



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

406 Justice Drive, Lebanon, Ohio 45036

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

GENERAL SESSION AGENDA

May 23, 2023

- #1** **Clerk — General**
- #2** **9:00** **Work Session— Chris Brausch, Sanitary Engineer, Relative to Morrow Area Sewer Service**
- #3** **9:45** **Work Session — Work Session — Susanne Mason, Program Manager of Warren County Transit Service, Relative to UTS Contract Amendment**

The Board of Commissioners' public meetings can now be streamed live at [Warren County Board of Commissioners - YouTube](#)

APPROVE REQUISITIONS AND AUTHORIZE 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.

M moved for adoption of the foregoing resolution being seconded by M. Upon call of the roll, the following vote resulted:

M
M
M

Resolution adopted this 23rd day of May 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

/tao

cc:

Commissioners' file

REQUISITIONS

Department	Vendor Name	Description	Amount
ENG	REQ BLANKET VENDOR	ENG. TEMPORARY ENTRANCE AND WO	\$ 1.00
JUV	FOCUS ON YOUTH INC	JUV RECLAIM EMERGENCY FOSTER C	\$ 3,858.75
GRA	RECREATIONS OUTLET INC	GRA - FY21 PLEASANT PLAIN PLAY	\$ 48,423.50
TEL	CBTS HOLDCO LLC	TEL- ENTERPRISE BACKUP SYSTEM RFP	\$ 256,606.27

PO CHANGE ORDERS

Department	Vendor Name	Description	Amount
WAT	RFQ BLANKET VENDOR	WAT CAPITAL PURCHASES	\$ 5,000.00 INCREASE

5/23/2023 APPROVED:

Tiffany Zindel, County Administrator

CONSENT AGENDA*

May 23, 2023

Approve the minutes of the May 16, 2023, Commissioners' Meeting.

PERSONNEL

1. *Approve pay increase for Dave Rentz and temporary pay increase for Connor Davis and John Kendrick within W/S*

GENERAL

2. *Advertise for bids for the 2023 Pier Wall Project*
3. *Enter into agreement with CBTS Technology Solutions, Inc. for enterprise back up system on behalf of Telecommunications*
4. *Advertise for bids for the As Needed Sanitary Point Liner Repairs Project*
5. *Enter into agreement with BYU Idaho Career Center Master Internship on behalf of Children Services*
6. *Approve addenda to placement agreement with Necco, Inc. on behalf of Children Services*
7. *Enter into agreement with Ohio CSEA Directors' Association on behalf of Child Support*
8. *Enter into temporary entrance and work agreement with Rodney and Lisa Greely relative to the culvert replacement on Wilmington Road*
9. *Approve contract with Focus on Youth for Emergency Foster Care Program on behalf of Juvenile Court*
10. *Approve classroom training agreement on behalf of OhioMeansJobs*
11. *Enter into office space reimbursement agreement with OhioMeansJobs*
12. *Approve MOU and agreement for school resource Deputy with St. Margaret of York on behalf of Sheriff's Office*
13. *Approve Task Completion Reports for Central Square Technologies on behalf of Telecommunications*
14. *Authorize filing of application with the Ohio Department of Transportation relative to the FY 2024 Ohio Transit Partnership Program*
15. *Authorize Director of Grants Administration to electronically sign single event deviation agreement with UZA Partners*
16. *Enter into water service agreement with MJB Property Investments, LLC for property at 5777 Bunnell Hill Road*
17. *Transfer various equipment no longer needed by Facilities Management and Telecommunications to various townships and vendors*
18. *Acknowledge payment of bills*
19. *Approve various performance bond reductions*
20. *Approve final plats*

FINANCIAL

21. *Approve supplemental adjustment into Court Building Construction 4494 and Gasoline Rotary 6650*
22. *Approve appropriation adjustments from Commissioners 11011110 into Common Pleas Court 11011223, Information Technology 11011400 and Sheriff's Office Corrections 11012210 for payouts*
23. *Approve appropriation adjustments within Children Services 2273, Commissioners 11011110, and Probate Court 11011250*

**Please contact the Commissioners' Office at (513) 695-1250 for additional information or questions on any of the items listed on the Consent Agenda*

FOR CONSIDERATION NOT ON CONSENT AGENDA

1. Authorize County Administrator or Deputy County Administrator to sign application with Crum & Forster for the provision of excess cyber insurance
2. Cancel regularly scheduled Commissioners' Meeting of Thursday May 25, 2023.

AUTHORIZE COUNTY ADMINISTRATOR OR DEPUTY COUNTY ADMINISTRATOR TO SIGN APPLICATION WITH CRUM & FORSTER FOR THE PROVISION OF EXCESS CYBER INSURANCE

WHEREAS, this Board wishes to procure additional cyber liability coverage beyond the scheduled coverage provided through CORSA for policy period commencing May 1, 2023; and

WHEREAS, such coverage would be provided by Crum & Forster, an excess carrier, and requires an application in order to bind such coverage; and

NOW THEREFORE BE IT RESOLVED, to authorize the County Administrator or Deputy County Administrator to sign the C & F Cyber Excess Cyber Insurance CORSA Application; application attached hereto.

M moved for adoption of the foregoing resolution, being seconded by
M . Upon the call of the roll, the following vote resulted:

M
M
M

Resolution adopted this day of May, 2023.

WARREN COUNTY BOARD OF COMMISSIONERS

Tina Osborne, Clerk

HR/ Excess Cyber Application

C: Crum & Forster
Adam Balls, World Risk Management
CORSA
Tammy Whitaker, OMB
Property & Casualty File

RECEIVED
2023 MAY 19 AM 9:15
WARREN COUNTY
CLERK'S OFFICE



CRUM & FORSTER[®]

A FAIRFAX COMPANY

305 MADISON AVENUE, MORRISTOWN, NJ 07962

C&F Cyber EXCESS CYBER INSURANCE CORSA APPLICATION

NOTICE: THE CYBER LIABILITY COVERAGES UNDER THE POLICY FOR WHICH THIS APPLICATION IS MADE ARE WRITTEN ON A CLAIMS MADE AND REPORTED BASIS, MEANING COVERAGE APPLIES ONLY TO **CLAIMS** FIRST MADE AGAINST THE **INSURED** AND REPORTED TO THE **INSURER** DURING THE **POLICY PERIOD**, OR DURING ANY APPLICABLE EXTENDED REPORTING PERIOD. AMOUNTS INCURRED AS **CLAIMS EXPENSES** SHALL REDUCE AND MAY EXHAUST THE AGGREGATE LIMIT OF LIABILITY AND SHALL ALSO BE APPLIED AGAINST THE **RETENTION**. CAREFULLY READ THE ENTIRE POLICY FOR WHICH THIS APPLICATION IS MADE. WORDS AND PHRASES WHICH ARE PRINTED IN **BOLD TYPEFACE** HAVE SPECIFIC MEANING AND ARE DEFINED IN SECTION III. OF THE POLICY.

THE APPLICATION, ITS ATTACHMENTS AND ALL PREVIOUS APPLICATIONS AND THEIR ATTACHMENTS SHALL SERVE AS THE BASIS OF THE POLICY, AND SHALL BECOME PART OF SUCH POLICY SHOULD A POLICY BE ISSUED, AS IF PHYSICALLY ATTACHED. THE **INSURER** RELIES UPON THE APPLICATION IN ISSUING THE POLICY. COMPLETION OF THIS APPLICATION DOES NOT IN ANY WAY IMPLY SUCH COVERAGE UNDER THE POLICY. COVERAGE IS AFFORDED ONLY IF AND TO THE EXTENT INDICATED BY THE TERMS AND CONDITIONS OF THE POLICY IF ISSUED.

Please note descriptions for the technical terms marked with an asterisk (*) on page 4 of the Application.

If you need assistance or have questions, please contact the Crum & Forster Cyber Solutions Team at: cybersolutions@cfins.com Applicants are encouraged to provide supplementary information to clarify responses at the end of the document or by attaching a separate sheet.

Wherever the word "Applicant" is used, it will be deemed to include all insureds.

Section I: Applicant

Applicant Name: _____
Legal name of the Applicant to be insured

Contact Name: _____ Phone: _____
E-Mail: _____

Address: _____ Suite: _____

City: _____ State & Zip: _____

Section II: Underwriting Information

1. **E-Mail:** The Applicant's e-mail system is: Choose an item.

 Are both Administrative Audit Logging* and Mailbox Audit Logging* (or equivalent logging) enabled on all e-mail servers? Yes No

2. **System Access Controls**
 Does the Applicant use Multi-Factor Authentication* (MFA) for the following?:
 All remote access to e-mail? Yes No
 Not applicable – no remote access
 All remote access to the Applicant's computer systems/networks? Yes No
 Not applicable – no remote access

3. **Malware Controls**
 The Applicant uses the following tool to protect network Endpoints* from malware: Choose an item.

 Percent of Endpoints* covered: Choose an item.

4. **Data Back Up Procedures**
 Does the Applicant routinely backup all sensitive and business critical data? Yes No
 If Yes:
 Are such backups stored in a manner that is disconnected from and inaccessible through the organization's network (which may include, but is not limited to, being stored on a separate network or with a third party cloud service provider)? Yes No
 The Applicant routinely backups sensitive and critical data at least (pick one):
 Choose an item.

Section III: Prior Claims, Incidents and Circumstances

- Is the Applicant or other members of the staff aware of any fact, circumstance, situation, event or transaction which may give rise to a claim or loss under the proposed insurance or to any obligation to provide breach notification to any third party? Yes No
- In the last three (3) years, has the Applicant reported a claim or loss to a prior cyber carrier? Yes No
- In the last three (3) years, has the Applicant otherwise experienced in excess of \$10,000 any cyber event, loss, or been the subject of any claim made for a wrongful act that would fall within the scope of the Policy for which the Applicant is applying? Yes No

If Yes to any of the above, please describe: _____
Please use a separate sheet, if necessary.

This form was completed with the assistance of a member of the organization's technology staff? Yes No
 If Yes: Name: _____ Title: _____

IMPORTANT - FRAUD NOTICE

NOTICE TO OHIO APPLICANTS: Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.

Completion and/or signing of this application does not bind the Applicant to purchase, nor the **Insurer** to provide, any insurance policy; however, no policy can be issued unless the application is properly completed, signed and dated.

ATTESTATION:

The signatory declares that (s)he is authorized by the Applicant to sign this application on behalf of all prospective **Insureds** and that to the best of his/her knowledge the statements herein are true. The signatory agrees that if the information supplied in this application and the materials submitted therewith should change between the date this application is signed and the effective date of the proposed insurance, the signatory shall immediately notify the **Insurer** of such and shall provide the **Insurer** with information that would complete, update or correct the application or materials submitted therewith. The **Insurer** may withdraw or modify any of the terms or conditions of coverage accordingly.

ALL WRITTEN STATEMENTS, SUPPLEMENTAL APPLICATION AND MATERIALS FURNISHED TO THE INSURER IN CONJUNCTION WITH THIS APPLICATION ARE INCORPORATED BY REFERENCE INTO THIS APPLICATION AND MADE A PART THEREOF, AND DEEMED ATTACHED HERETO.

Signature: _____

Must be signed by a duly authorized officer on behalf of all Insureds.

Printed Name: _____

Title: _____

Date: _____

TECHNICAL TERMS:

- **Administrative Audit Logging** is a tool in most e-mail applications that maintains a record of when a systems administrator makes a change in your organization.
- **Endpoint(s)** are physical devices that connect to and exchange information with a computer network. Some examples of endpoints are mobile devices, desktop computers, virtual machines, embedded devices, and servers.
- **Endpoint Protection Platform (EPP)** is an Anti-Virus program that combines a signature based virus detection (that is: software examines computer transmissions for known malicious code) with a heuristic scan that seeks to identify unusual or malicious software behavior. The heuristic scan seeks to identify new viruses not yet having a known "signature" and registered in the databases of Anti-Virus software providers.
- **Endpoint Detection & Response (EDR)** is an EDR system that adds behavioral analysis and artificial intelligence to an Endpoint Protection Platform* (EPP) to identify potential security threats on endpoints (i.e. machines operating inside a network), alert computer administrators and immediately disable potentially malicious activity.
- **eXtended Detection and Response (XDR)** is similar to an Endpoint Detection & Response* (EDR) system, an XDR system extends protection beyond individual Endpoints* to protect and detect various attack techniques by analyzing data across Endpoints*, networks and cloud environments.
- **Immutable** backups are copies of files and data that cannot be altered or tampered with for a preset period of time.
- **Mailbox Audit Logging** is a tool in most e-mail applications that maintains a record of when a user logs on s to a mailbox as well as what actions are taken while the user is logged on.
- **Managed Detection & Response Service (MDR)** is an Endpoint Detection & Response* (EDR) system that is administered, monitored and managed by a third party service provider.
- **Multi-Factor Authentication (MFA)** is a security technology that requires multiple methods of authentication from independent categories of credentials to verify a user's identity for a login or other transaction. Multifactor authentication combines two or more independent credentials: (i) what the user knows (such as a User ID/password); (ii) what the user has (such as a security token); and (iii) what the user is (by using biometric verification methods). MFA is a best practice to prevent unauthorized access to a computer network or e-mail account using stolen account credentials, such as a User ID/password.
- **NextGen Anti-Virus (NGAV)** like Endpoint Protection Platform* (EPP), is an Anti-Virus program that combines a signature based virus detection (that is: software examines computer transmissions for known malicious code) with a heuristic scan that seeks to identify unusual or malicious software behavior. The heuristic scan seeks to identify new viruses not yet having a known "signature" and registered in the databases of Anti-Virus software providers.

CANCEL REGULARLY SCHEDULED COMMISSIONERS' MEETING OF THURSDAY,
MAY 25, 2023

BE IT RESOLVED, to cancel the regularly scheduled Commissioners' Meeting of Thursday, May
25, 2023.

M moved for adoption of the foregoing resolution, being seconded by M . Upon call of the
roll, the following vote resulted:

M

M

M

Resolution adopted this _____ day of _____, 20__.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

/tao

cc: Auditor _____
Commissioners' file
Press



BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO
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TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Session – May 16, 2023

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

The Board met in regular session pursuant to adjournment of the May 9, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Krystal Powell, Deputy Clerk – present

Minutes of the May 9, 2023 meeting were read and approved.

- 23-0589 A resolution was adopted to amend Resolution #23-0403 approving the hiring of Laura Russell as On-Going Caseworker I, within Warren County Job and Family Services, Children Services Division. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0590 A resolution was adopted to amend Resolution #22-1987 approving a pay increase for Carrie Marshall within the Warren County Department of Job and Family Services, Human Services Division. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0591 A resolution was adopted to designate Family and Medical Leave of Absence to Alex Mokrycki, within the Warren County Telecommunications Department. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0592 A resolution was adopted to hire Eavan Kuehnle as an Intern within Warren County Emergency Services. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent

MINUTES
MAY 16, 2023
PAGE 2

- 23-0593 A resolution was adopted to hire Michelle Branham as Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0594 A resolution was adopted to hire Jody Schenkel as Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0595 A resolution was adopted to hire Sarah Smith as Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0596 A resolution was adopted to approve end of 365- day probationary period and approve a pay increase for Alexander Lucas within the Warren County Emergency Services Department. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0597 A resolution was adopted to approve end of 365- day probationary period and approve a pay increase for Alex Wicker within the Warren County Telecommunications Department. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0598 A resolution was adopted to accept resignation of Stacey Newdigate, Business Manager, within the Warren County Department of Job and Family Services, Human Services Division, effective May 19, 2023. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0599 A resolution was adopted to accept resignation of Jillian Davis, Water and Sewer Utility Clerk I, within the Warren County Water and Sewer Department., effective May 19, 2023. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0600 A resolution was adopted to authorize the posting of the “Water and Sewer Utility Clerk I” position within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A). Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0601 A resolution was adopted to amend Resolution #23-0249, adopted February 28, 2023, to correct claim number reference therein. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0602 A resolution was adopted to approve Notice of Intent to award bid to The Aero-Mark Company, LLC for the 2023 Striping Project. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent

- 23-0603 A resolution was adopted to enter into an agreement with Recreation Outlets, Inc. for the FY21 Pleasant Plain Playground Community Development Block Grant Project. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0604 A resolution was adopted to advertise for the 2023 Water Treatment Chemicals Project. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0605 A resolution was adopted to authorize the Common Pleas Court Administrator to sign electronic monitoring service agreement No. 042623KL2 and demonstration agreement with BI Incorporated for electronic monitoring/ service on behalf of Warren County Common Pleas Court Services, Adult Probation Division. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0606 A resolution was adopted to enter into a temporary entrance and work agreement with Stephen J. Batcha for the culvert replacement on Wilmington Road. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0607 A resolution was adopted to enter into a temporary entrance and work agreement with Noble L. Rye and G. Madison Rye for the culvert replacement on Wilmington Road. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0608 A resolution was adopted to approve and authorize the President of this Board to execute an agreement for FY2023-2024 with the Warren County Educational Service Center Truancy Program on behalf of the Warren County Juvenile Court. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0609 A resolution was adopted to approve and authorize the President of this Board to execute an agreement for FY2023-2024 with the Warren County Educational Service Center Parent Success Program on behalf of the Warren County Juvenile Court. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0610 A resolution was adopted to approve and authorize the President of this Board to execute a contract with Central Clinic Behavioral Health for the mentoring services on behalf of the Warren County Juvenile Court. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0611 A resolution was adopted to approve and enter into an easement agreement with Kristen K. Hoffman for waterline and appurtenances for the State Route 48 and US 22 Water Improvement Project and approve and authorize payment of just compensation. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0612 A resolution was adopted to declare various items within OhioMeansJobs and Water Department as surplus and authorize the disposal of said items through internet auction. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent

- 23-0613 A resolution was adopted to acknowledge payment of bills. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0614 A resolution was adopted to enter into street and appurtenances security agreement with Prus Properties, LLC for installation of the left turn land and associated roadway improvements on Morrow- Cozaddale Road associated with the Villages of Classicway Subdivision situated in Hamilton Township. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0615 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for Soraya Farms, LLC for completion of improvements in Soraya Farms, Section Six situated in Clearcreek Township. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0616 A resolution was adopted to approve Rothschild Court in Soraya Farms, Section Six for public maintenance by Clearcreek Township. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0617 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for Soraya Farms, LLC for completion of improvements in Soraya Farms, Section Seven situated in Clearcreek Township. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0618 A resolution was adopted to approve Monaco Circle and Rochelle Lane in Soraya Farms, Section Seven for public maintenance by Clearcreek Township. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0619 A resolution was adopted to approve various record plats. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0620 A resolution was adopted to approve an appropriation adjustment within Prosecutor Fund #2245. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0621 A resolution was adopted to approve appropriation adjustments within the Treasurer’s Office Fund #11011130. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0622 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent
- 23-0623 A resolution was adopted to authorize President of the Board to sign permit applications from the Ohio Department of Commerce, Division of Liquor Control for two events at the Warren County Fairgrounds. Vote: Mr. Grossmann – yea, Mrs. Jones – yea, Mr. Young – absent

- 23-0624 A resolution was adopted to approve amendments to the Warren County Subdivision Regulations. Vote: Unanimous
- 23-0625 A resolution was adopted to approve amendments to the Warren County Thoroughfare Plan by removing the two collector roads in Deerfield Township and the one collector road in Turtlecreek Township on land identified as Parcel 12-26-200-002. Vote: Unanimous

DISCUSSIONS

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

Trevor Hearn, Facilities Management Director, was present along with Jim Voorhis, Criteria Architect for VSWA Architects and Mike Murphy, Master Plan Architect with Champlain Architecture for a continuation of the discussion regarding the Warren County Campus Mater Plan.

Mr. Hearn presented the attached PowerPoint presentation and stated his desire to finalize a plan for the general placement of the new County Court Building and to get approval to demolish the existing SWAT Building.

There was much discussion relative to the proposed location for the new County Court Building and discussion relative to the cost and efficiency of building a single-story building vs. a multi-story building.

Jim Voorhis addressed security and elevator concerns, ADA issues, and the overall functionality of building a two-story building vs. a single-story building. He stated that building a two – story facility would not save a tremendous amount of money and he recommended a single-story facility.

Commissioner Young entered the meeting at 9:20 a.m.

There was discussion relative to the proposed location and design of a new Board of Elections Building.

Mr. Hearn reviewed the timeline and process of beginning Phase 1 of the project. He stated the demolition of old Jail Building and SWAT Building and the design build process for the proposed County Court Building could begin this fall. He stated the building of the new County Court Building could begin in the Spring of 2024 simultaneously with the building of the new SWAT Garage.

There was additional discussion relative to the cost and efficiency of the project.

Upon further discussion, the Board determined to move forward with the process of demolishing the old Jail and SWAT Buildings, finishing the criteria phase of the County Court Building, and putting out Request for Proposals for the Design Build of the County Court Building and Criteria Architect for the SWAT Building.

PUBLIC HEARING

CONSIDER AMENDMENTS TO THE WARREN COUNTY SUBDIVISION REGULATIONS

The Board met this 16th day of May 2023, in the Commissioners' Meeting Room, to consider amendments to the Warren County Subdivision Regulations.

Cameron Goschinski, Regional Planning Commission, presented the attached PowerPoint presentation reviewing the process, the purpose of the amendments, and the proposed amendments section by section.

Mr. Goschinski then stated that the Regional Planning Commission Executive Committee recommended approval of the amendments.

Bruce McGary, Assistant Prosecutor, stated that he recommends approval.

Upon further discussion, the public hearing was closed and the Board resolved (Resolution #23-0624) to approve amendments to the Warren County Subdivision Regulations.

PUBLIC HEARING

CONSIDER AMENDMENTS TO THE WARREN COUNTY THOROUGHFARE PLAN

The Board met this 16th day of May 2023, in the Commissioners' Meeting Room, to consider amendments to the Warren County Thoroughfare Plan.

Cameron Goschinski, Regional Planning Commission, presented the attached PowerPoint presentation and explained that the amendments were initiated by the developer, John Candle Homes, LLC and the landowner, Route 741 Holdings, LLC.

Mr. Goschinski reviewed the proposed changes including:

1. The removal of two planned collector roads in the Deerfield Township Parcel
2. The removal of one planned collector road in the Turtlecreek Township Parcel

Joe Trauth and Sophia Holley, Attorneys representing the developer, presented the attached PowerPoint presentation opposing the need for the collector roads.

There was much discussion relative to Constitutional protection of land rights and the unnecessary connection of industrial roads to residential roads.

Rich Arnold, Civil Engineer representing the developer, was present to discuss the density of the proposed development, the legality of reasonable connections, and the irrelevance of the connector roads.

Matt Fellerhoff, Attorney representing the landowner, was present to discuss his opposition of the connector roads and expressed concern relative to the excessive cost and destruction of property rights by allowing the collector roads. He addressed two issues with the City of Mason regarding the property, one being the promise of allowing the property owner to tap into existing sewer lines and the second being the city's denial of knowledge about the proposed Thoroughfare Plan.

There was discussion relative to the purpose of running industrial traffic through a residential area.

Kurt Weber, Warren County Engineer Chief Deputy, was present to discuss the lack of East/ West connections in Mason based off of the 2005 Southwest Warren County Transportation Study.

Neil Tunison, Warren County Engineer, was present to discuss the goal of acquiring more East/ West connections in the proposed area. He stated the City of Mason developed the Thoroughfare Plan on which we based our update. Mr. Tunison stated the need for another East/ West connector road and recommended we conclude the hearing and return at a later date for further discussion.

Eric Reiners, Deerfield Township Administrator, was present to discuss his opposition of the collector roads. He stated he is strongly in favor of the development.

Tammy Boggs, Turtlecreek Township Administrator, was present to discuss her opposition to the collector roads. She stated the township is in agreement with Deerfield Township and they do not support the plan.

Jeff Forbes, City of Mason Law Director, was present to discuss his support of the development. He stated the City of Mason was only present to correct misleading statements made in the amendment application. Mr. Forbes stated the City of Mason is fine with adjusting the Thoroughfare Plan.

Kurt Seiler, City of Mason Engineer, was present to discuss the traffic grid and the even distribution of traffic throughout the road network.

There was discussion relative to the purpose of the plan and access points for the proposed developments and much discussion relative to the interests of the property owners and what the local jurisdictions want.

Upon further discussion, the public hearing was closed and the Board resolved (Resolution #23-0625) to approve amendments to the Warren County Thoroughfare Plan by removing the two collector roads in Deerfield Township and the one collector road in Turtlecreek Township on land identified as Parcel 12-26-200-002.

Upon motion the meeting was adjourned.

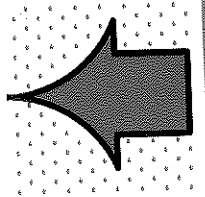
Shannon Jones, President

David G. Young

Tom Grossmann

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on May 16, 2023, in compliance with Section 121.22 O.R.C.

Krystal Powell, Deputy Clerk
Board of County Commissioners
Warren County, Ohio

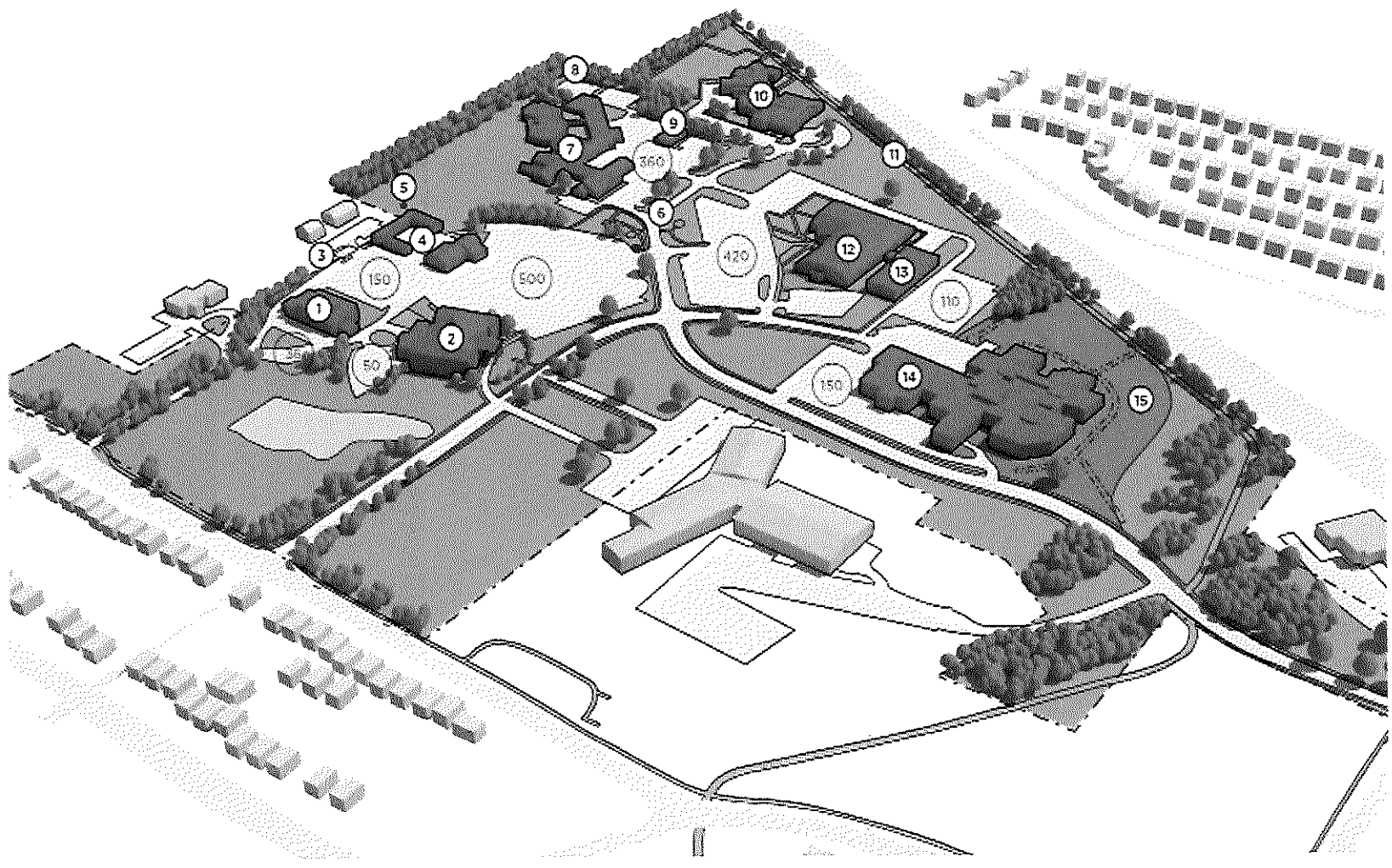


A black and white photograph of the Warren County Courthouse. The central focus is the large, ornate dome of the building, which is partially obscured by a dark horizontal band containing the title. To the right, the upper portion of the building's facade is visible, showing windows and architectural details. In the lower-left corner, an American flag is seen flying on a tall pole. The background is a clear sky, and some foliage is visible in the lower-right corner.

*Warren County
Master Plan*

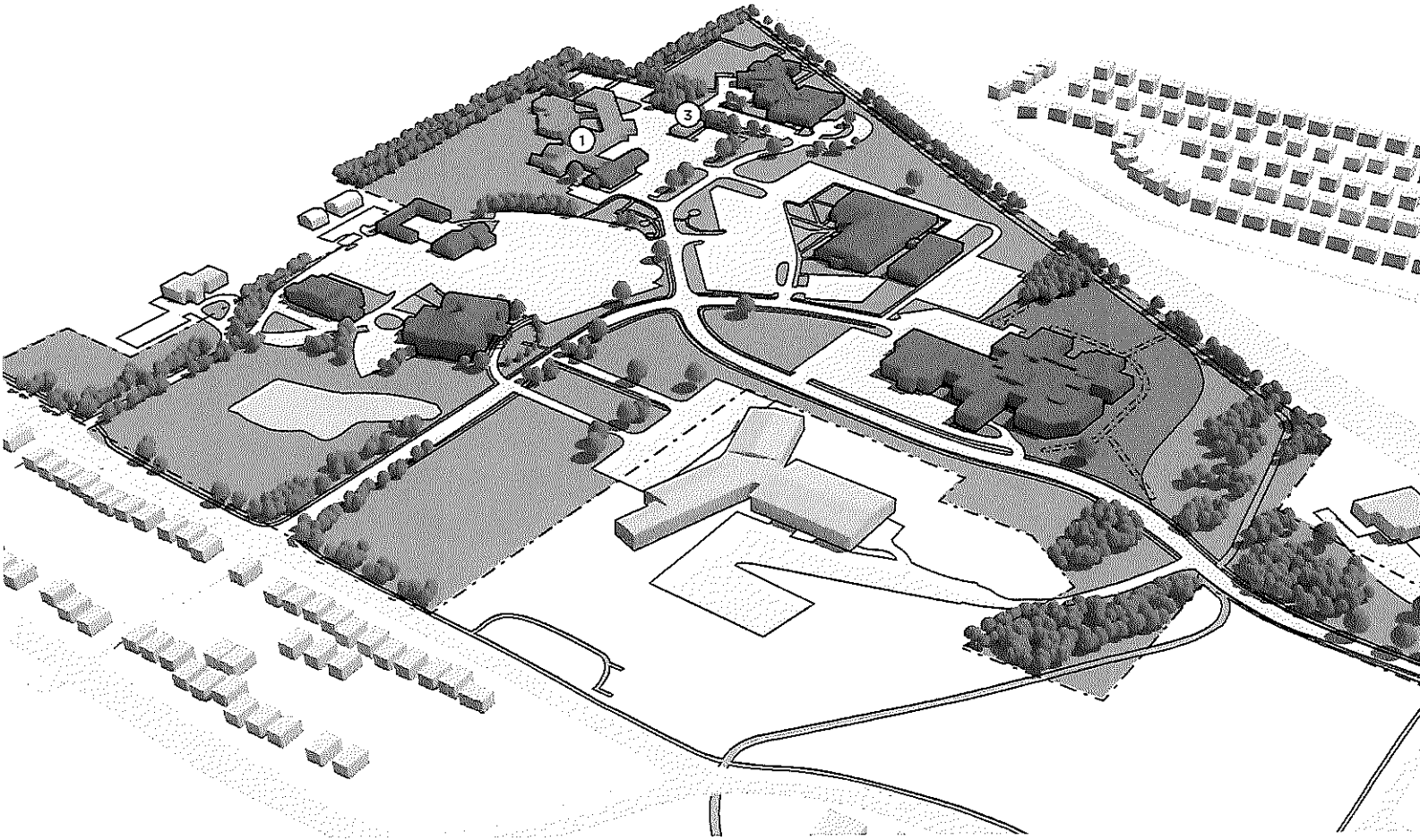
EXISTING

JUSTICE DRIVE CAMPUS



- ① Health & Human Services Building
 - ② Administration Building
 - ③ Fueling Station
 - ④ Facilities Management
 - ⑤ Weather Station
 - ⑥ Monuments
 - ⑦ County Court Building & Old Jail
 - ⑧ Impound Lot
 - ⑨ SWAT Garage
 - ⑩ Juvenile Justice Center
 - ⑪ Bike Trail
 - ⑫ Common Pleas Court Building (CPC)
 - ⑬ 520 Justice Office Building
 - ⑭ New Jail & Sheriff's Office
 - ⑮ Drainage
- Ⓜ Parking Counts

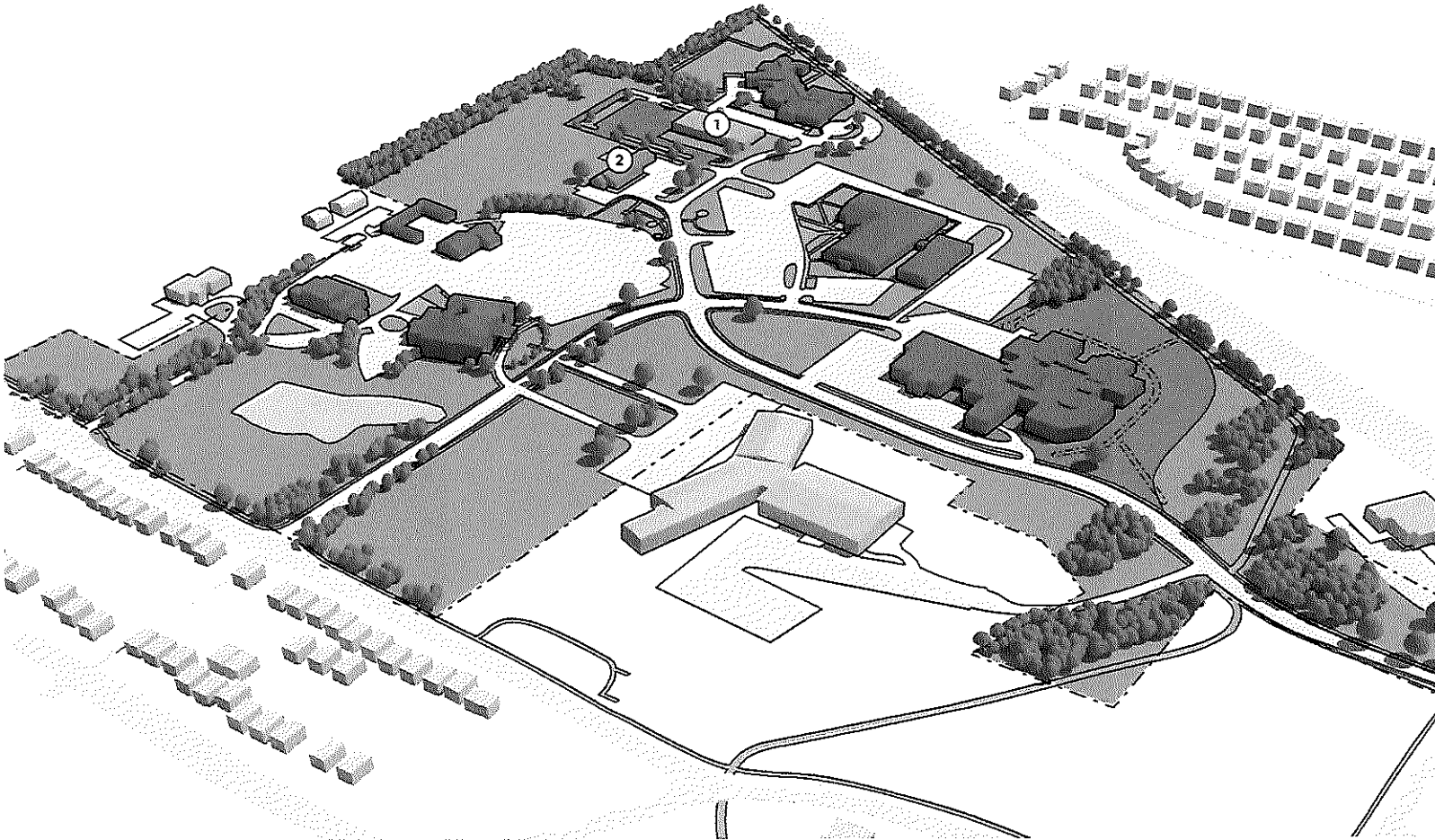
PHASE
1A



DEMOLITION

- ① Demolish the existing Old Jail at 880 Memorial Drive. Note that the County Court Building is to remain and existing infrastructure that feeds County Court must be maintained.
- ② Construct a replacement SWAT garage and facility at an off-campus location. This 12,000 SF replacement facility will include SWAT vehicle storage, SWAT office and workspace, indoor and/or outdoor firearms training facilities, indoor large County vehicle storage, and secure indoor impounded vehicle storage. This step must be completed before the existing SWAT garage is demolished.
- ③ Demolish the existing SWAT garage.

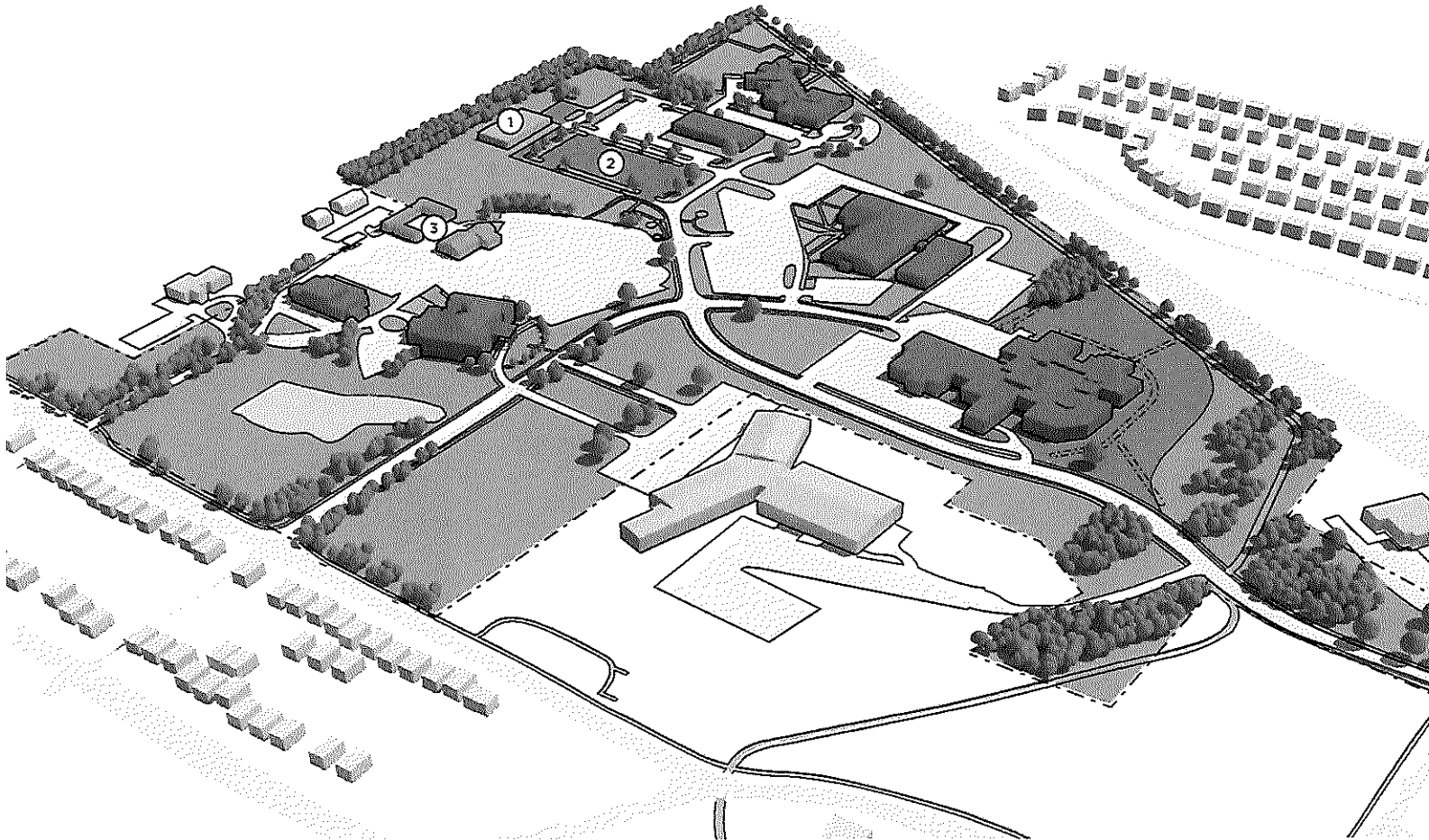
PHASE
1B



COUNTY COURT

- ① Construct a new County Court Building and adjacent parking lot.
- ② Demolish the existing County Court Building.

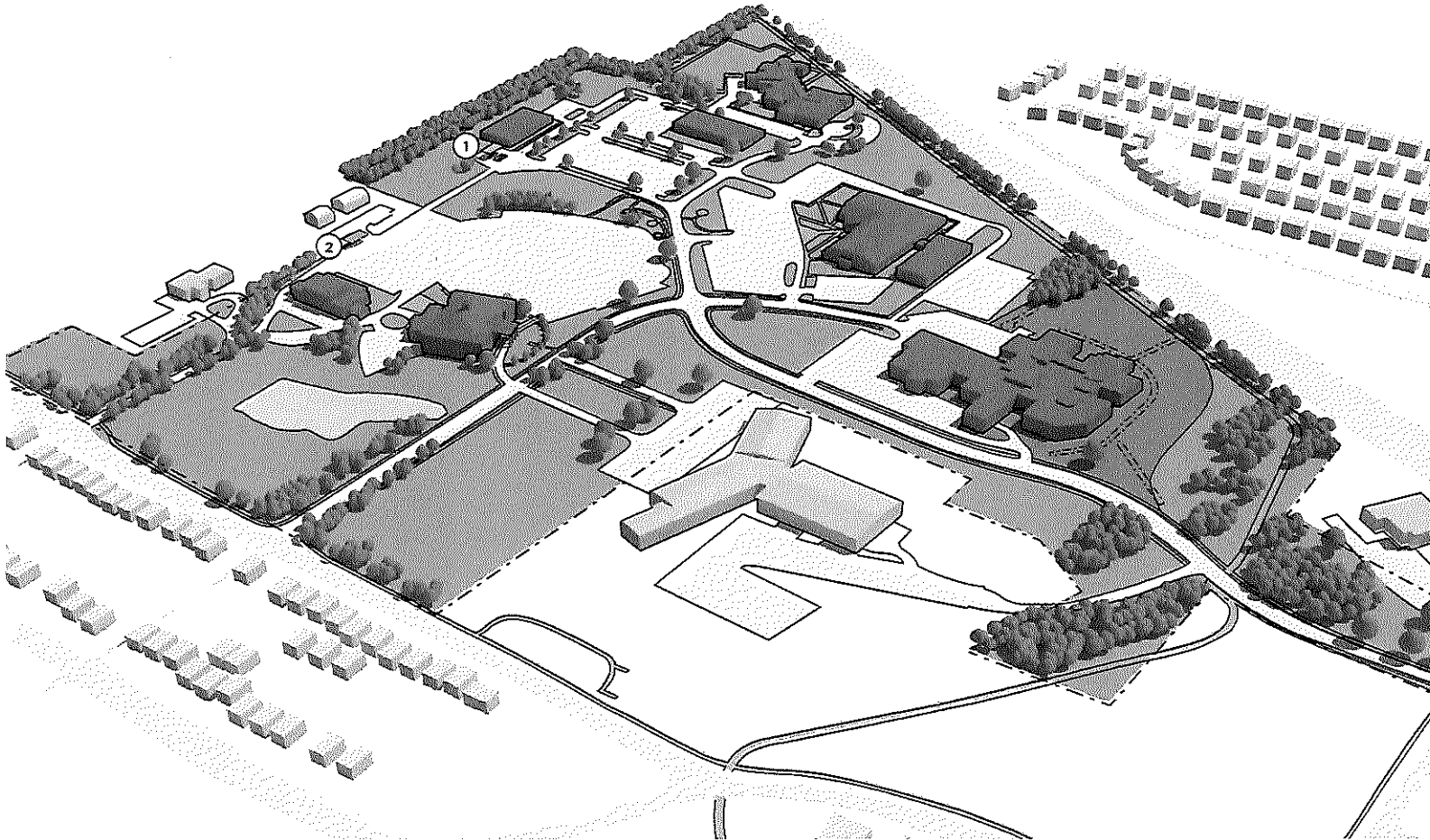
PHASE
1C



FACILITIES MANAGEMENT

- 1 Construct a new 18,000 SF Facilities Management building. This step must be completed before the existing Facilities Management building is demolished.
- 2 Create a new parking lot on the site of the demolished Old Jail and County Court Building.
- 3 Demolish existing Facilities Management building.

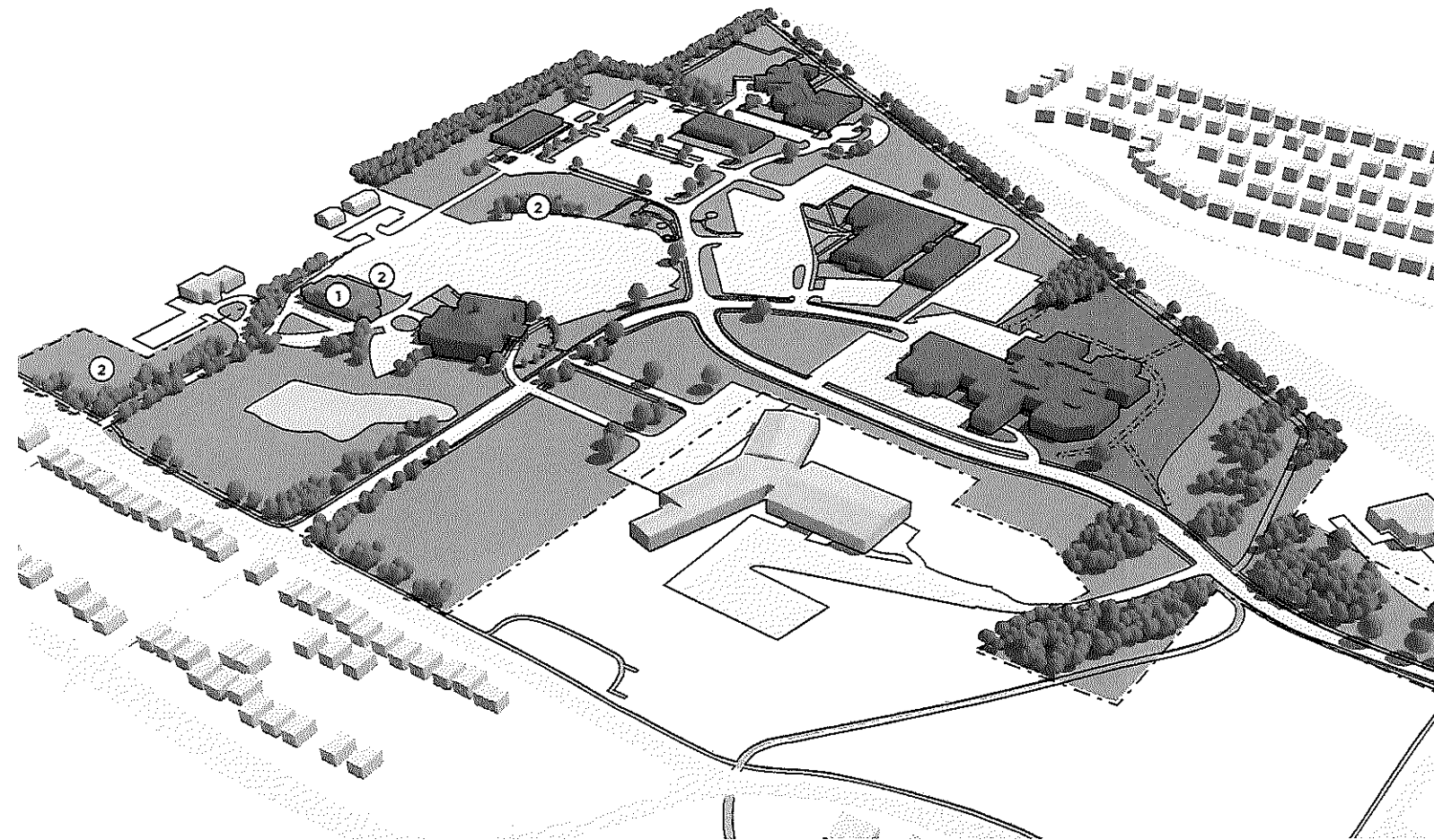
PHASE
1D



FUEL STATION

- ① Construct a new fueling station adjacent to the new Facilities Management building.
- ② Demolish existing fueling station.

END OF
PHASE 1

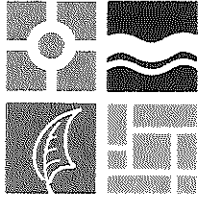


PLAN PHASE 2

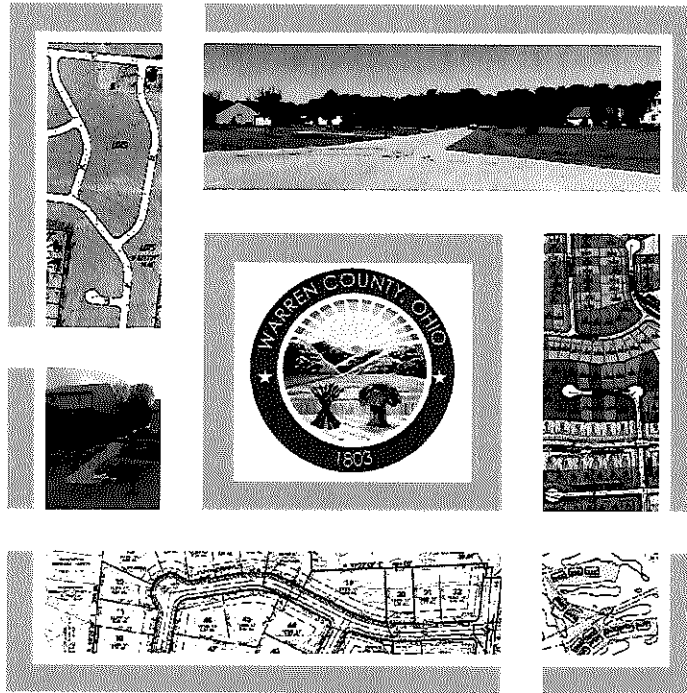
- ① Demolition of Health & Human Services Building.
- ② Creates potential building sites for a new Health & Human Services building and new Board of Elections Building.

Phase 1

1. Demolish the old Jail and SWAT building
 - a. Leave County Court intact
 - b. Build a new tactical response and training facility off campus
2. Construct a new County Court facility, then demolish their current building
3. Construct a new Facilities Management building, then demolish their current building
4. Construct a new Fuel Station, then demolish the current station
5. Plan Phase 2 including a new Health & Human Services building and Board of Elections building.



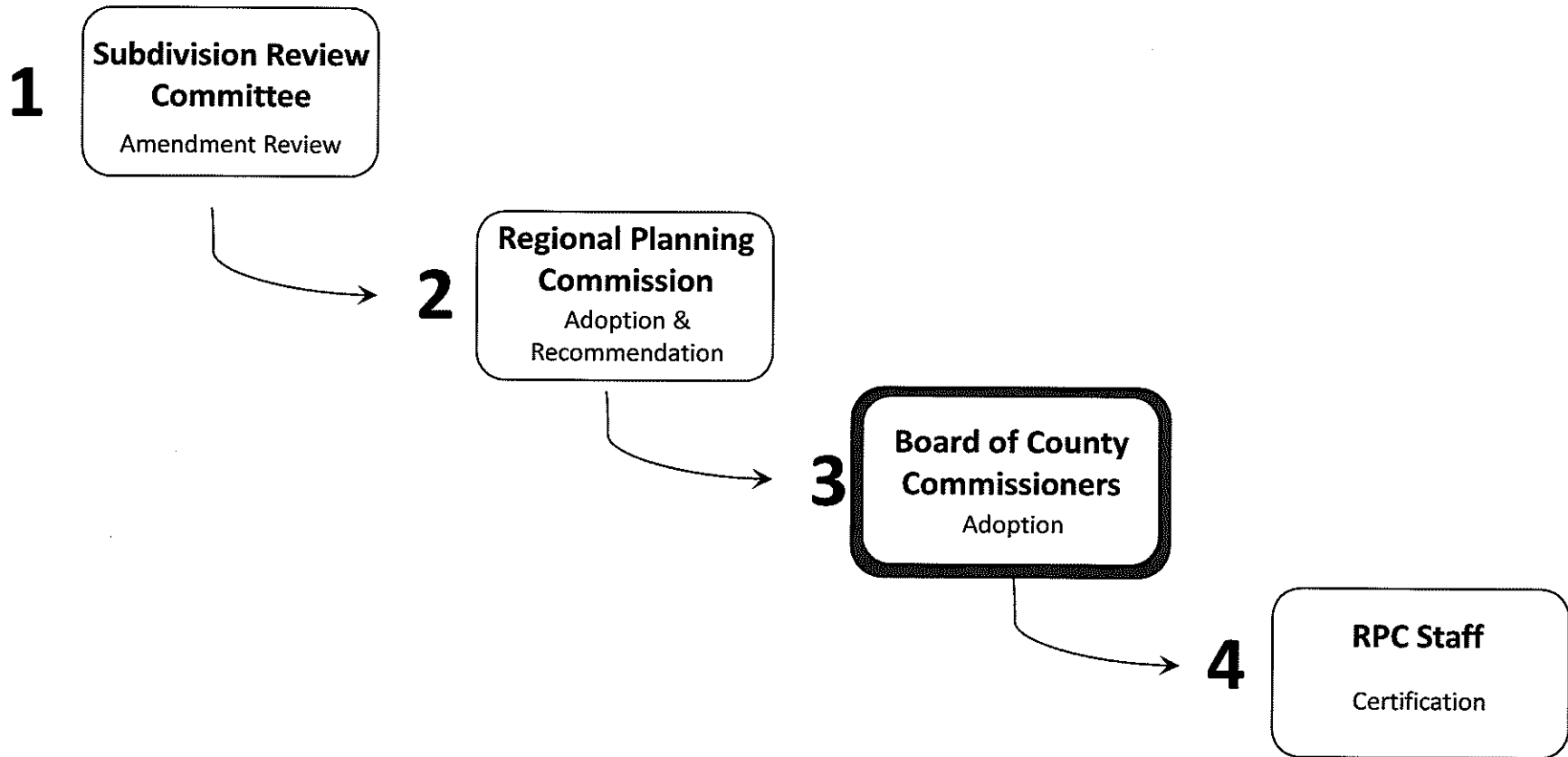
W C R P C



Subdivision Regulations Update

March, 2023

Process



Purpose of Amendments

1. Interpretation and clerical clarification
2. Addition of *Lot Modification* to Section 322: Minor Subdivision, concerning lot consolidations as they pertain to the Ohio Revised Code

Article II

Definitions

8 Amendments

Section 201: Definitions

<p>Current Language (Page 12)</p>	<p>COMPREHENSIVE PLAN OF WARREN COUNTY, OHIO – A series of component documents prepared and adopted by the Warren County Regional Planning Commission (RPC) and various other applicable public entities which establish the goals, objectives and policies for capital improvements programming, economic development, housing, natural hazards mitigation, land use, parks and open space, sanitary sewer, water, transportation, and any other specified subject matters involving or related to use and development of land with Warren County, Ohio</p>
<p>Proposed Language</p>	<p>COMPREHENSIVE PLAN OF WARREN COUNTY, OHIO – A series of component documents prepared by the Warren County Regional Planning Commission (RPC) and adopted by the Board of County Commissioners, which establish the goals, objectives and policies for capital improvements programming, economic development, housing, natural hazards mitigation, land use, parks and open space, sanitary sewer, water, transportation, and any other specified subject matters involving or related to use and development of land with Warren County, Ohio.</p>

Section 201: Definitions

<p>Current Language (Page 13)</p>	<p>CONGESTION OF POPULATION – A condition to be avoided whenever practicable, due to intensity of proposed development, as determined by the Warren County Regional Planning Commission, evidenced by the risk for the creation of one (1) or more of the following conditions:</p> <ul style="list-style-type: none"> a. Reduction of levels of service, Per Section 403 (Level of Service Standard) on affected roads, as determined by the Warren County Engineer; or reductions in safety on affected roads, as determined by the applicable local emergency response agencies, as applicable by jurisdiction or location.
<p>Proposed Language</p>	<p>CONGESTION OF POPULATION – A condition to be avoided whenever practicable, due to intensity of proposed development, as determined by the Warren County Regional Planning Commission, evidenced by the risk for the creation of one (1) or more of the following conditions:</p> <ul style="list-style-type: none"> a. Reduction of levels of service on affected roads, as determined by the Warren County Engineer; or reductions in safety on affected roads, as determined by the applicable local emergency response agencies, as applicable by jurisdiction or location.

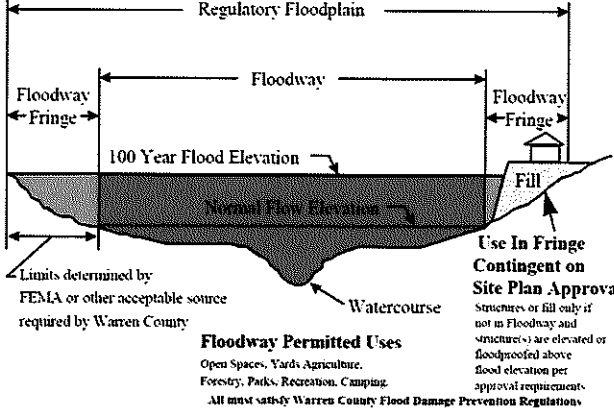
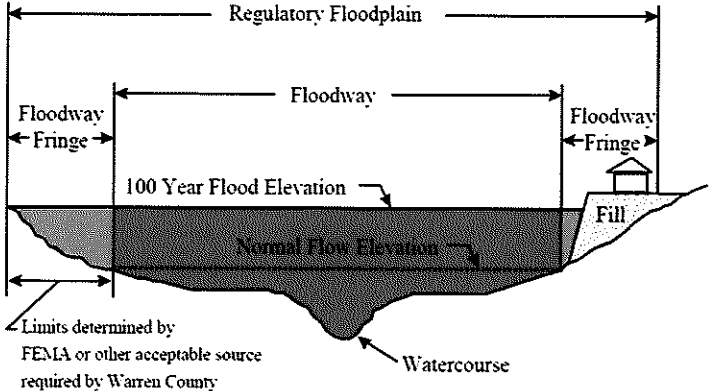
Section 201: Definitions

<p>Current Language (Page 14)</p>	<p>DENSITY – A unit of measurement; the number of dwelling units per acre of land.</p> <p>a. Gross Density – the number of dwelling units per acre of the total land to be developed (including interior streets).</p> <p>b. Net Density – the number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses (excluding interior right-of-way).</p>
<p>Proposed Language</p>	<p>DENSITY – A unit of measurement; the number of dwelling units per acre of land.</p> <p>DENSITY, GROSS – The number of dwelling units per acre of the total land to be developed (including interior streets, natural resources, and easements).</p>

Section 201: Definitions

<p>Current Language (Page 15)</p>	<p>EASEMENT – A particularly described area of exclusive or non-exclusive legal interest in, on, under, over or through a portion of a parcel of land or appurtenance thereto created by a written instrument whereby the owner of the parcel grants to the owner of a separate parcel of land or appurtenance thereto, or utility, the right to make lawful and beneficial use of the particularly described area.</p>
<p>Proposed Language</p>	<p>EASEMENT – A particularly described area of exclusive or non-exclusive legal interest in, on, under, over or through a portion of a parcel of land or appurtenance thereto created by a written instrument whereby the owner of the parcel grants the right to make lawful and beneficial use of the particularly described area another person or entity.</p>

Section 201: Definitions

<p>Current Language (Page 16)</p>	 <p>Regulatory Floodplain</p> <p>Floodway Fringe</p> <p>100 Year Flood Elevation</p> <p>Normal Flow Elevation</p> <p>Watercourse</p> <p>Fill</p> <p>Limits determined by FEMA or other acceptable source required by Warren County</p> <p>Floodway Permitted Uses Open Spaces, Yards, Agriculture, Forestry, Parks, Recreation, Camping. All must satisfy Warren County Flood Damage Prevention Regulations.</p> <p>Use In Fringe Contingent on Site Plan Approval Structures or fill only if not in Floodway and structures are elevated or floodproofed above flood elevation per approval requirements.</p>	<p>Note: Figure listed under Definition of FLOOD PLAIN (100 YEARS)</p>
<p>Proposed Language</p>	 <p>Regulatory Floodplain</p> <p>Floodway Fringe</p> <p>100 Year Flood Elevation</p> <p>Normal Flow Elevation</p> <p>Watercourse</p> <p>Fill</p> <p>Limits determined by FEMA or other acceptable source required by Warren County</p>	

Section 201: Definitions

<p>Current Language (Page 18)</p>	<p>LOT MEASUREMENT – A lot shall be measured as follows:</p>
<p>Proposed Language</p>	<p>LOT MEASUREMENT – A lot shall be measured as follows:</p>

Section 201: Definitions

<p>Current Language (Page 19)</p>	<p>OPEN SPACE – An open area which may be on the same lot with a building. The area may include, along with the natural environment features, swimming pools, tennis courts, any other recreational facilities that the planning commission deems permissive. Streets, structures for habitation, and the like shall not be included.</p>
<p>Proposed Language</p>	<p>OPEN SPACE – An open area which may be on the same lot with a building. The area may include, along with the natural environment features, swimming pools, tennis courts, any other recreational facilities that the zoning authority deems permissive.</p>

Section 201: Definitions

<p>Current Language (Page 20)</p>	<p>PUBLIC UTILITY EASEMENT – The easement which adjoins the right-of-way on both sides of a street and is used for the maintenance of vehicle sight distances, the placement of stormwater drainage, sewer, water, natural gas, electric, telephone, cable television or other facilities or utilities, and for street maintenance.</p>
<p>Proposed Language</p>	<p>PUBLIC UTILITY EASEMENT – The easement which adjoins the right-of-way on both sides of a street and is used for the maintenance of vehicle sight distances, the placement of stormwater drainage, sewer, sidewalks, water, natural gas, electric, telephone, cable television or other facilities or utilities, and for street maintenance.</p>

Article III

Procedures for Subdivision Approval

5 Amendments

Section 308: Preliminary Plan Review and Approval, (C)

Current Language (Page 33)	Otherwise, based upon a finding that congestion of population would result from proposed intensity of development, with input in concurrence from applicable reviewing agencies, in exercising growth management, the preliminary plan may be appropriately modified in scope, limiting conditional approval to a particular phase, phases of lots; or alternatively, appropriate conditions may be placed upon the pace of development, limiting the number of lots recorded by final plat on an annual basis. Such limitations or modifications shall be based upon findings of fact.
Proposed Language	Otherwise, based upon a finding that congestion of population would result from proposed intensity of development, with input in concurrence from applicable reviewing agencies, in exercising growth management, the preliminary plan may be appropriately modified in scope, limiting conditional approval to a particular phase, phases of lots; or alternatively, appropriate conditions may be placed upon the pace of development, limiting the number of lots recorded by final plat on an annual basis. Such limitations or modifications shall be based upon findings of fact.

Section 308: Preliminary Plan Review and Approval, (E) Review Criteria

<p>Current Language (Page 33)</p>	<p>The application meets the standards and requirements of the Subdivision Regulations and that the Preliminary Plan proposed fulfills the purpose and intent of the Warren County Subdivision Regulations.</p>
<p>Proposed Language</p>	<p>The application and Preliminary Plan proposed meets the standards and requirements of the Warren County Subdivision Regulations.</p>

Section 310: Preliminary Plan Approved Copy

<p>Current Language (Page 35)</p>	<p>The subdivider shall submit a copy of the preliminary plan that conforms to any changes required by the Regional Planning Commission to ensure the Executive Director may review future record plats against the approved preliminary plan. The revised preliminary plan shall be submitted prior to the application for final plat.</p>
<p>Proposed Language</p>	<p>The subdivider shall submit a copy of the preliminary plan that conforms to any changes required by the Regional Planning Commission to ensure the Executive Director may review future record plats against the approved preliminary plan. The updated preliminary plan shall be submitted prior to the application for final plat.</p>

Section 311: Final Plat Requirements, (B)(3)

<p>Current Language (Page 35)</p>	<p>There is no change in the location of planned open space or conservation areas/easements and the total amount of such spaces planned within the overall subdivision does not decrease. Minor adjustments to road right-of-way or utility easements that impact the quantity and design of open space may qualify as a minor amendment;</p>
<p>Proposed Language</p>	<p>There is no change in the location of planned open space or conservation areas/easements and the total amount of such spaces planned within the overall subdivision does not decrease. Minor adjustments to road right-of-way or utility easements that impact the quantity and design of open space may qualify as a minor amendment; A decrease in open space by one percent (1%), no greater than 1-acre, may qualify as a minor amendment from the originally approved Preliminary Plan.</p>

Section 322: Minor Subdivision

**New
Language
(Page 44)**

Minor Subdivision Lot Modification

Whenever all of the owners of a previously approved division of a parcel of land by minor subdivision process under this section (“minor subdivision lots”) seeks to modify the width, lot lines or the area of one (1) or more minor subdivisions lots to increase the size of a minor subdivision lot, the minor subdivision lot modification requires the owner to submit a Minor Subdivision Lot Modification Application to the RPC for review and approval prior to recording a deed resulting in such a modification. Modification shall be reviewed if the existing parcels are adjacent to each other; are not separated by a public roadway; and the acreage of the modified parcel is five acres or less. Upon submission of a Minor Subdivision Lot Modification Application, RPC staff shall verify that the proposed lot modification is subject to RPC review. This section shall not apply to a parcel being redefined by new survey. The following information shall be submitted:

1. A Minor Subdivision Lot Modification Application with all information required on the form along with the review fee as established; and
2. A deed for the modified parcels.

Article IV

Subdivision Design Standards and Improvement Requirements

4 Amendments

Section 403: Traffic Management, (B) Level of Service (LOS) Standard

<p>Current Language (Page 48)</p>	<p>Where Urban Townships have adopted Traffic Impact Study requirements or access management plans that are equal to or exceed the requirements of the Warren County Access Management Regulations, the Warren County Engineer and the Warren County Regional Planning Commission will recognize these regulations.</p>
<p>Proposed Language</p>	<p>Where Townships have adopted Traffic Impact Study requirements or access management plans that are equal to or exceed the requirements of the Warren County Access Management Regulations, the Warren County Engineer and the Warren County Regional Planning Commission will recognize these regulations.</p>

Section 406: Right-Of-Way, (C)

<p>Current Language (Page 53)</p>	<p>The Regional Planning Commission shall determine the right-of-way requirements for arterial streets at the time of preliminary plat review.</p>
<p>Proposed Language</p>	<p>The Regional Planning Commission shall determine the right-of-way requirements for arterial streets at the time of Preliminary Plan review.</p>

Section 416: Sidewalks, (B)

<p>Current Language (Page 58)</p>	<p>The provision of sidewalks in residential subdivisions shall be in accordance with the following standards for all streets:</p> <ol style="list-style-type: none">1. Sidewalks shall be required along both sides of all local streets in a subdivision where the average density of the subdivision is two (2) dwelling units per acre or greater.2. Sidewalks shall be required along one side of all local streets where the average density of the subdivision is between one (1) dwelling unit per acre and 1.99 dwelling units per acre.3. For subdivisions where the average density of the subdivision is less than one (1) dwelling unit per acre, no sidewalks are required.
<p>Proposed Language</p>	<p>The provision of sidewalks in residential subdivisions shall be in accordance with the following standards for all streets:</p> <ol style="list-style-type: none">1. Sidewalks shall be required along both sides of all local streets in a subdivision where the gross density of the subdivision is two (2) dwelling units per acre or greater.2. Sidewalks shall be required along one side of all local streets where the gross density of the subdivision is between one (1) dwelling unit per acre and 1.99 dwelling units per acre.3. For subdivisions where the gross density of the subdivision is less than one (1) dwelling unit per acre, no sidewalks are required.

Section 425: Lots, (G)

Current Language (Page 62)	Panhandle lots are permitted by right only around the outside of cul-de-sac bulbs, subject to meeting all applicable zoning requirements. The Regional Planning Commission on a case-by-case basis may consider the creation of such lots in other locations.
Proposed Language	Except as approved by the Regional Planning Commission, panhandle lots are not permitted along the bulb of a cul-de-sac and are subject to meeting all applicable zoning requirements and the following criteria: <ol style="list-style-type: none">1. Review and consent of the township or the jurisdictional fire department and emergency services.2. The applicant submits written justification or explanation that the proposed development within the bulb of the cul-de-sac is designed and will function in a manner that is not detrimental to stormwater management; waste management; access management; parking; public utilities; driveway placement; mail delivery; and the environment and topography. If applicable, each of these factors shall be considered by the Regional Planning Commission but no single factor controls in making a decision, nor must all the factors support the decision.

Article V

Standards for Planned Unit Developments

1 Amendment

Section 501: Objectives

<p>Current Language (Page 65)</p>	<p>It is the intent of Article V to accommodate creative and imaginative planned unit developments and to permit the utilization of innovations in land development practices which standards of these regulations may be modified if a planned unit development meets all of the following objectives:</p> <ul style="list-style-type: none"> a. The conservation of natural features of the site. b. The creation of functional and diverse residential areas. c. The provision of usable and accessible community open space. d. The separation of pedestrian and vehicular circulation facilities. e. The separation of conflicting land uses.
<p>Proposed Language</p>	<p>It is the intent of Article V to accommodate creative and imaginative planned unit developments and to permit the utilization of innovations in land development practice. Recommendations to the approving authority should consider the following objectives:</p> <ul style="list-style-type: none"> a. The conservation of natural features of the site. b. The creation of functional and diverse residential, commercial, and/or mixed-use areas. c. The provision of usable and accessible community open space. d. The provision of safe pedestrian and vehicular circulation facilities. e. The separation of conflicting land uses, and/or the integration of complementary land uses.

Article VII

Required Statements and Signatures to be Affixed on the Plat

1 Amendment

Section 700: Required Statements (D)

Current Language (Page 73)	Proposed Language
<p>D. Certificate of Notary Public: State of Ohio, S.S. Be it remembered that on this ___ day _____ of 2 _____, before me the undersigned, a Notary Public in and for said State, personally came (and _____), who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and Notary Seal on the day and date above written. (Signature) _____ (Print Name Here) NOTARY PUBLIC State of Ohio My commission expires _____</p>	<p>D. Certificate of Notary Public: State of Ohio, S.S. County of _____ This certificate relates to an acknowledgement in which no oath of affirmation was required to be administered to the signer(s) under O.R.C. 147.542 (D)(1). The foregoing instrument was acknowledged before me, a Notary Public in the County and State written above, this ___ day of _____, 2 _____. In testimony whereof, I have set my hand and Notary Seal on the day and date above written.</p> <div style="text-align: right; margin-top: 20px;"> _____ Notary Public _____ Commission Expires: </div>

Article VIII

Revisions, Enforcement

2 Amendments

Section 804: Variances, (B) Procedure, (1)

<p>Current Language (Page 78)</p>	<p>An applicant requesting a variance to a provision of the Subdivision Regulations shall complete an application form and shall submit that application form with all necessary fees and accompanying material to the Warren County Regional Planning Commission.</p> <p>Applications for variances may be submitted with a proposed Preliminary Plat or Minor Subdivision application.</p>
<p>Proposed Language</p>	<p>An applicant requesting a variance to a provision of the Subdivision Regulations shall complete an application form and shall submit that application form with all necessary fees and accompanying material to the Warren County Regional Planning Commission.</p> <p>Applications for variances may be submitted with a proposed Preliminary Plan. Subdivisions requiring a variance shall be reviewed as a Preliminary Plan.</p>

Section 804: Variances, (B) Procedure, (2)

<p>Current Language (Page 78)</p>	<p>Upon a review of the submittal and determination that the submittal is complete, the RPC staff shall place the variance on the agenda for the next Regional Planning Commission meeting. Staff shall review the request and prepare a written recommendation, following review and comments from appropriate offices. The recommendation shall accompany a copy of the application package that is forwarded to the Regional Planning Commission.</p>
<p>Proposed Language</p>	<p>Upon a review of the submittal and determination that the submittal is complete, the RPC staff shall place the variance on the agenda for the next Regional Planning Commission meeting. Staff shall review the request and prepare a written report, following review and comments from appropriate offices. The report shall accompany a copy of the application package that is forwarded to the Regional Planning Commission.</p>



BACKUP SLIDES



Road Frontage on Curved Streets

Township	Curved Lot Frontage (At Road Right-Of-Way) (LF)	Usable Circumference at Right-Of-Way (UC = C - 70ft ROW)	Total Number of Frontage Lots (UC/LF)
Clearcreek	R-2: 40ft	306.99ft	7
Deerfield	R-MF: 25ft (Half at cul-de-sac)	306.99ft	12
Hamilton	R-1: 35ft (At cul-de-sac) R-2: 30ft	306.99ft	8 10

Circumference of Lot Frontage along cul-de-sac (C) = $2\pi (60)$

Lot Width at Building Setback Line

Township	Lot Width (W)	Front Yard Setback (X)	Usable Circumference at Building Setback Line (UC = C - 70ft ROW)	Total Number of Frontage Lots (UC/W)
Clearcreek	R-2: 80ft	30ft	495.487ft	6
Deerfield	R-MF: 50ft	35ft	526.903ft	10
Hamilton	R-1: 80ft	50ft	621.15ft	7
	R-2: 75ft	35ft	526.903ft	7

Circumference of Lot Width along cul-de-sac (C) = $2\pi(60 + \text{Front Yard Setback}(X))$

Example of Panhandle Lots off Cul-De-Sac Bulb



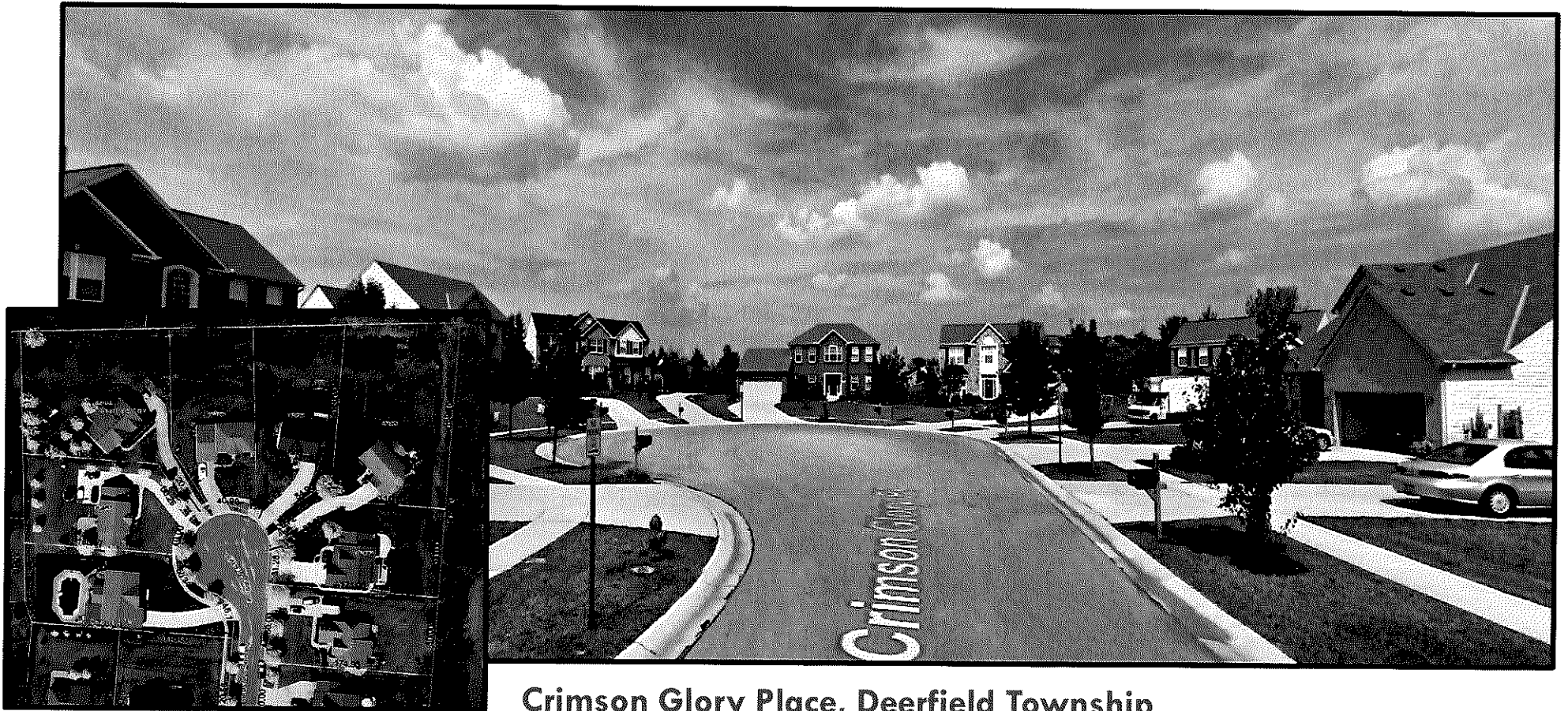
Bittern Lane, Turtlecreek Township

Examples of Multiple Driveways off Cul-De-Sac Bulb



Wood Duck Court, Hamilton Township

Examples of Multiple Driveways off Cul-De-Sac Bulb



Crimson Glory Place, Deerfield Township

Example of Panhandle Lots off Cul-De-Sac Bulb



Evergreen Court, Mason

Example of Panhandle Lots off Cul-De-Sac Bulb



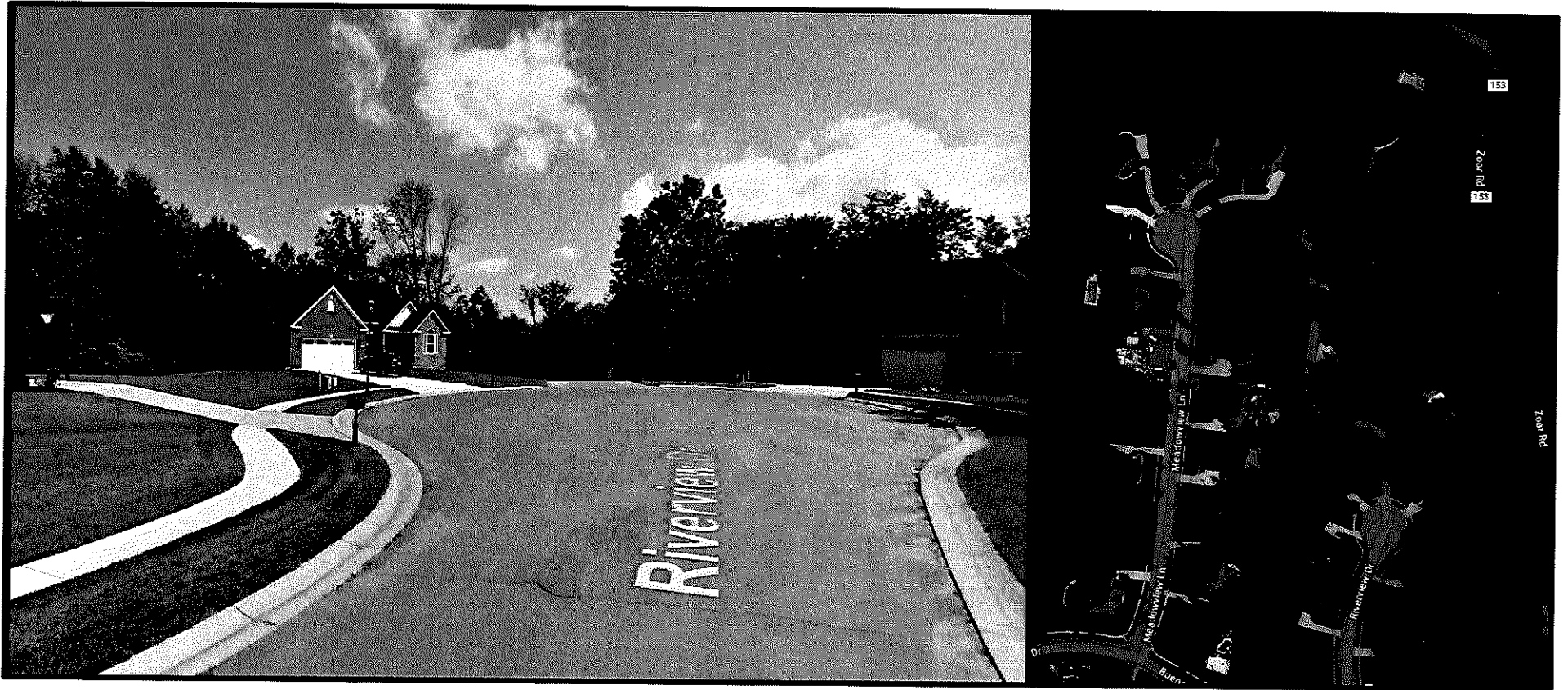
Rosebrook Way, Mason

Examples of Multiple Driveways off Cul-De-Sac Bulb



Beechtree Lane, South Lebanon

Example of Panhandle Lots and Private Streets off Cul-De-Sac Bulb



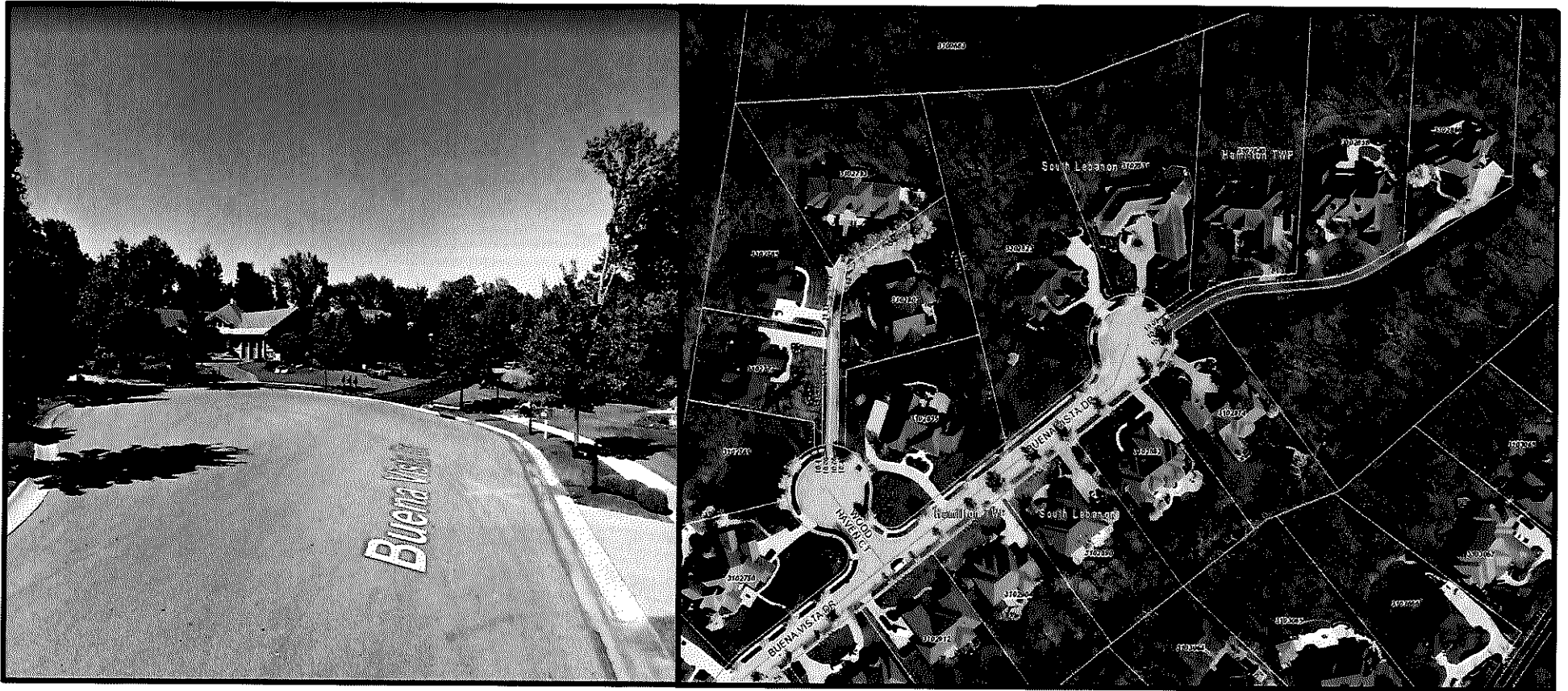
Riverview Drive, South Lebanon

Examples of Multiple Driveways off Cul-De-Sac Bulb



Sterling Court, South Lebanon

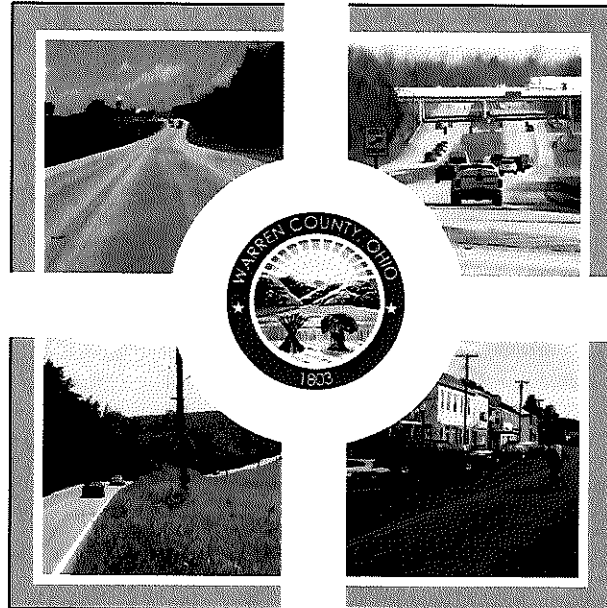
Example of Panhandle Lots and Private Streets off Cul-De-Sac Bulb



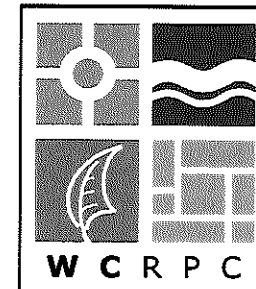
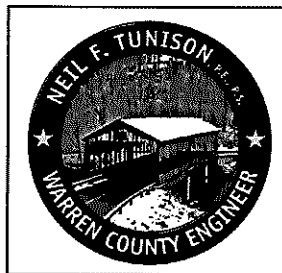
Buena Vista Drive, South Lebanon



THOROUGHFARE

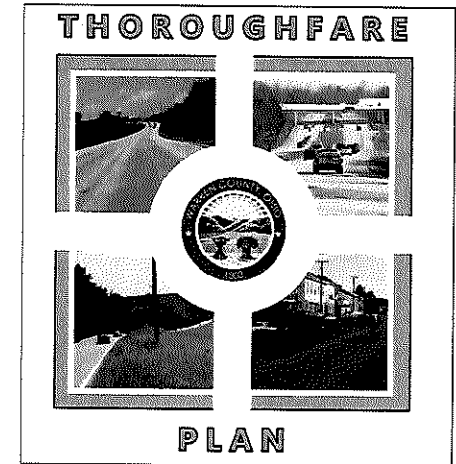
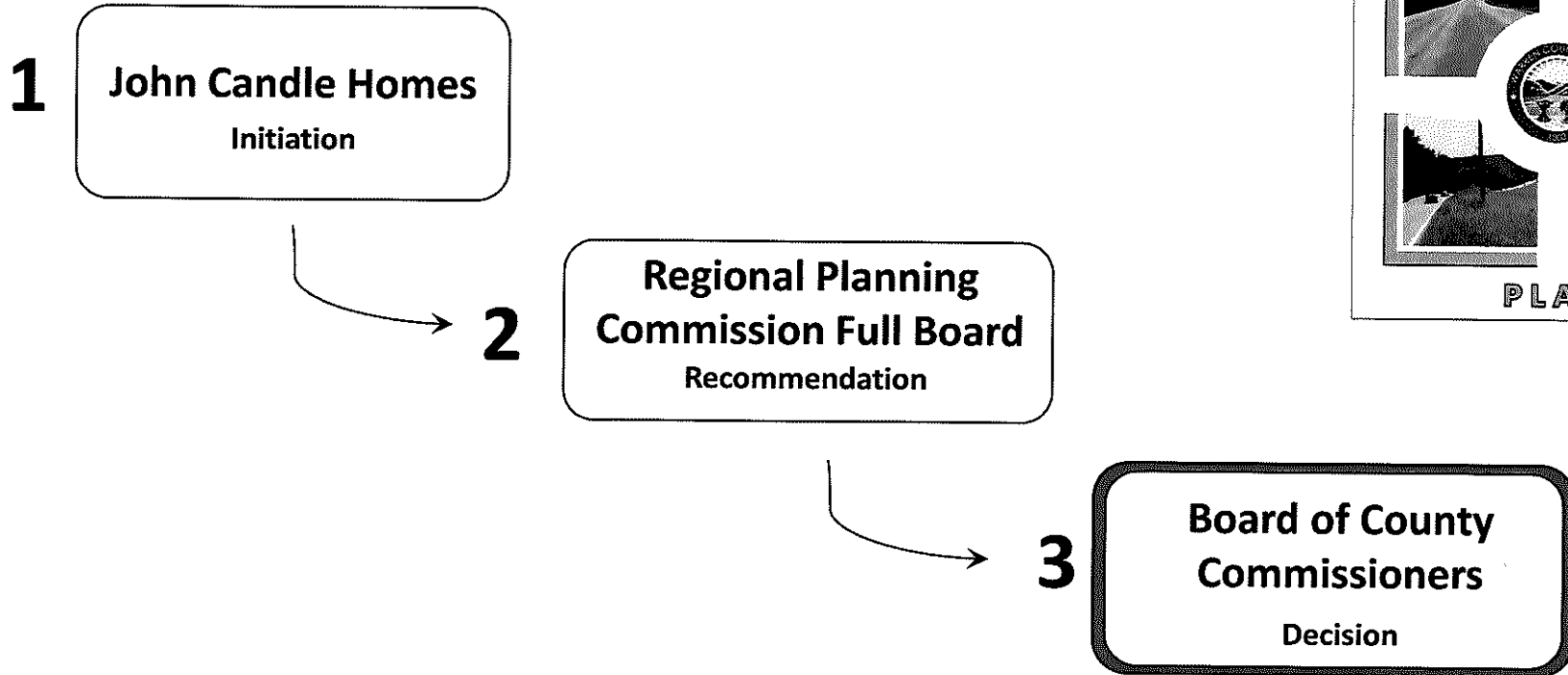


PLAN



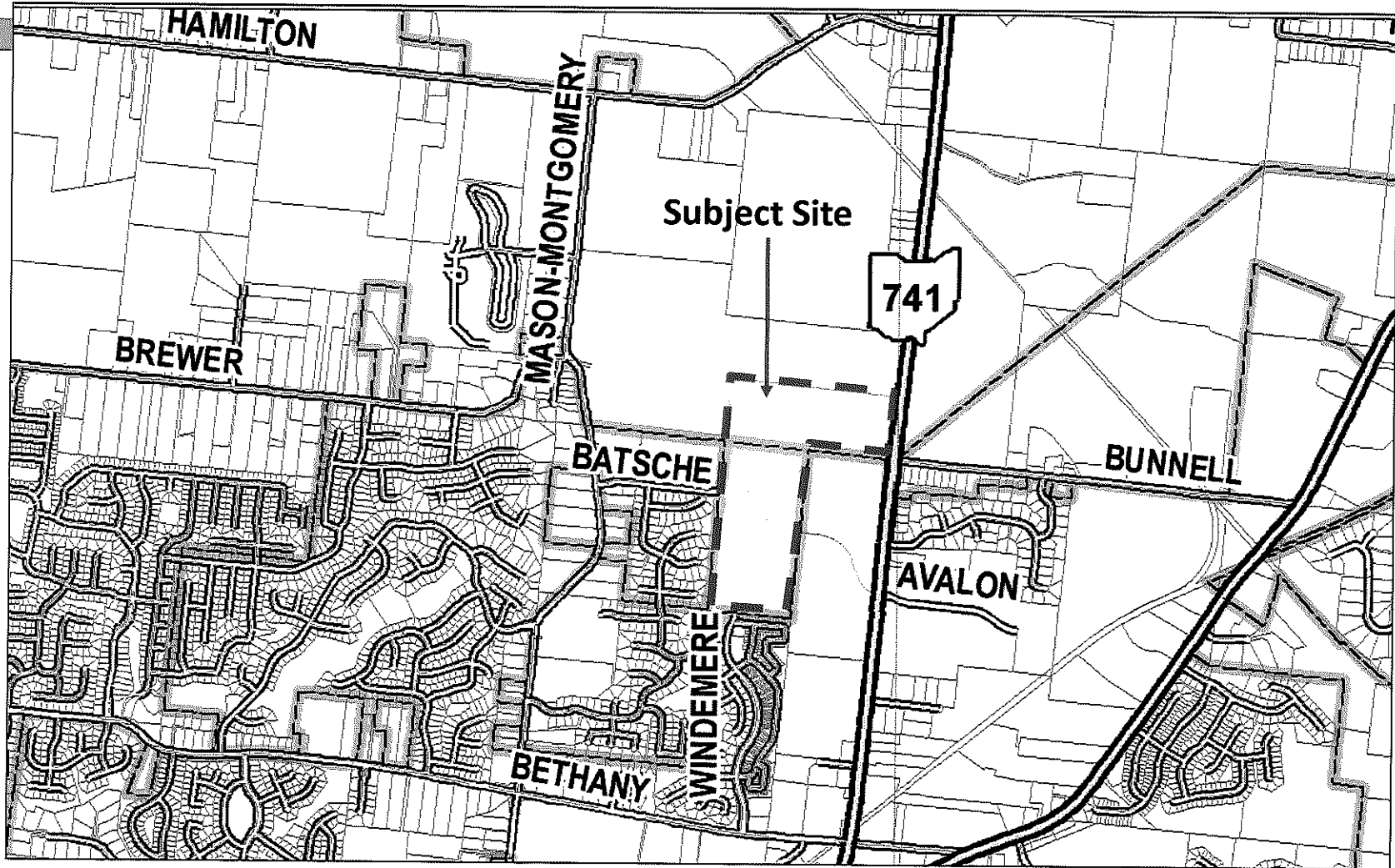
PROPOSED AMENDMENTS WARREN COUNTY THOROUGHFARE PLAN

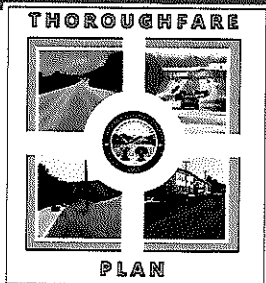
Process





Subject Site

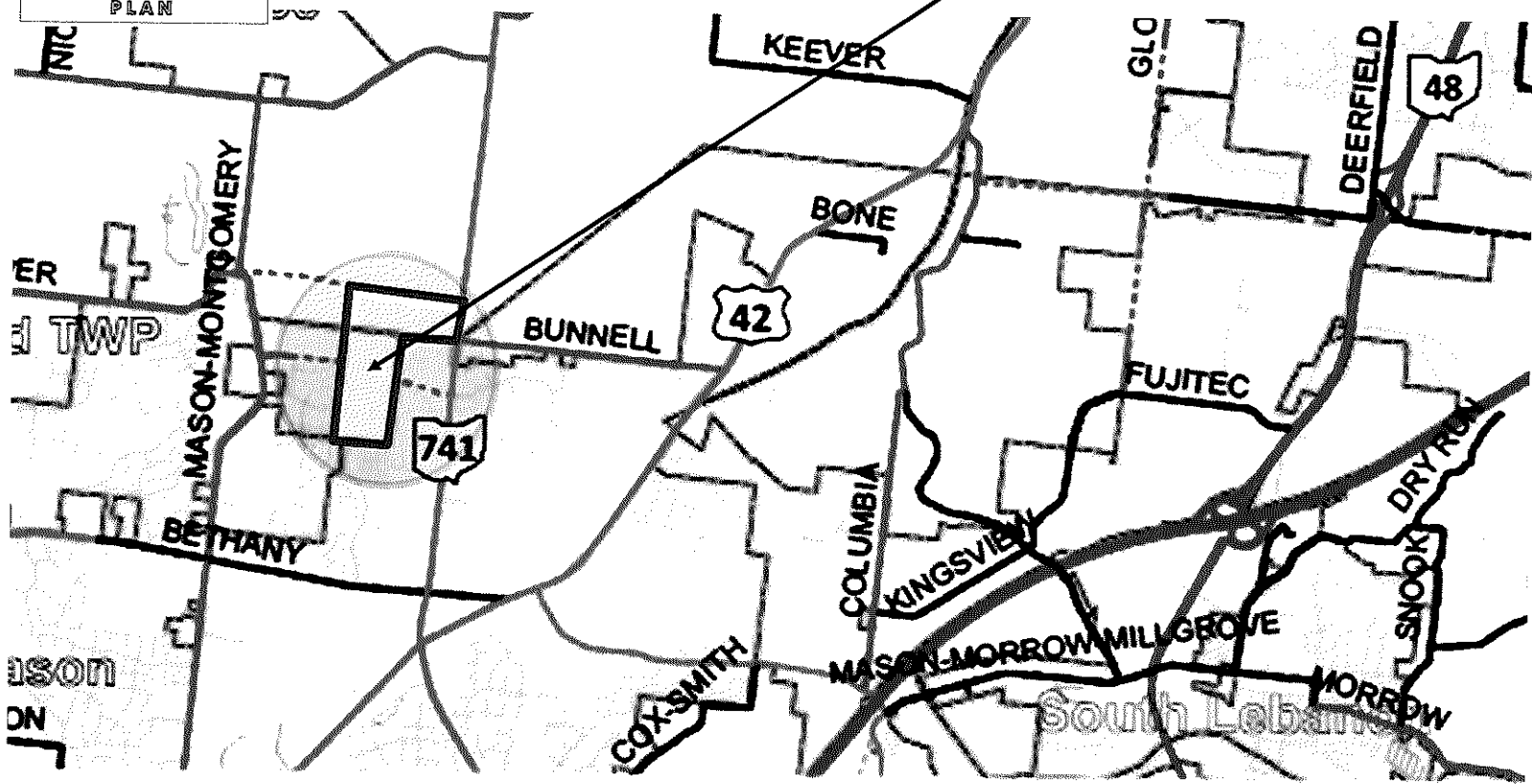




REQUESTED AMENDMENTS-MAP

Functional Classification Map (Section 3)

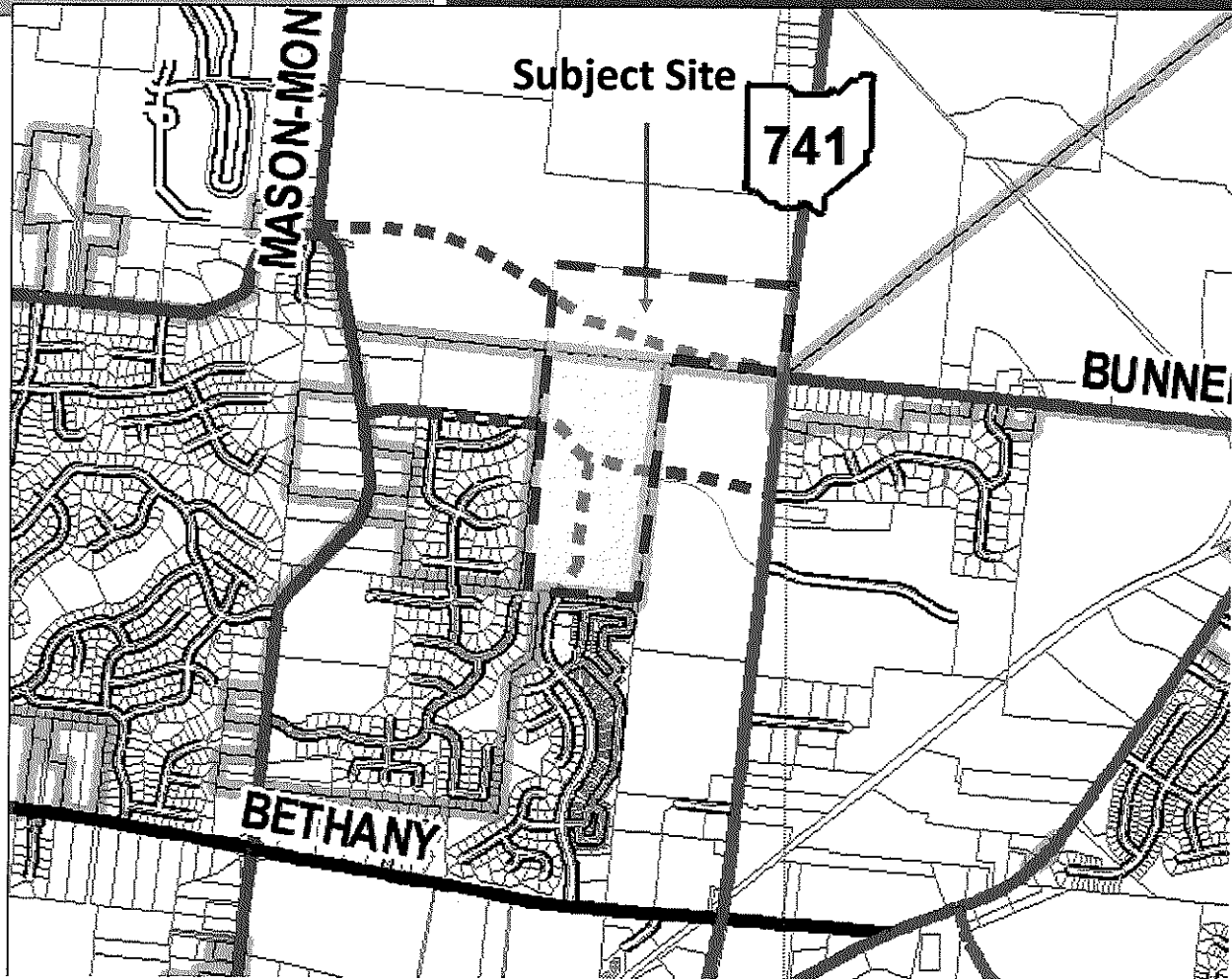
Remove future Thoroughfare Plan roadways from the subject site.



- FUNCTIONAL CLASSIFICATIONS**
- Existing**
- Collector
 - Interstate
 - Local Road
 - Major Collector/Distributor
 - Primary Arterial
 - Primary Collector/Distributor
 - Secondary Arterial
 - Vacation
- Future**
- - - - - Collector
 - - - - - Interstate
 - - - - - Local Road
 - - - - - Major Collector/Distributor
 - - - - - Primary Arterial
 - - - - - Primary Collector/Distributor
 - - - - - Secondary Arterial
 - - - - - Vacation



Current Thoroughfare Plan



FUNCTIONAL CLASSIFICATIONS

Existing

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

Future

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



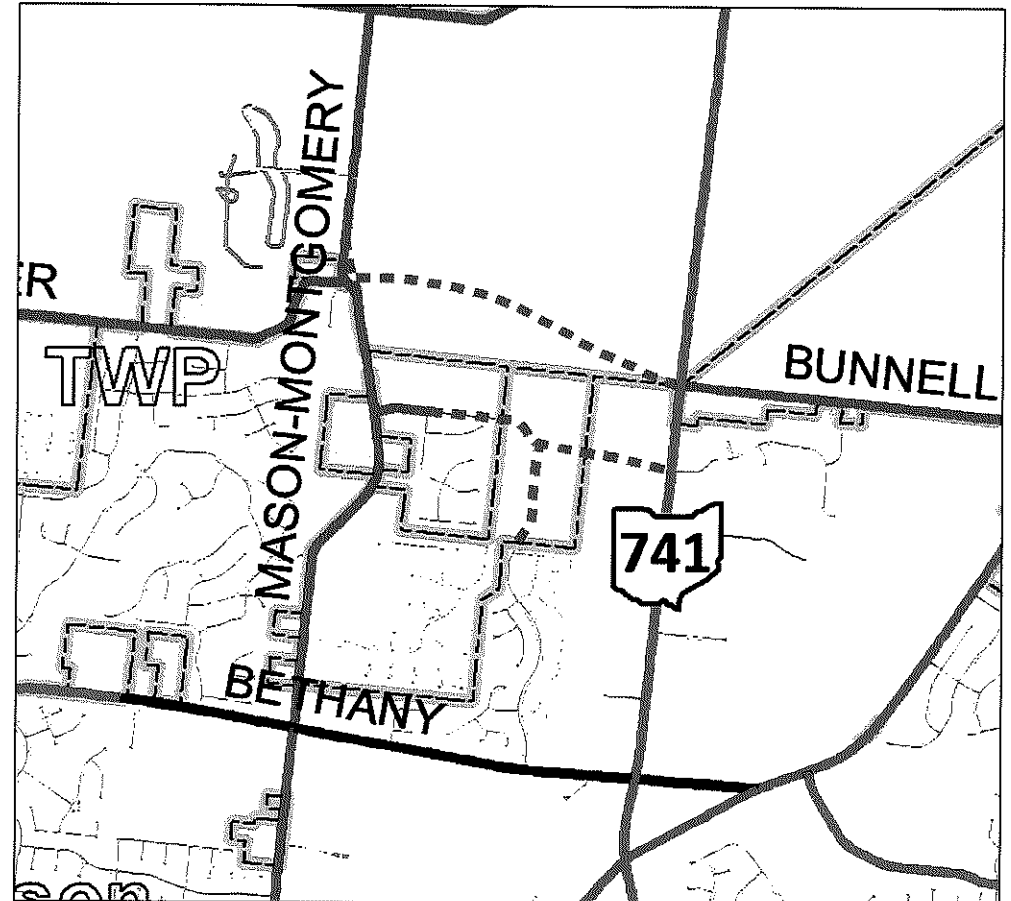
Current

Warren County Thoroughfare Plan identifies the following future Collector Roads along the subject property.

1. **East-West Connections:** Two Future Collector roads, both connect Mason-Montgomery to State Route 741.

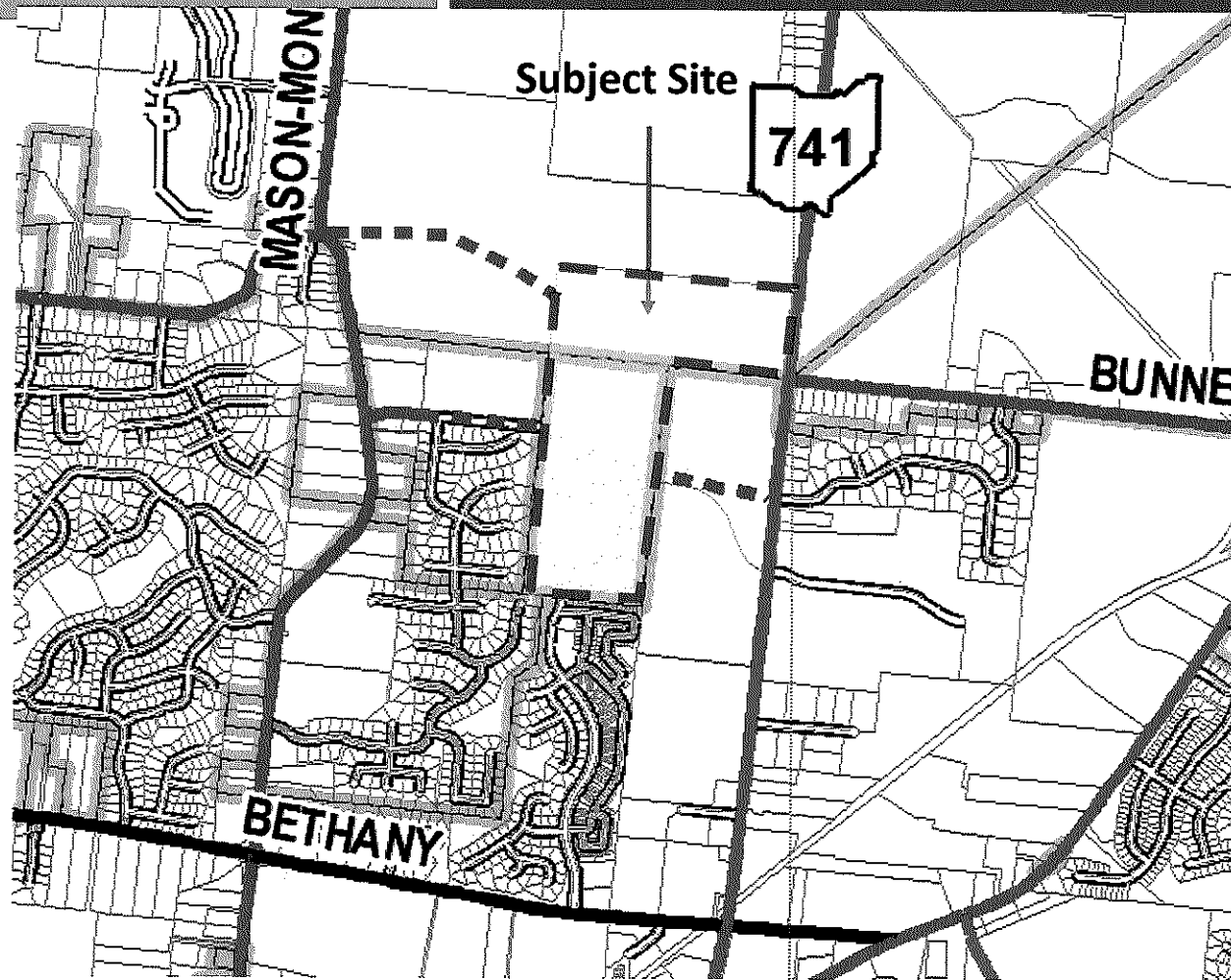
One within the Turtlecreek portion & the other within the Deerfield portion.

2. **North-South Connection:** North-South Collector which extends north from Windemere Way in the City of Mason.





Applicant's Proposal



FUNCTIONAL CLASSIFICATIONS

Existing

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

Future

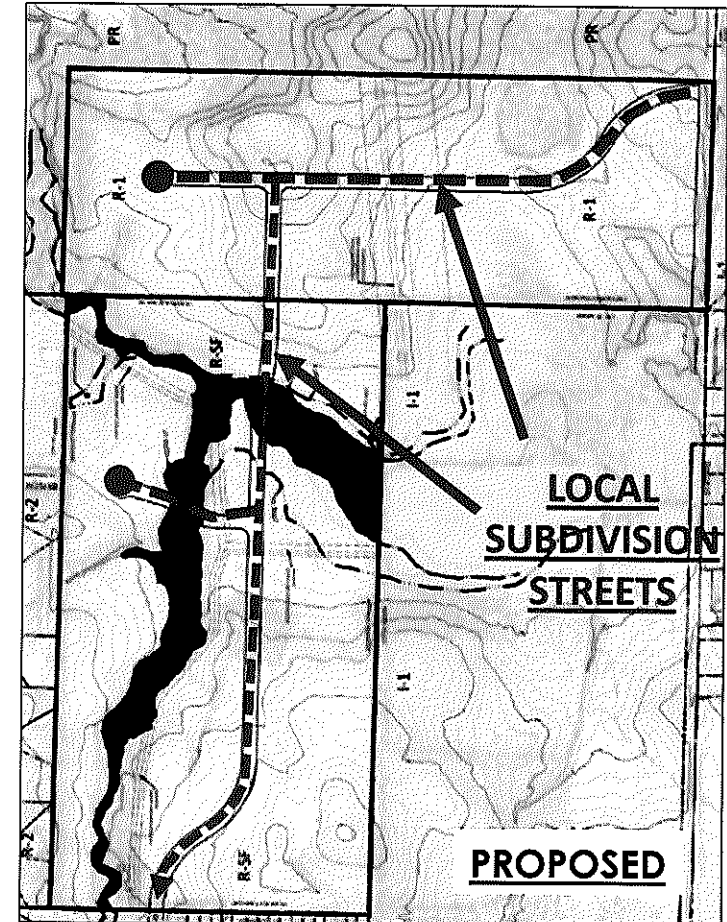
- Collector
- Interstate
- Local Road
- Major Collector/Distributor
- Primary Arterial
- Primary Collector/Distributor
- Secondary Arterial
- Vacation



Applicant's Proposal

REMOVE THE PLANNED COLLECTOR ROADS.

- Local Subdivision Streets are proposed, connecting the northern portion to State Route 741, and on the southern portion to Windemere Way.
- Proposed local subdivision streets subject to RPC subdivision review.
- Future local subdivision streets are not illustrated on the Thoroughfare Plan.





Jurisdictions

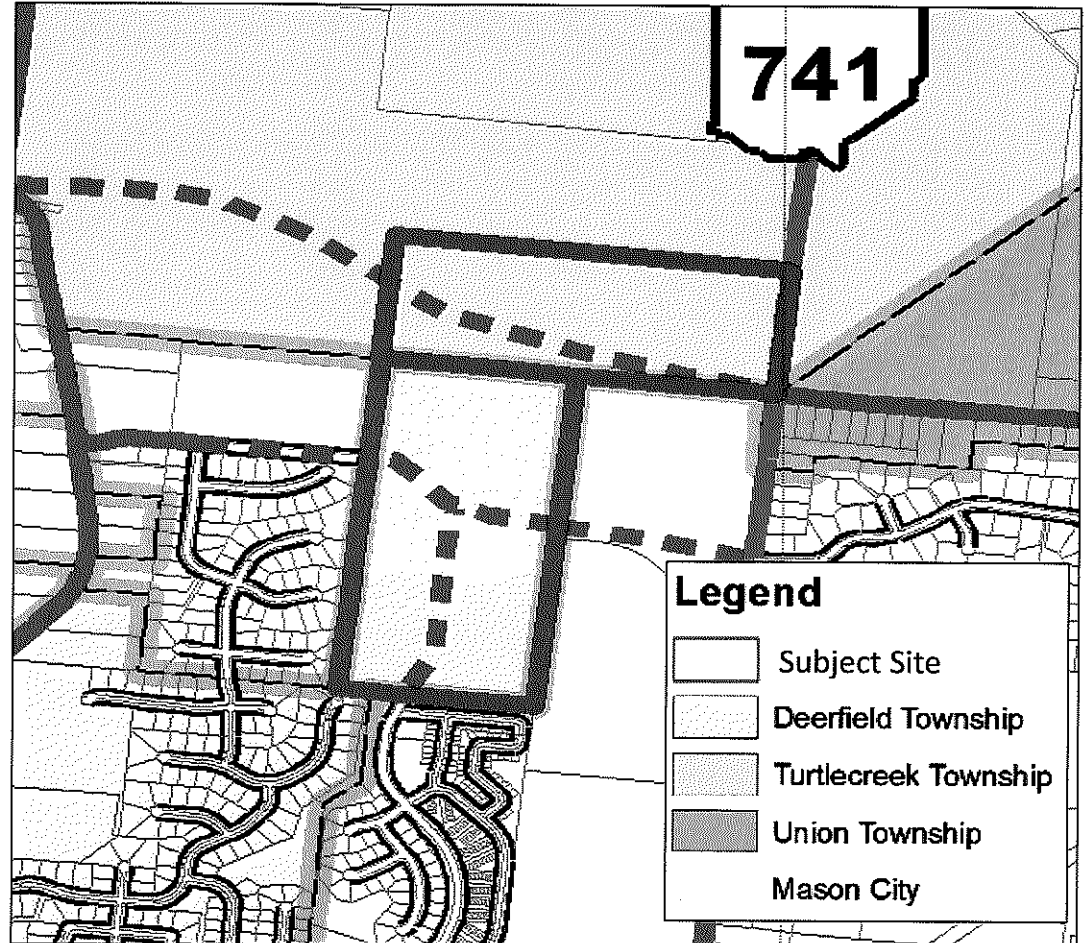
Jurisdictions

- City of Mason
- Turtlecreek Township
- Deerfield Township.

Southern Portion: Deerfield Township

Northern Portion: Turtlecreek Township,

Warren County Zoning





Zoning

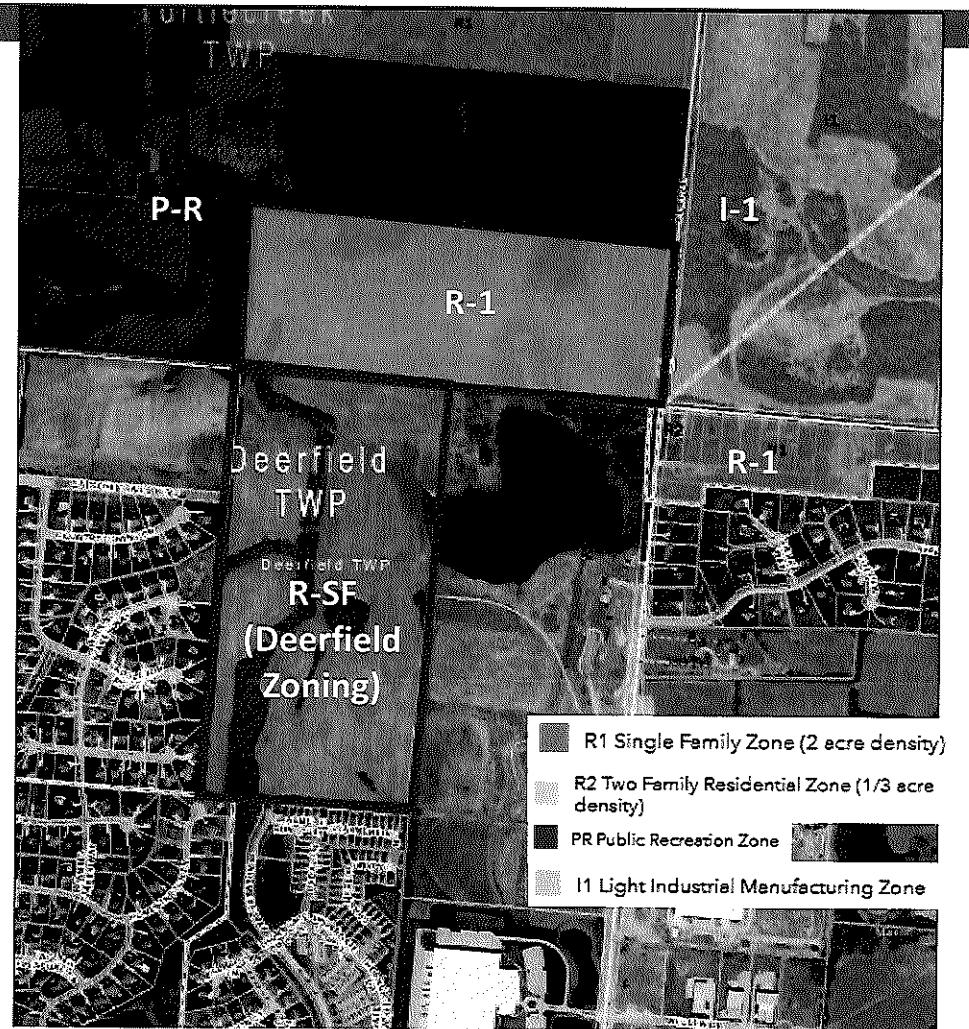
Warren County Zoning

Northern Portion (Turtlecreek Township):

Single Family Zone (R-1)— one unit per two acres.

Surrounding zoning - Turtlecreek Township

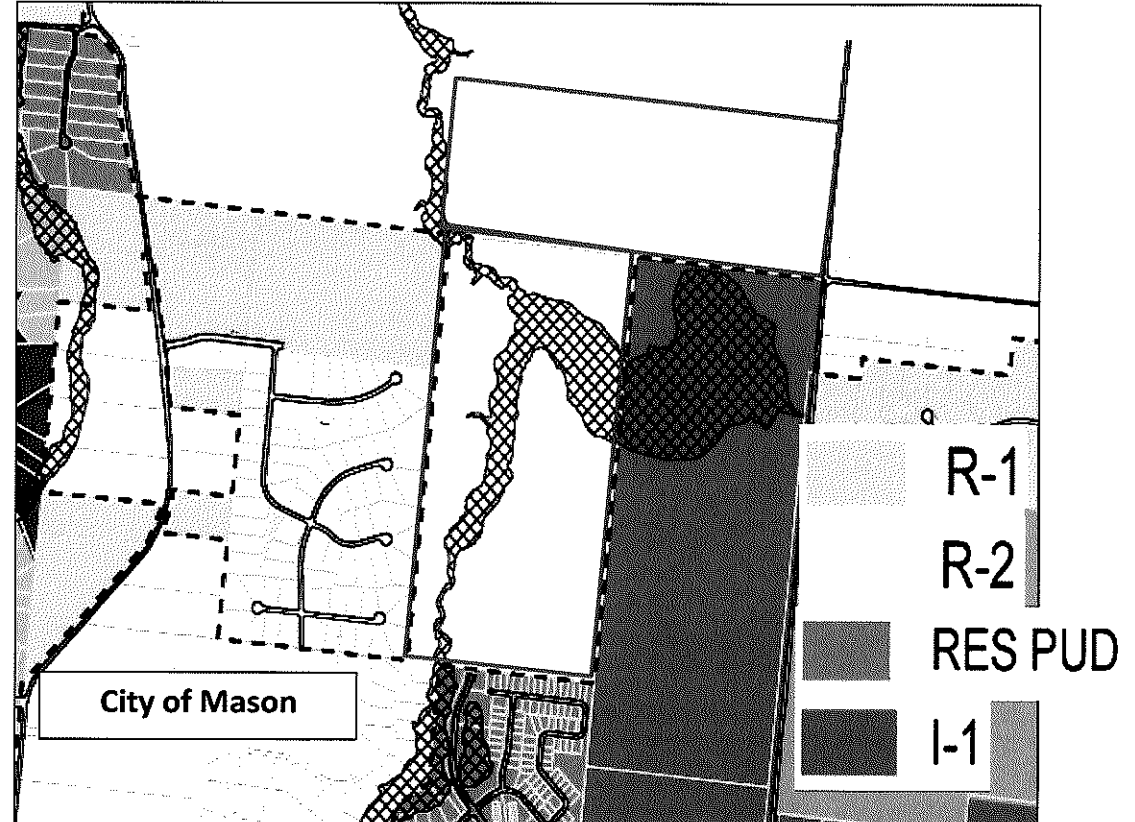
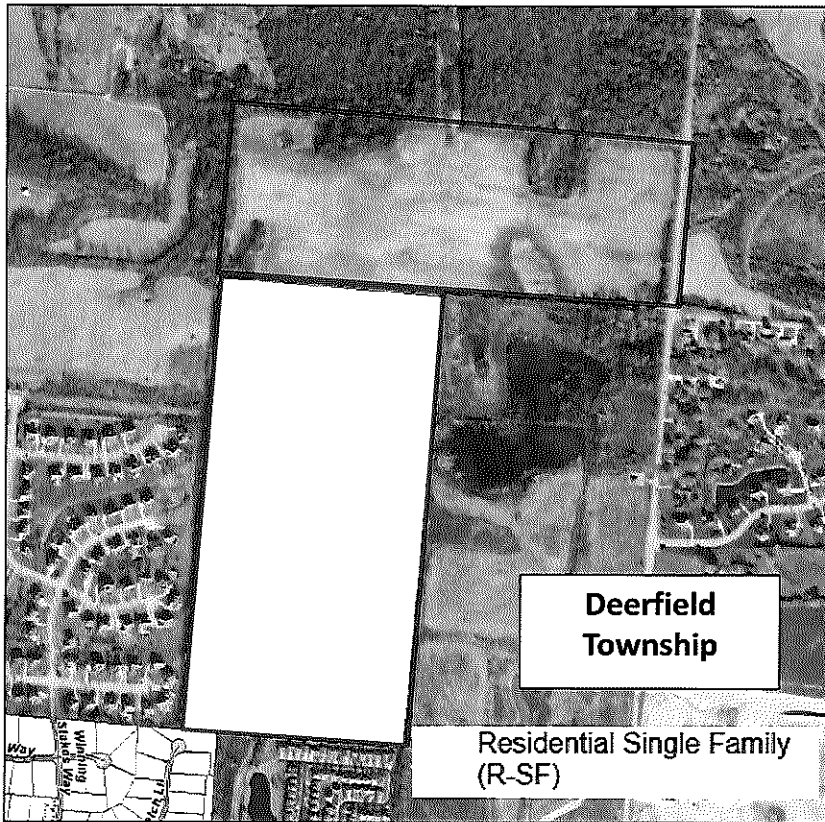
1. Public Recreation (P-R) Zone
2. Light Industrial Manufacturing Zone (I-1).





Zoning

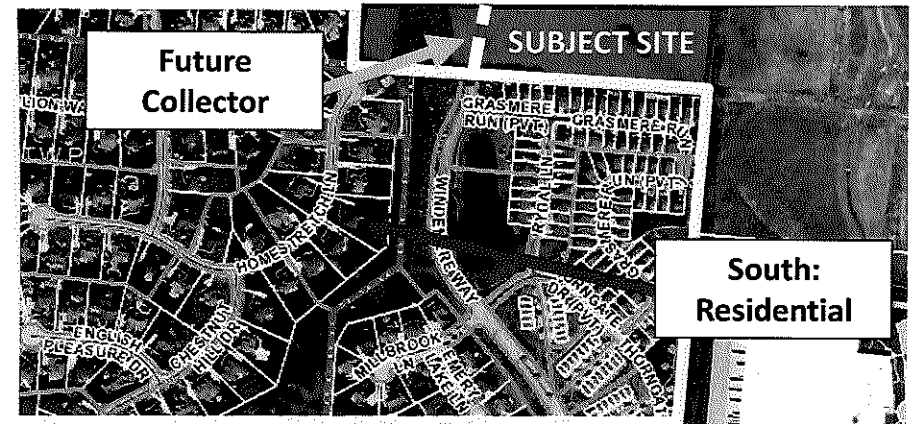
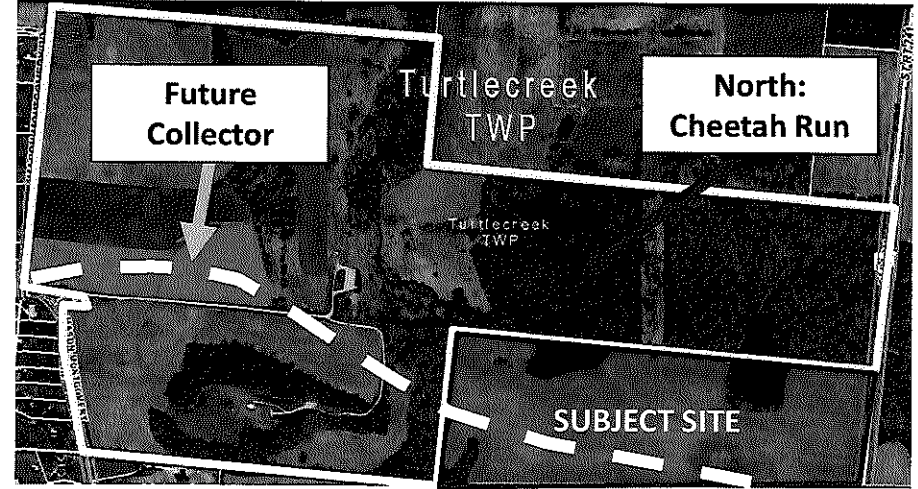
Zoning – Deerfield Township & City of Mason





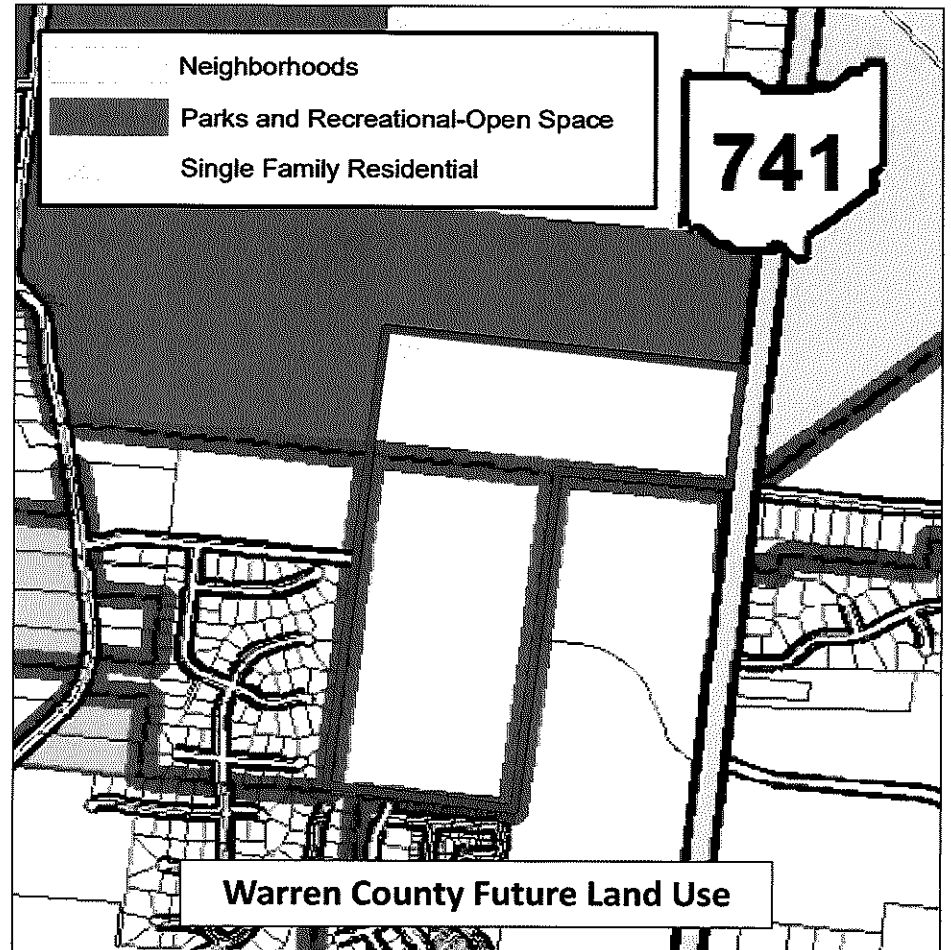
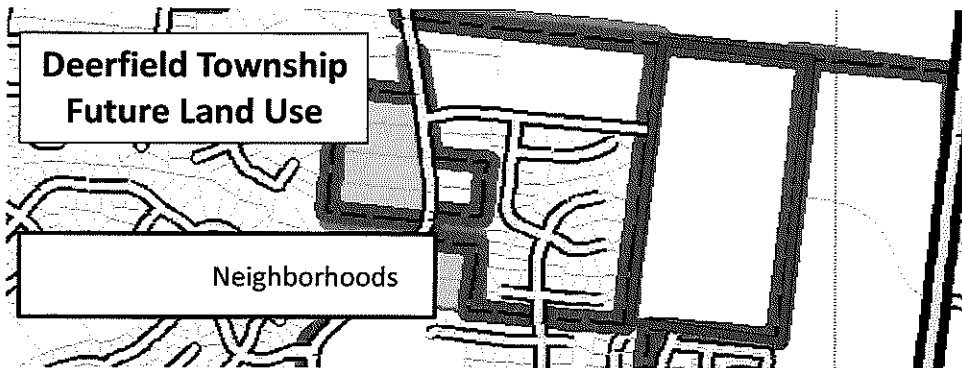
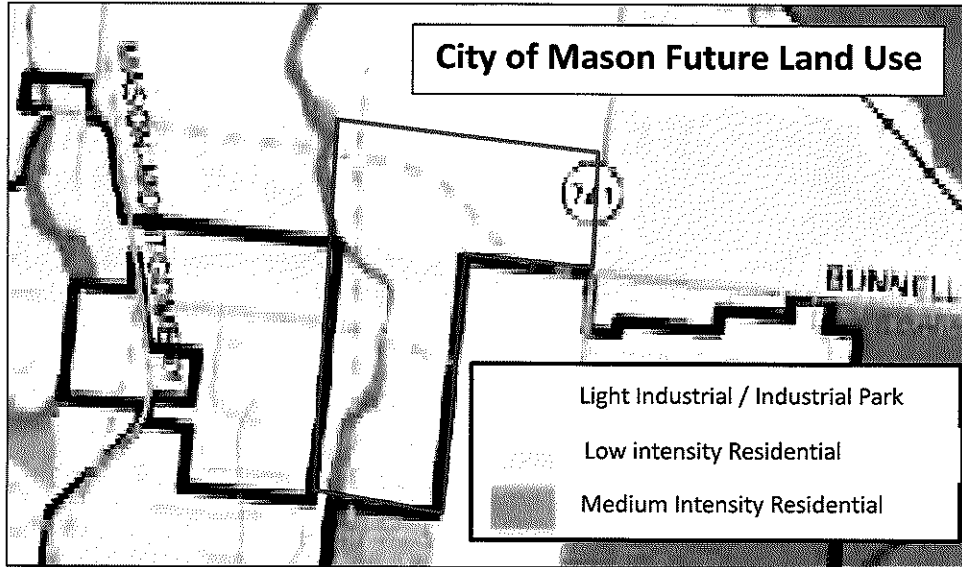
Surrounding Land Uses and Future Collector Locations

	Surrounding Uses	Zoning/Jurisdiction
North	Cincinnati Zoo Cheetah Run	PR - Public Recreation (Turtlecreek TWP)
South	Residential	RES PUD (Mason)
East	Vacant	I-1 (Mason)
West	Residential/Vacant	R-1 & R-2 (Mason)





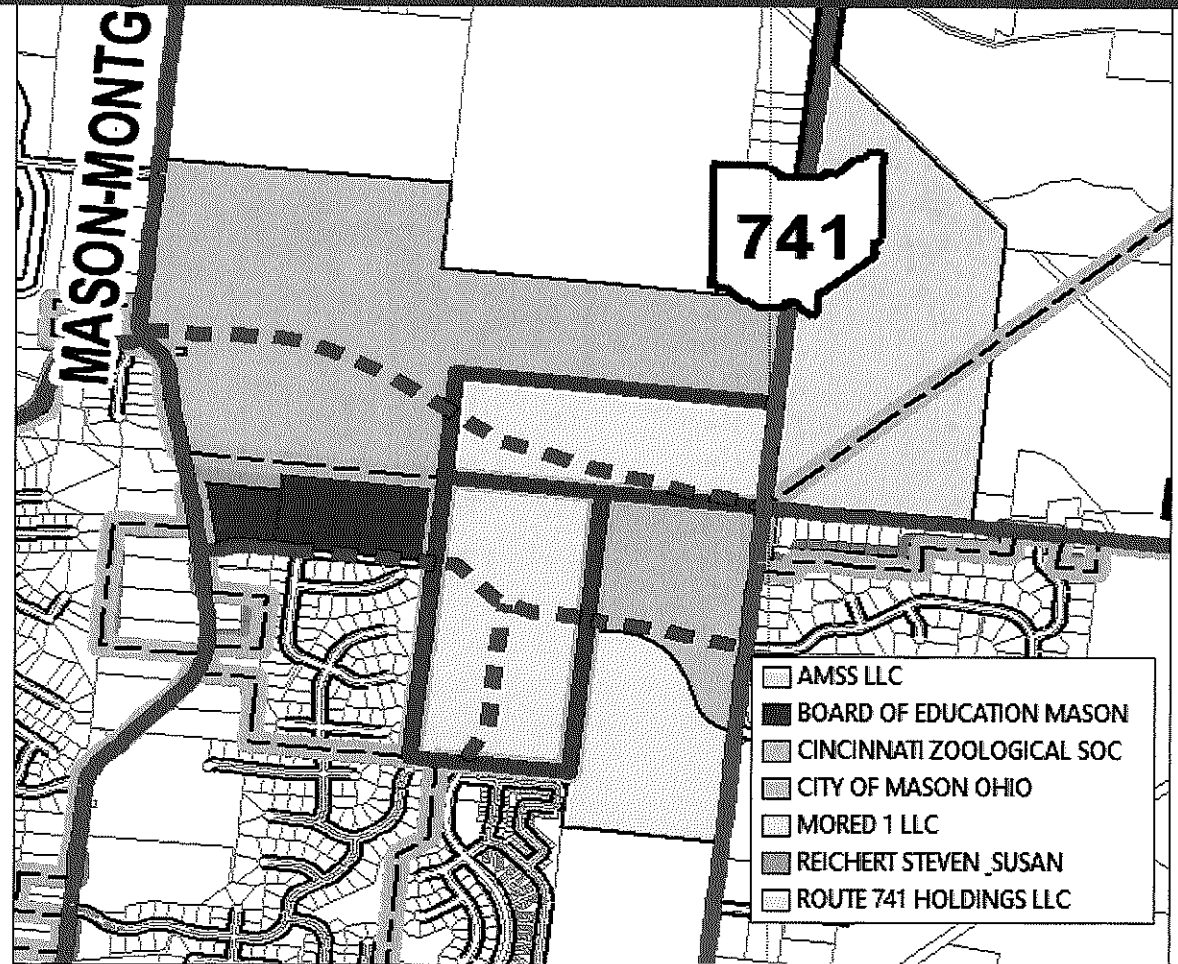
Future Land Use





Ownership

- **North:** Cincinnati Zoological Soc
- **East:** City of Mason and MORED 1 LLC
- **South:** Residential Development (Thorngate at Windemere)
- **West:** Mason Board of Education





Ownership

Sales History

Date	Grantor	Grantee	Consideration	Conveyance Number
12-28-2018	GVR KHODADAD PROPERTIES,*	ROUTE 741 HOLDINGS, LLC	\$8,070,000.00	2018-9467.001
12-28-2012	KHODADAD, GHahreMAN TRUST	GVR KHODADAD PROPERTIES,*	\$0.00	2012-7817
08-07-1996	KHODADAD, GHahreMAN	KHODADAD, GHahreMAN TRUST	\$0.00	1996-5437.001
10-01-1981	KENNAMER, JOHN L		\$320,000.00	1980-0



Environmental Features

1. Water body on adjacent site
2. Existing creek
3. Steep slopes
4. Scattered pockets of trees

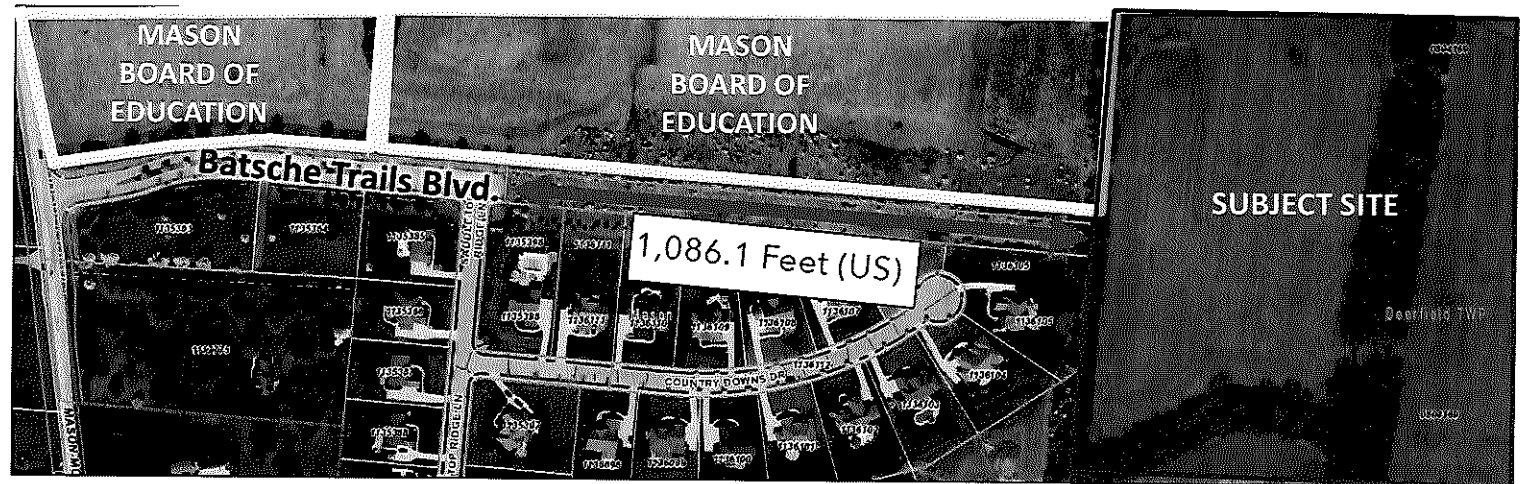




Batsche Trails Blvd.

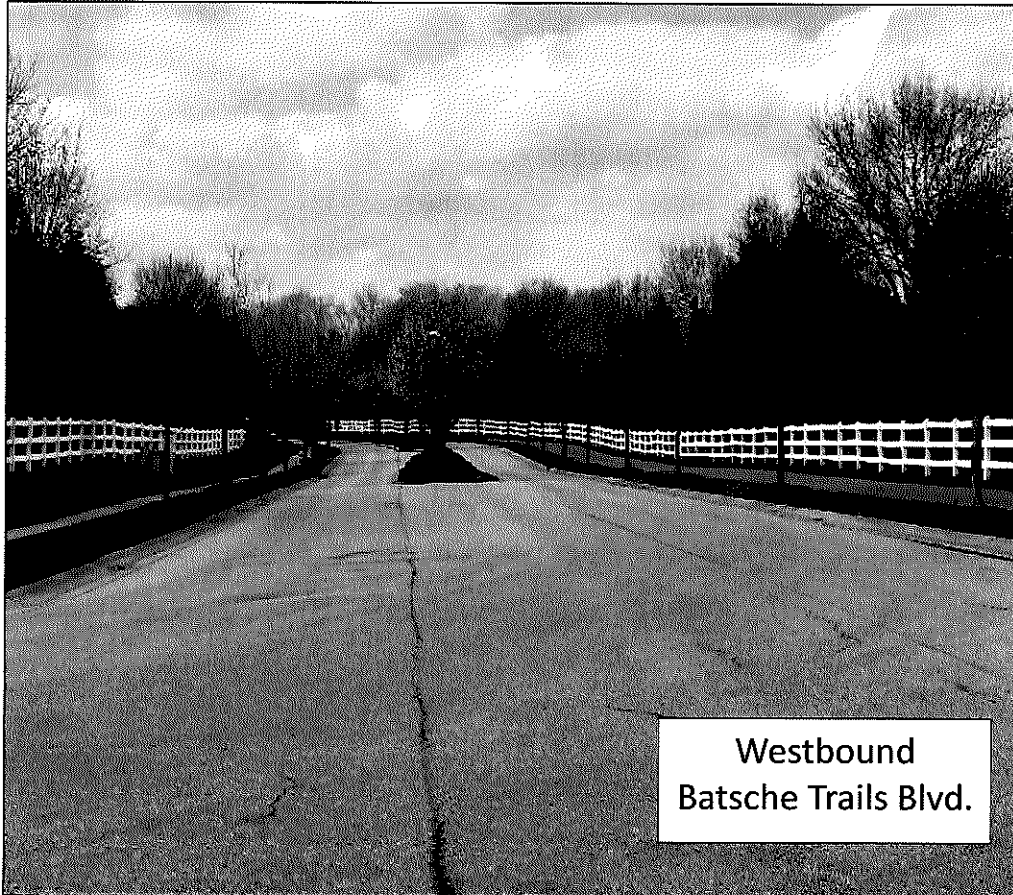
- Planned collector road connecting Mason-Montgomery to State Route 741 via Batsche Trails Blvd
- Located within the Estates at Chestnut Hill in the City of Mason.
- Not fully constructed (as indicated below)
- Portions currently exists as a paper street (1,086.1 feet)
- Located within the City of Mason

- Built to the dimensions of The City of Mason's Collector roadway classification.

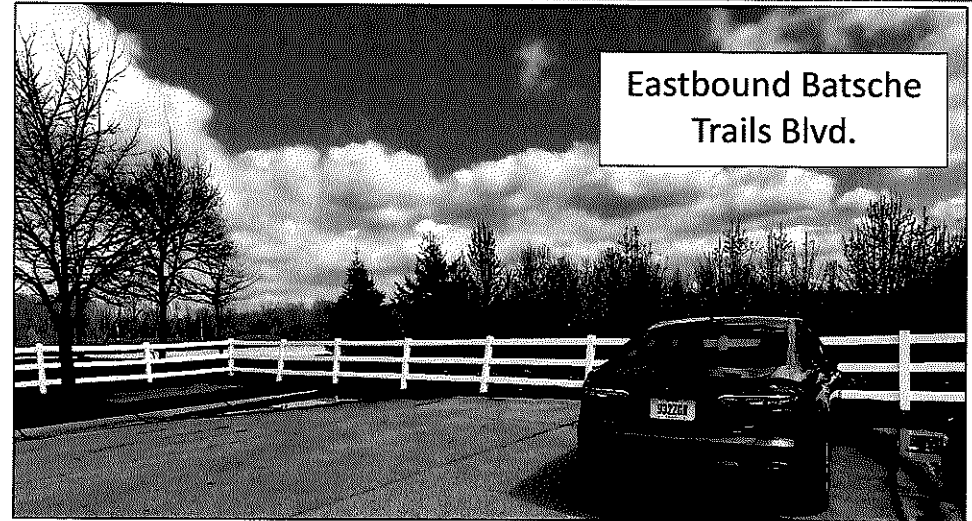




Batsche Trails Blvd.



Westbound
Batsche Trails Blvd.



Eastbound Batsche
Trails Blvd.

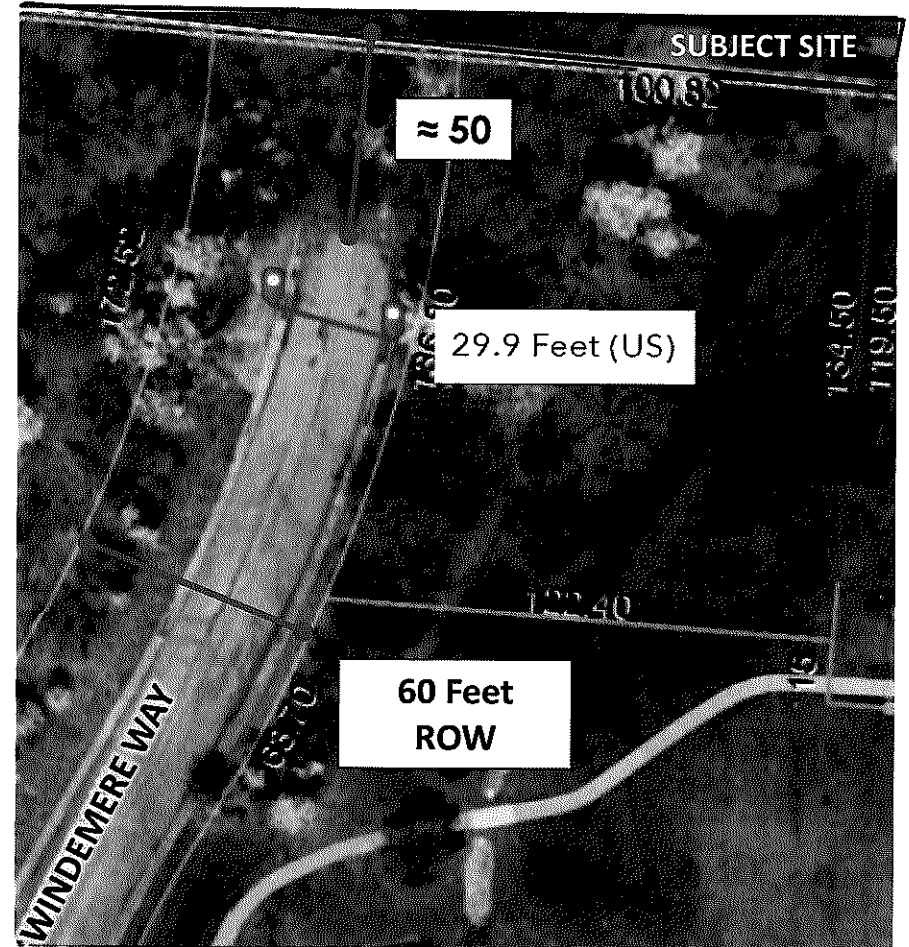
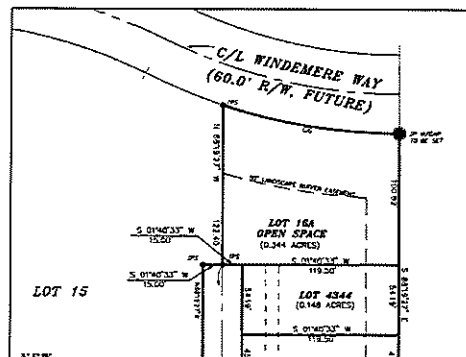
Functional Classification	Collector Road
Right-of-Way Width	60 feet
Roadway Width (Back of curb to back of curb)	41 feet

See Exhibit A from the City of Mason, stating that Batsche Trails Blvd. would be extended upon the development of the school site (northern property).



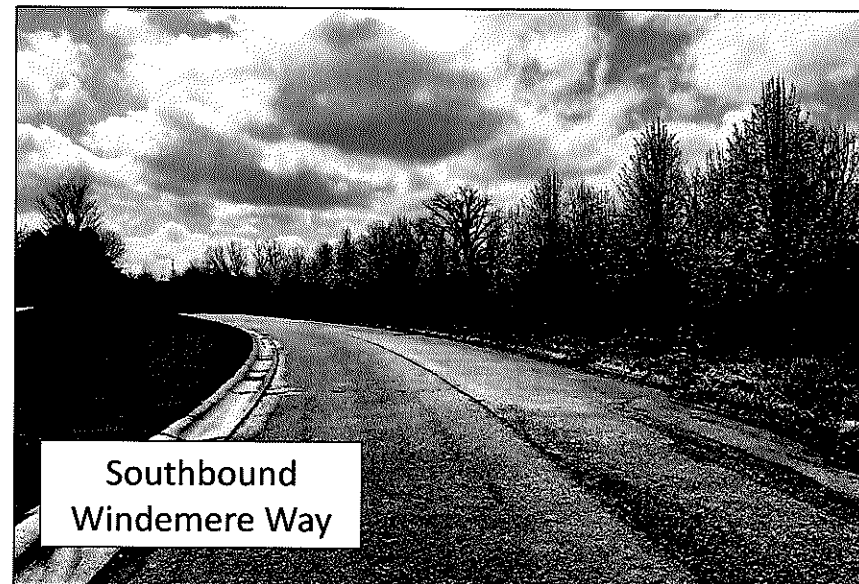
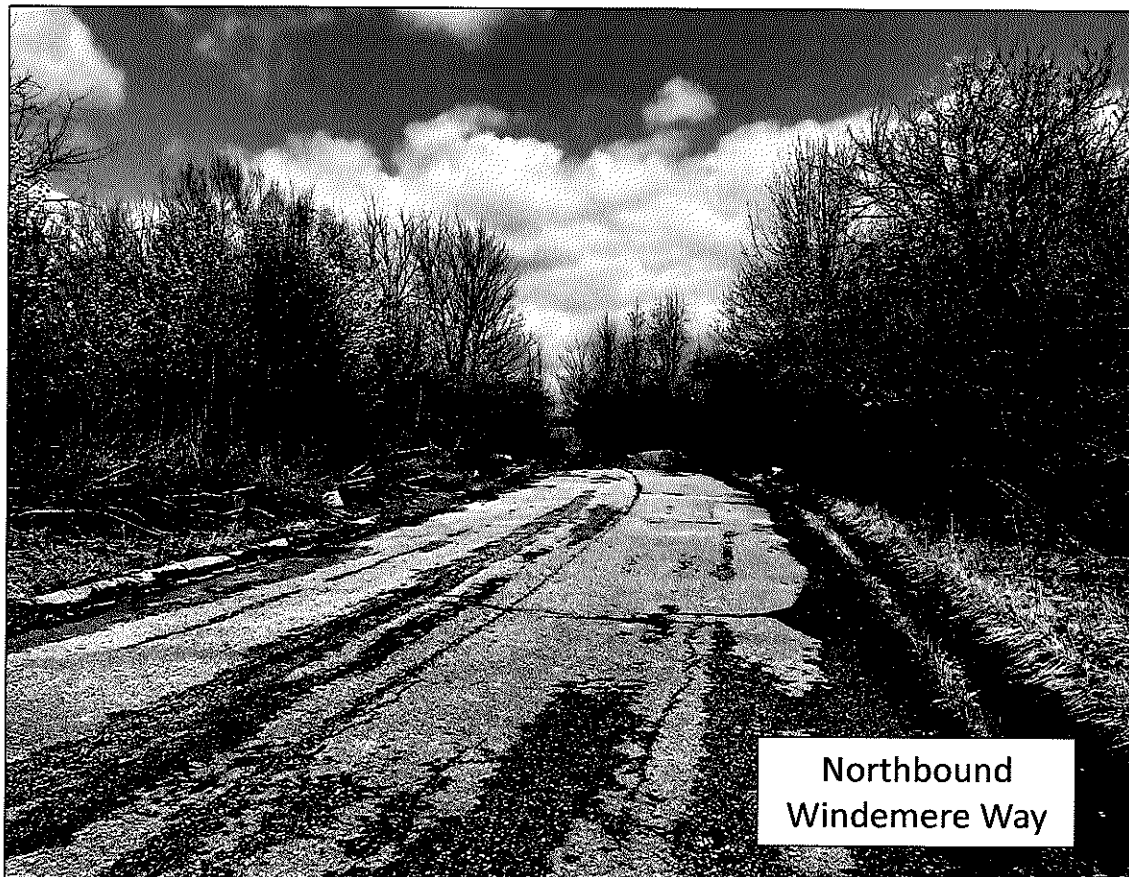
Windemere Way

- **City of Mason & Warren County Thoroughfare Plans:** Future Windemere Way is identified as a future Collector Road.
- **City of Mason:** Classified as a Collector Road, with a 60' Right of Way.
- Paved ROW of 30' leading up to the northern property line of the Thorngate at Windemere subdivision.
- Windemere Way does not currently stub to the northern property line. Stops ≈ 50 feet from property line.





Windemere Way



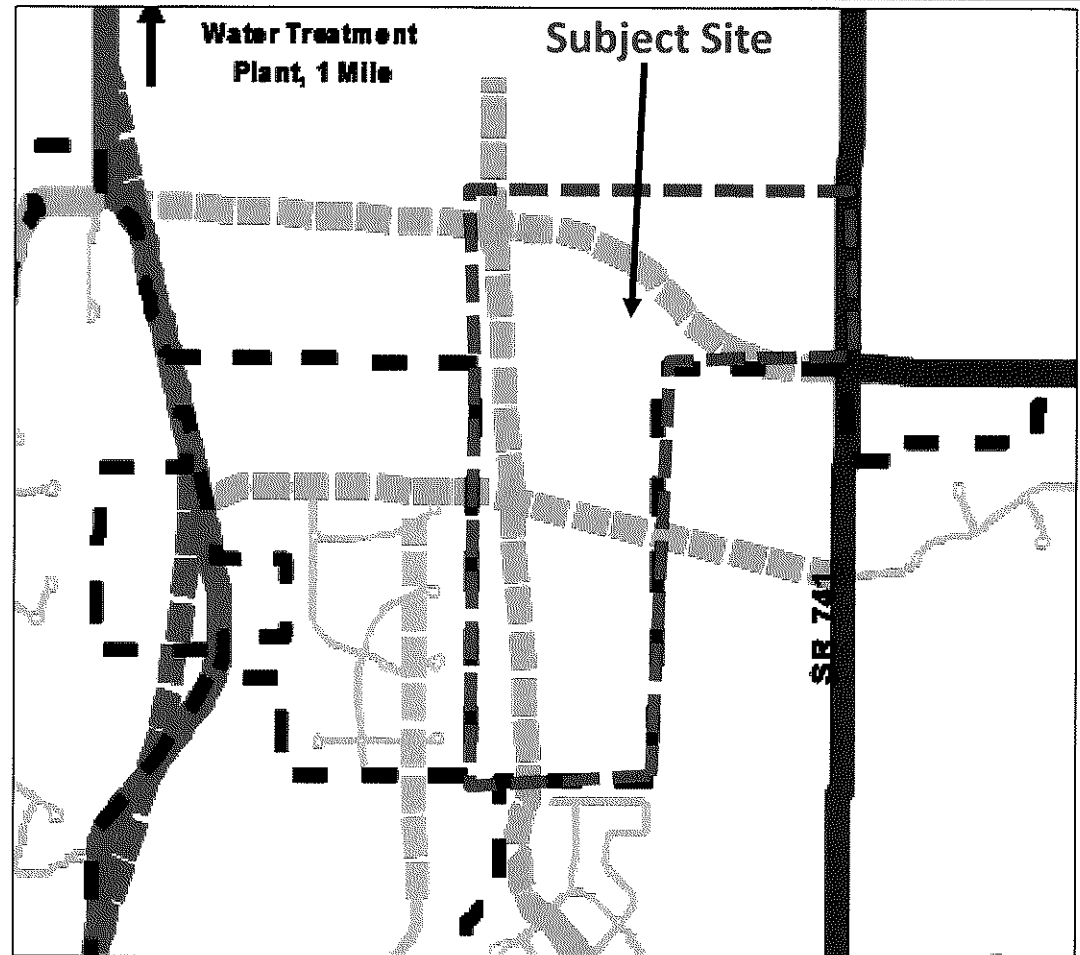
Functional Classification	Collector Road
Right-of-Way Width	60 feet
Roadway Width (Back of curb to back of curb)	41 feet



City of Mason Thoroughfare Plan (2005)

The City of Mason Code of Ordinances identifies a Collector Road as having a Right-of-Way Width of 60 feet and Roadway Width (back of curb to back of curb) as 41 feet.

PRIMARY COLLECTOR (60' R/W)	
MINOR ARTERIAL (80' R/W)	
MAJOR ARTERIAL (100' R/W)	
MASON CORPORATE LIMIT LINE	





Brewer Road – Warren County Thoroughfare Plan

- Future intersection alignment of Mason-Montgomery and Brewer Road.
- Alignment of Mason-Montgomery would connect to a future collector along the Cincinnati Zoo property.
- Brewer Road would extend eastward.



• Brewer Road/Mason Montgomery Road: Realignment of intersection



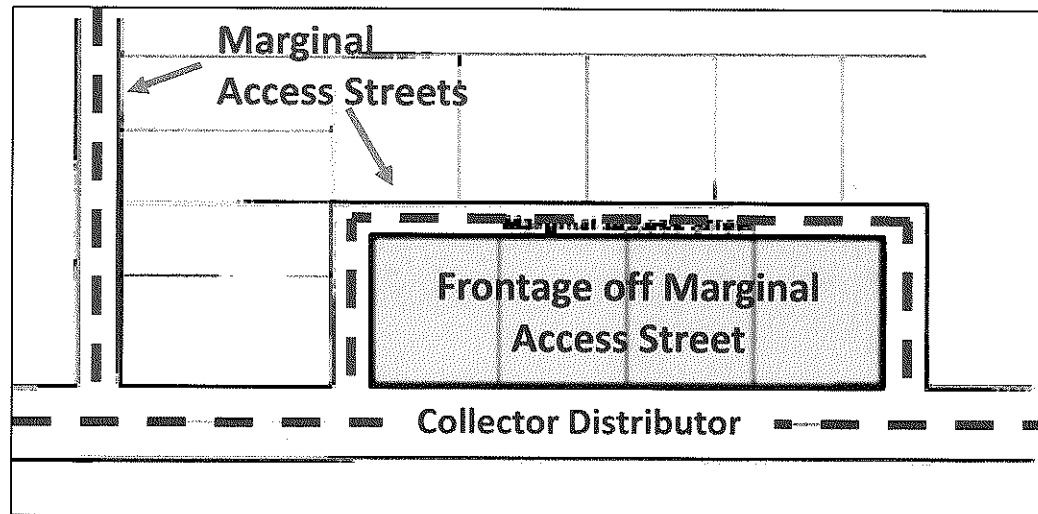
Difference Between a Collector and Local Subdivision Street

	Collector	Local Subdivision Streets
Right-of-Way Width	60 feet	60 feet
Roadway / Travel Lane Width	Paved roadway: 36 feet Travel lane width: 18 feet	Paved roadway: 24 feet Travel lane width: 12 feet
Speed Limit	35 MPH	25 MPH
Access Spacing (for driveways)	660 feet (Unsignalized)/1320 feet (Signalized)	N/A
Thoroughfare Plan	Illustrated	Not Illustrated
Marginal Access Street	Required	Not Required
Sample Cross-Section	Figure A.7-Typical Section, Collector - Residential Urban	Figure A.12 - Typical Section, Local Subdivision Street - Residential/Rural



Marginal Access Street

Comply with the Warren County Subdivision Regulations Section 405: Special Street Types (B), Marginal Access Streets.



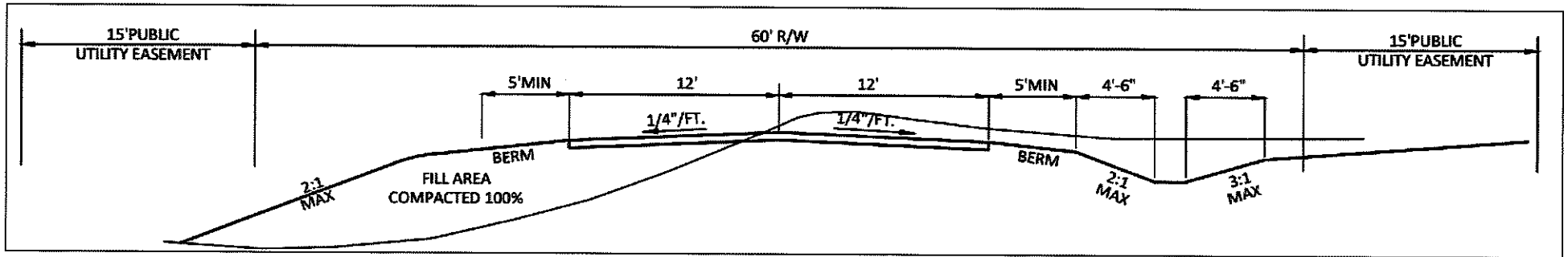
Marginal Access Street Definition:

"A local street, parallel and adjacent to an Arterial or Collector Street, which provides access to abutting properties while separating them from arterial or Collector Street traffic (also referred to as a Frontage Street)." – Subdivision Regulation



Applicant's Proposed Typical Section

Proposed Typical Section



The typical section, as outlined above, has the following dimensions:

Right-of-Way	60 feet
Roadway Width	24 feet / 12 foot paved lanes
Public Utility Easement	15 feet



Subdivision Review Connectivity

Connectivity Illustrated on the Thoroughfare Plan

1. Requires stub street connections for the approved Preliminary Plan
2. May not be waived by the RPC Executive Committee
3. Changes to the Thoroughfare Plan connections are subject to BOCC approval

Connectivity Not Illustrated on the Thoroughfare Plan

1. May be waived by the RPC Executive Committee
2. May be required by the RPC Executive Committee

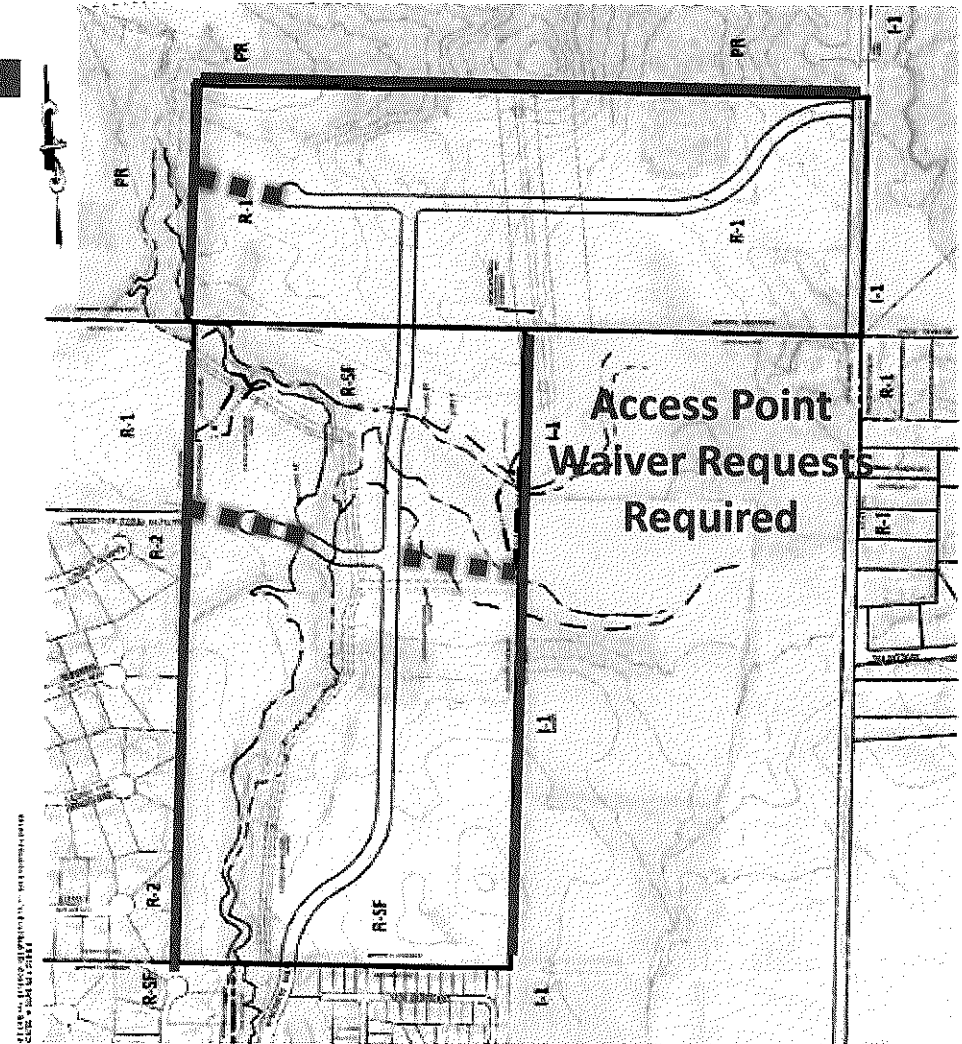


Subdivision Review Connectivity

Stub street connections may be required:

1. Batsche Trails Blvd.;
2. Eastern Parcel(s); and,
3. Cincinnati Zoological Society Parcel.

RPC Executive Committee approves or denies stub street waivers.





Engineer's Office Position/Recommendation

- One collector connecting Mason-Montgomery Road to State Route 741.
- Remove East-West future collector located in Turtlecreek Township
- Remove North-South future collector located in Deerfield Township

- 1) Due to the lack of east/west routes (Hamilton Road & Bethany Road are spaced 2.2 miles & 2.5 miles apart measured along Mason-Montgomery Road & SR 741, respectively), our office recommends that the proposed east/west collector route on the Deerfield Twp parcel between Batsche Trails Blvd & the Mason Industrial Park remain on the Thoroughfare Plan as shown. This would provide an east/west connection that is approximately 1 mile north of Bethany Road.
- 2) We are agreeable to the north/south collector being changed to a Local Subdivision Street, as it is located less than a half mile from SR 741.
- 3) We are also agreeable to the east/west collector located on the Turtlecreek Twp parcel being changed to a Local Subdivision Street, as the likelihood of the collector being built through the Zoo property is highly unlikely due to the nature of the property & the fact that it may never develop beyond what it is today."

All,

Our office has discussed this letter and RPC agenda item internally and have the following position/recommendation.

- 1) Due to the lack of east/west routes (Hamilton Road and Bethany Road are spaced 2.2 miles and 2.5 miles apart measured along Mason-Montgomery Road and SR 741, respectively), our office recommends that the proposed east/west collector route on the Deerfield Twp parcel between Batsche Trails Blvd and the Mason Industrial Park remain on the Thoroughfare Plan as shown. This would provide an east/west connection that is approximately 1 mile north of Bethany Road.
- 2) We are agreeable to the north/south collector being changed to a Local Subdivision Street, as it is located less than a half mile from SR 741.
- 3) We are also agreeable to the east/west collector located on the Turtlecreek Twp parcel being changed to a Local Subdivision Street, as the likelihood of the collector being built through the Zoo property is highly unlikely due to the nature of the property and the fact that it may never develop beyond what it is today.

Thanks,

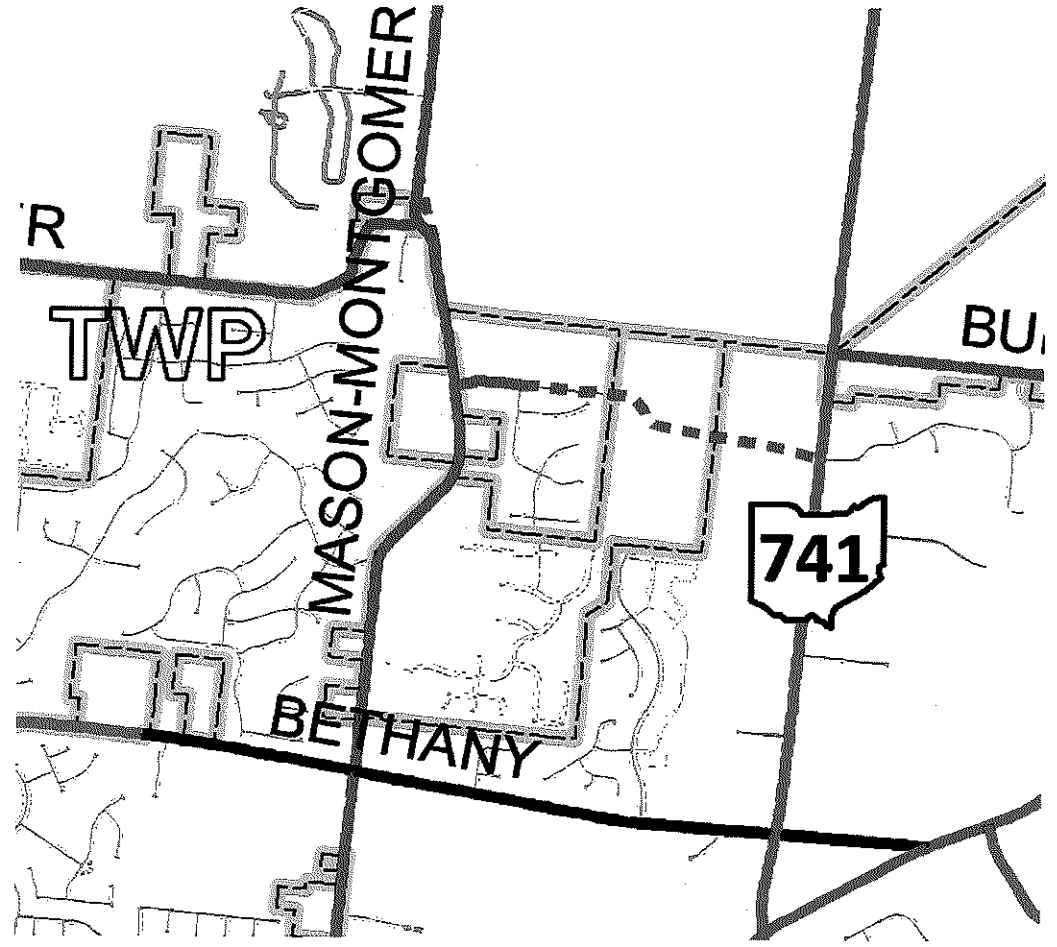
Kurt E. Weber, PE, PS
Chief Deputy Engineer
Warren County Engineer's Office



Engineer's Office Recommendation

Engineer's Office:

1. Retain the southern East-West Collector Road.
2. Other roadways would be constructed as Local Subdivision Streets.





Review Comments – Deerfield Township

The Board of Trustees of Deerfield Township have reviewed the application and request that **all future thoroughfare on the subject site be removed** from the Warren County Thoroughfare Plan.



Lelle Hedding • Kristin Malhotra • Julie Seitz – Board of Trustees
Dan Corey – Fiscal Officer
Eric Reiners – Administrator

April 18, 2023

Warren County Board of Commissioners

Re: Request to Modify Warren County Thoroughfare Plan

Dear Board of County Commissioners,

John Candle Homes, LLC has contracted to purchase Parcel No. 12-26-200-002-1 in Deerfield Township, for a new single-family residential development. This proposed development is consistent with Deerfield Township's Zoning and Comprehensive Plan for that area.

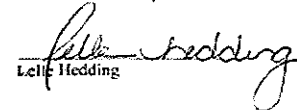
The developer has made a request to modify the Warren County Thoroughfare Plan, to prevent an east/west collector from running through the proposed residential neighborhood.

We respectfully ask that the developer's Request to Modify Warren County Thoroughfare Plan be granted, per their March 20, 2023 outline to the Warren County Regional Planning Commission (see attached). Deerfield Township does not desire to see a major thoroughfare connector placed through a residential neighborhood.

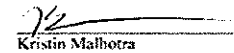
We are happy to answer any questions or discuss the matter at your convenience.

Sincerely,

Deerfield Township Board of Trustees


Lelle Hedding

Julie Seitz


Kristin Malhotra



Review Comments – Turtlecreek Township

The Board of Trustees of Turtlecreek Township and Fire Chief have reviewed the application and have **no comments** regarding the Warren County Thoroughfare Plan Amendment.



TURTLECREEK TOWNSHIP
670 N. STATE ROUTE 123
LEBANON, OHIO 45036-9512
PHONE: (513) 932-4902
FAX: (513) 932-3654

April 5, 2023

Warren County Regional Planning
Attn: Cameron Goschinski
406 Justice Drive
Lebanon, Ohio 45036

Re: Warren County Thoroughfare Plan Amendment

Dear Mr. Goschinski,

The Board of Trustees of Turtlecreek Township and Fire Chief have reviewed the Warren County Thoroughfare Plan Amendment.

The Board of Trustees of Turtlecreek Township and Fire Chief have no comments regarding the Warren County Thoroughfare Plan Amendment.

The Board of Trustees of Turtlecreek Township and Fire Chief would like to thank you for submitting the Warren County Thoroughfare Plan Amendment.

Sincerely,

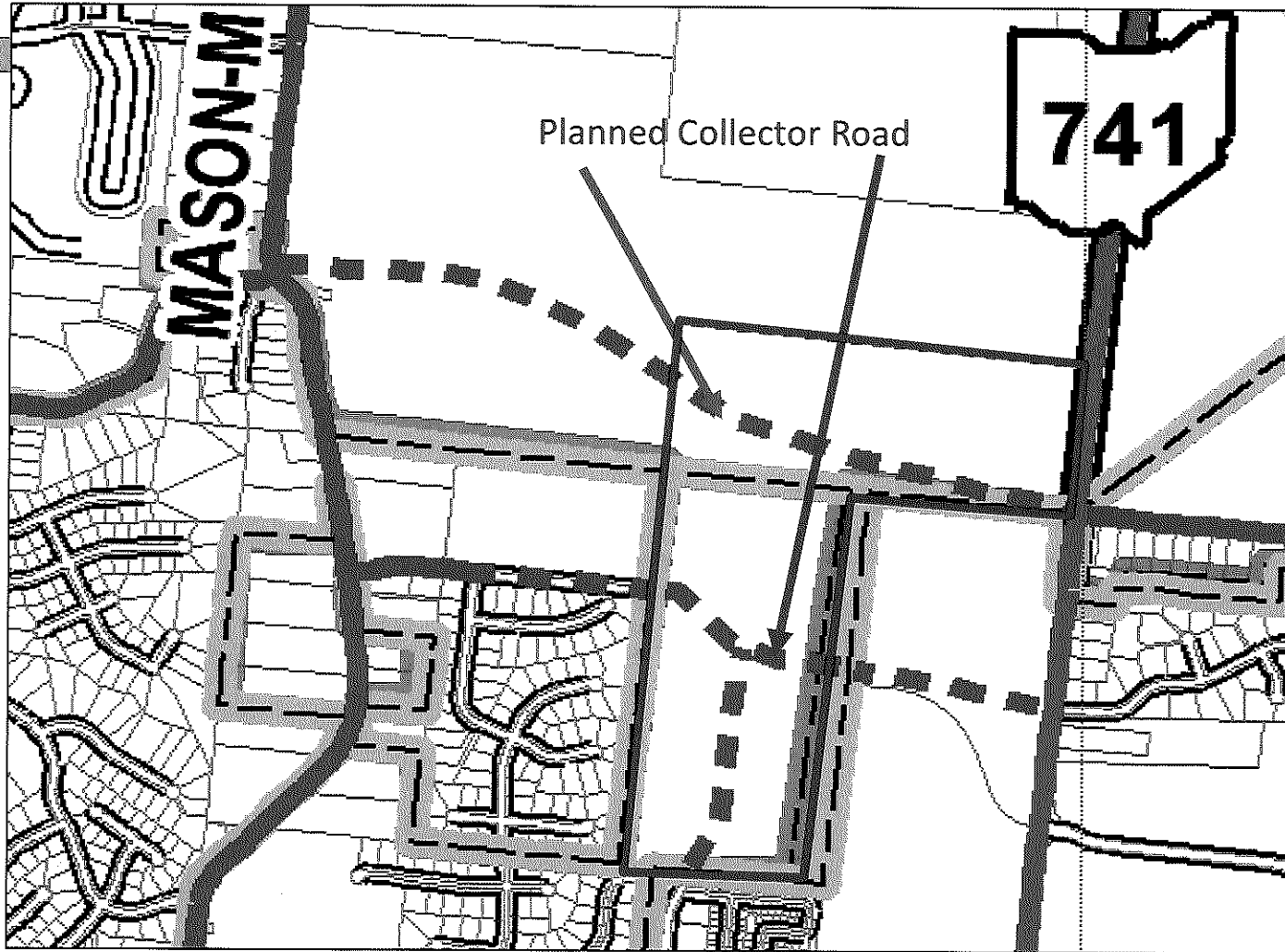
A handwritten signature in cursive script that reads 'Daniel F. Jones'.

Daniel F. Jones
Board of Trustees Turtlecreek Township
Chairperson

DFJ/tb
Cc: file

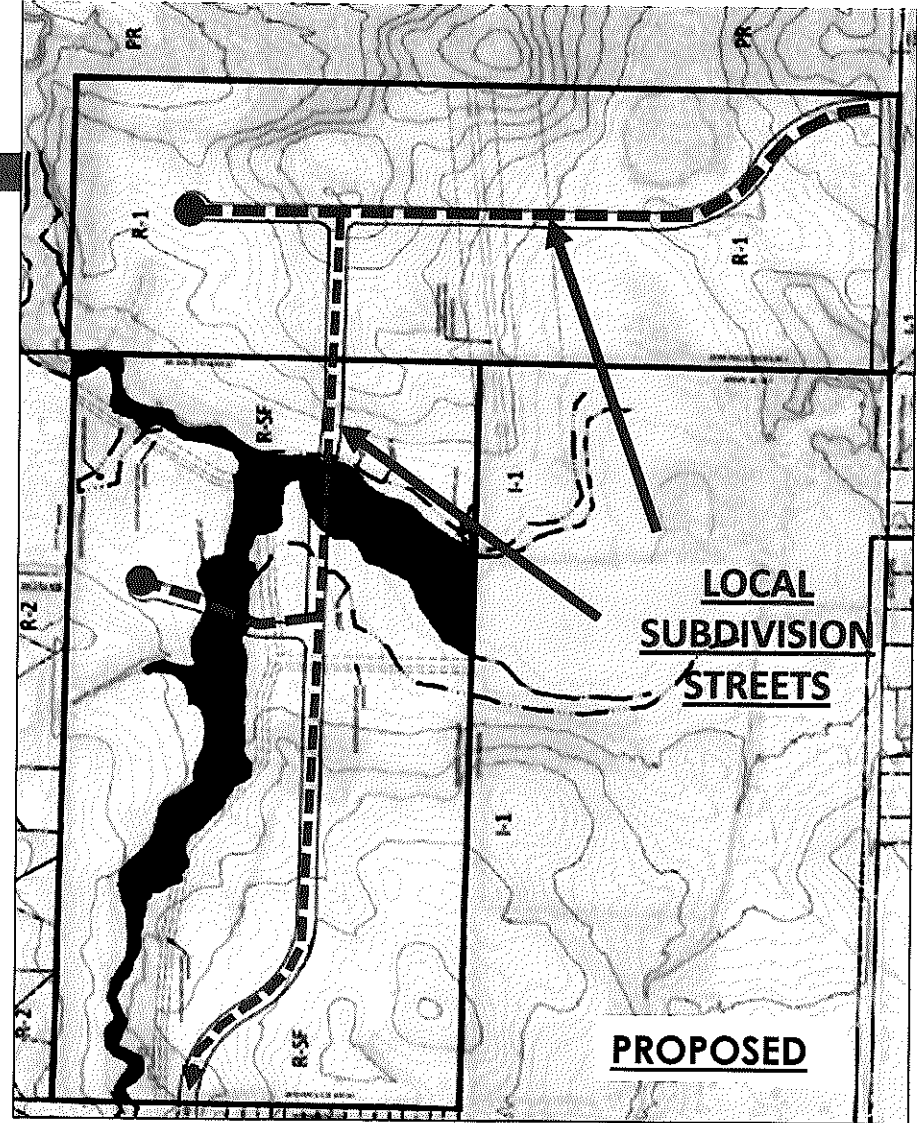
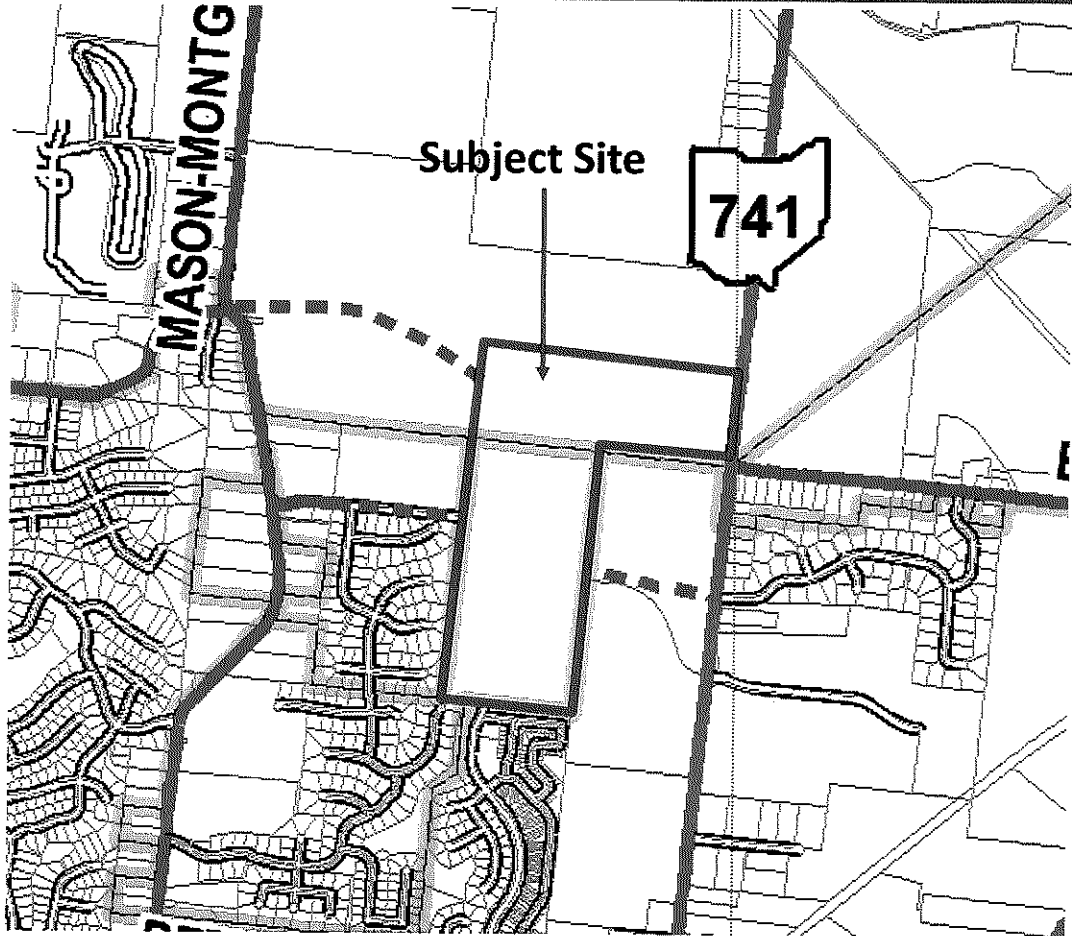


Summary – Existing Conditions



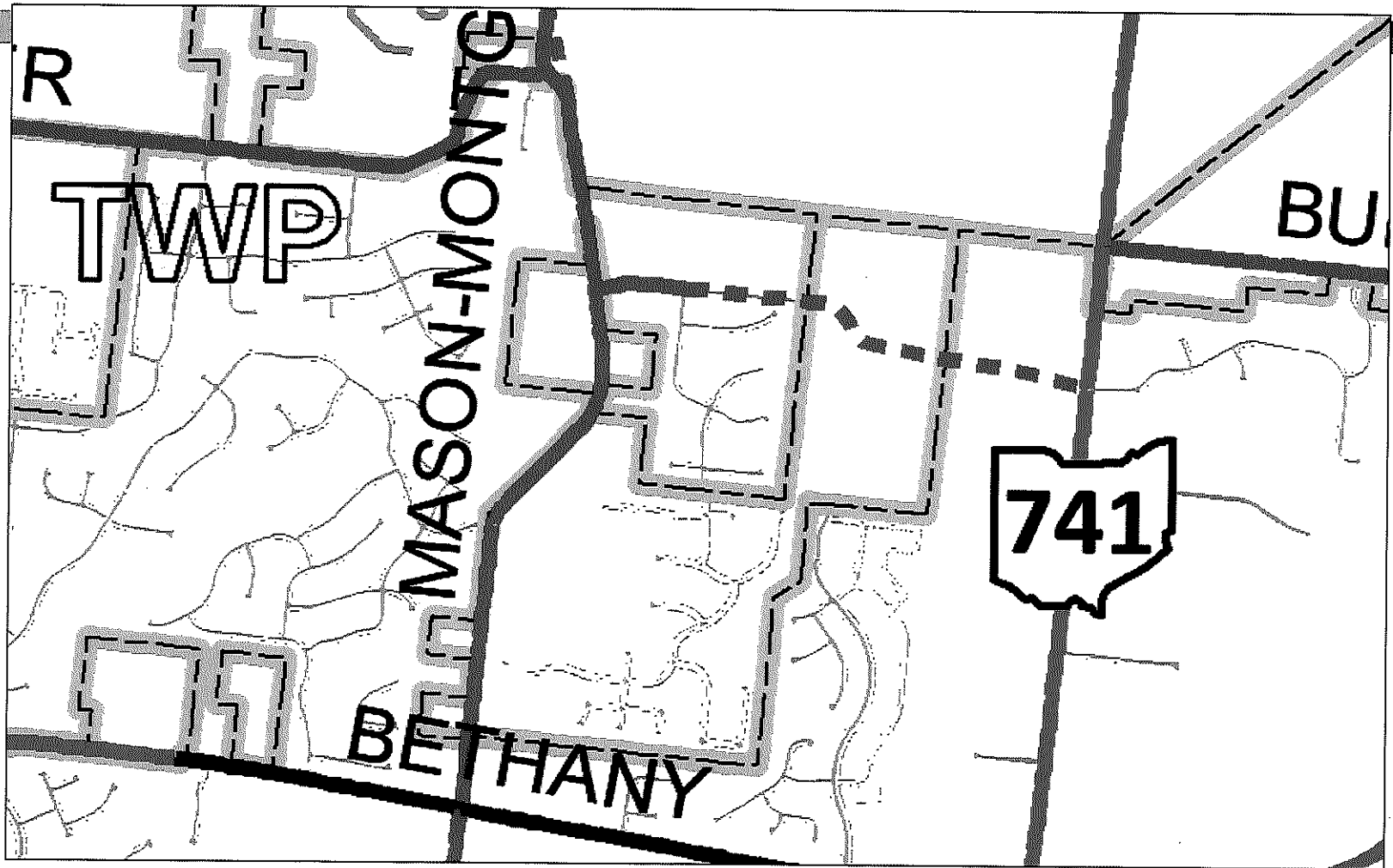



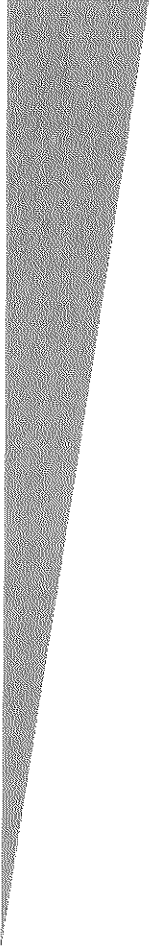
Summary – Applicant's Request





Summary – Warren County Engineer’s Office & RPC Board Recommendation



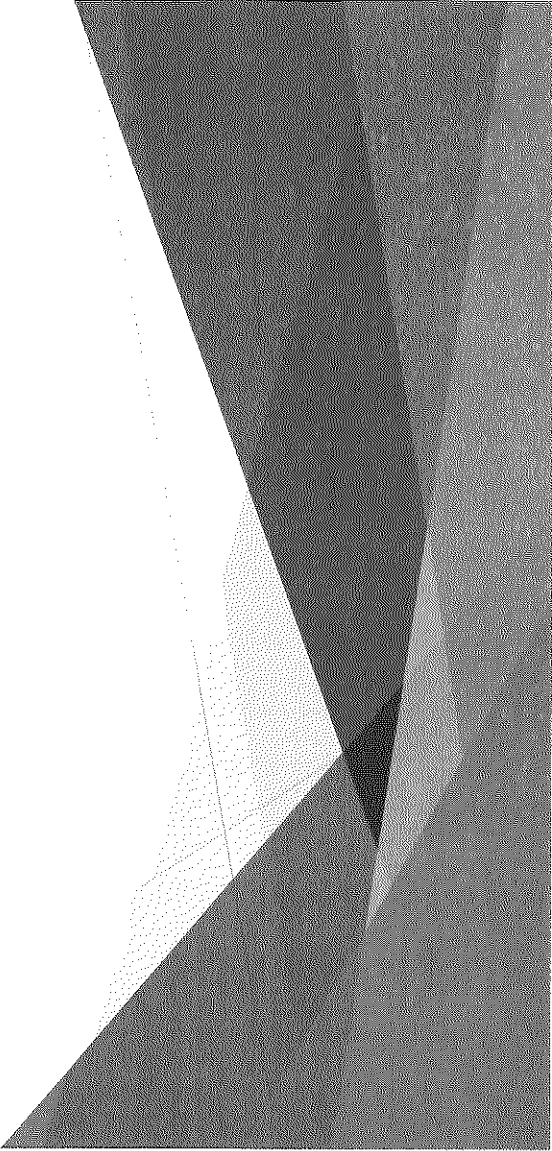


Warren County Commissioner's Meeting

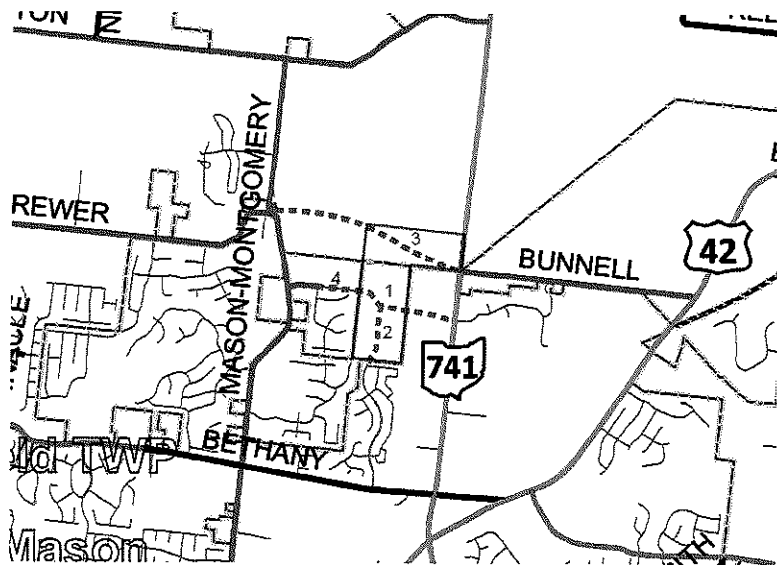
Application for Amendments to the Warren County Thoroughfare Plan

May 16, 2023

Existing Property

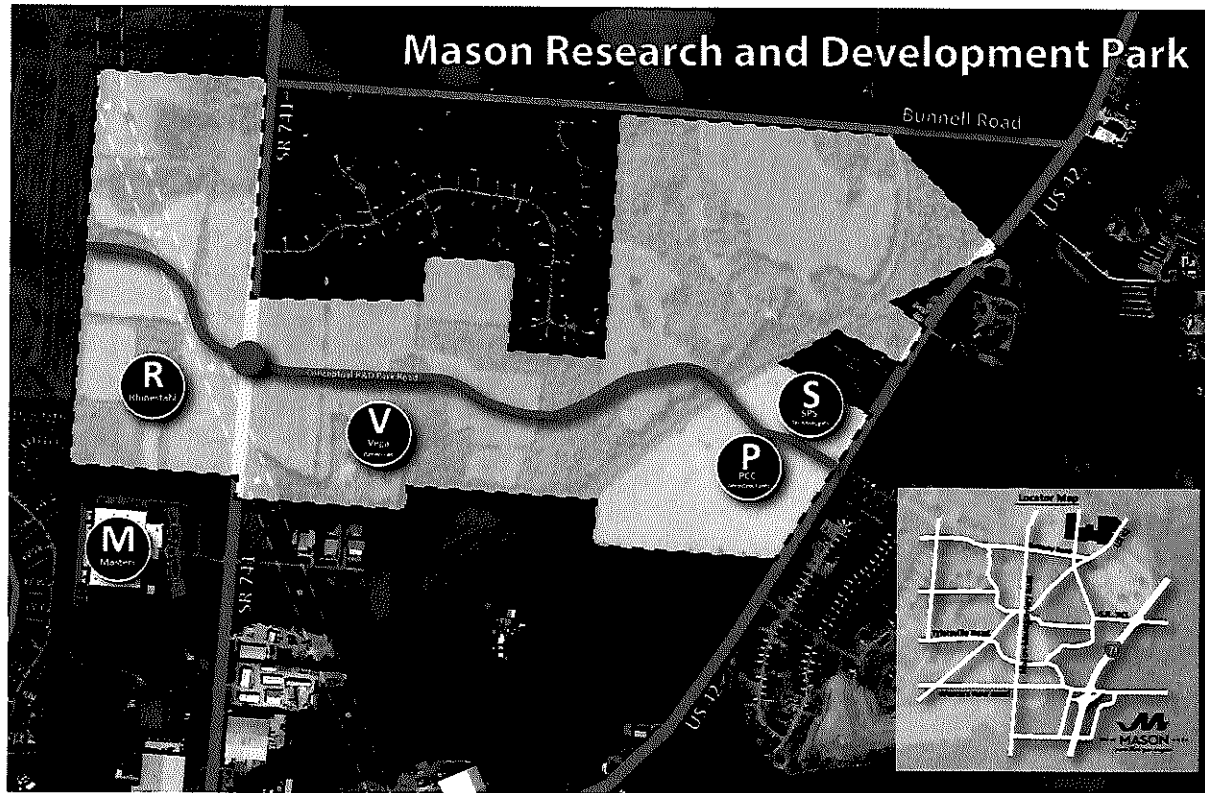


Thoroughfare Plan



- ▶ Thoroughfare Plan proposes a Collector Roadway to pass through Turtlecreek Township property to the North, and two (2) Collector Roadways to pass through Deerfield Township property to the South.
- ▶ Deerfield Township has submitted a letter stating they do not want the Thoroughfare Plan on this property.
- ▶ Warren County Planning Commission recommended removal of the Collector on Turtlecreek, and the N/S Collector on Deerfield.

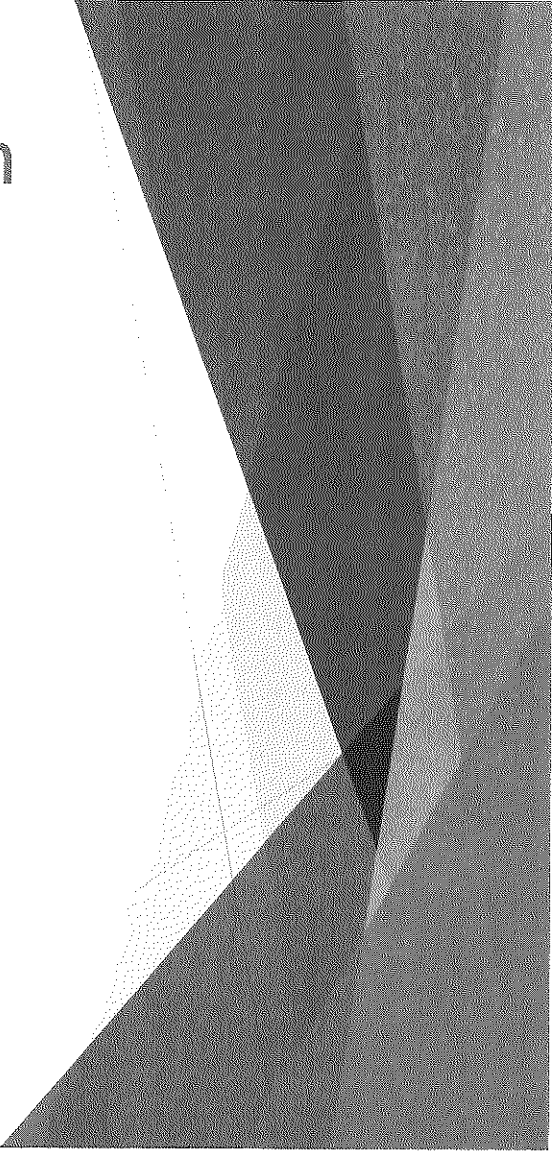
Mason Property (East) - Industrial



Residential Property (West) - Neighborhood

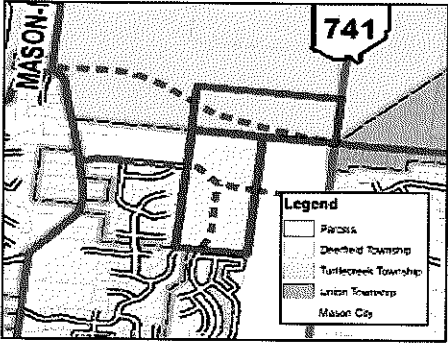


Zoo Property (Northwest) - Cheetah Run

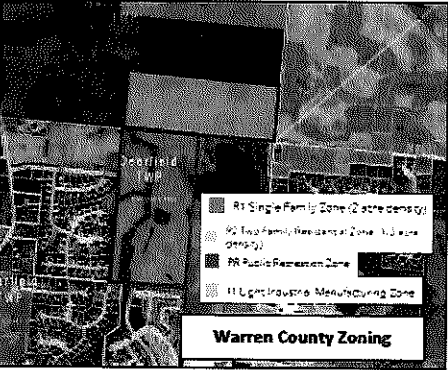


The Plan is No Longer Appropriate

Jurisdictions: The amendment to both collector roads connecting Mason-Montgomery Road to State Route 741 is requested to be removed from the Warren County Thoroughfare Plan. These two future collector roads intersect three jurisdictions: the City of Mason, Turtlecreek Township, and Deerfield Township. As indicated on the map (right), the southern subject parcel is located within Deerfield Township, and the northern parcel is located within Turtlecreek Township.



Zoning: The zoning surrounding these two parcels is within two zoning districts: Warren County (right) and Deerfield Township (bottom right) and is adjoining the City of Mason zoning. The northern parcel is currently zoned R-1 Single Family Zone, and the southern parcel is currently zoned R-SF Residential Single Family.

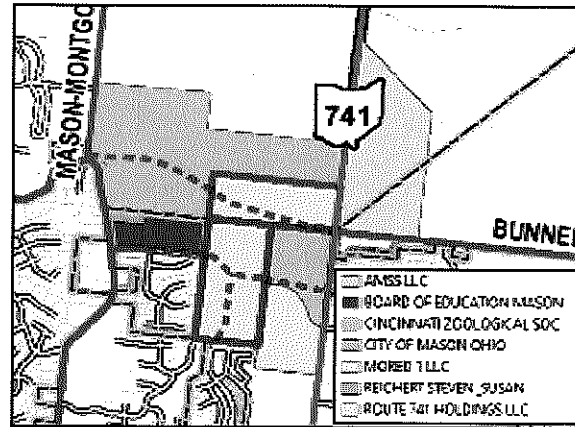


	Surrounding Uses	Zoning/Jurisdiction
North	Cincinnati Zoo Cheetah Run	PR (Turtlecreek TWP)
South	Residential	RES PUD (Mason)
East	Vacant	I-1 (Mason)
West	Residential/Vacant	R-1 & R-2 (Mason)

Neighboring Residential, Board of Education, Zoo Properties

Ownership

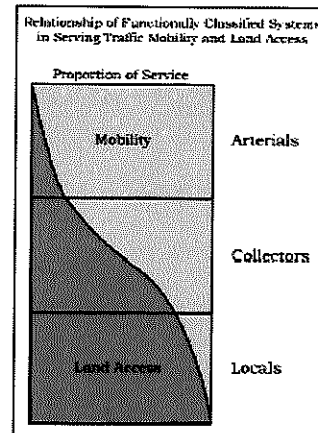
The current ownership of surrounding parcels impacts the existing Warren County Thoroughfare Plan development. East of the southern parcel (Deerfield parcel) is owned by the Mason Board of Education. West of the southern parcel (Deerfield parcel) is owned by the City of Mason. On the northern parcel (Turtlecreek parcel), the thoroughfare connection to the West towards Mason-Montgomery is located on a parcel owned by the Cincinnati Zoo. There is currently a cheetah run on this site and was granted a Conditional Use for this land use.



Collector Road Safety Risk

Collector Streets. Collector streets serve as connectors for traffic flow between the arterial roadways and the local streets. Collector streets are vital links for collection and distribution of traffic to and from the local streets, with equal priorities assigned to the functions of providing through traffic flow and access to abutting land developments. Hence it is important that the City focuses its attention on preserving the functional integrity of existing collector streets, and also prevent the future roadways (designated as collectors) from losing the balance between through traffic flow and access functions. It is essential that collector streets do not carry excessive volumes of through-traffic. This would defy their purpose as well as increase the risk of accidents due to excessive speed differentials at intersections." (City of Mason Code of Ordinances)

Speed Limit at 35 MPH v. 25 MPH



The Engineer & RPC Supports Removal of 2/3 Roadways

EXHIBIT E – WARREN COUNTY ENGINEER'S COMMENTS

From: Weber, Kurt <kurt.weber@co.warren.oh.us>
Sent: Wednesday, April 5, 2023 5:27 PM
To: Dakin, Elizabeth A. <Elizabeth.Dakin@co.warren.oh.us>; Mick, David S. <David.Mick@co.warren.oh.us>
Cc: Williams, Stan C. <Stan.Williams@co.warren.oh.us>; Cook, Ryan A. <Ryan.Cook@co.warren.oh.us>; Tunison, Neil <Neil.Tunison@co.warren.oh.us>; McGary, Bruce <bruce.mcgary@warrencountyprosecutor.com>
Subject: RE: Warren County Regional Planning Commission [WCV-IMANAGE.FID1831344]

All,

Our office has discussed this letter and RPC agenda item internally and have the following position/recommendation.

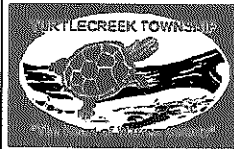
- 1) Due to the lack of east/west routes (Hamilton Road and Bethany Road are spaced 2.2 miles and 2.5 miles apart measured along Mason-Montgomery Road and SR 741, respectively), our office recommends that the proposed east/west collector route on the Deerfield Twp parcel between Batsche Trails Blvd and the Mason Industrial Park remain on the Thoroughfare Plan as shown. This would provide an east/west connection that is approximately 1 mile north of Bethany Road.
- 2) We are agreeable to the north/south collector being changed to a Local Subdivision Street, as it is located less than a half mile from SR 741.
- 3) We are also agreeable to the east/west collector located on the Turtlecreek Twp parcel being changed to a Local Subdivision Street, as the likelihood of the collector being built through the Zoo property is highly unlikely due to the nature of the property and the fact that it may never develop beyond what it is today.

Thanks,

Kurt E. Weber, PE, PS
Chief Deputy Engineer
Warren County Engineer's Office

Turtlecreek Twp Doesn't Oppose Change

EXHIBIT G - TURTLECREEK TOWNSHIP COMMENTS



TURTLECREEK TOWNSHIP
670 N. STATE ROUTE 123
LEBANON, OHIO 45036-9512
PHONE: (513) 932-4902
FAX: (513) 932-3654

April 5, 2023

Warren County Regional Planning
Attn: Cameron Goschinski
406 Justice Drive
Lebanon, Ohio 45036

Re: Warren County Thoroughfare Plan Amendment

Dear Mr. Goschinski,

The Board of Trustees of Turtlecreek Township and Fire Chief have reviewed the Warren County Thoroughfare Plan Amendment.

The Board of Trustees of Turtlecreek Township and Fire Chief have no comments regarding the Warren County Thoroughfare Plan Amendment.

The Board of Trustees of Turtlecreek Township and Fire Chief would like to thank you for submitting the Warren County Thoroughfare Plan Amendment.

Sincerely,

Deerfield Twp Doesn't Want Collector



Lelle Hedding • Kristin Malhotra • Julie Seitz – Board of Trustees
Dan Corey – Fiscal Officer
Eric Reiners – Administrator

April 18, 2023

Warren County Board of Commissioners

Re: Request to Modify Warren County Thoroughfare Plan

Dear Board of County Commissioners,

John Candle Homes, LLC has contracted to purchase Parcel No. 12-26-200-002-1 in Deerfield Township, for a new single-family residential development. This proposed development is consistent with Deerfield Township's Zoning and Comprehensive Plan for that area.

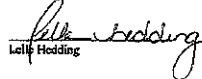
The developer has made a request to modify the Warren County Thoroughfare Plan, to prevent an east-west collector from running through the proposed residential neighborhood.

We respectfully ask that the developer's Request to Modify Warren County Thoroughfare Plan be granted, per their March 20, 2023 outline to the Warren County Regional Planning Commission (see attached). Deerfield Township does not desire to see a major thoroughfare connector placed through a residential neighborhood.

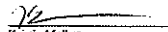
We are happy to answer any questions or discuss the matter at your convenience.

Sincerely,

Deerfield Township Board of Trustees


Lelle Hedding

Julie Seitz


Kristin Malhotra

The E/W Connector on Deerfield Will Cost \$1.5 Million+

Tufts Development - Thoroughfare Segments Preliminary Construction Cost Estimate

05/11/23

Item	Segment 1	Segment 2	Segment 3	Segment 4	TOTAL
Site Preparation	\$ 181,400.00	\$ 252,900.00	\$ 372,700.00	\$ 134,300.00	\$ 941,300.00
Erosion Control	\$ 12,500.00	\$ 18,300.00	\$ 21,600.00	\$ 8,550.00	\$ 60,950.00
Storm Sewer	\$ 690,808.00	\$ 165,684.00	\$ 226,022.00	\$ 73,704.00	\$ 1,156,218.00
Electric, Telephone, Gas & CATV	\$ 47,800.00	\$ 58,700.00	\$ 90,500.00	\$ 37,400.00	\$ 234,400.00
Paving	\$ 645,925.00	\$ 839,972.00	\$ 1,308,901.00	\$ 502,865.00	\$ 3,297,663.00
Total Estimated Construction Cost	\$ 1,578,433.00	\$ 1,335,556.00	\$ 2,019,723.00	\$ 756,819.00	\$ 5,690,531.00

Constitutional Protection of Land Rights

- ▶ The U.S. Supreme Court has stated that “the government may not deny a benefit to a person because he exercises a constitutional right.” *Koontz v. St. Johns River Water Mgmt. Dist.*, 570 U.S. 595, 604 (2013).
- ▶ The government may only condition development of a property on conditions where “there is a ‘nexus’ and ‘rough proportionality’ between the property that the government demands and the social costs of the applicant’s proposal.” *Id.* at 605-06.

Test for Unconstitutional Exactions

- ▶ (1) Is there a **reasonable connection** between the need for additional capital facilities and **growth in population** generated by the subdivision?
- ▶ (2) If a reasonable connection exists, is there a **reasonable connection** between the **expenditure of costs** and the **benefit** accruing to the subdivision?

Home Builders Ass'n of Dayton v. City of Beavercreek, 89 Ohio St.3d 121, 126 (Ohio 1999)

Nexus Between Costs & Benefits

▶ Costs to Subdivision

- ▶ \$1.5M in construction costs
- ▶ Loss in developable land
- ▶ Safety concerns for residents and children
- ▶ Devaluing property due to existence of collector road
- ▶ Collector road Deerfield Township opposes

▶ Benefit to Subdivision

- ▶ ???

COSTS vs. BENEFIT?
Justified by growth?



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus:

*NAME OF ATTENDEE: MARY VELDE DEPARTMENT: COUNTY COURT

*POSITION: PROBATION OFFICER DATE: 05/17/2023

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE: 2023 LINE OFFICERS TRAINING CONFERENCE

LOCATION: Columbus, Ohio

DATE(S): JUNE 8-9, 2023

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: \$106/night

ESTIMATED COST OF TRIP: reg \$250, lodging \$106, mileage \$98 x 2 = \$908 (Approved)

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

Melissa Mauley Ct. Admin 5/17/23
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

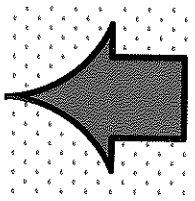
Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

KIMBERLY LEE - PROBATION OFFICER





**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
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*NAME OF ATTENDEE: Kathryn Horvath DEPARTMENT: Prosecutor's Office

*POSITION: Assistant Prosecutor DATE: 5/15/2023

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:
Ohio State Bar Association 19th Annual Advanced Labor and Employment Law Seminar

LOCATION:
1700 Lake Shore Drive, Columbus, OH 43204

DATE(S): May 23, 2023

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Registration Fee \$202; Meal Per Diem \$48; Mileage \$82.20

ESTIMATED COST OF TRIP: \$332.20

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

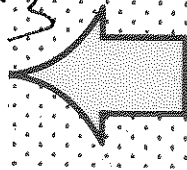
David Jones 5-16-23
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date




MAY 15 '23 RCVD

RECEIVED ONEB0000

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:


Empty box for listing additional attendees.



MORROW AREA SEWER STUDY

Warren County Water & Sewer Department

Warren County Commissioners
May 23, 2023



AGENDA

1. Background
2. Issues
3. Planned Upgrades
4. Potential Future Actions

1

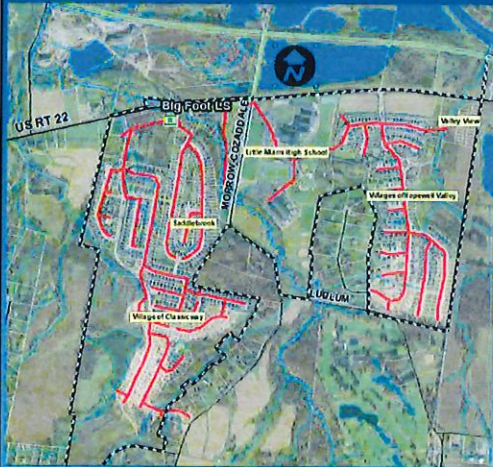
1992 Morrow-Roachester Sewer System

- Project: Todd's Fork Lift Station & 6.4 Miles of Force Main
- \$7.2 Million Construction
- 992 Customers with capacity for 500 additional homes
- System was undersized for the 992 customers



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2001 Hamilton Twp Sewer Expansion



- **April 1998** - Little Miami School District announces plans to build a new high school in Hamilton Township
- Big Foot Lift Station & Force Main
- **June 2001** – Construction is complete and High School is served along with 447 surrounding acres for 1,569 planned homes.
- \$1.21 Million Construction – Assessment Project

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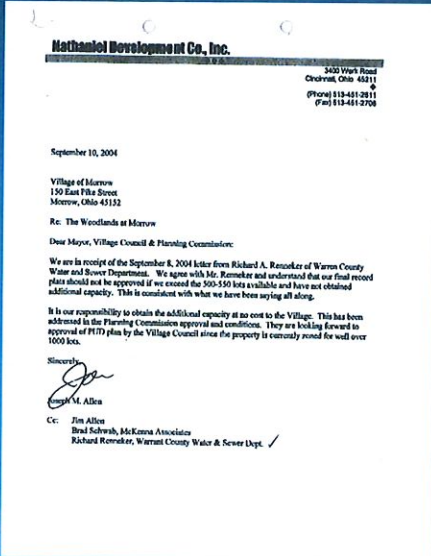
2006 Woodlands of Morrow Expansion

- 425 Acres (Alpine Property) annexed into Village of Morrow
- 889 Additional Single Family Residential Homes
- 66% Complete – 585 Lots platted or being built (10/2022)



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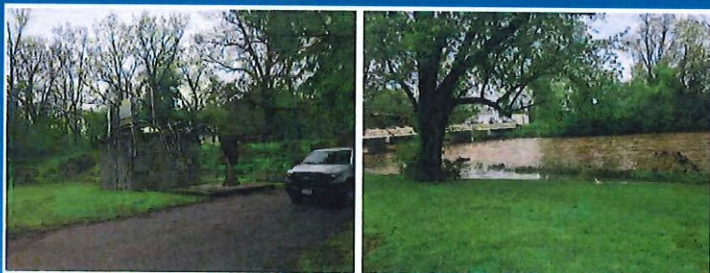
Woodlands of Morrow Expansion



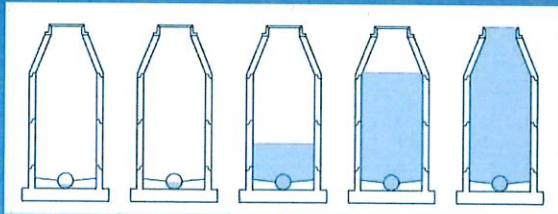
As of 2023, the Woodlands has exceeded their 500 - 550 home allowance.

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Growing Pains – Collection system surcharges & pump stations run continuously during wet weather events



Left: Todd's Fork Lift Station. Right: Elevated river stage during May 2020 investigation.



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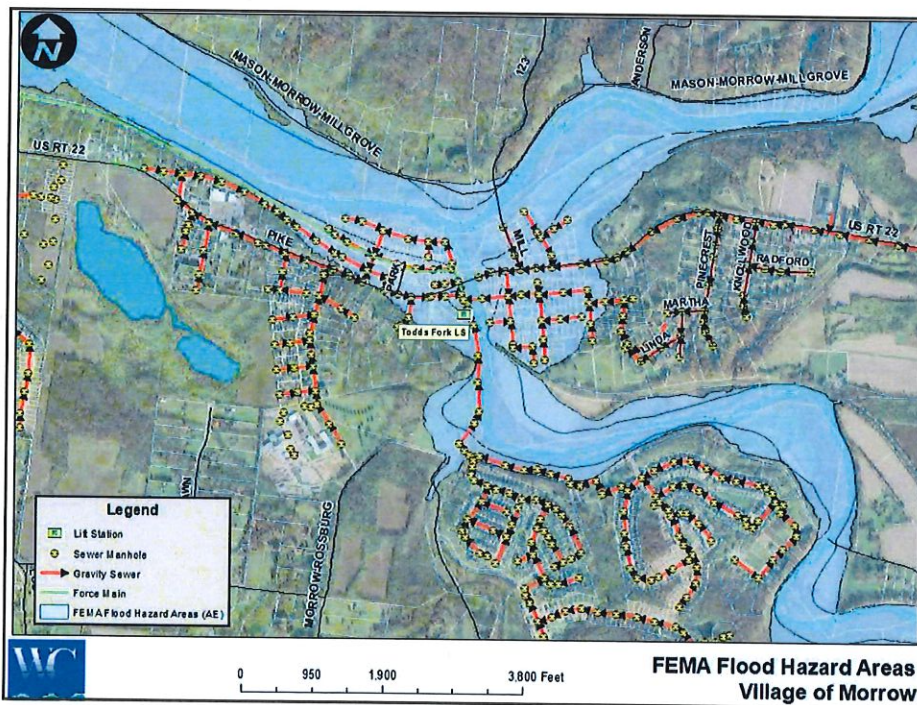
Black & Veatch Hydraulic Model Results (Current Conditions)

- Sewer surcharges during 1.28 inches of rain (2-month, 24 hour storm events)
- Sanitary Sewer Overflows could occur during 2.14 inches of rain (9-month, 24 hour events)

Ohio EPA's goal: No sanitary sewer overflows during a 10-year, 24-hour storm event (More than 3.49 inches of rain)



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Affordable housing and the Little Miami School District makes this area a desirable place to live.

	Woodland of Morrow	Hopewell Valley	Villages of Classic Way	Morrow Area Connections
2017	49	24	46	120
2018	49	11	9	69
2019	71	9	0	84
2020	90	31	1	122
2021	67	55	43	166
2022	40	23	72	137
Lots Under Construction	63	25	78	166
Remaining Unplatted Lots	304	43	180	527

Buildout is possible within 7 to 10 years.

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Black & Veatch Hydraulic Model Results (Buildout Conditions)

- More frequent surcharging & overflows
- Sanitary Sewer Overflows could occur during 3-month events (Approx 1.5 inches of rain).
- Overflows could begin to occur during prime outdoor recreation season (May – October)



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Proposed Solutions Include Pump Stations, Force Mains, & Equalization Tanks



IMPROVEMENTS

- 900,000 Gallon Storage Tank
- New Todd's Fork Pump Station
- Additional 10" Force Main

\$26 Million

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A portion of the capital construction can be funded from new capacity fees paid by home builders in the Morrow Area.

Collected Sewer Fees

	Morrow Area Connections	Morrow Area Sewer Fees
2017	120	\$726,320
2018	69	\$444,820
2019	84	\$555,320
2020	122	\$790,360
2021	166	\$1,012,380
2022	137	\$852,980

Sanitary Sewer Connection Fees currently average \$6,300/home.

An additional \$4,000 – 6,000 /home capacity fee could generate \$2.1 - \$3.1 Million

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MORROW SEWER SERVICE AREA
Warren County Sewer District

Potential Steps Forward

INFRASTRUCTURE

- ✓ Purchased property at 100 Hazen Avenue, Morrow
- Clean existing 10-inch & 12-inch force mains - 2023
- Sanitary Sewer Evaluation & Collection System Repairs – 2023 to 2027
- Flow Monitoring - Spring 2028
- Update study - 2029
- Design & construction - 2030

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MORROW SEWER SERVICE AREA
Warren County Sewer District

Potential Steps Forward

FINANCE

- Adopt a \$6,000/Equivalent Residential Unit for the Morrow Area

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MORROW SEWER SERVICE AREA

Warren County Sewer District

Potential Steps Forward

DEVELOPMENT

Woodlands of Morrow – Notify developer that they have exceeded their allowed platted lots and that additional lots beyond Phase 4D will not be permitted until additional capacity is constructed

(or)

Woodlands of Morrow – Notify developer that they have exceeded their allowed platted lots and that the County is imposing a temporary cap of 40 homes/year until additional capacity is constructed.

(or)

Woodlands of Morrow – Notify the developer that they have exceeded their allowed platted lots and that the County chooses not to enforce the restriction at this time but reserves the right at a future date.

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MORROW SEWER SERVICE AREA

Warren County Sewer District

Potential Steps Forward

DEVELOPMENT

- Impose a temporary cap of 15/year on the issuance of residential sanitary sewer taps to be served in the original Morrow-Roachester Sewer Improvement Area until additional capacity is constructed.
- Continue to strictly enforce the existing sewer service boundary and deny requests to expand the service area.

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Warren County Commissioners Meeting 5.23.2023



Budget Assumptions

- 29,000 Revenue Hours in 2024
 - 16% increase in wages (\$2 increase to current drivers)
 - 3 additional drivers hired at \$15 / hour
 - Salaries remain the same (Manager and Dispatchers)
 - Parts & Repairs based on first 4 months of 2023 data
 - Fixed Costs remain the same (Insurance, Rent, Utilities, etc.)
-



2024 Budget

2024 WCTS Budget	
Revenue Hours	29000
Wages	\$ 661,788.00
Salaries	\$ 104,050.00
Parts & Repairs	\$ 70,000.00
Fixed Costs	\$ 249,743.82
5% Profit Margin	\$ 54,279.09
Total Costs	\$ 1,139,860.91
18-Month Rate	\$ 39.31