and disallowed cost resolution procedure.
4. During the performance of this Agreement, the Contractor will not discriminate against any trainee because of religion, race, political affiliation, color, sex, sexual orientation, national origin, ancestry, physical handicap, age or creed and shall not engage in any sectarian training activity.
5. The Contractor shall abide by appropriate standards for OSHA health and safety standards in training situations.
6. The Contractor assures that it is an accredited training institution which employs qualified instructors and which will comply with the local, state, federal, license and insurance requirements.
7. Each party agrees to be responsible for any personal injury or property damage caused by the negligent acts or negligent omissions by or through itself or its agents, employees and contracted servants and each party further agrees to defend itself and themselves and pay any judgments and costs arising out of such negligent acts or negligent omissions, and nothing in this Agreement shall impute or transfer any such responsibility from one to the other.
8. This Agreement contains the entire Agreement between the parties with respect to the subject matter thereof, and supersedes all prior written or oral Agreements between the parties. No representations, promises, understandings or Agreements, or otherwise, not herein contained shall be of any force or effect

Resolution

Number 21-0594

Adopted Date May 04, 2021

ENTER INTO NON-POTABLE WATERLINE & APPURTENANCES EASEMENT
AGREEMENTS WITH LINDA JEAN PURKEY FOR THE FRANKLIN AREA WATER
TREATMENT PLANT MEMBRANE SOFTENING UPGRADES PROJECT

WHEREAS, the Water and Sewer Department is constructing improvements to the Franklin Area Water Treatment Plant; and

WHEREAS, as part of these improvements the Warren County Water and Sewer Department is installing dual 10-inch discharge lines for membrane softening; and

WHEREAS, specifically the following properties have been identified to enter into an easement agreement with the County:

Parcel #	Owner
03-01-478-005	Linda Jean Purkey
03-01-478-006	Linda Jean Purkey

NOW THEREFORE BE IT RESOLVED, to enter into easement agreements with Linda Jean Purkey for permanent easements on parcels located along the discharge line alignment. Copy of said agreements are attached hereto and made a part hereof.

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: c/a—Purkey, Linda Jean
Easement file
Water/Sewer (file)
Recorder (certified)

Grantor Linda Jean Purkey
Property Address: Main Street, Franklin, Ohio 45005
Parcel Number: 03-01-478-005 – Pt.
Auditor's Account Number: 1421719

**EASEMENT & AGREEMENT FOR
WATERLINE & APPURTENANCES**

THIS EASEMENT & AGREEMENT is entered into on the dates stated below by **Linda Jean Purkey** (aka Linda J. Purkey, Linda J.S. Purkey and Linda Purkey), unmarried, whose tax mailing address is 301 Sherman Drive, Apt. 115, Franklin, Ohio 45005 (the "Grantor"), and the **Warren County Board of County Commissioners**, whose address is 406 Justice Drive, Lebanon, OH 45036 (the "Grantee").

The Purpose of this Easement & Agreement is for maintenance and operation of non-potable waterlines, maintenance, repair, replacement or removal, or other public utility purposes as may be deemed necessary hereafter by future resolution of Grantee.

WITNESSETH, that Grantor for and in consideration of four hundred dollars (\$400.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby stipulated, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, certain rights, privileges and easements in, on, over, under, through, across and above certain real estate owned by Grantor as described in Exhibit "A" and as illustrated in Exhibit "B" attached hereto and made a part hereof.

The following additional in-kind consideration shall be provided by Grantee to or for the benefit of Grantor:

- 1) Restoration upon completion of construction, to a condition as good as reasonably possible but not better than existed prior to Grantee entering onto the property;
and,
- 2) none.

The permanent easement being granted herein is part of a parcel located, partly in Franklin Township and partly in the City of Franklin, Warren County, Ohio, consisting of 0.14 acres, and being the same premises described in a deed recorded as Document Number 2019-009693 and O.R. 1861, PG. 340 of the Official Records of the Warren County, Ohio Recorder's Office, but the permanent easement is located on and effects only that part of the above referenced real estate as particularly described in Exhibit "A" and illustrated in Exhibit "B".

The said permanent easement shall be subject to the following rights, restrictions, covenants, and conditions:

1. The right of the Grantee, its employees or agents, to survey, construct, use, operate, inspect, maintain, keep in repair thereon, replace and remove, a waterline and all necessary related above and below ground appurtenances thereto necessary to the operation thereof, together with the right to cut, trim and remove any trees, including but not limited to overhanging branches, or other obstructions within the limits of the above described permanent easement which, in the sole opinion of the Grantee may endanger the safety of, or interfere with the construction, use, operation, inspection, maintenance or repairs of said waterline and all necessary related above and below ground appurtenances for the purpose of exercising the rights herein.

2. The right of the Grantee, its employees or agents, to store earth and materials, and to move and operate construction equipment in, on, over, under, through, across and above the said permanent easement as may be necessary for such construction and during any periods of use, operation, inspection, necessary maintenance and repairs, replacement and removal thereafter. In event it is necessary for the Grantee to re-enter upon the permanent easement area for inspection and to make necessary maintenance and repairs, replacement or removal, Grantee agrees to restore the property and improvements thereon not otherwise prohibited herein, to the condition as good as reasonably possible but not better than existed prior to Grantee re-entering onto the property, that may be damaged by Grantee and its employees or agents, or their equipment in exercising the rights herein granted.

3. The Grantee shall have a permanent right of entry in, on, over, under, through, across and above the permanent easement area by its employees or agents, and equipment necessary for the use, maintenance, repair, replacement or restoration of said waterline and all necessary related above and below ground appurtenances, and such route of access shall be

the minimum width necessary and to be located so as to cause minimum inconvenience or damage to Grantors.

4. Grantor shall not erect or cause to be erected any building or other structures (including but not limited to retaining walls), or impound any water, or plant any trees or shrubs within the limits of the above described permanent easement. However, Grantor shall have the right to use the land within the limits of said permanent easement in a manner not inconsistent with the rights conveyed to the Grantee.

The permanent easement granted herein shall bind and inure to the benefit of each party hereto and their respective successors and assigns, and shall run with the land in perpetuity, unless otherwise provided herein.

Grantor shall have the right to repurchase the permanent easement interest for its fair market value at the time of repurchase, in accordance with Ohio Rev. Code § 163.211 but only in the event Grantee decides not to use the property for the purpose stated herein, however, such right of repurchase shall be extinguished if any one of the following occur, to-wit: (i) the Grantor declines to repurchase; (ii) the Grantor fails to repurchase within sixty (60) days after the Grantee offers the easement interest for repurchase; (iii) a plan, contract, or arrangement is authorized that commences an urban renewal project that includes the property; (iv) the Grantee grants or transfers the property to another; or, (v) upon the expiration of five years from the date of the execution of this Easement & Agreement. The Grantor's right of repurchase is not assignable, nor does it run with the land.

Grantor acknowledges Grantee has provided Grantor with an appraisal of the real estate in compliance with Ohio Rev. Code § 163.04.

Grantor covenants with Grantee, its successors and assigns, that it is the lawful owner of said premises, and lawfully seized of the same in fee simple, and it has good right and full power to grant the easements rights provided for herein, and will defend the same against all others in favor of Grantee.

This Agreement contains the entire Agreement between the parties and supersedes all prior written or oral agreements between the parties. No representations, promises, understandings, agreements, written or otherwise, not herein contained shall be of any force or effect. No modifications or amendment of any provisions of this Agreement shall be effective unless made by a written instrument executed by all parties. This Agreement shall be construed

in accordance with, and the legal relations between the parties shall be governed by, the laws of the State of Ohio as applicable to contracts executed and partially or fully performed in the State of Ohio. The Parties further stipulate that the venue for any disputes hereunder shall exclusively be the Warren County Court of Common Pleas, and the parties waive the right to initiate or remove any litigation arising out of this Agreement in any other state or federal court.

GRANTOR:

IN EXECUTION WHEREOF, Linda Jean Purkey has set her hand to this instrument on the date stated below.

SIGNATURE: *Linda Jean Purkey*
PRINTED NAME: Linda Jean Purkey
DATE: 03/05/21

STATE OF Ohio, COUNTY OF Warren, ss:

BE IT REMEMBERED, that on the 5th day of March, 2021, before me, the subscriber, a Notary Public, in and for said County and State, personally appeared the person known or proven to me to be **Linda Jean Purkey**, and who acknowledged the signing and execution of said instrument is her free and voluntary act and deed. In compliance with R.C. 147.542 (D)(1), no oath was administered to the signer by this notary in regard to the notarial act.



Jill Mueller
Notary Public
State of Ohio
Recorded in Warren County
My Commission Expires
April 20, 2025

Notary Public: *Jill Mueller*
My Commission Expires: 4.20.2025

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GRANTEE:

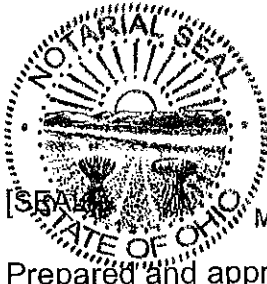
IN EXECUTION WHEREOF, the Warren County Board of County Commissioners has caused this instrument to be executed by David G Young, its President or Vice-President, on the date stated below, pursuant to Resolution Number 21-0594, dated 5/4/21.

**WARREN COUNTY
BOARD OF COUNTY COMMISSIONERS**

Signature: _____
Printed Name: David G Young
Title: President
Date: 5/4/21

STATE OF OHIO, COUNTY OF WARREN, ss.

BE IT REMEMBERED, on this 4 day of May, 2021, before me, the subscriber, a Notary Public in and for said state, personally came an individual known or proven to be David G Young, whose title is **President or Vice-President** of the **Warren County Board of County Commissioners**, and pursuant to the authority granted to him or her to act on its behalf, and while acting in such official capacity, did acknowledge the signing thereof to be his or her voluntary act and deed. In compliance with R.C. 147.542 (D)(1), no oath was administered to the signer by this notary in regard to the notarial act.



LAURA K. LANDER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Warren County
My Comm. Exp. 12/26/2022

Notary Public: _____
My Commission Expires: 12/26/2022

Prepared and approved as to form by:

**DAVID P. FORNSHELL
PROSECUTING ATTORNEY,
WARREN COUNTY, OHIO**

David P. Fornshell
By: Assistant Prosecutor
Date: 1/20/2021

EXHIBIT A

WARREN COUNTY WATER & SEWER

NON-POTABLE WATER LINE EASEMENT

Parcel #03-01-478-005-PT

A permanent easement together with the right of entry and re-entry for the construction, perpetual maintenance, reconstruction, repair and operation of a non-potable water line and appurtenances in and upon the following described lands:

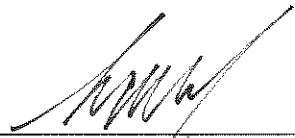
Situate in Section 1, Town 1E, Range 5N M.Rs., Franklin Township, Warren County, Ohio, being part of a 0.14 acre parcel of land conveyed to Linda J. Purkey by D.N. 2019-009693 & O.R. 1861, PG. 340 and being more particularly described as follows:

Commencing in the southwest corner of said parcel also being the TRUE POINT OF BEGINNING. Thence;

1. In the westerly line of said parcel, in a curve to the left having an arc length of 71.50 feet, a radius of 1949.86, and a delta angle of $0^{\circ}00'21''$. Said arc also having a chord bearing of North $16^{\circ}05'33''$ East, and a chord distance of 71.50 feet to a point in the northwest corner of said parcel. Thence;
2. Leaving said westerly line in the northerly line of said parcel, South $77^{\circ}00'13''$ East, 10.01 feet to a point in said northerly line, Thence;
3. Leaving said northerly line though said parcel in a curve to the right, having an arc length of 70.77 feet, a radius of 1959.86, and a delta angle of $0^{\circ}00'21''$. Said arc also having a chord bearing of South $16^{\circ}03'58''$ West, and a chord distance of 70.76 feet to a point in the southerly line of said parcel. Thence;
4. North $81^{\circ}09'13''$ West, 10.11 feet, to the TRUE POINT OF BEGINNING.

This easement area contains 0.0163 Acres or 711 square feet, being subject to all legal highways and any and all easements of record.

The above description was prepared on February 3, 2021 and is based on a survey made under the direct supervision of Scott R. Lindgren, Ohio Registration No.S-7853 The bearings are based on the Ohio State Plane Coordinate System, South Zone Grid, NAD '83, per GPS observations.



Scott R. Lindgren
2-2-21
2-3-21
SL

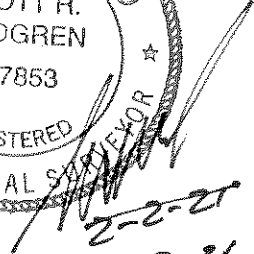

SCOTT R. LINDGREN
S-7853
REGISTERED PROFESSIONAL SURVEYOR

2-2-21
2-3-21
SL

EXHIBIT B DIXIE HIGHWAY
 (R/W VARIES)

NON-POTABLE
 WATER LINE
 EASEMENT
 0.0163 AC
 711 SF

A=71.50', R=1949.86'
 Lch=N16° 05' 33"E~71.50'

TPOB

R/W

N81°09'13"W
 10.11'

S77°00'13"E
 10.01'

LINDA J. PURKEY
 PAR # 03-01-478-006
 T.O.D. AFF. DOC# 2019-011392
 PARCEL TWO
 0.29 ACRES BY DEED

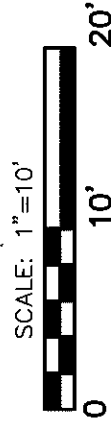
LINDA J. PURKEY
 PAR # 03-01-478-005-PT
 DOC# 2019-009693 &
 O.R. 1861, PG. 340
 PARCEL ONE
 0.14 ACRES BY DEED

A=70.77', R=1959.86'
 Lch=S16° 03' 58"W~70.76'

JOE JR. & DEBRA COLLINS
 PAR # 03-01-478-007
 SURVY. DEED BOOK 4443 PG 136



THIS PLAT WAS PREPARED FROM A FIELD SURVEY, EXISTING DEEDS AND PLATS OF RECORD. ALL RECORDED DOCUMENTS USED TO ESTABLISH EASEMENT ARE LISTED ON THE PLAT



Prepared By:



IRA Consultants, LLC
 Engineers and Surveyors
 10856 Kenwood Rd
 Cincinnati, OH 45242
 513.469.6600

SCOTT LINDGREN, P.S. NO. 7853
 RA CONSULTANTS LLC

DATE:

2-2-21
 2-2-3-21
 2-2-3-21

PLAT OF EASEMENT
 LINDA J. PURKEY
 PAR # 03-01-478-005-PT

FRANKLIN TOWNSHIP
 WARREN COUNTY, OHIO
 SECTION 1, TOWN 1E, RANGE 5N MRS.
 DATE: February 3, 2021 SCALE: 1" = 200'

PROJECT BEARING: NAD83
 PER GPS OBSERVATIONS

Grantor Linda Jean Purkey
Property Address: 7068 Main Street, Franklin, Ohio 45005
Parcel Number: 03-01-478-006 - Pt.
Auditor's Account Number: 1421565

**EASEMENT & AGREEMENT FOR
WATERLINE & APPURTENANCES**

THIS EASEMENT & AGREEMENT is entered into on the dates stated below by **Linda Jean Purkey** (aka Linda J. Purkey, Linda J.S. Purkey, and Linda Purkey), whose tax mailing address is 301 Sherman Drive, Apt. 115, Franklin, OH 45005 (the "Grantor"), and the **Warren County Board of County Commissioners**, whose address is 406 Justice Drive, Lebanon, OH 45036 (the "Grantee").

The Purpose of this Easement & Agreement is for maintenance and operation of non-potable waterlines, maintenance, repair, replacement or removal, or other public utility purposes as may be deemed necessary hereafter by future resolution of Grantee.

WITNESSETH, that Grantor for and in consideration of Four Hundred Fifty Dollars (\$450.00), and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby stipulated, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, certain rights, privileges and easements in, on, over, under, through, across and above certain real estate owned by Grantor as described in Exhibit "A" and as illustrated in Exhibit "B" attached hereto and made a part hereof.

The following additional in-kind consideration shall be provided by Grantee to or for the benefit of Grantor:

- 1) Restoration upon completion of construction, to a condition as good as reasonably possible but not better than existed prior to Grantee entering onto the property;
and,
- 2) none.

The permanent easement being granted herein is part of a parcel, a part located in Franklin Township and a part located in the City of Franklin, Warren County, Ohio, consisting of 0.29 acres, and being the same premises described in a deed recorded as Document Number 2019-009693 and O.R. 1861, PG. 340 of the Official Records of the Warren County, Ohio Recorder's Office, but the permanent easement is located on and effects only that part of the above referenced real estate as particularly described in Exhibit "A" and illustrated in Exhibit "B".

The said permanent easement shall be subject to the following rights, restrictions, covenants, and conditions:

1. The right of the Grantee, its employees or agents, to survey, construct, use, operate, inspect, maintain, keep in repair thereon, replace and remove, a waterline and all necessary related above and below ground appurtenances thereto necessary to the operation thereof, together with the right to cut, trim and remove any trees, including but not limited to overhanging branches, or other obstructions within the limits of the above described permanent easement which, in the sole opinion of the Grantee may endanger the safety of, or interfere with the construction, use, operation, inspection, maintenance or repairs of said waterline and all necessary related above and below ground appurtenances for the purpose of exercising the rights herein.

2. The right of the Grantee, its employees or agents, to store earth and materials, and to move and operate construction equipment in, on, over, under, through, across and above the said permanent easement as may be necessary for such construction and during any periods of use, operation, inspection, necessary maintenance and repairs, replacement and removal thereafter. In event it is necessary for the Grantee to re-enter upon the permanent easement area for inspection and to make necessary maintenance and repairs, replacement or removal, Grantee agrees to restore the property and improvements thereon not otherwise prohibited herein, to the condition as good as reasonably possible but not better than existed prior to Grantee re-entering onto the property, that may be damaged by Grantee and its employees or agents, or their equipment in exercising the rights herein granted.

3. The Grantee shall have a permanent right of entry in, on, over, under, through, across and above the permanent easement area by its employees or agents, and equipment necessary for the use, maintenance, repair, replacement or restoration of said waterline and all necessary related above and below ground appurtenances, and such route of access shall be

the minimum width necessary and to be located so as to cause minimum inconvenience or damage to Grantors.

4. Grantor shall not erect or cause to be erected any building or other structures (including but not limited to retaining walls), or impound any water, or plant any trees or shrubs within the limits of the above described permanent easement. However, Grantor shall have the right to use the land within the limits of said permanent easement in a manner not inconsistent with the rights conveyed to the Grantee.

The permanent easement granted herein shall bind and inure to the benefit of each party hereto and their respective successors and assigns, and shall run with the land in perpetuity, unless otherwise provided herein.

Grantor shall have the right to repurchase the permanent easement interest for its fair market value at the time of repurchase, in accordance with Ohio Rev. Code § 163.211 but only in the event Grantee decides not to use the property for the purpose stated herein, however, such right of repurchase shall be extinguished if any one of the following occur, to-wit: (i) the Grantor declines to repurchase; (ii) the Grantor fails to repurchase within sixty (60) days after the Grantee offers the easement interest for repurchase; (iii) a plan, contract, or arrangement is authorized that commences an urban renewal project that includes the property; (iv) the Grantee grants or transfers the property to another; or, (v) upon the expiration of five years from the date of the execution of this Easement & Agreement. The Grantor's right of repurchase is not assignable, nor does it run with the land.

Grantor acknowledges Grantee has provided Grantor with an appraisal of the real estate in compliance with Ohio Rev. Code § 163.04.

Grantor covenants with Grantee, its successors and assigns, that it is the lawful owner of said premises, and lawfully seized of the same in fee simple, and it has good right and full power to grant the easements rights provided for herein, and will defend the same against all others in favor of Grantee.

This Agreement contains the entire Agreement between the parties and supersedes all prior written or oral agreements between the parties. No representations, promises, understandings, agreements, written or otherwise, not herein contained shall be of any force or effect. No modifications or amendment of any provisions of this Agreement shall be effective unless made by a written instrument executed by all parties. This Agreement shall be construed

in accordance with, and the legal relations between the parties shall be governed by, the laws of the State of Ohio as applicable to contracts executed and partially or fully performed in the State of Ohio. The Parties further stipulate that the venue for any disputes hereunder shall exclusively be the Warren County Court of Common Pleas, and the parties waive the right to initiate or remove any litigation arising out of this Agreement in any other state or federal court.

GRANTOR:

IN EXECUTION WHEREOF, Linda Jean Purkey has set her hand to this instrument on the date stated below.

SIGNATURE: *Linda Jean Purkey*
PRINTED NAME: Linda Jean Purkey
DATE: 03-05-21

STATE OF Ohio, COUNTY OF Warren, ss:

BE IT REMEMBERED, that on the ____ day of _____, 2021, before me, the subscriber, a Notary Public, in and for said County and State, personally appeared the person known or proven to me to be **Linda Jean Purkey** and who acknowledged the signing and execution of said instrument is her free and voluntary act and deed. In compliance with R.C. 147.542 (D)(1), no oath was administered to the signer by this notary in regard to the notarial act.



Jill Mueller
Notary Public
State of Ohio
Recorded in Warren County
My Commission Expires
April 20, 2025

Notary Public: *Jill Mueller*
My Commission Expires: 4.20.2025

[SEAL]

[the remainder of the page is blank]

GRANTEE:

IN EXECUTION WHEREOF, the Warren County Board of County Commissioners has caused this instrument to be executed by David G Young, its President or Vice-President, on the date stated below, pursuant to Resolution Number 21-0594, dated 5/4/21.

**WARREN COUNTY
BOARD OF COUNTY COMMISSIONERS**

Signature: _____

Printed Name: David G Young

Title: President

Date: 5/4/21

STATE OF OHIO, COUNTY OF WARREN, ss.

BE IT REMEMBERED, on this 4 day of May, 2021, before me, the subscriber, a Notary Public in and for said state, personally came an individual known or proven to be David G Young, whose title is President or Vice-President of the Warren County Board of County Commissioners, and pursuant to the authority granted to him or her to act on its behalf, and while acting in such official capacity, did acknowledge the signing thereof to be his or her voluntary act and deed. In compliance with R.C. 147.542 (D)(1), no oath was administered to the signer by this notary in regard to the notarial act.

Notary Public: _____

My Commission Expires: 12/26/2022

[SEAL]

Prepared and approved as to form by:

**DAVID P. FORNSHELL
PROSECUTING ATTORNEY,
WARREN COUNTY, OHIO**

By: Assistant Prosecutor

Date: 1/20/2021

EXHIBIT A

WARREN COUNTY WATER & SEWER

NON-POTABLE WATER LINE EASEMENT

Parcel #03-01-478-006-PT

A permanent easement together with the right of entry and re-entry for the construction, perpetual maintenance, reconstruction, repair and operation of a non-potable water line and appurtenances in and upon the following described lands:

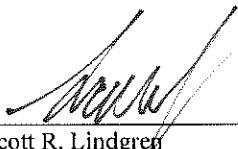
Situate in Section 1, Town 1E, Range 5N M.Rs., Franklin Township, Warren County, Ohio, being part of a 0.29 acre parcel of land conveyed to Linda J. Purkey by D.N. 2019-009693 & O.R. 1861 PG. 340 and being more particularly described as follows:

Commencing in the southwest corner of said parcel also being the TRUE POINT OF BEGINNING. Thence;

1. In the westerly line of said parcel, in a curve to the left having an arc length of 80.57 feet, a radius of 1949.86, and a delta angle of $0^{\circ}00'24''$. Said arc also having a chord bearing of North $18^{\circ}19'37''$ East, and a chord distance of 80.56 feet to a point in the northwest corner of said parcel. Thence;
2. Leaving said westerly line in the northerly line of said parcel, South $81^{\circ}09'13''$ East, 10.11 feet to a point in said northerly line, Thence;
3. Leaving said northerly line though said parcel in a curve to the right, having an arc length of 80.22 feet, a radius of 1959.86, and a delta angle of $0^{\circ}00'23''$. Said arc also having a chord bearing of South $18^{\circ}16'23''$ West, and a chord distance of 80.22 feet to a point in the southerly line of said parcel. Thence;
4. North $82^{\circ}59'13''$ West, 10.24 feet, to the TRUE POINT OF BEGINNING.

This easement area contains 0.0185 Acres or 804 square feet, being subject to all legal highways and any and all easements of record.

The above description was prepared on February 3, 2021 and is based on a survey made under the direct supervision of Scott R. Lindgren, Ohio Registration No.S-7853 The bearings are based on the Ohio State Plane Coordinate System, South Zone Grid, NAD '83, per GPS observations.



Scott R. Lindgren
2-2-21
2-3-21
SL



2-2-21
2-3-21
SL

EXHIBIT B

**DIXIE HIGHWAY
 (R/W VARIES)**

PROJECT BEARING: NAD83
 PER GPS OBSERVATIONS

TPOB

A=80.57', R=1949.86'
 Lch=N18° 19' 37"E~80.56'

N82°59'13"W
 10.24'

S81°09'13"E
 10.11'

A=80.22', R=1959.86'
 Lch=S18° 16' 23"W~80.22'

NON-POTABLE
 WATER LINE
 EASEMENT
 0.0185 AC
 804 SF

**ETHEL AVE.
 (50 R/W)**

LINDA J. PURKEY
 T.O.D. AFF.
 PAR # 03-01-478-005
 D.N. 2019-011392
 PARCEL ONE
 0.14 ACRES BY DEED

LINDA J. PURKEY
 PAR # 03-01-478-006-PT
 DOC# 2019-009693
 & O.R. 1861 PG 340
 PARCEL TWO
 0.29 ACRES BY DEED



THIS PLAT WAS PREPARED FROM A FIELD SURVEY, EXISTING DEEDS AND PLATS OF RECORD. ALL RECORDED DOCUMENTS USED TO ESTABLISH EASEMENT ARE LISTED ON THE PLAT

2-2-21
 2-2-21
 PM

Prepared By:



IRA Consultants, LLC
 Engineers and Surveyors
 10856 Kenwood Rd
 Cincinnati, OH 45242
 513.469.6600

SCOTT LINDGREN, P.E. NO. 7853
 RA CONSULTANTS LLC

DATE: 2-2-21 2-3-21 SK

PLAT OF EASEMENT
 LINDA J. PURKEY
 PAR # 03-01-478-006-PT
 FRANKLIN TOWNSHIP
 WARREN COUNTY, OHIO
 SECTION 1, TOWN 1E, RANGE 5N MRS.
 DATE: February 3, 2021 SCALE: 1" = 200'

Resolution

Number 21-0595

Adopted Date May 04, 2021

ENTER INTO NON-POTABLE WATERLINE & APPURTENANCES EASEMENT AGREEMENT WITH JOE COLLINS, JR. AND DEBRA KAYE COLLINS FOR THE FRANKLIN AREA WATER TREATMENT PLANT MEMEBRANE SOFTENING UPGRADES PROJECT

WHEREAS, the Water and Sewer Department is constructing improvements to the Franklin Area Water Treatment Plant; and

WHEREAS, as part of these improvements the Warren County Water and Sewer Department is installing dual 10-inch discharge lines for membrane softening; and

WHEREAS, specifically the following properties have been identified to enter into an easement agreement with the County:

Parcel #	Owner
03-01-478-007	Joe Collins, Jr. & Debra Kaye Collins

NOW THEREFORE BE IT RESOLVED, to enter into easement agreement with Joe Collins, Jr. and Debra Kaye Collins for permanent easements on parcels located along the discharge line alignment. Copy of said agreements are attached hereto and made a part hereof.

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: c/a—Collins, Joe & Debra
Easement file
Water/Sewer (file)
Recorder (certified)

Grantor Joe Collins, Jr. & Debra Kaye Collins
Property Address: 1220 South Dixie Highway, Franklin, Ohio 45005
Parcel Number: 03-01-478-007-Pt.
Auditor's Account Number: 1415069

**EASEMENT & AGREEMENT FOR
WATERLINE & APPURTENANCES**

THIS EASEMENT & AGREEMENT is entered into on the dates stated below by **Joe Collins Jr.** and **Debra Kaye Collins**, husband and wife, whose tax mailing address is PO Box 232, Franklin, Ohio 45005 (the "Grantor"), and the **Warren County Board of County Commissioners**, whose address is 406 Justice Drive, Lebanon, OH 45036 (the "Grantee").

The Purpose of this Easement & Agreement is for maintenance and operation of non-potable waterlines, maintenance, repair, replacement or removal, or other public utility purposes as may be deemed necessary hereafter by future resolution of Grantee.

WITNESSETH, that Grantor for and in consideration of One Hundred Dollars (\$100.00), and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby stipulated, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, certain rights, privileges and easements in, on, over, under, through, across and above certain real estate owned by Grantor as described in Exhibit "A" and as illustrated in Exhibit "B" attached hereto and made a part hereof.

The following additional in-kind consideration shall be provided by Grantee to or for the benefit of Grantor:

- 1) Restoration upon completion of construction, to a condition as good as reasonably possible but not better than existed prior to Grantee entering onto the property;
and,
- 2) none.

The permanent easement being granted herein is part of a parcel, partly located in the City of Franklin and partly in Franklin Township, Warren County, Ohio, consisting of 2.0 acres, and being the same premises described in a deed recorded in O.R. Vol. 4443, Page 136 of the Official Records of the Warren County, Ohio Recorder's Office, but the permanent easement is located on and effects only that part of the above referenced real estate as particularly described in Exhibit "A" and illustrated in Exhibit "B".

The said permanent easement shall be subject to the following rights, restrictions, covenants, and conditions:

1. The right of the Grantee, its employees or agents, to survey, construct, use, operate, inspect, maintain, keep in repair thereon, replace and remove, a waterline and all necessary related above and below ground appurtenances thereto necessary to the operation thereof, together with the right to cut, trim and remove any trees, including but not limited to overhanging branches, or other obstructions within the limits of the above described permanent easement which, in the sole opinion of the Grantee may endanger the safety of, or interfere with the construction, use, operation, inspection, maintenance or repairs of said waterline and all necessary related above and below ground appurtenances for the purpose of exercising the rights herein.

2. The right of the Grantee, its employees or agents, to store earth and materials, and to move and operate construction equipment in, on, over, under, through, across and above the said permanent easement as may be necessary for such construction and during any periods of use, operation, inspection, necessary maintenance and repairs, replacement and removal thereafter. In event it is necessary for the Grantee to re-enter upon the permanent easement area for inspection and to make necessary maintenance and repairs, replacement or removal, Grantee agrees to restore the property and improvements thereon not otherwise prohibited herein, to the condition as good as reasonably possible but not better than existed prior to Grantee re-entering onto the property, that may be damaged by Grantee and its employees or agents, or their equipment in exercising the rights herein granted.

3. The Grantee shall have a permanent right of entry in, on, over, under, through, across and above the permanent easement area by its employees or agents, and equipment necessary for the use, maintenance, repair, replacement or restoration of said waterline and all necessary related above and below ground appurtenances, and such route of access shall be

the minimum width necessary and to be located so as to cause minimum inconvenience or damage to Grantors.

4. Grantor shall not erect or cause to be erected any building or other structures (including but not limited to retaining walls), or impound any water, or plant any trees or shrubs within the limits of the above described permanent easement. However, Grantor shall have the right to use the land within the limits of said permanent easement in a manner not inconsistent with the rights conveyed to the Grantee.

The permanent easement granted herein shall bind and inure to the benefit of each party hereto and their respective successors and assigns, and shall run with the land in perpetuity, unless otherwise provided herein.

Grantor shall have the right to repurchase the permanent easement interest for its fair market value at the time of repurchase, in accordance with Ohio Rev. Code § 163.211 but only in the event Grantee decides not to use the property for the purpose stated herein, however, such right of repurchase shall be extinguished if any one of the following occur, to-wit: (i) the Grantor declines to repurchase; (ii) the Grantor fails to repurchase within sixty (60) days after the Grantee offers the easement interest for repurchase; (iii) a plan, contract, or arrangement is authorized that commences an urban renewal project that includes the property; (iv) the Grantee grants or transfers the property to another; or, (v) upon the expiration of five years from the date of the execution of this Easement & Agreement. The Grantor's right of repurchase is not assignable, nor does it run with the land.

Grantor acknowledges Grantee provided Grantor with an appraisal of the real estate in compliance with Ohio Rev. Code § 163.04.

Grantor covenants with Grantee, its successors and assigns, that it is the lawful owner of said premises, and lawfully seized of the same in fee simple, and it has good right and full power to grant the easements rights provided for herein, and will defend the same against all others in favor of Grantee.

This Agreement contains the entire Agreement between the parties and supersedes all prior written or oral agreements between the parties. No representations, promises, understandings, agreements, written or otherwise, not herein contained shall be of any force or effect. No modifications or amendment of any provisions of this Agreement shall be effective unless made by a written instrument executed by all parties. This Agreement shall be construed

in accordance with, and the legal relations between the parties shall be governed by, the laws of the State of Ohio as applicable to contracts executed and partially or fully performed in the State of Ohio. The Parties further stipulate that the venue for any disputes hereunder shall exclusively be the Warren County Court of Common Pleas, and the parties waive the right to initiate or remove any litigation arising out of this Agreement in any other state or federal court.

GRANTOR:

IN EXECUTION WHEREOF, Joe Collins Jr. and Debra Kaye Collins, husband and wife, have set their hands to this instrument on the date stated below.

SIGNATURE: Joe Collins
PRINTED NAME: Joe Collins, Jr.
DATE: 4-29-21

SIGNATURE: Debra Kaye Collins
PRINTED NAME: Debra Kaye Collins
DATE: 4/29/21

STATE OF OHIO, COUNTY OF WARREN, ss:

BE IT REMEMBERED, that on the 29th day of APRIL, 2021, before me, the subscriber, a Notary Public, in and for said County and State, personally appeared the persons known or proven to me to be **Joe Collins Jr.** and **Debra Kaye Collins**, and who acknowledged the signing and execution of said instrument is their free and voluntary act and deed. In compliance with R.C. 147.542 (D)(1), no oath was administered to the signer by this notary in regard to the notarial act.

[SEAL]

Notary Public: Laura M Gray
My Commission Expires: _____

LAURA M GRAY
Notary Public, State of Ohio
My Commission Expires March 28, 2023

[the remainder of the page is blank]

GRANTEE:

IN EXECUTION WHEREOF, the Warren County Board of County Commissioners has caused this instrument to be executed by David G Young, its President or Vice-President, on the date stated below, pursuant to Resolution Number 21-0595, dated 5/4/21.

**WARREN COUNTY
BOARD OF COUNTY COMMISSIONERS**

Signature: _____
Printed Name: David G Young
Title: President
Date: 5/4/21

STATE OF OHIO, COUNTY OF WARREN, ss.

BE IT REMEMBERED, on this 4 day of May, 2021, before me, the subscriber, a Notary Public in and for said state, personally came an individual known or proven to be David G Young, whose title is President or Vice-President of the Warren County Board of County Commissioners, and pursuant to the authority granted to him or her to act on its behalf, and while acting in such official capacity, did acknowledge the signing thereof to be his or her voluntary act and deed. In compliance with R.C. 147.542 (D)(1), no oath was administered to the signer by this notary in regard to the notarial act.



LAURA K. LANDER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Warren County
My Comm. Exp. 12/26/2022

Notary Public: _____
My Commission Expires: 12/26/2022

Prepared and approved as to form by:

**DAVID P. FORNSHELL
PROSECUTING ATTORNEY,
WARREN COUNTY, OHIO**

David P. Fornshell
By: Assistant Prosecutor
Date: 1/20/2021

EXHIBIT A

WARREN COUNTY WATER & SEWER

NON-POTABLE WATER LINE EASEMENT

Parcel #03-01-478-007-PT

A permanent easement together with the right of entry and re-entry for the construction, perpetual maintenance, reconstruction, repair and operation of a non-potable water line and appurtenances in and upon the following described lands:


Situate in Section 1, Town 1E, Range 5N M.Rs., Franklin Township, Warren County, Ohio, being part of a 2 acre parcel of land conveyed to Joe Jr. & Debra Collins by Survivorship Deed O.R. Vol. 4443 pg. 136 and being more particularly described as follows:

Commencing in the northwest corner of said parcel also being the TRUE POINT OF BEGINNING. Thence;

1. In the northerly line of said parcel South 89°32'03" East for 10.29 feet, Thence;
2. Leaving said northerly line though said parcel in a curve to the right, having an arc length of 30.13 feet, a radius of 1959.86, and a delta angle of 0°00'09". Said arc also having a chord bearing of South 14°35'28" West, and a chord distance of 30.13 feet to a point in the southerly line of said parcel. Thence;
3. In the southerly line of said parcel, North 77°00'13" West, 10.01 feet to a point in said westerly line, Thence;
4. Leaving said southerly line, In the westerly line of said parcel, in a curve to the left having an arc length of 27.90 feet, a radius of 1949.86, and a delta angle of 0°00'08". Said arc also having a chord bearing of North 14°37'56" East, and a chord distance of 27.90 feet to the TRUE POINT OF BEGINNING.

This easement area contains 0.0067 Acres or 290 square feet, being subject to all legal highways and any and all easements of record.

The above description was prepared on February 3, 2021 and is based on a survey made under the direct supervision of Scott R. Lindgren, Ohio Registration No.S-7853 The bearings are based on the Ohio State Plane Coordinate System, South Zone Grid, NAD '83, per GPS observations.



Scott R. Lindgren
2-2-21
2-3-21
SL

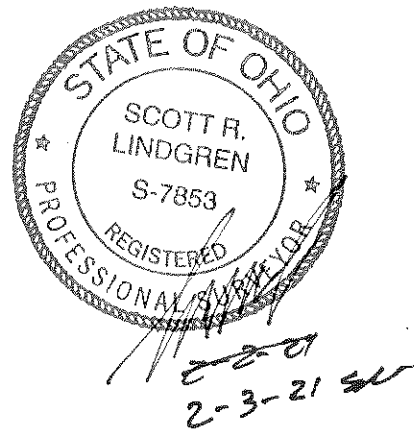


EXHIBIT B

**DIXIE HIGHWAY
 (R/W VARIES)**

PROJECT BEARING: HANDS
 PER GPS OBSERVATIONS

TPOB

A=27.90', R=1949.86'
 Lch=N14° 37' 56"E~27.90'

R/W

R/W

N77°00'13"W
 10.01'

LINDA J. PURKEY
 PAR # 03-01-478-005
 T.O.D. BOOK 1861 PG. 340
 PARCEL ONE
 0.14 ACRES BY DEED

A=30.13', R=1959.86'
 Lch=S14° 35' 28"W~30.13'
 JOE JR. & DEBRA COLLINS
 PAR # 03-01-478-007-PT
 SURVIVORSHIP DEED 4443 PG 136
 2 Acres (Deed)

NON-POTABLE
 WATER LINE
 EASEMENT
 0.0067 AC
 290 SF

S89°32'03"E
 10.29'

FRANKLIN TOWNSHIP
 CITY OF FRANKLIN
 DONNA BREWER
 PAR # 03-01-478-004
 SURVIVORSHIP DEED
 O.R. VOL. 4443 PG 136

SCALE: 1"=10'



THIS PLAT WAS PREPARED FROM A FIELD SURVEY, EXISTING DEEDS AND PLATS OF RECORD. ALL RECORDED DOCUMENTS USED TO ESTABLISH EASEMENT ARE LISTED ON THE PLAT

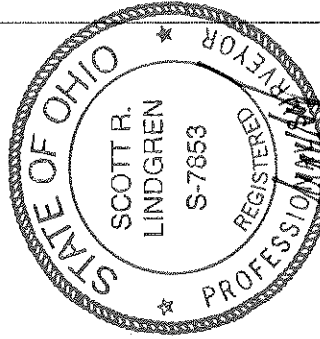
Prepared By:



IRA Consultants, LLC
 Engineers and Surveyors
 10856 Kenwood Rd
 Cincinnati, OH 45242
 513.469.6600

SCOTT LINDGREN, P.S. NO. 7853
 RA CONSULTANTS LLC

DATE: 2-2-21 2:31 PM



PLAT OF EASEMENT JOE JR. & DEBRA COLLINS PAR # 03-01-478-007-PT
FRANKLIN TOWNSHIP WARREN COUNTY, OHIO SECTION 1, TOWN 12, RANGE 5N DMS.
DATE: February 3, 2021 SCALE: 1" = 200'

Resolution

Number 21-0596

Adopted Date May 04, 2021

ENTER INTO NON-POTABLE WATERLINE & APPURTENANCES EASEMENT AGREEMENTS WITH GOOD INDUSTRIES – FRANKLIN OPERATIONS LLC FOR THE FRANKLIN AREA WATER TREATMENT PLANT MEMEBRANE SOFTENING UPGRADES PROJECT

WHEREAS, the Water and Sewer Department is constructing improvements to the Franklin Area Water Treatment Plant; and

WHEREAS, as part of these improvements the Warren County Water and Sewer Department is installing dual 10-inch discharge lines for membrane softening; and

WHEREAS, specifically the following properties have been identified to enter into an easement agreement with the County:

Parcel #	Owner
03-01-477-005	Good Industries – Franklin Operations LLC
03-01-478-009	Good Industries – Franklin Operations LLC


NOW THEREFORE BE IT RESOLVED, to enter into easement agreements with Good Industries – Franklin Operations LLC for permanent easements on parcels located along the discharge line alignment. Copy of said agreements are attached hereto and made a part hereof.

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: c/a—Good Industries – Franklin Operations LLC
Easement file
Water/Sewer (file)
Recorder (certified)

Grantor: Good Industries – Franklin Operations LLC
Property Address: South Main Street, Franklin, OH 45005
Parcel Number: 03-01-477-005 – Pt. _____
Auditor's Account Number: 2139468 _____

**EASEMENT & AGREEMENT FOR
WATERLINE & APPURTENANCES**

THIS EASEMENT & AGREEMENT is entered into on the dates stated below by **Good Industries – Franklin Operations, LLC**, an Ohio limited liability company whose tax mailing address is 7076 North Main Street, Camden, Ohio 45311 (hereinafter "Grantor"), and the **Warren County Board of County Commissioners**, whose address is 406 Justice Drive, Lebanon, OH 45036 (hereinafter "Grantee").

The Purpose of this Easement & Agreement is for maintenance and operation of non-potable waterlines, maintenance, repair, replacement or removal, or other public utility purposes as may be deemed necessary hereafter by future resolution of Grantee.

WITNESSETH, that Grantor for and in consideration of Two Thousand Eight Hundred dollars (\$2,800.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby stipulated, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, certain rights, privileges and easements in, on, over, under, through, across and above certain real estate owned by Grantor as described in Exhibit "A" and as illustrated in Exhibit "B" attached hereto and made a part hereof.

The following additional in-kind consideration shall be provided by Grantee to or for the benefit of Grantor:

- 1) Restoration upon completion of construction, to a condition as good as reasonably possible but not better than existed prior to Grantee entering onto the property;
and,

2) none.

The permanent easement being granted herein is part of a parcel located in the City of Franklin, Warren County, Ohio, consisting of 2.6988 acres, and being the same premises described in a document recorded as 2014-002196 of the Official Records of the Warren County, Ohio Recorder's Office, but the permanent easement is located on and effects only that part of the above referenced real estate as particularly described in Exhibit "A" and illustrated in Exhibit "B".

The said permanent easement shall be subject to the following rights, restrictions, covenants, and conditions:

1. The right of the Grantee, its employees or agents, to survey, construct, use, operate, inspect, maintain, keep in repair thereon, replace and remove, a waterline and all necessary related above and below ground appurtenances thereto necessary to the operation thereof, together with the right to cut, trim and remove any trees, including but not limited to overhanging branches, or other obstructions within the limits of the above described permanent easement which, in the sole opinion of the Grantee may endanger the safety of, or interfere with the construction, use, operation, inspection, maintenance or repairs of said waterline and all necessary related above and below ground appurtenances for the purpose of exercising the rights herein.

2. The right of the Grantee, its employees or agents, to store earth and materials, and to move and operate construction equipment in, on, over, under, through, across and above the said permanent easement as may be necessary for such construction and during any periods of use, operation, inspection, necessary maintenance and repairs, replacement and removal thereafter. In event it is necessary for the Grantee to re-enter upon the permanent easement area for inspection and to make necessary maintenance and repairs, replacement or removal, Grantee agrees to restore the property and improvements thereon not otherwise prohibited herein, to the condition as good as reasonably possible but not better than existed prior to Grantee re-entering onto the property, that may be damaged by Grantee and its employees or agents, or their equipment in exercising the rights herein granted.

3. The Grantee shall have a permanent right of entry in, on, over, under, through, across and above the permanent easement area by its employees or agents, and equipment necessary for the use, maintenance, repair, replacement or restoration of said waterline and all

necessary related above and below ground appurtenances, and such route of access shall be the minimum width necessary and to be located so as to cause minimum inconvenience or damage to Grantors.

4. Grantor shall not erect or cause to be erected any building or other structures (including but not limited to retaining walls), or impound any water, or plant any trees or shrubs within the limits of the above described permanent easement. However, Grantor shall have the right to use the land within the limits of said permanent easement in a manner not inconsistent with the rights conveyed to the Grantee.

The permanent easement granted herein shall bind and inure to the benefit of each party hereto and their respective successors and assigns, and shall run with the land in perpetuity, unless otherwise provided herein.

Grantor shall have the right to repurchase the permanent easement interest for its fair market value at the time of repurchase, in accordance with Ohio Rev. Code § 163.211 but only in the event Grantee decides not to use the property for the purpose stated herein, however, such right of repurchase shall be extinguished if any one of the following occur, to-wit: (i) the Grantor declines to repurchase; (ii) the Grantor fails to repurchase within sixty (60) days after the Grantee offers the easement interest for repurchase; (iii) a plan, contract, or arrangement is authorized that commences an urban renewal project that includes the property; (iv) the Grantee grants or transfers the property to another; or, (v) upon the expiration of five years from the date of the execution of this Easement & Agreement. The Grantor's right of repurchase is not assignable, nor does it run with the land.

Grantor acknowledges Grantee has provided Grantor with an appraisal of the real estate in compliance with Ohio Rev. Code § 163.04.

Grantor covenants with Grantee, its successors and assigns, that it is the lawful owner of said premises, and lawfully seized of the same in fee simple, and it has good right and full power to grant the easements rights provided for herein, and will defend the same against all others in favor of Grantee.

This Agreement contains the entire Agreement between the parties and supersedes all prior written or oral agreements between the parties. No representations, promises, understandings, agreements, written or otherwise, not herein contained shall be of any force or effect. No modifications or amendment of any provisions of this Agreement shall be effective

unless made by a written instrument executed by all parties. This Agreement shall be construed in accordance with, and the legal relations between the parties shall be governed by, the laws of the State of Ohio as applicable to contracts executed and partially or fully performed in the State of Ohio. The Parties further stipulate that the venue for any disputes hereunder shall exclusively be the Warren County Court of Common Pleas, and the parties waive the right to initiate or remove any litigation arising out of this Agreement in any other state or federal court.

GRANTOR:

IN EXECUTION WHEREOF, JON HARTMAN, whose title is COO, of Good Industries – Franklin Operations, LLC, an Ohio limited liability company, has set his/her hand to this instrument on the date stated below, in accordance with a resolution, consent action, or as otherwise authorized by Grantor’s operating agreement.

SIGNATURE: [Handwritten Signature]
PRINTED NAME: JON HARTMAN
TITLE: COO
DATE: 4/29/2021

STATE OF OHIO, COUNTY OF WARREN, ss:

BE IT REMEMBERED, that on the 29th day of APRIL, 2021, before me, the subscriber, a Notary Public, in and for said County and State, personally appeared the person known or proven to me to be JON HARTMAN, whose title is COO, of Good Industries – Franklin Operations, LLC, an Ohio limited liability company, whose name is subscribed hereto and he/she executed the forgoing instrument, and acknowledged the signing and execution of said instrument is his/her free and voluntary act and deed as its authorized representative for the uses and purposes stated in this instrument. In compliance with R.C. 147.542 (D)(1), no oath was administered to the signer by this notary in regard to the notarial act.

[SEAL]

Notary Public: [Handwritten Signature]
My Commission Expires: _____

LAURA M GRAY
Notary Public, State of Ohio
My Commission Expires March 28, 2023

GRANTEE:

IN EXECUTION WHEREOF, the Warren County Board of County Commissioners has caused this instrument to be executed by David G Young, its President or Vice-President, on the date stated below, pursuant to Resolution Number 21-0596, dated 5/4/21.

**WARREN COUNTY
BOARD OF COUNTY COMMISSIONERS**

Signature: _____

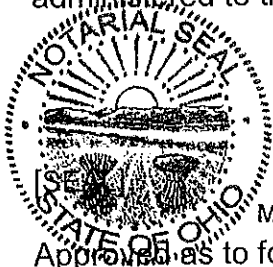
Printed Name: David G Young

Title: President

Date: 5/4/21

STATE OF OHIO, COUNTY OF WARREN, ss.

BE IT REMEMBERED, on this 4 day of May, 2021, before me, the subscriber, a Notary Public in and for said state, personally came an individual known or proven to be David G Young, whose title is President or Vice-President of the Warren County Board of County Commissioners, and pursuant to the authority granted to him or her to act on its behalf, and while acting in such official capacity, did acknowledge the signing thereof to be his or her voluntary act and deed. In compliance with R.C. 147.542 (D)(1), no oath was administered to the signer by this notary in regard to the notarial act.



LAURA K. LANDER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Warren County
My Comm. Exp. 12/26/2022

Notary Public: _____

My Commission Expires: 12/26/22

Approved as to form by:

**DAVID FORNSHELL
PROSECUTING ATTORNEY,
WARREN COUNTY, OHIO**

By: Assistant Prosecutor

Date: 1/13/2021

EXHIBIT A

WARREN COUNTY WATER & SEWER

NON-POTABLE WATER LINE EASEMENT

Parcel #03-01-477-005 - P1.

A permanent easement together with the right of entry and re-entry for the construction, perpetual maintenance, reconstruction, repair and operation of a non-potable water line and appurtenances in and upon the following described lands:

Situate in Section 1, Town 1E, Range 5N M.Rs., City of Franklin, Warren County, Ohio, being part of a 2.6988 acre parcel of land conveyed to Good Industries – Franklin Operations LLC by D.N. 2014-002196 and being more particularly described as follows:

Commencing in the southwest corner of said parcel also being the TRUE POINT OF BEGINNING. Thence;

1. In the westerly line of said parcel the following two courses;

In a curve to the left having an arc length of 112.28 feet, a radius of 1949.86, and a delta angle of $0^{\circ}00'33''$. Said arc also having a chord bearing of North $4^{\circ}59'58''$ East, and a chord distance of 112.26 feet to a point, Thence;

In a curve to the left having an arc length of 43.53 feet, a radius of 1869.86 and a delta angle of $0^{\circ}00'13''$. Said arc also having a chord bearing of North $4^{\circ}01'00''$ East, and a chord distance of 43.53 feet, to a point in the northwest corner of said parcel, Thence;

2. In the northerly line of said parcel North $61^{\circ}28'59''$ East for 15.45 feet to a point, Thence;

3. Leaving said northerly line though said parcel the following two courses;

South $4^{\circ}02'36''$ West for 51.69 feet to a point, thence

In a curve to the right, having an arc length of 112.53 feet, a radius of 1962.86, and a delta angle of $0^{\circ}00'33''$. Said arc also having a chord bearing of South $4^{\circ}59'32''$ West, and a chord distance of 112.51 feet to a point in the southerly line of said parcel. Thence;

4. In said southerly line, North $85^{\circ}32'25''$ West, 13.01 feet to a point in the southwest corner of said parcel to the TRUE POINT OF BEGINNING.

This easement area contains 0.0478 Acres or 2,084 square feet, being subject to all legal highways and any and all easements of record.

The above description was prepared on February 3, 2020 and is based on a survey made under the direct supervision of Scott R. Lindgren, Ohio Registration No.S-7853 The bearings are based on the Ohio State Plane Coordinate System, South Zone Grid, NAD '83, per GPS observations.

Scott R. Lindgren

Grantor: Good Industries – Franklin Operations LLC
Property Address: South Main Street, Franklin, OH 45005
Parcel Number: 03-01-478-009 – Pt. _____
Auditor's Account Number: 2139469

**EASEMENT & AGREEMENT FOR
WATERLINE & APPURTENANCES**

THIS EASEMENT & AGREEMENT is entered into on the dates stated below by **Good Industries – Franklin Operations, LLC**, an Ohio limited liability company, whose tax mailing address is 7076 North Main Street, Camden, Ohio 45311 (hereinafter "Grantor"), and the **Warren County Board of County Commissioners**, whose address is 406 Justice Drive, Lebanon, OH 45036 (hereinafter "Grantee").

The Purpose of this Easement & Agreement is for maintenance and operation of non-potable waterlines, maintenance, repair, replacement or removal, or other public utility purposes as may be deemed necessary hereafter by future resolution of Grantee.

WITNESSETH, that Grantor for and in consideration of Two Hundred Dollars (\$200.00), and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby stipulated, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, certain rights, privileges and easements in, on, over, under, through, across and above certain real estate owned by Grantor as described in Exhibit "A" and as illustrated in Exhibit "B" attached hereto and made a part hereof.

The following additional in-kind consideration shall be provided by Grantee to or for the benefit of Grantor:

- 1) Restoration upon completion of construction, to a condition as good as reasonably possible but not better than existed prior to Grantee entering onto the property;
and,
- 2) none.

The permanent easement being granted herein is part of a parcel located in the City of Franklin, Warren County, Ohio, consisting of 0.0038 acres, and being the same premises described in a document recorded as 2014-002196 of the Official Records of the Warren County, Ohio Recorder's Office, but the permanent easement is located on and effects only that part of the above referenced real estate as particularly described in Exhibit "A" and illustrated in Exhibit "B".

The said permanent easement shall be subject to the following rights, restrictions, covenants, and conditions:

1. The right of the Grantee, its employees or agents, to survey, construct, use, operate, inspect, maintain, keep in repair thereon, replace and remove, a waterline and all necessary related above and below ground appurtenances thereto necessary to the operation thereof, together with the right to cut, trim and remove any trees, including but not limited to overhanging branches, or other obstructions within the limits of the above described permanent easement which, in the sole opinion of the Grantee may endanger the safety of, or interfere with the construction, use, operation, inspection, maintenance or repairs of said waterline and all necessary related above and below ground appurtenances for the purpose of exercising the rights herein.

2. The right of the Grantee, its employees or agents, to store earth and materials, and to move and operate construction equipment in, on, over, under, through, across and above the said permanent easement as may be necessary for such construction and during any periods of use, operation, inspection, necessary maintenance and repairs, replacement and removal thereafter. In event it is necessary for the Grantee to re-enter upon the permanent easement area for inspection and to make necessary maintenance and repairs, replacement or removal, Grantee agrees to restore the property and improvements thereon not otherwise prohibited herein, to the condition as good as reasonably possible but not better than existed prior to Grantee re-entering onto the property, that may be damaged by Grantee and its employees or agents, or their equipment in exercising the rights herein granted.

3. The Grantee shall have a permanent right of entry in, on, over, under, through, across and above the permanent easement area by its employees or agents, and equipment necessary for the use, maintenance, repair, replacement or restoration of said waterline and all necessary related above and below ground appurtenances, and such route of access shall be

the minimum width necessary and to be located so as to cause minimum inconvenience or damage to Grantors.

4. Grantor shall not erect or cause to be erected any building or other structures (including but not limited to retaining walls), or impound any water, or plant any trees or shrubs within the limits of the above described permanent easement. However, Grantor shall have the right to use the land within the limits of said permanent easement in a manner not inconsistent with the rights conveyed to the Grantee.

The permanent easement granted herein shall bind and inure to the benefit of each party hereto and their respective successors and assigns, and shall run with the land in perpetuity, unless otherwise provided herein.

Grantor shall have the right to repurchase the permanent easement interest for its fair market value at the time of repurchase, in accordance with Ohio Rev. Code § 163.211 but only in the event Grantee decides not to use the property for the purpose stated herein, however, such right of repurchase shall be extinguished if any one of the following occur, to-wit: (i) the Grantor declines to repurchase; (ii) the Grantor fails to repurchase within sixty (60) days after the Grantee offers the easement interest for repurchase; (iii) a plan, contract, or arrangement is authorized that commences an urban renewal project that includes the property; (iv) the Grantee grants or transfers the property to another; or, (v) upon the expiration of five years from the date of the execution of this Easement & Agreement. The Grantor's right of repurchase is not assignable, nor does it run with the land.

Grantor acknowledges Grantee has provided Grantor with an appraisal of the real estate in compliance with Ohio Rev. Code § 163.04.

Grantor covenants with Grantee, its successors and assigns, that it is the lawful owner of said premises, and lawfully seized of the same in fee simple, and it has good right and full power to grant the easements rights provided for herein, and will defend the same against all others in favor of Grantee.

This Agreement contains the entire Agreement between the parties and supersedes all prior written or oral agreements between the parties. No representations, promises, understandings, agreements, written or otherwise, not herein contained shall be of any force or effect. No modifications or amendment of any provisions of this Agreement shall be effective unless made by a written instrument executed by all parties. This Agreement shall be construed

in accordance with, and the legal relations between the parties shall be governed by, the laws of the State of Ohio as applicable to contracts executed and partially or fully performed in the State of Ohio. The Parties further stipulate that the venue for any disputes hereunder shall exclusively be the Warren County Court of Common Pleas, and the parties waive the right to initiate or remove any litigation arising out of this Agreement in any other state or federal court.

GRANTOR:

IN EXECUTION WHEREOF, Jon Hartman, whose title is COO, of Good Industries – Franklin Operations, LLC, an Ohio limited liability company, has set his/her hands to this instrument on the date stated below, in accordance with a resolution, consent action, or as otherwise authorized by Grantor’s operating agreement.

SIGNATURE: [Signature]
PRINTED NAME: JON HARTMAN
TITLE: COO
DATE: 4/29/2021

STATE OF OHIO, **COUNTY OF** WARREN, **ss:**

BE IT REMEMBERED, that on the 29th day of APRIL, 2021, before me, the subscriber, a Notary Public, in and for said County and State, personally appeared the person known or proven to me to be JON HARTMAN, whose title is COO, of Good Industries – Franklin Operations, LLC, an Ohio limited liability company, whose name is subscribed hereto and he (she) executed the forgoing instrument, and acknowledged the signing and execution of said instrument is his (her) free and voluntary act and deed as its authorized representative for the uses and purposes stated in this instrument. In compliance with R.C. 147.542 (D)(1), no oath was administered to the signer by this notary in regard to the notarial act.

[SEAL]

Notary Public: [Signature]
My Commission Expires: _____

LAURAM GRAY
Notary Public, State of Ohio
My Commission Expires March 28, 2023

GRANTEE:

IN EXECUTION WHEREOF, the Warren County Board of County Commissioners has caused this instrument to be executed by David b Young, its President or Vice-President, on the date stated below, pursuant to Resolution Number 21-0596, dated 5/4/21.

**WARREN COUNTY
BOARD OF COUNTY COMMISSIONERS**

Signature: [Signature]

Printed Name: David b Young

Title: President

Date: 5/4/21

STATE OF OHIO, COUNTY OF WARREN, ss.

BE IT REMEMBERED, on this 4 day of May, 2021, before me, the subscriber, a Notary Public in and for said state, personally came an individual known or proven to be David b Young, whose title is President or Vice-President of the Warren County Board of County Commissioners, and pursuant to the authority granted to him or her to act on its behalf, and while acting in such official capacity, did acknowledge the signing thereof to be his or her voluntary act and deed. In compliance with R.C. 147.542 (D)(1), no oath was administered to the signer by this notary in regard to the notarial act.



LAURA K. LANDER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Warren County
My Comm. Exp. 12/26/2022

Notary Public: [Signature]
My Commission Expires: 12/26/2021

Prepared and approved as to form by:

**DAVID FORNSHELL
PROSECUTING ATTORNEY,
WARREN COUNTY, OHIO**

[Signature]
By: Assistant Prosecutor

Date: 1/13/2021

EXHIBIT A

WARREN COUNTY WATER & SEWER

NON-POTABLE WATER LINE EASEMENT

Parcel #03-01-478-009 - PT,

A permanent easement together with the right of entry and re-entry for the construction, perpetual maintenance, reconstruction, repair and operation of a non-potable water line and appurtenances in and upon the following described lands:

Situate in Section 1, Town 1E, Range 5N M.Rs., City of Franklin, Warren County, Ohio, being part of a 2.6988 acre parcel of land conveyed to Good Industries – Franklin Operations LLC by D.N. 2014-002196 and being more particularly described as follows:

Commencing in the northwest corner of said parcel also being the TRUE POINT OF BEGINNING. Thence;

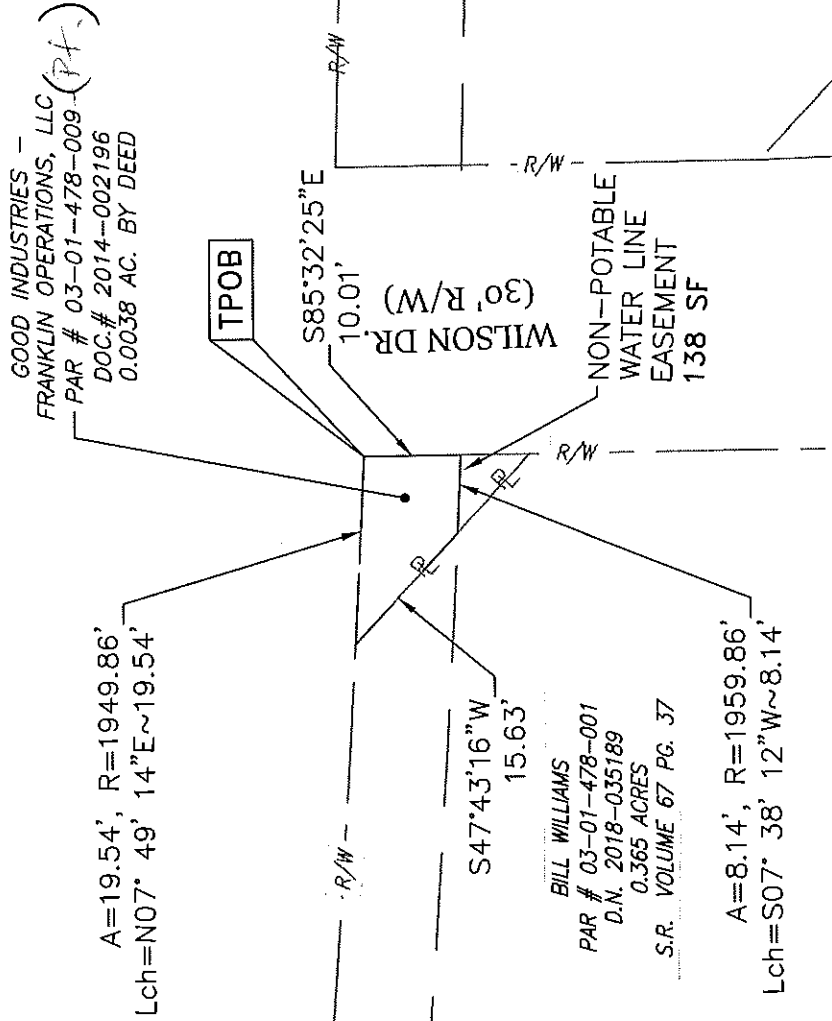
1. In the northerly line, South 85°32'25" East, 10.01 feet to a point, Thence;
2. Leaving said northerly line through said parcel in a curve to the right, having an arc length of 8.14 feet, a radius of 1959.86, and a delta angle of 0°00'02". Said arc also having a chord bearing of South 7°38'12" West, and a chord distance of 8.14 feet to a point in the southerly line of said parcel. Thence;
3. Thence in the said southerly line South 47°43'16" West, 15.63 feet to a point in the west line of said parcel, thence;
4. In a curve to the left having an arc length of 19.54 feet, a radius of 1949.86, and a delta angle of 0°00'06". Said arc also having a chord bearing of North 7°49'14" East, and a chord distance of 19.54 feet to the TRUE POINT OF BEGINNING.

This easement area contains 0.0032 Acres or 138 square feet, being subject to all legal highways and any and all easements of record.

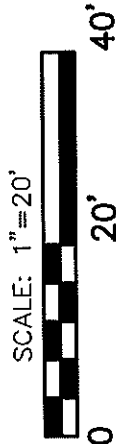
The above description was prepared on February 3, 2020 and is based on a survey made under the direct supervision of Scott R. Lindgren, Ohio Registration No.S-7853 The bearings are based on the Ohio State Plane Coordinate System, South Zone Grid, NAD '83, per GPS observations.

Scott R. Lindgren

PROJECT BEARING : NAD83
PER GPS OBSERVATIONS



BILL WILLIAMS
 PAR # 03-01-478-001
 D.N. 2018-035189
 0.365 ACRES
 S.R. VOLUME 67 PG. 37



THIS PLAT WAS PREPARED FROM A FIELD SURVEY, EXISTING DEEDS AND PLATS OF RECORD. ALL RECORDED DOCUMENTS USED TO ESTABLISH EASEMENT ARE LISTED ON THE PLAT

Prepared By:



IRA Consultants, LLC
 Engineers and Surveyors
 10856 Kenwood Rd
 Cincinnati, OH 45242
 513.469.6600

SCOTT LINDGREN, P.S. NO. 7853
 RA CONSULTANTS LLC

DATE:

PLAT OF EASEMENT GOOD INDUSTRIES- FRANKLIN PAR # 03-01-478-009
CITY OF FRANKLIN WARREN COUNTY, OHIO SECTION 1, TOWN 1E, RANGE 9N/MS. DATE: February 3, 2020 SCALE: 1" = 200'

*BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO*

Resolution

Number 21-0597

Adopted Date May 04, 2021

ACKNOWLEDGE PAYMENT OF BILLS

BE IT RESOLVED, to acknowledge payment of bills from 4/27/21 and 4/29/21 as attached hereto and made a part hereof.

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

/tao

cc: Auditor

Resolution

Number 21-0598

Adopted Date May 04, 2021

APPROVE A SUBDIVISION PUBLIC IMPROVEMENT PERFORMANCE AND MAINTENANCE SECURITY RELEASE WITH WILSON FARMS DEVELOPMENT, LLC FOR WILSON FARMS SECTION FIVE SITUATED IN FRANKLIN TOWNSHIP

BE IT RESOLVED, upon recommendation of the Warren County Sanitary Engineer, to release the following maintenance security:

RELEASE

Bond Number	:	18-013 (W/S)
Development	:	Wilson Farms Section Five
Developer	:	Wilson Farms Development, LLC
Township	:	Franklin
Amount	:	\$32,370.00
Surety Company	:	Great American Insurance Co. (2556081)

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

CGB

cc: Wilson Farms Development LLC, 2610 Cresentville Rd, West Chester, OH 45069
Great American Insurance Company, 301 E. 4th Street, Cincinnati, OH 45202
Water/Sewer (file)
Bond Agreement file

Resolution

Number 21-0599

Adopted Date May 04, 2021

APPROVE A STREET AND APPURTENANCES (INCLUDING SIDEWALKS) BOND RELEASE FOR FISCHER DEVELOPMENT CO. II, INC. FOR COMPLETION OF IMPROVEMENTS IN PROVIDENCE SUBDIVISION, SECTION II, PHASE II SITUATED IN HAMILTON TOWNSHIP

WHEREAS, while the roadway improvements have now been completed, and the Erosion Control Bond remains in force under a separate bond agreement; and

NOW THEREFORE BE IT RESOLVED, upon recommendation of the Warren County Engineer, to approve the following street and appurtenances bond release:

BOND RELEASE

Bond Number	:	11-003 (P/S-M)
Development	:	Providence Subdivision, Section II, Phase II
Developer	:	Fischer Development Co. II, Inc.
Township	:	Hamilton
Amount	:	\$7,999.70
Surety Company	:	Bond Safeguard Insurance Co. (5036184)

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Fischer Dev. Co, Attn: Casey Schlensker, 3940 Olympic Blvd., Ste 100, Erlanger, KY 41018
Bond Safeguard Ins. Co., 900 S. Frontage Road, Ste 250, Woodridge, IL 60517
Engineer (file)
Bond Agreement file

Resolution

Number 21-0600

Adopted Date May 04, 2021

APPROVE QUELLIN BOULEVARD AND BIRKDALE DRIVE IN PROVIDENCE SUBDIVISION, SECTION II, PHASE II FOR PUBLIC MAINTENANCE BY HAMILTON TOWNSHIP

WHEREAS, the Warren County Engineer has verified that Quellin Boulevard and Birkdale Drive has been constructed in compliance with the approved plans and specifications; and

Street Number	Street Name	Street Width	Street Mileage
2485-T	Quellin Boulevard	0'-29'-0'	0.134
2530-T	Birkdale Drive	0'-29'-0'	0.098

NOW THEREFORE BE IT RESOLVED, to accept the above street name for public maintenance by Hamilton Township; and

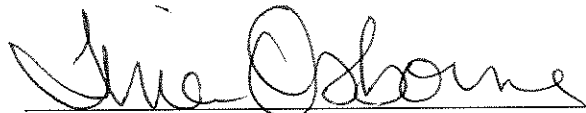
BE IT FURTHER RESOLVED, that the Clerk of the Board of Commissioners certify a copy of this resolution to the County Engineer, Warren County, Ohio.

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Map Room (Certified copy)
Township Trustees
Ohio Department of Transportation
Engineer (file)
Developer
Bond Agreement file

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:30 p.m. on April 7, 2021, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Darryl Cordrey - Trustee
Joseph P. Rozzi – Trustee
Mark Sousa - Trustee

Mr. Cordrey introduced the following resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 21-0407**

**A RESOLUTION ACCEPTING PUBLIC STREETS FOR MAINTENANCE AND
SETTING SPEED LIMITS ON SECTION TWO, IN THE PROVIDENCE
SUBDIVISION, HAMILTON TOWNSHIP, DISPENSING WITH THE SECOND
READING AND DECLARING AN EMERGENCY**

WHEREAS, Warren County Commissioners have accepted the following streets in the Providence subdivision and approved them for maintenance by Hamilton Township and Hamilton Township is accepting the same for maintenance Section Two (2) shown on the attached Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Township Trustees of Hamilton Township, Warren County, Ohio:

SECTION 1. Hamilton Township accepts Section Two as shown on the attached Exhibit A of the Providence subdivision for maintenance.

SECTION 2. The speed limit in Section Two (2) of the Providence subdivision, Hamilton Township is hereby established at twenty-five (25) miles per hour.

SECTION 3. The Trustees of Hamilton Township, upon majority vote, do hereby dispense with the requirement that this Resolution be read on two separate days, and hereby authorize the adoption of this Resolution upon its first reading.

SECTION 4. This Resolution is hereby declared an emergency measure necessary for the immediate preservation of the peace, health, safety and welfare of Hamilton Township. The reason for the emergency is to provide for an immediate establishment of a safe speed limit.

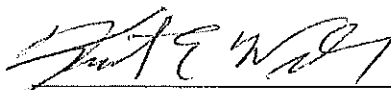
SECTION 5. This Resolution shall take effect on the earliest date allowed by law.

Mr. Rozzi seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

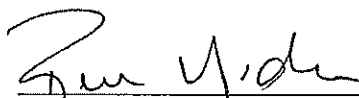
Darryl Cordrey -	Aye <input checked="" type="checkbox"/>	Nay _____
Joseph P. Rozzi -	Aye <input checked="" type="checkbox"/>	Nay _____
Mark Sousa -	Aye <input checked="" type="checkbox"/>	Nay _____

Resolution adopted this 7th day of April 2021.

Attest:


Kurt E. Weber, *Fiscal Officer*

Approved as to form:


Benjamin J. Yoder, *Law Director*

I, Kurt E. Weber., Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of Trustees of Hamilton Township, County of Warren, Ohio, at its regularly scheduled meeting on April 7, 2021.

Date: 4/7/2021


Kurt E. Weber, *Fiscal Officer*

Resolution

Number 21-0601

Adopted Date May 04, 2021

ENTER INTO A SUBDIVISION PUBLIC IMPROVEMENT PERFORMANCE AND MAINTENANCE SECURITY AGREEMENT WITH PRUS PROPERTIES LLC FOR INSTALLATION OF CERTAIN IMPROVEMENTS IN THE VILLAGES OF CLASSICWAY SUBDIVISION, SECTION 7B SITUATED IN HAMILTON TOWNSHIP

BE IT RESOLVED, upon recommendation of the Warren County Sanitary Engineer, to enter into the following security agreement:

AGREEMENT

Bond Number	:	21-009 (W/S)
Development	:	The Villages of Classicway Subdivision, Section 7B
Developer	:	Prus Properties, LLC
Township	:	Hamilton
Amount	:	\$15,450
Surety Company	:	Ohio Farmers Insurance Company

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

CGB

cc: Prus Properties, LLC, 5325 Wooster Road, Cincinnati, OH 45226
Ohio Farmers Ins Co, One Park Circle, Westfield Center, OH 44251
Water/Sewer (file)
Bond Agreement file

**SUBDIVISION PUBLIC IMPROVEMENT PERFORMANCE AND MAINTENANCE
SECURITY AGREEMENT**

WATER AND/OR SANITARY SEWER

Security Agreement No.

21-009 (w/s)

This Agreement made and concluded at Lebanon, Ohio, by and between Prus Properties, LLC. (1) (hereinafter the "Developer") and the Warren County Board of County Commissioners, (hereinafter the "County Commissioners"), and Ohio Farmers Insurance Company (2) (hereinafter the "Surety").

WITNESSETH:

WHEREAS, the Developer is required to install certain improvements in the Villages of Classicway **Subdivision, Section/Phase 7 B** (3) (hereinafter the "Subdivision") situated in Hamilton (4) Township, Warren County, Ohio, in accordance with the Warren County Subdivision regulations (hereinafter called the "Improvements"); and,

WHEREAS, it is estimated that the total cost of the Improvements is \$154,500.00, and that the Improvements that have yet to be completed and approved may be constructed in the sum of \$0.00; and,

WHEREAS, the County Commissioners have determined to require all developers to post security in the sum of one hundred thirty percent (130%) of the estimated cost of uncompleted or unapproved Improvements to secure the performance of the construction of uncompleted or unapproved Improvements in accordance with Warren County subdivision regulations and to require all Developers to post security in the sum of ten percent (10%) of the estimated total cost of the Improvements after the completion of the Improvements and their tentative acceptance by the County Commissioners to secure the performance of all maintenance upon the Improvements as may be required between the completion and tentative acceptance of the Improvements and their final acceptance by the County Commissioners.

NOW, THEREFORE, be it agreed:

1. The Developer will provide **performance security** to the County Commissioners in the sum of \$0.00 to secure the performance of the construction of the uncompleted or unapproved Improvements in accordance with Warren County subdivision regulations (hereinafter the Performance Obligation). If any sum greater than zero (0) is inserted herein, the **minimum performance security** shall be ten percent (10%) of the total cost of the Improvements.

2. The County Commissioners will, upon approval of the County Sanitary Engineer of all Improvements in the Subdivision, tentatively accept all Improvements.
3. The Developer shall be in default of the Performance Obligation if the construction or installation of any Improvement by the Developer is not completed within 1 years from the date of the execution of this agreement, as determined by the County Sanitary Engineer. The same shall apply whenever construction of the Improvements is not performed in accordance with the Warren County subdivision regulations.
4. The condition of the Performance Obligation shall be that whenever the Developer shall be declared by the County Commissioners to be in default, the Surety and the Developer shall, upon written notification of default by the County Commissioners to the Surety promptly make sufficient funds available to the County Commissioners to pay the cost of the completion of the construction of the uncompleted or unapproved Improvements in accordance with Warren County subdivision regulations, including any costs incurred by the County Commissioners which are incidental to the completion of the construction of the uncompleted or unapproved Improvements, including, but not limited to costs associated with publication of legal notices, preparation of such additional plans, specifications and drawings as may, in the judgment of the County Commissioners, be necessary, preparation of bid documents, etc., but not exceeding the amount set forth in Item 1 hereof. The Developer shall have the opportunity to respond in writing within two (2) weeks of receipt of notice of intent to find the Developer in default. In the case that the performance security given is in the form of a cashier's check or certified check provided directly to the County Commissioners, the County Commissioners may apply such funds as set forth herein upon notification of default to the Surety. The determination of the amount of funds to be disbursed by Surety to the County Commissioners as set forth in the aforesaid notification is final and binding upon the parties hereto. However, the foregoing shall not release Developer from any liability for any deficiency between the amount of funds disbursed and the actual costs incurred by the County Commissioners in the completion of the construction or installation of the uncompleted or unapproved Improvements and Developer expressly agrees to be liable to the County Commissioners for any such deficiency.
5. The County Commissioners, the Developer and Surety mutually agree that the Performance Obligation created herein shall continue until the completion of the installation of the Improvements in accordance with Warren County subdivision regulations and that upon the Improvements having been inspected and approved for one year maintenance, the Performance Obligation shall become null and void.
6. The Developer will provide **maintenance security** to the County Commissioners in the sum of \$15,450.00 to secure the performance of all maintenance upon the Improvements as determined to be necessary by the County Sanitary Engineer (hereinafter the Maintenance Obligation). In no event shall the sum provided for herein be less than ten percent (10%) of the estimated total cost of the Improvements as set forth above.

7. The Developer, upon being notified by the County Sanitary Engineer of the maintenance required upon the Improvements to bring the same into compliance with Warren County Subdivision regulations shall immediately undertake to perform and complete such required maintenance within the time set forth in the notice from the County Sanitary Engineer.
8. The Developer shall be in default of the Maintenance Obligation should the Developer fail to complete or cause to be undertaken and completed required maintenance upon the Improvements as set forth in Item 7 hereof.
9. The condition of the Maintenance Obligation shall be that whenever the Developer shall be declared by the County Commissioners to be in default, the Surety and the Developer shall, upon written notification of default by the County Commissioners to the Surety promptly make sufficient funds available to the County Commissioners to pay the cost of the required maintenance upon the Improvements, including any costs incurred by the County Commissioners which are incidental to the performance of such maintenance, including, but not limited to costs associated with the publication of legal notices, preparation of additional plans, specifications and drawings, as may, in the judgment of the County Commissioners, be necessary, preparation of bid documents, etc. but not exceeding the amount set forth in Item 6 hereof. The Developer shall have the opportunity to respond in writing within two (2) weeks of receipt of notice of intent to find the Developer in default. In the case that the maintenance security given is in the form of a cashier's check or certified check provided directly to the County Commissioners, the County Commissioners may apply such funds to the completion of the required maintenance upon the Improvements upon notification of default to the Surety. The determination of the amount of funds to be disbursed by Surety to the County Commissioners as set forth in the aforesaid notification is final and binding upon the parties hereto. However, the foregoing shall not release Developer from any liability for any deficiency between the amount of funds disbursed and the actual costs incurred by the County Commissioners in the performance of maintenance upon the Improvements and Developer expressly agrees to be liable to the County Commissioners for any such deficiency.
10. That upon expiration of the one year from the date of the tentative acceptance of the Improvements by the County Commissioners and upon satisfactory completion of any required maintenance upon the Improvements to bring the Improvements into compliance with Warren County subdivision regulations, the County Commissioners hereby agree to release the maintenance security and give final acceptance to the Improvements. The Developer shall request, in writing directed to the County Sanitary Engineer, a final inspection of the Improvements and the Developer shall be responsible for all maintenance as may be necessary and as may accrue from the commencement of the one year maintenance period and until such written request for inspection is delivered.
11. In the case of default pursuant to Items 3 and 4 or 8 and 9 hereof, Developer shall make available to the County Commissioners all plans, specifications and drawing relating to the Improvements and hereby directs all third parties, including engineers and consultants, who may possess such plans, specifications and drawings, or copies thereof, to provide the same

to the County Commissioners upon request and presentation of this security agreement or a copy thereof and agrees to hold such third parties harmless from the provision of such plan specifications and drawings pursuant to this item. Developer does hereby consent to the use of such plans, specifications and drawings by the County Commissioners to complete the construction of the uncompleted or unapproved Improvements or the performance of maintenance upon the same in the case of default pursuant to Items 3 and 4 or 8 and 9 hereof.

12. In the case of conflict between the provisions of this agreement and any other security agreement relating to the same Improvements, the provisions of this agreement shall take precedence.
13. Any notice, correspondence, inquiry or request for inspection permitted or required under this security agreement shall be given as follows:

A. To the County Commissioners:

Warren County Commissioners
Attn: County Administrator
406 Justice Drive
Lebanon, OH 45036
Ph. (513) 695-1250

B. To the County Sanitary Engineer:

Warren County Water & Sewer Department
Attn: Sanitary Engineer
406 Justice Drive
Lebanon, OH 45036
Ph. (513) 695-1380

C. To the Developer:

Prus Properties, LLC.

5325 Wooster Rd.

Cincinnati, OH 45226

Ph. (513) _____ 321 - 7774

D. To the Surety:
Ohio Farmers Insurance Company

One Park Circle

Westfield Center, OH 44251

Ph. (800) _____ 243 - 0210 _____

All notices and requests for inspection, unless otherwise specifically provided herein, shall be by certified mail, return receipt requested and shall be complete upon mailing. **All parties are obligated to give notice of any change of address.**

14. The security to be provided herein shall be by:

_____ **Certified check or cashier's check** (attached) (**CHECK # _____**)

_____ **Original Letter of Credit** (attached) (**LETTER OF CREDIT # _____**)

_____ **Original Escrow Letter** (attached)

 X **Surety Bond** (this security agreement shall serve as the bond when signed by an authorized representative of a surety company authorized to do business within the State of Ohio with a **power of attorney attached** evidencing such authorized signature).

_____ **Surety obligation of national bank** (by signing this security agreement the authorized representative of the national bank undertaking this surety obligation does certify, for and on behalf of the undersigned national bank, that the bank has a segregated deposit sufficient in amount to the bank's total potential liability).

15. **The term "Surety" as used herein includes a bank, savings and loan or other financial institution where the security provided is a letter of credit, escrow letter or surety obligation of a national bank. The term "Surety" when referring to a bank, savings and loan or other financial institution is not intended to create obligations beyond those provided by Paragraphs 4 and/or 9 of this security agreement.**


16. **In the event that Surety shall fail to make funds available to the County Commissioners in accordance with Paragraphs 4 or 9, as applicable, within thirty (30) days after notification of default, then amounts due shall bear interest at eight per cent (8%) per annum.**

17. This Agreement shall not be assignable or transferrable by the Developer or Surety to any third party or parties without the express written consent of the County Commissioners. Developer and Surety waive any successor developer or successor surety claim or defense unless the County Commissioners have executed a written consent of assignment.
18. This Agreement shall be construed under the laws of the State of Ohio. The Developer and Surety hereby stipulate to the venue for any and all claims, disputes, interpretations and litigation of any kind arising out of this Agreement, being exclusively in the Warren County, Ohio Court of Common Pleas (unless both parties mutually agree in writing to attempt to resolve by alternate dispute resolution prior to litigation), and do further waive any right to bring or remove such claims, disputes, interpretation and litigation of any kind arising out of this Agreement, in or to any other state or a federal court.

IN EXECUTION WHEREOF, the Developer and the Surety have caused this security agreement to be executed on the date stated below.


DEVELOPER:

Pursuant to a resolution authorizing the undersigned to execute this agreement.

SIGNATURE: 
PRINTED NAME: Joseph Prus
TITLE: Managing Member
DATE: 4-29-2021

SURETY:

Pursuant to an instrument authorizing the undersigned to execute this agreement.

SIGNATURE: 
PRINTED NAME: Kathleen A. Vonderhaar
TITLE: Attorney-in-fact
DATE: 4-29-2021

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN EXECUTION WHEREOF, the Warren County Board of County Commissioners have caused this security agreement to be executed by the President of the Board, on the date stated below, pursuant to Board Resolution Number 21-0601, dated 5/4/21.

**WARREN COUNTY
BOARD OF COUNTY COMMISSIONERS**


SIGNATURE: 

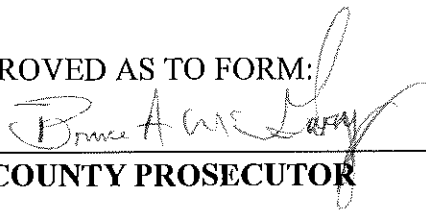
PRINTED NAME: David G Young

TITLE: President

DATE: 5/4/21

RECOMMENDED BY:

By: 
SANITARY ENGINEER

APPROVED AS TO FORM:
By: 
COUNTY PROSECUTOR

Key:

1. Name of Developer
2. Name of Person, Firm, Entity, etc. who is providing the security whether that be a bank or other financial institution (in the case of a letter of credit or escrow letter) (Surety Company in the case of a bond) or the Developer itself (in the case of a certified check or cashier's check)
3. Name of subdivision with section number and phase number where applicable
4. Name of Township

General
Power
of Attorney

POWER NO. 3411882 01

**Westfield Insurance Co.
Westfield National Insurance Co.
Ohio Farmers Insurance Co.**
Westfield Center, Ohio

CERTIFIED COPY

Know All Men by These Presents, That WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, corporations, hereinafter referred to individually as a "Company" and collectively as "Companies," duly organized and existing under the laws of the State of Ohio, and having its principal office in Westfield Center, Medina County, Ohio, do by these presents make, constitute and appoint
KATHLEEN A. VONDERHAAR, PATRICK J. MORGAN, SUSAN M. RINDERLE, JOINTLY OR SEVERALLY

of CINCINNATI and State of OH Its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings, or other instruments or contracts of suretyship-

LIMITATION: THIS POWER OF ATTORNEY CANNOT BE USED TO EXECUTE NOTE GUARANTEE, MORTGAGE DEFICIENCY, MORTGAGE GUARANTEE, OR BANK DEPOSITORY BONDS.

and to bind any of the Companies thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the applicable Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-In-Fact may do in the premises. Said appointment is made under and by authority of the following resolution adopted by the Board of Directors of each of the WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY:

"Be It Resolved, that the President, any Senior Executive, any Secretary or any Fidelity & Surety Operations Executive or other Executive shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-In-Fact to represent and act for and on behalf of the Company subject to the following provisions:

The Attorney-In-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements of indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-In-Fact shall be as binding upon the Company as if signed by the President and sealed and attested by the Corporate Secretary."

"Be It Further Resolved, that the signature of any such designated person and the seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signatures or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached." (Each adopted at a meeting held on February 8, 2000).

In Witness Whereof, WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY have caused these presents to be signed by their National Surety Leader and Senior Executive and their corporate seals to be hereto affixed this 02nd day of JANUARY A.D., 2020.

Corporate
Seals
Affixed



WESTFIELD INSURANCE COMPANY
WESTFIELD NATIONAL INSURANCE COMPANY
OHIO FARMERS INSURANCE COMPANY

By: Gary W. Stumper, National Surety Leader and Senior Executive

State of Ohio
County of Medina ss.:

On this 02nd day of JANUARY A.D., 2020, before me personally came Gary W. Stumper to me known, who, being by me duly sworn, did depose and say, that he resides in Hartford, CT; that he is National Surety Leader and Senior Executive of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, the companies described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to said Instrument are such corporate seals; that they were so affixed by order of the Boards of Directors of said Companies; and that he signed his name thereto by like order.

Notarial
Seal
Affixed



David A. Kotnik, Attorney at Law, Notary Public
My Commission Does Not Expire (Sec. 147.03 Ohio Revised Code)

State of Ohio
County of Medina ss.:

I, Frank A. Carrino, Secretary of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; and furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Westfield Center, Ohio, this 21st day of April, 2021

April 2021



Frank A. Carrino, Secretary

Ohio Farmers Insurance Co.

Westfield Center, Ohio 44251-5001

December 31, 2020

OHIO FARMERS INSURANCE COMPANY

BALANCE SHEET

12/31/20

(in thousands)

Assets	
Cash, cash equivalents, and short term investments	23,041
Bonds	429,635
Stocks	130,912
Subsidiaries	2,333,949
Real estate	179,311
Premiums receivable	114,652
Other assets	162,574
Total assets	3,374,074
Liabilities	
Reserve for unearned premiums	168,415
Reserve for unpaid losses and loss expenses	327,709
Reserve for taxes and other liabilities	169,493
Total liabilities	665,617
Surplus	
Surplus to policyholders	2,708,457
Total surplus	2,708,457
Total liabilities and surplus	3,374,074

State of Ohio

ss:

County of Medina

The undersigned, being duly sworn, says: That he is National Surety Leader - Surety Operations of Ohio Farmers Insurance Company, Westfield Center, Ohio; that said Company is a corporation duly organized, existing and engaged in business as a Surety Company by virtue of the Laws of the State of Ohio and authorized to do business in the State of and has duly complied with all the requirements of the laws of said State applicable to said Company and is duly qualified to act as Surety under such laws; that said Company has also complied with and is duly qualified to act as Surety under the Act of Congress approved July 1947, 6 U.S.C. sec. 6-13; and that to the best of his knowledge and belief the above statement is a full, true, and correct statement of the financial condition of the said Company on the 31st day of December, 2020.

Attest:

Frank Carrino

Frank A. Carrino
Group Legal Leader, Secretary

Gary W. Stumper

Gary W. Stumper
National Surety Leader
Senior Executive

Sworn to before me this 10th day of February A.D. 2021.

David A. Kotnik

David A. Kotnik
Attorney at Law
Notary Public – State of Ohio



Office of Risk Assessment
50 West Town Street
Third Floor - Suite 300
Columbus, Ohio 43215
(614)644-2658
Fax(614)644-3256
www.insurance.ohio.gov

Ohio Department of Insurance

Mike DeWine - Governor

Jillian Froment - Director

Certificate of Compliance



Issued 06/02/2020

Effective 07/01/2020

Expires 06/30/2021

I, Jillian Froment, hereby certify that I am the Director of Insurance in the State of Ohio and have supervision of insurance business in said State and as such I hereby certify that

OHIO FARMERS INSURANCE COMPANY

of Ohio is duly organized under the laws of this State and is authorized to transact the business of insurance under the following section(s) of the Ohio Revised Code:

Section 3929.01 (A)

Accident & Health	Inland Marine
Aircraft	Medical Malpractice
Allied Lines	Multiple Peril - Commercial
Boiler & Machinery	Multiple Peril - Farmowners
Burglary & Theft	Multiple Peril - Homeowners
Collectively Renewable A & H	Noncancellable A & H
Commercial Auto - Liability	Nonrenew-Stated Reasons (A&H)
Commercial Auto - No Fault	Ocean Marine
Commercial Auto - Physical Damage	Other Accident only
Credit Accident & Health	Other Liability
Earthquake	Private Passenger Auto - Liability
Fidelity	Private Passenger Auto - No Fault
Financial Guaranty	Private Passenger Auto - Physical Damage
Fire	Surety
Glass	Workers Compensation
Group Accident & Health	
Guaranteed Renewable A & H	

OHIO FARMERS INSURANCE COMPANY certified in its annual statement to this Department as of December 31, 2019 that it has admitted assets in the amount of \$3,270,649,085, liabilities in the amount of \$759,472,413, and surplus of at least \$2,511,176,672.

IN WITNESS WHEREOF, I have hereunto subscribed my name and caused my seal to be affixed at Columbus, Ohio, this day and date.

Handwritten signature of Jillian Froment.

Jillian Froment, Director



Resolution

Number 21-0602

Adopted Date May 04, 2021

ENTER INTO STREET AND APPURTENANCES (INCLUDING SIDEWALKS) SECURITY AGREEMENT WITH PRUS PROPERTIES, LLC FOR INSTALLATION OF CERTAIN IMPROVEMENTS IN THE VILLAGES OF CLASSICWAY SUBDIVISION, SECTION 7B SITUATED IN HAMILTON TOWNSHIP

BE IT RESOLVED, upon recommendation of the Warren County Engineer, to enter into the following Street and Appurtenances (including sidewalks) Security Agreement:

SECURITY AGREEMENT

Bond Number	:	21-010 (P/S)
Development	:	The Villages of Classicway Subdivision, Section 7B
Developer	:	Prus Properties, LLC
Township	:	Hamilton
Amount	:	\$88,660.00
Surety Company	:	Ohio Farmers Insurance Company (3411882 01)

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Developer
Surety Company
Engineer (file)
Bond Agreement file

**SUBDIVISION PUBLIC IMPROVEMENT PERFORMANCE AND MAINTENANCE
SECURITY AGREEMENT**

**STREETS AND APPURTENANCES
(including Sidewalks)**

Security Agreement No.

21-010(P/S)

This Agreement made and concluded at Lebanon, Ohio, by and between _____
Prus Properties, LLC. (1) (hereinafter the "Developer") and the
Warren County Board of County Commissioners, (hereinafter the "County Commissioners"), and
Ohio Farmers Insurance Company (2) (hereinafter the "Surety").

WITNESSETH:

WHEREAS, the Developer is required to install certain improvements in the Villages of Classicway
Subdivision, Section/Phase 7 B (3) (hereinafter the "Subdivision") situated in
Hamilton (4) Township, Warren County, Ohio, in accordance with the Warren County
Subdivision regulations (hereinafter called the "Improvements"); and,

WHEREAS, it is estimated that the total cost of the Improvements is \$381,625.00,
and that the Improvements that have yet to be completed and approved may be constructed in the sum of
\$68,200.00; and,

WHEREAS, the County Commissioners require all developers to post security in the sum of one
hundred thirty percent (130%) of the estimated cost of uncompleted or unapproved Improvements to secure
the performance of the construction of uncompleted or unapproved Improvements in accordance with
Warren County subdivision regulations and to require all Developers to post security in the sum of twenty
percent (20%) of the estimated total cost of the Improvements after the completion of the Improvements
and their tentative acceptance by the County Commissioners to secure the performance of all maintenance
upon the Improvements as may be required between the completion and tentative acceptance of the
Improvements and their final acceptance by the County Commissioners.

NOW, THEREFORE, be it agreed:

1. The Developer will provide **performance security** to the County Commissioners in the sum
of \$88,660.00 to secure the performance of the construction of the
uncompleted or unapproved Improvements in accordance with Warren County subdivision
regulations (hereinafter the Performance Obligation). If any sum greater than zero (0) is
inserted herein, the **minimum performance security** shall be twenty percent (20%) of the
total cost of the Improvements.

2. The County Commissioners will, upon approval of the County Engineer of all Improvements in the Subdivision, tentatively accept all Improvements.
3. The Developer shall be in default of the Performance Obligation if the construction or installation of any Improvement by the Developer is not completed within 2 years from the date of the execution of this agreement, as determined by the County Engineer. The same shall apply whenever construction of the Improvements is not performed in accordance with the Warren County subdivision regulations.
4. The condition of the Performance Obligation shall be that whenever the Developer shall be declared by the County Commissioners to be in default, the Surety and the Developer shall, upon written notification of default by the County Commissioners to the Surety promptly make sufficient funds available to the County Commissioners to pay the cost of the completion of the construction of the uncompleted or unapproved Improvements in accordance with Warren County subdivision regulations, including any costs incurred by the County Commissioners which are incidental to the completion of the construction of the uncompleted or unapproved Improvements, including, but not limited to costs associated with publication of legal notices, preparation of such additional plans, specifications and drawings as may, in the judgment of the County Commissioners, be necessary, preparation of bid documents, etc., but not exceeding the amount set forth in Item 1 hereof. The Developer shall have the opportunity to respond in writing within two (2) weeks of receipt of notice of intent to find the Developer in default. In the case that the performance security given is in the form of a cashier's check or certified check provided directly to the County Commissioners, the County Commissioners may apply such funds as set forth herein upon notification of default to the Surety. The determination of the amount of funds to be disbursed by Surety to the County Commissioners as set forth in the aforesaid notification is final and binding upon the parties hereto. However, the foregoing shall not release Developer from any liability for any deficiency between the amount of funds disbursed and the actual costs incurred by the County Commissioners in the completion of the construction or installation of the uncompleted or unapproved Improvements and Developer expressly agrees to be liable to the County Commissioners for any such deficiency.
5. **The County Commissioners, the Developer and Surety mutually agree that the Performance Obligation created herein shall continue until the completion of the installation of the Improvements in accordance with Warren County subdivision regulations and that upon the Improvements having been inspected and approved for two years maintenance, the Performance Obligation shall become null and void after the Developer posts the maintenance security provided for herein.**
6. The Developer will provide **maintenance security** to the County Commissioners in the sum of \$76,325.00 to secure the performance of all maintenance upon the Improvements as determined to be necessary by the County Engineer (hereinafter the Maintenance Obligation). In no event shall the sum provided for herein be less than twenty percent (20%) of the estimated total cost of the Improvements as set forth above.

7. The Developer, upon being notified by the County Engineer of the maintenance required upon the Improvements to bring the same into compliance with Warren County Subdivision regulations shall immediately undertake to perform and complete such required maintenance within the time set forth in the notice from the County Engineer.
8. The Developer shall be in default of the Maintenance Obligation should the Developer fail to complete or cause to be undertaken and completed required maintenance upon the Improvements as set forth in Item 7 hereof.
9. The condition of the Maintenance Obligation shall be that whenever the Developer shall be declared by the County Commissioners to be in default, the Surety and the Developer shall, upon written notification of default by the County Commissioners to the Surety promptly make sufficient funds available to the County Commissioners to pay the cost of the required maintenance upon the Improvements, including any costs incurred by the County Commissioners which are incidental to the performance of such maintenance, including, but not limited to costs associated with the publication of legal notices, preparation of additional plans, specifications and drawings, as may, in the judgment of the County Commissioners, be necessary, preparation of bid documents, etc. but not exceeding the amount set forth in Item 6 hereof. The Developer shall have the opportunity to respond in writing within two (2) weeks of receipt of notice of intent to find the Developer in default. In the case that the maintenance security given is in the form of a cashier's check or certified check provided directly to the County Commissioners, the County Commissioners may apply such funds to the completion of the required maintenance upon the Improvements upon notification of default to the Surety. The determination of the amount of funds to be disbursed by Surety to the County Commissioners as set forth in the aforesaid notification is final and binding upon the parties hereto. However, the foregoing shall not release Developer from any liability for any deficiency between the amount of funds disbursed and the actual costs incurred by the County Commissioners in the performance of maintenance upon the Improvements and Developer expressly agrees to be liable to the County Commissioners for any such deficiency.
10. That upon expiration of the two years from the date of the tentative acceptance of the Improvements by the County Commissioners and upon satisfactory completion of any required maintenance upon the Improvements to bring the Improvements into compliance with Warren County subdivision regulations, the County Commissioners hereby agree to release the maintenance security and give final acceptance to the Improvements. The Developer shall request, in writing directed to the County Engineer, a final inspection of the Improvements and the Developer shall be responsible for all maintenance as may be necessary and as may accrue from the commencement of the **two year maintenance period** and until such written request for inspection is delivered.
11. In the case of default pursuant to Items 3 and 4 or 8 and 9 hereof, Developer shall make available to the County Commissioners all plans, specifications and drawing relating to the Improvements and hereby directs all third parties, including engineers and consultants, who may possess such plans, specifications and drawings, or copies thereof, to provide the same

to the County Commissioners upon request and presentation of this security agreement or a copy thereof and agrees to hold such third parties harmless from the provision of such plan specifications and drawings pursuant to this item. Developer does hereby consent to the use of such plans, specifications and drawings by the County Commissioners to complete the construction of the uncompleted or unapproved Improvements or the performance of maintenance upon the same in the case of default pursuant to Items 3 and 4 or 8 and 9 hereof.

12. In the case of conflict between the provisions of this agreement and any other security agreement relating to the same Improvements, the provisions of this agreement shall take precedence.
13. Any notice, correspondence, inquiry or request for inspection permitted or required under this security agreement shall be given as follows:

A. To the County Commissioners:

Warren County Board of County Commissioners
Attn: County Administrator
406 Justice Drive
Lebanon, OH 45036
Ph. (513) 695-1250

B. To the County Engineer:

Warren County Engineer
105 Markey Road
Lebanon, OH 45036
Ph. (513) 695-3336

C. To the Developer:

Prus Properties, LLC.

5325 Wooster Rd.

Cincinnati, OH 45226

Ph. (513) 321 - 7774

D. To the Surety:

Ohio Farmers Insurance Company

One Park Circle

Westfield Center, OH 44251

Ph. (800) 243 - 0210

All notices and requests for inspection, unless otherwise specifically provided herein, shall be by certified mail, return receipt requested, and shall be complete upon mailing. **All parties are obligated to give notice of any change of address.**

14. The security to be provided herein shall be by:

Certified check or cashier's check (attached) (**CHECK #** _____)

Original Letter of Credit (attached) (**LETTER OF CREDIT #** _____)

Original Escrow Letter (attached)

Surety Bond (this security agreement shall serve as the bond when signed by an authorized representative of a surety company authorized to do business within the State of Ohio with a **power of attorney attached** evidencing such authorized signature).

Surety obligation of national bank (by signing this security agreement the authorized representative of the national bank undertaking this surety obligation does certify, for and on behalf of the undersigned national bank, that the bank has a segregated deposit sufficient in amount to the bank's total potential liability).

15. **The term "Surety" as used herein includes a bank, savings and loan or other financial institution where the security provided is a letter of credit, escrow letter or surety obligation of a national bank. The term "Surety" when referring to a bank, savings and loan or other financial institution is not intended to create obligations beyond those provided by Paragraphs 4 and/or 9 of this security agreement.**

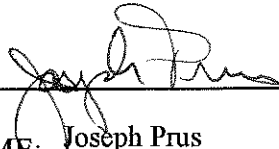
16. **In the event that Surety shall fail to make funds available to the County Commissioners in accordance with Paragraphs 4 or 9, as applicable, within thirty (30) days after notification of default, then amounts due shall bear interest at eight per cent (8%) per annum.**

17. This Agreement shall not be assignable or transferrable by the Developer or Surety to any third party or parties without the express written consent of the County Commissioners. Developer and Surety waive any successor developer or successor surety claim or defense unless the County Commissioners have executed a written consent of assignment.
18. This Agreement shall be construed under the laws of the State of Ohio. The Developer and Surety hereby stipulate to the venue for any and all claims, disputes, interpretations and litigation of any kind arising out of this Agreement, being exclusively in the Warren County, Ohio Court of Common Pleas (unless both parties mutually agree in writing to attempt to resolve by alternate dispute resolution prior to litigation), and do further waive any right to bring or remove such claims, disputes, interpretation and litigation of any kind arising out of this Agreement, in or to any other state or a federal court.

IN EXECUTION WHEREOF, the Developer and the Surety have caused this security agreement to be executed on the date stated below.


DEVELOPER:

Pursuant to a resolution authorizing the undersigned to execute this agreement.

SIGNATURE: 
PRINTED NAME: Joseph Prus
TITLE: Managing Member
DATE: 4.29.2021

SURETY:

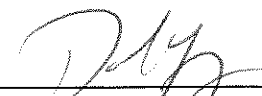
Pursuant to an instrument authorizing the undersigned to execute this agreement.

SIGNATURE: 
PRINTED NAME: Kathleen A. Vonderhaar
TITLE: Attorney-in-fact
DATE: 4.29.2021

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN EXECUTION WHEREOF, the Warren County Board of County Commissioners have caused this security agreement to be executed by the President of the Board, on the date stated below, pursuant to Board Resolution Number 21-0602, dated 5/4/21.
0602

**WARREN COUNTY
BOARD OF COUNTY COMMISSIONERS**

SIGNATURE: 

PRINTED NAME: David G. Young

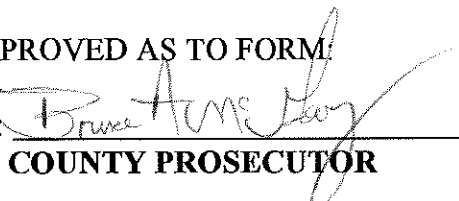
TITLE: President

DATE: 5/4/21

RECOMMENDED BY:

By: 
COUNTY ENGINEER

APPROVED AS TO FORM:

By: 
COUNTY PROSECUTOR

Key:

1. Name of Developer
2. Name of Person, Firm, Entity, etc. who is providing the security whether that be a bank or other financial institution (in the case of a letter of credit or escrow letter) (Surety Company in the case of a bond) or the Developer itself (in the case of a certified check or cashier's check)
3. Name of subdivision with section number and phase number where applicable
4. Name of Township

General
Power
of Attorney

POWER NO. 3411882 01

**Westfield Insurance Co.
Westfield National Insurance Co.
Ohio Farmers Insurance Co.**
Westfield Center, Ohio

CERTIFIED COPY

Know All Men by These Presents, That WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, corporations, hereinafter referred to individually as a "Company" and collectively as "Companies," duly organized and existing under the laws of the State of Ohio, and having its principal office in Westfield Center, Medina County, Ohio, do by these presents make, constitute and appoint
KATHLEEN A. VONDERHAAR, PATRICK J. MORGAN, SUSAN M. RINDERLE, JOINTLY OR SEVERALLY

of CINCINNATI and State of OH its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings, or other instruments or contracts of suretyship-

LIMITATION: THIS POWER OF ATTORNEY CANNOT BE USED TO EXECUTE NOTE GUARANTEE, MORTGAGE DEFICIENCY, MORTGAGE GUARANTEE, OR BANK DEPOSITORY BONDS.

and to bind any of the Companies thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the applicable Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution adopted by the Board of Directors of each of the WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY:

"Be It Resolved, that the President, any Senior Executive, any Secretary or any Fidelity & Surety Operations Executive or other Executive shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

The Attorney-in-Fact. may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements of indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed by the President and sealed and attested by the Corporate Secretary."

"Be It Further Resolved, that the signature of any such designated person and the seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signatures or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached." (Each adopted at a meeting held on February 8, 2000).

In Witness Whereof, WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY have caused these presents to be signed by their National Surety Leader and Senior Executive and their corporate seals to be hereto affixed this 02nd day of JANUARY A.D., 2020 .

Corporate
Seals
Affixed



WESTFIELD INSURANCE COMPANY
WESTFIELD NATIONAL INSURANCE COMPANY
OHIO FARMERS INSURANCE COMPANY

By: Gary W. Stumper, National Surety Leader and Senior Executive

State of Ohio
County of Medina ss.:

On this 02nd day of JANUARY A.D., 2020 , before me personally came Gary W. Stumper to me known, who, being by me duly sworn, did depose and say, that he resides in Hartford, CT; that he is National Surety Leader and Senior Executive of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, the companies described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to said instrument are such corporate seals; that they were so affixed by order of the Boards of Directors of said Companies; and that he signed his name thereto by like order.

Notarial
Seal
Affixed



David A. Kotnik, Attorney at Law, Notary Public
My Commission Does Not Expire (Sec. 147.03 Ohio Revised Code)

State of Ohio
County of Medina ss.:

I, Frank A. Carrino, Secretary of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; and furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Westfield Center, Ohio, this 29th day of April, 2021 A.D.



Frank A. Carrino, Secretary

Ohio Farmers Insurance Co.

Westfield Center, Ohio 44251-5001

December 31, 2020

OHIO FARMERS INSURANCE COMPANY

BALANCE SHEET

12/31/20

(in thousands)

Table with 2 columns: Description and Amount. Rows include Assets (Total: 3,374,074), Liabilities (Total: 665,617), Surplus (Total: 2,708,457), and Total liabilities and surplus (Total: 3,374,074).

State of Ohio

ss:

County of Medina

The undersigned, being duly sworn, says: That he is National Surety Leader - Surety Operations of Ohio Farmers Insurance Company, Westfield Center, Ohio; that said Company is a corporation duly organized, existing and engaged in business as a Surety Company by virtue of the Laws of the State of Ohio and authorized to do business in the State of and has duly complied with all the requirements of the laws of said State applicable to said Company and is duly qualified to act as Surety under such laws; that said Company has also complied with and is duly qualified to act as Surety under the Act of Congress approved July 1947, 6 U.S.C. sec. 6-13; and that to the best of his knowledge and belief the above statement is a full, true, and correct statement of the financial condition of the said Company on the 31st day of December, 2020.

Attest:

Handwritten signature of Frank A. Carrino

Frank A. Carrino
Group Legal Leader, Secretary

Handwritten signature of Gary W. Stumper

Gary W. Stumper
National Surety Leader
Senior Executive



Sworn to before me this 10th day of February A.D. 2021.

Handwritten signature of David A. Kotnik

David A. Kotnik
Attorney at Law
Notary Public - State of Ohio



My Commission Does Not Expire
Sec. 147.03 Ohio Revised Code

Office of Risk Assessment
50 West Town Street
Third Floor - Suite 300
Columbus, Ohio 43215
(614)644-2658
Fax(614)644-3256
www.insurance.ohio.gov

Ohio Department of Insurance

Mike DeWine - Governor

Jillian Froment - Director



Certificate of Compliance

Issued 06/02/2020

Effective 07/01/2020

Expires 06/30/2021

I, Jillian Froment, hereby certify that I am the Director of Insurance in the State of Ohio and have supervision of insurance business in said State and as such I hereby certify that

OHIO FARMERS INSURANCE COMPANY

of Ohio is duly organized under the laws of this State and is authorized to transact the business of insurance under the following section(s) of the Ohio Revised Code:

Section 3929.01 (A)

Accident & Health	Inland Marine
Aircraft	Medical Malpractice
Allied Lines	Multiple Peril - Commercial
Boiler & Machinery	Multiple Peril - Farmowners
Burglary & Theft	Multiple Peril - Homeowners
Collectively Renewable A & H	Noncancellable A & H
Commercial Auto - Liability	Nonrenew- Stated Reasons (A&H)
Commercial Auto - No Fault	Ocean Marine
Commercial Auto - Physical Damage	Other Accident only
Credit Accident & Health	Other Liability
Earthquake	Private Passenger Auto - Liability
Fidelity	Private Passenger Auto - No Fault
Financial Guaranty	Private Passenger Auto - Physical Damage
Fire	Surety
Glass	Workers Compensation
Group Accident & Health	
Guaranteed Renewable A & H	

OHIO FARMERS INSURANCE COMPANY certified in its annual statement to this Department as of December 31, 2019 that it has admitted assets in the amount of \$3,270,649,085, liabilities in the amount of \$759,472,413, and surplus of at least \$2,511,176,672.

IN WITNESS WHEREOF, I have hereunto subscribed my name and caused my seal to be affixed at Columbus, Ohio, this day and date.

Handwritten signature of Jillian Froment.

Jillian Froment, Director



Resolution

Number 21-0603

Adopted Date May 04, 2021

APPROVE VARIOUS RECORD PLATS

BE IT RESOLVED, upon recommendation of the Warren County Regional Planning Commission, to approve the following Record Plats:

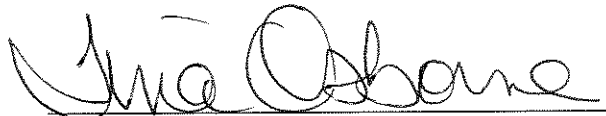
- The Villages of Classicway Subdivision, Section 7B – Hamilton Township

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Laura Lander, Clerk

cc: Plat File
RPC

Resolution

Number 21-0604

Adopted Date May 04, 2021

APPROVE OPERATIONAL TRANSFER FROM COUNTY COMMISSIONERS' FUND #1101-1112 INTO MARY HAVEN YOUTH TREATMENT CENTER FUND #2270

WHEREAS, the Mary Haven Youth Center has requested that the second quarter of their 2021 operating contribution be transferred from the County Commissioners Fund #1101 into the Mary Haven Youth Treatment Center Fund #2270; and

NOW THEREFORE BE IT RESOLVED, to approve the following operational transfer from County Commissioners Fund #1101 into Mary Haven Youth Treatment Center Fund #2270:

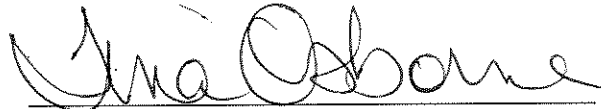
\$241,700.00 from #11011112-5744 (County Commissioners, Grants-Mary Haven)
into #2270-49001 (Mary Haven - County Grant Transfers)

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Auditor
Probate/Juvenile (file)
Operational Transfer file
OMB

Resolution

Number 21-0605

Adopted Date May 04, 2021

APPROVE APPROPRIATION ADJUSTMENTS WITHIN THE OHIOMEANSJOBS
WARREN COUNTY FUND #2258

WHEREAS, appropriation adjustments are necessary for payment of Classroom Training expenses; and

NOW THEREFORE BE IT RESOLVED, to approve appropriation adjustments within the OhioMeansJobs Warren County Fund # 2258.

\$ 20,000 from #22585800-5102 (Salaries)
into #22585800-5663 (Classroom Training)

\$ 20,000 from #22585800-5400 (Purchased Services)
into #22585800-5663 (Classroom Training)

\$ 20,000 from #22585800-5910 (Other Expense)
into #22585800-5663 (Classroom Training)

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Auditor
Appropriation Adj. file
OhioMeansJobs (file)

Resolution

Number 21-0606

Adopted Date May 04, 2021

APPROVE APPROPRIATION ADJUSTMENT WITHIN COMMON PLEAS COURT
COMMUNITY BASED CORRECTIONS #2289

BE IT RESOLVED, to approve the following appropriation adjustment:

\$ 700.00	from	BUDGET-BUDGET 22891228 5400	(Purchased Services)
	into	BUDGET-BUDGET 22891228 5102	(Regular Salaries)

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Auditor
Appropriation Adjustment file
Common Pleas (file)

Resolution

Number 21-0607

Adopted Date May 04, 2021

APPROVE REQUISITIONS AND AUTHORIZE DEPUTY COUNTY ADMINISTRATOR TO SIGN DOCUMENTS RELATIVE THERETO

BE IT RESOLVED, to approve requisitions as listed in the attached document and authorize Tiffany Zindel, County Administrator, to sign on behalf of this Board of County Commissioners.

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



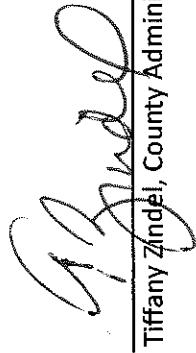
Tina Osborne, Clerk

cc: Commissioners' file

REQUISITIONS

Department	Vendor Name	Description	Amount
ENG	AERO MARK	2021 STRIPING PROJECT	\$ 165,316.82
WAT	XYLEM WATER SOLUTIONS USA INC	12HP FLYGT PUMP AT WAYNESVILLE WWTP	\$ 16,783.20
WIB	JOBWORKS INC	AWARENESS AND ENGAGEMENT OUTREACH	\$ 200,000.00
FAC	EOI INC	LAB REFRIGERATOR	\$ 2,117.00
FAC	CODEX CORPORATION	RFID INMATE TRACKING SYSTEM FOR NEW JAIL	\$ 68,875.20

5/4/2021 APPROVED:



Tiffany Zindel, County Administrator

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

Resolution

Number 21-0608

Adopted Date May 04, 2021

APPROVE APPROPRIATION ADJUSTMENT WITHIN BOARD OF ELECTIONS FUND
#11011300

BE IT RESOLVED, to approve the following appropriation adjustment:


\$10,000.00 from #11011300-5102 (Salaries)
into #11011300-5111 (Part Time Salaries)

Mrs. Jones 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. Jones – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Auditor
Appropriation Adj. file
Board of Elections (file)

Resolution

Number 21-0609

Adopted Date May 04, 2021

APPROVE PROFESSIONAL SERVICE AGREEMENT BETWEEN JOBWORKS AND THE WORKFORCE DEVELOPMENT BOARD OF OHIO'S 12TH LOCAL WORKFORCE DEVELOPMENT AREA

WHEREAS, the Chief Elected Officials of Ohio's local workforce development area, which includes Butler, Clermont and Warren Counties, designated Warren County as the local area's Fiscal Agent; and

WHEREAS, the Fiscal Agent was able to receive WIOA funds on behalf of the area's Chief Elected Officials (CEO) on 06/18/2019; and

WHEREAS, the WDB's Director has recommended JobWorks, Inc. to deliver Reemployment Assistance and Eligibility Assessment (RESEA) program services from January 4, 2021 to July 30, 2021, whose direct services the State transferred to its local workforce areas on January 4, 2021; and

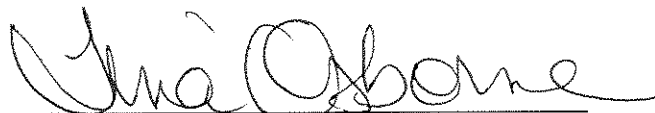
NOW THEREFORE BE IT RESOLVED that the Board of Warren County Commissioners does hereby ratify and approve the agreement with JobWorks, Inc. and authorize the local workforce development area's Fiscal Agent's expenditure of WIOA funds to honor this contract, in accordance with Office of Management and Budget (OMB) circulars, WIOA and corresponding federal regulations and State policies; copy of said agreement is attached hereto and made a part hereof.

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

Mr. Young – yea
Mrs. Jones – yea
Mr. Grossmann – yea

Resolution adopted this 4th day of May 2021.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: c/a –JobWorks, Inc.
Area 12 Workforce Development Board (file)

CONTRACT FOR PROFESSIONAL SERVICES

This Contract is entered into, by and between **BCW|Workforce Development**, operated by the **Workforce Development Board of Butler|Clermont|Warren (WIBBCW)**, located at 406 Justice Drive, Lebanon, Ohio 45036 for WIOA-related employment and career services within Ohio's 12th workforce development area (WDA-12), with **JobWorks, Inc. d.b.a. JobWorks Education and Training Systems**, 7230 Engle Road, Suite 213, Fort Wayne, IN 46804 (hereinafter referred to as the "Contract Recipient").

In consideration of promises herein below delineated, the parties do hereby agree as follows:

1. This contract shall be effective from date of the contract signature and executed until July 30, 2021. No services provided prior to the commencement date shall be covered under the terms of this contract. During this period, a Request for Proposals (RFP) for an OMJ System Operator Business & Employer Solutions Team (BEST) Intermediary and/or OMJ One-Stop Career Service Provider staff may be issued for, at a minimum, the full program year beginning July 2021.
2. The maximum amount payable for this contract shall not exceed \$252,700. If the contract is renewed, the funding amount may increase or decrease, based on the BCW|Workforce's discretion, time frame, available funding and/or a mutual agreement of continuing, modified and/or additionally required services and deliverables. The costs associated with the staffing model listed below and business-related staff-reimbursable expenses such as travel/mileage and or supplies necessary for remote work are allowable under the not to exceed amount of this contract.
3. This contract is conditioned upon federal, state, and/or local policies and regulations. If, during any stage of this contract, policy changes occur that would impact how and what services are provided, the WIBBCW reserves the right to modify or terminate the Contract Recipient's services or the entire contract.
4. Subject to terms and conditions set forth in this contract, the Contract Recipient agrees to perform the following services as described in the Scope of Services.
5. The Contract Recipient will safeguard potentially obtained confidential information obtained the process.
6. The Contractor will transfer ownership of all materials purchased, created and developed to the BCW|Workforce. This includes, but is not limited to, software, licenses, website platforms, programs, digitally created images and printed materials.
7. The Contractor represents that it has sufficient training, expertise, and experience to provide aforesaid services.
8. The Contract Recipient will notify the BCW|Workforce before entering into any related sub-contracts.
9. Any modifications to this contract must be in writing and executed by the parties, prior to such

change being effective. There will be no reimbursement for work outside of the scope of this contract, or fees and expenses beyond the aforesaid term amount, unless there is an approved written change order.

10. The Contract Recipient agrees to indemnify and hold harmless the County and its officials, employees and agents as well as the BCW|Workforce, its officials, employees and agents from any liability arising out of any acts or conduct, whether intentional or negligent, of the Contractor, its officers, employees and agents, which may give rise to liability.
11. The Contractor further agrees that, when using equipment, software or items provided by either the County or the BCW|Workforce, the Contract Recipient will operate said equipment or property in a safe and proper manner; that when entering the property or premises owned by the County or using the County's equipment, it will further hold the County harmless from any injury, liabilities or damages which arise out of the use or misuse of said equipment or which occur while upon said property. The Contract Recipient further agrees to be responsible all conduct and will indemnify and hold the County harmless therefrom. Further the Contract Recipient acknowledges that it is an independent Contract Recipient, is not an employee of the County and will be responsible accordingly.
12. The Contract Recipient agrees to comply with all BCW|Workforce-related policies, federal, state and local laws, public record laws, statutes, regulations, ordinances and resolutions during the execution of the agreement.
13. The Contract Recipient shall carry commercial general liability insurance for bodily injury, personal injury and property damage in an amount not less than \$1,000,000 per person, \$2,000,000 per occurrence and \$2,000,000 aggregate while performing any services for the Board in accordance with the terms of this contract and shall provide proof of compliance with this condition. The Contract Recipient shall also maintain liability insurance to cover all of its employees and agents for any liability arising out of their conduct while in the employ of the Contract Recipient in connection with the services rendered pursuant to this agreement.
14. Throughout this project and for not less than one year following final payment, the Company shall maintain and exhibit proof of professional liability (errors and omissions) for the amounts stated above.
15. The Contract Recipient shall provide and maintain such insurance as will protect the Contract Recipient from claims under Workers Compensation, occupational sickness or disease, disability benefit and other similar mandatory employee benefit acts.
16. As a part of the consideration of this contract, the Contract Recipient represents that it has no outstanding tax liens of any type, real or personal, in the names of the company and /or its officers or partners. Further, the Contract Recipient has made no contributions to County Elected Officials in violation of Chapter 35, Ohio Revised Code.
17. When appropriate, the County reserves the right to require of the Contract Recipient, sub-contracts or other persons involved in the provision of the services under this agreement, appropriate affidavits in accordance with Title 1311 of the Ohio Revised Code and the parties

acknowledge that if any Contract Recipient, sub-contract, laborer or material man remains unpaid that the County may, in lieu of payment directly to the Contract Recipient, sub-contract, laborer, material man in accordance with the money owed, any balance then being paid directly to the company.

18. If the Contract Recipient fails to perform to the satisfaction of the BCW|Workforce, the organization may give, or cause to be given, notices in writing to such Contract Recipient whereupon the Contract Recipient shall have thirty (30) days to remedy said performance. If after thirty (30) days following such notice, the Contract Recipient has failed to remedy the performance to the BCW|Workforce's satisfaction, all rights of the Contract Recipient under this agreement shall thereupon terminate, and services and expenses rendered by the Contract Recipient shall be paid through the date of termination of the agreement. The parties further agree, that should the Contract Recipient for any reason breach this agreement by failing to complete it, that the Contract Recipient will be paid for services rendered to date less any costs or damages incurred by the Contract Recipient, including re-awarding of the contract or necessary duplication of original work. Compensation shall not exceed the maximum amount of this agreement. All work shall be turned over to the BCW|Workforce in the event of termination of this agreement.
19. This contract shall be construed in accordance with the laws of the State of Ohio. Any action on the contract shall be venued within the BCW|Workforce's three-county workforce development area (Butler, Clermont and Warren Counties), in Ohio. In the event that any court of competent jurisdiction should determine that any provision of this agreement is unenforceable or in any manner illegal, then such provision shall be deemed null and void, this contract shall be interpreted as if such provision had never been included, and the exclusion of any such provision shall not be deemed a revocation or nullification of the agreement in its entirety.
20. Any waiver by the BCW|Workforce of a breach of this contract shall not be construed as a waiver of any subsequent breach.
21. The invalidity or unenforceability of any provisions of this agreement shall not affect the validity of the remaining terms and conditions.

SCOPE OF SERVICES

Between January 1, 2021 and July 31, 2021, JobWorks will make the following JobWorks staff and Subject Matter Experts and/or designees available for the delivery and continuous improvement of the BCW|Workforce Development Area (WDA-12)'s WIOA and State Special subgrant-funded OMJ System Operator and OMJ One-Stop program services, including the Area's *OhioMeansJobs* (OMJ)'s Business & Employer Solutions Team (BEST), Reemployment Services and Eligibility Assessment (RESEA) Reemployment Assistance (RA), and OMJ *Workforce & Wellness* services:

JobWorks Staff:

- Project Manager – Tom Kavanagh, COO
- Project Lead – Sharon Jones, Ohio Program Manager

Subject Matter Experts:

- Rebecca Griffiths, CEO,
- Tim Putt, Business Development Manager,
- John Casella, Training Manager,
- Michelle Truswell, Regional Program Manager, and/or
- Michael Thomas, Workshop Coordinator.

BCW|Workforce Operations:

- Stacy Sheffield, Executive Director
- Jason Ashbrook, Deputy Director
- Amy Miller, OMJ System Operator

Business & Employer Solutions Team (BEST) Intermediary: JobWorks will provide a Business & Employer Solutions Team (BEST) Intermediary to, in-person and/or virtually (as needed), align the workforce area and region's WIOA-related businesses and employers, and account executive-related staff (including State Merit Wagner-Peyser staff), to deliver seamless WIOA-related programs and services, through a delivery structure that meets the BCW|Workforce's BEST Competition Plan, Satisfaction goals and the State's Effectiveness in Serving Employers goals.

- The BEST Intermediary will dually report to BCW|Workforce Operations' Deputy Director and the area (WDA-12)'s OMJ System Operator.
- JobWorks will mentor the intermediary for 90 days on all facets of the job, including assist in the design/documentation/implementation processes and practices.
- JobWorks will provide ongoing support of intermediary for up to 6 months from date of hire or the end of the contract, whichever is first.

Career Advisor II (x4): JobWorks will provide four (4) Career Advisors for OMJ Employment and Career Services, specifically through:

- Reemployment Services and Eligibility Assistance (RESEA) (or Reemployment Assistance (RA));
- Opioid Emergency Response Grant (OERG, aka Grant #3);
- SOR: State Opioid Response;
- RETAIN - Stay-at-Work/Return-to-Work services to injured workers.

General Engagement: The following appointed staff will meet at least weekly between JobWorks and BCW|Workforce (WDA-12) (in-person or virtually), to identify, review and continuously improve upon WIOA

BCW|Workforce Contract for Professional Services:

OMJ One-Stop System Operator Staff and OMJ One-Stop Career Service Providers

career services performance goals, productivity-related tools and technology, and relevantly-assigned projects/tasks:

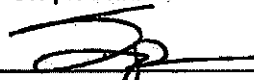
Other:

- In collaboration with the BCW|Workforce, JobWorks will identify non-WIOA key performance indicators for assessment and continuous quality improvements;
- In collaboration with the BCW|Workforce and OMJ System Operator, JobWorks will identify how Career Advisors will enhance Workforce & Wellness in the Area, aligning OMJ One-Stop Centers with targeted Area community-based partners, programs and/or services;
- In collaboration with the BCW|Workforce, JobWorks will develop and implement a competency-based OMJ Job Readiness Certificate model, awarded by BCW|Workforce Development Area, for the exclusive use within the BCW|Workforce OMJ One-Stop System and potential use within other workforce development areas (or American Job Centers). For the OMJ Job Readiness Certificate, BCW|Workforce and JobWorks will:
 - o Define job readiness criteria, as approved by the BCW|Workforce Board (WIBBCW);
 - o Determine which onsite and/or online (virtual) course/workshop completions are required for certificate attainment;
 - o Design the Certificate, as approved by the BCW|Workforce Awareness & Engagement Team and the WIBBCW;
 - o Train staff to integrate the certificate into the OMJ One-Stop Employment and Career Services Delivery Structure.

Other projects and tasks not listed above, but directly related to the execution of the Scope of Services, may be required of the Contract Recipient.

IN WITNESS WHEREOF, the parties have executed this agreement on the 4th day of January, 2021

BCW|WORKFORCE DEVELOPMENT

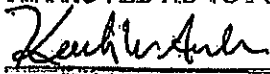


Executive Director

CONTRACT RECIPIENT:

Thomas Kavanagh

Signature

APPROVED AS TO FORM


Keith W. Anderson
Asst. Prosecuting Attorney
FOR WARREN COUNTY
COMMISSIONERS

Resolution

Number 21-0610

Adopted Date May 4, 2021

APPROVE AMENDMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN TO INCLUDE THE 2020 HAMILTON TOWNSHIP COMPREHENSIVE PLAN

WHEREAS, this Board met this 4th day of May 2021, virtually and in the Commissioners' Meeting Room, to consider an amendment to the Warren County Comprehensive Plan to include the 2020 Hamilton Township Comprehensive Plan; and

WHEREAS, this Board has considered the recommendation from the Regional Planning Commission and Hamilton Township and all those desiring to speak in favor of or in opposition to said amendment; and

NOW THEREFORE BE IT RESOLVED, to approve the amendment to the Warren County Comprehensive Plan to include the 2020 Hamilton Township Comprehensive Plan, said plan attached hereto and made a part hereof.

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

Mr. Young - yea
Mrs. Jones - yea
Mr. Grossmann - yea

Resolution adopted this 4th day of May 2021.

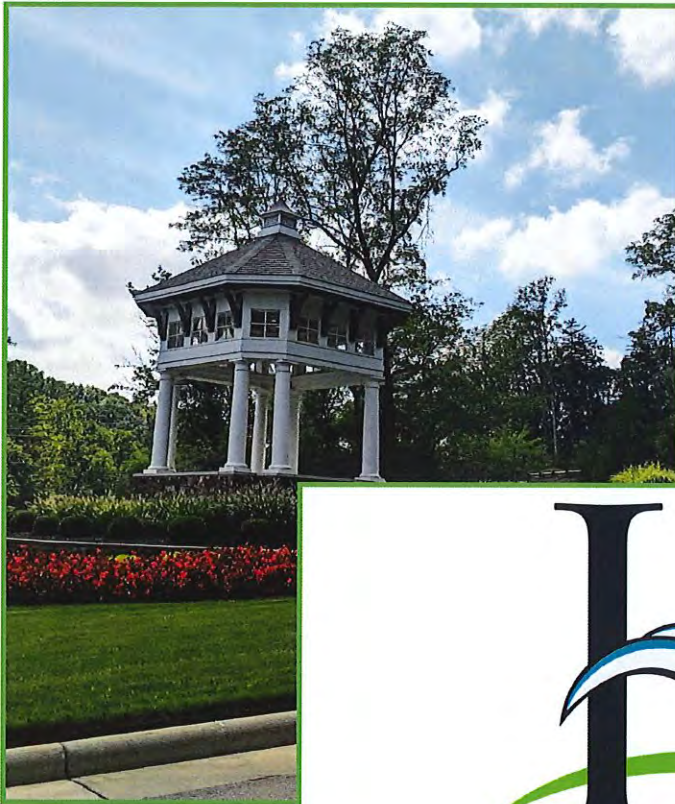
BOARD OF COUNTY COMMISSIONERS



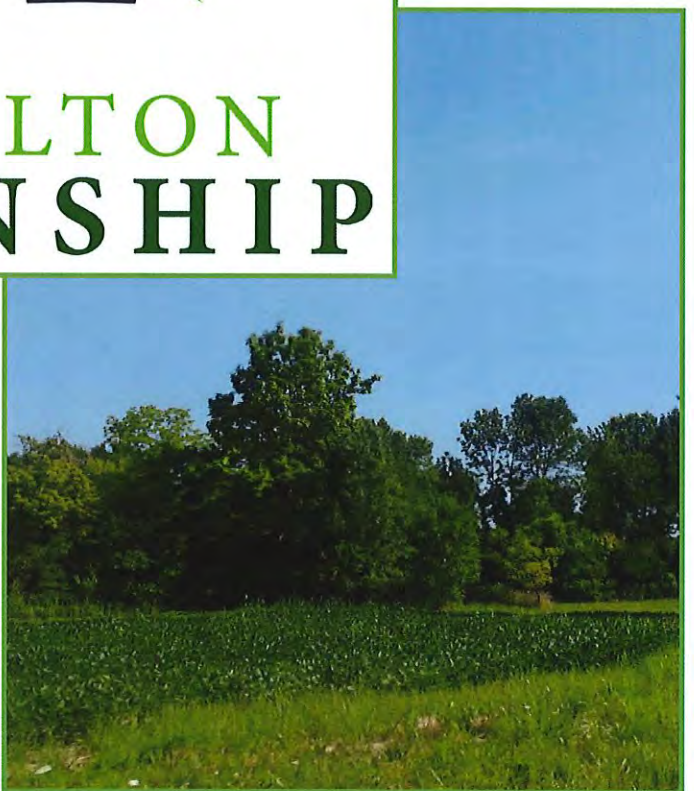
Tina Osborne, Clerk

/tao

cc: RPC
RZC (file)
Public Hearing file
Hamilton Township Trustees



HAMILTON
TOWNSHIP



COMPREHENSIVE
PLAN
2020

ACKNOWLEDGMENTS

The Warren County Regional Planning Commission would like to thank the following individuals for their valuable assistance, input, and guidance in developing this Plan.

HAMILTON TOWNSHIP TRUSTEES

Darryl Cordery | Joseph Rozzi | Mark Sousa

TOWNSHIP STAFF

Brent Centers | Ellen Horman | Alex Kraemer

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Ellen Horman	Michelle Tegmeier	
Jim Hunter	Joe Walker	
David Lipson	Kurt Weber	
Kathy Oeder	Mark Wernery	

WARREN COUNTY REGIONAL PLANNING COMMISSION

Sharon Coffman | Ryan Cook | Hadil Lababidi | Doug Obringer
Greg Orosz | Robert Ware | Stan Williams | Breanna White





HAMILTON TOWNSHIP TRUSTEES



Darryl Cordrey



Joseph Rozzi



Mark Sousa

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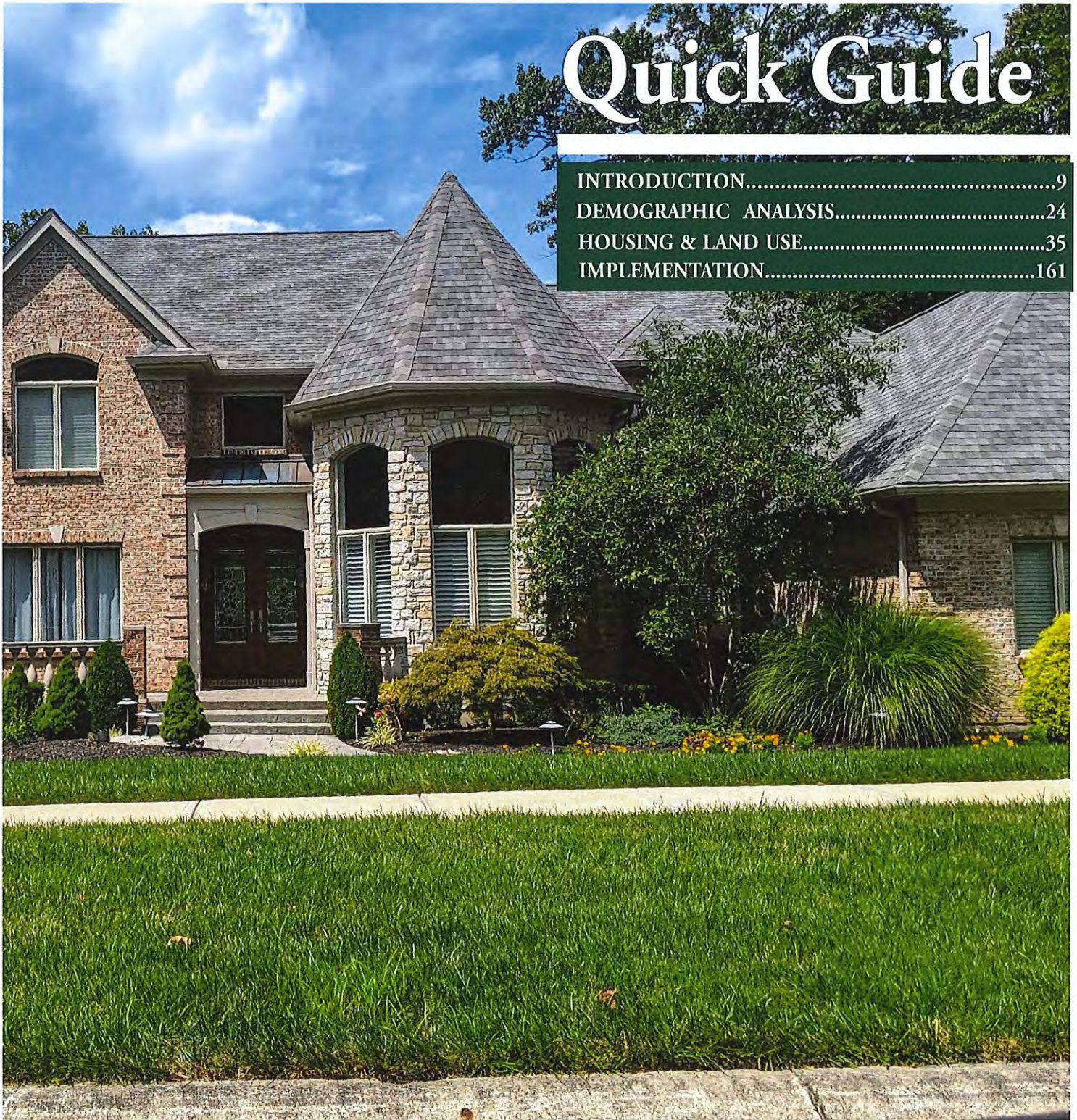
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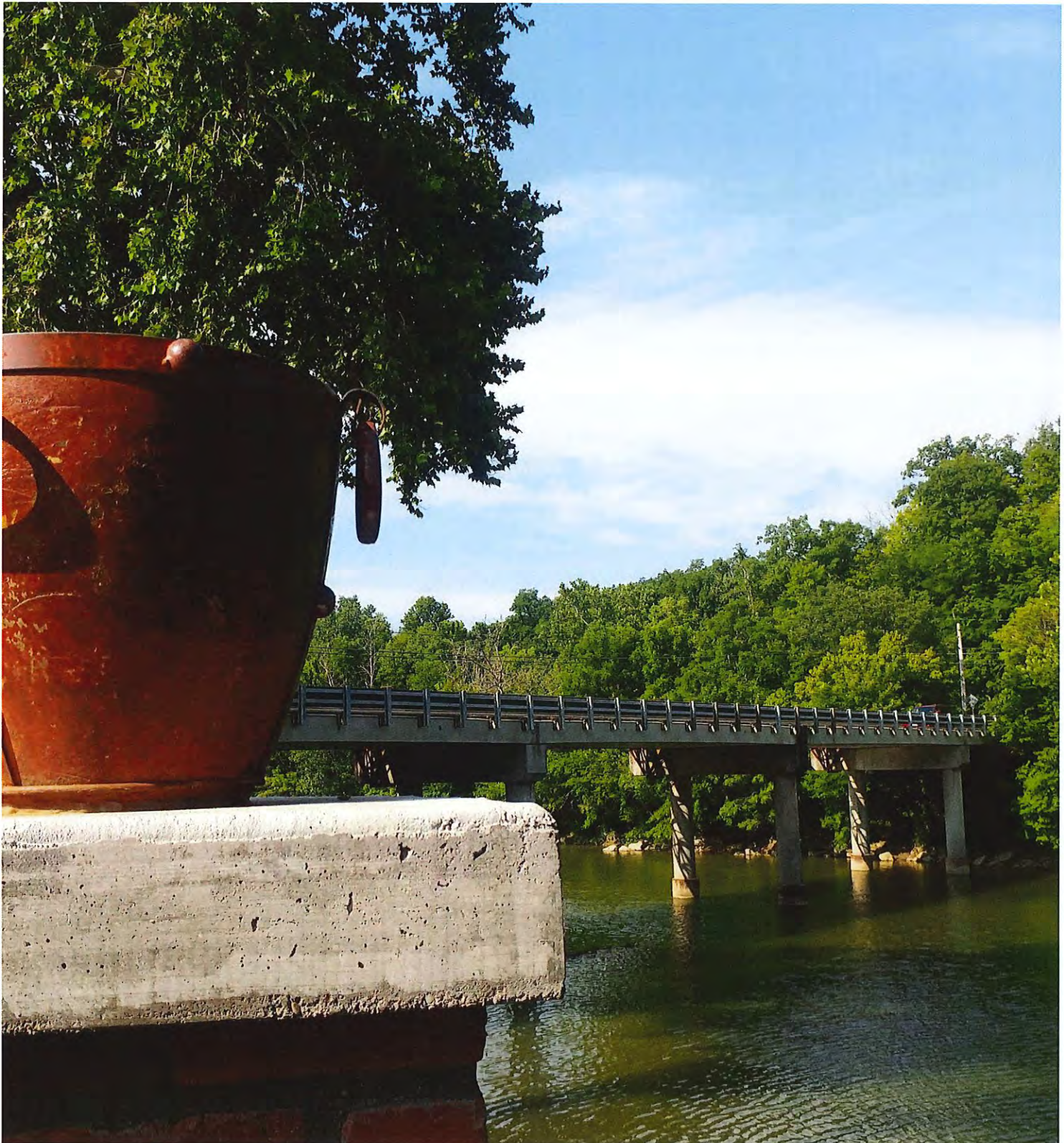




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CHAPTER 1 INTRODUCTION

Hamilton Township is a dynamic community that includes a mix of suburban neighborhoods and rural communities.

Retail centers, offices, and industrial parks provide shopping and employment opportunities throughout the Township. The built environment of Hamilton Township is relatively new with the majority of residential development occurring during the early 2000s. The result of Hamilton Township's burgeoning growth has been prosperity for some, but with change comes valid concerns, such as: increasing traffic, the effects of development on the natural resources, and the ability to provide adequate public services are all increasing concerns for residents.

As the Township continues to grow, the need for planning is ever greater. This Plan serves as a guide for future development of Hamilton Township over the next 20 years. The Plan tells us where we are today and through goals, strategies, and implementation tools, guides the physical development of the Township – the location, type, and intensity of future land use. The plan moves the Township towards unified interests which include goals, policies for land use, transportation, quality of life, and economic development. In addition to guiding development, the Comprehensive Plan will be used to preserve natural resources, improve the Township's commercial and economic base, provide quality public facilities, and improve resident's quality of life. The plan provides a basis for both long-term and short-term community decisions by providing a broad perspective of future needs and opportunities on one hand, and by clarifying priorities related to immediate needs on the other hand.





COMMITMENT TO THE COMMUNITY

Starting in the winter of 2019, The Regional Planning Commission (RPC) staff worked with the Planning Advisory Committee to conduct research, solicit input from the public, and prepare this plan. The full planning process was designed to ensure the Comprehensive Plan continues to reflect the collective vision for the Township and to provide adequate implementation tools to ensure the vision of the plan is carried out.

AUTHORITY FOR THE COMPREHENSIVE PLAN

Township comprehensive planning is firmly rooted in Ohio regulations and case law. Since 1994, Ohio townships have been granted the authority to prepare and maintain a Comprehensive Plan through the Ohio Revised Code (ORC Title 6, Chapter 29). The Ohio Revised Code provides that the Township Trustees may adopt a plan for future land use and this document is most frequently called a Comprehensive Plan. The legal foundation for planning rests in the police power to protect public health, safety, and welfare. Planning is not zoning, but it provides the rationale for zoning and other actions to achieve the township’s goals.

The Hamilton Township Comprehensive Plan is straightforward and includes a Future Land Use Map (FLUM) that Township officials can use to determine if a request for zoning change fits with the overall vision for the Township. The previous Hamilton Township Comprehensive Plan was adopted in 2009; however, the Future Land Use Map has been updated periodically since then.

Above:
Riversbend
Subdivision Entrance

Opposite:
Extensive
landscaping at
Riversbend

PURPOSE & INTENT

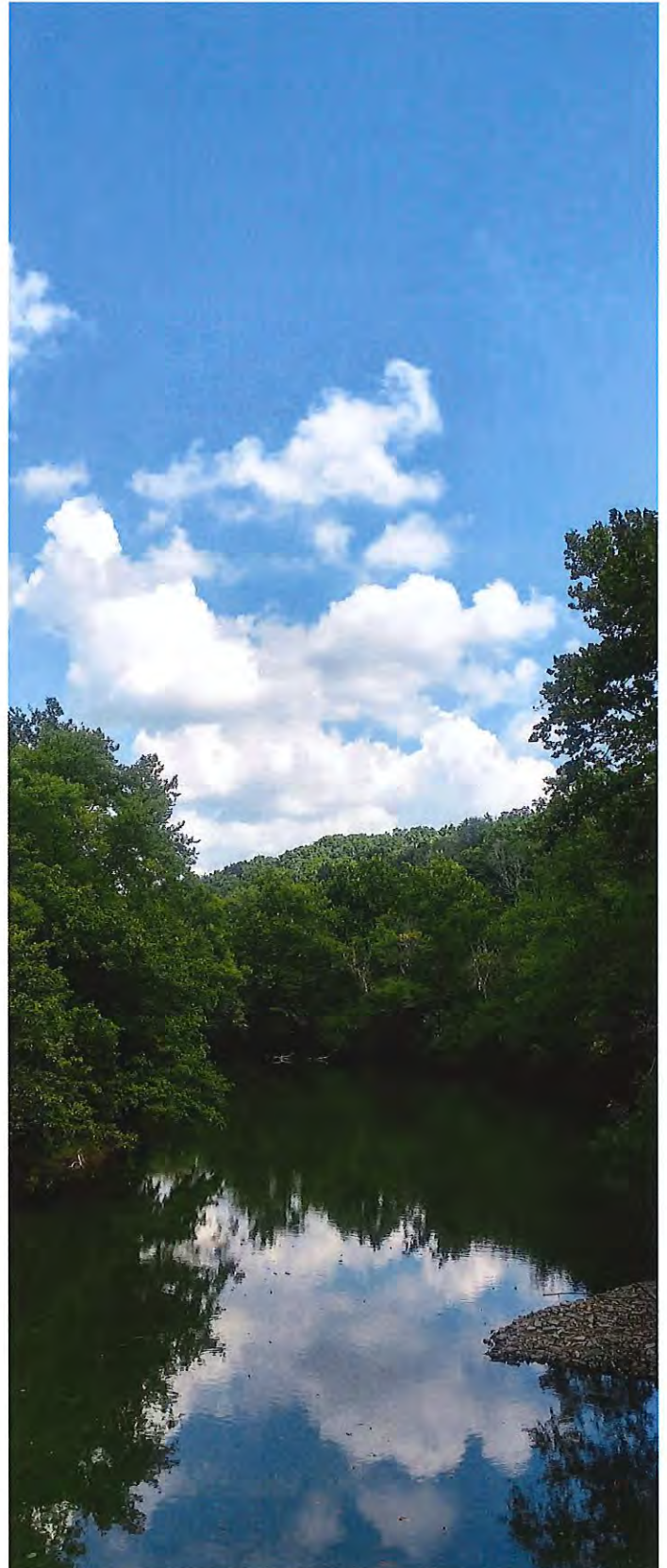
In preparing the Township's Comprehensive Plan, residents received the opportunity to join together in an open dialogue about their shared future.

The result is a plan that articulates a guide for the future and identifies the steps to achieving that vision. The various elements of the plan are designed to accomplish objectives by articulating goals for the future. The goals outline the pattern, quality, and intensity of land uses; the provision of public facilities and services; desirable economic development; availability of housing; preservation of natural and cultural resources; safe and efficient transportation and traffic circulation; and improved quality of life. The Comprehensive Plan is also the document upon which all zoning regulations are based and offers very strong protection against challenges for inappropriate land uses.

The Comprehensive Plan is:

1. A reflection of citizens' values and aspirations.

During the comprehensive planning process, residents expressed candid views about Hamilton Township. Citizens presented strengths and weaknesses, as well as future opportunities and threats. In listening to what residents said, broad areas of consensus emerged concerning the kind of community they want to become. These expressed community values and aspirations provide the basis for a shared path towards Hamilton Township's future. Presented in Chapter 1, these concepts define residents' expectations and directions for the future, frames the mandate for the Comprehensive Plan, and provides the benchmark to measure progress.



2. A guide for the management of change

If full potential of Hamilton Township’s future is to be realized, the Comprehensive Plan must positively and deliberately influence growth and change. To accomplish this objective, the plan must be actively applied as a framework through which decisions are made, priorities established, and actions to advance the Township. While Township Trustees will take a leadership role in this effort, the Comprehensive Plan calls on the RPC, residents, the Chamber of Commerce, churches, civic organizations, institutions, and businesses to coordinate their efforts with a shared sense of direction and a renewed spirit of partnership.

3. The foundation for policies, strategies and actions

The goals and strategies laid out in the plan elements (Chapters 2 through 5) are based upon a thorough evaluation of present comprehensive plan policies and the guidance provided by residents. Areas addressed include, among others, land use, economic development, the protection of open space and natural resources; and investments in utilities, roadways, and other public services and facilities. While the goals are presented in separate elements, many of them are closely related and they are designed to work together. Integration of these goals and objectives into the day-to-day decision-making and long-range planning activities will result in improved standards for development and more efficient patterns of growth.

4. Implementation Actions

The Comprehensive Plan’s influence on the future will be a product of its motivating power and the effectiveness of actions taken to implement the plan. The objectives will not be achieved simply because residents agree with the sentiments it expresses. Rather, it will be realized by steady progress in adhering to a well-defined “game plan” that sets priorities for effective short and long-term actions. Such a game plan is presented in the concluding chapter of the Comprehensive Plan (Chapter 7—Implementation).





PAST PLANNING EFFORTS

During the 1980's and 1990's, Hamilton Township's planning function was primarily regulatory, involving administration of the zoning code. In early 2010 land use planning efforts were, for the most part, made possible through the assistance of the Warren County Regional Planning Commission. In 2005, the RPC assisted Hamilton Township in studying the Township's existing natural resources, land uses, public facilities, trends in population, employment, income, industry and trade. This study culminated the Hamilton Township Land Uses. This plan, including maps and descriptive matter, were adopted by the Warren County Regional Planning Commission at their quarterly meeting on April 11, 2006, as Hamilton Township's first Land Use Plan. The following summarizes past planning efforts that affect Hamilton Township:

The Hamilton Township Land Use Plan (2006):

- Increase commercial and industrial land uses towards the goal of local economic sustainability.
- Integrate needed road improvements into capital improvement programming.
- Improve the development review process to address tree preservation, aquifer protection, stormwater storage capacity, streamside setbacks and perimeter conservation easements.
- Protect wetlands, floodway, steep slopes, and wildlife habitat.
- Preserve open space and encourage formation of a local land trust.
- Connect green space: establish a network of connected greenspace.

Warren County Comprehensive Plan:

The two primary goals of the County's Future Land Use Plan are to:

- 1) Establish a balance between growth and maintaining the desired character of the community.
- 2) Provide a land use pattern capable of meeting the social, economic, and environmental needs of residents and local institutions.

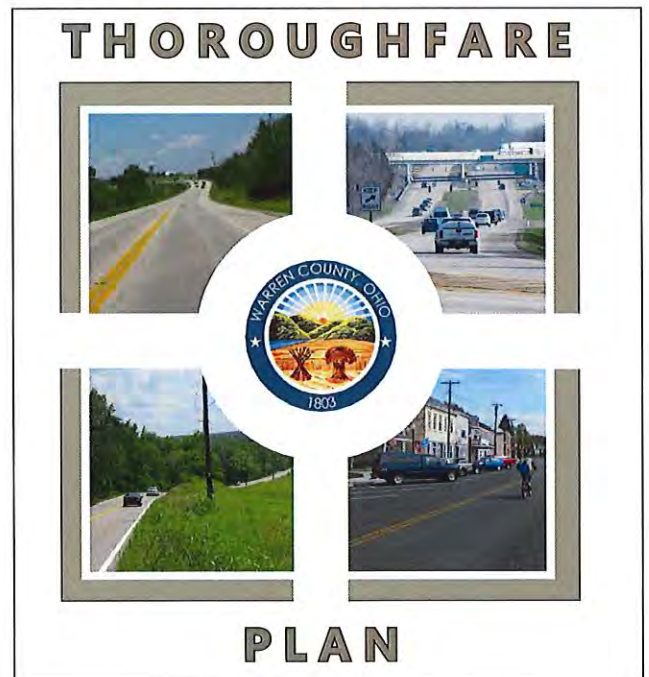
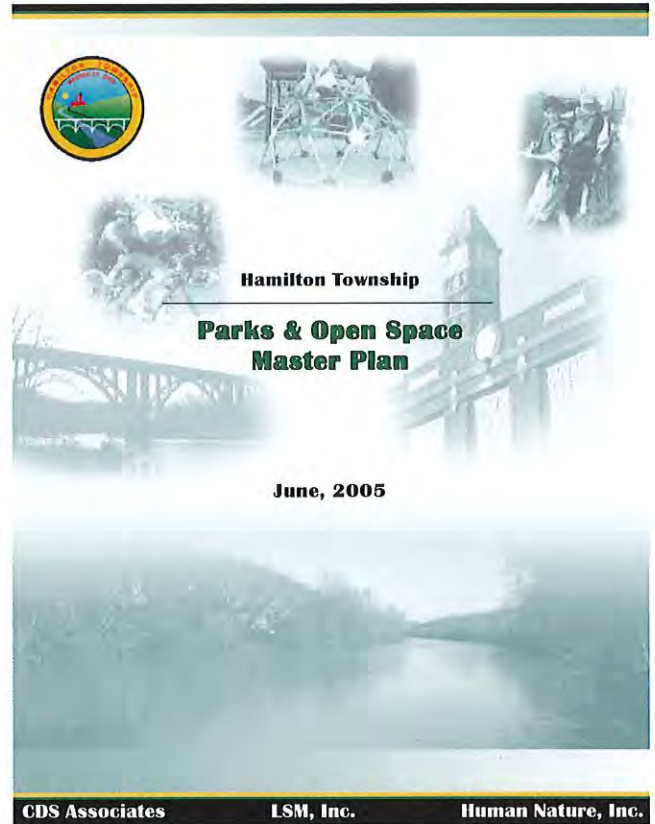
Hamilton Township Parks & Open Space Plan (2005)

The Hamilton Township Parks and Open Space Master Plan was undertaken in 2005. The major recommendations of the plan include a Central Community Green, improvements to Mounts Park to include the development of a pay fishing facility, and a sports complex in the rural and southeastern portion of the Township.

Warren County Thoroughfare Plan (Updated in 2019)

The Thoroughfare Plan is an officially adopted public document which establishes an overall strategy aimed at the unified and coordinated maintenance and development of the County’s thoroughfare network. The Plan includes a classification of thoroughfares, recommended engineering standards, roadway standards, intersection, design access control, speed control policies, recommended thoroughfare improvements, and implementation strategies. The Thoroughfare Plan includes the “Hopkinsville 2010 Access Management Plan” and “The Southwest Warren County Transportation Study” along with the following recommendations specific to Hamilton Township:

- **Collector Road** - SR 48 to Fosters-Maineville Road
- **Stephens Road** (Collector) - Zoar Road to Morrow-Cozaddale
- **Local Road** - Stotler 1 Subdivision to Fosters-Maineville
- **Grandin Road** (Collector) - SR 48 to US 22/SR 3
- **New King Avenue Bridge** - Construct a new bridge crossing the Little Miami River that replaces the existing King Avenue Bridge.





Hoptown 2010 Access Management

An access management plan was completed for the Hopkinsville area and was undertaken to improve connectivity, improve movement of through traffic, reduce crashes, and fewer vehicle conflicts.

ODOT Corridor Study

The Southwest Warren County Transportation Study was undertaken by the Warren County Engineer and OKI to improve mobility and safety over the next 25 years for the fastest growing area in the OKI region. The study recommends 19 transportation improvements, at a total cost of just over \$300 million. Recommendations are ranked as high, medium, or low priority. Recommendations relevant to Hamilton Township include improvements to widen US 22 between Columbia Road and SR48 and to widen SR 48 between US 22 and Mason-Morrow-Millgrove Road.



Ohio Department of Transportation
District 8

CORRIDOR STUDY

WAR-U.S. 22-2.00 Corridor Study
PID #101154

March 6, 2018



PLANNING PROCESS

The first critical task was the organization of the Citizen's Planning Committee (CPC) to represent the broad interests of the Township and to guide the process. The Township Trustees appointed 27 residents that served on the CPC. The Committee was charged with guiding the process and developing the recommendations of the plan. The committee produced a draft of the first Hamilton Township Comprehensive Plan within 10 months of monthly CPC meetings. Another role of the CPC was to devise a public participation plan. The recommended public participation plan provided numerous opportunities for residents to participate. Residents, local leaders, businesses, and other stakeholders generated ideas, transformed ideas into goals, and identified strategies to achieve those goals. The process involved the following major components:

1. Project Setup

The first phase focused on several management tasks, including appointing the Citizen's Planning Committee and developing a community participation strategy.

2. Data Gathering & Analysis

In the second phase existing conditions were inventoried and analyzed, and projections made based upon current trends.

3. Goals & Strategies

The Citizen's Planning Committee developed goals to drive the plan and to lay the groundwork for future objectives. Ideas regarding the Township's future were generated through group discussion of specific areas of concern such as future land use, transportation, parks, and public services.

4. Plan Conceptualization

The Plan was drafted in conceptual form in this phase following many meetings with the CPC. The land use plan in particular was conceived and refined by the CPC and later reviewed by the public at a Community Forum. Detailed actions were identified.

5. Plan Finalization

The Plan was further refined in the fifth phase and completed following a Community Open House at the Hamilton Township Administration Building. The final document was presented to the Regional Planning Commission and Township Trustees for adoption in early winter of 2020.

PUBLIC OUTREACH

A multi-step approach was implemented to achieve the maximum amount of public input.

PUBLIC PARTICIPATION

1. Project Website:

This component was a vital component of the Comprehensive Plan update, as it helps township residents, public officials, and CPC better understand the planning process, its importance and the current state of Hamilton Township's issues. The Website also included links to the project's comment box to provide an opportunity to receive resident's input.

2. Stakeholder Interviews

The CPC staff conducted one-on-one conversations about issues concerning growth and development within Hamilton Township. The primary purpose of these interviews was to elicit stakeholder reactions and suggestions. Stakeholders are likely to have knowledge, wisdom, and insight that can help towards the development of the comprehensive plan. Stakeholder interviews provide a broad overview of the interviewees' opinions about a specific topic that may reveal concerns or ideas that would not be expressed in a community forum or CPC meeting.

3. CPC SWOT

A Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis was conducted by the planning staff which blended the institutional knowledge of the CPC with the knowledge of County and Township staff. The results of the SWOT helped to assess the Township and set the tone for the Comprehensive Plan.



4. Citizens Planning Committee

Committee meetings were designed to engage stakeholders and residents in discussions of the future of Hamilton Township by examining the physical environment and quality of life concerns. These participants included individuals specifically invited by the CPC to ensure broad representation of all interests in the discussions. A total of eight CPC meetings were held at the Hamilton Township Administration Building.

5. Virtual Open House

Warren County RPC and Hamilton Township staff presented the draft of the Comprehensive Plan via an Online Open House. The presentation outlined each chapter as well as the importance of updating the Comprehensive Plan. There were residents, and stakeholders in attendance at the meeting.

GUIDE TO THE COMPREHENSIVE PLAN

The Hamilton Township Comprehensive Plan portrays how the Township can grow, prosper, and enhance the quality of life of all residents in the next 20 years.

The Hamilton Township Comprehensive Plan portrays a vision of how the Township can grow, prosper, and enhance the quality of life of all residents in the next 20 years. It proactively develops goals, policies and action items to anticipate growth and deliberately shape their future. It provides tools that the Township can use to address future growth in rational, cost-effective, and equitable ways. As stated in the Purpose and Intent, the Plan is a guide for public decision making. Specifically, the Township's elected and appointed officials should use the Plan to evaluate future proposals or policy changes to ensure consistent decisions are made. Furthermore, the Plan should guide land owners and developers on what is appropriate in the Township.

The Hamilton Township Comprehensive Plan is structured into seven chapters:

Chapter 1: Introduction

Chapter 2: Housing & Land Use

Chapter 3: Transportation & Public Utilities

Chapter 4: Sense of Community

Chapter 5: Parks and Recreation

Chapter 6: Economic Opportunities

Chapter 7: Implementation





Chapter 1 starts with the Township profile that describes the Township's history, and provides the Township demographic profile. The vision statement, goals, and key recommendations are also included in Chapter 1. Chapters 2 through 6 describe and analyze existing conditions and trends for each of the plan's major elements. In addition, it also lists goals and strategies for each element. The plan also indicates land use, infrastructure, and capital improvements policies through maps of possible future conditions. The major elements of the Plan are below:

Housing & Land Use

This chapter takes into account existing and natural conditions, and identifies location, extent, and intensity of future land usage and graphically depicts all of the recommendations and policies with regard to land use in the entire Township.

Transportation & Public Utilities

This chapter defines the location and types of facilities for all modes of transportation required for the efficient movement of people and goods and anticipates a future network of potential transportation improvements as well as the policies that guide them. The public utility portion analyses present and anticipated future location of public utilities as may be needed for the growth of the Township. Policy aspects of utility expansion, capacity and density of population and concurrence of needed utilities with growth are also discussed.

Sense of Community

This chapter documents place making strategies for the development of a township commercial center, a township green, streetscape along SR 48 and destinations along the Little Miami River.

Parks & Recreation

Existing recreation facilities and addressing future recreation and park needs, including recommendations for Mounts Park are explored.

Economic Opportunities

The economic chapter identifies the basis of the local economy and how the strengths or weaknesses of the Township's economy may affect the achievement of the Comprehensive Plan.

Each element presents the goal, an overview of the element, existing conditions analysis, key findings, and recommendations in the form of goals and strategies.

Lastly, Chapter 7, the Implementation component was prepared highlighting a long-range action program for the following: specific actions, time frames, allocation of responsibility for actions, description of land development regulations to be adopted, and procedures township officials may use to monitor and measure the effectiveness of each section of the plan.



TOWNSHIP PROFILE

LOCATION & STUDY AREA

Hamilton Township includes an area of approximately 22,720 acres of land or 35.5 square miles in southwestern Warren County.

The Township is bordered on the south by Clermont County and to the east by Salem Township. The Little Miami River forms the Township's northern and western boundary. Hamilton Township is also located in the Cincinnati Metropolitan Statistical Area (MSA), and is approximately 28 miles from downtown Cincinnati and less than 40 miles from the city of Dayton. Moreover, the Township has access to US 22 and SR 48 which connects Hamilton Township with employment centers and amenities.

EARLY HISTORY & SETTLEMENT PATTERNS

Warren County was formed by State Legislature and its eastern boundary line ran north and south about where Wilmington is presently located. Four Townships were included in the Act. They were: Franklin, Wayne, Hamilton, and Deerfield. On June 24, 1813, Salem Township was formed chiefly from Hamilton Township. By June, 1818, the present boundaries of the Township were established, being bounded by the Little Miami River to the north and west, Harlan and Salem Townships to the east, and Clermont County to the south. Stone implements and weapons of the native Neolithic and Paleolithic "Mound Builders" are found scattered around the Township. A crude manufacturing site was discovered around 1900. One of the major north-south trails used by Native Americans once ran through Hamilton Township, with evidence discernible on farm properties near Zoar.



Hamilton Township Comprehensive Plan Regional Vicinity Map



- Warren County
- Cities
- Interstates



HISTORY

Hamilton Township is part of the Virginia Military District. Following the Revolutionary War, land in such areas was promised to troops in the Virginia State Militia as partial payment for their service. As early as 1787, land warrants were being surveyed in this area, however widespread settlement did not occur until after the defeat of the Native Americans by General Anthony Wayne in 1794 and the subsequent signing of the Treaty of Greenville.

William Mounts and five other families settled in Hamilton Township in October, 1795. Mounts Station was the first settlement of record in Warren County south and east of the Little Miami River. Settlements soon followed in the Cozaddale and Murdoch areas, usually amounting to little more than a group of cabins around a spring or creek. The first continuously inhabited area dates from 1808. Known as Hopkinsville and named for the founding Hopkins family, it quickly became the center for local trade, the headquarters for general muster and other public gatherings, as well as the site of one of the earliest cemeteries. Yankeetown was established in 1815 by settlers from the State of Maine. The Village was incorporated as Maineville in 1850.

The first school was built in 1804, being constructed of logs, stone, and mud on the present site of the Bethel Cemetery. The Maineville Academy provided educational opportunities between 1849 and 1874 as a private concern, when it was incorporated into the Maineville Special School District.

The Cincinnati and Montgomery Pike (nka U.S. Route 22-3), one of the earliest roads in the Township, was originally graded in 1835. Under the Free Pike law, additional gravel roadways were developed, including the Maineville and Fosters Crossing Road (nka Fosters-Maineville Road), Murdoch Pike (nka State Route 48), and Fosters Crossing - Loveland Road (nka Butterworth Road). The Little Miami Railroad was extended through the Township along the edge of the river valley in the mid-1840's, led by former Governor Jeremiah Morrow. It served several sawmills and the once bustling Hoppe's Island resort at Fosters Crossing. It ceased passenger operations in 1948 and freight operations in about 1960.



The right-of-way has since been developed as part of a growing, scenic multi-use trail network. The Belpre & Cincinnati Railroad (aka Cincinnati & Marietta R.R.) passed through the southeastern portion of the Township through Cozaddale, dating from 1851, connecting the region with east coast railroads. Cozaddale was originally planned as a manufacturing town, but this intention has not been realized.



Other notable commercial/industrial operations in early Township history included a tanning facility for the production of shoe leather a half mile north of Murdoch began in 1835, the distilling of spirits and salt (hence the name Salt Run), foundries and wheelwrights. The Kings Powder Works (later Peters Cartridge, Remington, etc.) was established by George King in association with the unincorporated community factory town of Kings Mills along the Little Miami River.

More recent industrial activities include sand and gravel extraction along the Little Miami River, and Big Four Industries outside Maineville, brought to the Township in 1958 (later U.S. Turbine and Rolls Royce). Many of the Township's first settlements remain today, predominantly as residential communities. No longer providing the range of services they once did, places like Cozaddale, Comargo, Zoar, Fosters Crossing, and Murdoch were once thriving, essentially self-sustaining communities.

Butterworth Family

The Butterworth family has a longstanding and significant piece of abolitionist history in Hamilton Township. The Butterworth's purchased approximately 1500 acres that abuts the east side of the Little Miami River (Butterworth Station) and their home provided a safe haven for slaves; a meeting place for Quakers; a place where slave abolishers conducted plans in secret; and where the southernmost station on the Underground Railroad in Warren County became known as Butterworth Station. For many years the Butterworths fought tirelessly on providing shelter, food, water, and privacy for slaves. Benjamin, Rachael, and their youngest children dedicated most of their time to caring for the slaves during this time. The youngest sons, William and Henry Thomas had critical jobs that involved transporting slaves to other stations that were located in Lebanon, Harveysburg, and Oakland in Clinton County.

The Butterworths put themselves in constant danger, often running the risk of being imprisoned or having to pay hefty fines for transporting and sheltering slaves. At one point, there was a reward of \$10,000 for the head of William Butterworth. Despite the harsh punishments the Butterworth family continued to fight for abolishing slavery. Butterworth Station is still standing at 9299 Sibcy Road after approximately 200 years. Benjamin died in 1836 and his body is buried to the south of the stone house. There have been minor modifications to the original building since his passing including a brick addition and a barn. The building is still owned by Butterworth descendants and continues to symbolize the rich history and efforts undertaken by the Butterworth family. On June 6, 2015 an Ohio Historical Marker was installed at the Butterworth Station depot next to the Little Miami Scenic Trail.

DEMOGRAPHIC ANALYSIS

An important component of the planning process is to understand key demographics of the Township as well as the general trends that may affect the future of the community.

Issues that can be addressed with demographic information include: How has the Township grown in the past? What is the development trend that is expected for the future? How will the Township grow if such trends remain unchecked? Understanding and analyzing demographic information will provide Township leaders the knowledge to know where to focus efforts to provide a high quality of life and a fiscally sound Township.

The following information reflects the existing demographic trends that are likely to impact the Township's future endeavors including housing types, governmental services, and recreational amenities needed. The data was derived from several sources including the United States Census (past demographic information and future estimates).

Hamilton Township, one of eleven in Warren County, Ohio, is located in the southwest portion of the County and includes the Village of Maineville and portions of the Villages of South Lebanon and Loveland. Its population in 2010 was 23,556, up from 9,650 in 2000. As of the last official U.S. Census estimates in 2017, there were 25,228 people residing in Hamilton Township, which includes some of the residents in the Village of South Lebanon with a population of 1,746, the Village of Maineville with 1,249 persons, and the City of Loveland.

The most apparent reasons for the Township's growth are its quality of life, abundance of undeveloped /agricultural land, and accessibility to employment centers in metropolitan areas. The importance of convenient access is evidenced by 2015 Census figures which indicated that over 40 % of the Township's work force commuted to employment centers outside Hamilton Township. A review of general population characteristics is below:

Education

- Greater than High School: Township 65%; County 69%

Income

- Median Household Income: Township \$86,129; County \$79,397
- Median Income: Township \$86,129; County \$79,397
- Percent below the Poverty Level: Township 4.1%; County 5.1%

Population

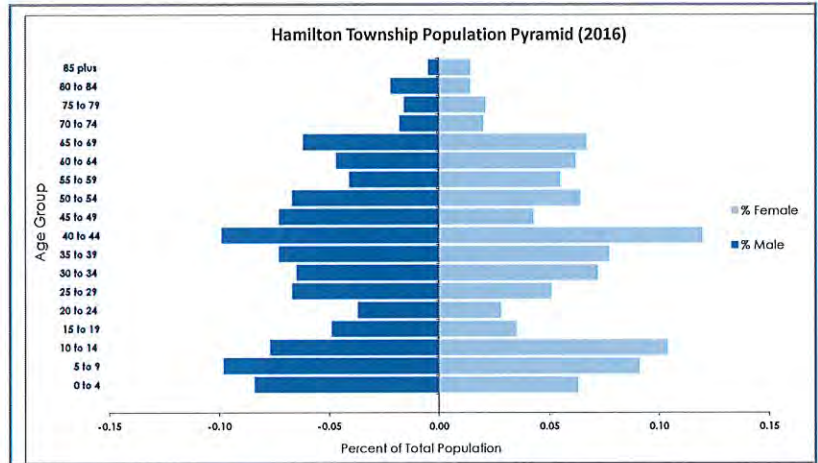
- Total Population in 2010: 24,909
- Population Increase Over The Last 20 years: Approximately 18,000
- 2040 Population Forecast: 41,750
- Population at Built-Out: 80,373
- Years to build-Out: ~74 years; Build-Out Year: 2090
- Urban Service Areas Population Density: 20,725
- Rural Service Area Population Density: 4,503
- 20 Year Population Growth Rate: Hamilton Township 9.53%; Warren County 2.43%, Ohio 0.13%

Race

- 2000: 98.2% White, Non Hispanic
- 2010: 94.8% White, Non Hispanic

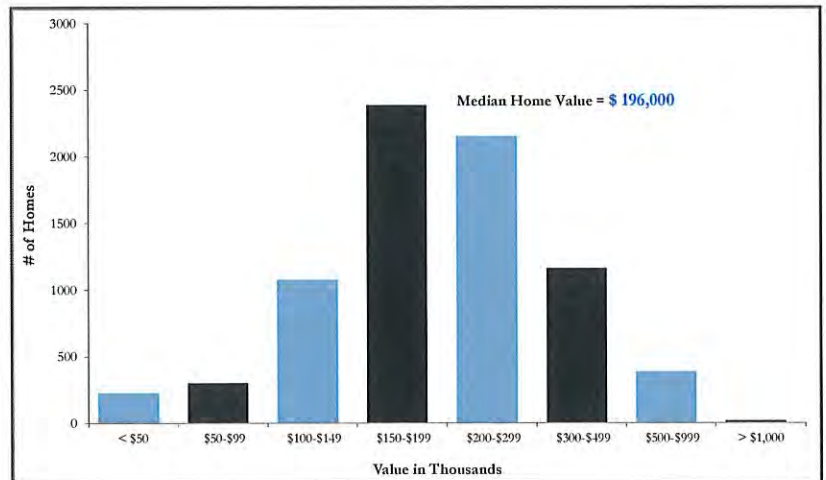
Age & Sex

- Young adults (25-44) increased by 2.34% from the years 2000 to 2010
- Seniors age (55+) increased by 2.47% from 2000 to 2010
- Residents over the age of 65 make up 13.3% of the Township’s population
- 2010 Median Age: 38 yrs
- 2000 Median Age: 37
- Workforce Age Population (25 to 64 years of age) represents 68% of the Township’s Population
- School Age Population: 6, 678 or approximately 26 % of the total population
- Number of Males: 12,959 Number of Females: 12,269



Housing & Households

- 2018 Existing Housing Units: 10,452
- Average Household Size: 2.38 People
- Average Units Built per Year: 318
- Allowable Units Based on Current Zoning: 33,756
- Hamilton Township Owner-Occupied Housing Units: 8,580
- Warren County Owner-Occupied Housing Units: 80,704
- Hamilton Township Vacant Housing Units: 1,872
- Warren County Vacant Housing Units: 4,149
- Homes Built 1990-2009: 74% of Housing Stock
- Median Home Value: Township \$196,000; County \$200,100



VISION GUIDING PRINCIPLES

Hamilton Township is maturing as a suburban and rural community.

Its residents understand that the Township will continue to grow and change, and want to take charge of its destiny to guide growth and change in a manner that protects the core values that attracted residents to the Township in the first place. At the same time, the residents want the types of amenities and opportunities that are available to many communities: cultural resources, gathering places, comfortable and attractive pedestrian spaces, a variety of housing choices, interesting places to dine, shop, and recreate, and places to work that are close to home. Using a consensus-based planning process, residents have identified, understood, and articulated basic guiding principles that serve as the foundation for the plan and future policy decisions. The most important guiding principles of the plan are the following:

STEWARDSHIP

Correctly managing the Township's financial resources, and making strategic investments in the Township's future. Focusing on incremental efforts and interim steps that can be taken to implement the plan is key, and recognizing that implementation is likely to be organic and episodic where developer contributions can be significant.

PROSPERITY

Economic returns with fiscal sustainability—fostering investments in infrastructure and amenities that create economic competitiveness, attracts and retain successful businesses, a talented workforce, and generate Township income.

VISION STATEMENT

“Hamilton Township is the choice community to live, work, and safe, prosperous and fiscally responsible Township where residents River; public safety, working farms; and enjoy its natural beauty an neighborhoods; vibrant and thriving commercial centers; diverse hc riverfront; excellence schools districts, and exceptional Township se



HAMI TOWN

EQUITY

Connecting all residents to opportunity and creating viable housing, transportation, and recreation options for people of all incomes, ages, and abilities.

shop because of its diverse lifestyle choices. We are a well-planned, and businesses value education; families; health; the Little Miami and rural character. Our Township consists of high-quality residential housing opportunities; inviting parks; accessibility to the Little Miami services.” - Steering Committee



HAMILTON TOWNSHIP

LIVABILITY

Creating vibrant commercial places and underlying infrastructure, investing in parks, streetscape, gateways, and collaborating with partners to achieve the full range of possibilities. The development of Mounds Park will significantly contribute to residents’ quality of life.

DESIGN

Use sound design standards to govern development. Landscaping, lighting, signage, and building design should be used to add value to the Township. Green space should be a major component within neighborhoods, along streets, parking lots, and within commercial developments. Design standards will guide development in order to contribute to the Township’s character and identity. Gateways and corridors will have design standards that add visual value thus creating a “sense of place”.

CONNECTIVITY

Corridors and trails should be used to connect neighborhoods and commercial centers, enhancing mobility in the area, especially bicycle and pedestrian connections. Pay special attention to safely crossing barriers. A well designed road network should connect neighborhoods to employment centers, community facilities, and schools.

SUSTAINABILITY

Protecting the Township’s vitality for generations to come by preserving our capacity to maintain and support the Township’s well-being and productivity over the long term.

COOPERATION

Coordinate planning with school districts, community organizations, adjacent communities, county, and regional government and, where possible, seek common solutions that are efficient and cost effective.

PRESERVATION & CONSERVATION:

Promote stewardship of wildlife habitat, the Little Miami River, and other environmentally sensitive areas. Future development in Hamilton Township will take place in this context. The working farms, rural identity, visual character, and natural assets inherent to the southern portion of the Township, all agree must be preserved.

KEY CONCEPTS

This Comprehensive Plan replaces the Township's 1996 Land Use Plan.

The Comprehensive Plan was prepared following a study by the Warren County Regional Planning Commission and using several methods of public input. The resulting Comprehensive Plan document includes seven chapters, covering existing conditions, land use, transportation, natural resources/agricultural preservation, utilities and community facilities, recreation, economic development, and implementation. The following paragraphs summarize the key concepts of the Plan.

ACCOMMODATE DEVELOPMENT & ENCOURAGE ECONOMIC PROSPERITY

This Comprehensive Plan contains a Future Land Use Map (FLUM) to help the Township decide how to guide land uses in the future. Future development decisions will be based on that map and the policies behind it. Key elements include:

Growth

Accommodate new development in areas where there is already development—the Urban Service Area.

Economic Development

The Plan compliments the Townships need for a strong local economy and a balanced tax base. Hamilton Township has certain economic strengths that are to be supported and the Plan recommends special focus in the areas of industrial development, establishment of a Commerce Corridor, and the development of a Township Center. The Plan also capitalizes on the new King Avenue Bridge and encourages industrial development along Grandin Road.

Commerce Corridor

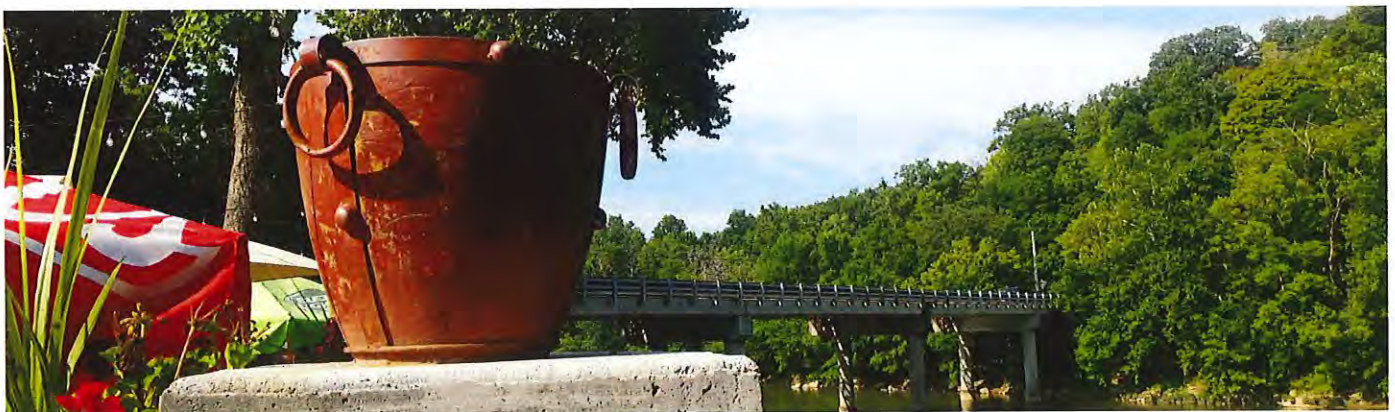
Recognize State Route 48, (north of US 22) as a Commercial Corridor.

Township Center

Provide the zoning vision, and leadership for the development of a mixed-use and walkable Township Center with a vibrant restaurant scene. The Township Center will provide commercial opportunities necessary to attract new businesses and become a destination.

Riverfront Destinations

Create great destinations along the Little Miami River with the use of a riverfront zoning district that envisions waterfront café, restaurants, overlooks and fishing piers, water dependent uses and trail uses to draw residents and visitors to the river and provide new waterborne activities.



ENCOURAGE HIGH-QUALITY DEVELOPMENT

As important as where new development goes is how it looks and relates to surrounding uses, roads, natural areas, and the desired rural character of the Township. The Plan recommends the following to promote high-quality design of new development:

Conservation Design

Using principles of “conservation design” in the design of new subdivisions in the southern portion of the Township. These principles include preserving blocks of natural areas or farmland and preserving rural character by “screening” new development with vegetation or topography.

Site Plan Review

Using siting guidelines in the design of all development in the Township that does not require a subdivision. These include preserving existing vegetation and site features (fence rows, barns, silos, etc), locating development to minimize visibility from public roads and existing residences, and requiring commercial uses to be built according to a site plan that demonstrates good site, building, landscape, signage, and lighting design.

Building Design Review

Revising the zoning code to update design standards for multi-family uses, buildings within the Township Center, Commercial development along State Route 48 and US 22, and within the Riverfront District.

PROTECT RURAL COMMUNITY CHARACTER

The rural character of southern Hamilton Township is defined by wooded sites, agricultural uses, and natural resource. One of the attractions to many residents is the ability to get away from more developed areas and enjoy the openness of the scenery. In order to preserve this character the plan recommends to adopt policies that will help to:

Protect Resources

Keeping intense development away from sensitive environmental areas, such as wetlands, floodplains, steep slopes, and productive agricultural land. Preserving significant scenic and natural areas, protecting views along roadways and development and sensitively siting new housing on the rural landscape.

Preserve Rural Character:

Cultivate economic development strategies that rely on traditional rural landscapes of the southern portion of the Township, focus on agricultural, agritourism, home occupation, recreational, or other uses that will benefit the Township.

Encourage Rural PUDs

Exploring approaches that would require development in planned unit developments, to assist in the preservation of long-term rural/agricultural land in the southern portion of the Township.

Prioritize Rural Areas

Defining and identifying the boundaries of the Rural Priority Area and limiting the extension of central sewer service to this area. The plan also identifies appropriate non-residential uses within the Rural Priority Area.



RESPONSIBLE TRANSPORTATION PLANNING

The ease of transport between the Township and nearby cities is an asset and creates opportunities. With respect to transportation, the Comprehensive Plan address current and future transportation, land use, economic development, traffic demand, public safety, health, and social needs.

Hopkinsville 2010 Access Management Plan: Update the Hopkinsville 2010 Access Management Plan to better accommodate the development of a Township Center and to respond, in a context sensitive manner, to recent development and the land uses envisioned.

Trails & Walkable Destinations: Implement the bikeway network identified in the Parks and Open Space Plan, with a focus on accommodating bicycle traffic on less traveled township roadways and providing additional linkages to the Little Miami River Trail. Improve pedestrian options to access the Township Center and ensure comfortable pedestrian circulation within the Township Center. Require neighborhoods that are connected and walkable and that provide safe, defined, and pleasant routes from the public destinations.

Complete Streets & Road Network Connectivity: Require at the subdivision and PUD stage the Design of a comprehensive network of local streets to enable safe access by all user groups including pedestrians, bicyclists, and motorists of all ages and abilities, allowing these users to access a full range of daily activities. Neighborhood streets are to be connected to create complete transportation networks that provide residents with multiple choices of travel routes within and between neighborhoods thus reducing congestion on major roadways.

US 22 & 3 and SR 48 Capacity Improvements: Support ODOT's comprehensive roadway improvements along the US 22 & 3 and SR 48 including improvements to the bridges. Coordinate these projects to respond to other transportation needs, with street designs that accommodate a broader set of users and improves the aesthetics of the streetscape particularly along SR 48 and within the Township Center. An ongoing review of prioritized roadway projects along these corridors to review new initiatives and opportunities and to identify those projects or policies recommended as part of State Transportation Improvement Program that would position Hamilton Township to benefit from those initiatives.





PARK PLANNING AND DEVELOPMENT

The ease of transport between the Township and nearby cities is an asset and creates opportunities. With respect to transportation, the Comprehensive Plan address current and future transportation, land use, economic development, traffic demand, public safety, health, and social needs.

Mounds Park:

Design Mounds Park as a mixed-use park that provides multiple reasons for visiting— shops, restaurants, active recreational activities, and trail related services. Mounds Park should serve as a park that provides places to be active, but also comfortable and quiet places in which to observe, rest, and have conversations. Other elements for the park include: playgrounds, sports fields, nature areas, trails, picnic pavilion, a central green or plaza, and a fishing lake.



ENSURE IMPLEMENTATION

The recommendations of this plan will not implement themselves. The Township, in cooperation with residents and property owners, will have to exercise the guidelines contained in this plan and take further actions over the next several years in order to make the plan a reality. These actions include:

- Following the land use and development design recommendations of this plan when considering rezonings, conditional use permits, and land division requests.
- Revisions to the Zoning Resolution and Subdivision Code to enhance the ability of the Township to implement the goals, objectives, and policies of this plan.
- Continuing to monitor and amend the plan as conditions change.
- The implementation strategies and projects should be reviewed annually with the Township Trustees and projects incorporated into the Township's annual work program and budget.
- The township should immediately review the administrative code, operations policies and the recommendations contained in this plan to determine the appropriate organizational structure for the Township. Staff additions that focus on enhancing sustainability, improving the Township's tax base, increasing public involvement, and providing additional support for implementing the Comprehensive Plan in the areas of economic development, grant writing, and parks & recreation should be considered.

Initially, the Township should put together a resident's task force for economic development and parks & quality of life with the following purposes:

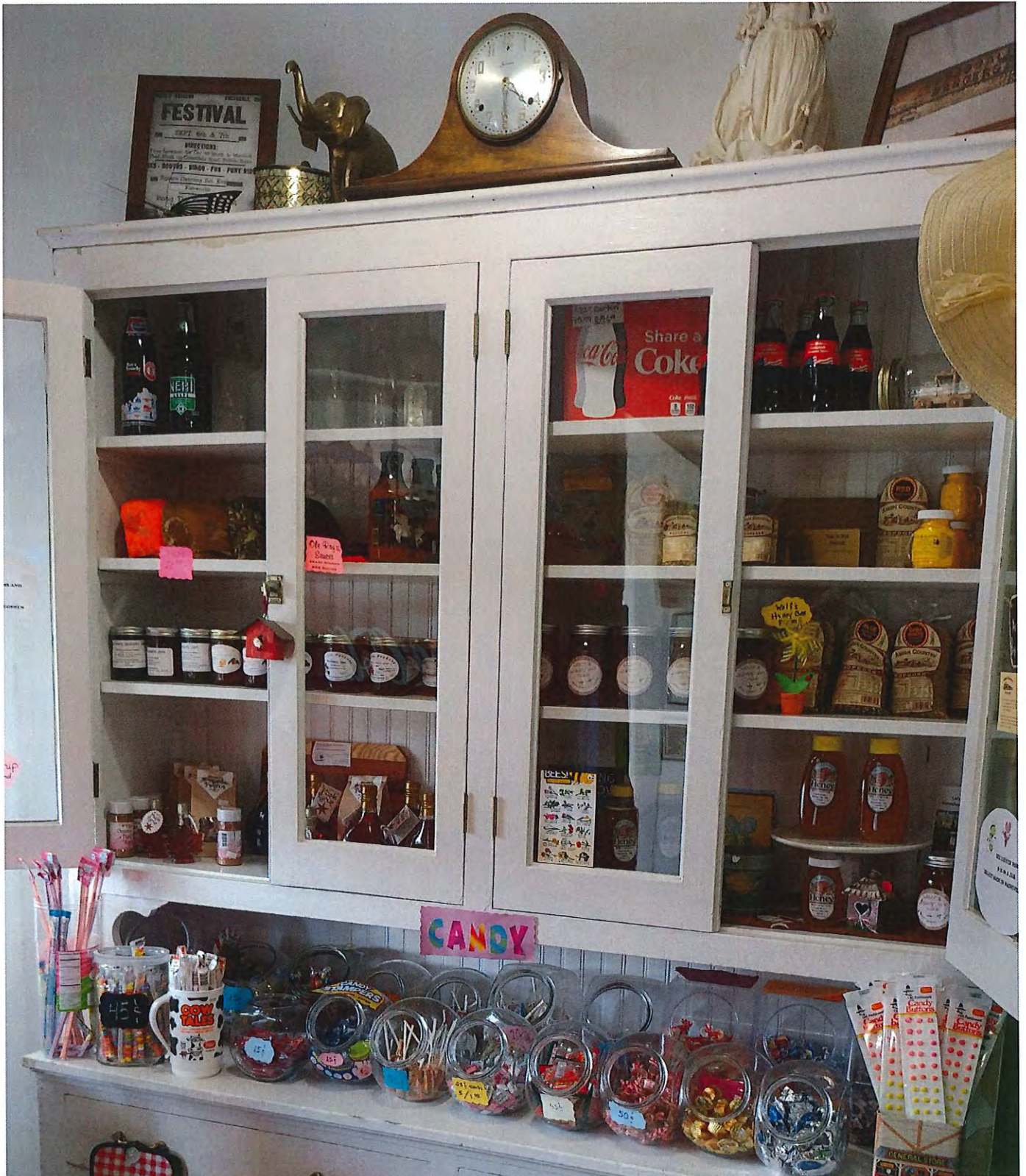
1. Economic Development Task Force:

Examine the current status of economic development efforts in Hamilton Township and provide specific insight and recommendations as to how to better attract, retain, and coordinate desirable economic development activities. This includes the appropriate staff expertise and structures needed.

2. Parks & Quality of Life:

Expand the role of the Hamilton Township Advisory Board to provide insight on Township park improvements and quality of life enhancements. The board's role should also include recommendations on the appropriate staff expertise and structures needed to implement the recommendations of the Comprehensive Plan and the Board.









CHAPTER 2

Housing & Land Use

The Housing and Land Use chapter describes the housing stock and housing costs and coordinates housing and land use policies with transportation, environmental and community infrastructure efforts to maintain the Township’s residential character and livability.

BACKGROUND

This chapter has a dual, but inner-related purpose—it addresses housing and land use strategies to ensure that the Township meets the needs of an ever increasingly diverse population. In this way it is future oriented. The Housing Element has also been prepared to address societal trends and local needs, particularly regarding an aging population, and the unique housing needs of special needs populations. This chapter states the goals and strategies for maintaining the existing housing stock and adding a variety of new housing units.

Hamilton Township is predominantly a suburban residential community. This development pattern was created during the rapid suburbanization that occurred during the early 2000s and has been acknowledged throughout the planning process as the dominant land use for the Township’s future growth. This decision makes the Housing & Land Use chapter particularly important which, along with its goals and strategies, has been formulated to promote the continued stability of the existing housing stock and to address the needs of the Township’s projected population. This chapter also addresses land use and its relationship to the delivery of desirable housing and creating a balanced tax base by increasing commercial and industrial development.

HOUSING

Over one third of the Township is devoted to residential use. According to the 2017 American Community Survey, there are 9,016 housing units, of which 92 percent were single-family, detached dwellings. In the 2017 American Community Survey, Hamilton Township’s median year for housing construction was 2003, which represents newer construction compared to the county’s median year of 1992. The Township has a high rate of home ownership—of the 8,631 units surveyed in the 2017 census, 7,902 or 92 % of the total occupied housing units were owner occupied. Similarly, the existing housing stock had a high value. Over 82 % of the total housing units were worth more than \$150,000 in 2017 and the median house value was \$195,200.

THE ZONING CODE

Housing Variety & Quantity: The Hamilton Township Zoning Code accommodates a wide variety of housing types, including single-family detached, single-family attached homes, manufactured homes, and multi-family homes. In recent years, there has been an increase in the construction of apartments, townhomes, and condominiums in the Township. Recent developments include Alexander Point which, when completed, will contain 432 apartments and 100 condominiums and Abode-55+ a continuing care community with 40 assisted living units. Over 80 percent of the Township is devoted to residential use,

The R-1 zoning district allows single-family-residential development, with allowable densities that are based on location. Low density residential development is allowed outside the Urban Service Area Boundary, protecting rural character, natural areas and agriculture, and increased residential densities are allowed inside the Urban Service Area. The R-3 and R-4 zoning districts allow for two and multi-family development, however most of these zoning districts are currently developed with single-family homes. According to the 2010 Census, there are 9,016 housing units, of which 92 percent were single-family, detached dwellings.

Figure 2.1 shows the 2010 Census housing data by housing type and Table 2.2 shows the building permits activity for Hamilton Township for the last 10 years. Although the zoning code provides for a variety of housing types, Hamilton Township’s housing stock is largely owner-occupied, detached single-family homes. No multi-family housing permits have been issued since 2009. A variety of housing stock is considered a critical component for achieving the Township’s vision and is related to the strategy for a balanced tax base and to achieve industrial growth. The zoning code and the PUD process should be updated to incentivize the delivery of a variety of housing types, including accessory dwelling units.

Figure 2.1

Housing Characteristics: 2017 Census 5 Year Estimates		
	<i>Estimate</i>	<i>Margin of Error</i>
HOUSING OCCUPANCY		
Total housing units	9,016	+/-434
Occupied housing units	8,631	+/-410
Vacant housing units	385	+/-266
Homeowner vacancy rate	0.2	+/-0.3
Rental vacancy rate	16.7	+/-21.8
UNITS IN STRUCTURE		
Total housing units	9,016	+/-434
1-unit, detached	8,267	+/-460
1-unit, attached	328	+/-171
2 units	111	+/-168
3 or 4 units	5	+/-6
5 to 9 units	79	+/-84
10 to 19 units	108	+/-79
20 or more units	118	+/-87
Mobile home	0	+/-21
Boat, RV, van, etc.	0	+/-21
HOUSING TENURE		
Occupied housing units	8,631	+/-410
Owner-occupied	7,902	+/-529
Renter-occupied	729	+/-269
Average household size of owner-occupied unit	2.94	+/-0.13
Average household size of renter-occupied unit	2.73	+/-0.68

HOUSING & NEIGHBORHOOD DESIGN

The zoning code also significantly impacts the quality of housing and neighborhoods. Residents encourage the development of high-quality living environment and the preservation of stable residential neighborhoods. The majority of Hamilton Township's housing stock was built after 2003, thus residential homes are in very good condition. In addition, the low vacancy rate (less than 5%) and the high percentage of owner occupied units (92 %) are also indicators of the Township's good quality housing stock.

There are several standards in the zoning code that address the development of quality neighborhoods; the preservation and stability of existing neighborhoods; and that encourages imaginative and innovative design in residential developments. These standards are intended to encourage well designed residential neighborhoods that people enjoy living in, which: promote pedestrian activity, create variety and interest in the appearance of residential streets, provide community open space, and protect significant features of the natural environment. Particularly between single-family residential uses. These standards include buffer standards that provide screening from blighting influences such as glaring lights, unscreened storage, noise, and inappropriate vehicle storage.

Buffer standards are typically used to provide a harmonious transiting between different land uses. Currently a buffer is not required for new single-family subdivisions, nevertheless, existing residents often state the negative impacts new development will have on established neighborhoods. To address this, the Township should develop buffer standards that can provide a more harmonious transition between new residential subdivisions and established neighborhoods.



The Township's design standards apply to commercial and industrial development, not residential development. The Township should also focus on improving the visual appearance of new residential development, particularly as it relates to creating a pedestrian-friendly environment and creating a sense of community. Simple mechanisms such as improved landscaping, less obtrusive signage, avoidance of overly large concentrations of parking, and better site design can make for a more desirable community. The Ohio Revised Code allows townships to establish a Design Review Board. Hamilton Township should consider the establishment of a Design Review Board to administer commercial, industrial, and residential design standards.

The preservation of scenic resources, including vistas of important and unique features, is among the Township's goals to protect visual resources. The site and design standards of township's conservation designed subdivision option helps to minimize visual impacts and preserve natural resources. Currently Conservation Designed subdivisions are allowed outside of the Urban Service Area and Cluster subdivisions are allowed within the Urban Service Area. These two subdivision options are the only way that the zoning code distinguishes between a rural development and an urban development. The zoning code should include standards that are uniquely applied to urban development (within the Urban Service Area) and standards that preserve the rural character of southern Hamilton Township (outside the urban Service Area). For example in the rural areas, housing sites should not be located along peripheral public roads or visually prominent areas, however within urban areas, higher density housing may provide natural surveillance for on street activity.

In addition, a density of 1 unit per two acres is applied to southern Hamilton Township in order to maintain the rural character. However, current subdivision developments outside of the Urban Service Area are usually more suburban than rural in nature and frequently use suburban standards for streets, landscaping, setbacks, building placement, and lot sizes. This suburban style development is primarily located outside of the Urban Service Area, between the truly rural areas and the developing urban areas and serve as a transition between the rural and urban areas.

Below:
Golf Course Pond

Right:
Rural Setting





TRANSITIONAL ZONE

Hamilton Township Land Use Plan recommends the establishment of a transitional zone— “... a gradual transition in intensity of land use between urban (sewered) and rural (unsewered) areas.” The Plan states that “... consideration of this desirable transition should begin prior to the actual urban service boundary, also continuing on adjacent properties in a suggested Rural Residential-Transitional land use category.” The justifications for this zone are still valid because the characteristics of both urban and rural settlements are found in a mixed form adjacent to the Urban Service Area Boundary.

The development pattern on the fringe of the Urban Service Boundary includes a mix of suburban style subdivisions (without central sewer service), large lot residential development, and parcels currently unoccupied, vacant or utilized for agricultural purposes. The goals within the transitional areas are to recognize and allow this type of development, while preserving natural resources as well as to serve as the boundary between truly rural and urban areas. The goal is for the transitional area is to be more rural than urban in character. For communities trying to preserve rural character, development of 2 acre lots is particularly challenging. Lots of this size poses a host of problems that often undermine rural character and make it difficult to protect natural and fiscal resources.

The transitional zone should be identified on the Future Land Use Map and the corresponding areas rezoned to a lower density than the Urban Service Area—one unit per three acres. The transitional zone should also allow both cluster and conservation subdivisions. It is recommended that the Sewer Service Area (see Map 2.1) is not extended, within the Transitional zone, except to address documented public health concerns.

HOUSING NEEDS

This section offers a better understanding of the need for affordable homeownership, senior housing, and special needs housing. Analyzing the demographic data provided in Chapter 1, and using the information received during stakeholder's meetings the following population and development trends applicable to housing were found:

Demographic Trends: Hamilton Township is being affected by population and demographic trends that will impact housing needs. Of most significance are the changes in the age distribution of residents—a higher number of seniors. These changes affect the demand for services, employment, and housing, as well as the types and levels of housing needed. Older populations generally signal the need for more senior housing.

Population Forecast: The Township growth forecast projects that approximately 6,350 new households will be added during the twenty-year, 2020 to 2040, Comprehensive Plan planning period. This represents an average of 318 new households each year. The growth forecast also projects that the Township's population will increase by approximately 15,100 residents during the same period. The growth forecast estimates county-wide average household size to be 2.86 persons, with Hamilton Township being 2.68 persons.

Change in Household Size: The change in household size for Hamilton Township is similar to that for Warren County. In 2000 the Township's average household size was 2.73 persons per household and in 2010 household size fell to 2.68 persons per household.

Growth in Non-family Households: This household category grew dramatically in the Township during the 2000s (18.6%) and 2010s (23.5 %). This trend is expected to continue.

Workforce Housing: In addition to population demographics, employment, especially the types of jobs and wages, significantly affect the demand and need for workforce housing.

Multi-Family Housing: Between 2010 and 2018, the County issued building permits for 1,664 housing units in unincorporated Hamilton Township. All permits issued during this time frame were for single family dwelling units. There are a total of 257 multi-unit buildings in Hamilton Township. Greater than 50% of those permits were issued between the years 1985 and 1989 (138).

SENIOR HOUSING

Hamilton Township considers it favorable when residents are able to remain within the Township throughout their lives.

This typically involves living in different types of housing at different life stages. The housing needs of seniors are particularly challenging and require special attention because of the combination of fixed incomes, physical and sensory disabilities, and mobility/transportation limitations. Housing for seniors should be provided within the Urban Service Boundary Area in proximity to social/health services, and opportunities for community involvement. Current senior housing facilities include Otterbein Maineville Senior Life Neighborhood, Hopkins Commons in nearby Maineville, and the planned senior living facility on State Route 48.

The limited areas available for multifamily structures; minimum setbacks; controls on the addition of accessory-dwelling units, minimum building size requirements, lot frontage requirements, and limitations of dwelling unit type, impacts the delivery of senior housing. The detrimental effects are especially felt by older adults with the need to age in place in an independent, safe, and healthy manner. The zoning code should be revised to allow for the following:

1. A variety of dwelling types, including apartments, accessory-dwelling units, and cohousing within the Urban Service Area Boundary;
2. Mixed-used development and development near the grocery stores, parks, recreation centers, and health services, seniors need to stay healthy and engaged; and
3. Incentives for the construction of visitability housing.

In addition to seniors, certain demographic groups and members of the workforce have special housing needs that can differ from the needs of the general population. As a result, tailored solutions are often required to ensure that adequate housing opportunities are provided for the elderly, persons with disabilities (including developmentally disabled persons), non family households, and workforce housing.



Housing Recommendations

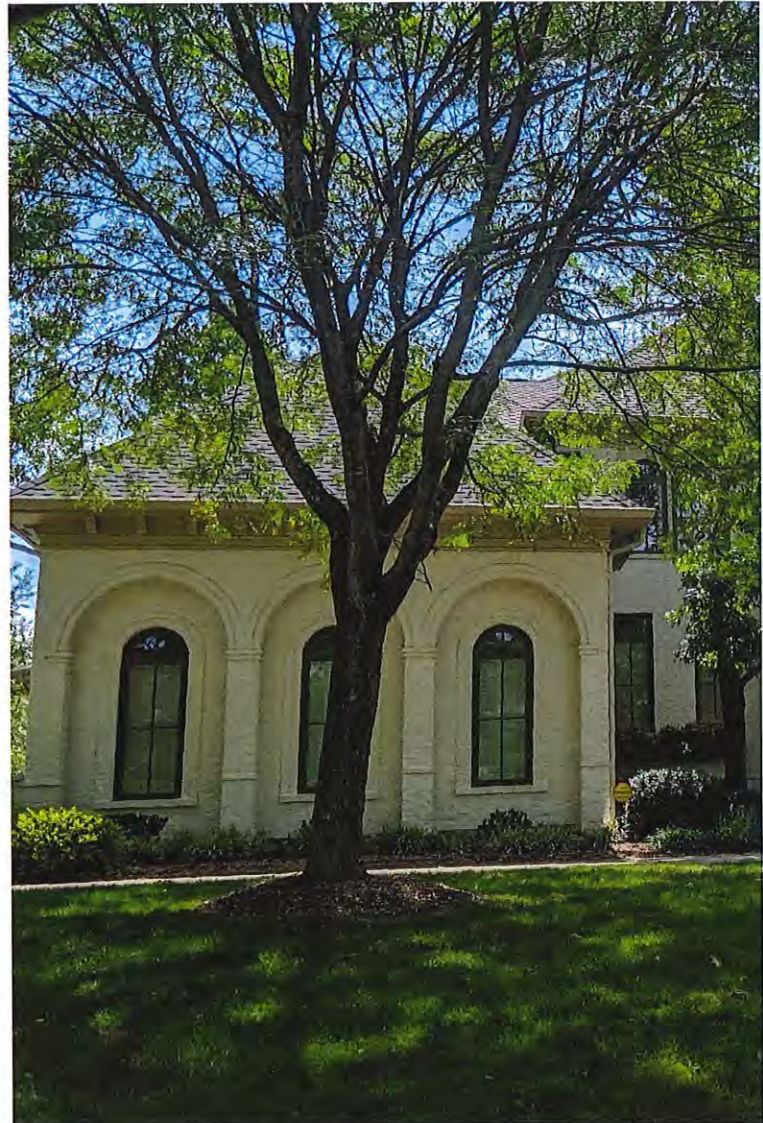
Policies and objectives for existing as well as future residential areas have been developed to protect the integrity of residential neighborhoods and the character of Hamilton Township.

Existing Residential Neighborhood Recommendations:

1. Encourage the continued maintenance and quality of existing neighborhoods.
2. Minimize the development of incompatible land uses adjacent to and traffic through residential neighborhoods.

New Residential Neighborhood Recommendations:

1. Ensure that new residential areas are developed to a high standard by reviewing, and revising if necessary, the existing standards for residential development. In addition, ensure that new residential development will be compatible with existing land uses in terms of use, density, building heights, scale, and off site effects.
2. Consider the changing housing needs of the Township and review residential housing land areas to accommodate the changing needs and demands. Update the Future Land use Map to identify areas appropriate for smaller lot or higher densities residential use and revise zoning districts to accommodate these uses. Higher density residential land uses should be considered within Planned Unit Developments within the Urban Service Boundary Area and adjacent to major collector streets, arterials or major arterials, as well as areas near community services. The Township should avoid locating multiple-family housing in a concentrated area.



3. Revise the zoning code to provide a variety of life-cycle housing for the diverse needs of the Township. Adopting Accessory Dwelling Unit standards is one of the easiest methods for creating new affordable housing units in townships while maintaining township character. Accessory dwelling units are small apartments within existing homes, above garages or on the lots of existing homes.



4. Develop design and development standards to achieve the following:

- a. Residential areas that encourage neighborhood unity and cohesiveness while protecting the integrity of the natural environment and providing access to other community amenities.

- b. Landscape buffer for infill housing in residential areas. These standards could be waived when it is determined that they are not necessary.
- c. Traffic calming techniques in areas where safety and mobility should be enhanced.
- d. Access standards that limit access points directly onto arterial streets or collector streets by requiring driveway accesses and lots to front streets within the subdivision.
- e. The requirement of trails and/or sidewalks to service neighborhoods and provide access to other community amenities such as places of commerce, educational facilities, and community parks.
- f. Density bonuses for developers who agree to provide affordable housing within their market-rate development projects.
- g. Density bonuses for developers who agree to provide visitability housing within their development projects.

5. Develop rural design and development standards for residential subdivisions and Rural PUD beyond the Urban Service Area Boundary. These standards should go beyond the current standards for large lots and natural resource protection. Rural design standards should address issues such as lighting, building placement, landscaping, signage, driveway design, entryways, streetscape, roadway design, and stormwater management.

Township Center Recommendation:

The Township should consider developing a mixed-use (MU) zone that allows a mix of residential, commercial retail, services, and office uses. It will facilitate development of priority special needs, senior, and workforce housing near job centers. The mixed-use zone could include a variable residential density incentive that rewards appropriate design through the provision of additional units at higher densities and smaller unit sizes.

LAND USE

The aim of this section is to establish a planning framework that will enhance the livability of Hamilton Township; preserve or enhance its natural, cultural, and physical resources; discourage sprawl and promote sustainable and efficient land use patterns.

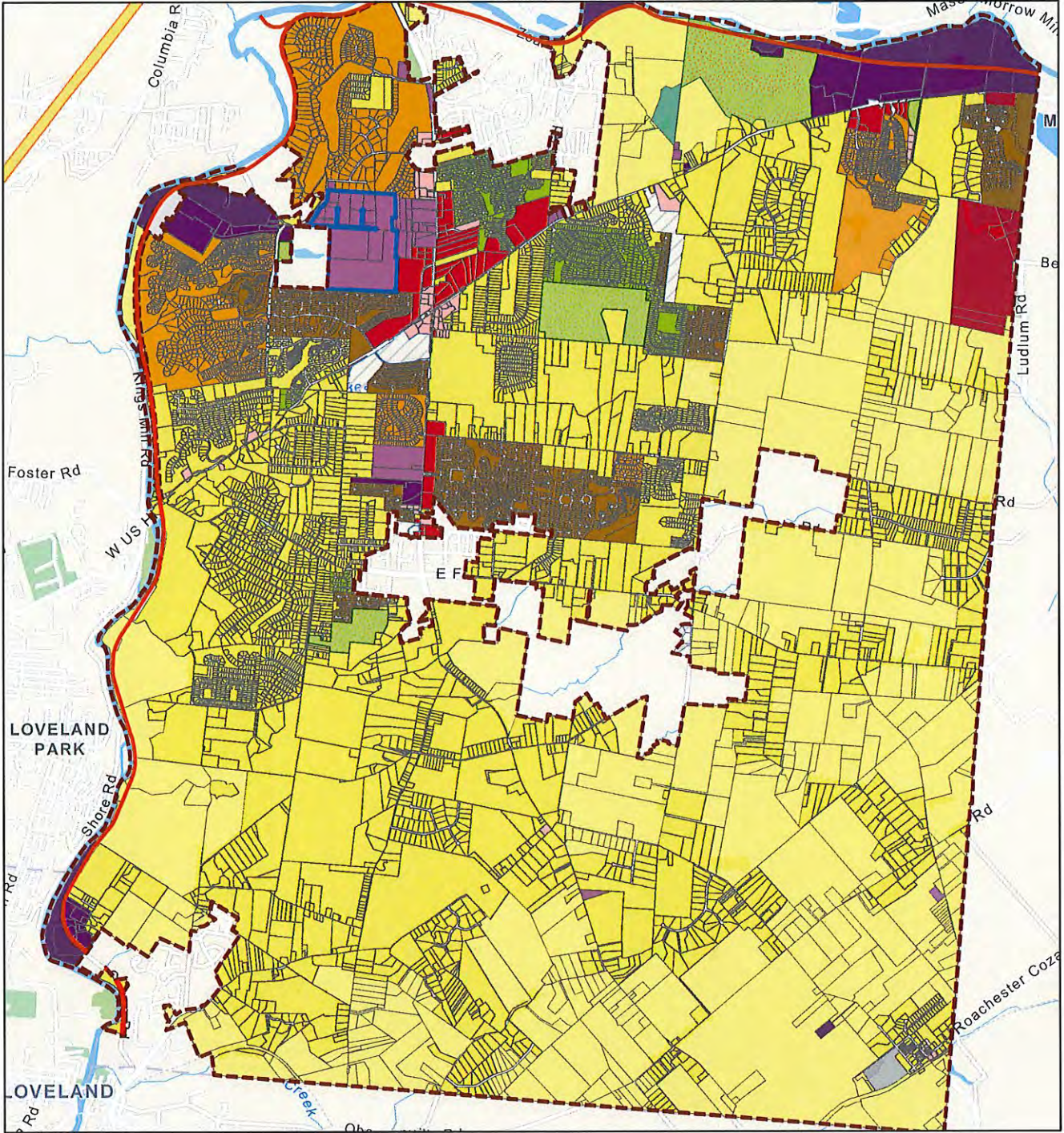
An analysis of existing Township land use (see Map 2 and Table 3) reveals geographic patterns consistent with available infrastructure, particularly sanitary sewer. Agricultural/vacant uses remain predominant, particularly outside Urban Service Area Boundary. Concentrations of small lot, single family residential uses are primarily concentrated within the Urban Service Boundary Area. Existing multi-family residential uses include limited concentrations within the Miami Bluffs, Sunrise Landing, and Villages on the Green neighborhoods.

The majority of commercial, office, industrial, and institutional uses are concentrated within the northwest quadrant of the Township, primarily along highways 22 & 3 and SR 48. Industrial activities are concentrated along Grandin Road and SR 48. This land use pattern is supported by the Hamilton Township zoning code which concentrates commercial, industrial, and moderate density residential zoning districts in the northwest area of the Township. The allocation of Hamilton Township zoning districts provided in Table 2.4 indicates that less than 10% of the Township is zoned for commercial or industrial use. Residents concerns about economic sustainability, a balanced tax base, and cost of community services for Township residents into the future are directly correlated to zoning and land use. Revisions to the zoning map are recommended to alleviate these concerns.

EXISTING LAND USE & ZONING

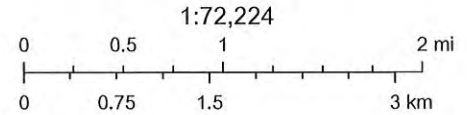
Zoning District	Acreage	Percent of Township	Use
R-1 Single Family Residence Zone	100,633,475	73.0%	Residential
R-1 PUD Single Family Residence Zone	7,281,898	5.3%	
R-2 Two Family Residence Zone	174,958	0.1%	
R-2 PUD Two Family Residence Zone	2,305,563	1.7%	
R-3 Multi-Family Residence Zone	561,875	0.4%	
R-3 PUD Multi-Family Residence Zone	4,771,209	3.5%	
R-4 Urban Residence Zone	2,978,521	2.2%	
R-4 PUD Urban Residence Zone	5,322,440	3.9%	
M-H Mobile Home Park Zone	174,827	0.1%	
T-C Trailer Camp Zone	177,329	0.1%	
Multiple Zones (Call TWP)	418,003	0.3%	
B-1 Neighborhood Business Zone	512,467	0.4%	Commercial
B-1 PUD Neighborhood Business Zone	112,302	0.1%	
B-2 General Business Zone	1,869,802	1.4%	
B-2 PUD General Business Zone	2,003,910	1.5%	
M-1 Light Industry Zone	1,352,535	1.0%	Industrial
M-1 PUD Light Industry Zone	1,229,647	0.9%	
M-2 Heavy Industry Zone	5,876,246	4.3%	
M-2 PUD Heavy Industry Zone	186,501	0.1%	
Totals	137,943,506	100.0%	

Hamilton Township Zoning



10/28/2020,

- Township Bike Trails
- Township Boundary
- Township Parks
- Community Reinvestment Area
- 2020 Zoning (New)
- B-1 Neighborhood Business Zone
- B-2 General Business Zone
- Multiple (Check)
- M-1 Light Industry Zone
- M-2 Heavy Industry Zone
- M-H Mobile Home Park Zone
- R-1 Single Family Residence Zone
- R-2 Two Family Residence Zone



Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA

Web AppBuilder for ArcGIS
Hamilton Township, Warren County, Ohio

FUTURE LAND USE

The 2006 Future Land Use Map has been an important tool in the Township's past efforts to become the progressive, high-quality community it is today and the 2040 Future Land Use Map will assist the Township in its vision for evolving gradually over the next 20 years into a sustainable "life-long" community. Twenty years from now, Hamilton Township will be a community that is able to meet its needs in the present without compromising its ability to meet those needs in the future. The Township will continue to grow but will shift focus from growth to sustainability. The Township will be known for its township center and parks and civic space.

The Future Land Use Map is central to this vision. It functions as the blueprint for the Township—retaining the Township's rural character by preserving farmland and open space in generally the southern portion of the Township while directing development to Urban Service Boundary Areas that have adequate infrastructure capacity, emergency service access, and community facilities. The Northern portion of the Township is also the focus of commercial, industrial, and moderate-to-high density residential development as well as a township center and a beautified commercial corridor along State Route 48. The following descriptions of the future land use areas correspond to the Future Land Use map (Map 2)

FUTURE LAND USE CATEGORIES

Agricultural/Rural Residential: This land use category includes land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. This land use category is applied to sites in the Southern portion of the Township and areas beyond the Urban Service Area Boundary that contain picturesque farmland, and open spaces and that epitomize the Township's rural character. These areas are also economically, environmentally, and culturally important: active farms provide a livelihood for local farmers and associated businesses across the region; large tracts of land contain critical natural resources, including the slopes, woodlands, wetlands, and streams. Residential lots generally range from five acres or greater and use on-site sewer services.

Rural Transitional: Residential development used to accommodate environmentally sensitive areas or sites affected by physical features. Homes may consist of single-family structures on larger lots ranging from 3 acres or larger or in developments that preserve open space and natural features by concentrating development in open areas. This area serves as a transition between the rural and urban areas of the Township.

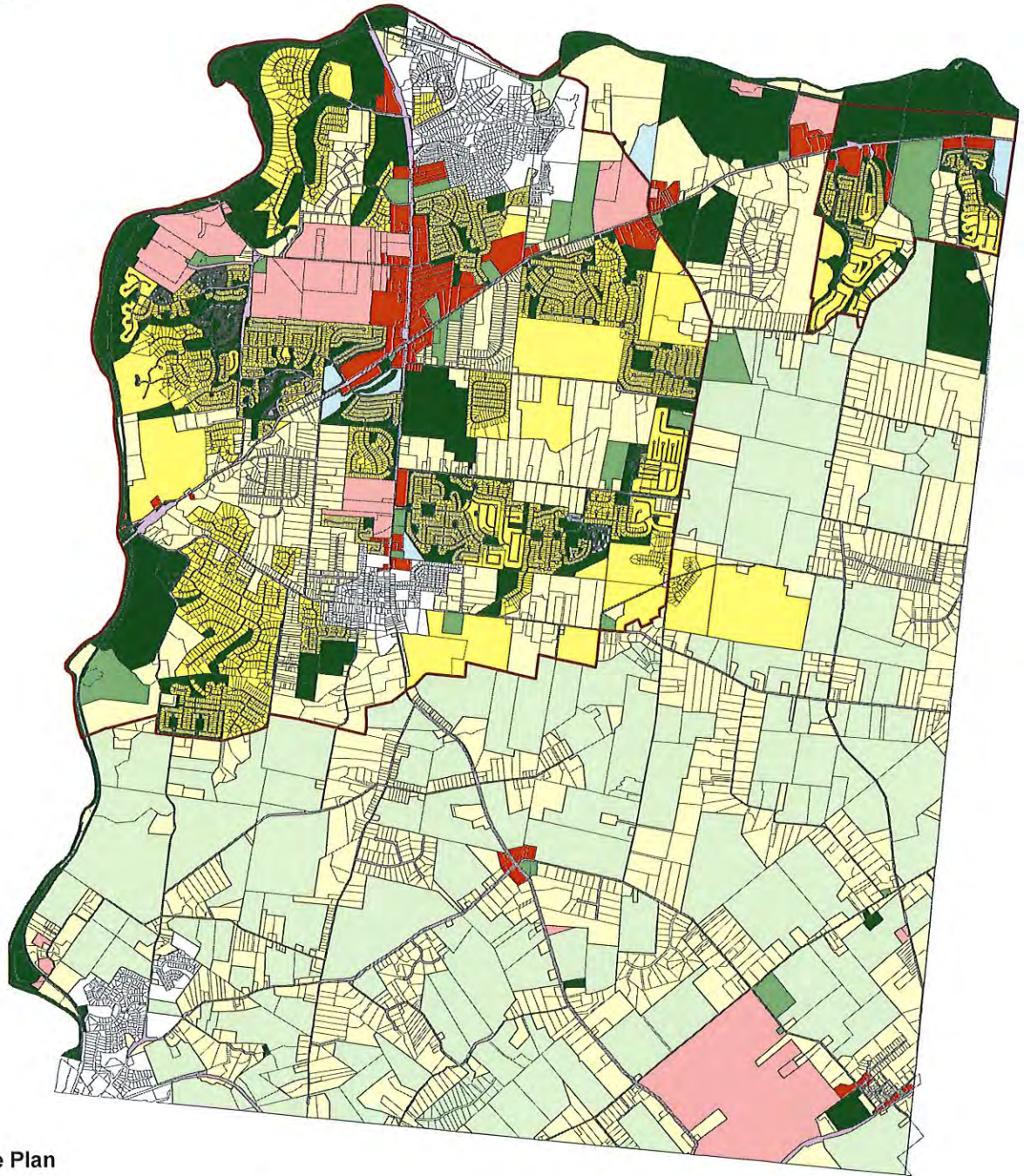
Single Family Residential: This land use category includes residential uses at a typical density of one dwelling unit per 2 acres. Areas where applicable are located primarily within the northern and northwestern portion of the Township and are intended to provide for single-family housing types on 2 acre lots with significant provision of open space. Development goals include the preservation of natural features and the creation of comprehensive greenway systems and open vistas. This land use category is applied to sites within the Urban Service Area Boundary.

Mixed Residential: This land use category includes residential areas that incorporate a variety of single and multiple-family dwellings at a typical density one dwelling unit per acres. Greater walkability and connectivity are desired. The development goal is to provide market flexibility to allow for a wider range of housing choices for younger and older age groups and the Township's workforce. Larger sites are expected to incorporate a mix of housing types and to be designed to look, feel, and function as a cohesive neighborhood. Smaller sites may include a single housing type, appropriately scaled to the surrounding development context.

Commercial: Land use comprising a majority of existing retail/commercial development and targeted areas near arterials or major collectors that are intended to provide daily retail, major grocers, restaurants, personal services, offices, lodging, and other conveniences. This classification may include some types of private institutional/quasi-medical facilities such as skilled nursing, urgent care, and private educational services. Most current developments are auto-oriented uses concentrated within shopping centers and out-parcels along State Route 48.



EXISTING FUTURE LAND USE PLAN



Land Use Plan

- | | |
|-----------------------------|---------------------------|
| Parcels | Open Space/Recreational |
| Urban Service Area Boundary | Public/Semi-Public Space |
| Roads/Right of Way | Rural Residential |
| Commercial | Single Family Residential |
| Industrial | Vacant/Agricultural Use |
| Multi-Family Residential | |

Industrial: Sites that provide a full range of light to medium industrial uses and activities such as manufacturing, warehousing, incubator facilities for start-ups and growing companies, industrial processing, resource and energy production, and general service and distribution. This land use category also includes office and R&D in the conduct of basic and applied research, as well as the application of such knowledge to the production process. This land use category is limited in application to areas where there will be minimal conflict with other nearby uses and should be developed in a coordinated and high quality, aesthetic environment—campus settings with coordinated buildings and pedestrian environments are strongly encouraged.

Public/Semi-Public: Civic uses include public buildings and institutions owned and operated by governmental or other public agencies, not including parks and open space. This classification includes public schools, public cemeteries, government offices, and other governmental activities. Public assembly uses may be operated by private organizations serving a public purpose, such as hospitals, profit or non-profit facilities providing continuous patient care, religious centers/activities, private schools, private cemeteries, utilities, private educational facilities, and other similar uses. Intensity of development will be dependent upon use and location.

Parks, Recreation/Open Space: Land used for public or privately owned parks and recreational uses, or lands that are to be preserved in a natural state. This classification may include portions of private lands that have been identified for open space preservation as part of future development projects, but not necessarily targeted for public dedication or acquisition.

Township Center: Accommodate a strong mixture of uses in an active, highly walkable environment. A variety of building types ranging in height from 1 to 2.5 stories may incorporate commercial, residential, office, and institutional uses in various combinations. Buildings are located close to public sidewalks and parking is accommodated through a mixture of on-street spaces and strategically-located surface lots. This classification allows for the widest mixture of uses and highest development densities within the Township and is intended for application specifically at the US 22 & 3 and State Route 48 intersection and along these road corridors.

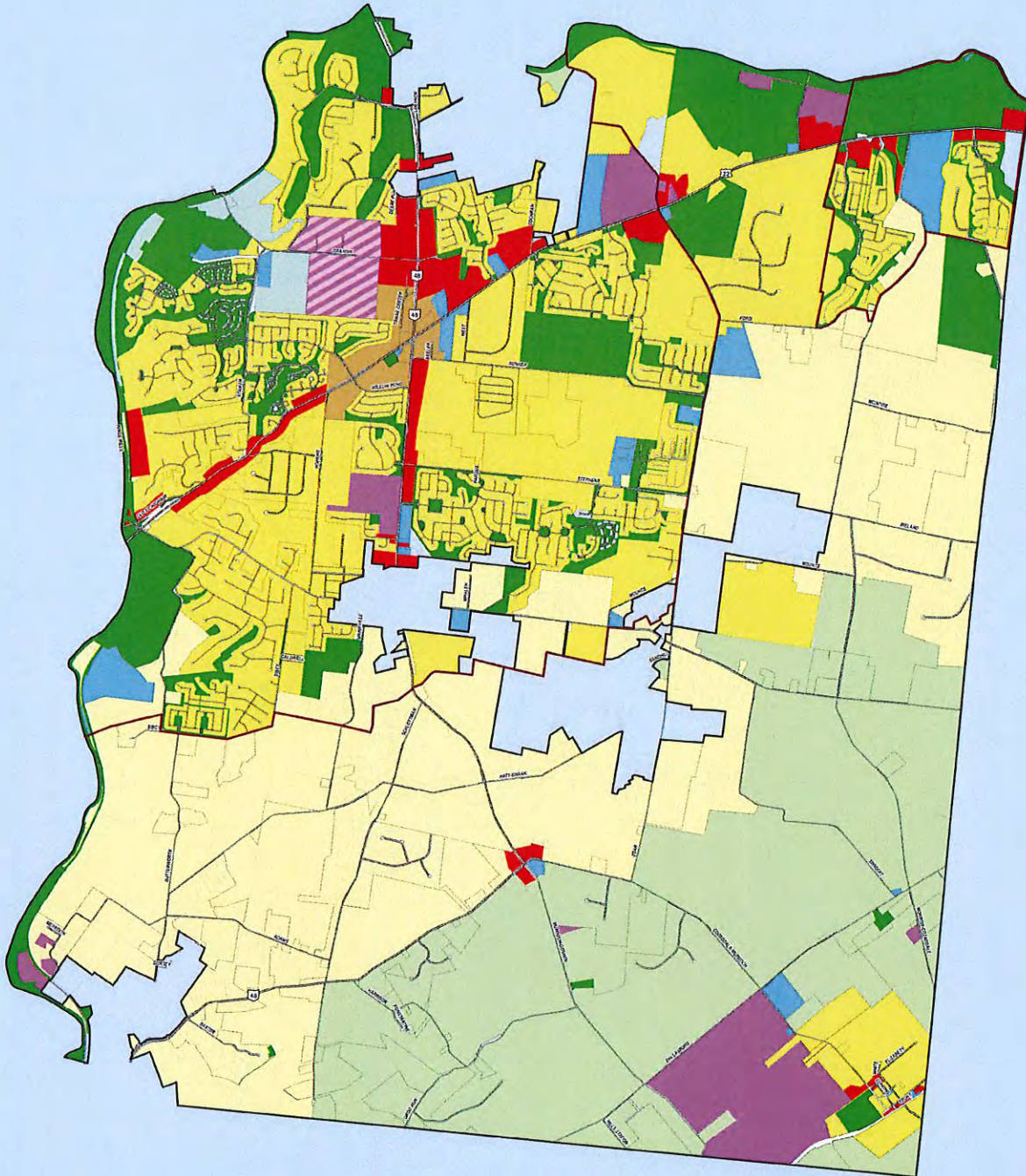
LAND USE PLAN RECOMMENDATIONS

The Township's main land use objective is to protect the community's farmland, open space, natural, and historic resources while accommodating a variety of residential, commercial, industrial, and institutional uses. This involves preserving resources and enabling growth and development in a form and pattern that is consistent with this rural community and its limited infrastructure. The Township has indicated that it wants to pursue this goal primarily through conservation designed development. It also wants to continue to permit moderate density residential and nonresidential development in the Northwest portion of the Township where infrastructure exists or is nearby. The Township's zoning code, which guides land use, supports this development pattern, but is in need of adjustments to some language to ensure it reflects the development and conservation objectives.

The Future Land Use Map designates two distinct service areas, an Urban Service Area and a Rural Service Area that reinforce the preferred land use patterns of Hamilton Township through policies that are designed to effectively preserve the rural areas and encourage quality development in the urban areas.














Hamilton Township Proposed Future Land Use Map




Legend

Land Use Plan

- | | | | |
|---|--------------------------------|---|-----------------------------------|
|  | Agricultural-Rural Residential |  | Public-Semi-Public |
|  | Commercial |  | Parks and Recreational Open Space |
|  | Industrial |  | Rural Residential |
|  | Industrial/Office |  | Single Family Residential |
|  | Mixed Use |  | Municipalities |
| | |  | Urban Service Area Boundary |



0 0.5 1 Miles





The Township should consider developing a mixed-use (MU) zone that allows a mix of residential, commercial retail, services, and office uses. This zone should also be designed to encourage the development of priority special needs, senior, and workforce housing near job and service centers. The mixed-use zone could include residential density incentive that rewards appropriate design through the provision of additional units at higher densities and smaller unit sizes. These recommendations support the creation of a walkable town center near the intersection of SR 48 and US 22 & 3; and moderate to higher intensity development in the northern portion of the Township. Ensure commercial development contributes to the Township’s community character through high-quality design that accommodates many modes of transportation and creates a sense of place.

Recommendations for lands within the Urban Service Area:

1. Establish and maintain the Urban Service Area Boundary.
2. Promote infill redevelopment and compact new development within the Urban Service Area that will minimize the conversion of agricultural and rural lands for urban use and maximizes the efficient use of available urban infrastructure.
3. Prepare a redevelopment plan for the S.R. 48 corridor and the U.S.22 & 3 corridor that evaluates opportunities for development and provides specific recommendations for land use and design guidelines for individual properties, assemblages of properties, and development standards for a Township Center.
4. Update the zoning code and development standards to achieve better quality commercial and industrial development. These standards are particularly important given that much of the commercial and industrial development occurs along Grandin Road; U.S. 22 & 3; and S.R. 48, which all serve as “front doors” into the Township.

The revised standards should develop and improve site-planning standards that address items such as site configuration and layout, landscaping, signage, access management, pedestrian connections, lighting, and other development standards. Improving upon site plan standards and review procedures will further the implementation of the policies related to community quality and character in this Plan.

5. Acknowledge the S.R. 48 corridor as the primary commercial corridors in Hamilton Township. Revise the zoning code to recognize the transition along this corridor and to ensure that new development and redevelopment meet the highest standards of quality and aesthetics because of the high visibility of the area and the impact such uses have on surrounding properties. Such standards should include a high level of buffering between residential and non-residential uses.



6. Encourage new concepts in commercial development along the SR 48 corridor including the creation of a mixed-use center that is developed with the pedestrian in mind while recognizing the dependence on the automobile and the Hopkinsville 2010 Access Management Plan. The development of such a mixed-use center should be designed to help create a township center for the community. Such a mixed use center would also be an appropriate area for higher density housing that will create a support base for commercial as well as provide alternative housing opportunities for residents.

7. Recognize and maintain the Grandin Road areas as the Townships primary industrial node and coordinate with adjacent jurisdictions to ensure continuation of this industrial corridor. Coordinate with the Warren County Port Authority to attract clean industrial land uses— targeted uses should include technology based enterprises, green industries, warehousing, light assembly, manufacturing, and transportation distribution. With a limited supply of available industrial lands, intensification of industrial lands is increasingly important and necessary to foster economic and employment growth.

Allowing non-industrial uses into industrial areas further depletes the supply of industrial land. Industrial intensification will help to extend the lifespan of the industrial land base in the Township. Review Township zoning to ensure that the industrial uses permitted will result in the most effective, efficient, financially beneficial use of the Township’s limited industrial lands. Permit industrial uses should result in a high intensity of jobs (space utilization per job).

8. Revise zoning regulations to allow or encourage mixed residential uses adjacent to areas of commercial and entertainment activity and other areas deemed appropriate with sufficient buffering to adjacent single-family detached residential dwellings.

RURAL SERVICE AREA

The Township strives to preserve and protect rural character within the Rural Service Area

All future development activities within this area should preserve, support, and enhance the fundamental elements of rural character. It is not the obligation of residents and businesses (agriculture being considered a business) in a rural area to change and conform to the needs and character of new development but rather the obligation of the new development to seamlessly integrate into the existing character of the rural location. Preservation of the rural areas may be accomplished in conjunction with implementation and update of the current zoning standards and improved with the development of a township level Design Review Board, as discussed in the housing section of this chapter. The Board's purpose is to establish and review site plan guidelines that limit the impact of development on the rural character.

The following is recommended for lands within the Rural Service Area Boundary.

1. Prohibit the expansion of Urban Service Area Boundary identified in the FLUM. The Township should not allow increases in density or intensity through rezonings or PUDs within the Rural Service Area except within the Transitional Zone.
2. Review the effectiveness of the Conservation Development option with, a particular focus on the organization, structure, and requirements of the Conservation Development option. These requirements should be redrafted to clarify intent, streamline requirements to achieve intent, and clearly define process, procedures and approvals. Create additional incentive to encourage the use of conservation development and ensure that the required open space percentage, required minimum lot size, and required water and sewer do not preclude the use of conservation development.





3. Ensure that an appropriate amount of required open space in conservation development can be used for recreation or similar community use.

4. Require that all future roadway projects within the Rural Service Area be designed consistent and compatible with the rural character of the land, including speed, travel lane width, access management, landscaping, and lighting.

5. Ensure that critical natural resources are protected within the dedicated open space area of conservation developments. The Township should continue to require applicants to comply with the standards in the zoning code regarding setbacks, buffers, and context sensitive landscaping within sites, along roadways, and between properties in order to enhance the rural appearance, increase vegetation and shade, and supplement open space resources. Where conservation development is utilized, natural resources should be protected by inclusion in the open space area to the maximum extent possible.

6. Sewer facilities within the Rural Service Area and the Transitional Area shall reflect a rural level of service and shall not be modified to the point that it allows for urban development. The Township and County should prohibit the provision of central sewer infrastructure within the Rural Service Area and should continue to rely primarily upon individual on-site septic systems as the method of disposal of wastewater. With the following exception: that it is clearly and convincingly demonstrated by the proponents of the system expansion that a health problem exists in a built but unserved area for which there is no other feasible solution.

7. Develop rural design standards that would be applied to major subdivisions, PUDs, and conservation developments within the Rural Service Area. These standards should include requirements for enhanced landscape buffering, perimeter buffers, appropriate street frontage, and appropriate roadway access design. Require landscape buffers along roadways, associated with new residential developments, to preserve open space and green corridors.

TOWNSHIP CONSIDERATION

1. The maximum density of land constrained by the floodplain or slopes greater than 30% should be one unit per 5 acres without sewer and one unit per 3 acres with sewer.

2. Update the zoning code to require open-space in all major subdivisions. Establish different and appropriate standards for open-space in the Rural Service Area versus open-space in the Urban Service Area.

3. Develop residential design requirements for all new major subdivisions to ensure high quality building design and context-sensitive site layout.

4. Establish streamside setbacks to reduce flooding, reduce pollution, reduce stream bank erosion, protect fish and wildlife habitats, and protect property values. Streamside setbacks reduce the risk to home and property owners from losing their investment to flooding and erosion. Model standards are included in the Warren County Rural Zoning Code that may be applied to Hamilton Township.

5. Revise the zoning code to implement the following:
- A lower density of one unit per 3 acres in Rural Service areas.
 - A density of one unit per 2 acres in the Transitional Zone areas.
 - A density of one unit per acre in the Mixed Residential areas.







CHAPTER 3

Transportation & Public Utilities

Development always involves the provision of some level of infrastructure to support it. At a minimum, systems for water supply, sewage disposal, and transportation are needed. Additional systems typically include fire and emergency management, electricity, gas, and communications.

BACKGROUND

The Rural Protection Areas of Hamilton Township have less complete infrastructure systems, while the Urban Service areas have significantly higher levels of infrastructure. The Urban Service Area represents an area of the Township that has experienced the majority of the growth and development pressure over the last several years, this sub-area of the Township will be the target for most projected development and investment over the lifespan of this Comprehensive Plan. This chapter primarily focuses on recommendations and improvements within the Urban Service Area, but also includes strategies for differentiating and preserving the rural character within the RPA. Because of the Township's effective Rural Protection Area designation, the subdivision of residential lots and creation of new principal non-agricultural lots or uses within the Rural Protection Area is limited. Such low-density land development is unlikely to generate significant impacts to the capacity of the adjacent roadway system in these areas within the next ten years. It can also be argued that agricultural lands zoned as such are developed.



Feedback from stakeholder interviews helped to define several important issues. When asked about the most important issues facing Hamilton Township, the most common responses included traffic and traffic circulation. The most important roadway needs identified were improvements to US 22 & SR 3 and SR 48. The most significant constraints on improving these roadways were the size of the bridges— along SR 48 and US 22 & SR 3 crossing the Little Miami River. Below is an analysis of the existing transportation system and public utilities, including the automotive, bicycle, and pedestrian network and the sewer service area. The goal is to develop an effective, efficient, and economical transportation network and public service facilities — that improves residents’ quality of life and protects property values along with preservation of the overall tax base. This can be accomplished through coordination and cooperation not only within the County but also with Ohio Kentucky and Indiana Regional Council of Government. Each transportation and public service facility objective outlined in this section of the Comprehensive Plan has either a direct or indirect impact or a relationship to another governmental unit. Thus, it is critical that Hamilton Township maintains an interest in the various planning decisions that occur within the region, and more specifically, development activity and policy decisions that could impact the Township’s road network and public facilities. Items and activity of specific interest to the Township include annexations, roadway improvements, adjacent development, and the sewer service district policies. The Township should coordinate the planning of various items of mutual interest with the intent of facilitating orderly development, in particular improvements to the bridges crossing the Little Miami River.

TRANSPORTATION

Travel in Hamilton Township, like the rest of Warren County, is heavily oriented towards private passenger vehicles. Commute trips are concentrated during peak, or rush hour and this (peak hour travel) is a major contributor to traffic congestion on US 22 & SR3 and SR 48. In 2018 nearly ninety-one percent of workers drove alone during their commute and that percentage has been fairly stable since 1980. Roadways are the backbone of the transportation system in Hamilton Township (95% of workers drive to work), because the Township does not have public transit and has limited opportunities for pedestrians and bicyclists. Roadways are a fundamental part of providing access to work, school, and other destinations. Other major factors that affect traffic and traffic circulation include the Township’s rate of growth, the new Kings Avenue Bridge, and land use patterns.

Growth: Rapid growth in Hamilton Township’s population and economy has led to a corresponding growth in traffic, in particular along US 22 and SR 3 and SR 48. To keep that traffic moving safely, the Hopkinsville Access Management Plan was adopted in 2010. The Plan prioritizes a series of projects to create a high-quality traffic management system that includes dedicated turning lanes, well-aligned intersections, and new roadways. In addition, the Township in partnership with developers and other government agencies have worked to increase the connectivity of the road and pedestrian network.



King Avenue Bridge: The King Avenue Bridge improvements will significantly impact the Township’s traffic circulation. The new bridge is needed to improve traffic safety, improve emergency service response times, and maintain good traffic-flow in response to planned growth within the area. An underpass for the Little Miami River Trail is also planned and bike lanes will be added to the bridge. These improvements will directly benefit residents through reduction in travel-times and improved access to employment opportunities, community services, community facilities, and daily needs.



Land Use: Land use patterns and transportation systems are inherently interconnected. Proximity to efficient and connected transportation networks is a primary factor in determining where new development occurs. However, the traffic generated from new development often exceeds the capacity of transportation systems and traffic becomes more congested. Traffic congestion is a primary concern of residents in Hamilton Township, so it is important for land use planning and transportation planning to be coordinated, and for the transportation system to allow individuals to get around not only by car, but also by walking, or bicycle.

EXISTING CONDITIONS

Hamilton Township's transportation network plays a central role in supporting the Township's economic vitality and overall livability. By way of its location in Cincinnati Metro Area, Hamilton Township's road network supports a significant amount of trips. Hamilton Township is home to 99 miles of roadway comprised of US 22, two major state routes, and numerous arterials, collector and local roads. All of the Township's roadways are important to serve the needs of residents and businesses in Hamilton Township and beyond. This section is an analysis of the current transportation system in the Township.

PRIMARY ROAD NETWORK

A network of regionally significant roadways for internal movements of traffic within and through the Township has been identified. Traffic through Hamilton Township is handled on corridors such as US 22 & SR 3, and SR 48. While these corridors are regionally significant, they are not the responsibility of Hamilton Township. However this Plan has been developed to provide an increased level of focus on these critical corridors addressing several key inputs identified by Hamilton Township residents, including a road network that supports existing and future economic development centers throughout Hamilton Township. US 22 & SR 3 and SR 48 provides a strong backbone that supports the efficient movement of traffic (both local and interregional trips) while additionally providing suitable and convenient access for residential, commercial, and industrial development that is proximal. The two major travel corridors are described below.

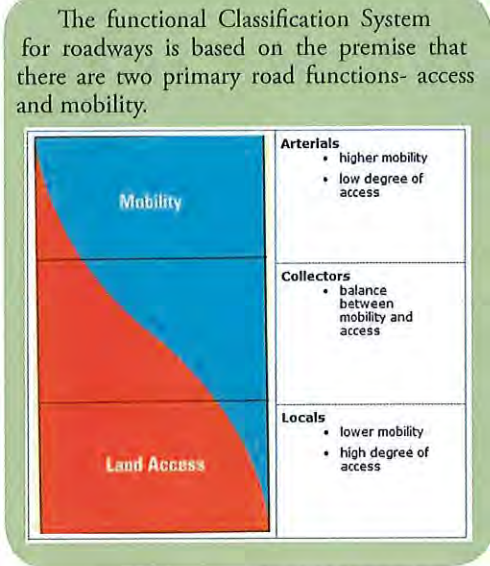
US 22 & State Route 3: US 22 & State Route 3 is the major east-west route through Hamilton Township and is approximately __ miles in length within the Township. It extends from the Little Miami River in the west to the Township line in the east. This roadway connects Hamilton Township to Deerfield Township, the City of Mason, the City of Cincinnati, and the Village of Morrow. U.S. 22 & State Route 3 is classified as a principal urban arterial that approximately parallels Interstate 71. U.S. 22 & State Route 3 has a posted speed limit of 45 miles per hour, an average daily traffic volume between 15,000 and 20,000, with 2 percent trucks, and a 60/40 directional split, with the westbound movement being predominant during the a.m. peak hour and the eastbound movement being predominant during the p.m. peak hour. East of Old Mill Road (Deerfield Township), U.S. 22 narrows to one westbound lane, one eastbound lane, a center two-way left-turn lane, and full shoulders. East of Creek Woods Place/Old 3C Highway, U.S. 22 & State Route 3 narrows again to one westbound lane, one eastbound lane, and narrow shoulders (Hamilton Township).

State Route 48: S.R. 48 also has one lane in each direction. Traffic on S.R. 48 experiences heavy peak hour congestion at the intersection with U.S. 22 & State Route 3. Vehicles traveling northbound on S.R. 48 often use Willow Pond Boulevard as a quadrant roadway to complete a left-turn movement onto U.S. 22 & State Route 3 westbound. Vehicles traveling southbound on S.R. 48 encounter a queue north of the Town Center Boulevard intersection during the a.m. and p.m. peak hours. The traffic signal at Town Center Boulevard appears to meter the amount of traffic reaching the intersection of U.S. 22 & State Route 3 and S.R. 48.



ROADWAY CLASSIFICATION & JURISDICTION:

Classification: The Township’s transportation network services both local and regional traffic. The classification system is established by the Warren County Engineer’s Office and includes principal arterials, minor arterials, collectors, and local roads. Roadways function in different ways depending on their traffic volume capacity and their overall purpose or operating characteristics. They range from arterial roads that are designed to carry large volumes of traffic at higher speeds over long distances to local streets that are intended to provide direct access to adjacent property, and are designed to carry much lower volumes at typically slower speeds. The table on the next page identifies how major roads in the Township are currently classified and their respective jurisdiction.



Jurisdiction: The jurisdiction of roads is an important element of this Plan because it affects several organizational functions and obligations (e.g., regulatory, maintenance, construction, and financial). The hierarchy of jurisdictional classification is typically established so that higher volume, regional corridors carrying inter-Township traffic are maintained by ODOT, while intermediate volume corridors with more limited travel sheds are maintained by the County. Roadways that serve local traffic are typically maintained by the Township. In that respect, jurisdictional classification is intended to maintain a balance or responsibility among state, county, and township agencies.

There are approximately 99 miles of roadway in Hamilton Township. As illustrated in Table 3.1, more than half of these roads are Township roads. Map 3.1 on the following page illustrates their distribution throughout the Township. These roadways fall under one of three jurisdictional categories based on what governmental entity has ownership or responsibility for them. The Ohio Department of Transportation (ODOT) has responsibility for US highways, and state highways which provide for cross-country routes for both regional and national travel.

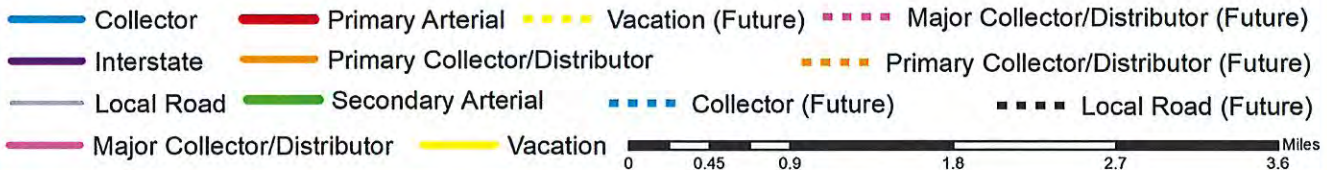
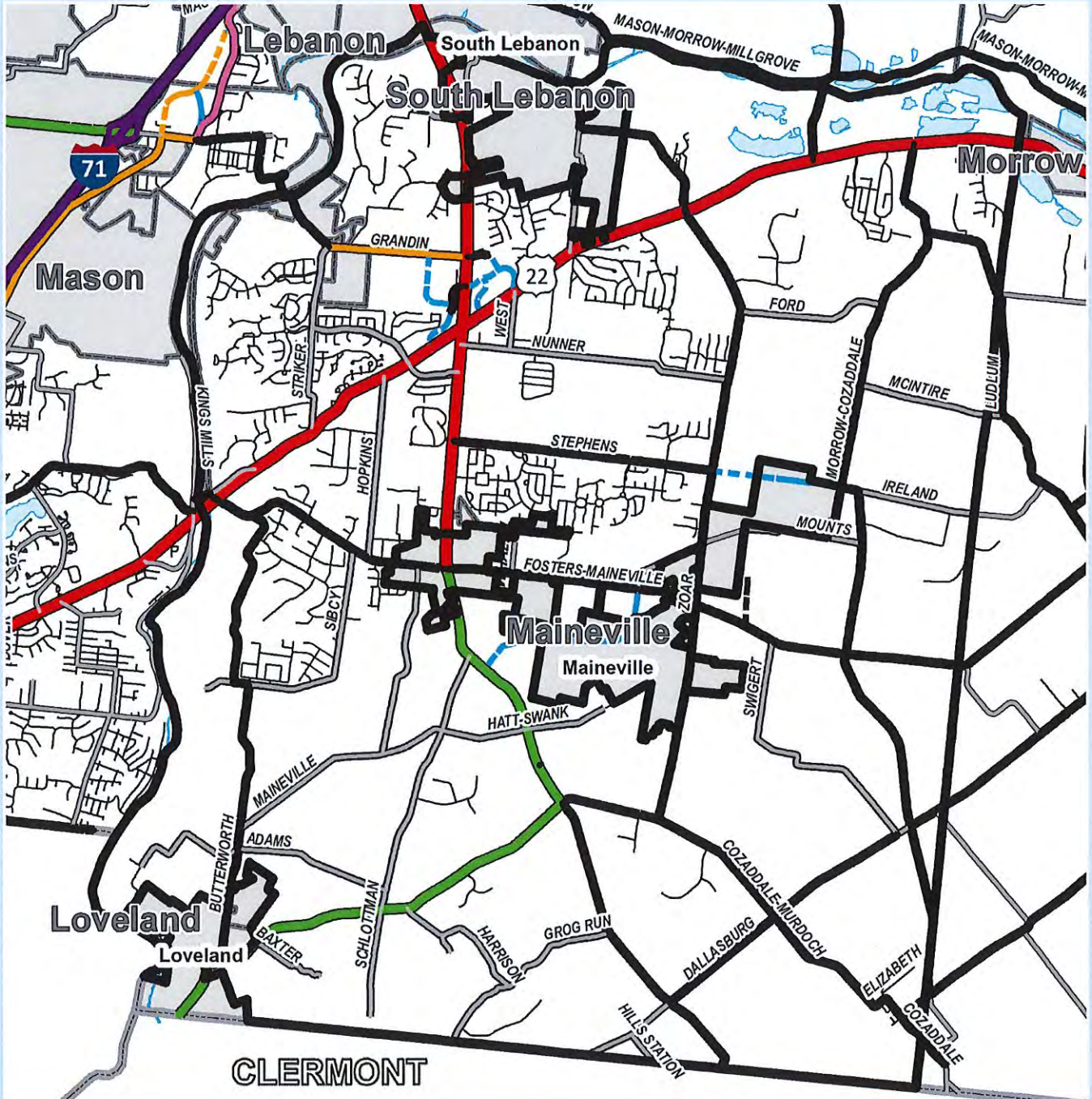
The Warren County Engineer’s Office is responsible for constructing, maintaining, and operating the county road systems as designated by the Board of County Commissioners. In addition to the county road system, Warren County is responsible to coordinate with ODOT on the state highway system, as well as with each municipality and township regarding local roadways. Intergovernmental coordination is critical amongst the various entities to ensure that the roadway system are operated, managed, and maintained in such a manner to facilitate appropriate access for residential developments, commercial, and industrial properties; as well as for regional mobility. A functional transportation network is an important component to support and sustain future economic development and investment in Hamilton County and other strategic goals of the Township has established within this Comprehensive Plan. The remaining roads in Hamilton Township are the responsibility of Township.



MAJOR ROADWAY	CLASSIFICATION	JURISDICTION
US 22 & S.R 3	Primary Arterial	State of Ohio - ODOT
S.R. 48	Primary Arterial	State of Ohio - ODOT
Cozaddale-Murdoch Road	Collector	Warren County
Dallasburg Road	Collector	Township between Morrow-Cozaddale and County Line
		County between Morrow-Cozaddale and Salem Twp Line
Fosters-Maineville Road	Collector	Warren County within the unincorporated Township
		Village of Maineville within the Village
Grandin Road	Primary Collector/ Distributor	Warren County within the unincorporated Township
		City of South Lebanon within the City
Lebanon Road	Local Road	Township within the unincorporated Township
		City of South Lebanon within the City
Morrow-Cozaddale Road	Collector	Warren County
Murdoch-Goshen Road	Collector	Warren County
Nunner Road	Local Road	Township
Schlottman Road	Local Road	Township
Stephens Road	Collector	Township
Zoar Road	Collector	Warren County within the unincorporated Township
		Village of Maineville within the Village

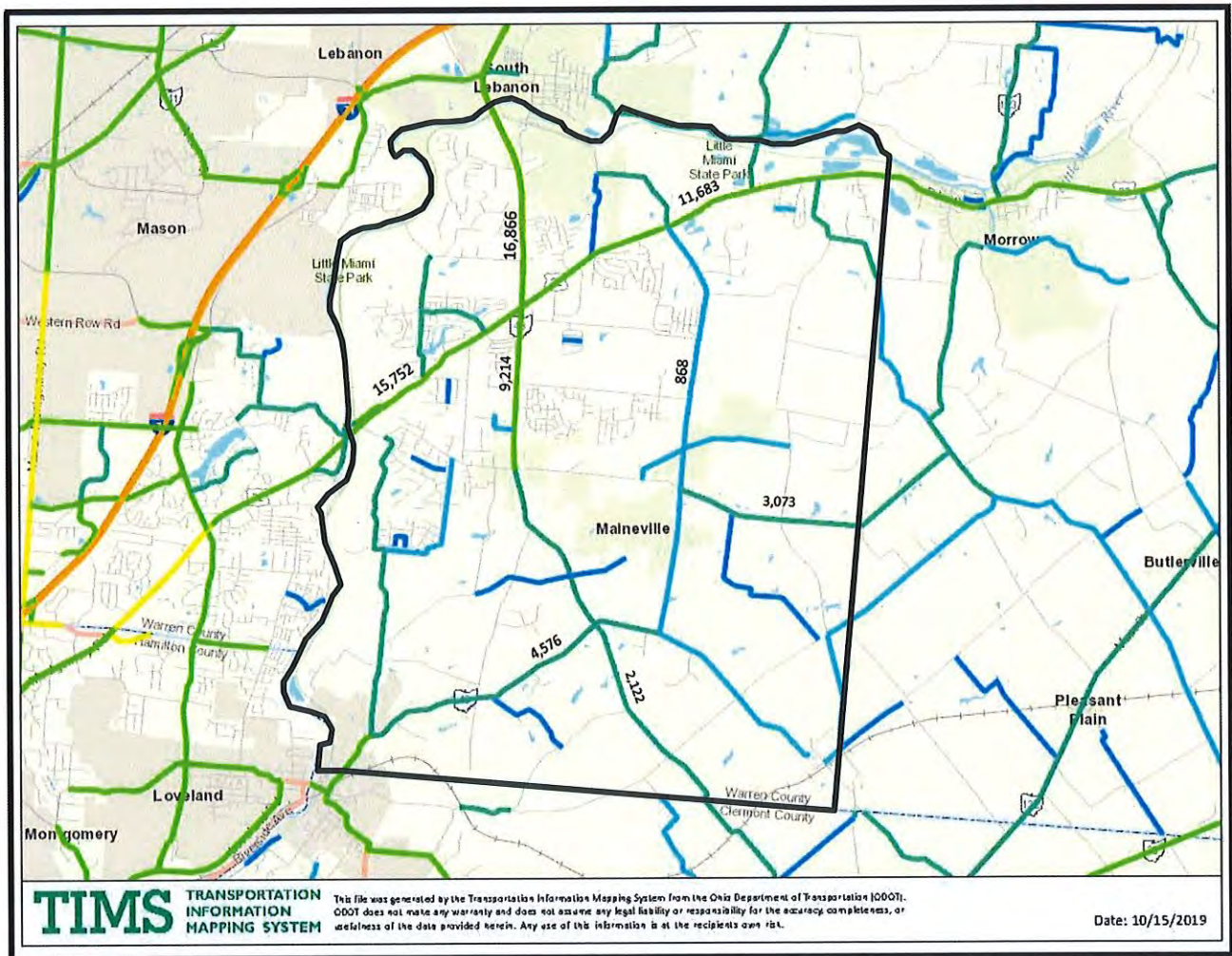


Hamilton Township Comprehensive Plan Thoroughfare Plan









TRAFFIC VOLUME

Average Annual Daily Traffic (AADT) volumes show how many vehicles travel on the road on an average day per year. Traffic volumes are shown in Map 3.2. These volumes were obtained from ODOT and are updated periodically. The vintage of data shown varies widely, so conditions may have changed in some outlying rural areas. However, data points near the north-western portion of the Township are fairly current. The highest volumes are along roadways with good connectivity to major economic centers, specifically along US 22 & SR 3 and SR 48. Traffic counts in Hamilton Township are as expected for a rural and urban Township, where volumes are heaviest around urban areas but fall off sharply in the rural areas. The ODOT monitors traffic conditions regularly, as conditions warrant, updated data is collected as necessary to assist with roadway improvements.

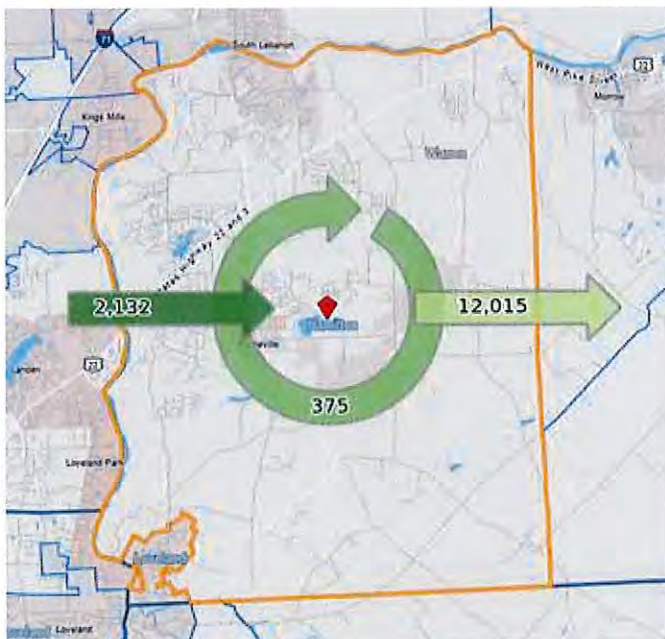


Legend

- | | | |
|---|---|--|
|  0 - 500 |  5,001 - 25,000 |  1,001 - 5,000 |
|  501 - 1,000 |  25,001 - 50,000 |  50,001 - 100,000 |

THE WORK TRIP

In 2017, Hamilton Township's 9,016 households contain a workforce of 11,512 employed residents. There were approximately 2,507 jobs within the Township available to these residents. Major employers are generally located outside of the Township (Mason, Deerfield Township, and the City of Cincinnati), thus there is significant intra-township commute between the employees located in Hamilton Township to employers scattered throughout the region. In 2015, 39.2% of Hamilton Township's workforce found employment in Hamilton County, 24.7% worked in Warren County and 11.1% worked in Butler County. A majority (11,351 or 83 percent) of the estimated 11,512 person Hamilton Township workforce find employment outside of the Township, most of which are served by the highly congested US Highway 22 & SR3 corridor. In 2017, Hamilton Township residents spent 32 minutes commuting to work.

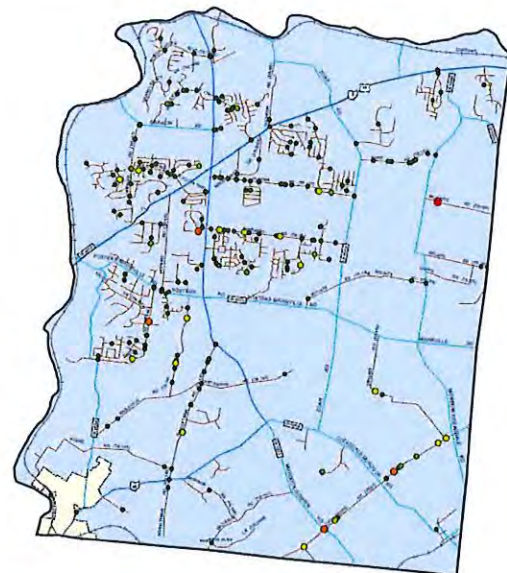


Inflow/Outflow Job Counts in 2017



SAFETY

A safety analysis for Hamilton Township roads was completed as part of this Plan. This analysis identified various safety trends and statistics within the Township which in turn transitioned into policy and improvement recommendations. Between 2014 and 2018, there were about 128 crashes in Hamilton Township. Out of the total crashes, less than 1 percent was fatal, about 21 percent caused injury, and the remaining were property damage only. Figure 3.5 shows the overall distribution of crashes between 2014 and 2018 in Hamilton Township. Figure 3.6 illustrates crash data for the year 2018. Each year, the Ohio Department of Transportation prioritizes roadway locations for safety study or review. Recommendations from the study are used to make safety improvements to the roadway, such as upgrading signs, signals or pavement markings, or reconfiguring and rebuilding intersections and roadway segments.

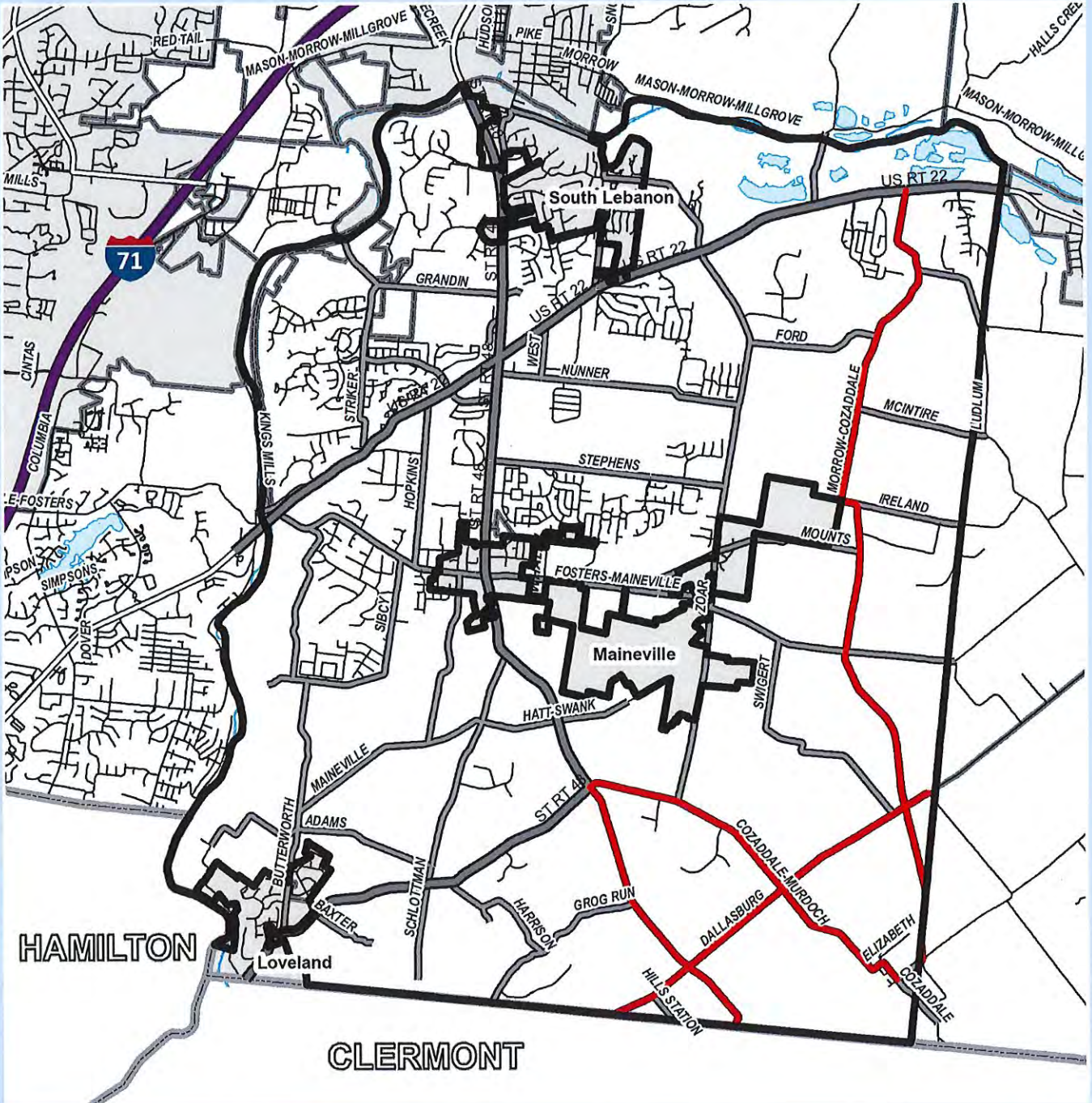


Crashes By Severity	Roads by Type	2014-2018 Crash Data
● Fatal Crash	— Interstate Route	Date: 8/21/2019
● Serious Injury Crash	— United States Route	
● Visible Injury Crash	— State Route	
● Possible Injury Crash	— County Road	
● Property Damage Only Crash	— Township Road	
— Railroad		



Hamilton Township Comprehensive Plan

ODOT - High Risk Roads



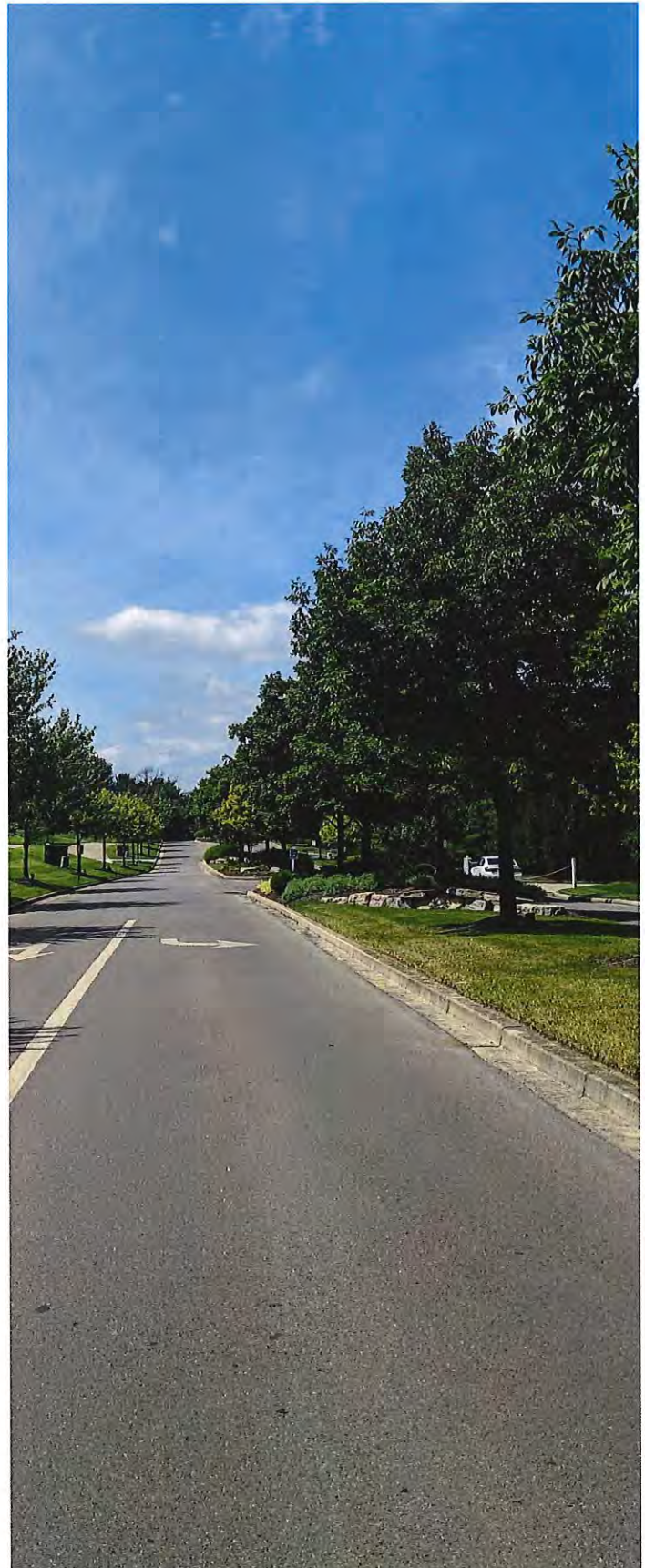
— High Risk Roads



Access spacing is critical to achieving and preserving corridor functionality in terms of traffic safety, capacity, operations, road design, coordination of traffic signals, and pedestrian safety. Arterial roadways have the capability of accommodating larger volumes of traffic and at a higher speed. Therefore, access limitations are important to protect the function and integrity of the arterials. Collector roads serve as a link between local roads and arterials and therefore these facilities are designed to provide more access to local land uses. As the density of access points increase the traffic carrying capacity of the roadway decreases and the vehicular crash rate increases. Minimum stopping sight distance is a critical consideration in determining access spacing. When access density along paved rural county roads exceeded six access points per mile there is a significant increase in the likelihood of severe crashes occurring, and also roadways without a reasonable clear zone have a higher risks of crashes. The implications of these findings are that township roadways should have clear zones without obstructions and the access density along township roadways should be monitored. Another important safety consideration is intersection sight distances. A wide variety of impediments to adequate sight distances can occur.

During the stakeholder interview process, residents identified a variety of roadways and intersections that require further safety analysis. The most immediate safety concerns for residents are the rural roads with narrow pavement and edge drop off, and improvements to major intersections. Several other safety concerns were identified along with possible improvements in Table 3.2 below. Residents felt that it is important to the traveling public that wherever possible the County and Township mitigates or eliminates these safety concerns.

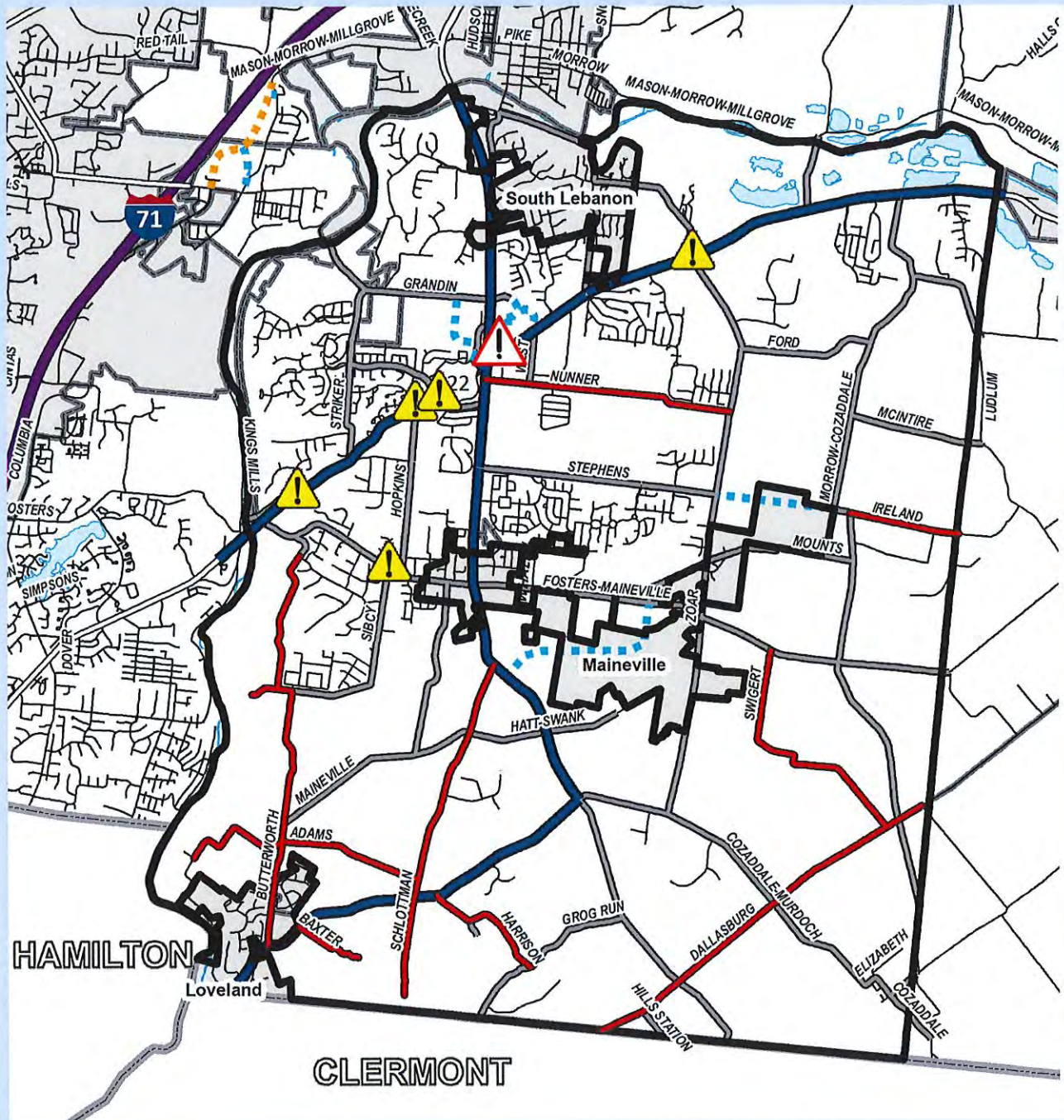
However, roadway improvements are constrained by the cost, nevertheless roadway improvements that are needed to address safety and/or capacity needs caused by development, are the responsibility of the developer. The most immediate public improvement should be those that do not require ROW purchase. The intersections and roadways that require further study or improvements are identified on Map 3.6.





Hamilton Township Comprehensive Plan

Safety Improvement Areas



- State Routes
- Interstates
- Future Collector
- Primary Collector/Distributor
- Recommended Rural Road Improvements
- Priority Areas
- High Priority Area



BRIDGES

Today the three major bridges serving Hamilton Township — State Route 3 Bridge, State Route 48 Bridge and King Avenue Bridge - carry approximately 36,568 motor vehicle trips per day on average. For State Route 48, ODOT estimates a growth rate of 1.56 cars and 2.01 trucks per year. Congestion, safety, and low travel speeds, particularly during peak commute periods, continues to be a challenge in Hamilton Township. While some jurisdictions address these challenges by expanding highway capacity through additional lanes, this strategy is constrained in Hamilton Township because of the bridges crossing the Little Miami River. In addition, Hamilton Township has 55 bridge structures, 52 of which are on the County road system and are specifically maintained by the Warren County Engineer’s office. There are currently no bridges that are maintained by the Township.

Safety Concern	Safety Treatment
Sight Distance	<ul style="list-style-type: none"> • Tree trimming or removal • Intersection warning program
Narrow Roadway & Narrow Lanes	Widen road/lanes, resurface, with minor alignment improvements
Run-off-road	Shoulder rumble strips
Line of sight	Advance signing for curves & intersections
Drop-Off, No Shoulder or No Edgeline	<ul style="list-style-type: none"> • 2-foot pavement widening on inside of curves • Widened edges to eliminate drop-off and narrow lanes

BICYCLE & PEDESTRIAN FACILITIES

Pathways, consisting of pedestrian and bicycle facilities are important to Hamilton Township’s transportation network. They will contribute significantly to reducing crashes, facilitate access to community services, and provide alternative mobility choices. Hamilton Township developed a Parks and Recreational Plan in 2005 that provides recommendations for trails and bike paths. Although, most of the trail recommendations focused on connectivity to the Little Miami Trail for recreational purposes, this Comprehensive Plan (Chapter 5- Parks and Recreation) provides recommendations for an alternative perspective—trails and bike paths as a additional mode of transportation for the work trips and access to community services and goods.



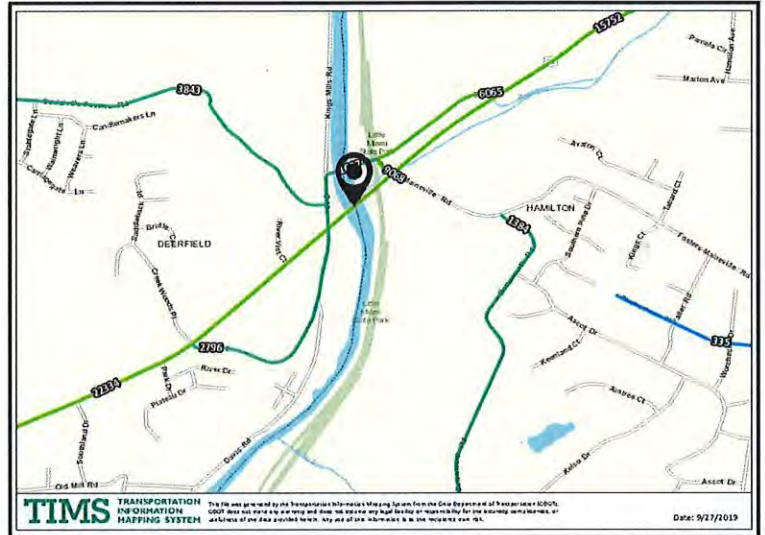
Average Annual Daily Traffic Counts – ODOT – St. Rt. 48 Bridge (Count: 16,866)

Car Growth Rate: 1.56

Truck Growth Rate: 2.01

New Development Paradigm: In Hamilton Township, worsening traffic congestion in a constrained urban environment, changing demographics, and significant population growth will require new approaches to planning efforts to maintain the Township’s high quality of life and economic productivity. Transportation tools alone are no longer enough. This Plan looks at the location, intensity and form of housing, jobs, and other activity centers to ensure high levels of accessibility and places an increasing emphasis on integrating land use planning and transportation investment decisions to allow more people to use walk, or bike for their daily needs. The ability of pedestrian and bicyclists to access desired destinations for daily needs, such as work, grocery, and recreation is an important component of a multimodal transportation system. In addition, a multimodal transportation system that is planned and coordinated with the future land use pattern protects natural resources and reduces carbon gas emissions. Strategies for this approach are discussed in Chapter 2 –Housing and Land Use.

Need for Senior Services: Similar to Warren County, Hamilton Township is experiencing growth, both residential and employment. Hamilton Township is expected to be home to nearly 44,000 residents (74% increases) by 2040 (See Figure 3.1). (See Chapter 1 for more information about growth in Hamilton Township). With this growth, there are several demographic trends that will impact the demands placed on the transportation system. First, a higher share of residents will be over 65 years old, which will require designing walkable communities, improving access to services, and providing more transportation services that cater to this more vulnerable portion of the population. These issues and bicycle and pedestrian facilities are addressed in Chapter 5- Parks and Recreation and in Chapter 4 –Sense of Community.



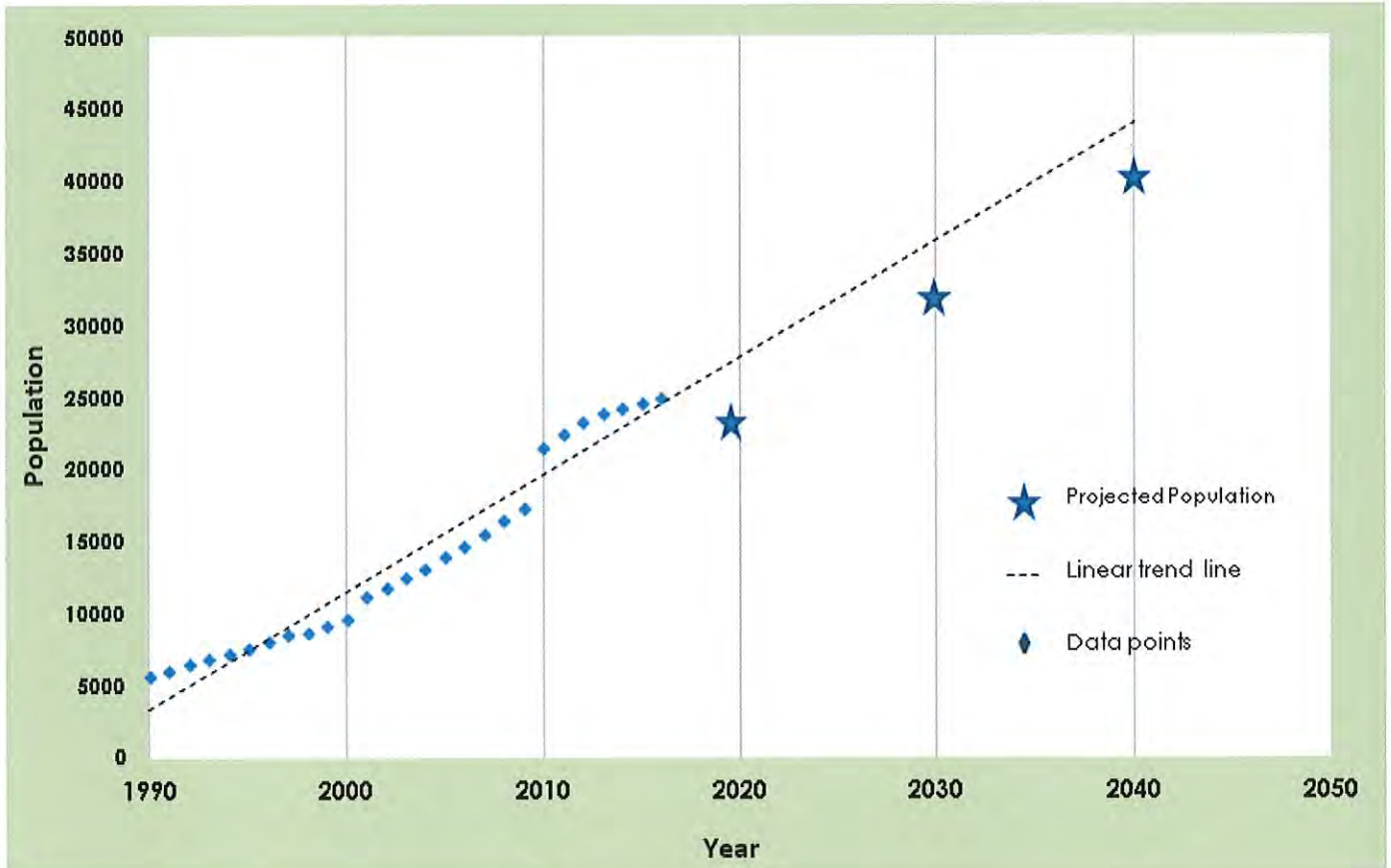
Average Annual Daily Traffic Counts – ODOT –St. Rt. 3 Bridge (Count: 15,752)

Car Growth Rate: 1.59 Truck Growth Rate: 4.00



Average Annual Daily Traffic Counts – ODOT –King Avenue Bridge (Count: 3,950)

Car Growth Rate: Data unavailable Truck Growth Rate: Data unavailable



Development Standards:

The design of transportation facilities such as roads, driveway access points, sidewalks, and bike routes has a major impact on a community's character. These transportation facilities impact land use decisions and land use policies in turn (i.e., for agriculture, residential, commercial, industrial development) impacts our transportation facilities, modes of travel (i.e., cars, buses, bicycles or walking), and services. When a road is built or improved, land along the road becomes more accessible. This increased accessibility makes the land more valuable and attractive to developers. As land along the road is developed, traffic volumes and the number of driveways increase. This results in more congestion and a deterioration of the road's capacity to efficiently move people and goods. The reduced efficiency of the road eventually necessitates roadway capacity improvements that may encourage additional development and the start of a new cycle. Three cost-effective strategies useful for integrating land use with transportation are: Nodal Development/Zoning, Livable Walkable Communities, and Access Management.

Current Standards: Access Management is a set of standards to ensure the safe and efficient flow of traffic, while maintaining the character of a community. Access Management strategies include: spacing and design of driveways, median openings and interchanges, placement of abutting parking facilities, and use of instructional signage. The Warren County Engineer's Office uses access management strategies to maintain safety, improve quality of life, reduce travel time and congestion, while maintaining existing roadway capacity. The Warren County Engineer's Office Access Management strategies are applied to most of Hamilton Township's roadways (except for federal and state roads) including: major and minor arterials, collectors, and local streets. These strategies are particularly useful for rural and transitional areas of the Township that are not yet completely developed. Rural areas with large tracts of land are particularly vulnerable to incremental development resulting in linear or strip development and the associated roadway capacity reduction. The appropriate strategies vary with the roadway function, the character of the abutting land, and the long-term planning policies. Some sample Access Management issues and implementation strategies are listed below.

Issues	Strategies
Distance Between Driveways	Minimum and desirable driveway spacing requirements should be determined based on posted speed limits along the parcel frontage, traffic conditions, sight distance and the amount of traffic a particular use is expected to generate. Minimum spacing between commercial driveways should be reviewed and can be flexible upon specific findings and in consideration of published traffic engineering. Require minimum distance between driveways consistent with FHWA guidance documented in “Access Management for Streets and Roads” FHWA, 1982.
Driveway Spacing from Intersections.	The minimum distance, on the same side of the street, between a driveway and an intersecting street should be 150 feet along a major arterial. This would allow a driveway to be placed mid-block on a short 300 foot block to be shared by two adjacent uses. On longer 600 foot blocks, this would allow for up to three or more driveways per block. At major intersections where there are long vehicle queues, such as Square Lake and Woodward, greater driveway spacing should be provided such as 200 feet. Where driveways are located closer to intersections, they should be restricted to right turn only.
Driveway Ownership	Require shared driveways whenever feasible
Number of Access Points	<p>Every effort should be made to limit the number of driveways; and encourage access off side streets, service drives, frontage roads, and shared driveways. Those developments which generate enough traffic or have sufficient frontage to consider allowing more than one driveway should locate these second access points on a side street or shared with adjacent uses where practical. Limit the number of driveways per lot to minimize the conflict points on the roadway.</p> <p>Where feasible, encourage using of frontage roads to maintain traffic flow.</p>
Interconnection between Developments	Where feasible, provide connection between parcels to limit the need for traffic to re-enter the roadway

Past Planning

Southwest Warren County Transportation Study:

Hamilton Township is in the Southwest Warren County Transportation study area. The Southwest Warren County Transportation study identifies the major transportation issues in Hamilton Township as the following:

- Traffic volumes have increased dramatically and are outpacing the ability to add or expand transportation facilities to accommodate the demand and the area, east of the Little Miami River depends on U.S. 22/SR 3 for access to employment, shopping, etc.
- The existing river crossings are accessed on substandard roadways on their historic alignment.
- U.S. 22/SR 3, involve travel under congested conditions during rush hours.
- Development has occurred without ensuring that roadways and access control are in place before land development.
- The current system in place, for land developers to dedicate right-of-way and improve roadways in proximity to a new development, provides a patchwork of upgrades and does not provide system-wide continuity of improvements.
- Some congested areas are also directly affected by a lack of connectivity.

ODOT Corridor Study—WAR-U.S. 22-2.00:

The ODOT Corridor Study – WAR-U.S. 22 and the Southwest Warren County Transportation Study both identified similar traffic issues. However, the primary purpose of the WAR-U.S. 22-2.00 Corridor Study is to evaluate three build alternatives that address operational, safety, and capacity issues on U.S. 22 and compare them against the no-build condition. The study area for the WAR-22-2.00 Corridor Study includes a 3.1-mile-long portion of U.S. 22 extending from Landen Drive to West Road. The study area also includes a 0.6-mile-long portion of S.R. 48 and a 1.2-mile-long portion of Old 3C Highway.

Currently drivers attempting to enter U.S. 22 from one of the minor streets typically wait more than 30 seconds before finding an acceptable gap. By 2039 it is predicted that drivers will wait more than 1 minute of delay, before they find an acceptable gap to enter U.S. 22. Future growth in the region is anticipated to cause the existing two-lane high-level bridge over the Little Miami River to be over capacity in 2039. The Study offers three feasible alternatives to improve operations and capacity on U.S. 22. These improvements are proposed in both Deerfield and Hamilton townships; however, the summary below identifies improvements within Hamilton Township.

The Study offers three feasible alternatives to improve operations and capacity on U.S. 22. These improvements are proposed in both Deerfield and Hamilton townships; however, the summary below identifies improvements within Hamilton Township.

ALTERNATIVE 1 (\$103,441,891): The existing high-level bridge, across the Little Miami River, will either be replaced with a new four-lane-wide structure or will be supplemented with a second, parallel two-lane structure. A multi-use path will be included on the south side of U.S. 22. Improvements are proposed for several intersections along U.S. 22.

1. A roundabout will be constructed between S.R. 48 and West Road to provide access to the proposed Hoptown Development roadway, which will connect to S.R. 48 opposite of Town Center Boulevard.
2. Willow Pond Boulevard will be used as a quadrant roadway and will remain a signalized intersection at U.S. 22.
3. The proposed Hoptown Development roadway will be included as a quadrant roadway serving southbound traffic on S.R. 48 headed to U.S. 22 eastbound and westbound traffic on U.S. 22 headed to S.R. 48 northbound.
4. No changes are proposed for the Lakeshore Drive and Hopkins Road intersections.

ALTERNATIVE 2 (\$33,858,517—\$35,976,092):

No changes to the existing high-level bridge over the Little Miami River, which will remain one lane in each direction. Construct two-lane true-quadrant roadways located in the northeast and southwest quadrants of the intersection at U.S. 22 and S.R. 48. The quadrant roadways will intersect U.S. 22 and S.R. 48 approximately 500 feet from the intersection of U.S. 22 and S.R. 48. A traffic signal will be constructed at the quadrant roadway intersections along U.S. 22. The quadrant roadway intersections along S.R. 48 will be stop-controlled on the side street. Improvements are proposed for several intersections along U.S. 22.

1. Old 3C Highway intersection: Prohibit southbound left turn during peak hours
2. Lakeshore Drive intersection: Prohibit the southbound left turn during peak hours.
3. Hopkins Road intersection: Prohibit northbound left turn during peak hours and redirecting traffic to the Overbrook Drive intersection.
4. UDF Driveway/Nunner Road intersection: Prohibit eastbound through movement during peak hours.
5. Willow Pond Boulevard intersection: Prohibit eastbound left turns during peak hours.

ALTERNATIVE 3 (\$11,469,984):

No changes are proposed to the existing high-level bridge over the Little Miami River, which will remain one lane in each direction. Improvements are proposed at several intersections along U.S. 22.

1. The Hopkins Road intersection: Reconfigured to a Green T intersection to eliminate the conflict between the westbound through movement on U.S. 22 and the northbound left-turn movement from Hopkins Road.
2. Old 3C Highway intersection: Prohibit the southbound left turn during peak hours.
3. Willow Pond Boulevard intersection: Prohibit eastbound left turns during peak hours.

4. Lakeshore Drive intersection: Prohibit southbound left turn during peak hours.
5. The Town Center Boulevard, Willow Pond Boulevard and S.R. 48 intersections will remain signalized.
6. None of the intersections along S.R. 48 will be changed.
7. UDF Driveway/Nunner Road intersection: Prohibit eastbound through movement during peak hours.

Alternative 3 includes a short-term sub alternative to address the crash frequency at the intersection of U.S. 22 and Old 3C Highway (east of the high-level bridge over the Little Miami River). This sub alternative examined the operation of this intersection if left turns from Old 3C Highway were prohibited during the a.m. and p.m. peak hours.

During the peak hours three movement restrictions will be imposed. First, at the intersection of U.S. 22 and Creek Woods Place/Old 3C Highway, the northbound left turn from Old 3C Highway will be prohibited and the movement redirected to a southbound right turn at the intersection of U.S. 22 and Old 3C Highway (east of the high-level bridge). An overhead flasher will be constructed with lane use signs on the span wires. Second, at the intersection of U.S. 22 and Old 3C Highway (east of the high-level bridge), the southbound left turn from Old 3C Highway to U.S. 22 eastbound will be prohibited and the movement redirected to a northbound right turn at the intersection of Creek Woods Place/Old 3C Highway to U.S. 22 (west of the high-level bridge). Third, at the same intersection, the eastbound left turn from U.S. 22 onto Old 3C Highway will also be prohibited and the movement redirected to an eastbound right turn at the intersection U.S. 22 and Creek Woods Place/Old 3C Highway.

Hopkinsville 2010 Access Management Plan:

An access management plan has been completed for the Hopkinsville area that will undertake improved connectivity, improved movement of through traffic, reduced crashes, and fewer vehicle conflicts. The Hopkinsville Access Management Plan proposes a new roadway in the northeast quadrant of the intersection of U.S. 22 & SR 3 and S.R. 48. The proposed roadway would intersect S.R. 48 at Town Center Boulevard, creating a fourth leg. The new roadway would intersect U.S. 22 & SR 3 approximately 550 feet east of the intersection of U.S. 22 & SR 3 and S.R. 48 via construction of a new two-lane roundabout. The proposed roadway would provide improved connectivity and better access to the undeveloped parcels in the northeast quadrant of the intersection of U.S. 22& SR 3 and S.R. 48, and restrict direct access from the state highways.

ODOT Corridor Study—WAR-U.S. 22-2.00



TRANSPORTATION & TRAFFIC CIRCULATION GOALS

Having an efficient, safe and sustainable transportation system is vital to the future of the Hamilton Township. Transportation affects our economy, the natural environment, and our overall quality of life. Our ability to work, shop, and travel is impacted to some degree by how well the transportation system works. This Plan includes a comprehensive list of goals to provide a safe and efficient transportation system, to reduce the growth of congestion and to provide a variety of transportation options and to foster healthy and livable Township. Overall, these goals will enhance Hamilton Township's focus on roadways, bicycle/pedestrian travel, connectivity, and land use decisions that minimize vehicle trip generation. The following transportation and traffic circulation goals were derived from stakeholders meetings and the steering committee:

1. Improve Roadway Connectivity & Access to Major Activity Centers:

Provide for a safe, comfortable, and attractive pedestrian and bicycle environment and an interconnected network of streets and related facilities to promote walking and bicycling that is coordinated with land uses and other community design features.

2. Reduce Roadway Congestion:

Congestion and delay result in significant costs to Hamilton Township residents and businesses by reducing the ability to access jobs, shopping, recreation, and other activities. This Plan emphasizes reducing congestion thereby enhancing the quality of life of township residents.

3. Increase Safety:

Safety is an important factor in the planning process. Safety-related improvements are addressed through a variety of practices, including roadway improvements, and by ensuring that bicycle and pedestrian friendly features are incorporated into new highway projects transportation and contributes to attaining regional air quality standards.

4. Implement Multi-modal Solutions:

Residents recognize the importance of alternative forms of transportation which improve air quality, quality of life, and promote healthy living. The Cincinnati Metro region has a strong history of pathways planning and implementation process supported by OKI. Increase bicycle and pedestrian travel use by providing sidewalks, bike paths and multi-use trails throughout the Township.

5. Integrated Planning of Transportation and Land Use:

Transportation and land use are highly inter-related. Accessibility and mobility created by transportation investments substantially impact locations of new economic development and land use activity. In turn, decisions related to land use and economic development substantially affect the need for transportation system investments. The goal is to provide for a safe, convenient, and efficient motorized and non-motorized traffic circulation system that coordinates with the future land use map, local plans, and OKI programs. Encourage compact, mixed use, and multi-modal development that minimizes the need for motorized

6. Support Economic Vitality:

Provide an efficient, interconnected transportation system to advance and support the economic well-being of the Township. Improvements to US 22 and SR 3 and the King Avenue Bridge will do more than decrease the travel time or distance for commuters; this can be a factor in the business sectors attracted to the Township and the Grandin Road area. This will open the Township to new markets for companies searching for locations with the appropriate transportation infrastructure for their corporate needs and manufacturing plants. The goal is also to support transportation investments that ensure the long-term viability of the Grandin Road area as major employment centers and to ensure that transportation planning and investments produce the infrastructure needed to support the economic development envisioned in the Comprehensive Plan.

7. Protect Environmental Resources & Rural Character:

Hamilton Township is fortunate to have extensive environmental resources. These resources include the Little Miami River, and natural wildlife. Protection of these resources is highly valued by residents. The design of transportation facilities has a major impact on rural Hamilton Township. Conventional street design has tended to create roads with the motorist in mind, ignoring the rural context of some streets and this has contributed to the loss of rural character. The goal is to establish measures for the use of innovative street design in conjunction with rural development to enhance or preserve community character, where such street design can be implemented safely and with balanced consideration of capacity needs for vehicles, bicycles, and pedestrians.

8. Require Structured Transportation Design Review:

A structured design review process that considers the impact of development on traffic volume and existing roadways, ensures increased roadway efficiency by emphasizing access management, requires that street networks are designed for all modes of transportation, and that planned development provides for safe and convenient on-site traffic flow.

Hamilton Township's transportation system provides for the safe, efficient, cost effective movement of people and goods in ways that support adopted land use plans, enhance neighborhood and community liveability, support a strong and resilient economy, and minimize environmental impacts.

TRANSPORTATION & TRAFFIC CIRCULATION RECOMMENDATIONS

These recommendations serve as a guide to develop projects and to establish appropriate policies for the planning, maintenance, and development of a sound and sustainable transportation system. These recommendations strive to balance the needs of maintaining an efficient transportation network with community needs and priorities. The following sections discuss the recommendations for Hamilton Township. Some of these recommendations are brought forward from the Hamilton Township Land Use Plan (2006) with minor updates.

1. U.S. 22 and S.R. 3:

Review the recommendations of the ODOT Corridor Study—WAR-U.S. 22-2.00 and discuss and identify a preferred option with ODOT and The Warren County Engineer's Office. US 22 and SR 3 is the main travel corridor in Hamilton Township and could benefit from having two travel lanes in each direction. However the narrowing of the US 22 & SR 3 Bridge, crossing the Little Miami River, to one travel lane in each direction would reduce the capacity of the roadway significantly, continuing to result in delays and long queues at key intersections during the morning and afternoon peak periods. The Township should work proactively with Deerfield Township and public agencies on coordinating improvements to the US 22 & SR 3 corridor (including capacity improvements to the bridge). Support the ODOT Corridor Study—WAR-U.S. 22-2.00 recommendations and work with ODOT, and the Warren County Engineer's Office to secure funding for improvements along the US 22 & SR 3 corridor.

2. Reliever Route:

As the Township grows, congestion on U.S. 22 & SR 3 is expected to worsen. As proposed in the ODOT Corridor Study—WAR-U.S. 22-2.00, a peak hour travel reliever route could provide additional capacity for traffic crossing the Little Miami River. Significant additional planning and preliminary engineering would be needed prior to moving this concept forward. More discussion on this concept should be carried forward to both OKI and the ODOT. This concept could be forwarded for consideration as part of Warren County Thoroughfare Plan and shown a generalized travel corridor alternate for the potential Reliever Route.

3. Walkable Town Center:

The SR 48 and U.S. 22 & SR 3 area provides a rare opportunity to create a walkable center. The Township should develop a master plan for the Town Center that includes a side walk and walkability element. The walkability element will consider the mobility needs of walkers and cyclists in the development of street standards, site design, access management, and intersection control. This will require amendments to the Hopkinsville 2010 Access Management Plan (See Figure ____). In addition, the Township should have become more consistent in its requirement that developers install sidewalks as part of their development but include flexibility in allowing other types of pathways such as off-road multiuse paths.

4. Development Review Coordination:

There seems to be a misconception that ODOT has total control over access to state highways, and that communities have little say in whether or not a permit is issued or where a driveway will be located. While it is true ODOT cannot deny access to properties abutting State highways by withholding driveway permits, the District 8 Office issues permits on the basis of safety. Issues such as sight distance, number of permitted driveways, drainage, and maximum geometric standards for commercial driveways are considered. ODOT is not required to know about local Comprehensive Plans and Areas Plans. Driveway permits issued by ODOT should comply with township regulatory requirements. Coordination should be executed through the signing of a Memorandum of Understanding with ODOT. The District 8 Office should send copies of all driveway permit applications to the Township. These applications should be reviewed and, if necessary, comments sent to ODOT expressing concerns.

5. Connectivity:

Currently, the lack of roadway connections forces traffic to US 22 and SR 3. The Township should amend the zoning code to ensure that proposed development (PUDs and site plan review) are highly-connected and helps to reduce the volume of traffic and traffic delays on US 22 and SR 3. The Warren County Subdivision Regulations contain connectivity standards for major subdivisions, therefore, no changes are recommended for the subdivision regulations. The adopted standards should provide connections to neighborhoods, schools, parks, commercial areas, and township-facilities. Individual developments should align streets to provide access to existing developments or reserve right-of-way to provide for future connections to adjacent developments. This promotes neighborhood connectivity, good emergency services and more efficient travel for mail, garbage and bus services, as well as street maintenance activities.

6. Complete Streets:

Streets are a vital part of livable and attractive Hamilton Township and requires careful design and special consideration, particular in the Town Center and along the Commerce Corridor. Everyone, regardless of age, ability, income, race, or ethnicity, should have safe, comfortable, and convenient access to the Town Center and Commerce Corridor—whether walking, driving, or bicycling.

However, these areas are currently designed for cars. The Complete Streets approach integrates people and places in the planning, design, construction, operation, and maintenance of transportation networks. This helps to ensure streets are safe for people of all ages and abilities, balance the needs of different modes, and support local land uses, economies, cultures, and natural environments. The Township should consider the adoption of a Complete Streets resolution and ensure that these concepts are applied to development within the Township Center and along the Commerce Corridor.

7. Plan for Bicyclist & Pedestrians:

This plan furthers Hamilton Township's commitment to a multi-modal transportation system that provides more travel choices for more people for more of their travel needs. Planning for all modes of travel and working to ensure that walking and biking are viable options for more people has important quality of life and health benefits. OKI encourages local planning for bicycle and pedestrian mobility by requiring that a local bicycle or pedestrian project must be consistent with an adopted plan to be considered eligible for federal transportation funding. The Township has a opportunity to implement safe and easily accessible bike and pedestrian facilities that connect senior housing, government services, the Towns Center, the Little Miami River trail, schools, neighborhoods, and parks. Connections to the Little Miami River and the Town Center are of a high priority. In addition the Township should revise zoning standards to ensure the effective design and construction of pedestrian and bicycle facilities within new development, recognizing the need for different design elements in urban growth areas and rural areas. Local and state agencies should implement a multi-modal roadway system and should explicitly consider providing facilities for pedestrians and bicyclists in the design and planning stage of principal or minor arterial road construction and reconstruction projects with special emphasis placed on travel barrier removal and safety for bicyclists and pedestrians in the U.S. 22 & S.R. 3 and S.R. 48 travel corridors. Update the trails element of the Hamilton Township Parks and Recreation Plan. More detailed trails and pedestrian recommendations are discussed in Chapter 4- Sense of Place.

8. Rural Access Management:

Review access management and zoning code standards. Within urban areas, access management objectives relate to maintaining roadway capacity and mobility, and improving safety. However, the rationale for managing access in rural areas differs somewhat from the rationale used in urban areas. Roadways in rural areas mostly serve low-density land uses and usually have volumes well below capacity thresholds. Managing rural access increases safety (i.e., sight distance, number of conflict areas, and severity of crashes when vehicles run-off-the-road) and minimizes operational/maintenance costs (i.e., snow removal, resurfacing and drainage).

To address access in rural areas use the following best management practices:

- Encourage coordination during the zoning and plating processes;
- Give access permits for specific use;
- Encourage adequate spacing of access points;
- Protect the functional area of intersections;
- Ensure adequate sight distance at entrances;
- Avoid offset or dogleg intersections and entrances;
- Encourage development of turn lanes and entrances; and
- Consider consolidating access or relocating existing access.
- Encourage good driveway and intersection design characteristics.

9. Maintenance of Township Roads:

Management strategies for rural corridors are very different from considerations for urbanizing corridors in Hamilton Township. Hamilton Township will be responsible for these township corridors well beyond the planning horizon of this document and will need to develop a fiscally sustainable plan to ensure proper maintenance. A key consideration will be surface recommendations based on daily traffic, heavy vehicle usage, current pavement condition, and regional significance. The Township should prioritize road maintenance and actively seek OPWC funds for upkeep. Priority should be placed on roads also identified on the ODOT's High Risk Rural Road Lists.

10. Rural Street Design:

Southern Hamilton Township is not an urban setting where traditional application of sidewalks and suburban street design makes sense. Hamilton Township should deploy practical design techniques to tailor the right solutions for each situation. This may mean sidewalks and bike lanes in the Urban Service Areas but wide shoulders on rural subdivision roads. The Warren County Regional planning Commission, Township Trustees, and the Warren County Engineer's Office should develop road cross sections that are more appropriate for the rural subdivisions and that minimizes the environmental footprint of transportation on Hamilton Township's lands and waters. The design of rural streets should also incorporate "Green Streets" principles. A green street is a stormwater management approach that incorporates vegetation (perennials, shrubs, and trees), soil, and engineered systems (e.g., permeable pavements) to slow, filter, and cleanses stormwater runoff from impervious surfaces. Green streets are designed to capture rainwater at its source, where rain falls. Whereas, a traditional street is designed to direct stormwater runoff from impervious surfaces into storm sewer systems (gutters, drains, pipes) that discharge directly into surface waters, rivers, and streams.

11. Intersection and Roadway Safety:

During the stakeholder and steering committee process residents identified several intersections and roadway segments that they considered unsafe and in need of improvements. Residents recommendations were compared with ODOT crash data and the below map of intersections and roadway segments generated. The Township should further analyze, prioritize, and coordinate these improvements with the Warren County Engineer's Office. The planning process also confirmed that roadway improvements identified in the Hamilton Township Land Use Plan 2006 are still valid and should be implemented— these improvements are included in the Figure below.

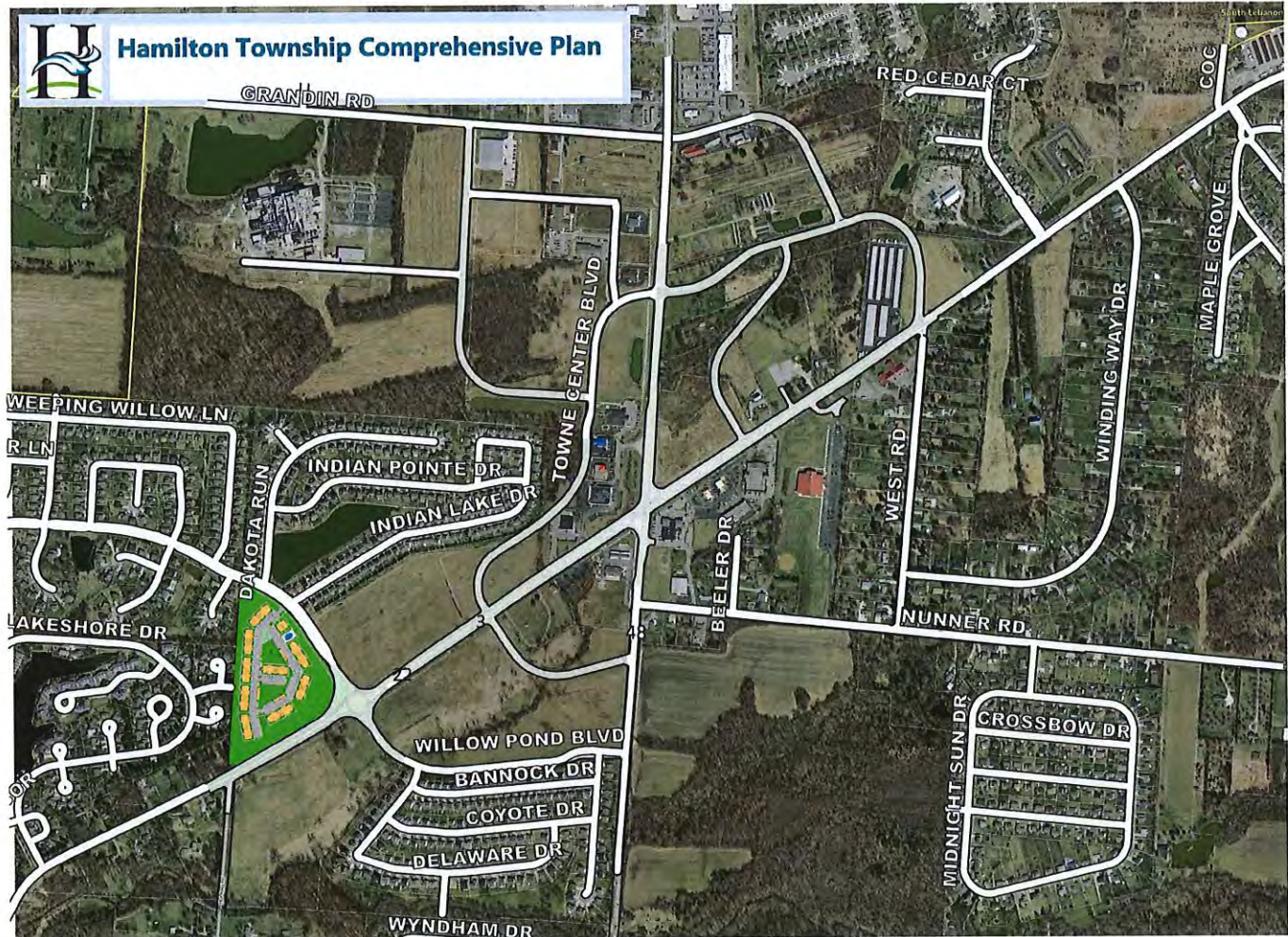
12. Invest Strategically in Transportation:

Prioritize investments based on performance-driven criteria and modernizing existing infrastructure over expansion projects. Include criteria for impact on the economy and improved livability, when prioritizing transportation investments.

13. Southwest Warren County Transportation Study:

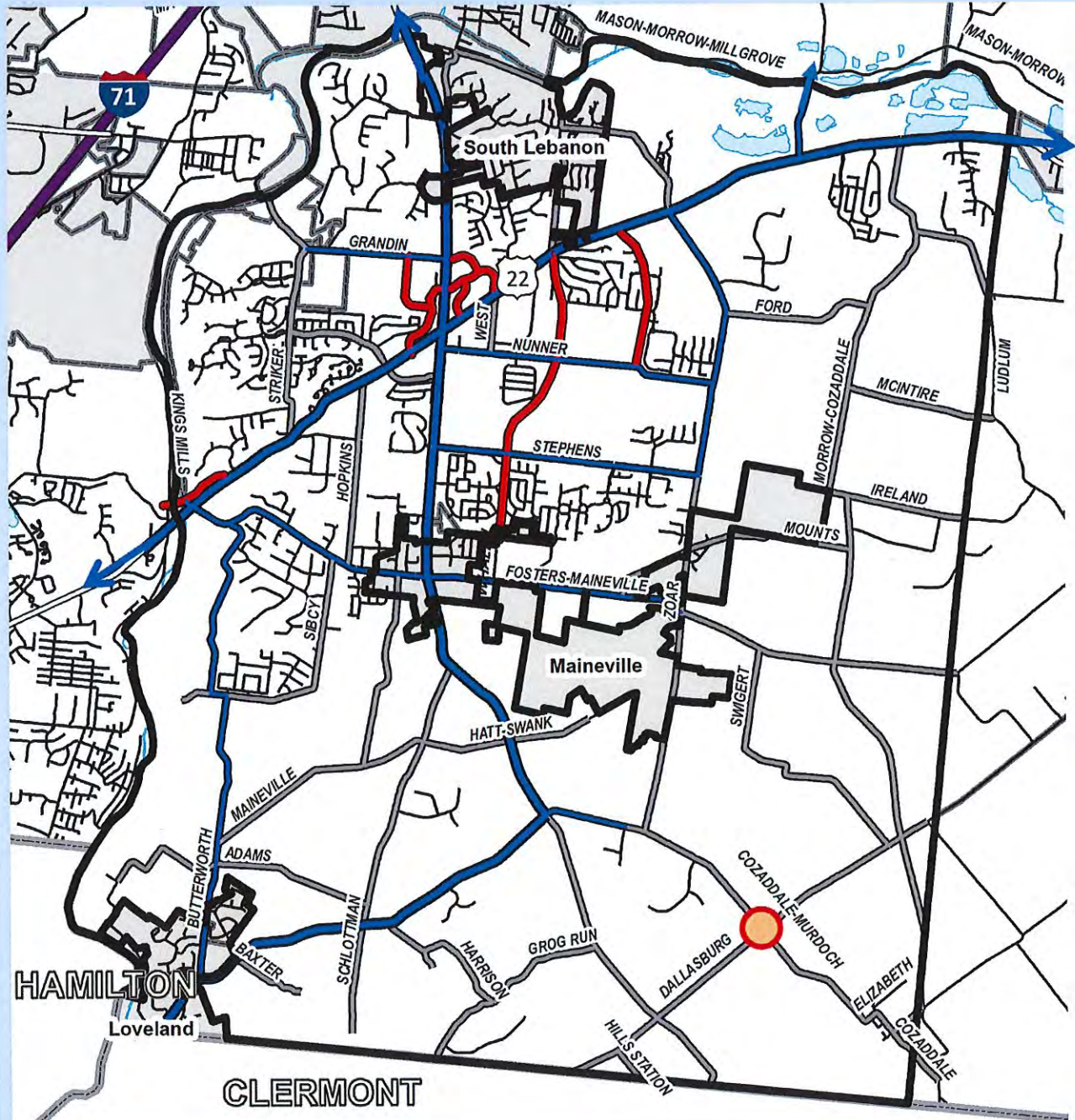
Implement the recommendations of the Southwest Warren County Transportation Study. The recommendation to “Widen SR 48 between US 22 & SR 3 and Mason-Morrow-Millgrove-Road...” should now be considered a high priority. The recommendations of the Southwest Warren County Transportation Study, and the ODOT Corridor Study—WAR-U.S. 22-2.00 should be comprehensively reviewed and implemented in coordinated manner.

Hoptown Plan Recommended updates:

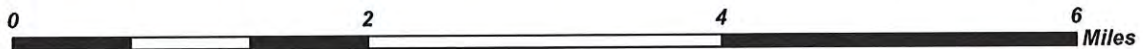




Hamilton Township Comprehensive Plan 2006 Road Improvement Plan



— New Road Construction — Road Widening ● Intersection Reconstruction



Public Utilities

Sanitary Sewer Service

The urbanized areas of Hamilton Township are served by a sanitary sewer system while the rural areas utilize on-site wastewater disposal systems consisting of septic systems and drain fields. The areas served by the sanitary sewer system include most of the area West of Mounds Road and in the North West portion of the Township. The availability of sanitary sewer service is concentrated primarily in residential subdivisions. Map 3.9 illustrates the Sanitary Sewer Service Area in Hamilton Township as of 2019 and Map 3.10 shows Ohio Kentucky Indiana Regional Council of Governments Sewer Service Areas.

Hamilton Township's urban area receives sanitary sewer service from the Warren County Water and Sewer Department. On December 16, 2004 the Warren County Commissioners adopted Resolution 04-1881 changing the sewer service boundary to match the Township's Urban Service Area established by the Land Use Plan adopted by the Hamilton Township Board of Trustees and the Warren County Regional Planning Commission dated April 11, 2000. This resolution essentially establishes Zoar road as the sewer service boundary. The County Commissioners amended the service area resolution on August 9, 2005 through Resolution 05-1159, allowing property owners and/or developers with final and/or preliminary plat approval in Hamilton Township access to the public sanitary sewer system. This action added both Stotler I and II subdivisions with planned residential developments of 161 and 409 single family homes, respectively.

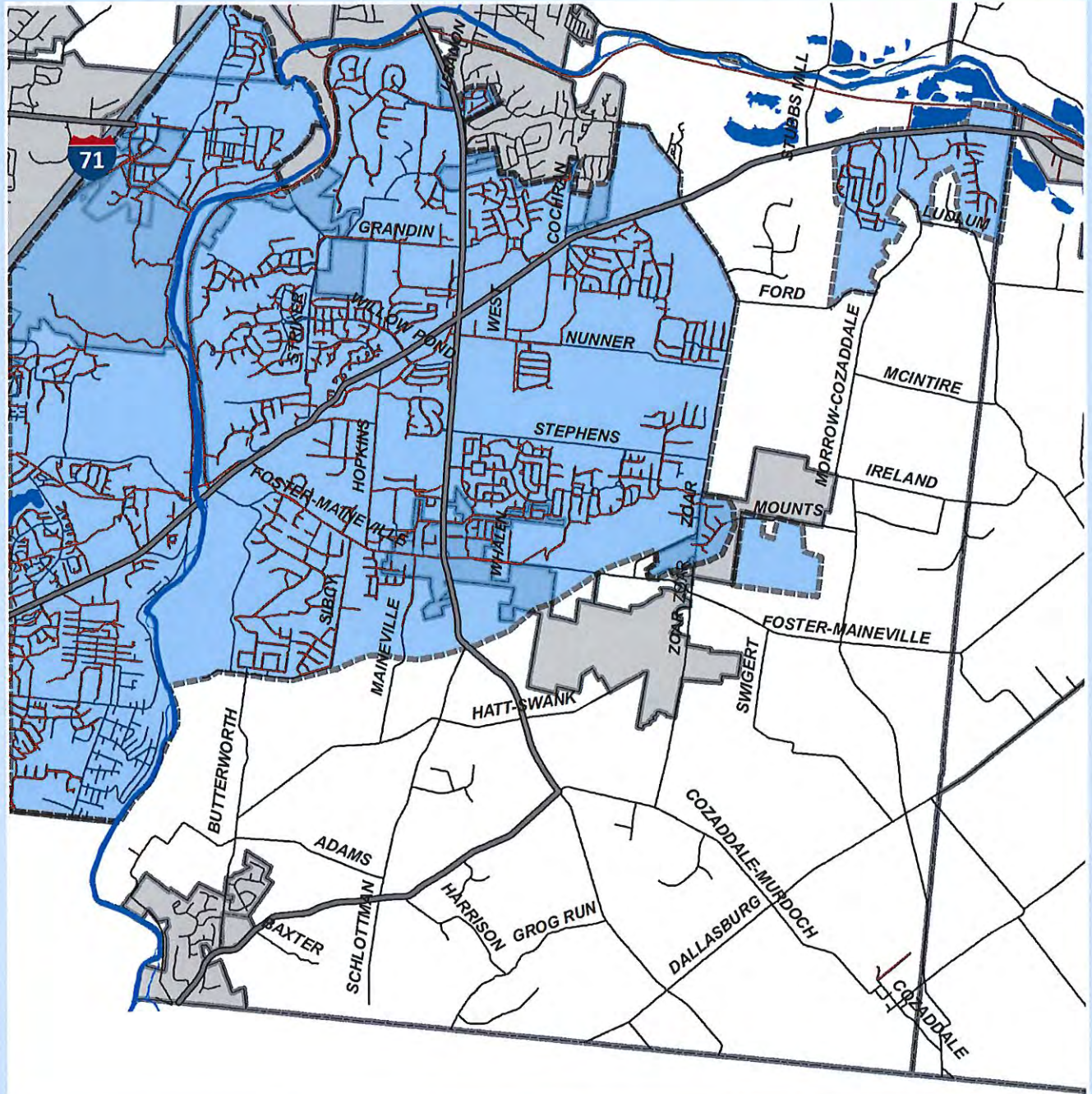
In 2014 and 2018 the County Commissioners received requests from property owners and developers to expand the sewer service area to include properties east of Zoar Road. These requests were discussed with the Hamilton Township Trustees, who opposed the proposed expansion. There are currently no plans to expand the sewer service boundary. Map 3.9 illustrates the sanitary sewers and service area boundary.

In the past decade, discussions have been held regarding the possible extension of sewer service areas east of Mounds Road. The sewer extension(s) would serve new residential subdivisions.

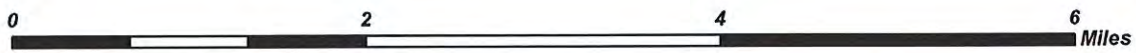


Hamilton Township Comprehensive Plan

Sanitary Sewer Service Area



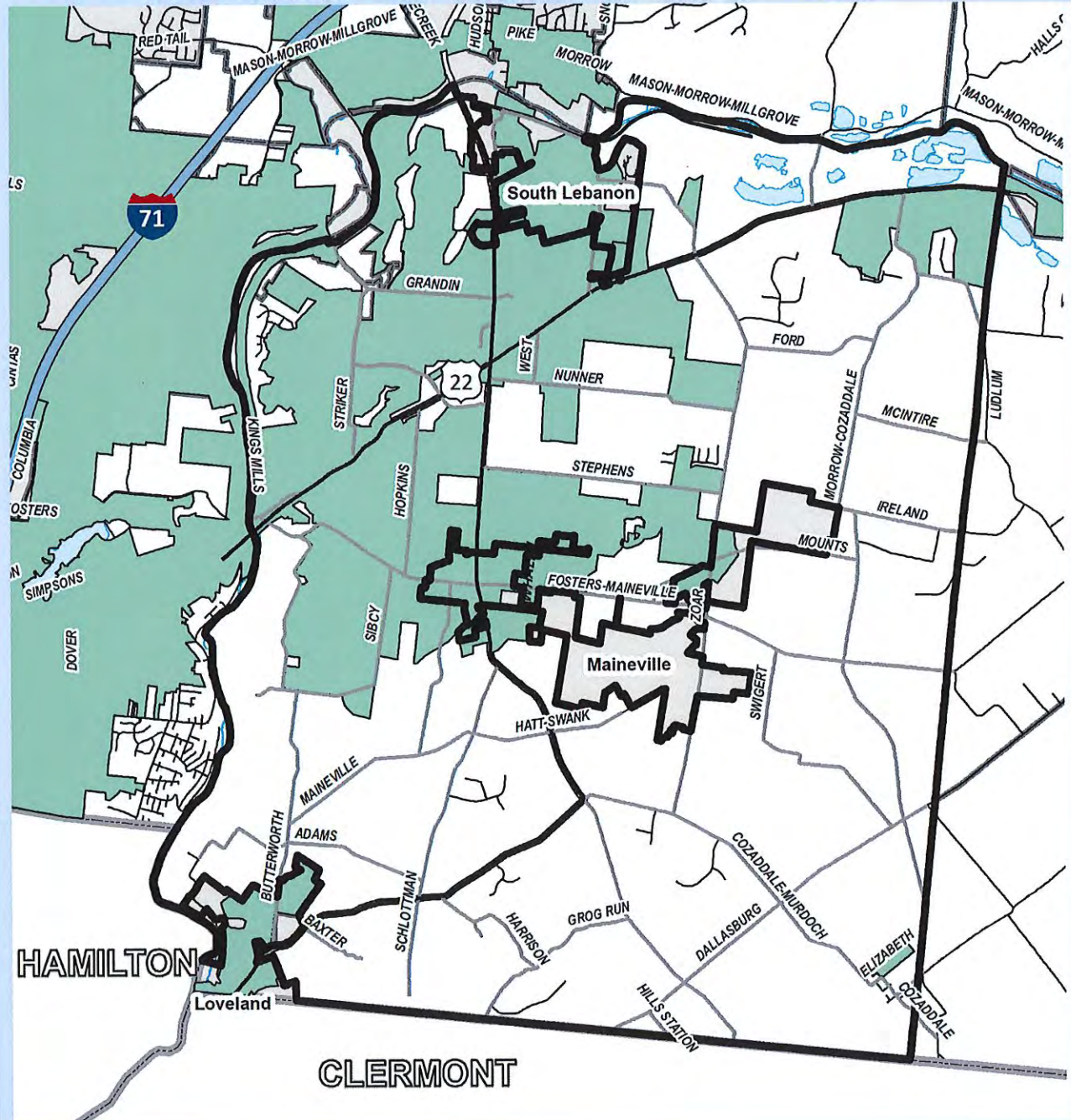
- Sewer Lines
- Sewer Service Boundary
- Municipal Land *
- Hamilton Township
- Lakes and Rivers




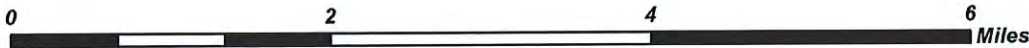


Hamilton Township Comprehensive Plan

Sewer Service Areas (OKI)



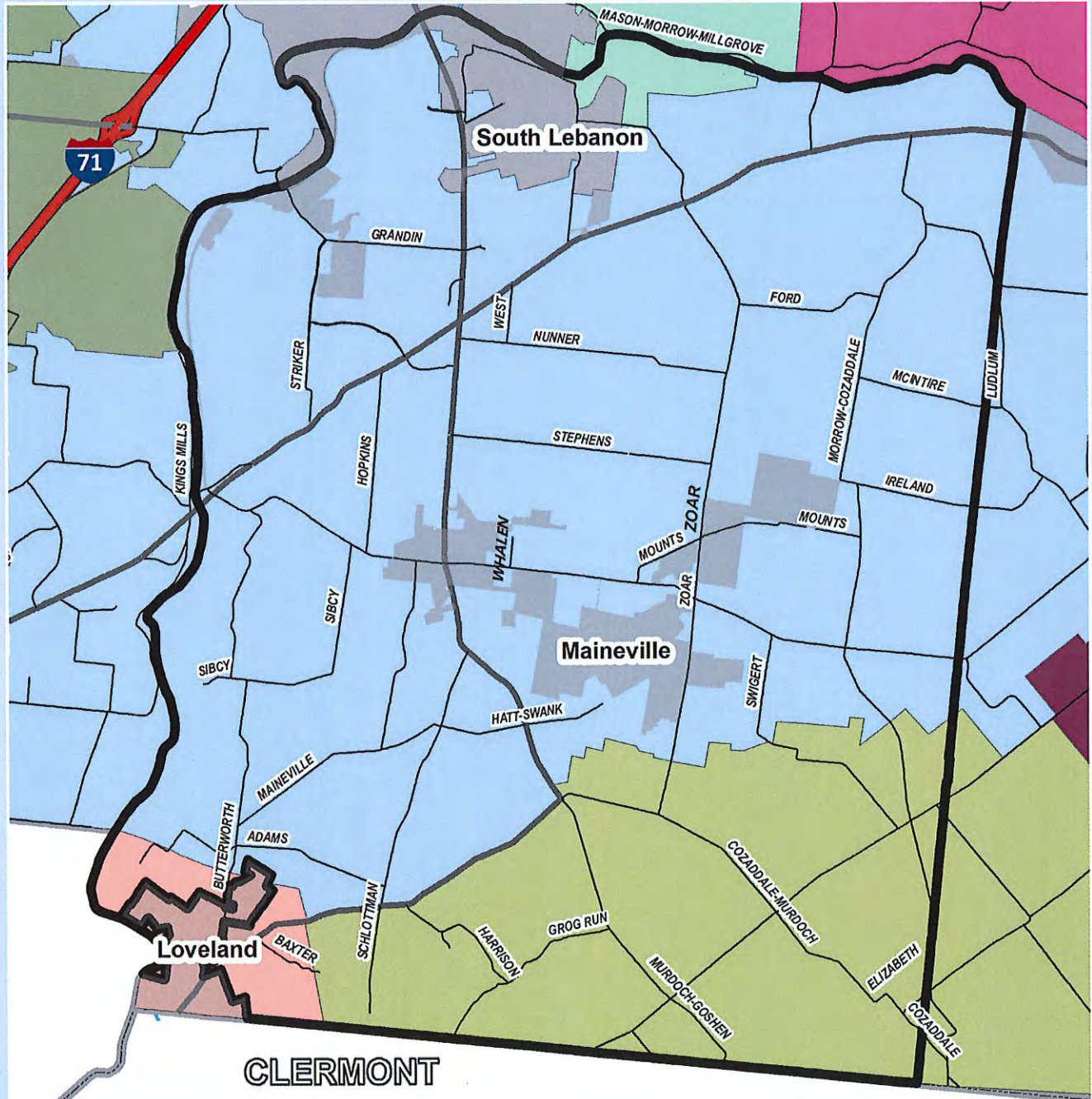
 Sewer Service Areas (OKI 2013)





Hamilton Township Comprehensive Plan

Facilities Planning Area



Municipal Land *	Southwest Warren County FPA	Lower Little Miami FPA
Butlerville FPA	Mason FPA	Loveland FPA
Fort Ancient FPA	North Obanion Creek FPA	

0 0.6 1.2 1.8
Miles



CHAPTER 4

Sense of Community

Hamilton Township is characterized by its built and natural elements, offering residents both rural areas and urban areas within acceptable distance from the urban amenities of the City of Cincinnati and the City of Mason.

Township parks and recreation facilities are accessible, and the Township's highly rated school district coupled in quality housing attracts more families to live in Hamilton Township. However, the Township lacks certain commercial services and entertainment activities which make singles and empty nesters less willing to live in the Township and requires residents to seek services and activities in neighboring communities. Several strategies could be adopted to improve the quality of life and increase the sense of place in Hamilton Township. Residents connect with a place through their experience and knowledge of the area—the more unique the location is, the more residents associate and connect with that place. The Little Miami River, for example, is a unique natural feature of the Township that residents are proud of and value. Therefore, it is important to consider meaningful improvements along the river and make it more accessible to residents and visitors.

This chapter identifies challenges and opportunities and proposes several major recommendations. Major recommendations include the development of a Township Center, the transformation of the S.R. 48 corridor in the Commerce Corridor, and the provisions for the Riverfont District.



EXISTING CONDITIONS

Hamilton Township is primarily a residential community. However, the S.R. 48 corridor and the intersection of U.S. 22 and S.R. 48 is an area of the Township with tremendous commercial potential. Surrounded by strong neighborhoods, this area is characterized by automobile-dominated corridors; disconnected commercial, multi-family, and industrial uses; and lack of a sense of place. The opportunities and challenges for the future are to transform the present development pattern into a quality mixed-use Township Center and Commerce Corridor. During the stakeholder interviews, residents defined the Township as a “bedroom community”—most of the residents work in nearby cities or townships. The Township, like many other communities lacks a strong civic and commercial center. Residents stated that there is not enough commercial services and entertainment and feel the need for a community gathering area, which is strongly associated with the identity and image of Hamilton Township. The Township is associated with the Village of Maineville and has the same mailing address as the Village. The Village is also within the Township, however, residents and visitors rarely associate the Village as the center of Hamilton Township. This could be improved with additional gateways and signs that define the Township’s borders and guide residents and visitors through the Township.

Roadway congestion is unavoidable during the peak hour along S.R. 48 in Hamilton Township. The Hopkinsville 2010 Access Management Plan has not been fully implemented, and congestion at the S.R. 48 & U.S. 22 intersection is at the full capacity level. Roads connectivity in adjacent areas to the intersection is poor and drivers do not have other choices to avoid the S.R. 48 & U.S. 22 intersection.



THE TOWNSHIP CENTER

What makes a Hamilton Township more appealing to residents, visitors, and businesses? What is an important factor to the economic sustainability of the Township? — a Township Center. Residents have stated that creating a sense of place and distinctiveness is important to the appeal and economic sustainability of Hamilton Township. Opportunities for socializing were also identified by residents as important factors in creating a bond and sense of pride. Demand is growing for township centers, commercial corridors, and public plazas. A township center is the commercial center of a township, it is traditionally the center of shopping and commerce. These centers serve as the engine for local economies and represents the image and character of the township. Public buildings including township administration buildings, museums, and libraries are found in township centers along with residential development. Town centers are some of the most productive areas in cities and suburbs. In lower density suburban neighborhoods, the commercial uses within township centers are clustered and are usually surrounded by the densest housing of the area. The North West side of Hamilton Township has the densest neighborhoods in the Township.

Possible projects within a Township Center could include housing designed to serve new demographics, mixed-use commercial and residential environments, civic and cultural facilities, public gathering places (pocket parks), and pedestrian precincts. These projects are all elements of a planned Township Center and the SR 48 Commerce Corridor. The goal is to develop a Township Center and beautify the S.R. 48 corridor in a manner that is both uplifting and memorable and that fosters a sense of belonging, pride and stewardship by residents.

Residents would like to collectively re-imagine and reinvent the S.R. 48 corridor and to develop a walkable, vibrant, and attractive Township Center. An important step in unlocking and realizing the Township Center and Commerce Corridor is to allow an innovative mix of uses and draft new development standards —to move beyond the predictable and create something exciting that offers customers a compelling experience — interesting architecture, top-quality streetscape, and a mixed-use environment. The goal is to create a place where people want to go—not a place where they have to go. Civic uses, such as libraries, parks and recreation centers, and entertainment venues, should be considered as anchors. Residents have stated the uses they would like to see in Hamilton Township, nevertheless, when developing the Township Center, it should be kept in mind that there may be a difference between what the residents would like to have and what the market can support. A market analysis is important to both the Township residents and the private sector. All parties benefit when the particular market forces are acknowledged, and the focus is on expectations that are achievable.

Place is more than just a location on a map. A sense of place is a unique collection of qualities and characteristics – visual, cultural, social, and environmental – that provide meaning to a location. Sense of place is what makes one city or town different from another, but sense of place is also what makes our physical surroundings worth caring about.

LAND USE:

A Township Center is an open-air center of retail, entertainment, and dining activities. It is usually a mixed-use development in a walkable setting that includes a variety of uses residents seek; such as: offices, restaurants, movie theaters, public libraries, green spaces, and housing. However, developing a Township Center with a retail focus is a challenge because of consumer preferences. Consumers of all ages are opting for experiences, with millennials leading the charge. In recent years, faced with the choice of buying merchandise or of attending a show, consumers increasingly opt for the show and, more broadly, for experiences with their friends and families. This includes attending special events, visiting town centers, eating at restaurants, and joining fitness-related memberships. This shift in consumer spending behavior to shared experiences with friends and family is believed to have a deeper psychological link to long-term intrinsic happiness than buying products does. The development of a successful Township Centers lies in the value of experiences—goods and services are no longer enough. The Township Center must result in a pleasant experience for its visitors. This shift in consumer spending should be factored into the land uses allowed within the Township Center.

COMMERCIAL & OFFICE USES:

Commercial and office buildings uses should be the primary uses allowed within the Township Center, including retail. However, the uses allowed should be carefully reviewed in terms of the impact on the walkability, vibrancy, aesthetics and experience within the Township Center. To achieve this, unique and flexible zoning is needed in the form of an overlay district, a PUD, or Form Based zoning. Uses that do not add to the vision of the Township Center and should be prohibited include automobile sales, impound lots, golf-courses, outdoor recreational uses, distribution facilities, self-storage facilities, and car washes. The zoning code should be amended to support the mixed-use environment envisioned within the Township Center.

MIXED-USE DEVELOPMENT:

The Hamilton Township Zoning code should be modified to allow specific types of higher density residential uses, integrated with commercial, employment, and civic uses, within the Township Center and in adjacent areas. Modifications should include flexibility in building height, housing density, floor area, lot coverage, yard setback, landscaping, and other zoning provisions for mixed-use developments. For example, where mixed-use development is permitted, the code should allow residential uses above or behind permitted commercial or civic uses, and the combination of compatible commercial uses (retail, office, services, entertainment, etc.). This should include both a horizontal and vertical mix of residential uses. Incorporating a variety of urban residential uses in the form of live/work spaces, apartments above stores, townhouses, and hotels will increase the vibrancy of the Township Center. Finally, requiring vertically mixed-use buildings, such as ground floor retail with offices or residences in the upper floors, can activate the Township Center at all hours, in contrast to simply permitting a horizontal mix of uses that spreads out over a larger area.

The objectives and expected results are below:

- Support alternative modes such as walking, and bicycling.
- Livelier Township Center that results from creating gathering places for pedestrians with access to a wide variety of retail shops, restaurants, and entertainment.
- Complete neighborhoods with opportunities to live, work, and play within a short distance.
- Diversity of housing types and opportunities for supplying a life-cycle of housing.
- Healthier commercial areas, focusing retail in appropriate locations and supplying customers in the immediate vicinity.
- More compact urban development that helps preserve open space in outlying areas by reducing the need and demand for low-density development.
- Efficient use of urban services and public cost savings.

The following strategies are recommended:

- Permit multi-family residential buildings (townhomes, apartment houses, duplexes, accessory dwelling units, live/work units) and residential in the upper floors of commercial buildings in the Township Center and adjacent areas, subject to design review.
- Remove obstacles to mixed use development by creating mixed use zoning districts that allow mixed use development by-right (e.g., without the need for a rezoning or special discretionary approval processes).
- Remove barriers to mixed-use development by adopting tailored development standards (such as parking, open space, and landscaping regulations) so as not to create unintended hurdles for this preferred development form (e.g., typical suburban parking requirements do not reflect the reduced need for parking typical of most mixed use developments). The additional land that such excessive standards require for parking can undermine the feasibility of denser mixed use developments and spread out growth so that lively, compact developments are hard to achieve.
- Adopt compatibility standards to ensure adequate transitions to adjacent, lower-density/intensity uses. Consider architectural/design, open space, operational, and other categories of transitional standards.
- Level the playing field for mixed use developments—for example, by making sure that single-use commercial strip developments are not held to lower design and other standards than mixed-use developments.
- Create incentives for mixed use development in the form of a wider array of permitted uses in mixed use zone districts (vs. single-use districts), increased densities, and accelerated application processing.
- Utilize market studies to ensure an appropriate amount of commercially and residentially zoned land.



CIVIC USE & PUBLIC PLAZAS:

The success of the township center also depends on the feeling of community that it creates, and the quality and character of its public realm. As the Township Center becomes more of a community center, it takes on the role of a “third place”—a public gathering spot where people can interact comfortably and spend time with others, in an environment that is neither work nor home. The creation of a vital sense of community and a strong sense of place is not a detail or a frill but is simply good business. It brings in more customers, and it keeps them at the Township Center for longer periods of time. Civic uses and a public plaza are important to fostering a sense of community. The Township should direct public investments and site public facilities such as libraries, cultural facilities, and community meeting places in the Township Center to serve as anchors and inducements for spin off private investment.

DESIGN & FUNCTION

Design standards:

Design standards are the key for more attractive and safe communities. Examples from Deerfield Township & The City of Loveland inspired the residents of Hamilton Township. Both communities created vibrant community town centers through mixed use developments and the adoption of design standards for buildings and landscape and promoting the historic commercial center. The below design items should be considered for implementation of the Township Center.

- Buildings in the Township Center should include a variety of uses such as shops, cafes, and restaurants all at the ground-level.
- Buildings usually should be oriented to activate streets with large display windows and frequently placed doors.
- Public sidewalks should be lined by shops, buildings, and human-scaled signs. Sidewalks should be wide enough to accommodate outdoor dining.
- Internal streets should not contain more than two through-lanes, with curbside parking on both sides to help calm traffic.
- Street tree planting and on-street parking should be used as a buffer between pedestrians and traffic, while on-street parking provides convenience to shops and restaurants.

Surface lots should be located to the rear of primary building frontages and configured to allow their conversion to structured parking as land values raise and development intensity increases.

The previous recommendations add interest and distinguish the street, but the Township Center could not be successful without a central focus or “center of the center”. A central focus demands some sort of centerpiece or focal place. Frequently, it is a formal public space such as a square, a plaza, or a green space that accommodate different community’s events.



Mark Twain put it this way, “We take stock of a city like we take stock of a man. The clothes or appearance are the externals by which we judge.”

PARKING:

Design parking to play a supporting role, rather than to dominate the landscape. The Township Center—not the parking—should be the destination. The Township Center should be pleasant to be in and to walk around in, and this pleasurable feeling begins with parking. It should be visible and easy to find. Arrival at the parking facility is the visitor’s first experience of the Township Center, so the facility must be safe, comfortable, and well lit. Once the car is parked, the walk to the destination should be enjoyable. The transition from parking to other uses and back is integral to the total experience of the Township Center. In developing the Master Plan for the Township Center the following parking guidelines should be considered.

- Size prime parking lots and structures for reasonable demand; provide for peak parking in overflow areas.
- Use parking and building configurations that provide convenience and avoid visual blight.
- Create parking within the context of a carefully designed landscape.
- Implement a shared parking plan that will serve different uses at different times.
- Consider bicycle parking. Bicycles are a growing part of the urban lifestyle, and parking for them is cheap to build. The need for bicycle parking is especially important in areas where residents are young, highly educated, and sophisticated.

ACCESS & TRAFFIC CIRCULATION:

U.S. 22 & S.R. 3 and S.R. 48 have functioned as a crossroads for trade and commerce within Hamilton Township since the 18th century, linking people both east-west and north-south. This road network is a classic suburban design, characterized by a few major arterials that handle most traffic; a series of disconnected local streets, low intensity development, considerable surface parking, and multiple curb cuts. The current road network is not supported by a network of parallel streets, thus, both through traffic and local traffic must use these two roads to travel through the area.

Currently, the area experiences traffic congestion during peak hours, with reduced speeds and long wait times at signalized intersections. Under normal circumstances, traffic continues to flow and most signals clear during a normal cycle. The Hopkinsville 2010 Access Management Plan is an effort to improve traffic circulation through better local connectivity, however, modifications are needed to accommodate the Township Center and the implementation of the Commerce Corridor. U.S. 22 & S.R. 3 and S.R. 48 carry a high volume of traffic and this creates a barrier to walkability. The Plan recommends the creation of a walkable, urban environment with a well-connected local street system that supports driving, bicycling, and walking within the Township Center, along the Commerce Corridor and to adjacent neighborhoods. The Plan recommends a transformed “48 Commerce Corridor” that will connect to the Township Center.

Traffic is of course the lifeblood of the Township Center and Commerce Corridor since automobiles typically provide the primary way to get around and developers and investors value high traffic counts. But too much traffic, or poorly planned traffic, can strangle the Township Center and Commerce Corridor, and congestion and inconvenience will cause shoppers to avoid it and shop somewhere else. The key is to not destroy the commercial vitality of these destinations by removing too much traffic while ensuring continuing ease of access to the commercial developments along the Corridor. Transportation solutions must be scaled to the specific nature of the Township Center and Commerce Corridor and balanced to serve multiple needs and multiple markets.

Several tools should be considered to break the cycle of traffic congestion while creating more pedestrian and community-friendly environments: integrating development components, providing and managing shared parking, creating mixed uses along pedestrian linkages, and increasing density (where appropriate). Other options that might be appropriate would be separating traffic through the use of parallel local streets or frontage roads, limiting access points to commercial development, linking parking lots, providing turn lanes, coordinating traffic signals, adding bikeways, and pedestrian links, and installing sidewalks and cross walks.

The Plan recommends modifications to the Hopkinsville 2010 Access Management Plan, which is critical to realizing the multiple transportation objectives of this Plan and to implement the Township Center. In general, a new street pattern will emerge as part of the redevelopment process, as many of the planned streets (streets within the Hopkinsville 2010 Access Management Plan) are either wholly contained or adjacent to parcels that are expected to redevelop. Of these, two are especially notable, that will form a parallel road system to S.R 48 and U.S. 22 & S. R. 3 and provide a potential connection to the new King Avenue multi-modal bridge.

In order to accommodate the Township Center, Hopkinsville 2010 Access Management Plan should be amended to allow reduced travel lane width for roads within the Township Center. The Township Center benefits from slow moving vehicles. From a safety standpoint, slowing cars is critical to saving lives. From a business standpoint, slowing cars increases business visibility and makes the sidewalk a safer and more pleasant place for customers to walk. While posting a lower speed limit is important, driver speed is more directly influenced by the width and number of lanes. Travel lanes should be right-sized to 10 feet in Township Center, with exceptions where emergency services require additional width. For the same reasons, the number of travel lanes should be right-sized. The most vibrant commercial centers consist of two travel lanes moving in opposite directions, which are easily and speedily crossed by pedestrians.

PEDESTRIAN CIRCULATION & CONNECTIVITY:

Walkability plus pedestrian safety and comfort are important to the viability and success of the township center. With good connections, it becomes possible to move from one business to another without driving every time. Patrons can park once for the duration of the stay, thereby reducing the amount of space that would otherwise be needed for on-site parking at each business. Improving connections to surrounding neighborhoods and multi-family uses allows the Township Center to gain stature and to take shape as a real place—improving social interaction and a sense of belonging to an identifiable place and an active public realm.

The Master Plan for the Township Center should include attractive walkways and continuous street-front experiences to maximize the quality of the pedestrian environment and afford opportunities to increase retail spending. Sidewalks should be wide, appealing, shady, and designed so people feel safe and comfortable. Lighting should include a hierarchy of pedestrian scaled, direct and indirect lighting that illuminates walkways and that ensures safety. Pedestrian and cyclist safety and comfort impacts business success in Township Center and Commerce Corridor. A comfortable environment produces more pedestrian traffic, which correlates with increases in customers. The Township should implement complete street policies to support pedestrians and cyclists. The Township Center is the perfect environment to begin implementing complete streets because drivers already expect to proceed cautiously.

In addition to the above, streetscape improvements along S.R. 48 and within the Center are recommended along with building design, landscaping, gateways, and signs. Streetscape can provide a variety of economic, social, and environmental benefits. It improves walking and cycling conditions and therefore increases non-motorized travel. A sustainable streetscape will play an important role in forming the visual image of the township.

EVENTS:

Creating a sense of place and a feeling of community is a multidimensional task that requires a deep understanding of human behavior, needs, and expectations. Plan for people first, and not for the infrastructure. Remember that while people come to the Township Center to shop, they also come to gather in a place that offers a deeper meaning and a higher-quality experience. Events and programming at the Township Center is important to create a physiological connection to the center. By offering on a regular basis, festivals that celebrate local produce, historical events, or cultural traditions, the Township Center will become a vibrant and ongoing reminder of the unique nature of Hamilton Township. Residents benefit from such events and can be tapped to support farmers' markets, art and music festivals, and the township center business owners would benefit from the increased flow of people attracted by these events.

Local farmers, artisans, and musicians are likely to play a critical role in supporting such events, because these events provide outlets for performances and sales that would otherwise be unavailable to them. The Township should utilize the Hamilton Township Citizens Advisory committees to program, manage, and promote these events. The Hamilton Township Citizens Advisory committees can play an important role in bringing together the diverse parties that are necessary to make these events vital parts of the Township Center.

Community Events Recommendations:

1. Use the Township Center for community gathering and events.
2. Continue to use the Township newsletter and include events on the Township Facebook page.
3. Hamilton Township Citizens Advisory Committee: create more cultural and holiday events and associate them to the Township.
4. Continue the current events: Tree Lighting celebration, National Night Out- Oeders Lake, Touch-A-Truck, Picnic in the Park, and Easter Egg Hunt in current locations.
5. Utilize groups such as Hamilton TWP Business Expo Group, Little Miami Area Chamber of Commerce, and Hamilton Township Citizens Advisory Committee.



IMPLEMENTATION

Market Study:

Shifting demographics and evolving consumer tastes are transforming the retail markets. The essential foundation of developing the Township Center and the Commerce Corridor is an understanding of the demographic and market trends of the Township and region. The Township Center will be better positioned for success if the Master Plan understands and accommodates the new market realities. An understanding of the township center's position and potential in the market with other competing districts in the region is critical. Too many competing districts within a region can lead to a surplus of retail space, lease restrictions, and low rents that frustrate rather than facilitate the development of the center. The market study will guide priorities that have a realistic prospect of being achieved.

The market study should evaluate trends in multifamily residential, retail, office, civic, cultural, and community development and determine the type of commercial uses the market can support—traditional neighborhood or community shopping centers, the more upscale centers commonly referred to as lifestyle centers; power centers, outlet centers, regional and super regional centers, and hybrids including elements of any or all of these.

The market study should also recommend the quantity of commercial that can be supported. The following assessment should be made:

- Identify the Township Center and Commerce Corridor's trade area and determine the specific market forces at work.
- Determine a realistic assessment of where the Township Center and Commerce Corridor fits in the overall retail continuum, i.e., the amount and nature of the competition.
- Understand the complex interplay between land values, densities, market demographics, access, and demand for different types of retail offerings.
- Document the type, size, and location of existing and planned competitive retail facilities and districts, both nearby and in the region. Where and what are the gaps in supply?
- Determine the spending patterns of the surrounding population—where potential visitors shop, and how much they spend and set reasonable expectations about how they are likely to evolve. Concentrating on the market niche that the Township Center can satisfy.
- Calculate the total buying power in the new trade area and determine what the Township Center project could be expected to capture and translate the captured buying power calculated supportable square footage of stores.

Vision & Master Plan

People go to places that appeal to them
on many levels

Ideally, all the senses are engaged—sight, smell, sound, touch, and taste. But it is the presence of other people and the ability to interact with and watch them in a safe and energized environment that creates the most memorable and successful places. When people like a place, they will incorporate it into their daily lives, using it and enjoying it even when they have no expressed purpose for visiting it. Such a place will establish a sense of community that gives a focus to people’s daily lives. It will be a public place where they can conveniently and happily carry out their normal day-to-day activities. The Township should develop a vision and a Master Plan for the Township Center that stress outcomes over regulations and uses flexible zoning such as that for planned unit developments, a new zoning district or an overlay zone.

The Master Plan should be developed with the following objectives and guidelines to mind:

- Use public/private partnerships to make things happen.
- Encourage a full range of uses, including multi-family, civic, retail, office, and entertainment.
- Plan for a strong residential base in neighborhoods, districts, and along the corridor to support the Township Center.
- Optimize connectivity and create a pedestrian-friendly place that encourages interaction.
- Provide the infrastructure, especially streets, parking, signage, gateways, and public spaces.
- Allow shared parking.
- Carefully place strong landscaping elements, including mature trees, to enhance the place but not detract from the retail sight lines.
- Include well-designed, high-quality street furniture to reinforce a strong image and comfort.
- Use compelling, informative, and consistent signage to tell the story of the Township Center.
- Design attractive corners and gateways to the Township Center.
- Add vitality by allowing active uses along the sidewalks such as outdoor dining (except along the arterial), mobile extension of stores, interactive displays in shop windows, entertainment, and diverse architectural elements.
- Establish a café zone between the street and the sidewalk to create an inviting environment for diners and pedestrians.
- Ensure that getting to and from the Township Center is enjoyable and efficient. Entry routes are as important as the place itself.
- Deter crime by designing for security. Ensure street-level vitality and plenty of “eyes on the streets.”
- Surround big boxes with “sleeves” of retail and service uses to minimize blank walls and dead spaces.
- Design signage and lighting appropriate for a pedestrian environment.

HAMILTON TOWNSHIP



LAND ASSEMBLAGE:

Hamilton Township is at a critical crossroads in its development. How key undeveloped commercial properties are developed will determine whether the area will be transformed into a lively mixed-use Township Center and Commerce Corridor, or whether the present pattern of surface parking lots and strip commercial development will be continued. To modify this trend and implement the vision of a Township Center may require land assembly that creates a site large enough to be economically feasible for the development of a Township Center. Land assemblage is the process of acquiring control of multiple parcels to form a single, contiguous development site. A larger strategically assembled development site provides greater opportunity for the development of the Township Center.

The U.S 22 & S.R 3 and S.R. 48 areas are well developed and highly subdivided. Thus, the Township should determine if it is appropriate to assemble some individual parcels into a logical and appropriate size for the desired development of the Township Center. Land assembly is a challenging process that requires creativity, negotiation and a good deal of problem solving, thus the Township should work closely with the Warren County Economic Development Department when implementing this option. Because some of the possible locations for the Township Center are privately held land with multiple owners, a unique tactic is an equity investment approach. This approach involves the creation of a development entity, such as a limited liability corporation, to acquire control of the assembled properties. Landowners receive shares in the future development in return for selling their property to the development entity.

In addition to land assembly, the Township has an important role to play in this process through commitment to policies, regulations, incentives, capital investments, developer solicitation and selection, and subdivision that ensures the implementation of the Township Center. In addition, the following is also recommended:

- Build a team: Land assembly requires a strong team that can work together throughout the process. The team should include developers, real estate professionals, economic development professionals, lenders, and public partners.
- Reconfiguring parcels and reorienting roads and vehicle circulation patterns;
- Improving pedestrian linkages;
- Providing or enhancing public open space;
- Establishing community uses; and
- Establishing a special taxing district or using tax increment financing.

Recommended Zoning Code Township
Permit 100% lot coverage.
Establish minimum facade height.
Eliminate density / FAR and unit size restrictions.
Simplify uses.
Permit multi-family.
Establish a maximum front setback.
Restrict blank walls.
Require parking to be located behind buildings
Permit shared and off-site parking.
Permit accessory dwelling units.

Amendments to Implement the Township Center
Eliminate buffer requirements.
Permit mixed-use.
Permit temporary uses.
Require functional sidewalk facing entries.
Require minimum transparency.
Require minimum frontage occupation.
Reduce minimum parking requirements
Limit new curb cuts.
Permit mobile extensions of businesses.
Develop public realm standards.

THE COMMERCE CORRIDOR:

This Plan expresses a vision for the transformation of the S. R. 48 corridor into one of the finest mixed-use corridors – a lively, urban corridor that is an important focus of community life for Hamilton Township residents. The vision establishes a strong sense of place along the corridor and within the Township Center, two distinctive mixed-use activity areas that unify and serve the surrounding residential neighborhoods. The vision includes tree-lined boulevards and a new network of local streets providing easy walking to pocket parks, plazas, shops, and restaurants. Moreover, the Plan envisions an economically sustainable corridor that through its land use, redevelopment, transportation improvements, and network of open spaces create a safe, healthy, vibrant community that meets the needs of residents and visitors.

The transformation of the S.R. 48 corridor is the key for the success of the Township Center’s development. It will accommodate economic growth and achieve positive environmental outcomes along the corridor. One strategy for retrofitting the corridor and realizing the Township Center is to create a more efficient network of local streets along the U.S.22 and S.R. 3 and S.R. 48 corridor. The Hopkinsville 2010 Access Management Plan recommends such improvements – provide better road connections and alternatives for S.R.48 & U.S. 22 intersection. The plan was prepared several years ago but has not been fully implemented; an update should be accomplished to meet the needs of the current time and alleviate the congestion at the intersection and along the two corridors.

Small-Scale Manufacturing

Small-scale manufacturing is an umbrella term that refers to all types of small businesses that produce tangible goods. This includes textiles, hardware, woodworking, metalworking, and 3D-printing. It also includes breweries and distilleries, and local food production and packaging.

LAND USE:

Transforming the S.R. 48 corridor and making it more attractive will improve the quality of life for the adjacent neighborhoods and create new economic opportunities. A key part of the corridor's transformation is the land uses allowed. In addition to commercial services, retail, and office uses, already allowed, permitted uses should include small-scale manufacturing uses. Small-scale manufacturers create a unique amenity that can attract people to the Commerce Corridor. In addition to retail, restaurants, and cultural venues, small-scale manufacturers can give residents and visitors new reasons to visit the corridor. As local products such as food, wood products, and textiles are made, these businesses become destinations for customers to see firsthand where their products come from. Production is compatible with the S.R. 48 Commerce Corridor and it is interesting to see. It also fits into small spaces and is cleaner and quieter compared to traditional heavy manufacturing facilities. This makes it ideal for the S.R. 48 Commerce Corridor and is more suitable for neighboring sites. The small manufacturers benefit from existing infrastructure investments, access to retail customers, and proximity to retail, housing, and a robust diversity of businesses and workers along the Commerce Corridor.

Technological and economic changes (access to online marketplaces, the ability to process sales on mobile devices, and affordable access to tools for smaller production runs) have created new opportunities in small-scale manufacturing. This new face of manufacturing allows many more people to produce and sell their own goods. Costs of production are lower, tools are more accessible, space needs are smaller, production runs can be small and on-demand, and sales can start overnight.

The Warren County Rural Zoning Code currently allows "Retail Small-Scale/Light Manufacturing" within commercial zoning districts. This use is defined as "an accessory and associated light manufacturing use conducted in conjunction with the primary retail use. The manufacturing use is conducted within the building in which the retail use is carried out, and the manufactured products are display and are available for sale on-site."

For Hamilton Township, this presents a dual opportunity to simultaneously grow this business sector and contribute to the character, appeal, and success of a walkable corridor. The Township should update its zoning and development policies to accommodate these businesses along the Commerce Corridor, because they are not only employers, they are destinations in themselves.

Like the Township Center, uses to prohibit include automobile sales, impound lots, golf-courses, outdoor recreational uses, distribution facilities, self-storage facilities, and car washes— uses that do not add to the vision of the Commerce Corridor. The zoning code should be amended to support the mixed-use environment envisioned within the Commerce Corridor.



DESIGN & STREETScape:

The Township should enact clear design guidelines so that streets, buildings, and public spaces work together to create a sense of place. Beyond basic requirements for safety and accessibility, buildings are often subject to little regulation of how they look, how they are constructed, or how they relate to the street. The cumulative effect of buildings along S.R. 48 creates the look and feel of the corridor. Communities that include well-designed buildings, attractive signage, well-maintained facades, and a positive orientation of buildings to the street are often the most distinctive. Other opportunities for improved design guidelines pertain to the design of sidewalks and bike paths, the introduction of landscaping and street trees, and the incorporation of community parks and public gathering spaces. With improved attentiveness to these aspects, Hamilton Township will be more valued for their uniqueness, better able to attract new businesses and residents, and therefore less likely to suffer disinvestment and neglect.

As the Township establishes its own definition of a desirable look, they should include clear design guidelines that regulate building setback, street and sidewalk design, architectural elements, signage and building materials. If applied in a clear and consistent fashion, these design considerations add value to the Township and provide guidance for developers who, in turn, can create higher quality projects by being attentive to their end design from the early stages. The development of the Master Plan for the Township Center should be coordinated with the streetscape plan for the S.R. 48 Commerce Corridor. In addition, updates to Hamilton Township Zoning Code to implement development standards for both the S.R. 48 Commerce Corridor and the Township Center should be coordinated.

STREETSCAPE GUIDELINES FOR THE COMMERCE CORRIDOR:

The design guidelines describe planning objectives for design and function of streets. While the overall right-of-way width has been established to ensure that the street sections described can be constructed meeting the objectives outlined, these street sections have not been engineered for the specific locations proposed, and the street system and intersections shown in the framework plan are conceptual.

The details of design will be developed through the design review process or at the time of feasibility analysis and engineering design of infrastructure improvements. Guidelines for street cross section include the following.

- Sidewalks – 18 feet wide, with an 8-foot tree planting strip, that also serves as a buffer between pedestrians and vehicular traffic. A 10-foot multi-use path is provided for pedestrians and bicycles. Pedestrian-scale lighting should be considered in areas where substantial pedestrian traffic is expected.
- Medians – Cross-sections should include a 10-foot wide median subject to future engineering design, to provide adequate pedestrian refuge area and a strong statement of the boulevard character of the street.
- Curb cuts – Curb cuts should be minimized.
- Tree Cover – generous tree planting zones should be provided so that trees with dense canopies may thrive, to soften the impacts of the high traffic volumes on S.R. 48.
- Special Intersections – The intersection of S.R. 48 and U.S. 22 and S.R.3 should provide prominent crosswalk treatments and be designed for convenient and easy pedestrian crossings in all locations and to access all portions of the Township Center.

SPECIAL INTERSECTIONS ALONG S.R. 48

These include:

- US 22 & S.R.3
- Grandin Road
- Towne Center Blvd.
- Ridgeview Lane

Special attention should be paid to the detailed design of these intersections. They accommodate important public open spaces and should have prominent crosswalks. Street furnishings, landscape elements and lighting should be used to create pleasing environments.

“We were in favor of progress, until we saw what it looked like.”

Looks count! **Esthetics** matter!

IDENTITY, GATEWAYS & WAYFINDING

Township Identity:

While Hamilton Township is growing and attracting more residential and commercial development, a clear identity of the Township is still absent. A starting point to strengthen the identify of Hamilton Township and differentiate it from other communities could be done by branding the Township— transforming it from a location into a destination. Branding helps to target market and visitors and sustain development. Branding for Hamilton Township could include many features, natural and historical elements such as the Rural Protection Area, Little Miami River, Mount Parks, or Township amenities or qualities.

1. Rural Gateways: South and East parts of the Township
2. Urban/suburban Gateways: North and West parts of the Township, along SR 48.
3. Township Center gateways and signage.
4. Welcome signs on the major roads (in progress).
5. Wayfinding signs: create a sign for the major destinations.
6. Gateway map.



The direction for residents during the planning process is to create opportunities for community interaction—improve S.R. 48 into a well-designed street that evokes a sense of community and provides opportunities for interaction or vibrant exchange among neighbors. Provide pocket parks and allow outside shopping or art displays on sidewalk, use temporarily closed-off street for special events, markets, and open-air theaters for music or performances.

Wayfinding: Develop a comprehensive wayfinding system along the Commerce Corridor and within the Township Center: Whether a newcomer, a tourist, or a long-time resident, “wayfinders” help people find which direction they need to go to get to their destination. To be successful, wayfinding signs must work for both motorists traveling at fast speeds and slow moving pedestrians who may be exploring sites along the way. They must organize a large amount of information in visually simplistic ways with consistency in size, graphics, and color. Wayfinding is also an opportunity to promote the diverse activities in a Township. Pedestrians are often willing to walk farther if directional information is available and easy to understand.

RIVERFRONT DISTRICT:

The Riverfront District is defined as spot uses along the river, that serve as destinations where people enjoy and appreciate the river with minimum impact on the aquatic and natural resources of the river.

The Little Miami River and its riverfront is a valuable cultural and ecological resource of Township-wide and regional significance that contribute to the public's environmental, recreational, and aesthetic well-being. Regulation through a Riverfront Zoning District would limit potentially detrimental impacts near the riverfronts while allowing for high-quality, sustainable development and preservation of the diverse character of the Township's riverfronts. An overlay zone as well as environmental standards could be applied to Little Miami River to allow the desired type of development, while protecting the river. Appropriate uses may include canoes, paddle boats, kayak, fishing, shops, restaurants and open spaces. In addition, developing picnic areas that offer parking, tables, and restrooms would provide residents a comfortable access to the river and would attract more visitors. Allowing developments along the river such as restaurants and river activities will maximize the use of the riverfront and its natural resources.

Environmental standards will help to maintain the natural environment of the river and keep it clean and safe.

One successful example in Hamilton Township is the Monkey Bar, which is a local business and riverfront hotspot that attracts people from the Township and nearby communities. The Riverfront Zoning District should be crafted to promote development of the Township's riverfronts, in limited areas, in a manner that:

1. Acknowledges the historic diversity of uses, the varied character, and the economic value of the riverfronts;
2. Facilitates development that physically and functionally integrates with the riverfront and strengthens pedestrian connections to the riverfronts;
3. Maintains and creates connections between the riverfronts and neighborhoods within the Township;
4. Promotes sustainable development;
5. Improves of the ecological health of the rivers;
6. Conserves, restores, and enhances native riverbank and aquatic plant life, improves river ecosystem health, and supports biodiversity; and Improves the scenic qualities and the public's enjoyment of riverfronts by preserving, creating, and enhancing public views and access to the riverfronts.





CHAPTER 5

Parks & Recreation

Chapter 5 focuses primarily on parks, trails, recreational opportunities, and the many benefits that they serve for Hamilton Township.

Community Parks are identified and described in detail covering their history, characteristics, amenities, and future plans for improvement. The Little Miami Trail is also described in detail and recommendations are provided based off of stakeholder and Citizens' Planning Committee comments. Additionally, park goals and strategies are described in detail in this Chapter.

Parks, recreation, and open spaces that are open to the public are essential for healthy and vibrant communities. There are many social, economical, physical, and environmental benefits that parks and recreational amenities can offer to Hamilton Township. Benefits include the following:

1. Increased physical fitness and decreased medical costs
2. Reduces stress and promotes emotional well-being
3. Increases property values
4. Beautifies landscapes and attracts residents and visitors
5. Promotes social health through community interaction

Economically, parks offer many additional benefits for both governments and individuals. Well planned and maintained parks can generate financial returns that generally are many times greater than the money initially invested into the project. In general, homeowners are looking to buy homes that are in close proximity to parks, open space and green spaces that include trails and amenities. Homes within a close distance to parks increases property values and as a result increases property tax revenue for Hamilton Township.



PARKS & RECREATION BENEFITS

Research has indicated that there is a 5 % increase in property values for houses located within 500 feet of a park. In addition, companies often times choose to locate specifically near community parks in order to attract top performing workers.

Large parks open up the opportunity to bring in increased tourism revenue to local bars and restaurants. Marr Park and Mounts Park are great examples of Township Parks that can provide greater assets to the Township and provide additional tourists to the area. Improvements to these parks could draw in additional visitors and could generate more business to Putters Sports Grill and the Monkey Bar and Grille; therefore increasing the Townships local economy.

Large parks open up the opportunity to bring in increased tourism revenue to local bars and restaurants. Marr Park and Mounts Park are great examples of Township Parks that can provide greater assets to the Township and provide additional tourists to the area. Improvements to these parks could draw in additional visitors and could generate more business to Putters Sports Grill and the Monkey Bar and Grille; therefore increasing the Townships local economy.

Furthermore, parks offer the community a place to exercise and relax in a clean environment to reduce cardiovascular disease. Parks also provide cleaner air to improve respiratory health. Countless studies have concluded that parks are essential for healthy communities and as a result decrease health costs.

There are many social benefits that Hamilton Township's parks can provide the community. First, they are a concrete indication of the quality of life to a community.

Parks create a sense of identity in the Township that citizen's prize in the community. Second, they provide gathering places for the community; and are free to the public and open to people of all socioeconomic status. Lastly, parks provide a sense of public pride and unity of the township's general population. Residents have a close association with its parks; that is why it is essential to retain and enhance what is currently in the Township to improve the community as a whole.

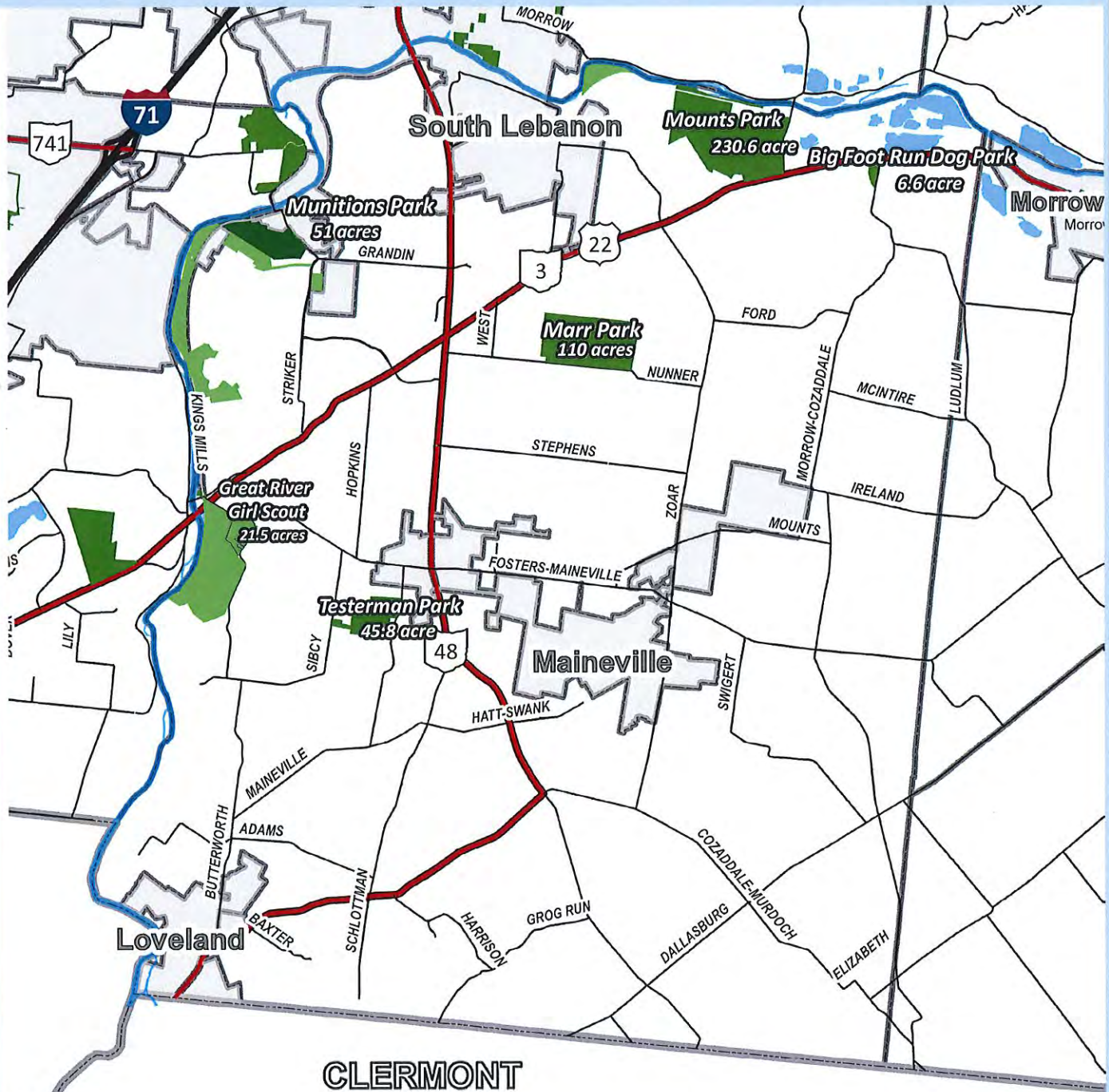
EXISTING CONDITIONS

Hamilton Township offers a wide variety of recreational opportunities for its community. Parks are the most dominant and common recreational feature in the area. There are five Hamilton Township owned parks spread throughout the community which includes the following: Mounts, Marr, Testerman, Bigfoot Run Dog Park, and Munitions. Each park is described in detail in the proceeding sections along with an inventory of current amenities. There are many neighboring community parks located outside of the Township that many residents currently utilize as well. Those parks include: Landen Deerfield Park, Carter Park, Kings Island Amusement Park, East Loveland Nature Preserve, Rogers Park, and Oeders Park.

It is important to analyze parks outside of the Township's jurisdiction to determine if there is a need for additional parks. Given the extent of parks that currently exist and about the Township; it is evident that there is not a need to provide additional community and neighborhood parks in Hamilton Township; however, there is a need to expand upon, maintain, and beautify existing parks to increase user rates and strengthen the Township's sense of community and economic prosperity.

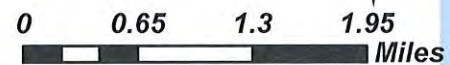


Hamilton Township Comprehensive Plan Parks, Recreation & Open Space



Legend

- Munitions Park
- Open Space
- Parks
- Hamilton Township

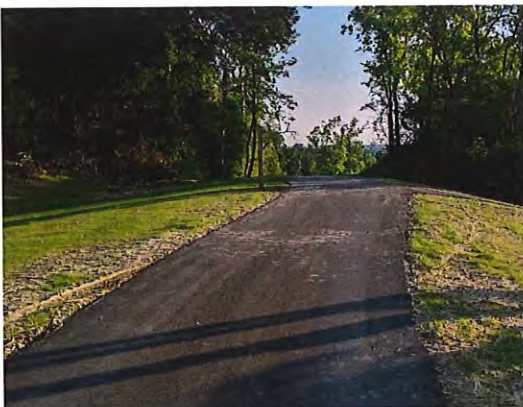


MOUNTS PARKS



Mounts parks is the largest park in the township and is over 200 acres. It is located on Stubbs Mill Road, off of St. Rt. 22/3 in the northeastern region of the township. The land was originally settled in 1795 by William Mount and his family. The park was previously known as “Mounts Station,” which was an emigration station for soldiers who previously served in the Indian War from Virginia and Pennsylvania. The land was acquired from Hamilton Township in 1988 and has served as a park ever since.

There are a variety of different amenities that include the following: fishing, which is only



permitted on the front lake; two beautiful lakes that are abundant with wildlife including bald eagles; five ball fields of varying sizes; passive trails throughout the park; and connections to the Little Miami River.



Hamilton Township Comprehensive Plan

Mounts Park



Hamilton Township Comprehensive Plan

Mounts Park



MARR PARK



Marr Park is a community park located at 912 Nunner Road and is approximately 120 acres in size. Originally, the park was a farm house that was donated to the people of Hamilton Township by the Marr Family in 2009. The Hamilton Township Trustees quickly adopted a master plan for the park in 2010 and graded 13 soccer fields the following year. The eastern portion of the park is currently open fields serving little use for the general public.

Collectively, there is a significant impact that parks have not only on Hamilton Township residents, but also to the region. Marr park is central to the township and offers the greatest amount of visitors for sporting events. United Soccer Club hosts soccer tournaments and events throughout the year. This brings in families from throughout the region and many utilize local restaurants such as Shooters Bar and Grill and the Monkey bar; therefore boosting the local economy. United Soccer Club has recently improved Marr Park by adding a new fence along the entrance to Marr Park. This improvement will attract more residents, and sets up greater potential for future enhancements. Future enhancements to any of the parks in Hamilton Township will attract more residents and overall character of the Township.





Hamilton Township Comprehensive Plan

Marr Park



Hamilton Township Comprehensive Plan

Marr Park



TESTERMAN PARK



Testerman Park is located at 8373 Maineville Road and is approximately 32 acres. In 1973, Hamilton Township purchased the first 23 acres and at the time had plans for the park to be used for active recreation. A ball-field was originally named in memory of William “Bill” Testerman who was the clerk of the township. The entire park became known as Testerman Park at the time of his passing. Throughout the years, the park has acquired additional acreage that is now utilized as parking and ball fields. The park is also equipped with shelter houses, grills, picnic tables, and walking trails. The eastern region of the park is currently an open field with pockets of wooded vegetation.

Warren County Little League (WCLL) provides baseball tournaments in June for thousands of children and families throughout the region and one of their hosted tournaments is located at Testerman Park. According to the organization’s president, there are over 2.5 million participants and 200,000 teams in all 50 states and over 80 countries. The organization is the largest youth baseball program in the community.

Tee Ball and 8U (Coach Pitch) are played at Testerman. WCLL hosts an opening day parade that starts in Maineville and ends at Testerman Park. It is a huge event that draws in a big crowd throughout the community. Parades like this, along with high participation within the WCLL organization make Testerman Park a great economic and social driver in Hamilton Township. Future improvements to Testerman Park are encouraged to promote the league and encourage more visitors and growth for the Township.





Hamilton Township Comprehensive Plan

Testerman Park



Hamilton Township Comprehensive Plan

Testerman Park



BIGFOOT RUN DOG PARK



Bigfoot Run Dog Park is a 6.6 acre park is located on the corner of Morrow-Cozaddale Road and East of US 22 & 3, close to the Little Miami High school. The land was donated to the township by J.P.S. Development, LLC and currently serves the township as its first dog park. The park has been built solely through donations and the township is continuing to accept donations for future improvements.

Hamilton Township Comprehensive Plan

Big Foot Run Dog Park



MUNITIONS PARK

This park is approximately 51 acres and is located on Grandin Road directly across from the old Peters Cartridge Factory. There has been active clear cutting on this site, opening up additional acres. The park currently serves as an area for passive recreation, with access to the Little Miami Trail. This is the lowest priority park for future improvements and no plans have been established for this site. The Township should consider providing a maintenance facility here to store salt for clearing roads in the winter and to serve general Township maintenance needs.



An overall summary of each park is listed on Table 5.1.

Table 5.1

Hamilton Township Park Inventory		Baseball	Basketball	Grills	Soccer	Dog Park	Fishing	Shelter	Parking	Picnic Tables	Restrooms	Tennis	Trails	Volleyball	Lake/River	Playgrounds
PARK	SIZE															
Mounts	224 ac.	5					x		x		x		x		2	
Marr	93 ac.				13			x	x							
Testerman	27 ac.	12	x	x				5	x	x	x	x	x			x
Big Foot Run Dog Park	7 ac.					x			x							
Munitions	51 ac.								x				x			

LITTLE MIAMI TRAIL



The Little Miami Trail is another prized recreational amenity that is located within Hamilton Township. It is the third longest paved trail in the United States, spanning approximately 78 miles from Springfield to Newtown. The trail is a popular destination in the region and a great recreational opportunity for individuals that live, work, and traverse through the area. A study conducted in 2014 revealed that over 700,000 people used the trail. An anonymous stakeholder claimed that 1.4 million people used the trail in 2017.

Approximately 55 acres of the trail is located in Hamilton Township. The largely wooded corridor was created along the right-of-way of the old Little Miami Railroad. The original railway bed is still visible beside the trail in various places along the trail route.

The trail is part of an extensive network of more than 340 miles of off-road trails that travel throughout Ohio's Miami Valley. It is also a significant section of the cross-state Ohio to Erie Trail, which travels from the Ohio River in Cincinnati to Lake Erie in Cleveland on more than 270 miles of off-road trails.

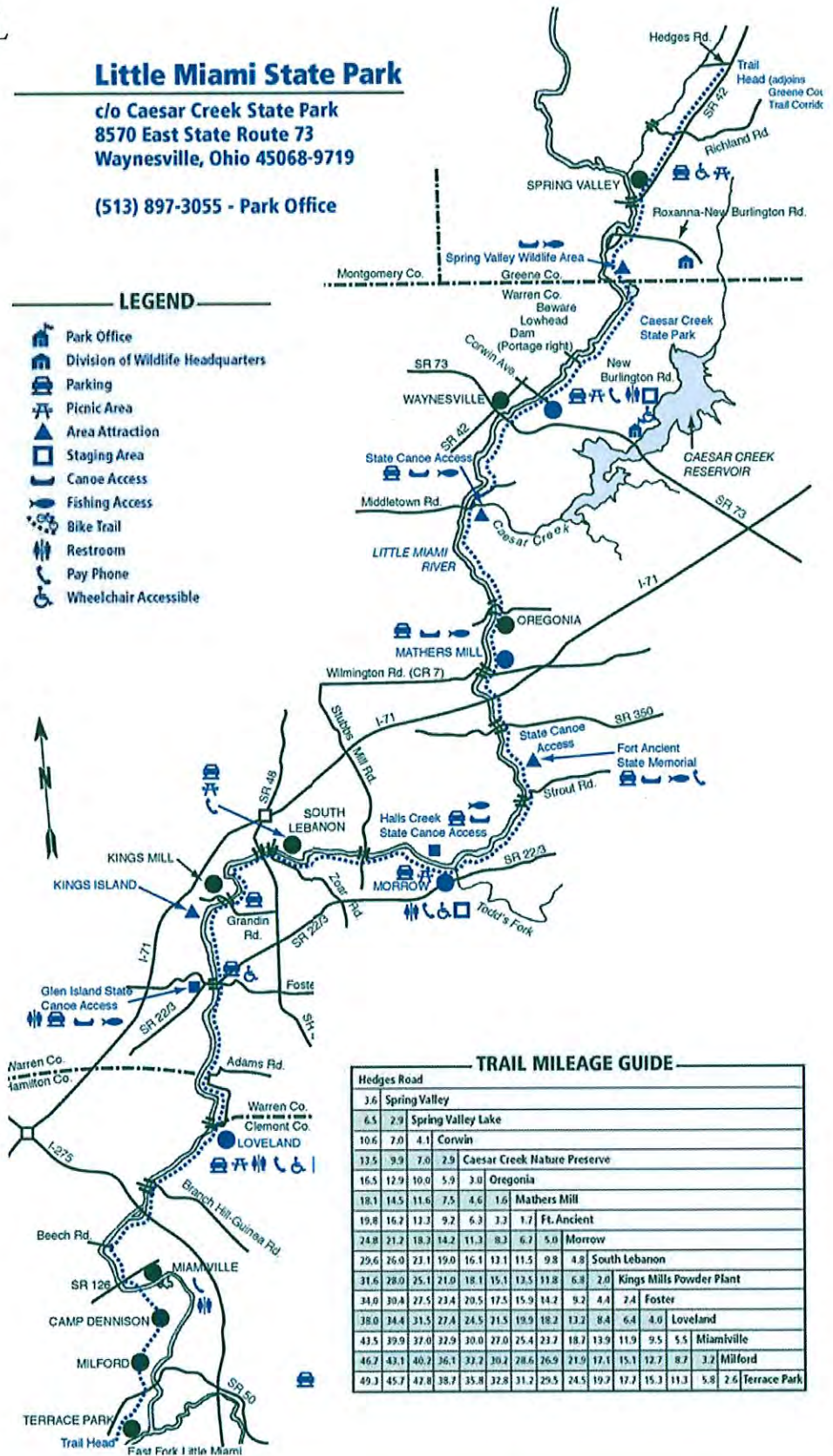
The trail became a state Park from 1973 to 1983 when the Ohio Department of Natural Resources and local governments of Xenia and Yellow Springs purchased property along the abandoned railroad. In as little as one year, the Loveland Bike Trail was added to the State Park. In 1986, the Ohio Department of Transportation received a grant from the Federal Highway Administration to complete the trail. By 1989, the trail stretched 13 miles, with its northern terminus at Morrow. On December 20, 1991 the original portion of the trail was dedicated. The trail was extended northward to Xenia later that year and further to Springfield in 1998. Lastly, in 2006, after a 26-year battle with Terrace Park residents, it was extended southward to Newtown.

LITTLE MIAMI TRAIL

In the late 2000s, state budget cuts caused portions of the trail to fall into disrepair, resulting in the temporary closure of some wooden bridges and rest areas. However, an organization called the Friends of the Little Miami State Park Group was founded late 2008 to focus attention and finances on critical portions to keep the trail open and make it safer. Most of the bridges within state park boundaries were paved or re-planked in 2009. In 2010, a failed parks levy prompted the Clark County Park District to indefinitely close its 5.6-mile (9.0 km) stretch of the trail, posting "No Trespassing" signs at park entrances. Because this stretch of trail was partially built with federal funds, the Ohio Department of Natural Resources attempted to force its reopening. The district reopened its parks in April 2011 with volunteer support. This is by far the largest recreational opportunity for the public in Hamilton Township and neighboring jurisdictions.

Little Miami State Park

c/o Caesar Creek State Park
 8570 East State Route 73
 Waynesville, Ohio 45068-9719
 (513) 897-3055 - Park Office



PARKS & RECREATION SCHOOLS

Schools play a critical role in providing recreational opportunities for children and the general public. There are four school districts (see Figure 5.2) located in Hamilton Township, with the primary district being the Little Miami, followed by Kings, Loveland, and Goshen. There are a total of six schools that are within Hamilton Township’s borders. Schools are listed on Figure 5.2. Nonetheless, one can see the great extent of schools in the area and the many recreational opportunities that they provide to the area. Schools provide many sports leagues, clubs, and after school activities to keep students active and healthy within the community. Gymnasiums, playgrounds, sports fields, courts, tracks or other facilities are incorporated in the Kings, Little Miami, and Loveland school district that could provide recreational opportunities for Hamilton Township residents.

The shared use of school and community sport and recreational facilities can be a cost-effective way to promote physical activity among residents of all ages. For example, a school may allow community members to use a track, playground or basketball court for free when school is not in session. Also, joint use agreements (legal contracts); can set the terms for sharing sport and recreational facilities or programs to create opportunities for community members to be physically active. For example, joint user agreements can provide opportunities for a local youth league to use school fields in the afternoons or on weekends, or promote reciprocal use of school facilities with a local park. Testerman Park and Marr Park are great examples of Township Parks that could utilize an agreement with the school districts to provide access to school district sports leagues outside of school hours.

To recap, it is important to leverage agreements between the school districts and Hamilton Township to provide increased physical and social engagement for Township residents outside of school hours. Studies have shown that extracurricular activities have been strongly correlated with academic and professional success; making parks an important asset to Hamilton Township.

Schools within Hamilton Township by School District

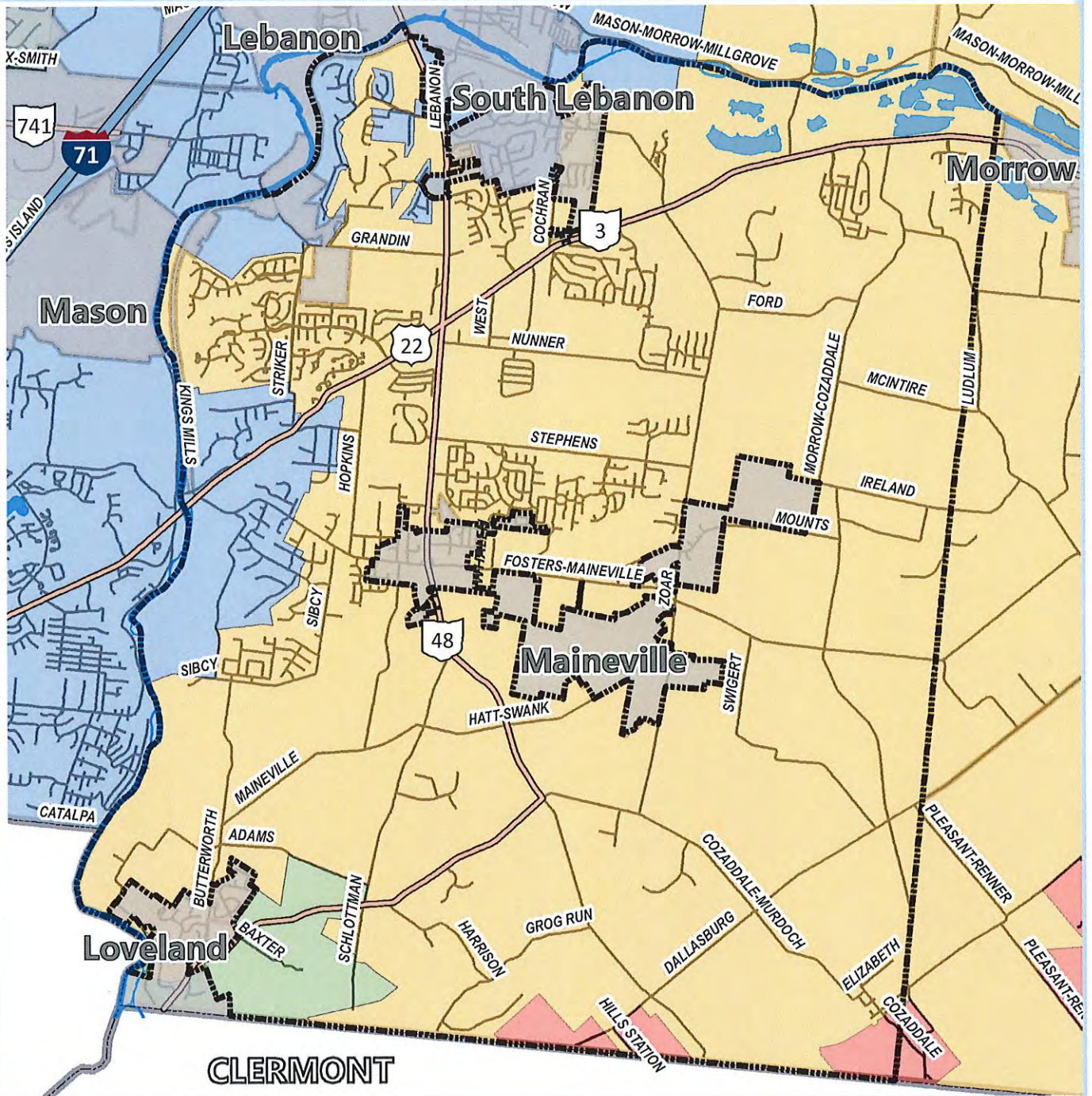
FIGURE 5.2





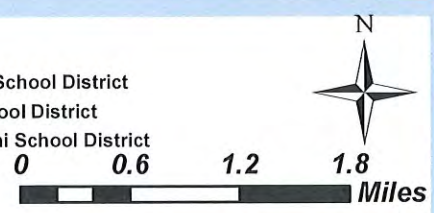
Hamilton Township Comprehensive Plan

School Districts



Legend

School Districts	FRANKLIN	LOVELAND	SPRINGBORO	Loveland School District
School	GOSHEN	MASON	SUGARCREEK	Kings School District
BLANCHESTER	KINGS	MIDDLETOWN	WAYNE	Little Miami School District
CARLISLE	LEBANON	MONROE	XENIA	
CLINTON-MASSIE	LITTLE MIAMI	PRINCETON		



PREVIOUS PLANS

HAMILTON TOWNSHIP PARKS AND OPEN SPACE MASTER PLAN (2004)

In 2004, the Hamilton Township Trustees decided that the Parks Department needed a Parks & Open Space Master Plan to guide its operations and capital endeavors for the coming years. The goal of the master plan was to provide the Township with a framework and a vision that is well-coordinated with their other Township plans, within which future decisions and directions can be made. An analysis of recreational demands and needs was conducted for this plan. Demographics of the Township were considered to get an overall profile of the community along with its growth projections. Public input was another key driver on determining the Township resident's desires. Stakeholders at this time wanted more recreational amenities in the Township's Parks. Discussions also raised the need for additional walking trails, passive parks and a new community center.

The total cost to implement all of the strategies that were planned for the first five years was approximately \$ 9.7 million dollars. The remaining five years was expected to cost roughly \$ 10 million. The grand total for all 10 years was estimated at roughly \$ 19.7 million. Funding was only calculated for capital improvement projects and did not take into account operation, maintenance, and staffing funds. The plan also addressed well versed funding strategies in order to generate the funds needed to implements the capital improvement projects. Funding sources were broken down into five groups and included: partnerships, local, state, private, and federal funding sources. A summary of the plan's recommendations are provides below.

Park Recommendations

- Maintain present standards of park land and open space in the community. Preserve the community's rural flavor, while providing a balance of active and passive recreational opportunities that are easily accessible to all residents.
- Expand numbers of residents directly involved in the planning and running of Township Park and Open Space and related initiatives. Encourage volunteering to reduce costs and attain goals of the Parks.
- Expand program offerings as needs and interests of the Township expand.
- Adequately fund capital improvement, maintenance and program operations.
- Private sector initiatives should be encouraged, such as individuals, organizations and corporate citizens partnering with the Township to provide leadership to help solve problems for the benefit of the public good.
- Preserve and protect natural areas and promote nature education in the Township Parks.
- Work collaboratively to create a connective system of parkways, greenways and trails in the Township.
- Develop acquisition and donation criteria for potential future parks.
- Develop pocket parks in the Urban Service Area and particularly the Township Center.



Trail Recommendations

- To better connect the citizens to parks, schools and the community core by other means than the automobile, thereby promoting a healthier and more socially interactive community. Improve the connection of the Township with the Little Miami River.
- To create a trail system that is safe; meets federal, state and local standards; is coordinated with other regional plans; and is funded, in large part, by being part of roadway and/or development projects.
- Measure the existing system's ability to meet present service needs. Investigate non- government service providers meeting needs within the Township.
- Determine the services that are desired and needed Township-wide and more specifically in the Urban Services Area.

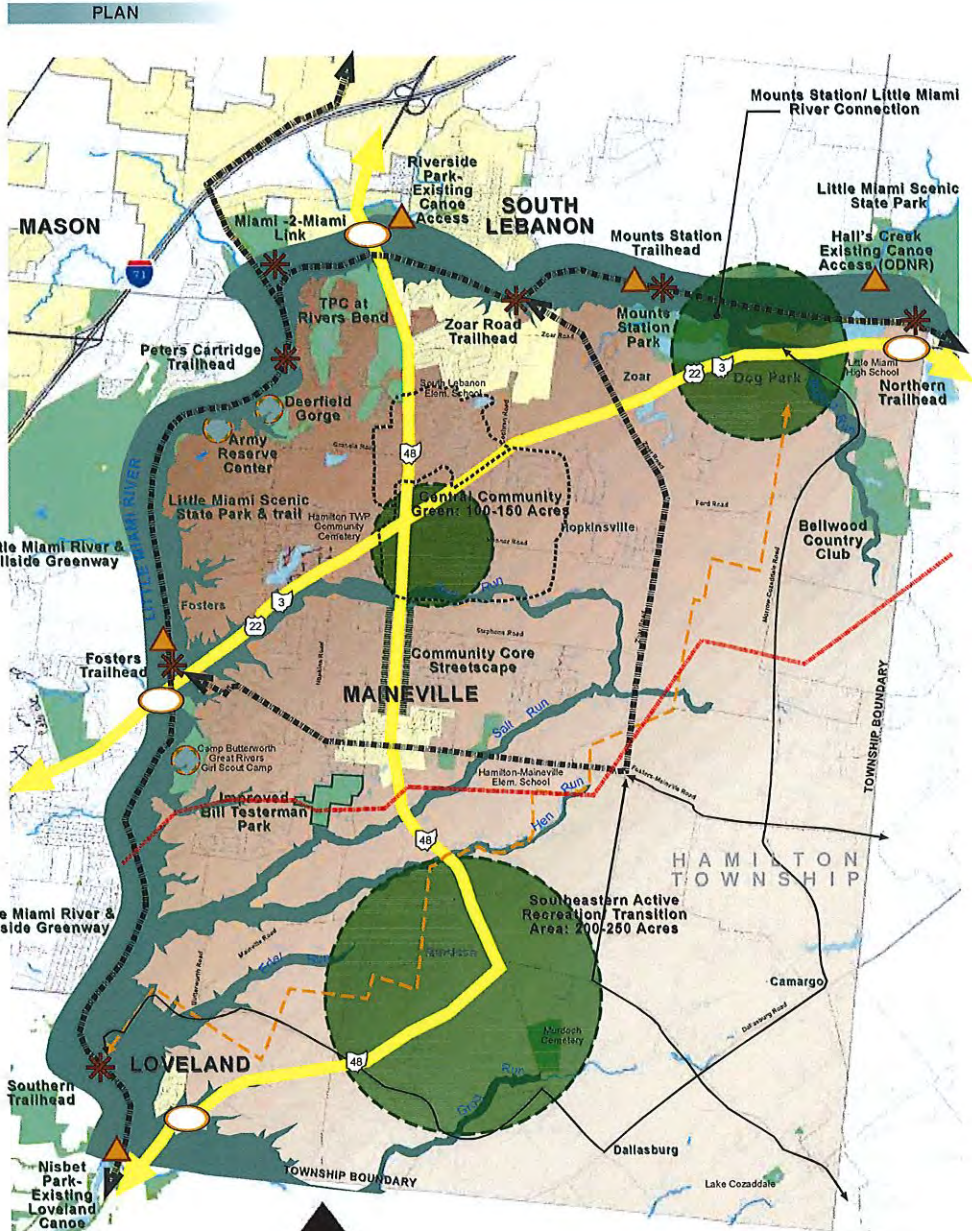
Figure 5.2 illustrates the final park system plan that was recommended based on the goals and objectives and stakeholder comments. The plan visually represents recommendations for future parks/open space locations, trail networks, gateways, and parkways.





HAMILTON TOWNSHIP PARKS & OPENSACE MASTER PLAN

Final
System
Plan



NORTH



LEGEND	
	Hamilton Township
	Incorporated Areas
	Existing Parks/ Open Space
	Parcels/ Property Lines
	River/ Lakes
	Streams
	Roads
	Future Parks / Openspace
	Township Gateways
	Trailhead
	Canoe Launch
	Future Potential Partnerships
	Greenways
	Outer Loop Trail
	Parkways
	Equestrian Trails
	Existing Utility Corridor as Potential Trail
	Proposed No-Build Elevation
	Main Loop & Little Miami Trail

GIS INFORMATION SOURCES: Hamilton Township OKI Human Nature June, 2005



LSM, Inc.



MOUNTS PARK MASTER PLAN (2008)

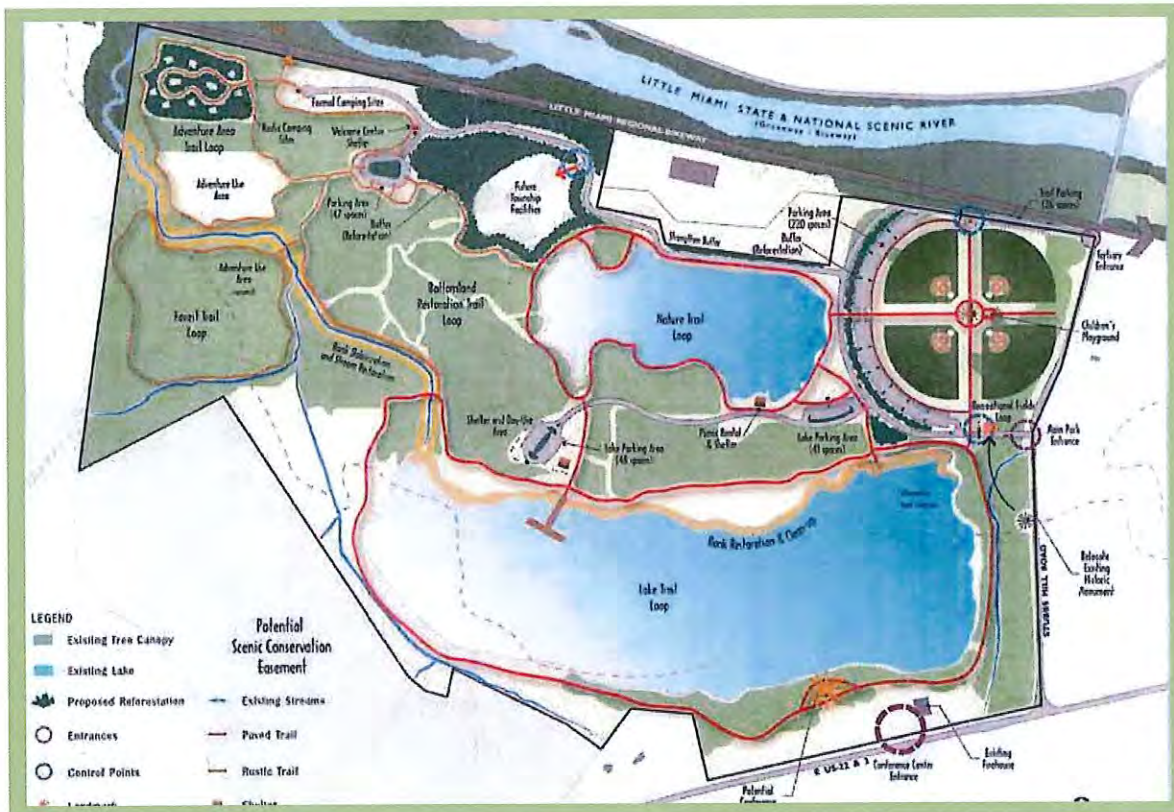
Hamilton Township contracted with CDS Associates, Inc., LSM, Inc., and Human Nature in 2008 to develop a Master Plan for Mounts Park. The Park is located in the northeastern region of the Township and is over 200 acres in size. There has been great potential for this site for many years and an overview of the Plan is summarized in this section.

Steering Committee meetings were held during this time to get an overall sense of the communities' thoughts and vision for the site. General comments from the meetings as well as possible uses and amenities for Mounts Park are listed below:

Possible Uses and Amenities

- Habitat Restoration
- Environmental Education
- Wildlife Protection
- Camping
- Maintenance Hub
- Fire Training Area
- With appropriate buffer
- Adult Softball
- Concessions, shelters, picnic areas, children's playground
- Hiking
- Team-Building Activities
- Extreme' Sports
- Conference Center
- Boating
- Local/Cultural Events
- Adult Use Area
- Picnicking
- Fishing
- Trails
 - A hierarchy of different trail types
 - 5 Miles
- RV Camping
- Parking and access strategies
 - Access to recreational area and trail loop
 - 176 total spaces

The Master Plan was then created based off of all brainstorming exercises with committee members and is illustrated below:



It is important for the Township to review past plans in order to build upon previous efforts and assess if goals, objectives, and strategies have been met. It also helps to determine the necessary steps moving forward to optimize the Township and its Park System. It is strongly recommended for the Township to re-visit these plans in order to make necessary updates in the future. Township staff has just submitted a grant application through the Ohio Nature Works grant program. The request is a 75/25 grant for an estimated total project amount of \$9,000.00 for a walking trail around the entirety of the small lake at Mounts Park. If the grant is received, the budget impact for the township would be \$2,250.00. Funding would be dispersed in 2020.

THE PARK BOARD AND PARK FUNDING

Hamilton Township Parks are regulated through the Township Trustees and the Parks Board. The Township Trustees recognize the importance of providing recreation and parks services for their residents but need help to do it, thus, in 1989, they created the Park Board, a (7) seven member advisory board. This board is comprised of volunteer residents whose job is to focus on the needs of the Township on recreation and parks matters. The board members are appointed by the trustees and serve 5 year terms; efforts are made to have a diverse group as to background, interests and affiliations. The Board meets once per month at public meetings in the old Township building. One park board member acts as the coordinator between the Park Board and the Township Trustees. Policies governing the Township's parks are approved by the Park Board. However, the Trustees are the final arbitrators of the park operations and funding for all park facilities and functions.

The parks are maintained by a full-time park crew member and the Township Road Department under the direction of the Public Works Director. Park equipment is part of the general Road department equipment fleet. Materials are paid for out of the general fund. The general Township operating budgets are the source of existing funding for park operating expenditures and capital improvements. The designated park maintenance man is paid for through the road department budget.

“Our park board members are hard working, community minded folks...an unbelievably dedicated group of people that is extremely important to the Township. They will be instrumental in helping the Township improve park and recreation facilities and recreation programs offered to our residents.”

Stakeholder



VISION AND GOALS

The values and desires of Hamilton Township residents guide future decisions made regarding the parks system. Conversations with Township staff, stakeholders, and the steering committee led to the development of the vision statement, goals, and action items for parks and recreation. These provide guidance for the development of Mounts Park and other capital improvements as well as operation and maintenance decisions made for the Hamilton Township park system.

Parks Vision Statement:

“Hamilton Township provides well-maintained parks and trails system that promotes healthy lifestyles; strengthens the Township’s identity; encourages use by people of all ages and abilities, and connects the community to its natural surroundings.”

Park System Goals

- Provide a variety of accessible recreation opportunities for all ages. Families, small and large groups.
- Provide opportunities for social and cultural activities.
- Contribute to Township identity and quality of life—establish a recognizable identity across the Hamilton Township Parks System.
- Provides green space.
- Contributes to health and wellness—encourage non- motorized transportation, such as walking and biking.
- Connects residents to nature.
- Increase connectivity for biking, walking, and running throughout the trail system.
- Improve the aesthetic quality.
- Promote valuable natural resource areas to allow access and protect ecosystems.
- Improve community connectivity, by linking parks and other community destinations, such as schools, neighborhoods, shopping areas, and recreation opportunities provided by others.
- Provide opportunities for nature-based recreation and environmental education.



RECOMMENDATIONS

Parks

Hamilton Township has many community and neighborhood parks to fulfill its community's recreational, social, and economical needs. Additional parks are not warranted in Hamilton Township; however, there is a need to continue to maintain and enhance the existing parks to increase the overall well-being of the township and its residents. Furthermore, it is suggested that the Township partner with its local school districts to provide user agreements for access to the parks for school sporting events. There may also be a need to add additional small scale "pocket parks" or green space as the township experiences subdivision growth to meet the recreational needs of a growing population. In addition, the following is recommended for individual parks and the Little Miami River Trail.

Mounts Park: Implement the Mounts Park Master Plan that was developed in 2008 along with the recommendations and guidelines below. Future improvements to the park could include restoring existing ball fields; installing shelters; adding benches along trails, building bird houses scattered throughout existing and future trails; and adding kiosks that identify native wildlife. Stakeholders and Citizen Planning Committee members provided further input on Mounts Park and overall everyone felt that there is great potential for this site. Recommendations included the following:

- The Park should be considered a regional park, similar to Sharon Woods.
- Incorporate more passive trails.
- Consider removing ball field.
- Allow fishing on both ponds and build a fishing dock.
- Bike paths should be built to tie into the Little Miami Trail.
- Install paddle boats and dock on large lake.
- Educational shelter on wildlife for public and schools.
- Explore the idea of adding a replica of prior Indian Burial Mound.
- Install a Frisbee golf course.
- Provide a buffer around facility on site.
- Install a natural play-scape.
- Install pavilion along 22/3. Overlooking large lake.
- Coordinate with park board to determine implementation and prioritization of previous recommendations located in the 2008 Mounts Park Master Plan.



Natural Resources: the Township should preserve and provide access to green space and natural areas throughout Mounts Park. Residents want to use parks to connect to and explore nature. Residents expressed a desire for access to forested areas, lakes; the Little Miami River; and other naturally occurring ecosystems. This desire should be taken into consideration in improvements to Mounts Park.

“Mounts Park should be considered as a regional park similar to Sharon Woods. This would draw in more local residents, neighboring communities, and local businesses to the area. Furthermore, community events and gatherings could be hosted at the Park; a change in designation could provide more opportunities for such events.” – Stakeholder

Minimum Amenities - Immediate Needs	Additional Amenities - Long Term Needs
Children’s play area (ages 2-12)	Outdoor stage/amphitheater
Picnic tables & benches	Infrastructure to support large community and special events
Picnic shelter, shade structure, or gazebo	Multi-purpose community or recreation center
ADA-complaint internal pathway system with connections to Little Miami River Trail	Active recreation resources (disc golf, fitness stations, shuffleboard lanes, etc.)
Upgraded Sports fields (baseball, soccer, multi-purpose) & Sports courts (basketball)	Landscaping (trees, shrubs, floral plantings)
Restrooms	Lighting
Off-street parking	Maintenance facilities
Park identification sign	Community bulletin board
Natural areas	Commercial ventures or features; concessions
Site furnishings (bike rack, benches, trash/recycle, receptacles, etc.)	River access point



Design Criteria: Approximately one-thirds of Mounds Park should be reserved for active recreation uses such as: ball fields, tennis, and basketball and volleyball courts, open grass area for free play, children’s playgrounds and space for outdoor events. Viewsheds to the Little Miami River should be highlighted by the placement of picnic areas (some should be reserveable), benches, gardens and natural areas. Paved pathways should direct users to areas within the park as well as to adjacent Little Miami Trail. Housing developments need to create access to parks if they are located on the boundary of a park. To promote further connectivity, these developments should connect to other neighborhoods as well, especially if those other neighborhoods are connected to the park. Sensitive areas such as wetlands, riparian zones and other ecologically sensitive areas should be protected. Trails that pass through sensitive areas should be designed with site sensitive materials as to not harm the resource. Providing views to these areas can be achieved through proper site layout.

Marr Park: The Township has preliminary plans to provide additional access and parking to this location along with the addition of facilities and fields as funding becomes available. The installation of multi-purpose fields, baseball fields, recreational trails, and possibly tennis and/or basketball courts would be a great addition to Marr Park. Future amenities could be located on the eastern portion of the site.

Stakeholders and committee members had additional comments which included the following recommendations:

- Maintain existing soccer fields.
- Install playground equipment, a shelter, and restroom facility near the existing structures on site.
- Add baseball and multi-purpose fields along with parking in the eastern region of the park.
- Build trails in the wooded area to the west of the soccer fields.
- Develop a Parks Master Plan.
- Establish a joint user agreement between the school system and the park.
- Explore the development of a community gathering feature such as an amphitheater.
- Build trails in the wooded area to the west of the soccer fields and around existing pond.



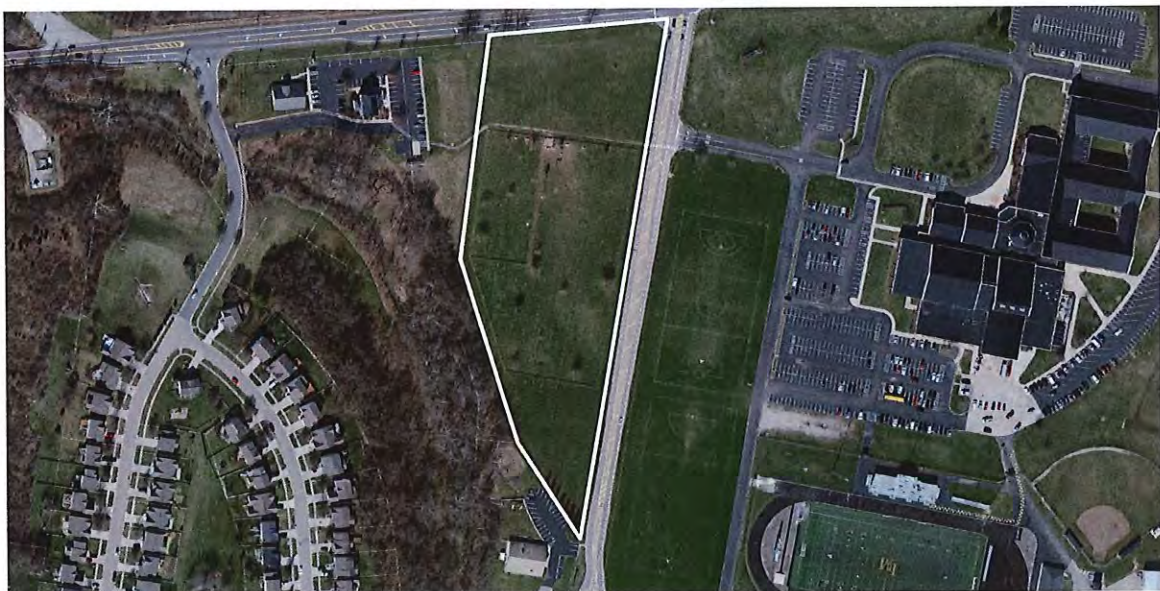
Testerman Park: Future improvements could include the addition of playgrounds, and potentially paved walking trails to make use of the open space surrounding ball fields. There were a few comments from stakeholders and committee members in regards to improvements to Testerman Park and they are stated below:

- Install a bathroom facility that is centrally located.
- The park should remain as a sports park.
- Maintenance improvements should be done for the entirety of the park which includes: painting, mowing, landscaping, and restoration work.
- Establish a Joint User Agreement between school system and the park.



Big Foot Run Dog Park: This is a relatively small park that could have some minor improvements. Additional amenities include the following that could be implemented in the next decade:

- Install a shelter
- Picnic tables
- Landscaping
- Trails
- Benches



Munitions Park: It is recommended to keep this park in its natural state and to use as open space. It is also recommended to investigate options for a community garden and public works maintenance facility.



Township Center Pocket Parks: The Township should ensure that pocket parks are incorporated into the planning and development of the Township Center. Pocket parks are public gathering spaces that foster community interaction and civic pride. They are small in size (1/4 to 3 acres) and intensely developed. Visitors will tend to be those who are already in the Township Center for other purposes, such as shopping, work, dining and/or those who live nearby. Pocket parks typically include amenities such as drinking fountains, benches, litter receptacles, trees and shrubs, paved walkways and plazas.

The benefits of a pocket park:

- Creates a source of civic pride.
- Contributes to community identity and quality of life.
- Provides central gathering areas.
- Improves the aesthetic quality.
- Provides a place for employees to enjoy work breaks near their place of work.
- Provides opportunities for historical and cultural education.

The site should be located in the Township Center, ideally located near Township and/or commercial facilities. Plazas should be open with site lines throughout the space. Avoid use of elements around edges that create barriers to entering the space such as fences, gates, and railings. Use high quality materials such as brick, stone and wrought iron. Incorporate historic or cultural themes to create a unique character for the plaza. Include Township logo and name as an integrated design element on signs.

Staffing, Maintenance & Programming: In order to grow a sense of pride and ownership in the parks system, the Township should invest in the health and beauty of the parks system. The Township should uphold a level of maintenance that fosters safety and community pride in the parks system. Keeping the parks system adequately staffed will help to ensure that a high standard for maintenance can be met. Residents expressed a desire to be in places they found visually pleasing. Cleanliness of the parks was identified as a key element that enhances the beauty of Township. The most commonly stated park concern in the stakeholder interviews was capacity to maintain the parks. While the staff was acknowledged to do a fantastic job with the resources available, many interviewees noted that should additional improvements be made to the parks system, the staff would also need additional budget and possibly personnel to continue to maintain the parks at their current level. To meet a high standard for maintenance proper staffing levels must be maintained, both through paid staff and through volunteer groups. Regular preventative and reactive maintenance of parks facilities and equipment will help to build upon the already positive perception of the parks system and also to enhance aesthetic beauty.



Communication: Creating a strong brand for the parks system through signage, digital communication and park design elements will increase recognition for the parks system and the Township. Inviting the public and the Citizens Advisory Committee to take an active role in the direction of the parks system procedures and improvements will help to enhance community support. Several stakeholder interviewees felt that there was an opportunity for greater involvement of the Citizens Advisory Committee. The master plan process for Mounts Park, should propose recommendations for Township-wide park signage; digital communications and common design elements for parks. The Township should also utilize the Citizens Advisory Committee to help care for the parks system through volunteers to help with maintenance, advocacy, and fundraising efforts.

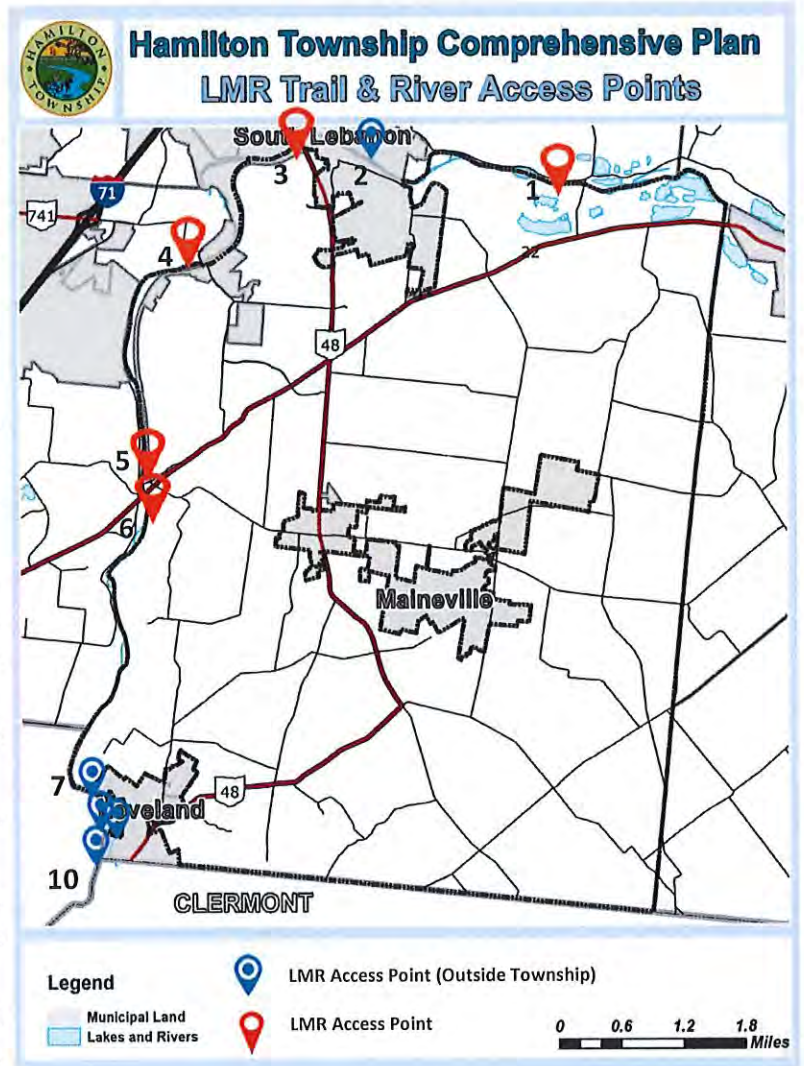
Little Miami School District: The Township should coordinate with the Little Miami School District for the potential community use of the school district’s recreational facilities. The Township and the Little Miami School District should discuss the possibility of a shared use agreement. A shared use agreement (SUA) is a formal agreement setting forth the terms and conditions for the shared use of school property. Typically, each party under a shared use agreement helps fund the development, operation, and maintenance of the recreational facilities that will be shared. After regular school hours, Little Miami School District could continue to provide their students and the Township with the facilities needed to maintain active and healthy lifestyles, while incurring little to no additional costs.

Organized Sports Groups: Sports providers use Marr Park and provide sports programs; schedule fields; and provide for desired field amenities. The use of Marr Park may continue to be provided by the organized sports groups with guidelines set by the Township. The Township should continue to facilitate discussions with organized sports groups for the purposes of field planning and improvements. The Township should adopt a resolution that clearly states how Organized Sports Groups should operate on Township property. The resolution should include guiding principles aimed at enhancing the overall youth sports structure, as well as reinforce the Township’s commitment to ensure that every program is held to the highest standard and conducted in the appropriate manner.

Little Miami Trail: This is by far the largest recreational opportunity for the public in Hamilton Township and neighboring jurisdictions. It is important to maintain this beautiful amenity and to further improve the trail to increase tourism and visitation. Improvements to the trail include the following:

- Increase tourism by adding a “River Front District” along old 3-C highway river front. This district should allow local restaurants, bars, and coffee shops near the river. Feasible locations include the Old C3 areas and potentially near Grandin Road and the Little Miami River Trail.
- Create a trail system that is safe; meets federal, state and local standards; is coordinated with other regional plans; and is funded, in large part, by being part of roadway and/or development projects.
- Determine the services that are desired and needed Township-wide and more specifically in the Urban Services Area.
- Increase access points to the Little Miami Trail and River. Stakeholders and committee members brainstormed feasible locations to place or improve access points along the trail and river. These access points are recommended to serve the public as well as to provide emergency service access. Those locations are listed below:

1. Emergency service access at Stubbs Mill Road Bridge northwest of Morrow.
2. Roger’s Ball Park at Hobart and High in South Lebanon— access river above Main Street Bridge.
3. Emergency service access at S.R. 48 Bridge.
4. Emergency service access at Grandin Road Bridge and Kings Mills.
5. Old 3C Bridge in Foster - Hamilton Township. Train Stop Restaurant immediately before the bridge— requires an access easement.
6. Carl A. Rahe Access (formerly Glenn Island Public Access) - ODNR Watercraft, access river right 0.2 miles downstream of 3C bridge in Foster.
7. Emergency service access behind the Kiwanis Park in Loveland, OH.
8. C. Roger Nisbet Park on Karl Brown Way in Loveland.
9. Bishop City Park on Kemper Rd. in Loveland, downstream of West Loveland Ave.
10. Loveland Canoe and Kayak at Carl Brown and Crutchfield Place, access river downstream of railroad bridge— requires an access easements.



The Township is fortunate to have one of the best trails in the region flanking its West and north boundaries - the Little Miami Trail, which is associated with the Little Miami River, a protected state and national scenic river corridor. This trail is the “highway” of the Township’s trail system and needs to be better connected and accentuated. This plan proposes a hierarchy of trails, from sidewalks and streetscapes in the neighborhoods and community core to side paths along the major streets and separate trails for Multi purpose use.

In general, the goals of the proposed trails are as follows:

1. To better connect the citizens to parks, schools and the community core by other means than the automobile, thereby promoting a healthier and more socially interactive community .
2. To improve the connection of the community with the Little Miami River.
3. To create a series of loops that provide a variety of trail types and distances for the enjoyment of different user groups and access to different destinations.
4. To create a trail system that is safe; meets federal, state and local standards; is coordinated with other regional plans; and is funded, in large part, by being part of roadway and/or development projects.

The plan proposes further study of the following primary components to a Township trail system:

1. Side paths as part of the main arteries (48 and 22/3). These paths need to be integrated into the Thoroughfare Plans (See Appendix) and coordinated with the State, County and OKI.
2. An internal trail loop. This loop will occur generally around the Hoptown crossroads and is being integrated into the Plan (See Appendix). The implementation of this loop will generally occur through the use of sidewalks and coordinated with proposed development plans.

The plan proposes further study of the following primary components to a Township trail system:

1. Side paths as part of the main arteries (48 and 22/3). These paths need to be integrated into the Thoroughfare Plans (See Appendix) and coordinated with the State, County and OKI.
2. An internal trail loop. This loop will occur generally around the Hoptown crossroads and is being integrated into the Plan (See Appendix). The implementation of this loop will generally occur through the use of sidewalks and coordinated with proposed development plans.
3. An urban service loop that follows Zoar Road and Fosters-Maineville Road. These paths need to be integrated into the Thoroughfare Plans (See Appendix) and coordinated with the County and OKI. They will connect with the Little Miami Trail at the west and north, thereby forming a loop.
4. An outer loop that utilizes Morrow-Cozzadale and Dallasburg Roads, connecting to the Little Miami Trail at the southwestern and northeastern reaches of the Township. This loop would be on-road and may require some minor roadway improvements for safety and site distance. This loop will also need to be connected to the urban service loop.
5. A Multi purpose loop that follows fencerows and greenways through the rural southeastern section of the Township, connecting horse farms/facilities, off-road, to the Little Miami Trail.
6. A utility corridor trail that follows a major overhead utility line through the southeastern section of the Township. This existing corridor offers the opportunity to either be a separate loop connector or to provide off-road sections to items 4 and/or 5 above, when a section of road or private land is not feasible or desirable.



PARKS & RECREATION SUMMARY

Hamilton Township has many community and neighborhood parks to fulfill its community's recreational, social, and economical needs. Additional parks are not warranted in Hamilton Township; however, there is a need to continue to maintain and enhance the existing parks to increase the overall well-being of the township and its residents. Furthermore, it is suggested that the Township partner with the three local school districts to provide user agreements for access to the parks for school sporting events. There may also be a need to add additional small scale "pocket parks" or green space as the township experiences subdivision growth to meet the recreational needs of a growing population.





CHAPTER 6

Economic Opportunities

Hamilton Township can establish positive outcomes fiscally and physically with a well-planned economic development effort.

This chapter explains why economic development is important by identifying obstacles, opportunities, and critical issues while articulating existing programs, people, and resources to address these factors.

Hamilton Township has assets that could help to serve as catalysts for future industrial development and progressive economic opportunities, in particular the Grandin Road area. This Chapter covers the existing conditions and the opportunities for development and reinforces the Grandin Road area as the primary industrial district. The focus of this chapter goes beyond industrial development, and includes recommendations for agriculture and tourism (agro-tourism and eco-tourism). Other economic development opportunities such as the Township Center, State Route 48's Economic Corridor, and riverfront destination areas are the focus of Chapter 4 titled "Sense of Place," and are only cursorily discussed in this Chapter. The recommendations of this chapter are based on feedback heard throughout the process.

An organized plan of promoting quality economic development could provide the proper balance between commercial and residential goals and urban and rural goals. During the planning process, elected and appointed officials, administration, residents, developers, and business operators discussed the Township's future needs regarding land use and policies to ensure a successful and strong economic future. The primary focus was to retain, attract, and grow business activity that provides quality jobs. Protecting existing industries and promoting new industries was often mentioned as an important piece to a sustainable Hamilton Township. Residents felt that the Township needs to build on the established industrial development foundation and that this will ensure continued job opportunities and resilient economic development. Residents also felt that a different approach to economic development is necessary for areas outside of the Urban Service Area Boundary. Thus, the chapter is organized into efforts that should be applied within the urban areas and those that are appropriate in the rural areas.

By focusing on specific economic development sectors with strong growth prospects, high wage jobs, or existing strengths in Hamilton Township, the Township can spur more jobs. Targeted approaches in the Grandin Road area should result in densities of employment that take advantage of the existing housing stock, retail, and other services. This further expands the economic importance of the Township.

ECONOMIC INITIATIVES

Economic development potential initiatives include:

- 1. Light and Sustainable Industries:** The development of light industrial uses has numerous advantages for the Township.
- 2. Lifestyle Retail:** with some forethought and outreach, one can enhance the attractiveness of the Township to targeted demographics, and increase the retail tax base.
- 3. Agritourism & Ecotourism:** with more coordinated packaging and cross-promotion, the Township can increase the value of each visitor.
- 4. Agriculture:** this is a budding opportunity in growers, wineries, nurseries, and other agriculture-based products and services that would benefit from promotion and attraction activities.



ECONOMIC DEVELOPMENT EXISTING CONDITIONS

According to the 2010 Census “On the Map” data, there were 2,224 individuals working in the Township—a moderate center of employment, with 82% of those individuals living outside of the Township (see Figure 6.1). Only 393 township residents lived and worked within the Township, while 11,351 residents commute to surrounding areas for employment. In 2015, 39.2% of Hamilton Township’s workforce found employment in Hamilton County; 24.7% worked in Warren County and 11.1% worked in Butler County.

Commutes to distant employment centers require a greater percentage of the family budget to be spent on transportation and reduces take-home pay. This trend particularly impacts low-income families. Travel to employment outside the Township increases the demand on US 22 & 3 and on SR 48 requiring expansions of these roadways. One of the challenges facing Hamilton Township is how to provide convenient, cost-efficient access to jobs, shops, services, education, and health care. Past development patterns have separated many of these uses, making access dependent on automobiles. Approaches such as mixed-use developments, vibrant township centers, walkable commerce corridors, or connected neighborhoods that combine transportation planning with better land development policies can help these high-priority economic issues while also enhancing the quality of life for residents.

EMPLOYMENT BY INDUSTRY

The top employment sectors are illustrated in Figure 6.2. “Educational services and health care and social assistance” was the top employment sector and grew substantially from 2010 to 2017 by 593 jobs. Conversely, some employment sectors lost jobs between 2010 and 2017. The Arts, entertainment, and recreation, and accommodation and food services sector lost 229 jobs and the Agriculture, forestry, fishing and hunting, and mining sector has decreased from 73 jobs to 21 jobs. During the same period, Retail Trade sector lost 183 jobs.

Figure 6.1 1 Employment Flow

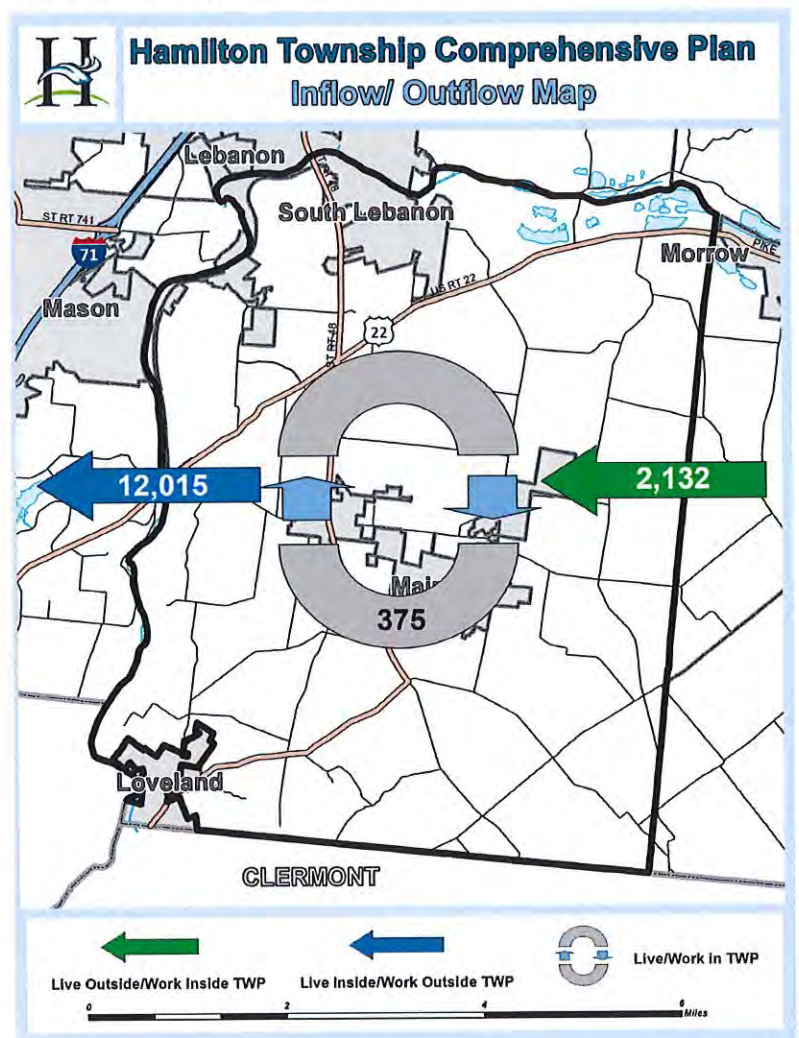
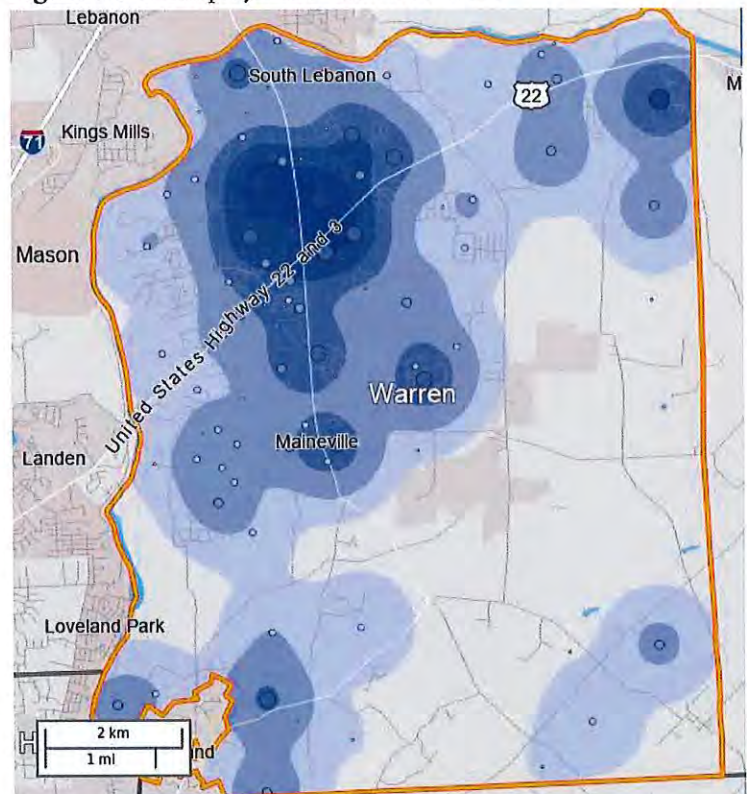


Figure 6.2 1 Hamilton Township Top Employment Sectors

Industry	Civilian Employed Population 16 Years & Over	
	2017 (5 year estimate)	2010 (5 year estimate)
Educational services, and health care and social assistance	2,668	2075
Professional, scientific, & management, & administrative & waste management services	1,909	1475
Manufacturing	1,812	1937
Finance and insurance, and real estate and rental and leasing	1,360	1182
Retail trade	1,147	1330
Arts, entertainment, and recreation, and accommodation and food services	617	846
Other services, except public administration	586	422
Wholesale trade	496	401
Construction	410	511
Transportation and warehousing, and utilities	389	326
Public administration	315	
Information	275	337
Agriculture, forestry, fishing and hunting, and mining	21	73

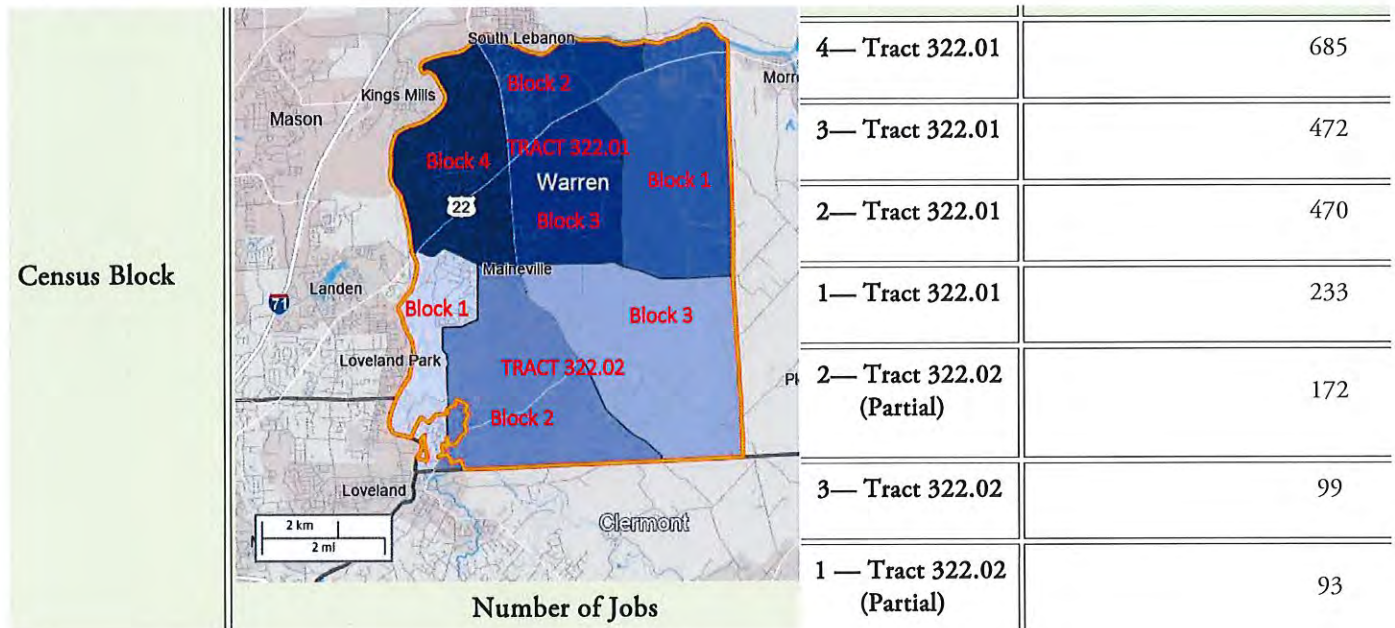
KEY EMPLOYMENT NODES

Hamilton Township’s employment is largely concentrated in the Grandin Road area, US 22 and SR 3, and the SR 48 Corridor. The Little Miami High School area and the villages of Maineville and South Lebanon are also a key employment area. An analysis of the Grandin Road area identifies how this industrial area could contribute to the Township’s overall economic structure. Seventy-three percent of the jobs in the Township are within three of the seven census block groups. As expected, this area centers on the highway 48 and 22 & 3 corridors and is the area that is zoned for commercial and industrial development.

Figure 6.3 1 Employment Concentrations


ECONOMIC CENSUS DATA

Figure 6.4 1 Employment Concentrations



WORK FORCE

Worker Age (2015)

	Count	Percent
Age 29 or younger	717	32.2%
Age 30 to 54	1,098	49.4%
Age 55 or older	409	18.4%

Earnings (2015)

	Count	Percent
\$1,250 per month or less	694	31.2%
\$1,251 to \$3,333 per month	964	43.3%
More than \$3,333 per month	566	25.4%

TAX BASE

All development within the Township has a fiscal impact on township resources in both a positive and negative manner. Development requires the extension of additional township services which means increased personnel and capital costs. At the same time, most new development also increases tax revenues which could off-set those costs. Traditionally industrial and commercial development often requires a lower level of service outlays and pays a higher proportion of property taxes resulting in a revenue increase. Commercial and industrial properties, including multi-family uses, are taxed at a higher tax rate (10.94%) than single and two family residential and agricultural uses (9.26%).

It is important that the Township maintains an ample supply of industrially zoned land to strengthen the tax base. The strength of Hamilton Township’s economy, as expressed in the Township’s tax base—that is, in the value of the taxable real estate—is tracked from 2010 to 2018 in Figure 6.5 and compared with the ratios for neighboring Deerfield Township. An examination of the three components of the Township’s tax base—single and two family residential properties, commercial/industrial properties and agricultural uses properties, provides a more detailed assessment of tax valuation trends. Figure 6.5 illustrates the change in valuation for all three use component categories. Since 2010, the valuation of single and two family residential use properties of the Township grew by 38.06%; the agricultural valuation grew by 28.39%; compared to a 1.37% increase in the valuation of the commercial/industrial use properties.

Figure 6.5 1 Tax Valuation

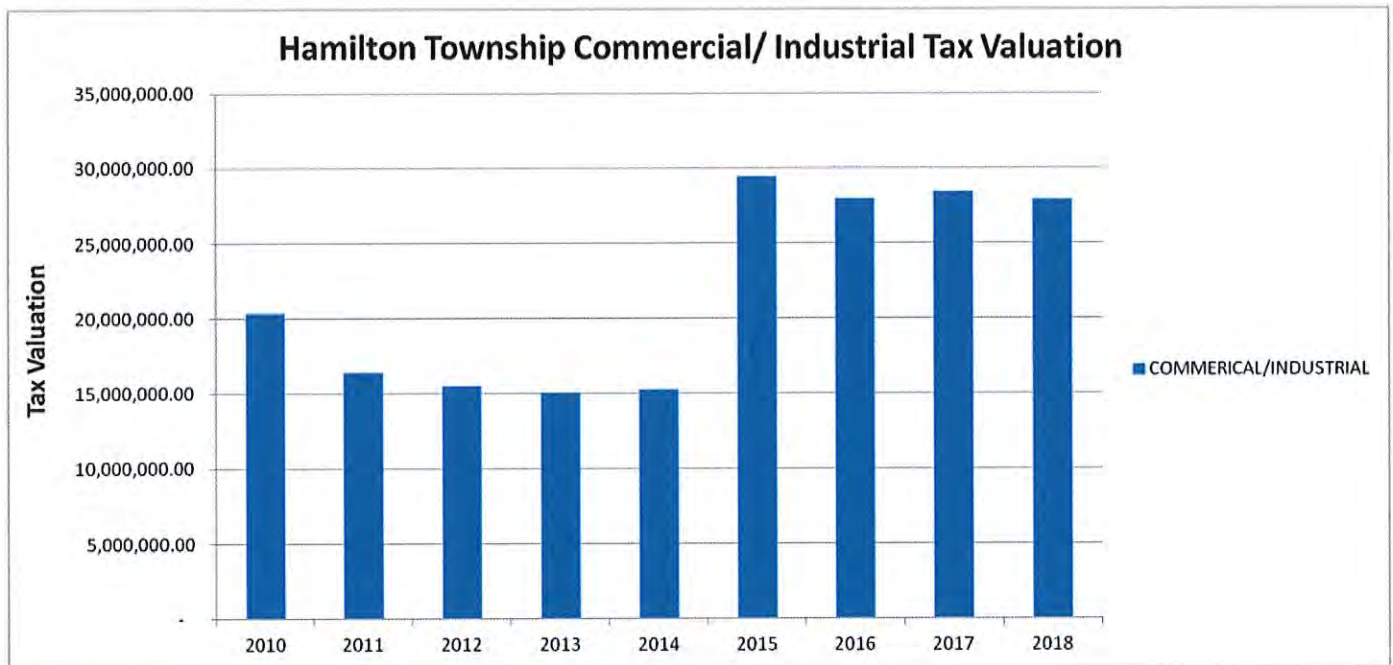
USE	Hamilton Township Tax Valuation in Net Present Dollars								
	2010	2011	2012	2013	2014	2015	2016	2017	2018
Residential	540,997,540	547,046,030	523,225,460	527,212,440	537,004,240	584,099,390	605,740,620	624,831,460	746,919,420
Commercial/ Industrial	20,366,950	16,406,790	15,510,420	15,044,660	15,228,530	29,473,960	27,961,200	28,447,860	27,896,180
Agricultural	15,275,930	15,727,550	14,372,680	14,306,490	14,152,960	19,350,440	18,965,500	18,939,050	19,613,250

Figure 6.5

USE	Hamilton Township & Deerfield Township 2018 Tax Valuation			
	Hamilton Township		Deerfield Township	
	Tax Valuation	% of Tax Valuation	Tax Valuation	% of Tax Valuation
Residential	746,919,420	94.01	1,047,375,790	81.39
Commercial/ Industrial	27,896,180	3.52	233,204,550	18.12
Agricultural	19,613,250	2.47	6,360,460	0.49

TAX VALUATION

Figure 6.6 1 Tax Valuation



THE ZONING CODE & THE 2006 LAND USE PLAN

The Zoning Code: The Township's industrial and commercial zones are located in highly visible locations along key corridors and some of the allowable land uses are permitted to store vehicles in locations that negatively impact adjacent residents and businesses. Improved development standards are necessary for these businesses to become better neighbors for other businesses along these corridors. The overall appearance of these corridors has an economic impact on property values. When the corridor looks old, poorly maintained or without a unified scheme in architecture, color or landscaping, property values of individual owners' properties as well as the whole Township suffer. When aesthetics of any one development look clean, well maintained, properly proportioned and part of an overall design or compatible color scheme, owner expectations are met and property values are sustained and improved. In order to maintain an attractive and valuable corridor the Township should update and consistently apply its architectural design standards.

Aesthetic control extends to the design and maintenance of all improvements existing on the footprint of the development, including, but not limited to: landscaping, lighting, and streetscape. Currently, both industrial and commercial zoning districts allow land intensive but low employment density use such as auto service businesses. Given the limited commercial land supply, using the land base as efficiently as possible is increasingly important. The Township should update the zoning to desirable uses with the most economic return for the community. The uses allowed within the Township's limited commercial and industrial zones should be limited to uses that result in a high density of employment and high paying employment. Uses that are land intensive, low in number of employees per acre, such as automotive sales lots, impound lots, self-storage facilities, golf courses, and recreational uses, may be more appropriate in other zoning districts.

ECONOMIC DEVELOPMENT LAND USES

Market realities, such as competition for land for residential housing, often threaten the availability of “good” industrial land, which is a limited resource in the Township. Therefore, the Township should preserve the existing industrial zoning districts. This plan has the clear intent of reserving industrial land for industrial activities and of ensuring that the viability and vitality of the Grandin Road zoning district is maintained. Preventing non-industrial activities from establishing in this district avoids compatibility and buffer issues arising that could lead to restrictions on industrial activities. It also ensures that industrial and non-industrial activities each have separate places in which they can operate effectively and efficiently. It avoids non-industrial activities establishing in industrial areas and competing with, and undermining, the established commercial centers. The zoning code should be updated to ensure new commercial development is not located on land specifically provided for industrial activities unless it is accessory to those industrial activities.

The Land Use Plan: The 2006 Land Use Plan recommends the following economic development initiatives:

Industrial park (campus style) concepts should be used in promoting and attracting new industry, in conjunction with individual industrial sites.

Encourage accessible commercial activities in support of such industrial uses.

Promote a transportation network with adequate levels of service to support such industrial uses (a feasibility study regarding rail access to the suggested Cozaddale industrial park is recommended).

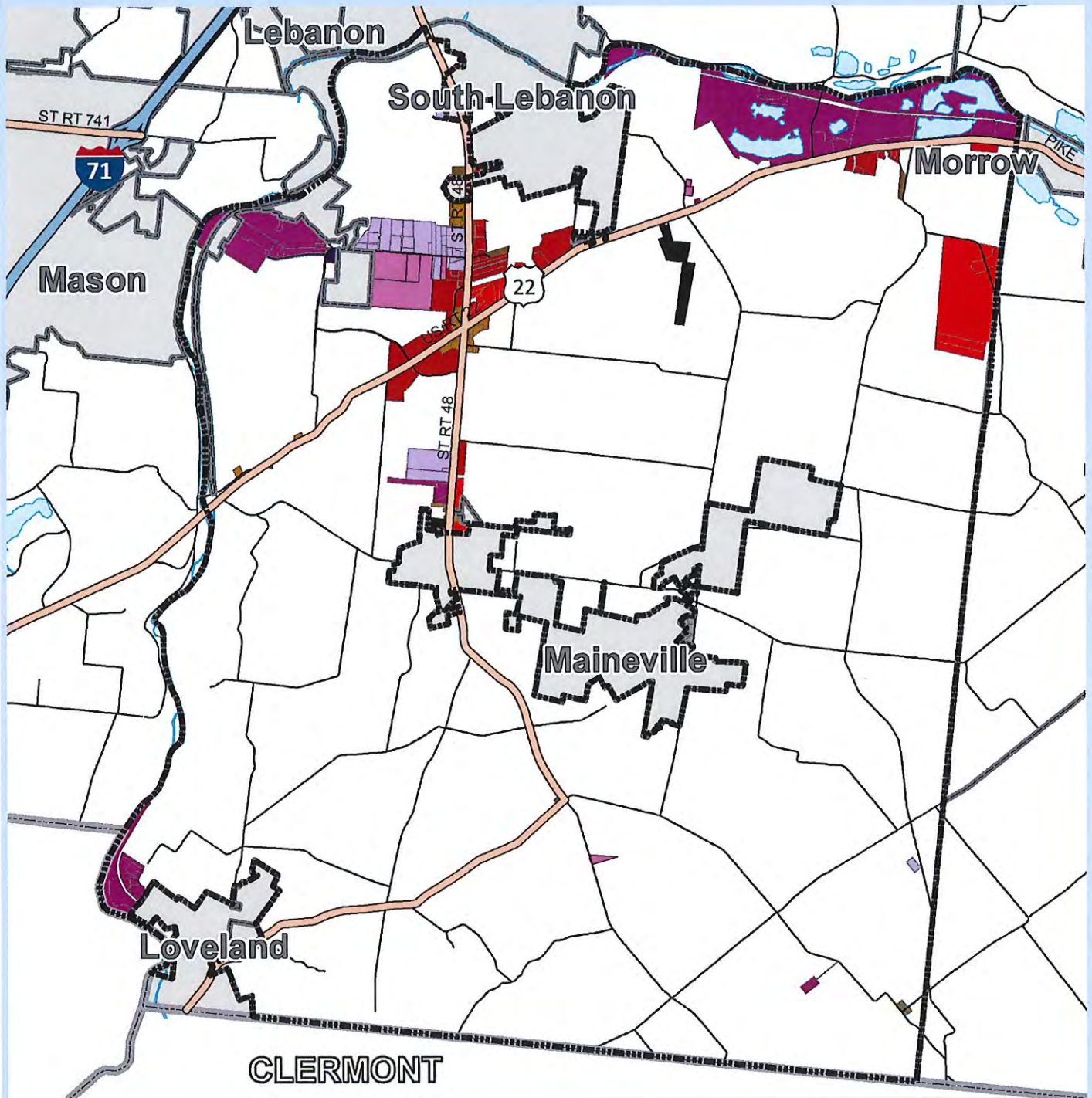
Discourage the conversion of lands designated as industrial to non-industrial uses.

When agricultural opportunities are exhausted, those buildings should be utilized for customary part-time, off-season minor and/or rural enterprises as a home occupation. PDR agreements should be structured to allow customary part-time or off-season minor rural enterprises, provided that they remain incidental to the agricultural use. Such agreements could be crafted so that farmers are allowed to conduct accessory uses necessary to generate additional income. An additional recommendation is to streamline the approval process for home occupation on working farms. The approval process should be simplified allowing zoning staff to review and approve or disapprove all customary part-time or off-season minor rural enterprises (Home-Based Occupations) on a case-by-case basis.





Hamilton Township Comprehensive Plan Commercial and Industrial Zones



Legend

- B-1 Neighborhood Business Zone
- B-1 PUD Neighborhood Business Zone
- B-2 General Business Zone
- B-2 PUD General Business Zone

- M-1 Light Industry Zone
- M-1 PUD Light Industry Zone
- M-2 Heavy Industry Zone
- M-2 PUD Heavy Industry Zone

Multiple Zones (Call TWP)



ECONOMIC DEVELOPMENT GOALS & VALUES

Hamilton Township plays a major role in economic development by allocating land for manufacturing and commercial uses, providing tax credits and incentives, and completing advanced planning to accommodate growth. In addition to these activities the Township can encourage high quality schools, zone for workforce housing for all income levels, ensure efficient permit processes, and provide parks and recreational activities that improve the Township's quality of life.

Hamilton Township residents working on the Comprehensive Plan identified important themes in relation to current and future growth. Residents would like a diversified economic base that provides a livable wage, a strong tax base, healthy natural environment, and an economically vibrant Highway 48 corridor. They see development of the Township's non-residential sector (Grandin Road) as critical and integral to the Township's continued quality of life. To this end, the Township should foster economic development by investing in infrastructure and amenities that create economic competitiveness and that builds a long term base for prosperity - economic returns with fiscal sustainability. The goal is that Hamilton Township's businesses are able to not only survive, but to thrive and grow. Their basic needs for infrastructure, workforce, and services can be met.

The following objectives were used as the foundation for economic development:

DEVELOP A STRONG FOUNDATION FOR ECONOMIC GROWTH:

Create and support a common strategy and coordinated private and public sector efforts around sustainable economic development for economic prosperity. Develop a variety of job opportunities that include professional and industrial as well as service opportunities.

ENHANCE ECONOMIC DEVELOPMENT FUNCTIONS

Coordinate with the Warren County Port Authority to improve the Townships outreach to new businesses, its response to economic development leads, and support of existing businesses.

STRENGTHEN PUBLIC-SECTOR ECONOMIC DEVELOPMENT TOOLS

Increase the value from the government as a partner by streamlining and enhancing permitting processes, simplifying zoning, developing business incentives, and evaluating the effectiveness of current industrial zoning districts.

PROVIDE INFRASTRUCTURE BUSINESSES NEED TO THRIVE

Enhance the direct physical infrastructure, transportation, and workforce housing availability to support businesses.

IMPROVE THE LIVABILITY OF THE TOWNSHIP

Strengthen the Township's livability through key urban design initiatives, advances in housing, improvements to the health, safety and environment, and by developing a viable, economically strong Township Center. In addition, quality of life can be improved by proactively developing amenities such as parks, streetscape improvements, bike lanes, and pedestrian-friendly streets, and by securing more local economic opportunities to reverse the commuting pattern and provide jobs closer to home.

CREATING A SKILLED & EDUCATED WORKFORCE:

Grow the economy through good planning for schools. Recognize that the quality of the Little Miami school district is related to economic development opportunities and the ability of the Township to provide a positive employment base for its residents on an on-going basis.



URBAN SERVICE AREA

Because of its strategic location and proximity to business, entertainment areas, and employment centers outside of the Township, Hamilton Township remains a predominantly residential community. The Township is faced with both tremendous opportunities and difficult challenges. In order to meet these challenges and preserve the distinctive character, services, and quality of life that Township residents have come to expect and appreciate, the Board of Trustees together with Township staff should pursue incentive programs. Incentive programs should include Tax Increment Financing (TIF), Community Development Block Grants (CDBG), and CRAs that will allow businesses and employers to invest in retaining and creating high wage job opportunities and value-added businesses. The Township should study economic incentives utilized by various communities and seek to implement those incentives that are appropriate. Initially the Township should put together an implementation task force for economic development to provide specific insight and recommendations to monitor and help implement the recommendations of this Plan.

In addition, to achieve this objective, it is critical that the Township continue to support and participate in partnerships with the County to promote economic development. Singular leadership and unilateral policy-making is seldom effective. Economic development strategies need to be developed in partnership with the public and private sectors at the county, regional and township level.

Above:
Typical Farm Setting
 Cincinnati, Ohio

Opposite Upper:
Parking Layout Design
 Oak Park, Illinois

Opposite Lower
Building Layout Example
 Town of Chapel Hill, North Carolina



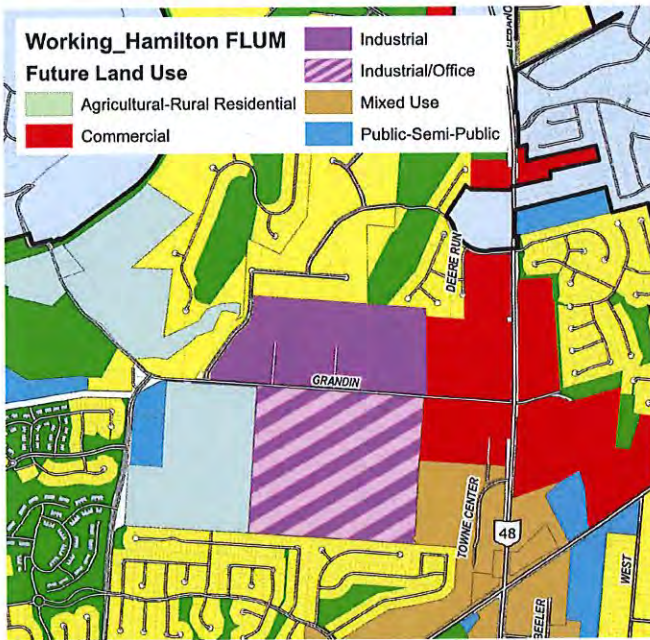
ECONOMIC DEVELOPMENT GRANDIN ROAD INDUSTRIAL DISTRICT

The Grandin Road Industrial District is located in northern Hamilton Township and includes developed properties and many under and undeveloped properties available for growth. This area, because of its location, topographical layout, current evolution of land uses, ease of access, and designation as a Community Reinvestment Area (CRA) provides an ideal setting for siting selected economic drivers. Logistical support for these economic drivers will be made easier by implementing the design of the Hopkinsville 2010 Access Management Plan and planned improvements to the King Avenue Bridge. The new King Avenue Bridge improvements coupled with the current zoning improves opportunities for continued industrial growth and expansion.

An analysis by the Warren County Regional Planning Commission was conducted to determine the impact of the Grandin Road Industrial District zoning — employment, and property value. The analysis projects the future development potential for the district assuming 15% of each parcel is undevelopable, removing portions that contain constraints to development such as floodplains and wetlands. The analysis estimates the impacts on the underdeveloped and undeveloped parcels.

Warren County has 14,723 acres designated as commercial use; the total property value (land and building) of those properties is \$2,449,070,370 or an average of \$166,343/acre. Grandin Road has a total of 222 acres of Industrial land zoned as Light Industrial and PUD Light Industrial. The potential property value of those properties is approximately \$36,928,146. The total assessed tax value (land and building taxable) of the properties from the entire county is \$857,186,370 or \$58,220/acre. Also as of July 2018 there were 78,842 jobs in the county and a density of 195 jobs/acre. These items are noted in Table (A) for the Grandin Road portion.

Table (A)



Grandin Road Industrial District			
Total Industrial and Commercial Area (Acres)	Total Properties Value (\$166,343/acre)	Total Tax Value (\$58,220/acre)	Total Jobs (195 job/acre)
222	\$36,928,146	\$12,924,840	43,290

The following are recommendations that will strengthen the Grandin Road Industrial District:

Establish A Primary Point of Contact

The land development approval process is unique to each township and Warren County, which can present a challenge for developers with project in multiple locations. The Township can facilitate economic development that meets the community's goals by a staff member as a single point of contact for initial development inquiries regarding commercial and large development projects of significant impact to the Township. This will allow for a consistent message to be communicated for all potential development projects. The single point of contact should be informed of and involved with developments of significant impact as well as the coordination with outside agencies regarding those projects. Close communication with the Warren County Port Authority will be important to ensure a consistent message and approach.

Provide a Clear and Predictable Development Process

Simplifying the development regulations and processes so that they are easier to understand and to administer. This begins with a full review of the subdivision, land development, zoning, and building permit review and approval processes to make sure that the regulations are coordinated and there are clear and consistent communications throughout the processes (among Township departments and with the development applicant going through the application process).

Promote New Industries

Additional industries support existing industrial uses and provide new job opportunities for the surrounding region. The appropriate zoning is available for new economic development opportunities. The approximately 33 parcels (371.69 acres) of industrially zoned land within the Grandin Road district and planned resources such as the four-lane corridors, water, sewer, gas, electricity, fiber, and the new King Avenue Bridge, make this district ideal for new industries.

As previously recommended, the zoning code, in particular the Light Industry District (M-1 zoning district) should be updated to allow the targeted industrial uses and to exclude non-residential uses that are low impact in terms of their fiscal impact to the Township.

The Township has many different economic tools it can use in order to spur economic development within this area. Some of these tools include a Tax Increment Financing District, and a Joint Economic Development District (JEDD).

Tax Increment Financing (TIF) Districts are an economic development tool whereby future increases in tax revenues, because of new development, can be used to finance debt issued to pay for such development as well as subsidize future redevelopment and infrastructure projects in the defined district.

Joint Economic Development District (JEDD) is an approach to solving economic development issues by providing local governments the ability to enter into legal agreements that will increase revenues and create jobs. The program (JEDD) is designed to encourage cooperation among local communities, and it is considered by many to be a mutually beneficial economic development tool. This cooperation takes the form of tax revenue sharing among municipalities and townships.

ECONOMIC DEVELOPMENT GRANDIN ROAD INDUSTRIAL DISTRICT

Development Readiness & Site Certification

These sites are construction ready, meaning that each site is ready for immediate development on day one— all utilities are on the property and have adequate capacity, and due diligence studies have been completed, and that all state and federal entities have provided concurrence with the studies. The Township can send a message to potential investors that they are ready for reinvestment by demonstrating development readiness—The Township has taken the necessary steps to ensure that private investment in redevelopment will not be hindered by existing zoning regulations or other land use policies. This may include training for public officials, evaluation and streamlining of development regulations and tools, marketing, and plan review processes.

In order to do so, the Township should review the Warren County Interstate Highway Overlay District. This district establishes the zoning for a PUD, the first stage of the PUD process is complete and as such commercial and industrial development goes through an accelerated PUD process that is not subject to a referendum.

In addition to the existing CRA the Township should review the benefits of establishing a Joint Economic Development District for the Grandin Road area. The JEDD would create a partnership between a municipality and the Township, with the goal of developing the Grandin Road area for industrial uses. The Township benefits from prime development opportunities and collects a portion of income tax. The JEDD could also be used to preserve a portion to the Township's unincorporated area boundary.

Reuse of Industrial Sites

The reuse of former industrial sites within the Grandin Road area offers opportunities for new industrial development. Hamilton Township, like many other communities, has experienced closed businesses, leaving abandoned industrial sites. Chief among the obstacles to productive reuse of these sites are environmental contamination and decay. The return of these sites to productive— and tax generating use may require the decision and action at the Township level; however, strategies to restore these sites are strengthened by Federal action to reduce regulatory barriers to reuse and to expand the availability of resources for brownfield remediation. The reuse of such sites could restore the Grandin Road District and strengthen the Township's economic base. Hamilton Township, the EPA, and the County should coordinate closely to identify and address barriers to redevelopment, including permitting and engineering approvals required to facilitate redevelopment of these sites.

The Township places a high priority on supporting the return of these sites to productive and beneficial uses and will work closely with state agencies and property owners to ensure that these sites's reasonably anticipated future use – industrial use – is compatible with the site's remedy. EPA's mission is to protect human health and the environment. EPA relies on engaged community stakeholders to bring their future land use goals and priorities to the table so that this information can be incorporated as part of the long-term stewardship of site remedies as well as cleanup planning and implementation.





Support the expansion of home-grown businesses in the small-scale manufacturing sector:

The nature of manufacturing has changed in recent years. A new breed of small-scale manufacturers has grown up across the country, producing everything from food products to apparel, furniture, household goods, metal works, craft beer, and specialty items. These businesses tend to emphasize quality and design rather than mass production. However, many craft-based manufacturers have developed national and even international markets for their products, which give them potential for growth and profitability. In order to attract these businesses, the Township should support the County's efforts towards the development of business incubators. These incubators may be able to offer amenities such as seed capital, business seminars, mentoring relationships, and meeting space to help welcome and nourish entrepreneurial development in the region.

Preserve Industrial Land

Place sufficient land in reserve to sustain economic growth without compromising the Township's quality of life. Industrial land within the Grandin Road Area that is being used for industrial purposes or currently vacant and considered prime should be reserved for industrial use. This can be accomplished by discouraging uses incompatible with industry on land that is presently zoned industrial. Where possible, land reconfiguration (subdivision and minimum lot sizes) to suit the needs of modern industry should be encouraged wherever it leads to more efficient use of the limited industrial land resource, in harmony with the surrounding environment.



Support Quality K-12 Education

The foundation of a good education begins at a young age; therefore, having a high-quality Little Miami School District is an important component to building a skilled workforce. Specific goals could also be set to ensure that students receive appropriate training, such as establishing science, technology, engineering, and math (STEM) programs, which help young people compete for jobs and advanced education in fields that use these skills. In addition to preparing local youth for success, a high-performing school district attracts young families and the businesses that want to employ them. Good schools could, therefore, help catalyze investment in the Township.

A high-quality public education system supports the local economy by helping to ensure the Township has workers with needed skills and by better preparing students for jobs. The Township can work closely with the Little Miami School District to build connections between government and the education sector. Options could include regular meetings with administrative staff and school board members. Potential avenues of exploration might include creating a mentorship program for high school students to teach them about different professions and better prepare them to enter the workforce. The Township may offer internships for high school or college students. Many students have volunteer requirements and want professional experience and can often help at little or no cost.

ECONOMIC DEVELOPMENT

TOWN CENTER & COMMERCIAL CORRIDORS

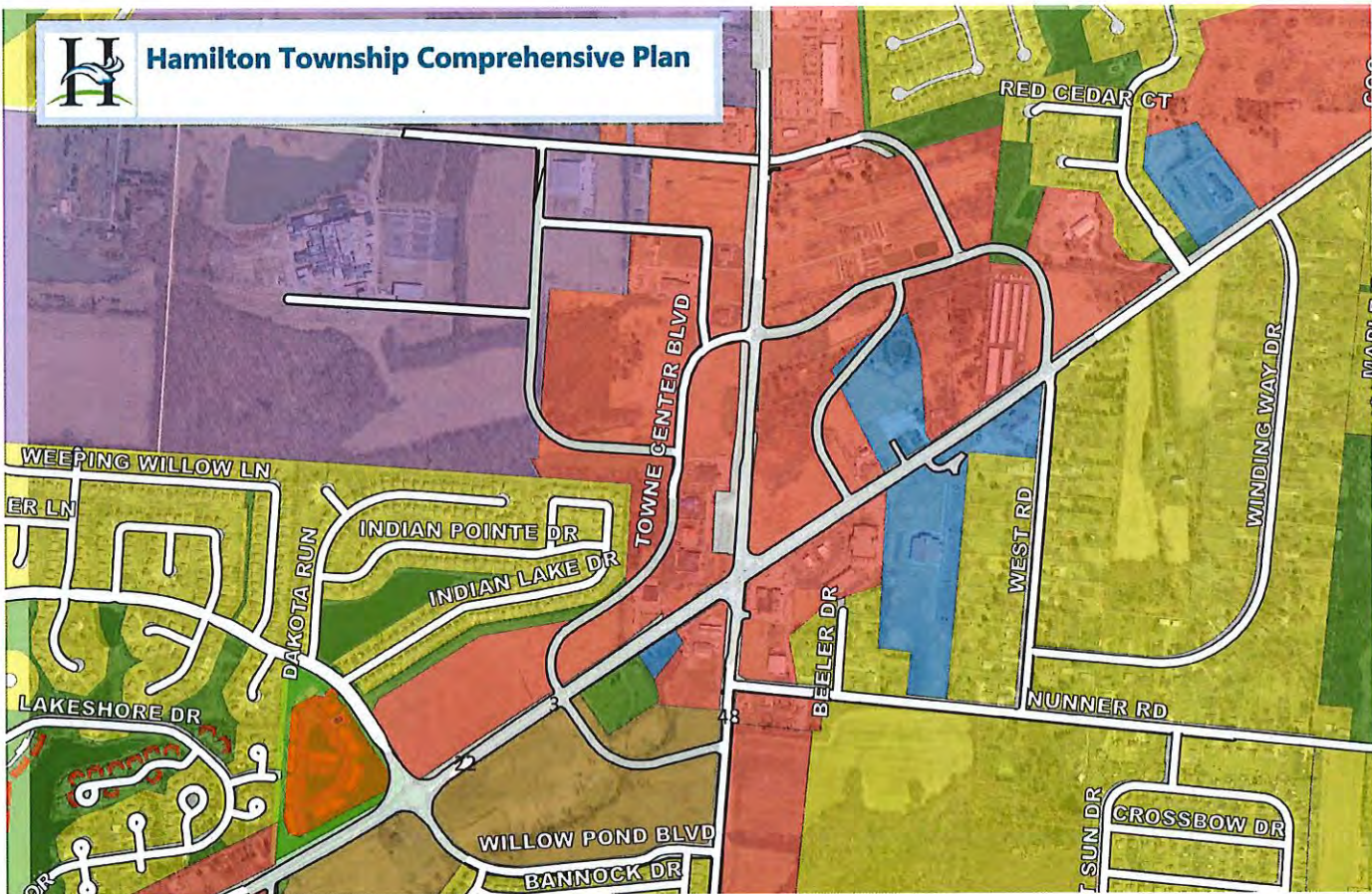


The American Planning Association, a national education and research non-profit of approximately 35,000 planning professionals, completed a national sample survey in April, 2014 regarding the economy and how communities of value are themselves economic drivers. Two-thirds of all respondents and 74% of millennials indicated a belief that investing in schools, transportation choices, and walkable areas are “better ways to grow the economy than traditional approaches of recruiting companies.” Hamilton Township residents and businesses both value a good quality of life. A variety of factors can improve quality of life, such as a thriving Township Center with neighborhood-serving shops and restaurants; green and open space; a variety of transportation choices, including options for walking, biking, driving, and cultural and community resources such as community centers, religious institutions, and other community gathering spaces.

Aesthetic improvements might include green infrastructure such as trees and other vegetation that help improve the pedestrian environment while absorbing rainwater and improving water and air quality. An improved quality of life and a distinctive identity will help the Township efforts in business retention, expansion, and establishment. A distinctive identity is also critical to the health of the tourism industry. The Township Center and Commerce Corridor are discussed in further detail in Chapter 4 – Sense of Place. The goal is to ensure the Township can accommodate and capture its projected share of regional economic growth, by actively recruiting desired new businesses and providing for retail and office space development in areas identified for growth

Above:
Rivers Edge
Design
Oakmont, Illinois





ECONOMIC DEVELOPMENT RURAL PROTECTION AREA



To establish an economically sustainable Township and to solidify the tax base, the Rural Protection Areas must contribute to the Township's economic development. The Township needs adequate revenues to support community services such as schools, roads, and emergency services. Careful planning can help ensure that economic development in the Rural Protection Areas strengthens the Township economy while protecting the environment and the rural quality of life. Emerging strategies include agritourism and ecotourism; sustainable agriculture; production and distribution of renewable energy, such as wind, solar; and green forms of economic development. Most of these strategies will require changes to the existing zoning and development code. The Township may also consider development standards to encourage cottage-industry businesses while minimizing any impacts. Cottage-industry standards should focus on the impacts or concerns, like traffic or parking, rather than specific cottage-industry uses. In addition, light manufacturing, agriculture-related industry, and on-farm sales, could be allowed on owner-occupied farms.

This section addresses economic development in the Rural Protection areas using the place-based approaches to economic development. This refers to strategies that build upon existing assets, takes incremental actions to Rural Protection Areas, and builds long-term value to attract a range of investments.



AGRITOURISM ECOTOURISM

Tourists are attracted to agritourism and ecotourism activities because they want to experience an intact rural landscape that is characterized by a meaningful sense of place— tours, pick-your-own, special events, and overnight stay. While agritourism and ecotourism can help protect the rural landscape, they are not viable when the character of the rural landscape is compromised. Therefore, building the Township’s agritourism and ecotourism base must be done in concert with the Comprehensive Plan’s recommendations for preserving rural character and natural resources.

The goal is to strengthen the Township’s economic vitality through the preservation and enhancement of local, nature-based recreational and agritourism. This Plan focuses on the following strategies: build networks, amend zoning for select uses, identify assets, conserve open space, preserve working farms, and to market and promote the Township as an ecotourism and agritourism destination. Such strategies will allow the Township to build a solid foundation for ecotourism and agritourism within the Rural Protection Areas that can be expanded on in the future.

AGRITOURISM:

Many challenges to traditional farming economies, including development pressures, rising costs, and falling prices, have forced farmers to explore a wide range of options to maintain financial viability. One way to support agricultural economic development efforts in the Rural Protection Area is to promote the diversification of farm-related activities and agritourism. Promotion typically takes the form of marketing of value-added, agriculturally related, tourism and accessory commercial uses on working farms. Promotion encourages a climate of entrepreneurship and innovation, attracting agricultural tourists, and promoting alternative forms of agriculture— it provides a link between urban consumers and farmers that can be valuable in sustaining farms. Direct sales to consumers can benefit small farms by channeling a greater share of urban residents’ spending on food and recreation back to the areas where food is grown.

Direct marketing is a means of identifying alternative income sources, preserving small farms, strengthening economic and social ties between farms and urban residents, and as an outlet for organic and specialty farm products. The following is recommended:

1. The Township may be able to make Township-owned sites available for temporary and permanent signage and for farm markets or special farming events. Implementation of this action may be most effectively assigned to the Hamilton Township Citizens Advisory Committee in collaboration with the Economic Development Director. The Township should also coordinate with the Warren County Visitors Bureau to create a single comprehensive directory of agritourism operations in Warren County.
2. Develop an agritourism marketing website that:
 - (a) provides an interactive and user-friendly interface for consumers to research and plan farm visits : and
 - (b) allows farmers to update information on their operations in real-time. The website should incorporate the centralized agritourism directory described above and also ensure an Internet presence for farmers without their own websites.



The terms agricultural tourism or agritourism are commonly used to describe any activity incidental to the operation of a farm that brings members of the public to the farm for educational, recreational, or retail purposes. Educational or recreational agritourism uses can include farm tours, farm classes, farm stays, corn mazes, harvest festivals, and other similar events. Use of farms for special private events, such as weddings, receptions, or private parties, may also be considered as an agritourism use. Ohio State legislation exempts agritourism from most zoning regulations, thus no amendments to the Hamilton Township Zoning Code are recommended, except to address special events. Special events, such as festivals, weddings, concerts, or art shows, should be addressed, as they have the potential for greater negative impacts.

The zoning code may allow a certain number of special events of a limited size by right, but require conditional use for larger or more frequent events. Provisions may include performance or operational standards addressing minimum parcel size, amplified sound, outdoor lighting, and the maximum number of guests allowed at events. The social aspects of agritourism are as important as the economic benefits, improving residents' access to food and improving quality of life.

ECOTOURISM

Rural lands and rural lifestyles are intrinsic, inalienable parts of Hamilton Township's character, history, culture, and quality of life. The Rural Protection Areas offer opportunities for recreation and ecotourism that enrich the experience of both residents and visitors and allows the Township to build a rural economy. Ecotourism targets an ecoconscious segment of the population that wants to engage in nature-related tourism on conservation lands while reducing the ecological footprint of their visit. Ecotourists learn about the ecosystems, traditions and cultures, without missing out on adventure, excitement, and relaxation and without harming the environment.

The specific goal is for the Rural Preservation Areas to better integrate ecotourism into their future economic development plans, as well as align the goals of ecotourism with the values of Hamilton Township residents. Rural landowners can earn revenues from tourism activities including traditional recreational activities such as hunting, fishing, observing wildlife, hiking, camping, canoeing, and swimming. For the Rural Protection areas of Hamilton Township, it's a win-win experience because of the support through employment and other means, but not at the expense of the rural environment or natural resources.

The Township, in partnership with the County and the Visitors Bureau should create a package of facilities and opportunities for nature-based recreation to attract nature-based tourists. The Township should consider expanding permitted uses to allow bed and breakfast establishments, bait and tackle shops, small cafes, nature centers, activities centers, museums, botanical gardens, and other eco-tourism facilities, such as kayak and bicycle rental and repair shops that are sensitive to the environment yet provide mobility to visitors and residents.

In addition, the Township should:

Identify ecotourism as a targeted industry within The Rural Protection Areas.

Allow ecotourism uses along the Little Miami River and within the Rural Protection Areas.

Preserve ecotourism opportunities by protecting natural resources.

Foster the development of a comprehensive blueways, trails, equestrian and bikeway system that provides for the protection of natural resources, scenic value, and eco-tourism (resource-oriented recreation). The Township should update the Hamilton Township Parks Master Plan to address this objective.



COTTAGE INDUSTRY

An industry where creation of products and services is home-based, rather than factory based. Products and services created by cottage industry are often unique and distinctive given that they are not mass produced. Cottage Industry examples include locksmiths, auto repair, computer repair, pottery, welding, childcare, specialty crafts like making soaps, candles, and jewelry, making baked goods and candies, catering, woodworking, landscaping, skill classes, and furniture remodeling. Allowing cottage industries could be an important part of the Township's rural economic development strategy. Allowing residents to start businesses gives people power over their own lives and lets them build wealth in their own communities. Business owners who also live in the community tend to spend more on local business services and keep more of their earnings in the local economy. They also have a vested interest in the Township and are less likely to move elsewhere in response to incentives offered by other communities.

The Township should allow flexibility in the development of cottage industry businesses on large rural lots (greater than 10 acres) when the use is consistent with public health and safety concerns. The land development regulations should include thresholds to allow for approval of small-scale rural home-based cottage industry businesses through a conditional use review and other mechanisms appropriate to the size, intensity, and impacts of such businesses. Amend the Zoning Code to allow cottage industries as integral parts of Rural Service Area. Currently the zoning code allows home occupation uses. Cottage Industry uses differs from home occupation because it is greater in intensity and allows for employees.

RURAL INDUSTRIAL PARK COZADDALE

Industrial parks grow opportunity. The Cozaddale Industrial Park is important to the Townships economies and reflects real opportunities and shared priorities to grow small, medium, start-up, entrepreneurial, and locally owned production, processing, warehousing, and distribution industries. There are two sectors well-suited to the Cozaddale Industrial Park that are growing and expected to continue to grow. These are:

1) **Agribusiness, Food Processing & Technology:**

Agribusiness, food processing and technology includes support activities for crop production, support activities for animal production, food processing, agricultural chemical manufacturing, agricultural implement manufacturing, food product machinery manufacturing, farm and garden equipment merchant wholesalers, farm product raw material merchant wholesalers, and farm supplies merchant wholesalers.

2) **Energy & Environmental Services:**

Energy and environmental services include suppliers of services, equipment and products which increase energy efficiency; as well as firms involved in providing access to and use of renewable energy (solar) sources through research and development, manufacturing and installation of renewable energy technologies. The environmental services sector also includes professionals, such as engineers, scientists, and lawyers, who provide technical and scientific expertise for a wide variety of environmental issues such as energy, remediation and restoration.



These two sectors also prove to be well-suited in terms of workforce development and will require a variety of potential workers at different levels, including entry level workers.

Hamilton Township and the region have many assets to offer the food processing sector. Large tracts of land are crucial for many companies, as is water supply, internet connectivity, and road access. The Township offers both an affordable business location and an excellent quality of life. These are the basic needs for most food sector businesses that Hamilton Township can meet. In addition, Hamilton Township is in close proximity to tourism communities and amusement parks and resorts (such as Kings Island, The Beach and Great Wolf Lodge), which can be important markets for food processors.

Hamilton Township has a vibrant farming and food community, with interest in facilitating the development of local food enterprises. Thus the recommendation is to retain the current Industrial FLUM designation in Cozaddale. Hartz Mountain in Pleasant Plain (Harlan Township) which primarily operates in the cat food business is an example of the type of business that the Cozaddale Industrial Park could attract.



AGRICULTURE COZADDALE

WORKING FARMS: The Township should support agriculture as a viable economic practice. The nation is undergoing a revolution in agricultural practices and the vision for rural Hamilton Township strongly supports expanding the role of agriculture in the future. A number of steps are listed to accomplish that vision; some are regulatory, others focus on awareness building and marketing.

Agriculture Promotion Strategies:

Identify forums to discuss ways to support local agriculture.

Raise awareness of the economic and health benefits of agriculture.

Developing a coordinated marketing effort promoting agritourism as a legitimate economic development activity and look for cross-promotion opportunities.

Identify the incubation paths towards agriculture-based economic activity: CSA's, farmers markets, suppliers to local restaurants and grocery stores.

Identify working farms that are eligible for the Clean Ohio Farmland Preservation Program.

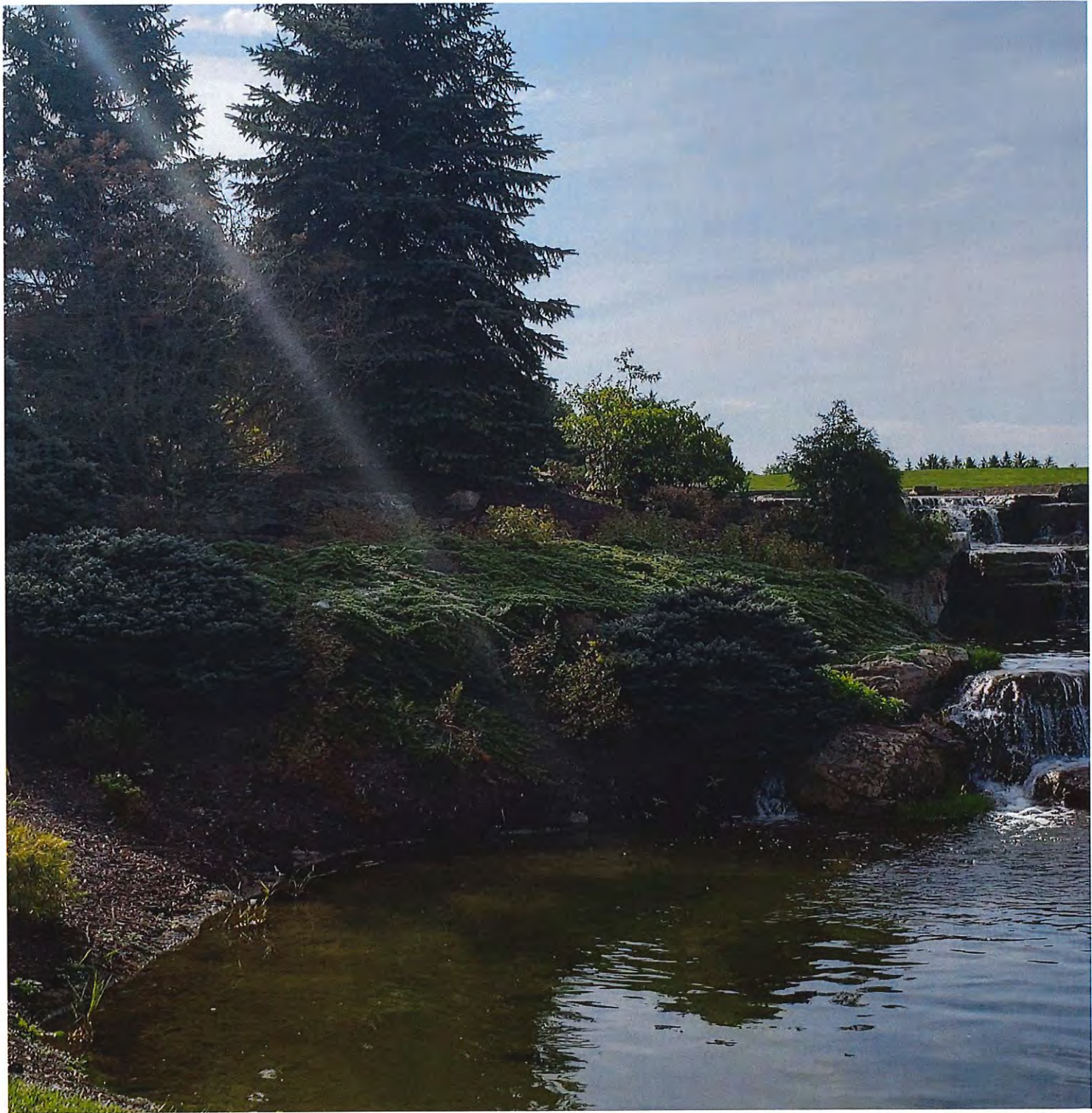
The Hamilton Township Zoning Code included several tools that protect working farms and rural character. A recent trend in farmland preservation and to maintain working farms is the development of agri-villages. The zoning code should be amended to allow this form of development in the transitional areas of the Township.



AGRI-VILLAGE DEVELOPMENT: Introduction of standards for an Agri-Village Planned Unit Development would allow for residential development to take place while keeping the agricultural land in the district financially productive. This type of development is directly linked to a working farm and what is typically identified as passive open space, under conservation development practices, would become active farmland. The farm becomes a part of the community, where residents can participate in agricultural activities, adults and children can learn about farming, and crops can be sold at the neighborhood farmers market or through a Community Supported Agriculture (CSA) program. An Agri-Village development could also celebrate environmental stewardship by incorporating green building practices and alternative sources of energy. Solar power, bio-fuel energy, and geothermal energy could power homes. On-site water and sewage treatment may be an option where public water and sewer service expansion is not feasible.

Aberlin Springs in Union Township, Warren County is an example of an agri-community. Aberlin Springs is a high-quality, vibrant place where people dine, purchase products directly from local food purveyors, or grow produce in community gardens or on a working farm. Aberlin Springs is using a variety of food-based strategies to enhance project marketability, developer returns, and residents quality of life. These strategies also support improvements to environmental sustainability, public health, and farm land preservation. This type of development complements the Township's goal for maintaining the rural character and encouraging working farms. Aberlin Springs was approved through the Planned Unit Development (PUD) process.

The Hamilton Township Zoning Code could be updated to encourage agro-communities in the Rural and Transitional areas within a PUD overlay. As an incentive, the PUD overlay should include the initial PUD standards (PUD Stage 1) and establish an accelerated review process, similar to the County's Interstate Overlay PUD process.



CHAPTER 7

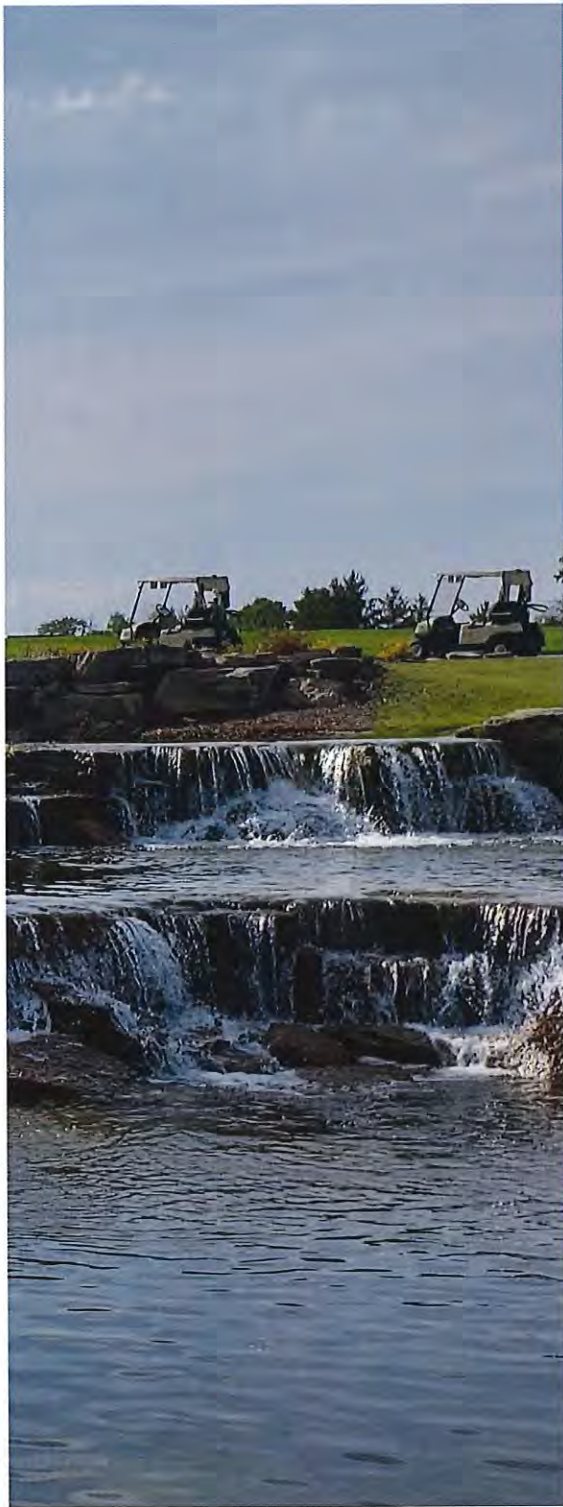
Implementation

Chapter 7 focuses primarily on the ways to achieve implementation through planning principals and techniques articulated in the Comprehensive Plan.

BACKGROUND

The Hamilton Township Comprehensive Plan, as a Township-wide plan, is implemented by the combined efforts of residents, businesses, neighborhoods, civic groups, and Township government. Many of the plan's policies reflect this shared responsibility for community action. The Township government has the primary responsibility to implement the Plan. Four key options for implementation available to the Township are the management of future development via the application of land use regulations (the Zoning Code); the allocation of public funds for physical improvements; requiring physical improvements or amenities that are developer driven; and the use of volunteer groups. A series of strategies; key recommendations; policy considerations; and objectives have been developed to guide implementation of the Plan. Key findings and recommendations discussed with the earlier sections of the Plan and paved the way for an Action Plan.

Throughout the life of the Comprehensive Plan, a monitoring and evaluation process should be conducted periodically to assess the effectiveness of the goals and policies and to identify ideas that may need to be added or modified in order to produce a result consistent with the Township's original vision and values. This chapter of the Plan should be viewed as an action plan and should be updated as progress occurs on these items. Many sources of information may be used during this process. Building permit records indicate whether new development activity is concentrating in the designated Urban Service Area, as described in the Comprehensive Plan. Departmental budgets and the Capital Improvement Plan (CIP) demonstrate whether adequate resources exist and if they are being allocated at a level sufficient to accomplish the Plan's objectives. Quality of life factors are tracked over time as they relate to the goals and policies of the Comprehensive Plan – such as environmental quality, physical health, economic vitality, social conditions, housing availability, and other factors. Also, public participation in the five-year Comprehensive Plan amendment process helps to identify unmet needs or new issues.



GENERAL IMPLEMENTATION STRATEGIES

STAFFING STUDY

A key implementation strategy is to conduct a ‘staffing study’ to determine short and long-term additions to all staffing areas to handle the anticipated workload that will be driven by comprehensive plan policies and future growth. More specifically, the study should (a) determine what skills current staff members possess, (b) identify deficiencies that must be addressed to implement the Comprehensive Plan, (c) define the type and number of positions to be added, and (d) create the appropriate job descriptions for the positions to be advertised and filled. Based on the results and recommendations of the staffing study, determine the budget requirements to hire and accommodate additional staff (salary, office space, equipment purchases, etc.). If budget limitations warrant, prioritize the filling of positions, and proceed with hiring for the positions identified as high priority.

CAPITAL IMPROVEMENTS PROGRAM

Develop a Capital Improvements Program (CIP) - Maintaining a CIP is important in meeting future needs and implementing the Comprehensive Plan. The Capital Improvements Plan is intended as a guide to assist the Township Trustees in the development of the Township’s budget. The CIP should include major capital projects that are: non-recurring; and have a “useful life” of ten (10) years or more. Projects included in the CIP addresses facilities development and/or improvements, infrastructure and large equipment needs.

DESIGN REVIEW

One of the biggest concerns of the Township is how the pieces of Township development fit together. The Township should establish design review standards and guidelines that addresses the “fit” and compatibility of a development within the context of its surrounding environment both visually and in terms of how well a project will function as a neighbor.

Review of projects should be based on urban and rural design standards and guidelines that includes policies and illustrations that cover height, bulk, architectural elements, landscape, signing, lighting, points of access, and many other details of building and site development. The Township could utilize the Zoning Board for design review, provided that the Zoning Board satisfies the minimum requirements of a Design Review Board. The Board’s purpose should be as follows:

- Improve communication and participation among developers, neighbors, and the Township early in the design and sighting of new development;
- Ensure that projects subject to design review are consistent with adopted design guidelines and help implement the Township’s Comprehensive Plan;
- Advocate for the aesthetic quality of Hamilton Township’s public realm;
- Encourage design and site planning that responds to context, enhances pedestrian characteristics, considers sustainable design practices, and helps make Hamilton Township a desirable place to live, work, and visit;
- Provide flexibility in the application of development standards; and
- Ensure that public facilities and projects within the Township wisely allocate the Township’s resources and serve as models of design quality.

IMPLEMENTATION MATRICES

PURPOSE

Putting the Plan into action is one of the most important, and arguably most challenging, aspects of the comprehensive planning process. Without viable, realistic mechanisms for implementation, the Township's vision and goals outlined in the Comprehensive Plan will be difficult to realize. The implementation matrices serve as that mechanism, ensuring that projects and initiatives are specifically targeted at achieving the goals stated in this Plan. This Chapter establishes a process to ensure the Plan functions as a living document, advancing the long-range vision for the Township, while also being responsive to changing conditions. The intended outcomes of these matrices are:

1. The strategic and coordinated execution of the goals and policies in the Plan.
2. Ensure the Plan is a living document, capable of responding to changing conditions and expanding information.

Projects, initiatives, and strategies have been organized by their estimated time frames into short-term, mid-term, long-term and on-going priorities; these must be balanced with timing, funding, and staff resources prior to execution. Other than the classification of these policies into short-term, mid-term, long-term, and ongoing, they are in no order of priority. The matrices will also serve as short-, mid-, and long-term work plans as well as important tools for identifying activities intended to help achieve the long-term vision articulated throughout the Plan. Finally, the time frames may be modified. Since the Township is continually changing, any specific strategy may be implemented as the Township deems necessary, regardless of the specific time frame indicated. This allows the Township flexibility shifting its resource use to the most important needs at any particular phase of the planning period.

STRUCTURE OF THE IMPLEMENTATION MATRICES

Five implementation matrices were created as tools to monitor and evaluate Plan implementation. Each matrix focused on a different element of the Plan (Chapters 2—6) to assist the user in quickly identifying information. The implementation matrices for Chapters 2—6 provide guidance about how to put the Plan to work and begin transforming ideas into action. The Plan has a long-term horizon, looking ahead to 2040, but the Implementation Plan focuses on near-term (1-4 years), and mid-term (4-10 years) actions that are necessary prerequisites to long-term results. The Matrix lists strategies, notes closely related elements, identifies future projects, and describes whether the strategy is ongoing. The Related Elements column highlights other strategies in the Plan that share a similar focus. The Matrix is intended to provide a quick view of future projects.

The best big idea is only going to be as good as its implementation. - Jay Samit

Hamilton Township Comprehensive Plan

Implementation Priorities

During the planning process, the Citizens Advisory Committee prioritized major implementation strategies. The Citizens Advisory Committee priorities are identified below with an explanation for each category. The top housing & land use, transportation & public utilities, sense of community, parks & recreation, and economic opportunities:

Housing & Land Use priorities:

1. Traditional neighborhood development standards
2. Buffer standards
3. Open space requirements

Transportation & Public Utility priorities:

1. Prioritize road and intersection improvements identified in Chapter 3
2. Update Hopkinsville 2010 Plan to incorporate the Township Center and Commerce Corridor
3. Incorporate zoning standards to ensure the construction of pedestrian and bicycle facilities with new development

Sense of Community priorities:

1. Identify gateways to The Township Center
2. Beautify the Commerce Corridor with street trees, landscaping and streetlights
3. Amend the zoning code to add the Riverfront Zoning District

Parks & Recreation priorities:

1. Update the Mounts Park Master Plan and identify Mounts Park development and improvements
2. Identify areas along U.S. 22 and S.R. 58 where pedestrian and bicycle traffic can be safely accommodated
3. Seek grant funds such as clean Ohio and OKI funds to implement trails

Economic Opportunity priorities:

1. Encourage public/private partnerships
2. Establish a JEDD for the Grandin Road Industrial District and work with the Warren county Economic Development department
3. Explore the idea of Community Reinvestment Areas to the Cozaddale Industrial Area

Implementation Table

HOW TO READ THE TABLES

The text boxes below offer a guide for reading through the implementation tables. Implementation actions are organized according to goals and action strategies. Additional information is also provided for each action to specify who is responsible for carrying out the action, and approximately how long it should take to carry out.

<p>Policy Terms</p> <p>The implementation tables are organized by responsibility, time frame and notes.</p> <p>Responsibility: Who is responsible to implement the action.</p> <p>Time frame: The estimated time to complete the action.</p> <p>Notes: Any specific terms that should be addressed.</p>	<p>Time Frame</p> <p>A general estimate of time needed to implement each action item is provided here.</p> <p>Short-term: 1-4 years</p> <p>Mid-term: 5-6 years</p>
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IMPLEMENTATION ACTION	LEAD ORGANIZATION	TIME FRAME	NOTES
Wayfinding: Develop a comprehensive wayfinding system along the Commerce Corridor and within the Township Center.	Hamilton Township	Mid-term	Work with ODOT and the Warren County Engineers office.

LEAD ORGANIZATION

The Hamilton Township Comprehensive Plan will be implemented by a variety of different entities. The lead organization(s) responsible for each action are listed first in bold followed by supporting organizations.

Notes

Miscellaneous notes and references to maps, figures, boxes, and other relevant action items are provided here.

Housing & Land Use

IMPLEMENTATION ACTION

Modify existing zoning districts to accommodate a variety of residential uses such as apartment houses, duplex, patio homes, zero-lot line housing; live-work units; and upper story residential uses; specifically, adjacent to the Township Center; along the Commerce Corridor; and within the Urban Service Area. Modifications to the Zoning Code to allow these uses should be developed in concert with design and buffer standards. Multi-family housing should be allowed in areas around the Township Center, the Commerce Corridor; and the Willow Pond area.

Update the Zoning Code to include standards for Traditional Neighborhood Development - Encouraging mixed use development and design based on historic compact development patterns.

Provide Density bonus for Visitability Housing - Incentivize the development of houses that meet visitability standards by providing density bonuses, allowing developers to build more units than would otherwise be permitted by the Zoning Code. Require the extra houses to comply with visitability standards.

Develop buffer standards that can provide a more harmonious transition between new residential subdivisions and established neighborhoods.

Include standards that are uniquely applied to urban development (within the Urban Service Area) and standards that preserve the rural character of southern Hamilton Township (outside the Urban Service Area).

Revisit the existing accessory apartment unit standards and process to determine whether an update is needed. Explore the standards from existing developments in Warren County such as Union Village, Aberlin Springs and Highlands at heritage Hills.

Commercial Apartments - Permit apartments in conjunction with commercial establishments in the Commerce Corridor and the Township Center.

Ensure that the Urban Service Area remains the primary growth area by focusing transportation; public services; and utility investments there.

Develop incentives that will encourage cluster/conservation development while discouraging both residential and commercial strip development.

LEAD ORGANIZATION	TIME FRAME	NOTES
Hamilton Township Zoning Commission Warren County RPC	Near Term	
Hamilton Township Zoning Commission	Near Term	
Hamilton Township Zoning Commission Warren County RPC	Near Term	
Hamilton Township Zoning Commission Warren County RPC	Near Term	
Hamilton Township Zoning Commission Warren County RPC Warren County Water & Sewer Department	Near Term	
Hamilton Township Zoning Staff Warren County RPC	Near Term	
Hamilton Township Zoning Commission Warren County RPC	Near Term	
Hamilton Township Zoning Commission Warren County RPC Warren County Water & Sewer Department	Near Term	
Hamilton Township Zoning Staff/ Zoning Commission Warren County RPC	Near Term	

Housing & Land Use

IMPLEMENTATION ACTION

Revise the Zoning Code to include provisions that enforces the rural character within the Rural Protection Areas. These provisions should include standards for the following:

1. A rural PUD
2. Agri-subdivisions
3. Conservation Development (Revised Standards)
4. Buffers and screening from public roadways
5. Building placement
6. Green streets
7. Stormwater management
8. Rural lighting and signage
9. Sewer service
10. Required open space
11. Natural resource protection

Update the Zoning Code to require open-space in all major subdivisions. Establish different and appropriate standards for open-space in the Rural Service Area versus open-space in the Urban Service Area.

Establish natural resource and open space requirements for all residential development and limit the extent to which a non-residential site can be covered by impervious surfaces. Requirements should specify minimum areas that must remain undisturbed and available for storm water infiltration and site vegetation.

Establish a minimum resource protection buffer along wetlands, perennial rivers, and streams. Use the Warren County Zoning Code as a model (streamside setbacks).

Develop a regulation to restrict light pollution, controlling foot-candles, specifying down-lighting, and a maximum height for cut-offs / directional parking and other light luminaries.

Work to sustain agriculture and forestry as viable industries in the Rural Protection Area by guiding residential development away from large and productive agricultural lands and inform farmers about the Clean Ohio Farmland Preservation Program.

LEAD ORGANIZATION	TIME FRAME	NOTES
Hamilton Township Zoning Staff/ Zoning Commission Warren County RPC	Mid Term	
Hamilton Township Zoning Staff/ Zoning Commission Warren County RPC	Mid Term	
Hamilton Township Zoning Staff Warren County RPC Warren County Engineer's Office	Mid Term	
Hamilton Township Zoning Staff Warren County Soil & Water Conservation District Warren County RPC	Mid Term	
Hamilton Township Zoning Staff Warren County RPC	Mid Term	
Warren County RPC Warren County Soil & Water Ohio Department of Natural Resources	Near Term	

Housing & Land Use

IMPLEMENTATION ACTION

Review the effectiveness of the Conservation Development option with, a particular focus on the organization, structure, and requirements of the Conservation Development option. These requirements should be redrafted to clarify intent, streamline requirements to achieve intent, and clearly define process, procedures and approvals. Create additional incentive to encourage the use of conservation development and ensure that the required open space percentage, required minimum lot size, and required water and sewer do not preclude the use of conservation development.

Develop rural design standards that would be applied to major subdivisions, PUDs, and conservation developments within the Rural Service Area. These standards should include requirements for enhanced landscape buffering, perimeter buffers, appropriate street frontage, and appropriate roadway access design. Require landscape buffers along roadways, associated with new residential developments, to preserve open space and green corridors.

Establish density and development standards for the Transitional Zone as identified on the FLUM and revise the Zoning Code to implement the following:

1. A lower density of one unit per 3 acres in Rural Service areas.
2. A density of one unit per 2 acres in the Transitional Zone areas.
3. A density of one unit per acre in the Mixed Residential areas.

Create a system of delivering information to residents notifying them of policy and regulation changes. Timely notification for review and comment on new regulations and policies before they are adopted.

LEAD ORGANIZATION	TIME FRAME	NOTES
Hamilton Township Zoning Staff/ Zoning Commission Warren County RPC Warren County Water & Sewer Department	Mid Term	
Hamilton Township Zoning Staff Warren County RPC	Mid Term	
Hamilton Township Zoning Staff/ Zoning Commission Warren County RPC	Mid Term	
Hamilton Township Staff	Mid Term	

Transportation & Public Utilities

IMPLEMENTATION ACTION

Further analyze, prioritize, and coordinate the recommended road and intersection improvements identified in Chapter 3 (pages 68 & 81) with the Warren County Engineer's Office. The roadway improvements identified in the Hamilton Township Land Use Plan 2006 are still valid and should be implemented.

Update the Hopkinsville 2010 Access Management Plan to implement the transportation policies and goals articulated in the Comprehensive Plan and to establish the Township Center and Commerce Corridor.

Review ODOT's recommendations from the Corridor Study—WAR-U.S. 22-2.00 and identify and implement the preferred alternative for traffic flow improvement along U.S. 22 & S.R. 3. This will include coordination with ODOT, County Engineer's Office and OKI.

Implement the recommendations of the Southwest Warren County Transportation Study, in particular, to widen S.R. 48 between US 22 & SR 3 and Mason-Morrow-Millgrove-Road. The Southwest Warren County Transportation Study, and the ODOT Corridor Study—WAR-U.S. 22- 2.00 should be comprehensively reviewed and implemented in coordinated manner.

Consider the adoption of a Complete Streets resolution and ensure that these concepts are applied to development areas for Willow Pond and Stephens Road.

Revise zoning standards to ensure the construction of pedestrian and bicycle facilities within new development, recognizing the need for different design elements in urban growth areas and rural areas.

The Township should prioritize road maintenance and actively seek OPWC funds for upkeep. Priority should be placed on roads also identified on the ODOT's High Risk Rural Road Lists.

LEAD ORGANIZATION	TIME FRAME	NOTES
Hamilton Township Public Works Department Warren County Engineer's Office Ohio Department of Transportation	Near Term	
Hamilton Township Public Works Department Township Administrator Warren County Engineer's Office Ohio Department of Transportation Warren County RPC	Near Term	
Hamilton Township Public Works Department Warren County Engineer's Office Ohio Department of Transportation	Near Term	
Hamilton Township Public Works Department Warren County Engineer's Office Ohio Department of Transportation	Near Term	
Hamilton Township Zoning Staff Warren County Engineer's Office Warren County RPC	Near Term	
Hamilton Township Zoning Staff Warren County Engineer's Office Warren County RPC	Near Term	
Hamilton Township Public Works Department Warren County Engineer's Office Ohio Department of Transportation	Near Term	

Transportation & Public Utilities

IMPLEMENTATION ACTION

Work with the Warren County Engineer's Office and ODOT to implement a multi-modal roadway system that considers providing facilities for pedestrians and bicyclists in the design and planning stage of principal or minor arterial road construction and reconstruction projects with special emphasis placed on travel barrier removal and safety for bicyclists and pedestrians in the U.S. 22 & S.R. 3 and S.R. 48 travel corridors.

Public Service Limitation - Limit the extension of sewer services into outlying areas to prevent sprawling development patterns and to preserve the Rural Protection Areas. Use the Urban Service Area boundary as a guide to limit expansion in the Rural Protection Areas.

In cooperation with the RPC and the Warren County Engineer's Office, develop road cross sections that are more appropriate for the rural subdivisions and that minimizes the environmental footprint. The design of rural streets should also incorporate "Green Streets" principles.

Allow the construction of small sewage treatment facilities in the Rural Protection areas to serve Industrial development within the Cozaddale Industrial areas and conservation subdivisions. Investigate the use of small sewage treatment facilities within Warren County developments such as Aberlin Springs (Union Township).

Participate in the Countywide review of access management standards.

LEAD ORGANIZATION	TIME FRAME	NOTES
Hamilton Township Public Works Department Hamilton Township Zoning Staff Warren County Engineer's Office Warren County RPC	Mid Term	
Hamilton Township Zoning Staff Warren County RPC Warren County Water & Sewer Department	Mid Term	
Warren County RPC Warren County Engineer's Office Township Zoning Staff	Mid Term	
Hamilton Township Administrator Hamilton Township Zoning Staff Warren County Health Department Warren County RPC	Mid Term	
Hamilton Township Public Works Department Warren County Engineer's Office	Mid Term	

Sense of Community

IMPLEMENTATION ACTION

<p>Identify gateways to The Township and the Township Center and develop a coordinated set of design plans for all gateways to create a uniform sense of arrival at the entrances of the Township and the Township Center.</p>
<p>Residents Participation - Include Township residents on committees and advisory boards that provide additional input and comment to the Township Trustees. Continue to utilize the Hamilton Township Citizens Advisory Board for event planning; economic development; park improvements and guidance on quality of life issues.</p>
<p>Research opportunities for additional community events within the Township such as farmer's markets, community garage sales, community clean-up days, or other similar activities to help bring the community together.</p>
<p>Utilize the Hamilton Township Citizens Advisory Board to explore opportunities for bringing the community together for social interaction and networking through special event offerings.</p>
<p>Use resources such as the Township website; the Citizens Advisory Committee; or Facebook, to promote Township events and activities.</p>
<p>Develop a Master Plan for the Commerce Corridor that established uniform standards for streetscape elements. The Master Plan should address a wide range of elements including sidewalks, bicycle facilities, landscaping, signage, crosswalks, lighting and other streetscape amenities.</p>
<p>Develop a Tax Incremental Financing (TIF) for the Commerce Corridor to fund streetscape, roadway, pedestrian, and other infrastructure improvements that will serve as a catalyst for business attraction.</p>
<p>Beautify the Commerce Corridor with street trees, landscaping, streetlights, wayfinding signage, street furniture, and paving materials, consistent with the master plan.</p>
<p>Amend the zoning code to add the Riverfront Zoning District</p>

LEAD ORGANIZATION	TIME FRAME	NOTES
Hamilton Township Administrator Hamilton Township Economic Development Warren County Engineer's Office Ohio Department of Transportation	Near Term	
Hamilton Township Trustees	Near Term	
Hamilton Township Citizens Advisory Board Hamilton Township Community Events Coordinator	Near Term	
Hamilton Township Citizens Advisory Board Hamilton Township Community Events Coordinator	Near Term	
Hamilton Township Citizens Advisory Board Hamilton Township Community Events Coordinator	Near Term	
Hamilton Township Zoning Commission Hamilton Township Zoning Staff Warren County RPC	Near Term	
Hamilton Township Economic Development	Near Term	
Hamilton Township Public Works Hamilton Township Administrator	Near Term	
Hamilton Township Zoning Commission Hamilton Township Zoning Staff Warren County RPC	Near Term	

Sense of Community

IMPLEMENTATION ACTION

Build a land assembly team, a strong team that can work together throughout the process to understand the elements involved in land assemblage. The team should include developers, real estate professionals, economic development professionals, lenders, and public partners. Upon acceptance of a site for the Township Center, the Township should implement the following:

1. Establish a tax increment financing district;
2. Conduct a Market Study;
3. Rezone the site, and
4. Develop a Master Plan

Rezone the Town Center area for development in more compact form that results in an arrangement of buildings, streets and public spaces that maximizes utilization of the land. For example, buildings have multiple stories that are situated in close proximity to streets and each other. Open space and parking are limited to small spaces that do not interrupt the built environment.

Accommodate pedestrian safety within the Township Center and along the Commerce Corridor by:

1. Adopting a complete streets policy defining requirements for street and sidewalk improvements.
2. Installing pedestrian crossings that also serve as beautification opportunities.
3. Requiring all new development within the Township Center and along the Commerce Corridor to provide sidewalks or pedestrian/bicycle access paths at the time of permit approval.

Wayfinding: Develop a comprehensive wayfinding system along the Commerce Corridor and within the Township Center.

LEAD ORGANIZATION**TIME FRAME****NOTES**

Hamilton Township Economic Development
Hamilton Township Zoning Commission
Hamilton Township Administrator

Mid Term

Hamilton Township Zoning Staff
Hamilton Township Zoning Commission

Mid Term

Hamilton Township Public Works Department
Hamilton Township Zoning Staff
Hamilton Township Administrator
Warren County Engineer's Office
Warren County RPC

Mid Term

Hamilton Township Administrator
Hamilton Township Public Works Department
Ohio Department of Transportation
Warren County RPC

Mid Term

Parks & Recreation

IMPLEMENTATION ACTION

Utilize the Advisory committee to help coordinate future park and recreation improvement and expansion efforts.

Designate or hire a staff member whose duties include planning, organizing, and executing recreational programs and who will be responsible for park planning and development.

Identify areas on or along roadways, such as U.S. 22 and S. R. 48, where pedestrian and bicycle traffic can be safely accommodated.

Prepare a prioritization schedule of all future trail projects and cooperate with ODOT and The Engineer's Office to extend linkages to the Little Miami Trail and to the Township Center. Implement such trails in accordance with the Hamilton Township Parks and Recreation Plan.

Continuously seek grant funds, such as Clean Ohio funds and OKI funds, to implement trails. Establish a reserve fund that will be use as a match for grant applications and assign grant writing responsibilities to the Township staff.

Review the Hamilton Township Parks and Recreation Plan and execute strategic steps to accomplish its objectives.

Revise the Zoning Code to require open space and recreational facilities in all new major subdivisions.

Coordinate recreation programs with the Little Miami School District to provide comprehensive, complimentary and efficient recreation programming opportunities.

Collaborate with private recreation providers to expand recreational opportunities and program offered to the Township residents, in particular at Marr Park.

LEAD ORGANIZATION	TIME FRAME	NOTES
Hamilton Township Administrator Hamilton Township Advisory Committee	Near Term	
Hamilton Township Administrator	Near Term	
Hamilton Township Zoning Staff Warren County RPC Warren County Engineer's Office Ohio Department of Transportation	Near Term	
Hamilton Township Administrator Warren County RPC Warren County Engineer's Office	Near Term	
Hamilton Township Administrator Hamilton Township Economic Development	Near Term	
Hamilton Township Administrator Hamilton Township Public Works Department	Near Term	
Hamilton Township Zoning Staff Hamilton Township Zoning Commission Warren County RPC	Near Term	
Hamilton Township Administrator Little Miami & Kings school districts Hamilton Township Community Events Coordinator	Near Term	
Hamilton Township Administrator Hamilton Township Community Events Coordinator	Near Term	

Parks & Recreation

IMPLEMENTATION ACTION

Update the Mounts Park Master Plan and identify Mounts Park development and improvements as the Township's chief project for parks and recreation investment. Evaluate the Mounts Parks Plan along within the recommendations of this plan and strategically determine which projects are achievable in the short, mid, and long-term based on Township support and financial capabilities.

Create a program to provide outreach to school districts regarding funding, grant rounds and development of grant applications to acquire parkland and develop recreation facilities to be used for close-to-home recreations.

Prioritize the improvements for Marr, Testerman; and Bigfoot Run Dog parks. Implement improvements based on Township support and financial capabilities. Maintain Munitions Park as undeveloped open space.

LEAD ORGANIZATION**TIME FRAME****NOTES**Hamilton Township Administrator
Citizens Advisory Committee

Mid Term

Hamilton Township Administrator

Mid Term

Hamilton Township Administrator
Hamilton Township Public Works Department

Mid Term

Economic Opportunities

IMPLEMENTATION ACTION

Emphasize and promote tourism as an industry. Work with the Warren County Visitors Bureau to determine how future parks and recreation improvements can complement and enhance the local tourism economy.

Work with the Warren County Visitors bureau to highlight and expand the promotion of niche tourism sectors such as Agri-tourism and Eco-tourism.

Capitalize on the county's tourism through publication of recreational site locations and activities, public waterfront access locations, and Township programs and events.

Identify infrastructure improvements (roads, bridges, fiber optics, water and sewer) needed to attract and retain the Township's economic base.

Create a strategy to aggressively market Hamilton Township to industrial and commercial prospects. Target the industries and businesses identified with the plan and businesses that maintain and enhance the Township's quality of life.

Develop programs which assist small business and cottage industries with marketing of products and services.

Design a marketing brochure for prospective businesses and developers highlighting the positive aspects of the Township, such as: high customer base; quality neighborhoods and parks; the Little Miami School district; and the availability of land.

Continue to foster and encourage public/private partnerships to invest in Hamilton Township by using available public funding to further leverage private investments.

In corporation with the Warren County Economic Development department, investigate funding opportunities from the federal government, state, or local sources for the purchase, demolition, clean up, and/or remediation of vacant industrial properties in the Grandin Road Industrial District.

LEAD ORGANIZATION	TIME FRAME	NOTES
Hamilton Township Economic Development Warren County Visitors Bureau	Near Term	
Hamilton Township Economic Development Warren County Visitors Bureau	Near Term	
Hamilton Township Economic Development Hamilton Township Community Events Coordinator	Near Term	
Hamilton Township Economic Development	Near Term	
Hamilton Township Economic Development	Near Term	
Hamilton Township Economic Development Warren County RPC	Near Term	
Hamilton Township Economic Development	Near Term	
Hamilton Township Economic Development	Near Term	
Hamilton Township Economic Development	Near Term	

Economic Opportunities

IMPLEMENTATION ACTION

Revise the Zoning Code to include provisions that enforces the rural character within the Rural Protection Areas and promote economic opportunities. These provisions should include standards that allows the following under limited conditions:

1. Cottage Industries
2. Eco-Tourism
3. Agri-Tourism
4. Non-agricultural home uses on active farms

Establish a JEDD for the Grandin Road Industrial District and work with the Warren County Economic Development department towards developing and providing incentives for businesses to locate within this district; providing necessary infrastructure investment; and developing a targeted approach to attracting investment.

Apply for grants and loans from Ohio Public Works Commission (OWPC) and similar organizations to implement streetscape improvements within the Commerce Corridor.

Establish PUD Stage 1 Standards for the Cozaddale Industrial Areas and apply the accelerated PUD process allow under Ohio Revised Code Section 303.022 (C) to industrial uses. Promote the uniqueness of the Cozaddale Industrial Areas. Use the Warren County Zoning Code's Interstate Highway Overlay District as a model.

Consider applying a Community Reinvestment Areas (CRA) to the Cozaddale Industrial Area. The CRA is administered by Warren County and provides real property tax exemptions to businesses making investments. The benefits of this designation should be used to help attract new development and job creation activities.

Revise the zoning code to allow Small-Scale Industrial uses within the Commerce Corridor.

Evaluate the feasibility of a county "brand" for products made in Warren County. The brand is a logical choice for marketing agricultural, food and products that are literally grown and produced in the county.

LEAD ORGANIZATION**TIME FRAME****NOTES**

Hamilton Township Economic Development
Hamilton Township Zoning Commission
Warren County RPC

Mid Term

Hamilton Township Economic Development
Warren County Economic Development
Department

Mid Term

Hamilton Township Public Works Department
Hamilton Township Zoning Staff

Mid Term

Hamilton Township Zoning Staff
Warren County RPC

Mid Term

Hamilton Township Economic Development

Mid Term

Hamilton Township Zoning Staff
Hamilton Township Zoning Commission

Mid Term

Warren County Farm Bureau
Hamilton Township Economic Development

Mid Term