



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

WORK SESSION AGENDA

April 1, 2025

- | | | |
|----|------|---|
| #1 | 9:00 | <i>PUBLIC HEARING— to Consider Amendment to the Warren County Comprehensive Plan to Include the 2025 Franklin Township Comprehensive Plan</i> |
| #2 | 9:20 | <i>PUBLIC HEARING— Public Hearing #1 to Consider Adoption of the Flood Damage Regulation in Warren County</i> |
| #3 | 9:30 | <i>Thomas Krutka, Director of Development Sunesis Properties, to Request an Extension for the Greevevail Farm Subdivision PUD Stage 2</i> |
| #4 | 9:45 | <i>Executive Session— Acquisition of Property Pursuant to ORC 121.22 (G)(2)</i> |

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

Franklin Township Comprehensive Plan

Warren County Board of Commissioners
April 1st, 2025



APPROVAL PROCESS

1. Franklin Township Trustees: Review and recommendation ✓
2. RPC Full Committee: ✓

Motion #1: Recommended to adopt the Franklin Township Comprehensive Plan to Franklin Township Trustees, and

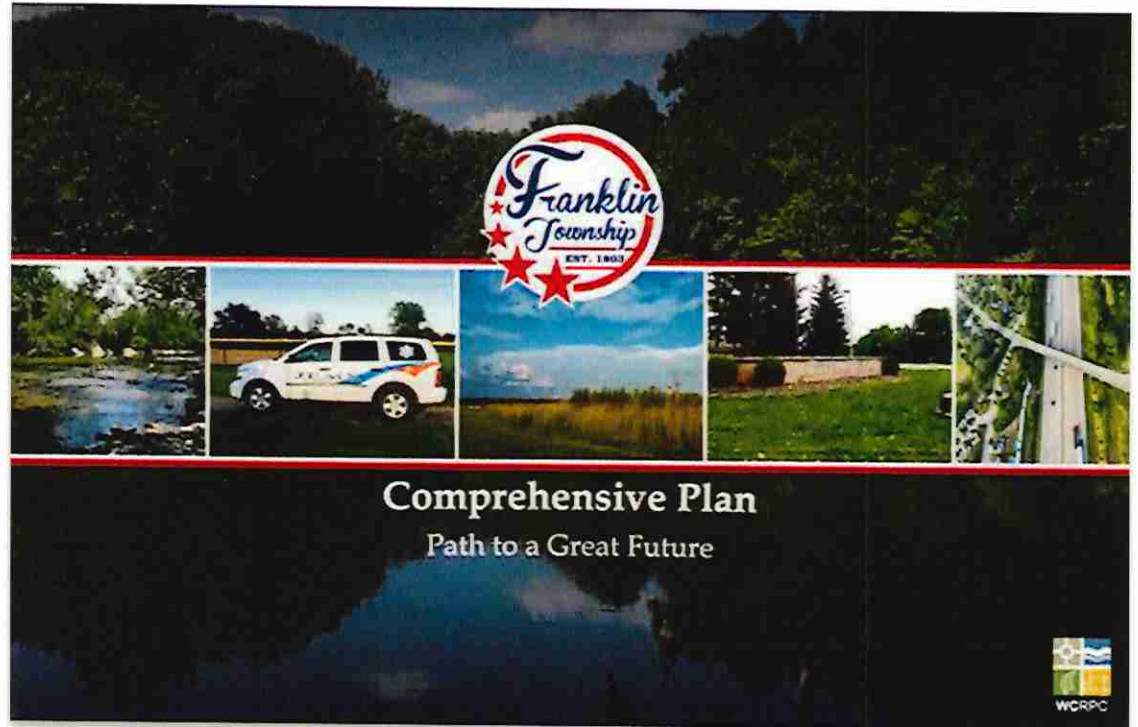
Motion #2: Recommended to update the Warren County Comprehensive Plan to Warren County Board of Commissioners:

- a. Future Land Use Map
- b. Warren County Thoroughfare Plan

3. Franklin Township Trustees: Adoption of the Franklin Township Comprehensive Plan ✓
4. Board of County Commissioners (March 2025):
 - A. Adoption of the Franklin Township Comprehensive Plan, *and*
 - B. Approval to update the Warren County Comprehensive Plan

BACKGROUND

- First Comprehensive Plan for Franklin Township
- Stakeholder meetings started in November 2023
- Planning process began in January 2024



PLANNING PROCESS

- Stakeholder Interviews
- Citizen's Advisory Committee
- Community Survey
- Plan Website
- Community Workshops



FranklinTownshipPlan.com

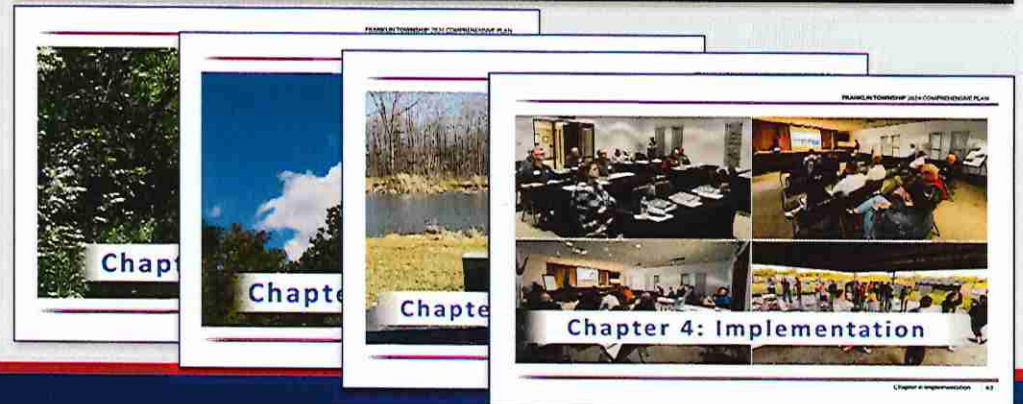
PUBLIC PARTICIPATION

- Stakeholder Interviews (11 interviews)
- Project Website & Comment Box
- Community Survey (266 responses)
- Press Releases
- Citizen Advisory Committee (26 members)
- Community Workshops



PLAN STRUCTURE

- Chapter 1 – Introduction
- Chapter 2 – Infrastructure
- Chapter 3 – Land Use & Zoning
- Chapter 4 - Implementation



APPROVAL PROCESS

1. Franklin Township Trustees: Review and recommendation ✓
2. RPC Full Committee: ✓

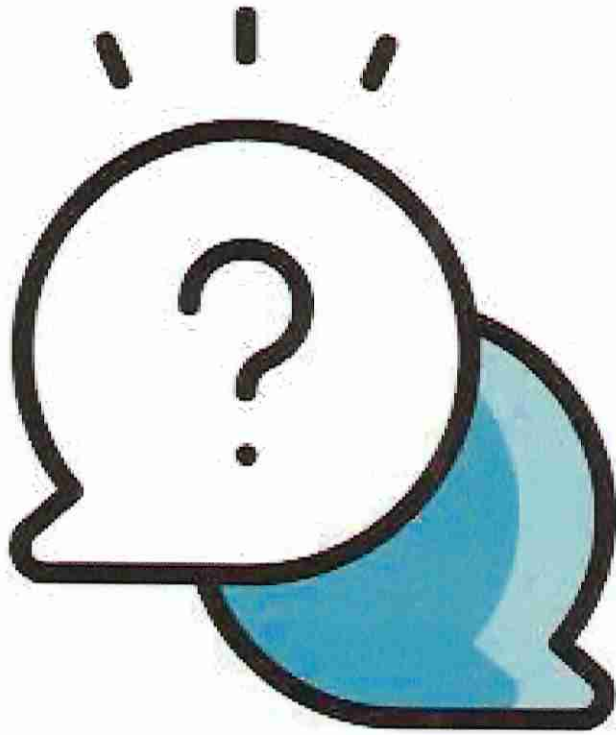
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- a. Future Land Use Map
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3. Franklin Township Trustees: Adoption of the Franklin Township Comprehensive Plan ✓
4. Board of County Commissioners (March 2025):
 - A. Adoption of the Franklin Township Comprehensive Plan, and
 - B. Approval to update the Warren County Comprehensive Plan

QUESTIONS / COMMENTS?



THANK YOU!

RECOMMENDATIONS

- The Full RPC Board Meeting met on January 14th, 2025.
 - Made a unanimous recommendation to the Franklin Township Trustees to adopt the Franklin Township Comprehensive Plan.
 - Made a unanimous recommendation to the Warren County Board of Commissioners to incorporate the Franklin Township Comprehensive Plan as a supplement of the Warren County Comprehensive Plan.
- 

FRANKLIN TOWNSHIP – PLAN ADOPTION

The Board of Township Trustees of Franklin Township, County of Warren, Ohio, met at its regular, 6:30 pm meeting on February 12, 2025, at Franklin Township, Warren County, Ohio, with the following Trustees present:

Rob Rose - Trustee, Board Chair
Matt Jennings - Trustee
Charlene Newman - Trustee

M. Rose introduced the following resolution and moved for its adoption:

FRANKLIN TOWNSHIP, WARREN COUNTY OHIO

RESOLUTION #1-02122025: A RESOLUTION ADOPTING THE
2025 FRANKLIN TOWNSHIP COMPREHENSIVE PLAN

WHEREAS, Franklin Township Trustees have a desire to have a Comprehensive Plan for Franklin Township

WHEREAS, in 2023 The Trustees approved the contract with the Warren County Planning Commission to develop the Comprehensive Plan; and

WHEREAS, throughout 2024, the Township held various meetings and two community open houses to ascertain public sentiment and provide an opportunity for public input on the development of the 2025 Comprehensive Plan; and

WHEREAS, the Board of Township Trustees has reviewed and agrees with the recommendation of Warren County Regional Planning Commission as to the need for the adoption of the 2025 Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED, that the Franklin Township Board of Township Trustees hereby adopts the 2025 Comprehensive Plan as the official Franklin Township Comprehensive Plan.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon such soonest date as is permitted by law.

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

Rob Rose - Aye ☒ Nay ☐

Matt Jennings - Aye ☒ Nay ☐

Charlene Newman - Aye ☒ Nay ☐

Resolution adopted this 12th day of February 2025.

Date: 2/12/2025

Attest:
Scott Proffmeyer, Fiscal Officer

Franklin Township Trustees
adopted the 2025 Franklin
Township Comprehensive Plan
on **February 12th, 2025**

“NOW THEREFORE, BE IT
RESOLVED, that the **Franklin
Township Board of Township
Trustees hereby adopts the 2025
Comprehensive Plan as the
official Franklin Township
Comprehensive Plan**
contemplated by O.R.C
519.02.”

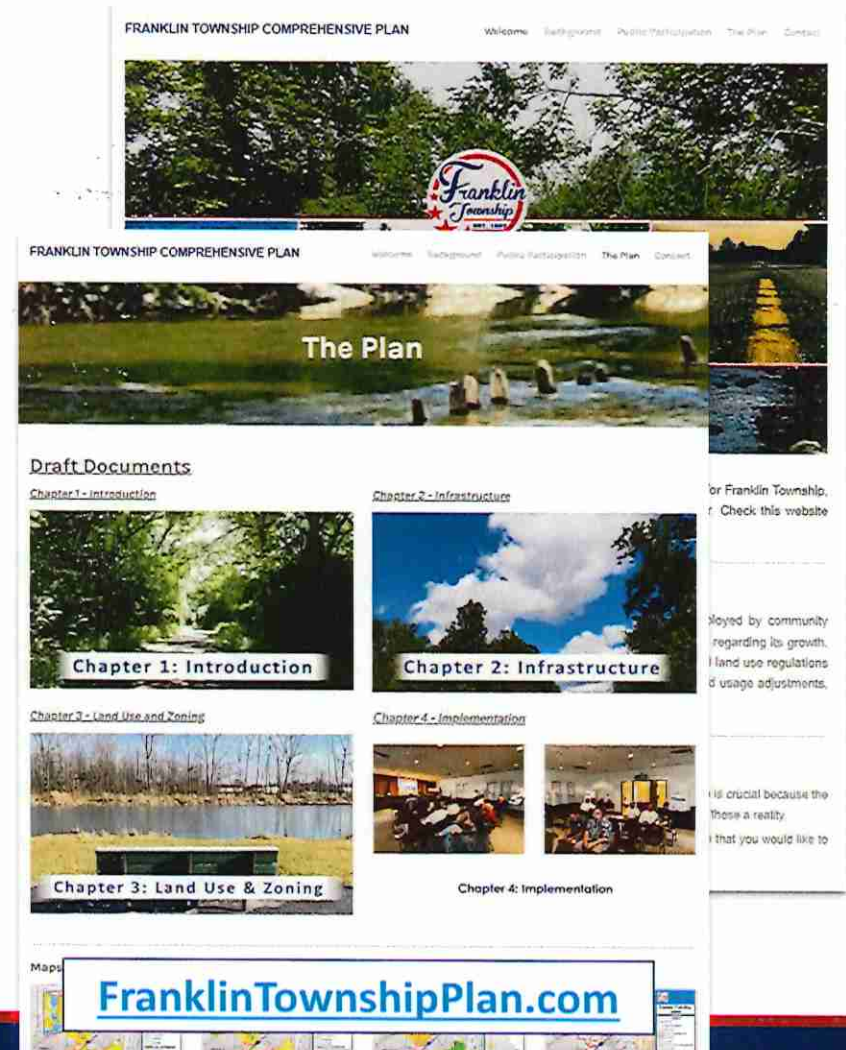
Page 1

Page 2

PLANNING PROCESS

Phase 1:

- Data Collection
- Conduct Stakeholder Interviews
- Existing Conditions Analysis
- Establish Steering Committee



PLANNING PROCESS

Phase 2:

- Online Surveys
- Community Advisory Committee Meetings
- Community Workshops
- SWOT Analysis
- Draft Vision Goals & Objectives



PLANNING PROCESS

Phase 3:

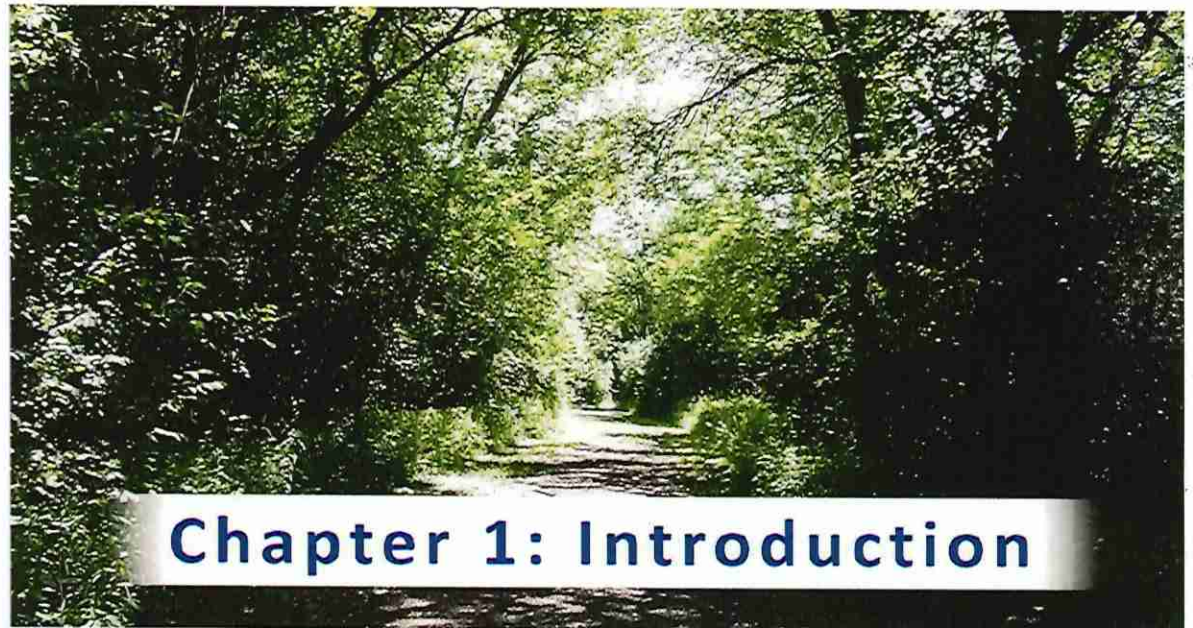
- Final Draft of Comprehensive Plan
- Community Workshop for
Reviewing & Soliciting Feedback on
First Draft
- Final Draft of Comprehensive Plan



CHAPTER 1 - INTRODUCTION

Summary:

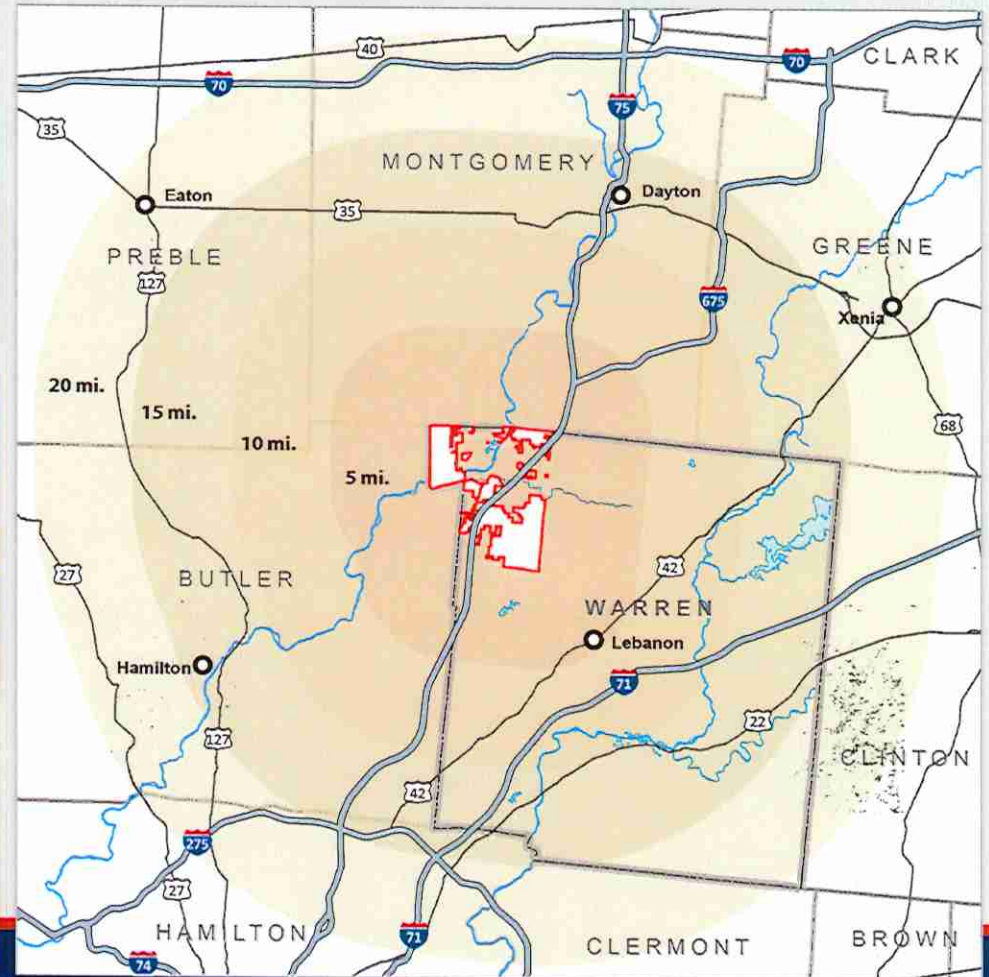
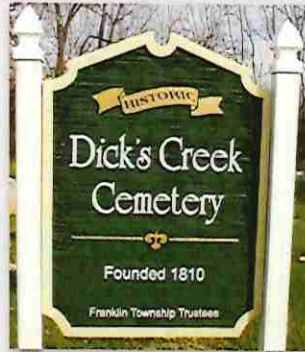
- Background
- Existing Plans
- Public Outreach
- Vision Statement



CHAPTER 1 - INTRODUCTION

Background

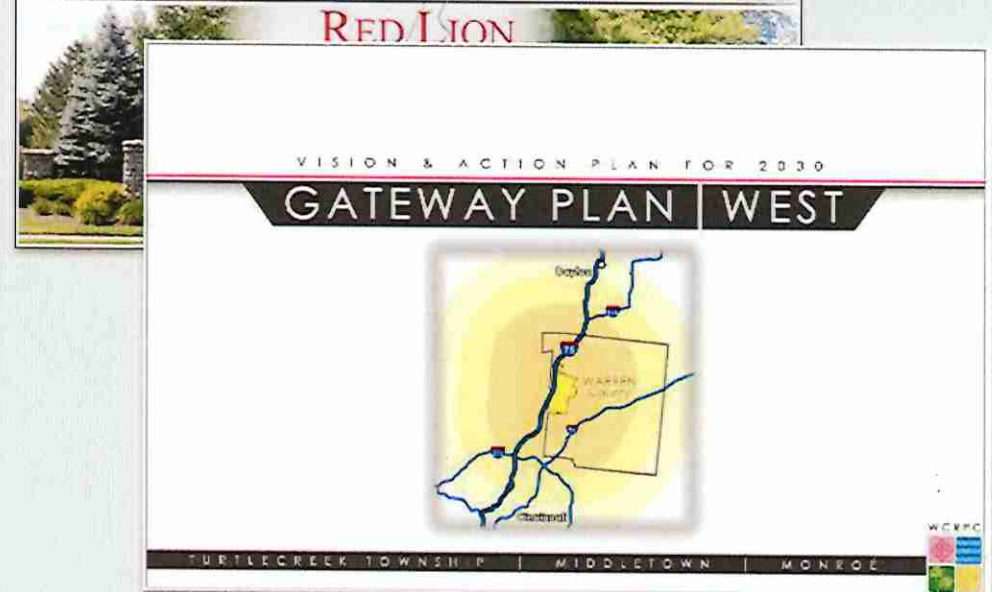
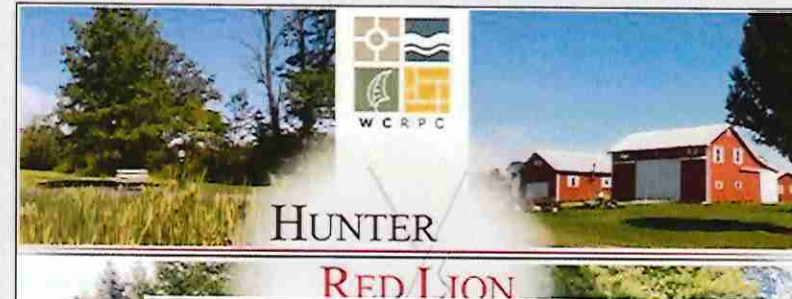
- Location
- History
- Demographics



CHAPTER 1 - INTRODUCTION

Existing Area Plans

- Hunter Red-Lion Area Plan
- Gateway Plan - West



CHAPTER 1 - INTRODUCTION

Vision Statement

Franklin Township, Warren County is defined for its friendly and welcoming atmosphere, quality parks, and quiet residential neighborhoods. Township residents enjoy the beauty and amenities of the Great Miami River and Twin Creek; ample recreational opportunities; excellent education choices for families; and being part of an active, growing community in transition; a strong sense of community; prioritizing the preservation of township boundaries; access to essential public services; opportunities for future development; and remaining fiscally responsible.

CHAPTER 2 - INFRASTRUCTURE

Summary

- Roads
- Fire Service
- Cemeteries
- Sewer
- Parks



CHAPTER 2 - INFRASTRUCTURE

Outlines:

- Existing Conditions
- Issues & Opportunities
- Recommendations

FRANKLIN TOWNSHIP 2024 COMPREHENSIVE PLAN

RECOMMENDATIONS

Throughout the Comprehensive Planning process, leaders and residents have stated a vision and provided goals for future infrastructure improvements. These recommendations will ensure that future infrastructure reflects the Township's rural character. The goals, objectives, and strategies are listed below:

Goals & Objectives

Goal 1: Road improvements enhance transportation connectivity.


- **Objective 1:** New thoroughfare routes connections are explored.
- **Objective 2:** Large changes in the transportation network which would encourage future developments and avoid natural and environmentally constrained areas.




Goal 2: Residents experience quality infrastructure and services.

- **Objective 1:** The provision of quality roadway maintenance continues.
- **Objective 2:** The expansion and provision of quality Fire/EMS service continues.
- **Objective 3:** The expansion and provision of sanitary sewer utilities continues.
- **Objective 4:** The expansion and provision of access to quality amenities in parks and cemeteries continues.

Goal 3: Improve parks and cemeteries in the provision of quality amenities to residents.

- **Objective 1:** Establish a park & cemetery department for Franklin Township, and ensure adequate staffing for all parks and cemeteries.
- **Objective 2:** Work with Warren County Park District to develop a parks master plan.
- **Objective 3:** Prioritize parks improvements and upgrade parks amenities, at a minimum, inspect playground equipment, courts, fields, restrooms, pathways, and parking lots for safety and quality and restore as necessary.
- **Objective 4:** Develop a signage/wayfinding system for parks and cemeteries.
- **Objective 5:** Design and install a trail system as illustrated on Map [] to link the Township with the Great Miami River Bikeway and connect neighborhoods, parks, and community amenities through the Township.
- **Objective 6:** Research and apply for eligible grants to manage maintenance and infrastructure cost for parks and cemeteries.



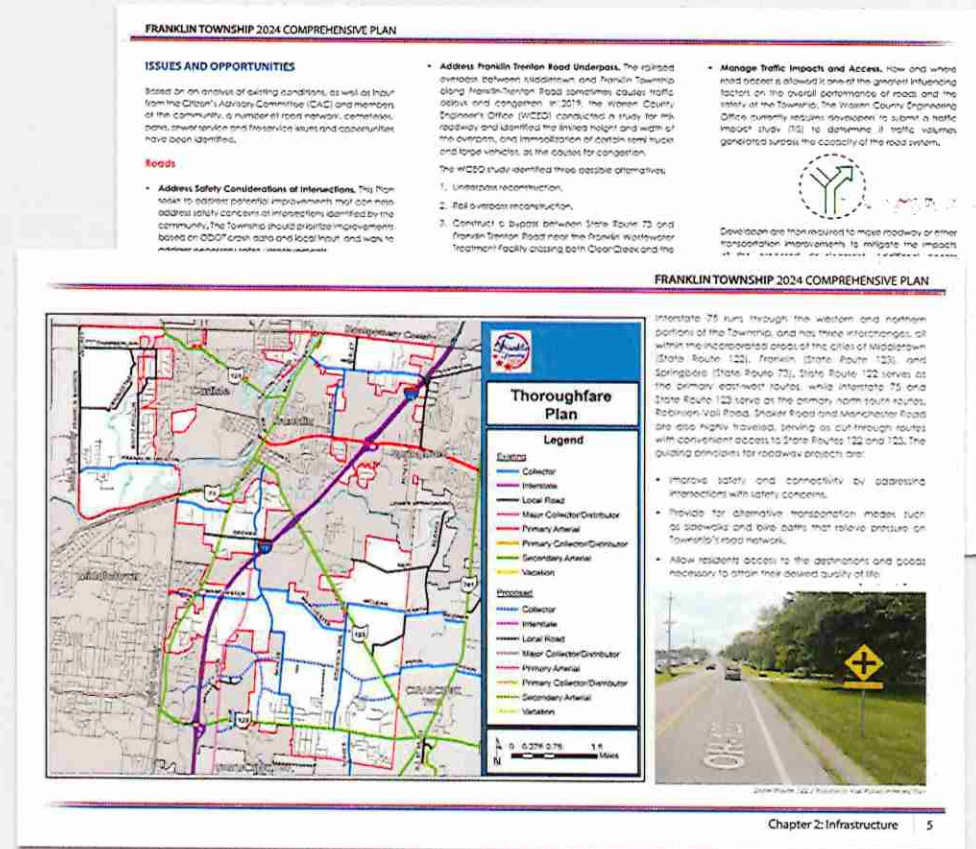


Chapter 2: Infrastructure 31

CHAPTER 2 - INFRASTRUCTURE

Roads:

- Warren County Thoroughfare Plan
- Addressing Safety Considerations at Intersections
- Traffic Circulation and Connectivity
- Planning for improved interchanges at Robinson-Vail Road and State Routes 122 / 123



CHAPTER 2 - INFRASTRUCTURE

Fire Service:

- Fire incident responses
- Incident response by category
- Response Times
- ISO Fire Ratings
- Facility Maintenance
- Department Growth

These volunteers provide emergency fire protection to approximately 50,000 residents with the 35 square miles which make up incorporated and unincorporated Franklin Township. The Township maintains mutual aid agreements with various surrounding municipalities, including the Carlisle, Franklin, Middletown, and Clearcreek Township. The Department, which relies on donors' knowledge to make requests throughout nearby jurisdictions.

Figure 2.1 | Fire Incident Responses



Figure 2.1 illustrates the fire incident count over the past decade. As identified, there is a recent increase in fire incidents from 2022 to 2023. This is attributed to a change in a response monitoring platform that occurred in 2023.

Table 2.1 | Incident Response by Category

Response Category	Total Incidents
100 Fire	81
200 Overpressure Audition, Loudspeaker	0
300 Rescue and EMS	250
400 Hazardous Conditions	25
500 Structural Call	40
600 Gas Leak Call	107
700 Water Alarm	34
800 Trenching and Natural Disaster	0
900 Structural Incident	0

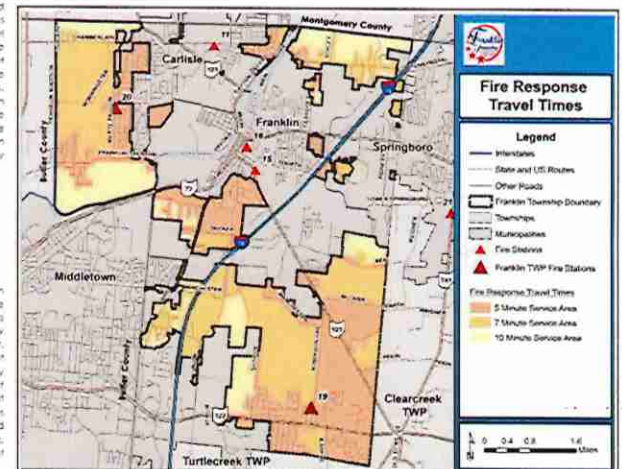


FRANKLIN TOWNSHIP 2024 COMPREHENSIVE PLAN

Map 1 identifies the travel times for Station 19 and Station 20. This map does not represent emergency times (turnout times), and only identifies the average travel times for both stations regarding the road network of the Township. It should be noted that the first 90 seconds of any call is critical to dispatching. Factors that influence response times include traffic, driving conditions, travel time, overall distance traveled and railroad activity when responding to areas nearby railroad tracks within the northwest part of the Township. In areas which have a longer travel time, Franklin Township relies upon neighboring jurisdictions to assist in fire and emergency medical responses.



Mutual aid is a formalized relationship between jurisdictions that established a practice where the nearest fire/EMS unit will respond to a call outside of its normal district when it is available to do so. While every call for fire or fire department assistance is important, not every call is a true emergency. Emergency calls that include a life that is in danger are known as high priority calls. Response time and effectiveness are of utmost importance in these situations, and it is imperative that fire and EMS units are positioned to reach destinations swiftly in the event of a high priority call. Mutual aid agreements help to provide geographic coverage, and in the provision of services to residents throughout the Township.



CHAPTER 2 - INFRASTRUCTURE

Sewer:

- Facility Planning Areas
- Limited Centralized Wastewater Treatment
- Septic Systems
- Infrastructure Expansion

FRANKLIN TOWNSHIP 2024 COMPREHENSIVE PLAN

• **Septic Systems:** Effective wastewater management encompasses various facets, with septic system management standing out as a critical aspect. A large portion of residents in Franklin Township rely on individual subsurface sewage disposal systems, and this reliance is expected to continue in certain areas of the Township in the foreseeable future. Given the vital role of these systems in safeguarding the immediate and long-term health and welfare of the Township, their continuous maintenance is essential.

To address this need, it is essential for the Township and County, in collaboration with the Warren County Health District, to promote a public education initiative underscoring the significance of regular maintenance for septic systems. By raising awareness about proper upkeep practices, this program will contribute to the preservation and optimal functioning of septic systems, thereby ensuring the well-being of the community and the environment.

• **Limited Infrastructure Expansion:** Cooperative planning between the Township, municipalities, the County, and other involved agencies is fragmented, yet vital to the success of long development and land preservation within the Township. Expanding municipal centralized sewer systems, usually accompanied annexation and growth, regardless of whether it is in the most appropriate areas for growth, the Township has embarked on efforts to increase the expansion of centralized treatment to planned growth areas within vicinity of State Route 122. This further coordination for any proposed growth areas is necessary with the Warren County Water and Sewer Department.

One additional strategy is to cooperatively develop Joint Economic Development Districts (JEDDs) or cooperative agreements where municipalities could provide sewer service to unincorporated areas.



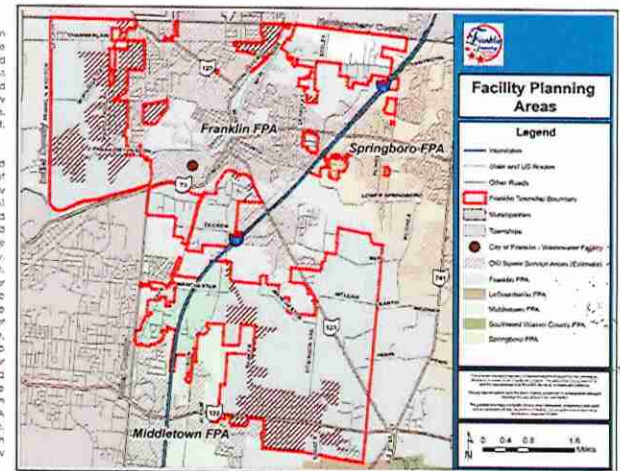
• **Facility Planning Areas:** Under Section 204 of the Clean Water Act, CWA, it is responsible for reviewing and adopting wastewater treatment facility plans, and Facility Planning Areas (FPAs). Franklin Township is divided between two FPAs: the Franklin FPA and Middletown FPA. A northern portion of Franklin Township, located along Pennsylvania Road, is not located within a FPA, if any, and within this area

FRANKLIN TOWNSHIP 2024 COMPREHENSIVE PLAN

Sewer

There are several options for sewage disposal systems within the Township. These consist primarily of on-site sewage disposal systems and public sewer treatment provided by the Warren County Water and Sewer Department. As identified in 1999, 53.3% of the Township is located in the western Township are estimated to have access to sanitary sewer. Since 2013, all proposed and revised subdivisions, including Tara Estates, Wilson Farm, and Trails of Greycliff, have all utilized the existing access to sanitary sewer.

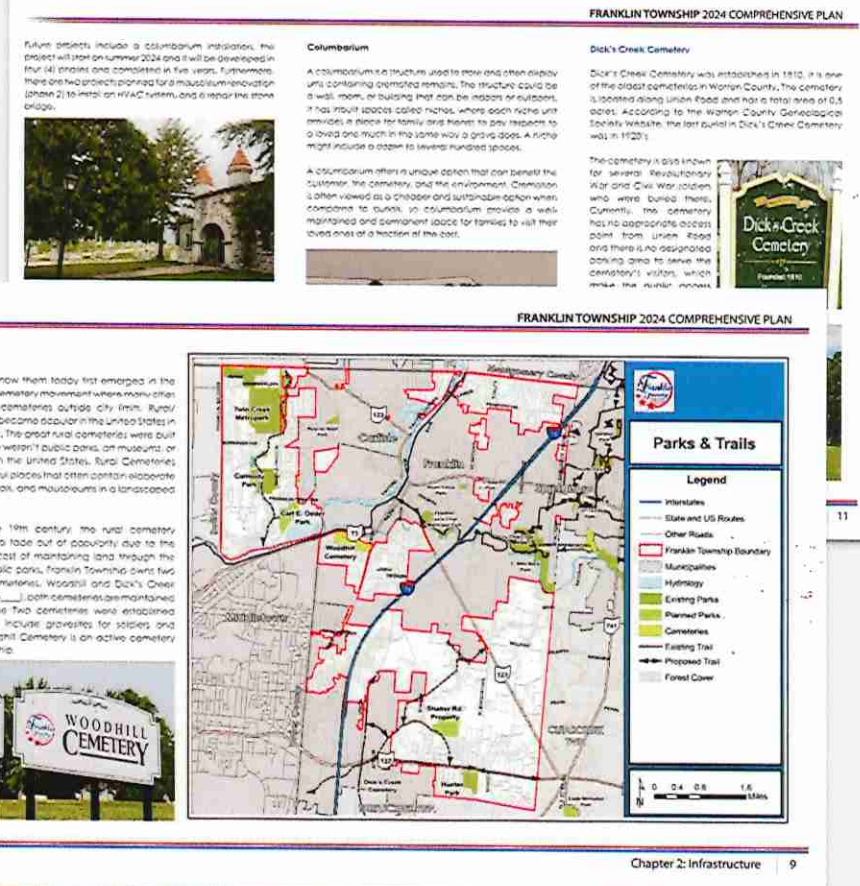
The extent of where public sewer is available is identified by the Ohio-Kentucky-Indiana Regional Council of Government (OKI) Water Quality Management Plan. Any properties that are outside of the sewer service area (SSA) will not be eligible to receive public sewage service and can only use on-site systems unless the properties are added to the SSA in the future. This is of particular importance because few properties along this western boundary, State Route 122, and along Pennsylvania Road to the north, are located within the SSA. Approximately 4,000 acres, or 23.1% of the unincorporated areas of the Township are located within the OKI SSA. OKI is responsible for water quality management planning in the greater Cincinnati region, including Butler, Clermont, Hamilton, and Warren Counties. A key aspect of "200" planning is to identify areas in which the feasibility of public wastewater treatment alternatives can be investigated. Areas called wastewater facility planning areas (FPAs) and its associated management agencies or DMAs for each FPA. Franklin Township is within two Facility Planning Areas (Franklin FPA and Middletown FPA). A northern portion of the Township, located along Pennsylvania Road, is not located within an FPA. The Township should coordinate with OKI on the facility planning designation of this area within the Township.



CHAPTER 2 - INFRASTRUCTURE

Parks & Cemeteries:

- Park Inventory and Amenities
- Existing and future parks
- Park community recommendations
- Park Grants
- Pedestrian and Bike Trails
- Woodhill Cemetery
- Cemetery Grants



CHAPTER 3 – LAND USE & ZONING

Summary

- Existing & Future Land Use
- Zoning
- Economic Development
- Annexation

FRANKLIN TOWNSHIP 2024 COMPREHENSIVE PLAN



Chapter 3: Land Use and Zoning | 47

CHAPTER 3 – LAND USE & ZONING




Outlines:

- Existing Conditions
- Issues & Opportunities
- Recommendations

RECOMMENDATIONS

These recommendations are informed by the Township's development goals and objectives and represents a balance between growth, preservation, and compatibility with existing residential uses. They were developed in recognition that the Township must continue to grow and preserve its boundaries.

The Plan concentrates new development and revitalization in the vicinity of the State Route 123 and the southwestern portion to the Township and encourages a mix of land use types in that area. These areas are along arterials roadways that coincide with roadway improvements and are served by public sewer and water infrastructure (Map 2.____). Proposed open spaces are intended to augment existing parks and recreation areas, facilitate trail connections (Map 2.____). Opportunities for open space preservation are identified on some of the remaining large undeveloped properties in the Township. Development in existing residential neighborhoods is limited to residential infill development that conforms to the existing physical character of the neighborhood.



Goals

Land Use Goals provide for future use of land in a manner that will preserve and restore the township's small-town, suburban-rural character and enhance its social and economic vitality.

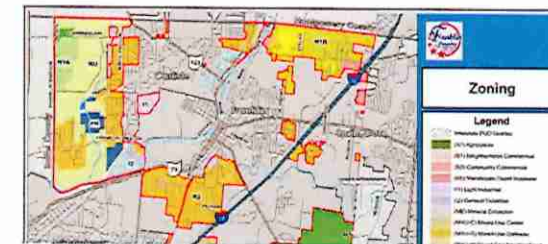
1. Preserve the character and physical form of existing residential neighborhoods.
2. Discourage inappropriate encroachment of non-residential land uses into residential neighborhoods.
3. Avoid potential conflicts between adjacent incompatible land uses.
4. Encourage new development to adopt a form that elevates the architecture and aesthetics of the Township.
5. Protect tracts of open space that can serve as a passive recreational facility, facilitate establishment of a public trail or greenway corridor, or contain significant natural, scenic, and historic resources which contribute to the Township's suburban-rural character.
6. Establish a connected network of open space for passive recreational use and natural resource protection.
7. Maintain the character and integrity of the Township's existing housing stock and residential neighborhoods.
8. Provide for varied housing options to accommodate various household configurations and individuals and families at various life-stages and income levels.

Chapter 3: Land Use and Zoning | 11

CHAPTER 3 – LAND USE & ZONING

Existing Land Use and Zoning:

- Land Use and Zoning Distribution
- Development Potential
- Build-Out Analysis
- Subdivisions
- Building Permit History



Development Potential

A build-out analysis was prepared to estimate the amount of additional development the township could accommodate. The analysis was based on the existing zoning ordinances, the township's zoning map, and the township's zoning ordinance. The analysis was prepared using geographic information system (GIS) software to estimate the net developable area for all residential zoned tax parcels and then multiplying the net area by the permitted zoning density (units per acre) to estimate the total potential units. The analysis also included an estimate of the total potential units for commercial and industrial development. The total potential units for all zoning districts, for a total of 11,751 units, are shown in the table below.

Table 3.1 | Build-Out Analysis

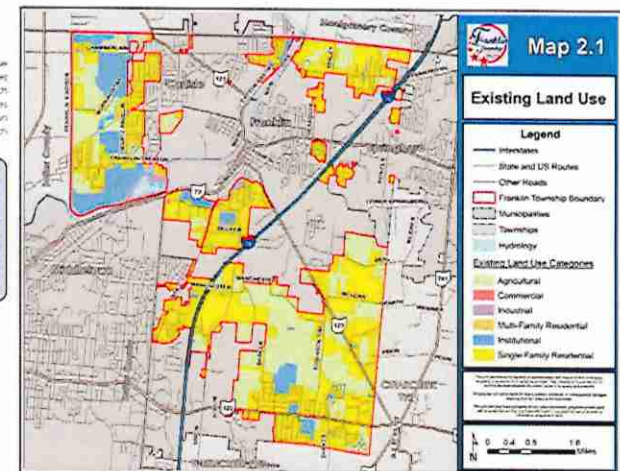
EXISTING CONDITIONS

Existing Land Use

This section provides information about the existing land use in the Township. The categories and quantities of land uses as well as the locations, patterns, and character of each are described. Map 2.1 illustrates the existing land uses within the unincorporated Township. Figure 2.1, located on the next page, lists the square miles and percent of each existing land use category.

This map shows individual tax parcels color-coded according to the primary use of the property based on Warren County tax assessment data.

It reveals a nearly fully developed Franklin Township with few remaining large, undeveloped properties. The Township's commercial core is in Hunter, in the vicinity of the SR 123 and Robinson-Voll Road intersection. The remainder of the Township is dominated by residential development.



CHAPTER 3 – LAND USE & ZONING

Issues & Opportunities

- Economic Development and Growth
- Housing
- Smart Infrastructure Investment
- Maintaining Township Boundaries
- Potential Open Space

FRANKLIN TOWNSHIP 2024 COMPREHENSIVE PLAN

Housing

Expanding the Township's housing stock to meet the needs of residents and a growing workforce, is a growing need. Innovation and options for young families and single professionals is critical to a strong local economy and Township viability. There is a need for a broader range of housing options for senior residents and to attract a growing workforce (that can support economic development). This can include single worker step down housing, affordable homes for first-time buyers and young families, and in some cases, rental housing to support workforce development (housing that is affordable to persons, couples, and families with full-time jobs). Some residents acknowledge the need for higher density, but only if supported by and incorporated into a broader development.



Smart Infrastructure Investments

Public funding decisions relative to infrastructure should continue to be growth policies reflected in the Comprehensive Plan to ensure both are mutually supportive. Whether through major road investments or utility expansion, these public decisions are critical to ensuring that the targeted growth vision of the plan is fulfilled. Development has been and will continue to be strategically linked to areas with existing sewer service.



Maintaining Township Boundaries

In addition, continued cooperation among adjacent jurisdictions is critical to ensuring both implementation of the plan, as well as the efficiency use of limited public dollars to deliver services and facilities to residents. Mapping resources and effectively meeting the needs of the residents, a high priority for many, such as in the areas of fire and emergency services, enhanced services benefit of residents.

Potential Open Space

Franklin Township has few remaining properties that contain large expanses of open space and most of them are privately or County owned. In addition, several small, privately-owned undeveloped properties exist within the Township's residential neighborhoods.



FRANKLIN TOWNSHIP 2024 COMPREHENSIVE PLAN

For commercial and industrial development, the primary issue is ensuring that the Township retains the areas designated for commercial and industrial development. Several other themes that are reinforced during stakeholder meetings include:

1. Conflicting residential and industrial land uses



2. The limited amount of vacant land and

3. Limitations that regulatory constraints pose to the delivery of a wider variety of housing types (Missing Middle housing).



ISSUES & OPPORTUNITIES

The Franklin Township Comprehensive Plan is in response to the issues it must address and the opportunities it wishes to pursue. Public participation during the planning process identified the Township's primary land use concerns and areas to be addressed. Top land use issues identified include the connection between land use and annexation; preservation of the township's small town feel; conservation of land for open space and recreation; coordination with adjacent jurisdiction on provision of services (JEDD); and compatibility with existing residential uses. Top opportunities include central location between the Dayton and Cincinnati metro areas; the township's proximity to major highway corridors and improving recreational opportunities. Clearly, Franklin Township is a competitive location for new businesses - easy access to Interstate 75 and markets in Dayton and Cincinnati. Incentives and infrastructure investments will be invaluable in this highly competitive economy. The Township's vision further clarifies priorities and speaks to the importance of the economy and fiscal stability.

Economic Development & Growth

The Comprehensive Plan also supports the economic strength and fiscal well-being of the Township. Just as any business must plan for efficiency, effective use of resources, and anticipated future changes, so must the Township anticipate future needs and allocate funds for efficient operation, and long-term stability and ensure a sustainable tax base. The Comprehensive Plan is the mechanism for Township to manage their most important physical, infrastructure, and environmental assets in a way that anticipates change, expanding the Township's non-

residential tax base is critical with fiscal concerns driving this perspective. Attracting new business investment will help to meet growing service demands within the township (e.g., Township fire services). This investment can come as small as home occupations, but the need to attract large scale investment is also critical to township tax base and its continued viability. Support was often expressed for light industrial, high tech, and logistics/distribution businesses and in some cases, local retail, and services with on-site septic along major roadways.



Future growth must be balanced between commercial, industrial, and residential. While the southern portion of the Township and parts of the SR-122 corridor have benefited, other growth areas exist and will equally benefit in the future. Growth should be targeted to locations that can be efficiently served with infrastructure and minimal impact to the natural environment. Aesthetic considerations, such as development character, are equally important. The Township and the County should develop additional flexible zoning tools that may be used to deal with a highly unanticipated, but very desirable, commercial/industrial development activity that offered itself to the Township, a flexible set of tools for accommodating growth.

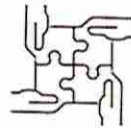
CHAPTER 3 – LAND USE & ZONING

Future Land Use

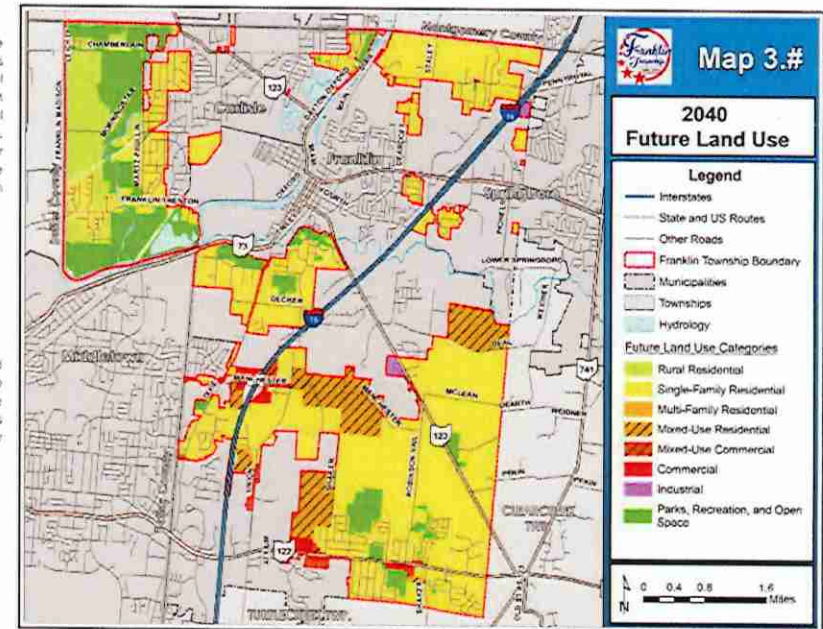
- Future Land Use Distribution
- Future Land Use Concepts
- Land Use Categories

Future Land Use Map

The Future Land Use Map determines appropriate locations for future uses, establishing the Township's vision for the placement of housing, employment, social activities, and protection of natural areas. The FLUM depicts the types of future development for a parcel using different colors for different types of land uses. The map does not establish zoning district boundaries or regulations, nor guarantee that individual properties are suitable for the full range of uses described within each category.



Land use decisions on individual properties should consider not only the Future Land Use Map, but also other Comprehensive Plan policies, the context of the surrounding area, and other individual site considerations that cannot be evaluated as part of the high-level policy guidance of the Comprehensive Plan.



CHAPTER 4 – IMPLEMENTATION

The implementation actions are detailed in this Chapter, under the following categories:

- Transportation [T]
- Fire [F]
- Woodhill Cemetery [W]
- Parks & Trails [P]
- General Infrastructure [G]
- Land Use & Zoning [L]

CODE	IMPLEMENTATION PLAN	RESPONSIBILITY	TIME FRAME	REFERENCE
Infrastructure				
I.1	Coordinate roadway and safety improvements with ODOT and the Warren County Engineer's Office, determining the timing, funding, and responsibility for necessary improvements. The following intersections should be addressed: a. Robinson-Vail Road & State Route 122 b. Robinson-Vail Road & State Route 123 c. Franklin-Trenton Road Underpass d. Manchester Road & Union Road	RPC Engineer's Office ODOT	Mid-Term	Page 18-19, 33-35
I.2	Ensure through the budget process and a Capital Improvement process that the Franklin Township Road Department has the necessary resources for staffing, equipment, and facilities, for the continued quality maintenance of Township roads.	Township Staff	Ongoing	Page 18-19
I.3	Work with the Warren County Engineer's Office and Warren County Regional Planning Commission to ensure the proposed roadways identified on the Warren County Thoroughfare Plan are constructed in coordination with development, including the continuation of Pekin Road, and connection between Shaker Road and Highgate Court.	Engineer's Office Roads Department RPC	Short-Term	Page 19 Map 2.2
I.4	Ensure that the Warren County Thoroughfare Plan is updated to reflect the road classify illustrated in Map 2.2 "Thoroughfare Plan" (Page 19) of the Franklin Township Comprehensive Plan.	RPC Engineer's Office	Short-Term	Page 19 Map 2.2
F.5	Investigate the political feasibility of a fire levy, and its impact on the transition from a Volunteer Fire Department to a Career Fire Department.	FTFD Township Staff	Short-Term	Page 20-22
F.6	Actively seek grant funding for additional fire service equipment, and improvements to both fire stations.	FTFD Township Staff	Mid-Term	Page 20-22, 36-37

Three time-frame categories for each implementation action:

1. Short-Term (1 - 6 years)
2. Mid-Term (7 - 14 years)
3. Long-Term (15 - 20 years)

CHAPTER 4 – IMPLEMENTATION

Summary

- Implementation Table
- Goals & Objectives

FRANKLIN TOWNSHIP 2024 COMPREHENSIVE PLAN



KEY RECOMMENDATIONS

A complete list of all recommendations is included in Chapter 4.

Infrastructure

T1 - Coordinate roadway and safety improvements with ODOT and the WCEO, determining the timing, funding, and responsibility for necessary improvements. The following intersections should be addressed:

a. Robinson-Vail Road & State Route 122

b. Robinson-Vail Road & State Route 123

c. Franklin-Trenton Road Underpass

d. Manchester Road & Union Road



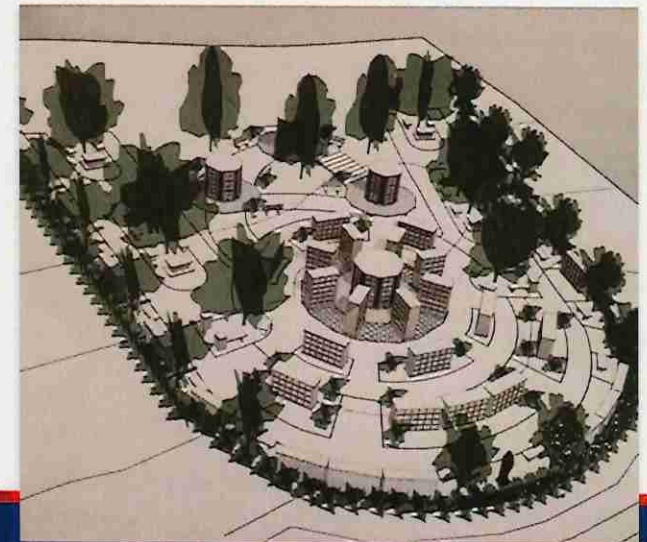
T3 – Work with the WCEO and WCRPC to ensure the proposed roadways identified on the Warren County Thoroughfare Plan are constructed in coordination with development, including the continuation of Pekin Road, and connection between Shaker Road and Highgate Court.

KEY RECOMMENDATIONS

A complete list of all recommendations is included in Chapter 4.

Infrastructure

- F6 – **Actively seek grant funding for additional fire service equipment, and improvements to both fire stations.**
- W7 – **Document and prioritize improvements needed to upgrade, stabilize, modernize, and continue the development of Woodhill Cemetery.** Identify funding sources to achieve the improvements, which should include
- a. **Bridge repairs**
 - b. **Expanding storage capacity**
 - c. New maintenance equipment
 - d. Aesthetics along Hamilton-Middletown Road
 - e. **Columbarium**



KEY RECOMMENDATIONS

A complete list of all recommendations is included in Chapter 4.

Infrastructure

- P9 – **Create a park entity for Franklin Township that coordinates and develops programming for Hunter Park and O’Neal Park.** Ensure continuous maintenance for the parks by the Road Department.
- P10 – **Develop park plans in coordination with the WCPD that implements the Township vision for each park.** The development of park plans should be prioritized as follows:
- a. Carmody Park
 - b. Shaker Road
 - c. Oeder Park
- G15 – **Develop a Capital Improvement Plan (CIP).**
- G17 – **Coordinate with MVRPC and OKI to ensure facility planning for the entirety of the Township.**

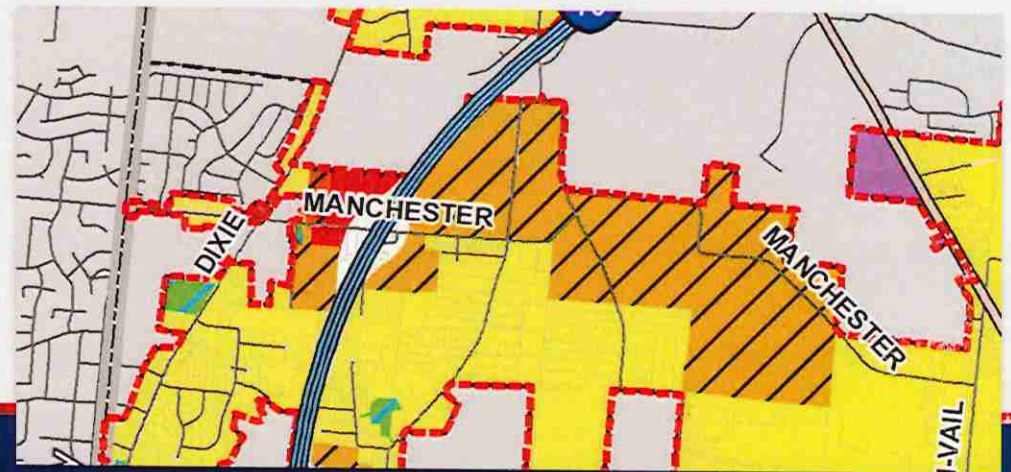


KEY RECOMMENDATIONS

A complete list of all recommendations is included in Chapter 4.

Land Use & Zoning

- L1 - **Support rezonings and zoning code text amendments that permit a broad range of housing types,** such as patio homes, duplexes and townhomes **for seniors and the workforce.**
- L3 - **Monitor and participate in the construction of mixed-use developments along State Route 122,** ensuring an active public comment process, buffers and appropriate transitional uses.
- L4 - **Partner with a local jurisdiction to create JEDDs** (Joint Economic Development Districts) within the following areas:
 - a. **JCF Farms property**
 - b. **Manchester Road mixed-use corridor**
 - c. **Beal Road mixed-use site**





FEMA

March 14, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable David G. Young
President, Warren County Board of Commissioners
406 Justice Drive, First Floor
Lebanon, Ohio 45036

Dear President Young:

I am writing this letter as an official reminder that Warren County, Ohio, has until April 23, 2025, to adopt and have the Department of Homeland Security's Federal Emergency Management Agency (FEMA) Regional Office approve floodplain management measures that satisfy 44 Code of Federal Regulations (CFR) Section 60.3(d) of the National Flood Insurance Program (NFIP) regulations.

Warren County must adopt floodplain management measures, such as a floodplain management ordinance, that meet or exceed the minimum NFIP requirements (copy enclosed) by April 23, 2025, to avoid suspension from the NFIP. If suspended, your community becomes ineligible for flood insurance through the NFIP, new insurance policies cannot be sold, and existing policies cannot be renewed.

The NFIP State Coordinating Office for your State has verified that Ohio communities may include language in their floodplain management measures that automatically adopt the most recently available flood elevation data provided by FEMA. Your community's floodplain management measures may already be sufficient if the measures include suitable automatic adoption language and are otherwise in accordance with the minimum requirements of the NFIP. The NFIP State Coordinator can assist you further in clarifying questions you may have about automatic adoption.

Under the Flood Disaster Protection Act of 1973, as amended, flood insurance must be purchased by property owners seeking any Federal financial assistance for construction or acquisition of buildings in Special Flood Hazard Areas (SFHAs). This financial assistance includes certain federally guaranteed mortgages and direct loans, federal disaster relief loans and grants, as well as other similarly described assistance from FEMA and other agencies.

The Honorable David G. Young
March 14, 2025
Page 2

In addition, all loans individuals obtain from Federally regulated, supervised, or insured lending institutions that are secured by improved real estate located in SFHAs are also contingent upon the borrower obtaining flood insurance coverage on the building. However, purchasing and maintaining flood insurance coverage on a voluntary basis is frequently recommended for properties located outside SFHAs.

Your NFIP State Coordinator and FEMA would like to assist Warren County to ensure it remains in good standing with the NFIP and avoids suspension from the Program. If your community is suspended, it may regain its eligibility in the NFIP by enacting the floodplain management measures established in 44 CFR Section 60.3 of the NFIP regulations. As stated in my previous correspondence, I recommend you contact your NFIP State Coordinator or the FEMA Regional Office if Warren County is encountering difficulties in enacting its measures.

I recognize that your community may be in the final adoption process or may have recently adopted the appropriate floodplain management measures. Please submit these measures to the Floodplain Management Program at the Ohio Department of Natural Resources. Alicia Silverio, CFM, the NFIP State Coordinator, is accessible by telephone at (614) 265-1006, in writing at 2045 Morse Road, Building B-3, Columbus, Ohio 43229, or by electronic mail at alicia.silverio@dnr.ohio.gov.

The FEMA Regional staff in Chicago, Illinois, is also available to assist you with your floodplain management measures. The FEMA Regional Office may be contacted by telephone at (312) 408-5500 or in writing. Please send your written inquiries to the Director, Mitigation Division, FEMA Region 5, at 536 South Clark Street, Sixth Floor, Chicago, Illinois 60605.

In the event your community does not adopt and/or submit the necessary floodplain management measures that meet or exceed the minimum NFIP requirements, I must take the necessary steps to suspend your community from the NFIP. This letter is FEMA's final notification before your community is suspended from the Program.

Additional information on community suspensions as proposed, other notices of current NFIP community status information, and details regarding updated publication requirements of community eligibility status information under the NFIP can be found on the Community Status Book section of our website at www.fema.gov/flood-insurance/work-with-nfip/community-status-book. Notices for scheduled suspension will be available on the National Flood Insurance Community Status and Public Notification section of our website at www.fema.gov/flood-insurance/work-with-nfip/community-status-book/public-notification. Individuals without

The Honorable David G. Young
March 14, 2025
Page 3

internet access will be able to contact their local floodplain management official and/or NFIP State Coordinating Office directly for assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Rachel Sears". The signature is fluid and cursive, with a long horizontal stroke at the end.

Rachel Sears, Director
Floodplain Management Division
Mitigation Directorate | FEMA

Enclosure

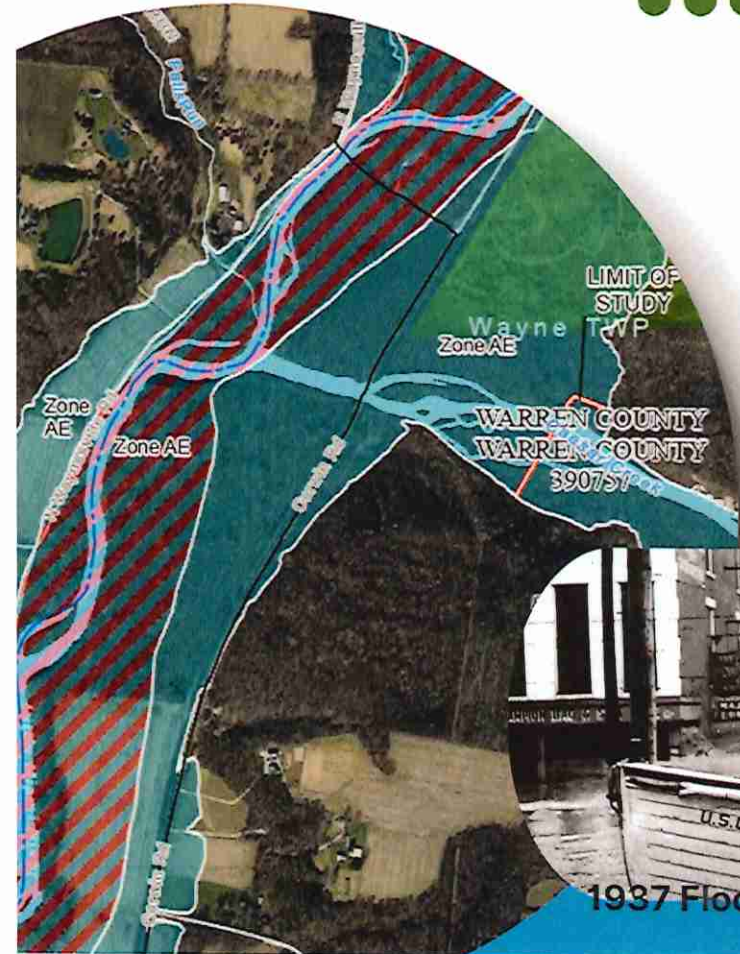
cc: Michael Chesney, Acting Regional Administrator, FEMA Region 5
Alicia Silverio, CFM, NFIP State Coordinator, Ohio Department of Natural Resources
Molly M. Conley, Director, Soil and Water Conservation District, Warren County

Warren County, Ohio
Floodplain Management

April 2025

2025 REVISED FLOOD MAPS AND REGULATIONS

Public Hearing Presentation



1937 Flood of the Ohio River Basin



National Flood Insurance Program (NFIP)

The NFIP is a Federal program enabling property owners in participating communities to purchase reduced cost insurance as a protection against flood losses in exchange the community must adopt & administer community floodplain management regulations that reduce future flood damages.



NFIP ORGANIZATION

The National Flood Insurance Program balances three related areas that must support each other.

In addition, the program relies on of 3 governmental levels of professionals to administer.



Flood Hazard Mapping



Floodplain Management



Flood Insurance

Administrators:

Nationally...

FEMA

Federal Emergency
Management Agency

Statewide...

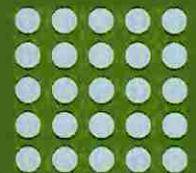
ODNR-FMP

Ohio Department of
Natural Resources
Floodplain Management
Program

Locally...

WARREN CO

Counties &
Municipalities



NFIP

Participation

Community participation is voluntary

Community agrees to adopt & administer floodplain management regulations and a permitting process that are compliant with the minimum federal criteria. (44CFR60.3)

Community must designate an official responsible for administering the floodplain development permitting process (Floodplain Manager)



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION
WASHINGTON, D. C. 20410

December 26, 1974

Warren County Regional Planning Commission
Warren County Board of County Commissioners
County Administration Building
320 East Silver Street
Lebanon, Ohio 45036

Dear Gentlemen:

Pursuant to your appeal moved to close the public hearing and adopt the following Resolution # 81-152
AMEND REVISED BUILDING CODE-FLOOD DAMAGE PREVENTION
special flood hazard in Warren County, Ohio, are subject
ers, resulting in health and safety hazards; and
special flood hazard have been identified by the Federal
ntific and engineering report entitled "Flood Insurance S

Under the emergency
Protection Act of 19

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BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

Resolution

Number 10-1527

APPROVE FLOOD DAMAGE REDUCTION REGULATIONS EFFECTIVE 2010

WHEREAS, pursuant to Ohio Revised Code Section 307.37, the Board adopt regulations for areas of special flood hazard that are necessary for the National Flood Insurance Program; and

WHEREAS, Ohio Department of Natural Resources is requiring new regulations to the reformatting of the text as well as the need to adopt new and updated regulations;

WHEREAS, this Board has conducted the required public hearings to consider Flood Damage Reduction Regulations to replace the current Flood Damage Prevention Regulations pursuant to the requirement from the Ohio Department of Natural Resources;

NOW THEREFORE BE IT RESOLVED, to approve the Flood Damage Reduction Regulations as attached hereto and made a part hereof effective December 18, 2010

Mrs. South moved for adoption of the foregoing resolution, being second call of the roll, the following vote resulted:

Mr. Young - yea
Mr. Kilburn - yea
Mrs. South - yea

Warren County NFIP History

- Warren Co applied for and was accepted into the NFIP Program in November of 1974 adding the necessary regulations to the Building Code and Subdivision Regulations
- March 10, 1981 Warren County adopted Resolution #81-152 which included our 1st adoption of Flood Damage Prevention Regulations which was a stand-alone set of regulations
- October 14, 2010, Warren County revised and adopted the current regulations titled Warren Co Special Purpose Flood Damage Reduction Resolution #10-1527 Warren County (Unincorporated), Ohio
- Today we are here to consider adopting another revised version of these regulations

▶ 2015: FEMA included Warren County in the Lower Great Miami Watershed Discovery meetings.

▶ 2015-2021: FEMA completed analysis and updated flood maps.

▶ 2021-2023: FEMA released preliminary maps and flood study.

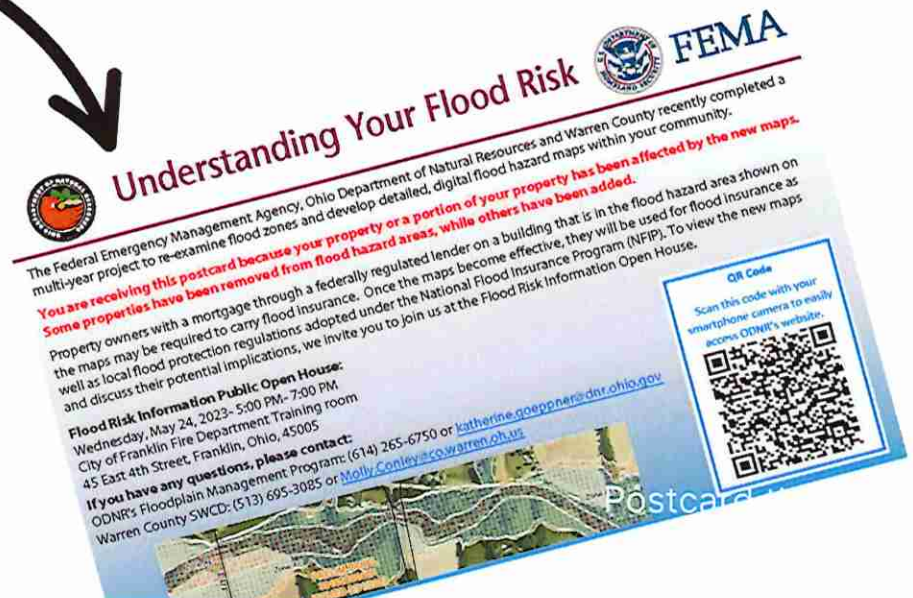
▶ 2023: Community outreach meetings, postcards sent to effected properties, 90 day appeal period.

▶ Oct. 23, 2024: FEMA issued Letter of Final Determination

▶ April 23, 2025: New flood study and maps will officially be regulatory and County is required to have adopted updated flood regulations.

Project Timeline

As a requirement of the NFIP Program, Warren County must adopt updated Flood Regulations consistent with the new flood maps, studies and current FEMA Regulations.



Updated Regulation Requirements

Must meet the minimum floodplain management
➤ standards found in Part 60 of Title 44, code of Federal Regulations

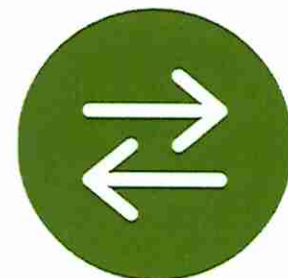
Must update definitions and
➤ body to incorporate updates to the CFR

➤ Must correct errors found in past versions

➤ Must incorporate new FEMA procedures, thresholds for enforcement, and new standards



Sample of Proposed Changes



Corrected Definition:

Base (100-Year) Flood Elevation (BFE) -

The water surface elevation of the base flood in relation to a specified datum, usually the National Geodetic Vertical Datum of 1929 or the North American Vertical Datum of 1988, and usually expressed in Feet Mean Sea Level (MSL). In Zone AO areas, the base flood elevation is the lowest **adjacent** natural grade elevation plus the depth number (from 1 to 3 feet).

Newly Added Definition:

Floodproofing -

Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Newly Added Text -

Post-Construction Certification Required

For new or substantially improved nonresidential structures that have been floodproofed in lieu of elevation, where allowed, the applicant shall supply a completed Floodproofing Certificate for Non-Residential Structures completed by a registered professional engineer or architect together with associated documentation.

New Threshold per FEMA Request -

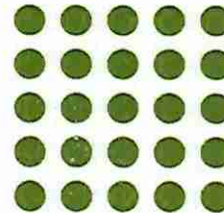
Exemption from Filing a Development Permit

An application for a floodplain development permit shall not be required for maintenance work such as roofing, painting, and basement sealing, or for small nonstructural development activities (except for filling and grading) valued at less than **\$2500 (\$5000 threshold lowered to \$2500 to minimize exemptions to floodplain permitting – FEMA request.)**.



What's Next?

- ☒ April 1, 2025: 1st Public Hearing to Consider Adoption of New Floodplain Regulations
- ☐ April 22, 2025: 2nd Public Hearing to Consider Adoption of New Floodplain Regulations
- ☐ April 22, 2025: Adoption of New Floodplain Regulations by Warren County Commissioners





WARREN COUNTY

The Incredible County

THANK YOU

Molly Conley

Warren County Floodplain Manager

Warren Co SWCD, Director

mconley@warrencountyohio.gov

513-695-3085



March 14th, 2025

Ray Dratt
Chief Zoning Inspector
Warren County Building and Zoning Department
406 Justice Drive
Lebanon, OH 45036

Re: Greenevail Farm Subdivision
Extension of Stage 2 PUD Site Plan Approval
Parcel Numbers: 0822300062, 0822388005, 0822300058, 0822300069.
4356 N Robinson Vail Road, Franklin, OH 45005
Franklin Township

Mr. Dratt,

As permitted under Section 1.303.7 (C) of the Warren County Rural Zoning Code, this letter shall serve as a formal request to extend the Greenevail Farm Subdivision (formerly known as 'Greene Meadows') PUD Stage 2 site plan approval for a period of twelve (12) months.

On April 11th, 2023, Warren County Board of County Commissioners conditionally approved a site plan for Greenevail Farm Subdivision (Resolution # 23-0463). We request the 12-month extension commence on April 11th, 2025, the expiration date of the original site plan approval.

As of the submission date, we have separately submitted our Stage 3 PUD application and paid the requisite fee. We are working diligently to meet the requirements for Stage 3 PUD approval and will promptly address any comments received from Warren County review agencies.

We very much appreciate your assistance and consideration of this request.

A handwritten signature in black ink, appearing to read 'Thomas Krutka', written in a cursive style.

Thomas Krutka
Director of Development
Sunesis Properties



March 27th, 2025

Board of County Commissioners
Warren County, Ohio
406 Justice Drive, Lebanon, Ohio 45036

RE: Greenevail Farm Subdivision
Extension of Stage 2 PUD Site Plan Approval
Parcel Numbers: 0822300062, 0822388005, 0822300058, 0822300069
4356 N Robinson Vail Road, Franklin, OH 45005
Franklin Township

Tom, Shannon, and David:

This letter is to provide context for the Stage 2 PUD Extension Request I presented to Ray Dratt on March 14th pertaining to the proposed Greenevail Farm Subdivision on Robinson Vail Road in Franklin Township.

Exhibit A, attached hereto, outlines the sequence of events beginning when Sunesis acquired the initial project area, obtained Stage 2 PUD approval, and forward to the date of Extension Request. The Greenevail Farm project has been my top priority since I joined Sunesis on January 11th, 2024; I've encountered challenges that have jeopardized the project feasibility but proceeded with concerted effort to deliver this project in compliance with updated Warren County standards and a commitment to fund off-site public infrastructure that will benefit Franklin Township and Warren County.

This request coincides with intense recent effort on behalf of myself, Bayer Becker, and Warren County agencies (WCEO, Water & Sewer, Soil and Water) to obtain plan approvals and earthwork permit to commence on site construction. Our construction team is prepared to mobilize immediately upon receipt of our earthwork permit, approved plans, and Stage 3 PUD plan that was applied for on Friday, March 7th to meet delivery date obligations with the purchaser of the developed lots.

I appreciate your consideration of this request and remain hopeful you all will recognize the progress I've made since taking responsibility for this project and approve this request to facilitate significant private investment in Franklin Township.

Thank you for your time and consideration.

Thomas Krutka
Sunesis Properties



Exhibit A

- PUD Stage 1 Approval: July 2021
- Phase 1 Land Acquisition: November 30th, 2021
- Approved Preliminary Plan: February 2023
 - Recommendation for Stage 2 PUD Approval
- Stage 2 PUD Plan Approval: April 11th, 2023
- Warren County adopts Amended Requirements and Standards for Design and Construction of Streets and Roadway Facilities: November 7th, 2023
- Sunesis acquires adjacent land area: January 9th, 2024
- Thomas Krutka joins Sunesis Properties: January 11th, 2024
- **Revised Preliminary Plan Approval: May 23rd, 2024**
 - Incorporated access stub road to adjacent land area.
 - **New Conditions of Approval were introduced related to off-site traffic improvements at the intersection of SR-122 and Robinson Vail Road, including:**
 - Sunesis to produce Traffic Impact Study to analyze the project impact on the subject intersection, at Sunesis expense.
 - Sunesis to enter into Development Agreement with WCEO and ODOT that outlines cost sharing, timing, and project scope based on the recommendations of the TIS.
- Warren County adopts Amended Subdivision Regulations: September 24th, 2024
- Sunesis executes Lot Purchase Agreement with Builder: December 19th, 2024
- Submitted for Earthwork Permit, Paid \$8,500 Fee: January 15th, 2025
- Applied for Stage 3 PUD approval: March 7th, 2025
 - Paid \$4,902 Fee
- Submitted revised Road Improvement CDs to Engineer's Office: March 11th, 2025
 - For road improvements (widening of Robinson Vail for turn lane at primary access point) resulting from the initial TIS conducted in relation to this proposed subdivision.
- Submitted Section 1A (36 Lots) CDs to Warren County Agencies:
 - Engineer's Office: March 14th, 2025
 - Water and Sewer: March 12th, 2025
- Stage 2 PUD Site Plan Approval Expiration: April 11th, 2025



Exhibit A (continued)

The primary impediment to our progress was the imposition of Condition #3 on the revised Preliminary Plan approved on May 23rd, 2024. A Traffic Impact Study had already been conducted for this proposed subdivision (220 Lots), the scope of which was approved by WCEO, resulting in recommendations for a widening of Robinson Vail Road at Greenevail Farm Drive (to be constructed with Section 1A). Condition #3 was introduced without any increase to the proposed number of lots; Sunesis agreed to fund the new Traffic Impact Study for the intersection of SR-122 and Robinson Vail Road.

Sunesis worked cooperatively with WCEO, ODOT, and Bayer Becker to meet and discuss on multiple occasions the scope of the TIS prior to authorizing Bayer Becker to initiate the collection of traffic data (data collection took 8 weeks). Bayer Becker analyzed traffic data and presented recommendations to Sunesis/WCEO/ODOT to best address the needs of the subject intersection. WCEO engaged a 3rd party design firm to produce concept plan(s) for the potential road improvements, such that estimated project costs could be derived; preliminary design took approximately 90 days.

Until project cost estimates were available; the economic feasibility of the Greenevail Farm project was in question as these unexpected costs were in addition to increases stemming from updated Subdivision Regulations and Road Construction Standards in Warren County that were enacted after Sunesis acquired the land but prior to any approval of Construction Drawings.

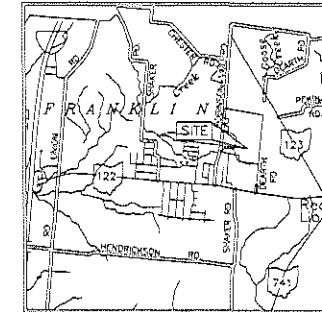
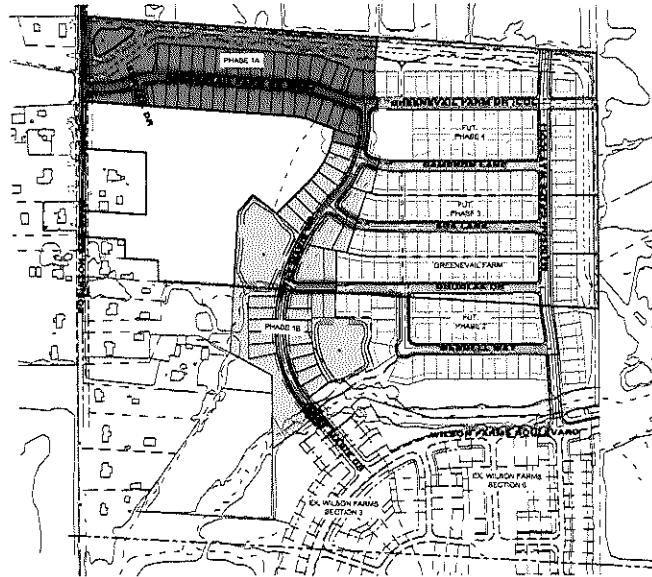
We are actively negotiating the terms of the Development Agreement (Fee in Lieu) with Warren County Engineer Office and provided our comments to their draft on March 18th. In our response, we committed to reimbursing Warren County approximately \$105,000 later this year, for our portion of the preliminary design and engineering cost and further committed to contribute the remaining balance of our share of the project costs. We will continue to work cooperatively with WCEO to reach amenable terms to this agreement in a timely manner.

Despite the hurdles, Sunesis is committed and ready to move forward with this project in a manner that will grow the tax base, deliver off-site public road infrastructure improvements, and catalyze further economic activity in Franklin Township in pursuit of their future land use objectives.

Thank you for your consideration.

GREENEVAIL FARM PHASE 1A & 1B - PUD STAGE 3

SECTION 22, TOWN 3, RANGE 4 BTM
FRANKLIN TOWNSHIP
WARREN COUNTY, OHIO
MARCH 7, 2025

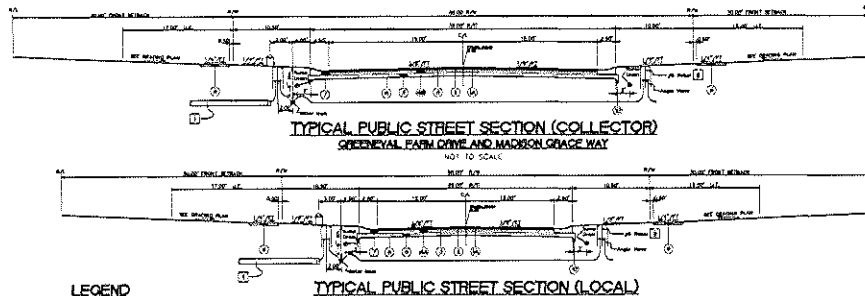


VICINITY MAP
No Scale

OWNER
GREENE PROPERTY, LLC
3810 EAST CREASSENTVILLE ROAD
WEST CHESTER, OHIO 45380
(973) 328-8000

DEVELOPER
SUNBELT PROPERTIES
3810 CREASSENTVILLE ROAD
WEST CHESTER, OH 45380
(973) 328-8000

**PLANNER, ENGINEER,
SURVEYOR, LANDSCAPE ARCHITECT**
BAYER BECKER, INC.
8001 TYLERVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: 513-326-6802



LEGEND

- ① - 12" DIA. CONC. CURB
- ② - 12" DIA. CONC. CURB
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NOTES

- 1. Greenvail Farm Station 100+00 THROUGH STATION 101+00 PAVEMENT SECTION SHALL MATCH THE PAVEMENT SECTION SHOWN FOR TYPICAL COLLECTOR STREET BUT SHALL INCLUDE 18" (1) 1/2" DIA. ASPHALT CONCRETE SURFACE COURSE INSTEAD OF 1A AND 4C (10-1/2" DIA. 300' BEYOND ADJACENT BAY'S METHOD OF 4B.
- 2. ADJACENT ADJACENT PAVEMENT SECTION TO MATCH PAVEMENT SECTION SHOWN FOR TYPICAL COLLECTOR STREET SECTION 100+00 OF CURB AND 100+00-100+00 SECTION SHALL BE PER LOCAL PUBLIC STREET TYPICAL SECTION.



AREA MAP
1"=300 FT

PHASING OF CONSTRUCTION

- PHASE 1A: LOTS 1-10 (28 LOTS)
- PHASE 1B: LOTS 11-21 (28 LOTS)
- PHASE 2: LOTS 22-31 (28 LOTS)
- PHASE 3: LOTS 32-41 (28 LOTS)
- PHASE 4: LOTS 42-51 (28 LOTS)

LEGEND

- PHASE 1A
- PHASE 1B

GENERAL NOTES

1. ALL PLANS AND CONSTRUCTION SHALL COMPLY WITH THE RULES, SPECIFICATIONS AND INSPECTION OF THE OFFICE OF THE WARREN COUNTY ENGINEER, THE WARREN COUNTY SANITARY ENGINEER, AND PROJECT SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD APPLIES.
2. SANITARY SEWER TO BE INSTALLED AND CONNECTED TO WARREN COUNTY SYSTEM.
3. WATER TO BE INSTALLED AND CONNECTED TO WARREN COUNTY SYSTEM.
4. ELECTRICITY TO BE SUPPLIED BY DUKE ENERGY. STREET LIGHTING LOCATIONS TO BE DETERMINED BY DUKE ENERGY.
5. STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WARREN COUNTY ENGINEER'S OFFICE AND OHIO EPA RULES.
6. EROSION AND SEDIMENT CONTROL TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WARREN COUNTY SOIL AND WATER CONSERVATION DISTRICT AND OHIO EPA RULES.
7. ALL PUBLIC STREETS TO BE CONSTRUCTED ACCORDING TO WARREN COUNTY STANDARDS AND SPECIFICATIONS.
8. SHOOT INTERNAL CONTOURS AND ADJACENT INFORMATION PROVIDED BY A SURVEY PERFORMED BY BAYER BECKER ON NOVEMBER 2022.
9. THE SITE DOES NOT CONTAIN ANY HAZARDOUS MATERIALS OR CONTAMINATED AREAS.
10. HMA SHALL BE ESTABLISHED TO OWN AND MAINTAIN COMMON OPEN SPACE AREAS. STORMWATER MANAGEMENT FACILITIES, TRAILS, PATHS, PORTAL HANDBOOKS, AND ANY OTHER COMMUNITY AMENITIES.
11. A 20' WIDE CONSERVATION EASEMENT SHALL BE ESTABLISHED ALONG THE SOUTHERN AND EASTERN PERIMETER OF THE SUBDIVISION, EXCEPT WHERE TO PUBLIC UTILITY EASEMENTS.
12. A MINIMUM OF THIRTY-FIVE (35) RESIDENTIAL LOTS SHALL BE INCLUDED IN THE FINAL PLAT SECTION.

INDEX OF SHEETS

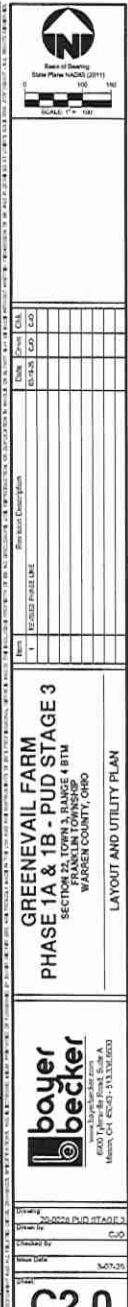
DRAWING NO.	DRAWING TITLE	DATE	REVISION NO.	REVISION DATE
C1.0	TITLE SHEET	3/27/25	1	03/27/25
C2.0	LAYOUT AND UTILITY PLAN	3/27/25	1	03/27/25
L1.0	PLANNING NOTICES & DETAILS	3/27/25	1	03/27/25
L2.0	LANDSCAPE PLAN	3/27/25	1	03/27/25

GREENEVAIL FARM
PHASE 1A & 1B - PUD STAGE 3
SECTION 22, TOWN 3, RANGE 4 BTM
FRANKLIN TOWNSHIP
WARREN COUNTY, OHIO



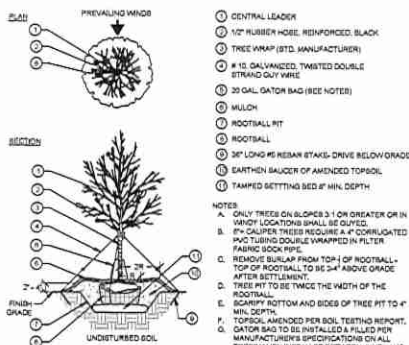
DATE: 3/27/25
PROJECT: GREENEVAIL FARM
DRAWN BY: J. B. BAYER
CHECKED BY: J. B. BAYER
DATE: 3/27/25

C1.0



1. SEE SHEET L2.0 FOR STREET TREE PLANTING PLAN
2. SEE SHEET L2.0 FOR ZONING NOTES AND CALCULATIONS

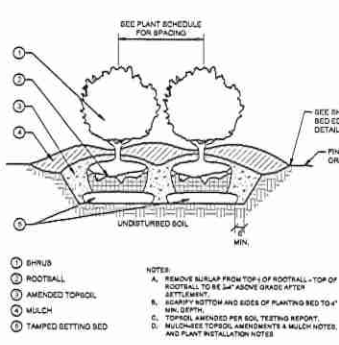
PLANT SCHEDULE LIST						
ANNUALS AND PERENNIALS	Q1*	ROTATIONAL NAME:	COMMON NAME:	SIZE:	HEIGHT:	
NEPENTHA	16	Nepenthes 'Savannah Valley' x Low	Malabar's Low Gumbi	2 gal	6' 0"	Q2
PERENNIALS EVERGREENS	Q1*	ROTATIONAL NAME:	COMMON NAME:	SIZE:	HEIGHT:	
CHRYD G3	5	Chamaecyparis pacifica - Graham Mop	Blue Chip Mop / Threadleaf False Cypress	8.5 x 12"	4' 0"	Q1
JUN RIL3	10	Juncus communis - Black Chip	Black Chip Juniper	6 gal	12' 0"	Q1
PERENNIALS GRASSES	Q1*	ROTATIONAL NAME:	COMMON NAME:	SIZE:	HEIGHT:	
PEN SUN	12	Perennium alpinum - Little Bunny	Little Bunny Russian Sage	1 gal	6' 0"	Q2



TREE PLANTING

1 NOT TO SCALE

320345-40-06

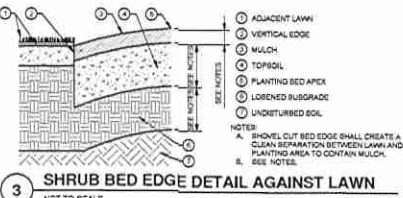


SHRUB BED PLANTING DETAIL

NOT TO SCALE

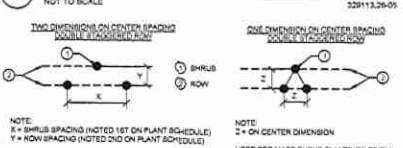
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THE CONTRACTOR SHALL VISIT THE SITE AND COMPLETLY REVIEW THESE DOCUMENTS AND FULLY UNDERSTAND THE NATURE AND SCOPE OF WORK NEEDED TO ACHIEVE THE FINISHED PROJECT INTENDED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INNOVATIONS OR INNOVATIONSTHAT DISCOVERED. FAILURE TO REASONABLY RECOGNIZE OR NOTIFY THE OWNER OF ANY SUCH DISCOVERIES SHALL BE CONSIDERED A BREACH OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INNOVATIONS OR INNOVATIONSTHAT DISCOVERED. FAILURE TO REASONABLY RECOGNIZE OR NOTIFY THE OWNER OF ANY SUCH DISCOVERIES SHALL BE CONSIDERED A BREACH OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INNOVATIONS OR INNOVATIONSTHAT DISCOVERED. FAILURE TO REASONABLY RECOGNIZE OR NOTIFY THE OWNER OF ANY SUCH DISCOVERIES SHALL BE CONSIDERED A BREACH OF THE CONTRACT.

[illegible]

SHRUB BED EDGE DETAIL AGAINST LAWN

Abstract



SHRUB SPACING DETAIL (TYP.)

STROB.

1. LOOSEN SURFACE OF PLANTING AREA TO A DEPTH OF 12 INCHES (EVEN DEEPER FOR TREES) TO REMOVE ANY OBSTRUCTIONS (EVEN 1 INCH IN ANY DIRECTION, STILT, RUBBER, AND OTHER EXTERNAL MATTER AND LITTER), DEPOSIT OF THEM ON THE SIDE OF THE PLANTING AREA.

2. APPLY FERTILIZER DIRECTLY TO THE SUBGRADE BEFORE LOOSENING.

3. APPLY TOPDRESS, 100 LB. OF AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL.

4. DEEP BEDS - 120 IN. DEEP, 120 IN. WIDE, 120 IN. LONG, FOLLOWING RATES:

5. 2" DEEP BEDS - 100 LB / 1000 SF / 1" DEEP BEDS - 300 LBS / 1000 SF

6. 2" DEEP BEDS - 120 LBS / 1000 SF

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SEED INSTALLATION

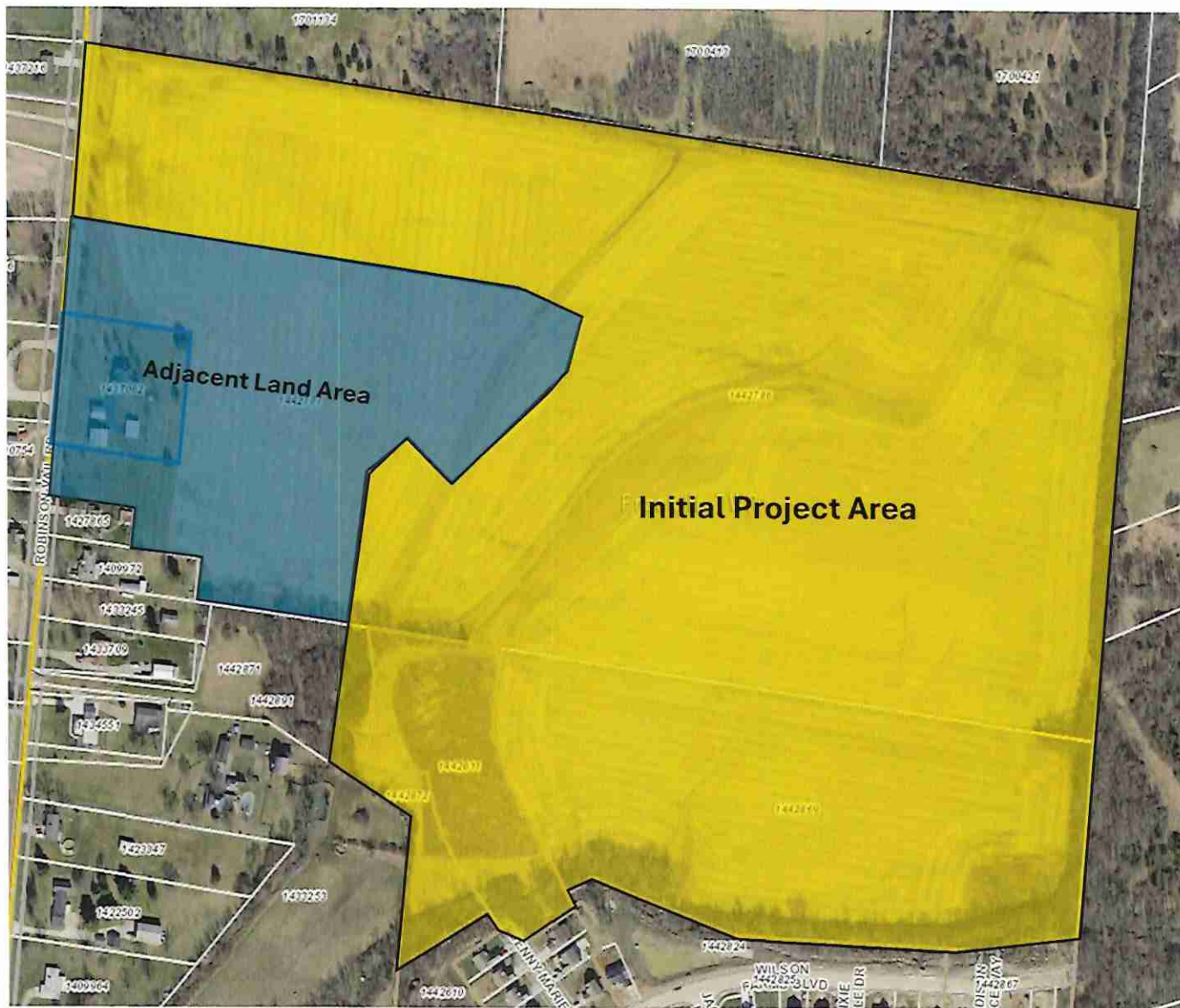
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TRAFFIC & SAFETY

WORK TIMES, SCHEDULING OF INSTALLATION, AND ALL OTHER REQUIREMENTS.

WARRANTY

[illegible]





Greenevail Farms (Greene Meadows) PUD Stage 2 Extension Request

Parcel Numbers:

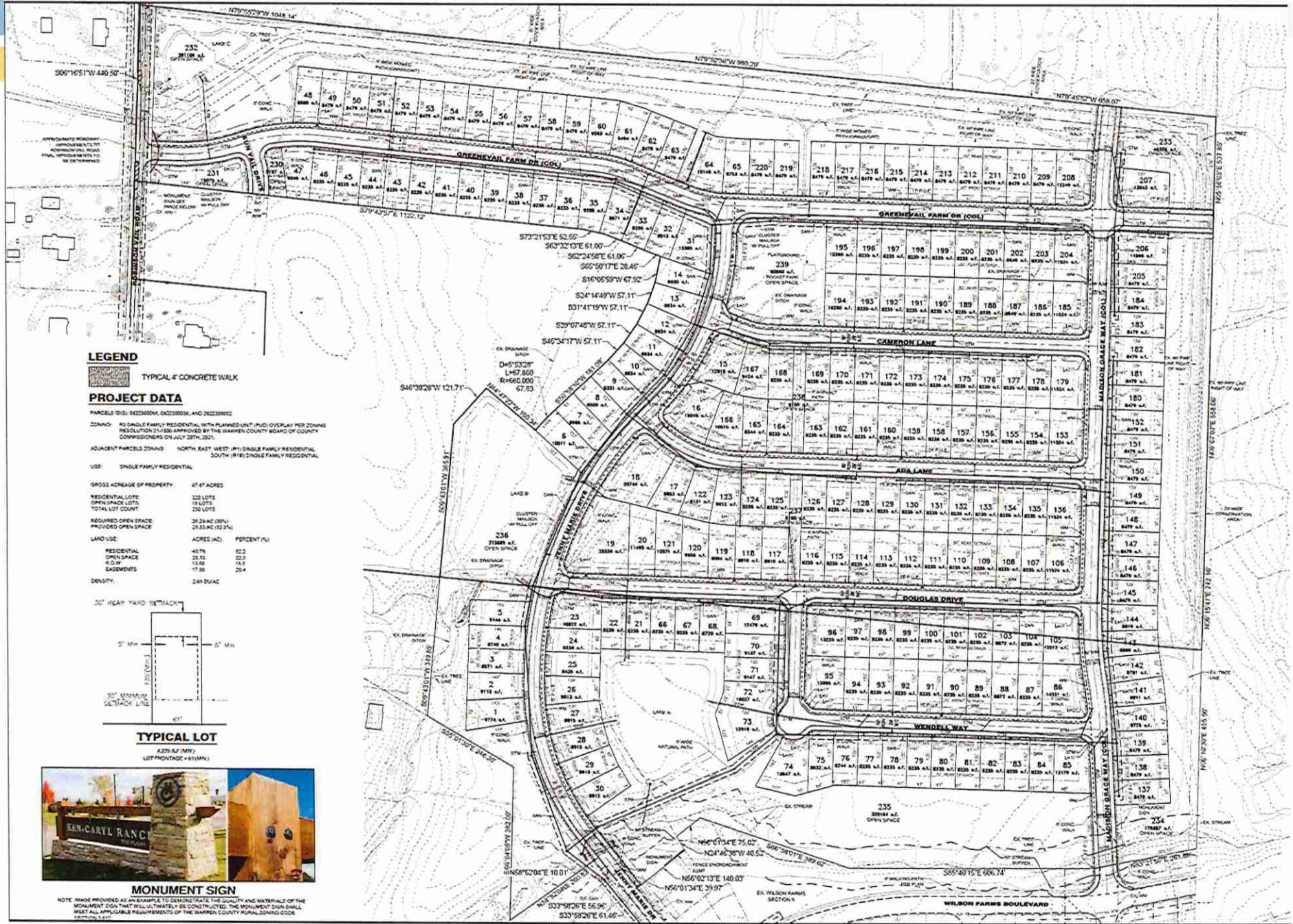
0822300062

0822388005

0822300058

0822300069

Approved PUD Stage 2





March 14th, 2025

Ray Dratt
Chief Zoning Inspector
Warren County Building and Zoning Department
406 Justice Drive
Lebanon, OH 45036

Re: Greenevail Farm Subdivision
Extension of Stage 2 PUD Site Plan Approval
Parcel Numbers: 0822300062, 0822388005, 0822300058, 0822300069.
4356 N Robinson Vail Road, Franklin, OH 45005
Franklin Township

Mr. Dratt,

As permitted under Section 1.303.7 (C) of the Warren County Rural Zoning Code, this letter shall serve as a formal request to extend the Greenevail Farm Subdivision (formerly known as 'Greene Meadows') PUD Stage 2 site plan approval for a period of twelve (12) months.

On April 11th, 2023, Warren County Board of County Commissioners conditionally approved a site plan for Greenevail Farm Subdivision (Resolution # 23-0463). We request the 12-month extension commence on April 11th, 2025, the expiration date of the original site plan approval.

As of the submission date, we have separately submitted our Stage 3 PUD application and paid the requisite fee. We are working diligently to meet the requirements for Stage 3 PUD approval and will promptly address any comments received from Warren County review agencies.

We very much appreciate your assistance and consideration of this request.

A handwritten signature in black ink, appearing to read 'TK', is written over a horizontal line.

Thomas Krutka
Director of Development
Sunesis Properties

Applicant's Extension Request Letter

On April 11th 2023, Warren County Board of County Commissioners conditionally approved a site plan for Greenevail Farm Subdivision (Resolution # 23-0469). We request the 12-month extension commence on April 11th 2025, the expiration date of the original site plan approval



March 14th, 2025

Ray Dratt
Chief Zoning Inspector
Warren County Building and Zoning Department
406 Justice Drive
Lebanon, OH 45036

Re: Greenevail Farm Subdivision
Extension of Stage 2 PUD Site Plan Approval
Parcel Numbers: 08223000062, 08223000065, 08223000068, 08223000069
4356 N Robinson Vail Road, Franklin, OH 45005
Franklin Township

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We very much appreciate your assistance and consideration of this request.

A handwritten signature in black ink, appearing to read 'TK' or similar initials.

Thomasa Krutka
Director of Development
Sunesis Properties

Resolution

Number 23-0463

Adopted Date April 11, 2023

APPROVE GREENE MEADOWS PUD STAGE 2 IN FRANKLIN TOWNSHIP SUBJECT TO CONDITIONS

WHEREAS, this Board met March 28, 2023, and again this 11th day of April 2023, to consider the Greene Meadows PUD Stage 2 in Franklin Township; and

WHEREAS, this Board has considered the recommendation from the Warren County Regional Planning Commission Executive Committee, and sworn testimony of representatives from the Warren County Regional Planning Commission, Warren County Engineer's Office, Franklin Township Administrator, the developer and the developer civil engineer relative to the Greene Meadows PUD Stage 2; and

WHEREAS, upon motion and a roll call vote, this Board unanimously voted to deviate from the Warren County Official Thoroughfare Plan to modify the designated collector streets of Greene Meadows Drive and Madison Grace Way from the required width of 36' of pavement with 60' of right of way to allow construction of 30' of pavement with 56' of right of way as a way of slowing traffic within the subdivision.

NOW THEREFORE BE IT RESOLVED, to approve the Greene Meadows PUD Stage 2 in Franklin Township subject to the following conditions:

1. Compliance with the Warren County Rural Zoning Code, Planned Unit Development Stage I Standards and Resolution, and the Warren County Subdivision Regulations.
2. Compliance with the requirements of the Warren County Engineer's Office and the Ohio Department of Transportation. Any road improvements deemed necessary by either department shall be installed by the developer.
3. Water and wastewater facilities shall comply with the Warren County Water & Sewer Department standards. Any improvements deemed necessary by the Warren County Water & Sewer Department shall be installed by the developer.
4. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. An Earth Disturbing Permit and Environmental Assessment shall be done and approved by SWCD prior to Final Plat.
5. The proposed stormwater detention system, inclusive of all storm sewers, basins, and other devices, shall be designed and constructed in accordance with the standards and regulations of the Warren County Engineer's Office.
6. A Homeowners Association (HOA) shall be established for the management and maintenance of common open space, stormwater management, trails, paths, postal mailbox units, and any other community amenities. All amenities within each phase shall be completed at the time each phase is platted, and all amenities of the entire development shall be completed before the platting of the 166 residential lots.

7. Entry monument signs shall be similar to what was illustrated on the title page.
8. Submit an updated Stage 2 Plan that:
 - a. identifies the materials of the "natural path".
 - b. updates the project data parcel numbers to the correct IDs.
 - c. changes the subdivision name and proposed street name 'Arthur' that is acceptable to WCRPC and the Engineer's Office.
9. Compliance with all other local, state, and federal regulations.
10. The applicant submits an updated PUD Stage 2 site plan that is consistent with the Thoroughfare Plan deviations approved unanimously by the Board of County Commissioners on April 11, 2023, allowing a deviation from the Official Thoroughfare Plan for the following collector roads (Figure A.7 Typical Section, Collector - Residential Urban):
 - a. Greene Meadows Drive: Reduction in roadway pavement width from 36 feet to 30 feet provided on-street parking is limited to the non-hydrant side of the roadway. Reduction in right-of-way from 60 feet to 56 feet.
 - b. Madison Grace Way: Reduction in roadway pavement width from 36 feet to 30 feet provided on-street parking is limited to the non-hydrant side of the roadway. Reduction in right-of-way from 60 feet to 56 feet.

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

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

Resolution adopted this 11th day of April 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

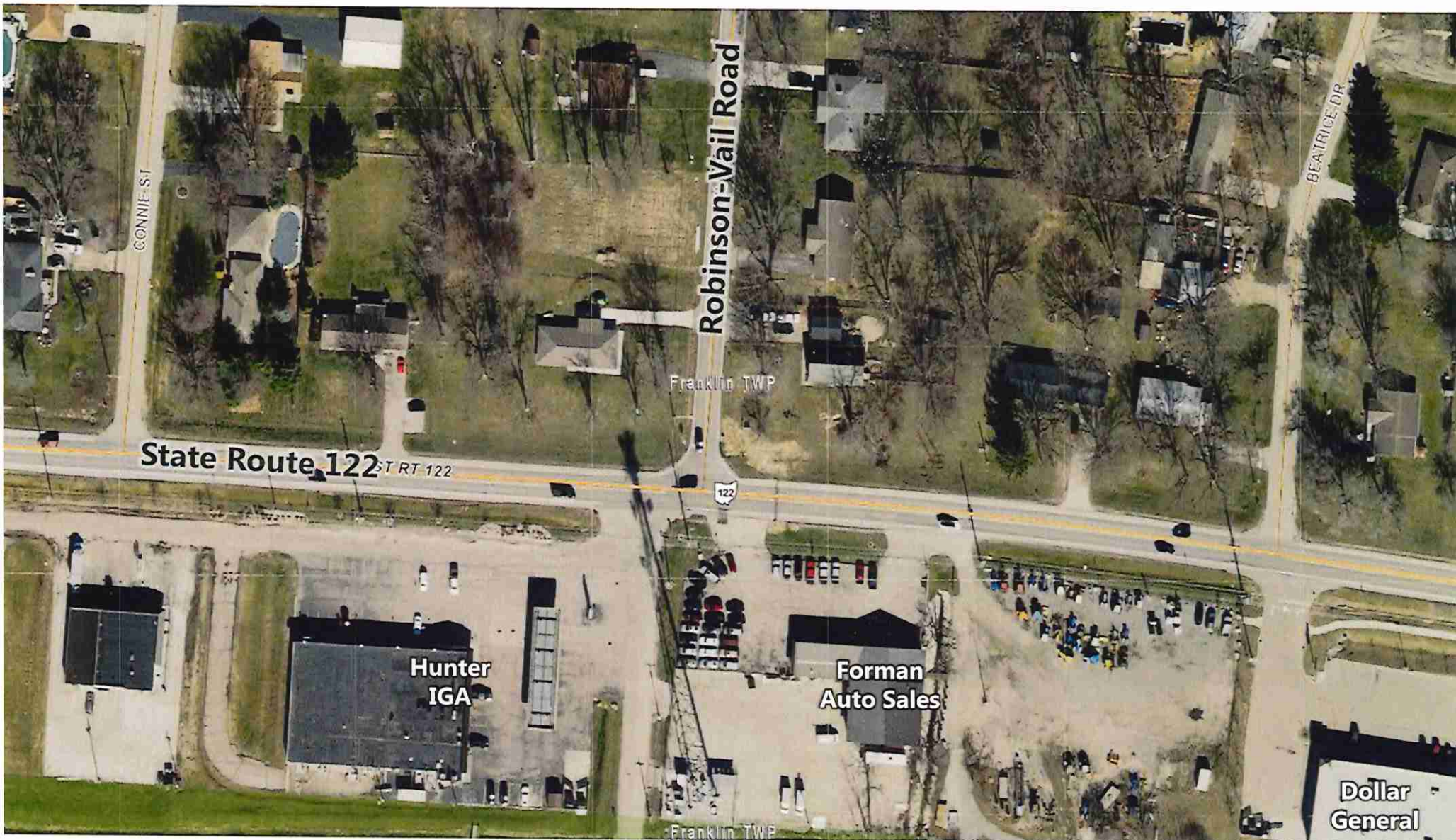
cc: RPC (file)
RZC
Applicant
Township Trustees
Administrative hearing file

Warren County Rural Zoning Code

1.303.7 Post Site Plan Approval Requirements:

- c) Expiration and Extension of Plan: **If development has not commenced within two (2) years** following the site plan approval, the approval shall become null and void, requiring re-application. The applicant may only request an extension prior to the site plan approval expiration date. A written request for an extension shall be submitted to the Zoning Inspector. The Approving Authority may grant up to twelve (12) months in extension of its initial approval of the plan and entertain subsequent extensions thereafter.

Robinson-Vail Road/State Route 122 Intersection



Two horizontal bars at the top of the slide: a blue bar on top and a yellow bar below it.

Robinson-Vail Road Jenny Marie Drive Wilson Farms Rezoning

CASE #	2021-04	
APPLICANT/OWNER/AGENT	Wilson Farms Development II LLC Ryan Taggart, Frank Ferris, and Arthur Greene Jr.	
TOWNSHIP	Franklin	
PROPERTY LOCATION	ADDRESS	4356 Robinson-Vail Rd
	Parcel ID	08-22-300-058-0
		08-22-300-021-0 08-22-300-018-0
PROPERTY SIZE	87.67 ACRES 553 FEET OF ROAD FRONTAGE	
CURRENT ZONING DISTRICT	Cluster Development / R1B in 2012 amendment	
FUTURE LAND USE MAP (FLUM) DESIGNATION	Single Family Residential	
EXISTING LAND USE	Vacant land- approved under the 2004 Wilson Farms	
ZONING REQUESTED	R3 PUD Multi Family Residential Planned Unit Development	
ISSUE FOR CINSIDERATION	Rezoning from Cluster Development to R3-PUD	

Rezoning Process



```
graph TD; A["Regional Planning Commission  
(April 22, 2021)"] --> B["Warren County Rural Zoning Commission  
(April 27, 2021)"]; B --> C["Board of County Commissioners  
(Continued in progress July 20, 2021)"]
```

The flowchart illustrates the rezoning process, starting with the Regional Planning Commission on April 22, 2021, followed by the Warren County Rural Zoning Commission on April 27, 2021, and finally the Board of County Commissioners, which is continuing its progress as of July 20, 2021.

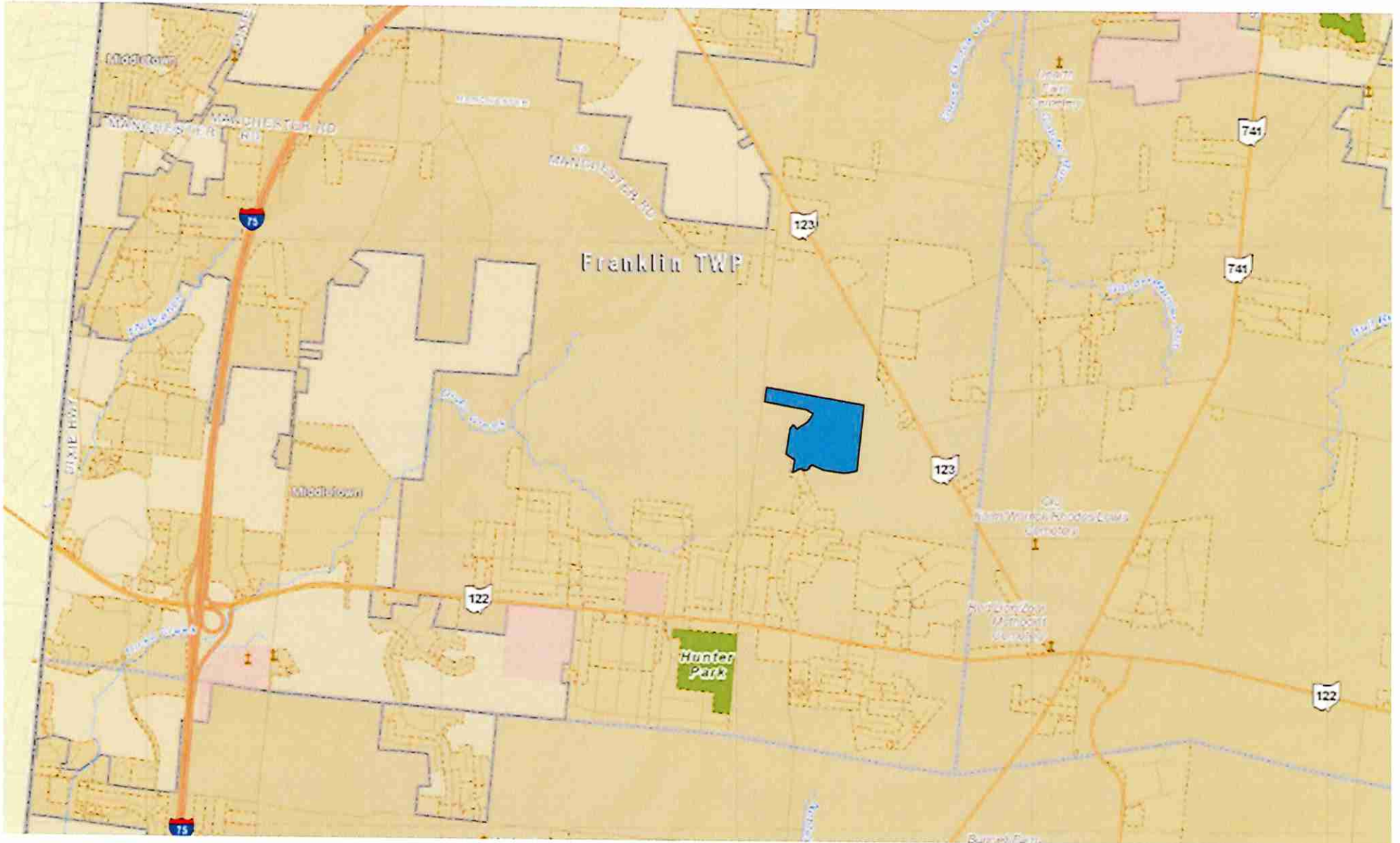
**Regional Planning
Commission**
(April 22, 2021)

**Warren County Rural
Zoning Commission**
(April 27, 2021)

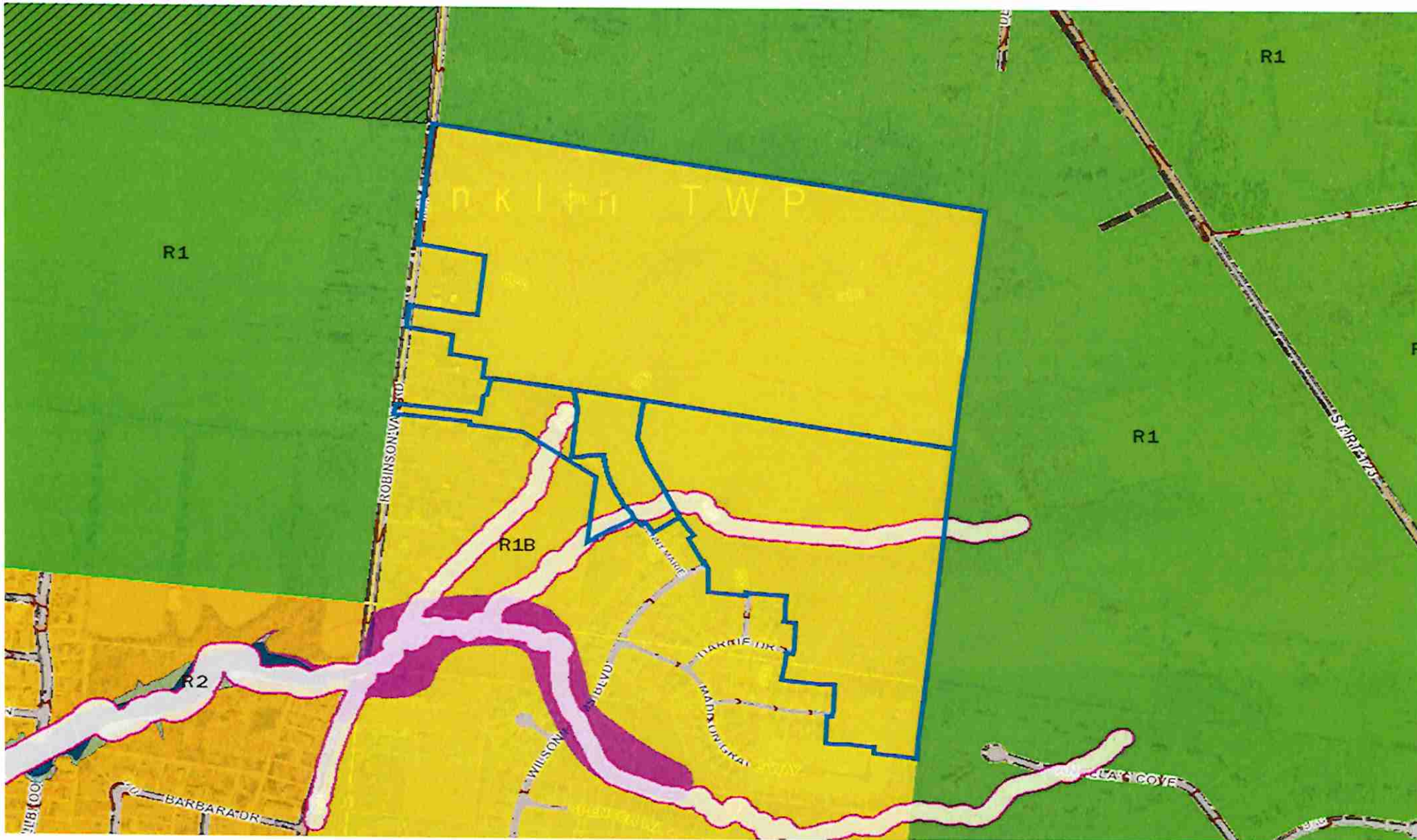
**Board of County
Commissioners**
(Continued in progress July 20,
2021)

Vicinity Map

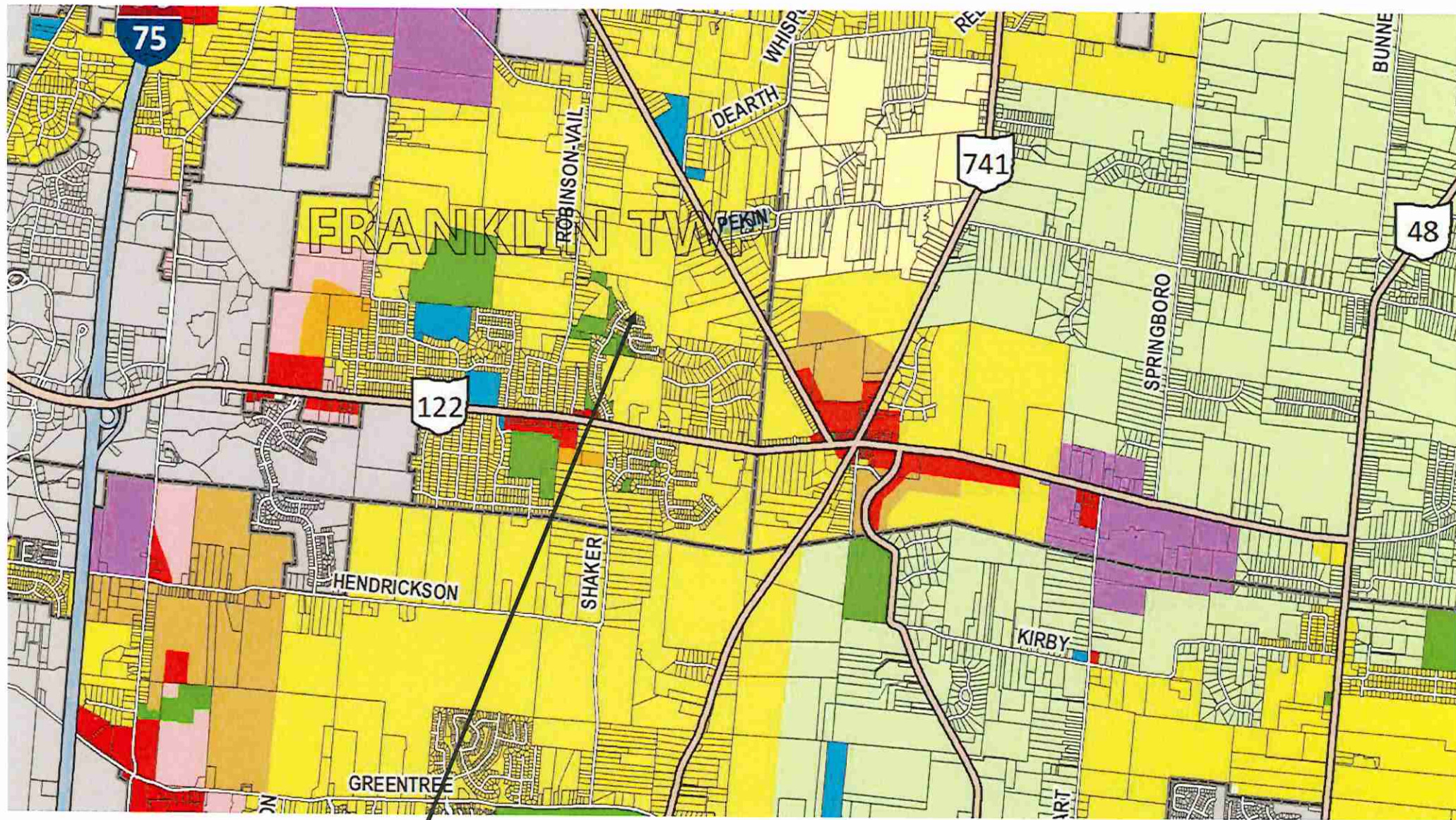
2021-04



Current Zoning and Flood Map



Warren County Future Land Use Map



Legend

 Parks and Recreational-Open Space	 Industrial	 Office	 Agricultural-Rural Residential
 Single Family Residential	 Mixed-Use Neighborhood	 Protection Area	 Commercial
	 Multi-Family Residential	 Public-Semi-Public	

Wilson Farms Addition–North

APPROVED PLAN



PROPOSED PLAN



Approved Plan–Cluster Zoning — 20% Open Space Required	Proposed Zoning R-3 PUD — 30% Open Space Proposed	Difference
Lots: 208 (2.38 units per acre)	Lots: 220 (2.5 units per acre)	↑ 12 lots (increase of 0.12 units per acre)
Front Yard: 40 ft.	Front Yard: 30 ft.	↓ 10 feet
Side Yard: 5 ft.	Side Yard: 5 ft.	Same
Rear Yard: 30 ft.	Rear Yard: 30 ft.	Same
Lot Frontage: 60 ft.	Lot Frontage: 61 ft.	↑ 1 foot

Proposed 2021 Plan

2021-04



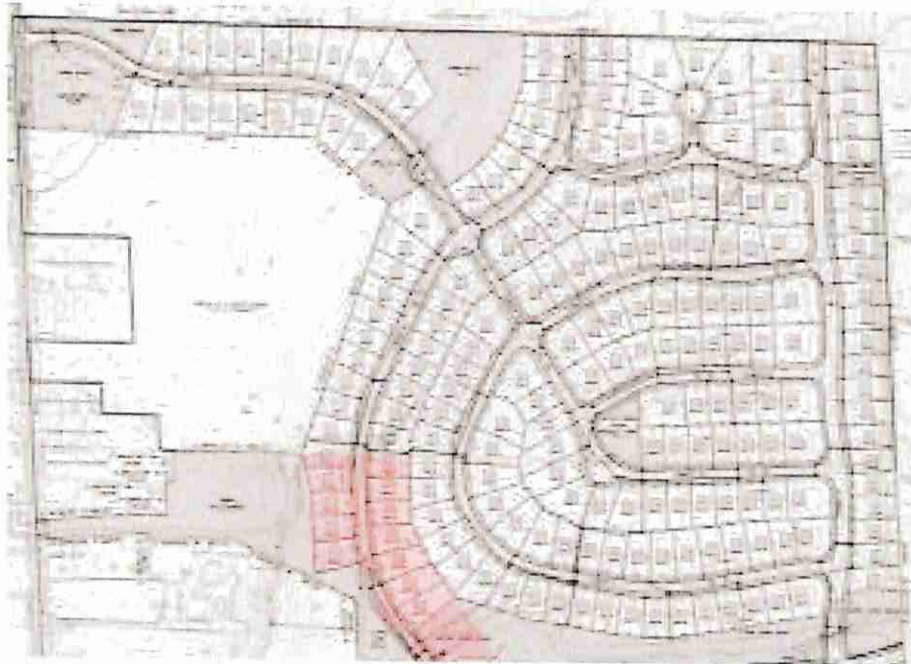
HISTORY

- Previous Preliminary Plan approved in 2004 & illustrates 208 single-family lots (2.38 units per acre).
- In 2012, the countywide zoning code update rezoned the site to R1B (1 unit per acre).
- 220 single family lots are currently proposed (2.5 units per acre).



Wilson Farms Addition-North

APPROVED PLAN



PROPOSED PLAN



REVISIONS:

- Redesign of road network.
- Reconfigure open space .
- Add 12 more lots.
- Provide wider road right-of-way (required).
- Relocate stub streets.

RPC Recommendation

At its meeting on April 22, 2021 the Warren County Regional Planning Commission Executive Committee voted to recommend approval of the Rezoning to the Warren County Rural Zoning Commission with a vote of 11 aye, 0 nay, 4 abstain subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by the conditions below.
2. The development shall comply with the Warren County Subdivision Regulations and the Warren County Zoning Code, except for the modifications in the Wilson Farm North R-3 Planned Unit Development Overlay Development Standards, as indicated on Exhibit A.
3. Prior to Final Plat approval, the applicant shall obtain access permits and perform a traffic impact study that is reviewed by the Warren County Engineer's Office.
4. Active recreation amenities and any phasing requirements shall be determined at PUD Stage 2 Site Plan; at a minimum, the amenities shall be required prior to developers receiving final plat approval for 75% of the lots.
5. A conservation area shall be placed on passive open space areas. Conservation areas shall be established at PUD Stage 2 Site Plan.

RPC Recommendation Continued



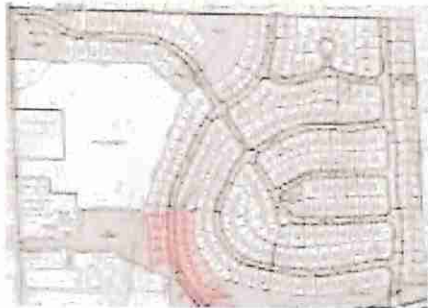
6. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office.
7. Erosion and Sediment control shall be reviewed by the Warren County Soil and Water Conservation District.
8. A HOA shall be established to own and maintain common open areas and entryways.
9. A detailed landscaping plan, along with modifications to the PUD standards to include landscaping requirements, shall be included with the PUD Stage 2 submittal.
10. Approval shall be required from Warren County Water & Sewer Department and The Franklin Regional Wastewater Treatment Plant Corporation for sewer service.
11. A 20' wide conservation easement shall be established along the Northern and Eastern perimeter of the subdivision, extraterritorial to public utility easements.



Questions?

Wilson Farms Addition–North

APPROVED PLAN



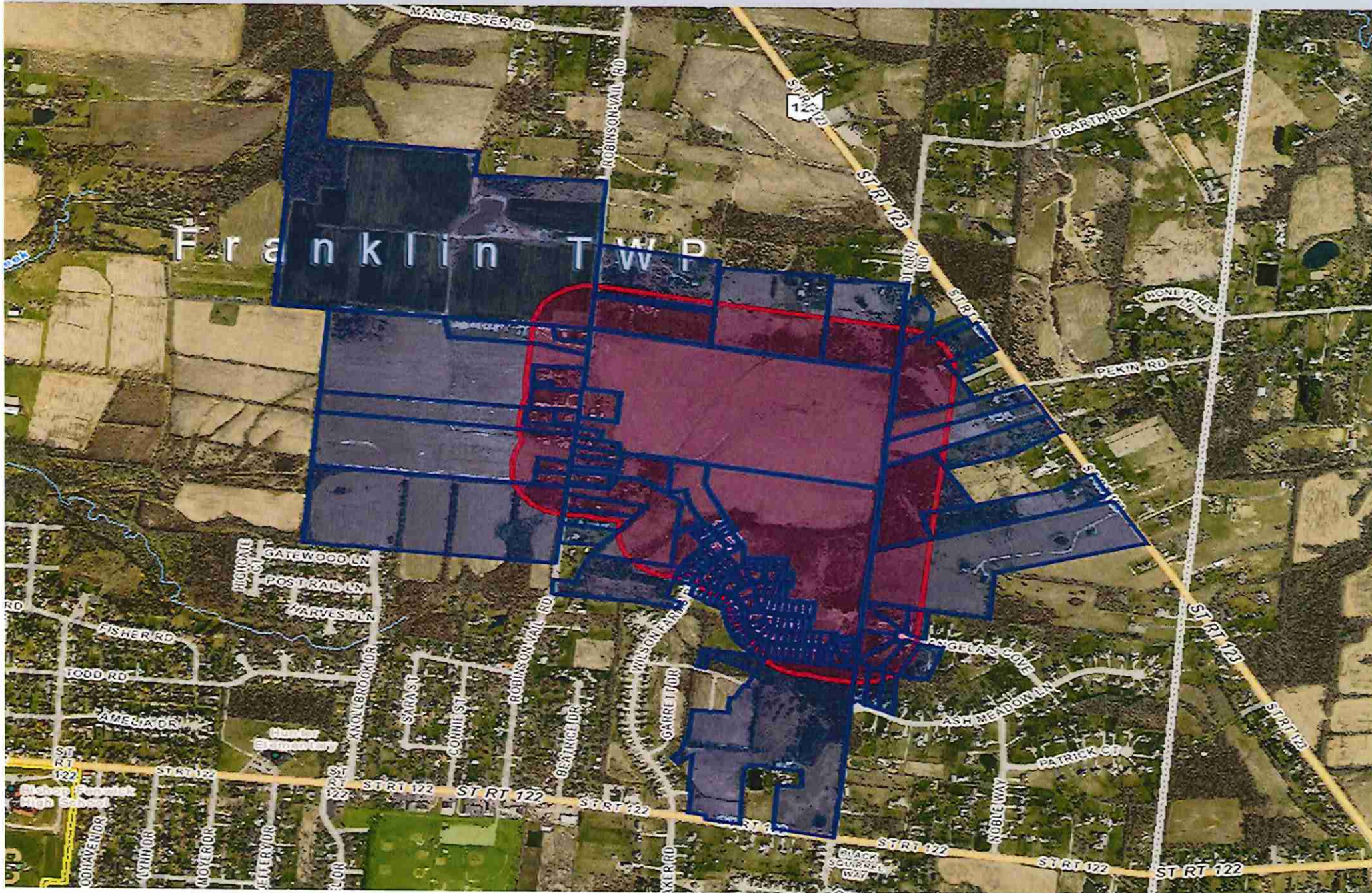
PROPOSED PLAN



Approved Plan–Cluster Zoning	Current Zoning –R-1B	Proposed Zoning R-3 PUD
Lots: 208 (2.38 units per acre)	Lots: 87 (1 unit per acre)	Lots: 220 (2.5 units per acre)
Front Yard: 40 ft.	Front Yard: 40 ft.	Front Yard: 30 ft.
Side Yard: 5 ft.	Side Yard: 15 ft.	Side Yard: 5 ft.
Rear Yard: 30 ft.	Rear Yard: 40 ft.	Rear Yard: 30 ft.
Lot Frontage: 60 ft.	Lot Frontage: 100 ft	Lot Frontage: 61 ft.

Notification Map

2021-04



PUD STANDARDS – Permitted Uses

Single Family Dwelling	Parks & Open Space
Home Occupation Class 1	Model Dwelling Sales Units
Yard/Garage Sales	Estate Sales, and Private Auctions

**PROHIBITED USES: MULTI-FAMILY; DUPLEX
& USES NOT LISTED ABOVE.**

Proposed change

2021-04

- 220 Residential lots.
- 1 Pocket park.
- Walking Trails/Open Space (30% open space).
- Residential uses limited to Single-Family Residential.