



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

406 Justice Drive, Lebanon, Ohio 45036

www.warrencountyohio.gov

commissioners@warrencountyohio.gov



*Telephone (513) 695-1250
Facsimile (513) 695-2054*

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

GENERAL SESSION AGENDA

April 8, 2025

- #1** *Clerk—General*
- #2** **9:05** *Melissa Bour, Director of Emergency Services, Proclaim
“National Telecommunicator Week” in Warren County*

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

APPROVING REQUISITIONS AND AUTHORIZING THE COUNTY ADMINISTRATOR
TO SIGN DOCUMENTS RELATIVE THERETO

BE IT RESOLVED, to approve requisitions as listed in the attached document and authorize
Martin Russell, 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 day of 2025.

BOARD OF COUNTY COMMISSIONERS

Krystal Powell, Clerk

/kp

cc:

Commissioners' file

REQUISITIONS

Department	Vendor Name	Description	Amount
WAT	TERRACON CONSULTANTS INC	WAT DENSITY TESTING SERVICES S	\$ 5,850.00 *capital purchase/previously approved project
TEL	SOUND COMMUNICATIONS INC	TEL VERINT V15 RECORDING ACME	\$ 16,260.00 *software/ contract in packet
TEL	SOUND COMMUNICATIONS INC	TEL VERINT V15 RECORDING ACME	\$ 1,360.00 *software/ contract in packet
TEL	CDW LLC	TEL UPS POWER FOR NEW COUNTY	\$ 33,880.72 *capital Purchase/ state contract
WAT	UTILITY TECHNOLOGIES LLC	WAT WATER LEAK NOISE CORRELATO	\$ 13,881.00 *capital purchase/ sole source
WAT	MILLENNIUM BUSINESS SYSTEMS	WAT SHARP BP-50C26 PRINTER/COP	\$ 5,823.00 *non capital purchase/ contract in packet

PO CHANGE ORDERS

GRA	NEYRA CONSTRUCTION INC	GRA FY24 S LEB KING AVE CDBG	\$ 39,599.20 *increase
WAT	TOEBBEN LTD	WAT EASEMENT TOEBBEN 2 PARCELS	\$ 3,103.00 *increase

Approved 4/8/25 by:

Martin Russell, County Administrator

CONSENT AGENDA*

April 8, 2025

Approve the minutes of the April 1, 2025 Commissioners' General Session Meeting and the April 1, 2025 Work Session Meeting.

PERSONNEL

1. Hire Holly Wooldridge as Director within the Warren County Child Advocacy Center
2. Appoint Tanya Sellers as the Director within Children Services
3. Approve promotion of Ryanne Sorrell to Benefit Recovery and SNAPP Specialist within Human Services
4. Accept resignation of Jordan Barnhart and Brenda Gail Everett within Human Services
5. Terminate probationary employees within Children Services and Emergency Services
6. Authorize for the posting of "Administrative Support" position within the Commissioners' Office

GENERAL

7. Cancel regularly scheduled Commissioners' Meetings of Thursday, April 10, 2025 and Tuesday, April 15, 2025
8. Adjust billing method for Pimlico Point master meter accounts
9. Erect stop signs on Stubbs Mills Road (CR 35) at Shawhan Road so that it functions as a 4-way intersection
10. Approve Notice of Intent to award bid to Ray Hensley Inc. for the 2025 Chip Seal Project and Barrett Paving Materials, Inc. for the 2025 Resurfacing Project
11. Approve Change Order No. 1 to the contract with Neyra Paving for the FY24 South Lebanon King Avenue CBDG Project
12. Authorize County Administrator or Deputy County Administrator to sign documents relative to SFY 2025 Ohio Network of Children's Centers CAC Funding Grant Agreement and 2024-2025 Membership Agreement on behalf of the Child Advocacy Center
13. Approve various agreements and addendum with various providers relative to home placement on behalf of Children Services
14. Authorize County Engineer to execute ODOT State Funds Agreement for the Morrow Woodville Road Bridge Rehabilitation Project and the County Road 182 Bridge Rehabilitation Project
15. Enter into agreement with Dark Horse Inclusion on behalf of OhioMeansJobs Warren County
16. Enter into agreement with Axon Enterprise, Inc. on behalf of the Sheriff
17. Authorize President of the Board to sign Task Completion Report on behalf of Telecommunications
18. Enter into agreement with Sound Communications, Inc. on behalf of Telecommunications
19. Amend Standard Details relative to water and sanitary sewer improvements for W/S
20. Enter into agreement with Millenium Business Systems on behalf of W/S
21. Enter into OPWC Cooperation agreement with Deerfield Township
22. Acknowledge receipt of March 2025 financial statement
23. Acknowledge payment of bills

FINANCIALS

24. Approve an operational transfer from Commissioners' into Human Services
25. Approve supplemental appropriation and operational transfer into Child Advocacy Center and Road Infrastructure
26. Accept an amended certificate and approve supplemental appropriations into Child Advocacy Center
27. Approve supplemental appropriation within Common Pleas, Miami Valley Gaming TIF, and Property Insurance
28. Approve appropriation adjustment within Common Pleas, Sheriff's, Building and Zoning, Human Services, and County Court

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



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

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular General Session – April 1, 2025

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 March 25, 2025 meeting.

Tom Grossmann – present

David G. Young – present

Shannon Jones – present

Krystal Powell, Clerk – present

Minutes of the March 25, 2025 meeting were read and approved.

- 25-0409 A resolution was adopted approving the end of a 365-day probationary period and a pay increase for Myrissa Kelly within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 25-0410 A resolution was adopted hiring Joshua Napier as Infrastructure Systems Specialist I within the Telecommunications Department. Vote: Unanimous
- 25-0411 A resolution was adopted approving emergency services to repair the HVAC Unit at the Richard A Renneker Water Treatment Plant. Vote: Unanimous
- 25-0412 A resolution was adopted approving easement acquisition compensation and entering into waterline & appurtenance easement agreements with Columbia Commons, LLC and Toebben, Ltd. for the Socialville Transmission Main – Contract 1 project. Vote: Unanimous
- 25-0413 A resolution was adopted acknowledging payment of bills. Vote: Unanimous

- 25-0414 A resolution was adopted entering into street and appurtenances (including sidewalks) security agreement with Home Run Development, LLC for installation of certain Improvements in the Trails of Greycliff, Section 7B situated in Franklin Township. Vote: Unanimous
- 25-0415 A resolution was adopted entering into street and appurtenances (including sidewalks) security agreement with Home Run Development, LLC for installation of certain Improvements in the Trails of Greycliff, Section 9 situated in Franklin Township. Vote: Unanimous
- 25-0416 A resolution was adopted entering into a subdivision public improvement performance and maintenance security agreement with Home Run Development, LLC for installation of certain Improvements in the Trails of Greycliff, Section 7B situated in Franklin Township. Vote: Unanimous
- 25-0417 A resolution was adopted entering into a subdivision public improvement performance and maintenance security agreement with Home Run Development, LLC for installation of certain Improvements in the Trails of Greycliff, Section 9 situated in Franklin Township. Vote: Unanimous
- 25-0418 A resolution was adopted approving various record plats. Vote: Unanimous
- 25-0419 A resolution was adopted approving a supplemental appropriation into the Tourism and Economic Development Support fund #2213. Vote: Unanimous
- 25-0420 A resolution was adopted approving an appropriation adjustment from Commissioners General fund #11011110 into Clerk of Courts – County Court Division fund #11011282. Vote: Unanimous
- 25-0421 A resolution was adopted an appropriation adjustment from Commissioners General fund #11011110 into Juvenile Detention fund #11012600. Vote: Unanimous
- 25-0422 A resolution was adopted approving an appropriation adjustment within Engineer's Office fund #2202. Vote: Unanimous
- 25-0423 A resolution was adopted approving appropriation adjustments within Local Fiscal Recovery fund #2211. Vote: Unanimous
- 25-0424 A resolution was adopted approving an appropriation adjustment within the Water Revenue fund #5510. Vote: Unanimous
- 25-0425 A resolution was adopted approving appropriation adjustment within the Sewer Revenue fund #5580. Vote: Unanimous
- 25-0426 A resolution was adopted approving requisitions and authorizing the County Administrator to sign documents relative thereto. Vote: Unanimous

DISCUSSIONS

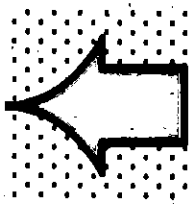
On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

Upon motion the meeting was adjourned.

Tom Grossmann, President

Shannon Jones

David G. Young



I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on April 1, 2025, in compliance with Section 121.22 O.R.C.

Krystal Powell, Clerk
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 Work Session – April 1, 2025

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 April 1, 2025 General Session meeting.

Tom Grossmann – present

David G. Young – present

Shannon Jones – present

Krystal Powell, Clerk – present

- 25-0427 A resolution was adopted approving text and accompanying exhibits of the 2025 Franklin Township Comprehensive Plan as a supplement to the Warren County Comprehensive Plan. Vote: Unanimous
- 25-0428 A resolution was adopted approving amendment to the Warren County Comprehensive Plan Future Land Use Map (FLUM) to incorporate the 2025 Franklin Township Comprehensive Plan 2025 FLUM. Vote: Unanimous
- 25-0429 A resolution was adopted granting six (6) month extension of the Greene Meadows PUD Stage 2 (Case #2021-04) NKA Greenevail Farms PUD Stage 2 Site Plan Approval. Vote: Unanimous

DISCUSSIONS

PUBLIC HEARING

TO CONSIDER AMENDMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN
TO INCLUDE 2025 FRANKLIN TOWNSHIP COMPREHENSIVE PLAN

The public hearing to consider the amendment to the Warren County Comprehensive Plan to include 2025 Franklin Township Comprehensive Plan was convened this 1st day of April 2025 in the Commissioners' Meeting Room.

Cameron Goschinski, Regional Planning Commission, presented the attached PowerPoint presentation outlining the approval process, history, planning process, and plan structure for the Franklin Township Comprehensive Plan.

Matt Jennings, Darryl Cordrey, and Charlene Newman, Franklin Township Trustees, were present to express their gratitude for the effort of the Regional Planning Commission. They stated the incorporation of the 2025 Franklin Township Comprehensive Plan would be beneficial to the township.

Mr. Cordrey stated the purpose of the 2025 Franklin Township Comprehensive Plan is to share a to encourage economic development and share a vision for the future of the township.

Upon further discussion, the Board resolved (Resolution #25-0427) to approve text and accompanying exhibits of the 2025 Franklin Township Comprehensive Plan as a supplement to the Warren County Comprehensive Plan and (Resolution #25-0428) to approve amendment to the Warren County Comprehensive Plan Future Land Use Map (FLUM) to incorporate the 2025 Franklin Township Comprehensive Plan 2025 FLUM.

PUBLIC HEARING #1

TO CONSIDER ADOPTION OF FLOOD DAMAGE REDUCTION REGULATION IN
WARREN COUNTY

The public hearing to consider the adoption of flood damage reduction regulation in Warren County was convened this 1st day of April 2025 in the Commissioners' Meeting Room.

Molly Conley, Flood Plain Manager, presented the attached PowerPoint presentation outlining the National Flood Insurance Program (NFIP), the regulation adoption process, and updated regulation requirements.

Ms. Conley stated this is the first of two public hearings required to update the regulations in compliance with the procedural requirements of the NFIP. She further stated the Board must adopt the Flood Damage Reduction Regulations no later than April 23, 2025.

There was discussion relative to the properties within Warren County effected by FEMA insurance and the flood plain.

Ms. Conley stated the second public hearing will be held on Tuesday, April 22, 2025, at 9:05 in the Commissioners' Meeting Room.

Ray Dratt, Director of Building and Zoning, presented the attached written request from Sunesis Properties asking for an extension of the Greenevail Farms PUD Stage 2 site plan approval. He also presented the attached PowerPoint presentation including the approved site plan and the history of the site plan approval.

Mr. Dratt stated to allow for necessary time for county staff to properly review the site plan he recommended the approval of the requested extension.

Thomas Krutka, Director of Development Sunesis Properties, presented the attached written request to the Board and the attached exhibit outlining the timeline of the site plan approval and maps of the approved site plan.

Mr. Krutka stated the main reason for the requested extension was to allow enough time to determine the proper road requirements suggested by the Warren County Engineer's Office and Ohio Department of Transportation.

There was discussion relative to the need of a 12-month or 6-month extension for the site plan.

Upon further discussion, the Board resolved (Resolution #25-0429) to grant a six (6) month extension of the Greene Meadows PUD Stage 2 (Case #2021-04) NKA Greenevail Farms PUD Stage 2 Site Plan Approval.

Mrs. Jones moved to enter into executive session seconded by Mr. Young and upon unanimous call of the roll, the Board entered into executive session at 10:07 a.m. to discuss acquisition of property pursuant to Ohio Revised Code 121.22(G)(2) The Board exited executive session at 10:57 a.m. with no action being taken.

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

Upon motion the meeting was adjourned.

Tom Grossmann, President

Shannon Jones

David G. Young



I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on April 1, 2025, in compliance with Section 121.22 O.R.C.

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

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

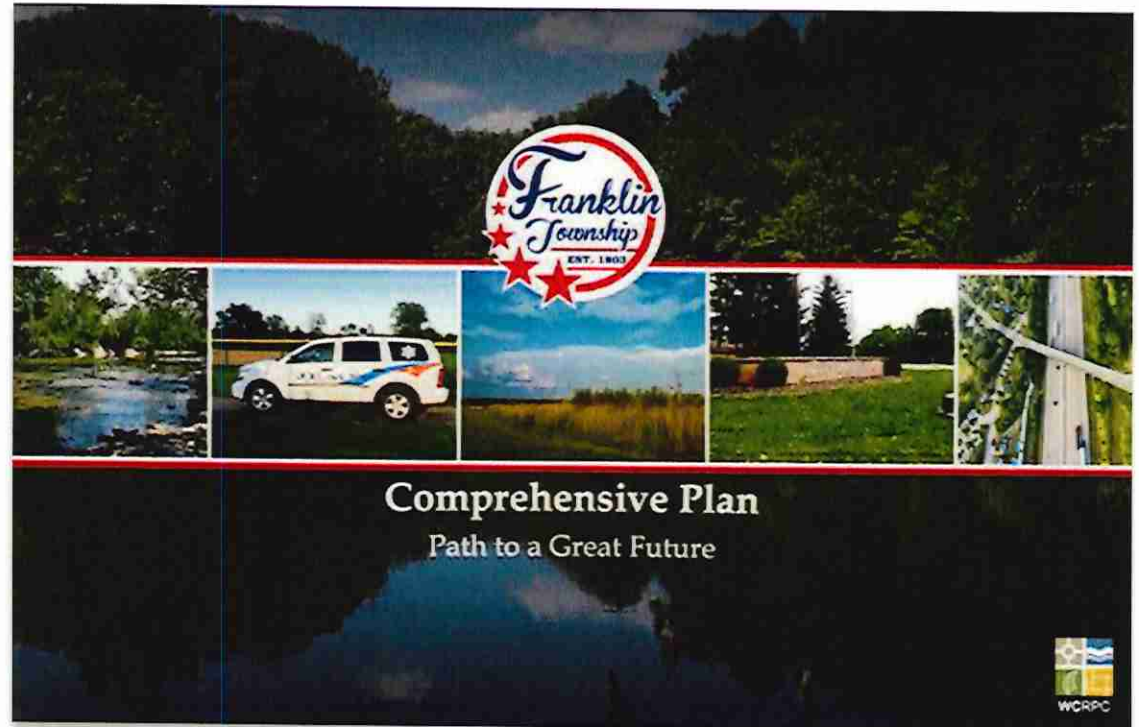
Motion #2: Recommended to update the Warren County Comprehensive Plan to Warren County Board of Commissioners:

- 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

In 10 years, I would like the Township to....
Please finish the statement.



Franklin Township Comprehensive Plan
Community Visioning Survey

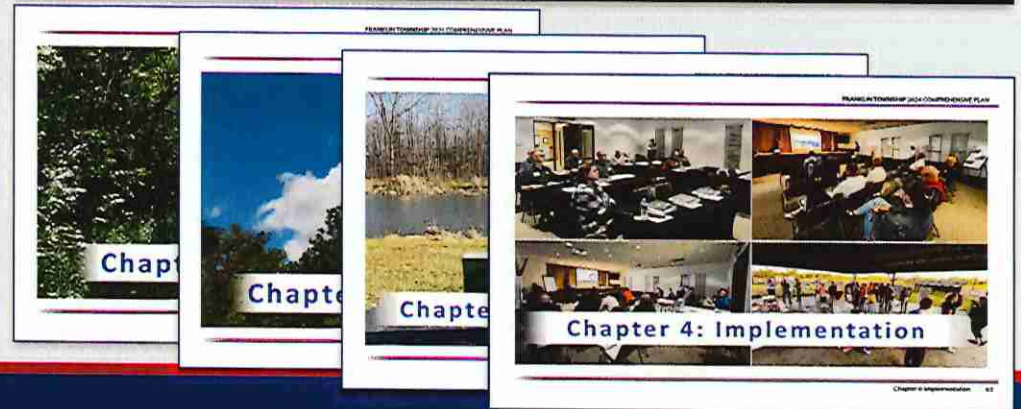
Do you live or work in the Franklin Township?



266 Responses

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: ✓

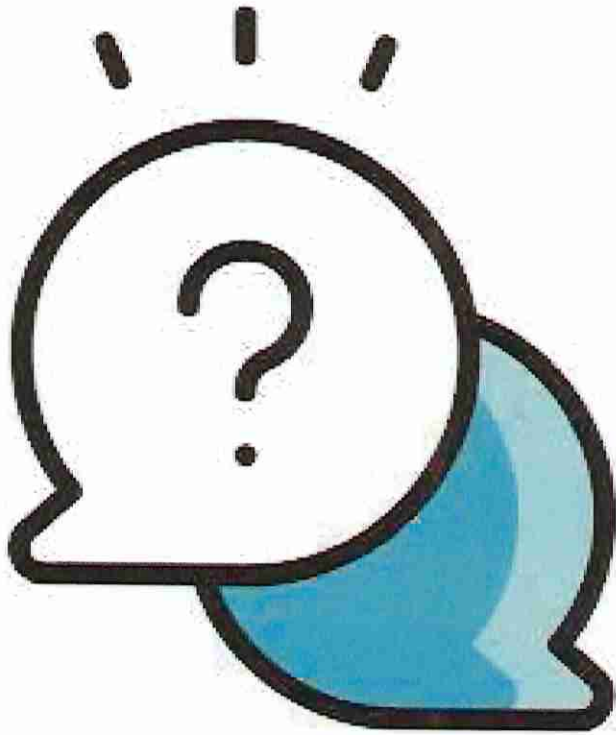
Motion #1: Recommended to adopt the Franklin Township Comprehensive Plan to Franklin Township Trustees, and

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


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 01-02122025: 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, as contemplated by O.R.C. 519.02.

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.

Page 1

Date: 2/12/2025

Attest: *[Signature]*
Sue Fronteyer, Fiscal Officer

Page 2

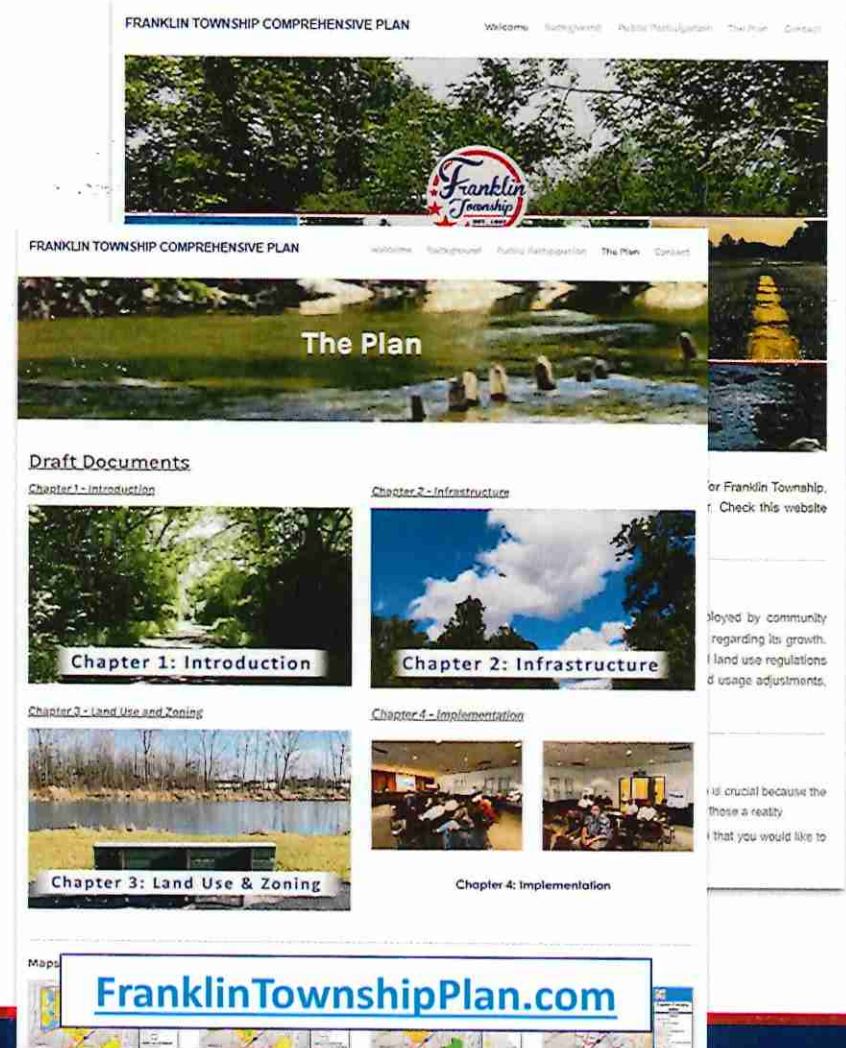
Franklin Township Trustees adopted the 2025 Franklin Township Comprehensive Plan on February 12th, 2025

“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.”

PLANNING PROCESS

Phase 1:

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



PLANNING PROCESS

Phase 2:

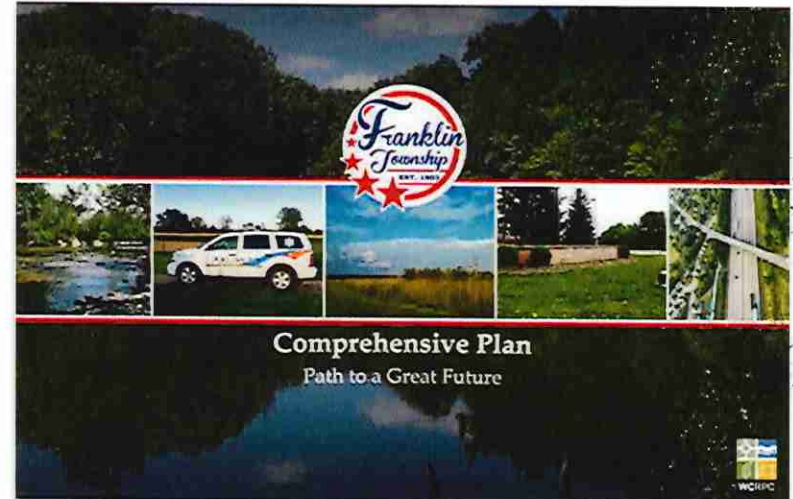
- Online Surveys
- Community Advisory Committee Meetings
- Community Workshops
- SWOT Analysis
- Draft Vision Goals & Objectives



PLANNING PROCESS

Phase 3:

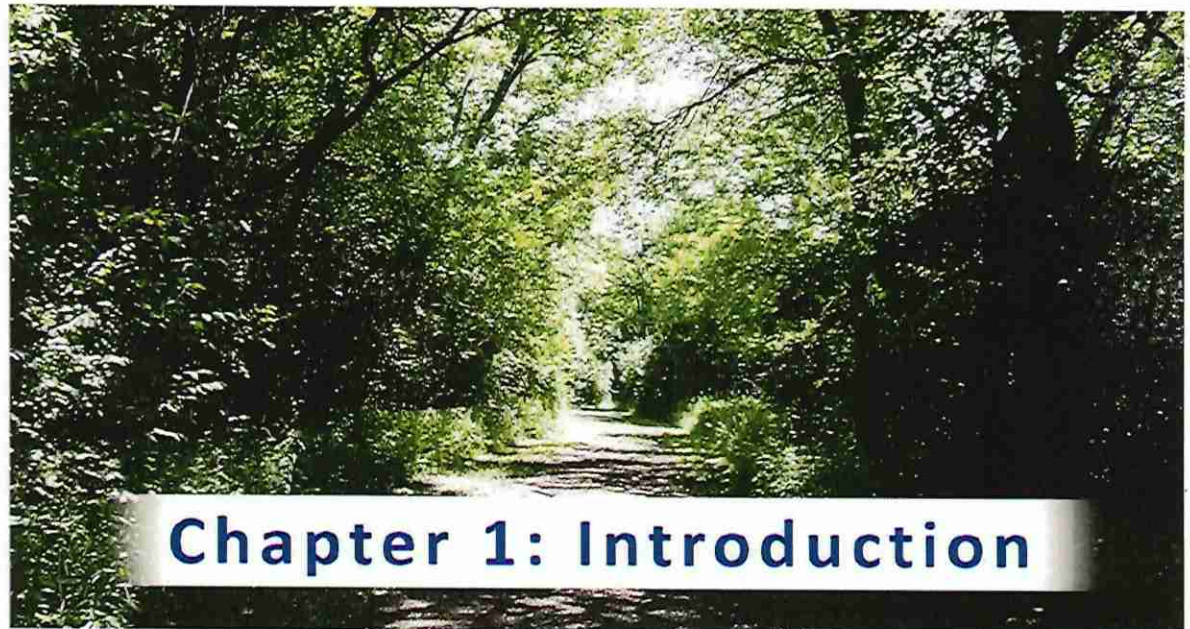
- Final Draft of Comprehensive Plan
- Community Workshop for Reviewing & Soliciting Feedback on First Draft
- Final Draft of Comprehensive Plan



CHAPTER 1 - INTRODUCTION

Summary:

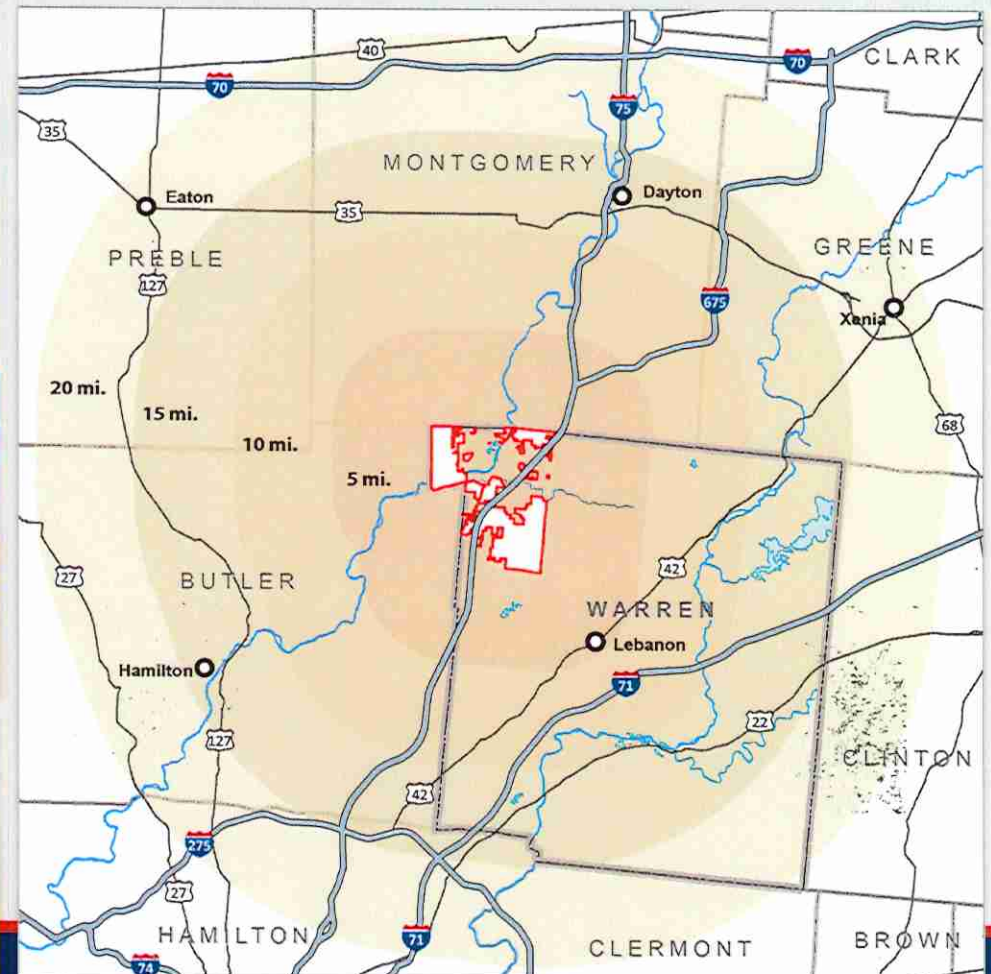
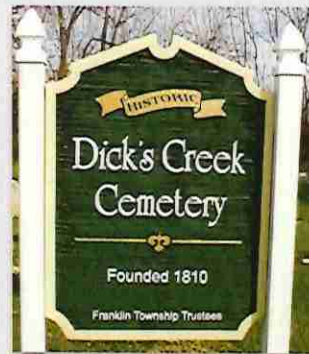
- Background
- Existing Plans
- Public Outreach
- Vision Statement



CHAPTER 1 - INTRODUCTION

Background

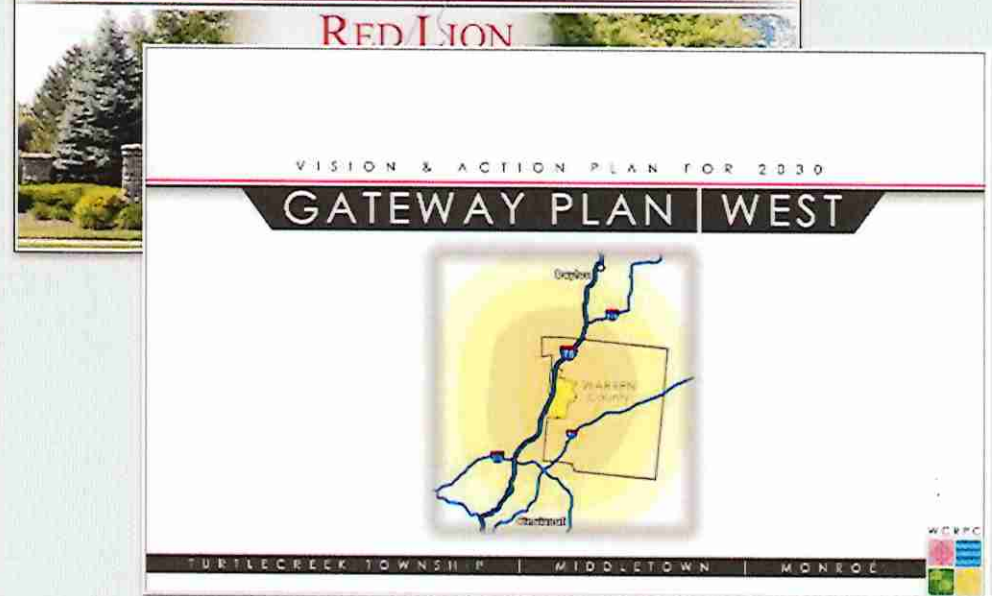
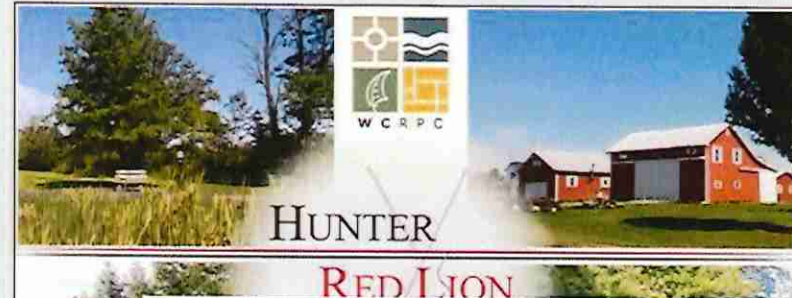
- Location
- History
- Demographics



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

FRANKLIN TOWNSHIP 2024 COMPREHENSIVE PLAN

ISSUES AND OPPORTUNITIES

Based on an analysis of existing conditions, as well as input from the Citizen Advisory Committee (CAC) and members of the community, a number of road network, amenities, and service issues and opportunities have been identified.

Roads

- **Address Safety Considerations at Intersections.** This Plan seeks to address potential improvements that can help address safety concerns at intersections identified by the community. The Township should prioritize improvements based on CAC input data and local input and work to address safety issues at these locations.
- **Address Franklin-Trenton Road Underpass.** The right-of-way between Middletown and Franklin Township along Franklin-Trenton Road sometimes causes traffic delays and congestion. In 2019, the Warren County Engineering Office (WCEO) conducted a study for the right-of-way and identified the bridge height and width of the underpass, and installation of certain lane marker and large vehicles, as the causes for congestion. The WCEO study identified three possible alternatives:
 1. Underpass reconstruction.
 2. Rail overpass reconstruction.
 3. Construct a bypass between State Route 73 and Franklin-Trenton Road near the Reynolds north-south treatment facility crossing both ClearCreek and the Middletown River.
- **Manage Traffic Impact and Access.** How and where road access is allowed is one of the greatest influencing factors on the overall performance of roads, and the safety of the Township. The Warren County Engineering Office currently requires developers to submit a traffic impact study (TIS) to determine if traffic volumes generated surpass the capacity of the road system.

Development may be required to make roadway or other transportation improvements to mitigate the impacts of the proposed development.

FRANKLIN TOWNSHIP 2024 COMPREHENSIVE PLAN

Thoroughfare Plan

Legend

Existing

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


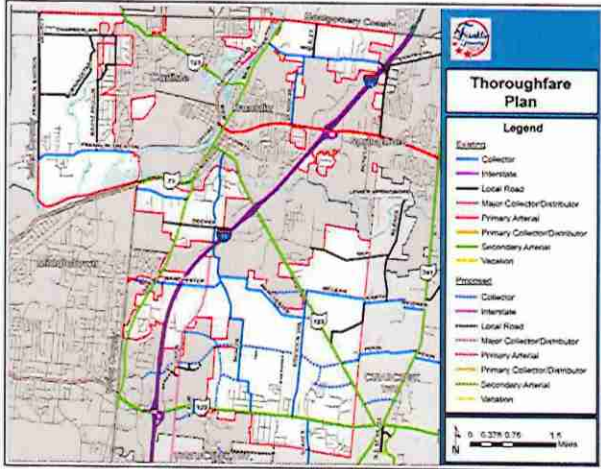
Proposed

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

Scale: 0 0.375 0.75 1.5 Miles

Interstate 75 runs through the western and northern portions of the Township, and has three interchanges, all within the incorporated areas of the cities of Middletown (State Route 122), Franklin (State Route 123), and Springboro (State Route 73). State Route 122 serves as the primary east-west routes, while Interstate 75 and State Route 123 serve as the primary north-south routes. Robinson-Vail Road, Shaker Road and Spanghofer Road are also highly traveled, serving as cut-through routes with convenient access to State Routes 122 and 123. The guiding principles for roadway projects are:

- Improve safety and connectivity by addressing intersections with safety concerns.
- Provide for alternative transportation modes such as sidewalks and bike paths that relieve pressure on Township's road network.
- Allow residents access to the destinations and goods necessary to attain their desired quality of life.



State Route 122 / Robinson-Vail Road Intersection

Chapter 2: Infrastructure 5

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 70,000 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 Carle, Franklin, Middletown, and Clearcreek Township Fire Departments, which help to expand coverage to more residents throughout nearby jurisdictions.

Figure 2.1 | Fire Incident Responses

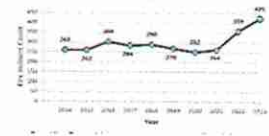


Figure 2.1 illustrates the fire incident count over the past decade. As reported, there is a recent increase in fire incidents during 2022 and 2023, most attributed to change in a response reporting platform that occurred in 2021.

Table 2.1 | Incident Response by Category

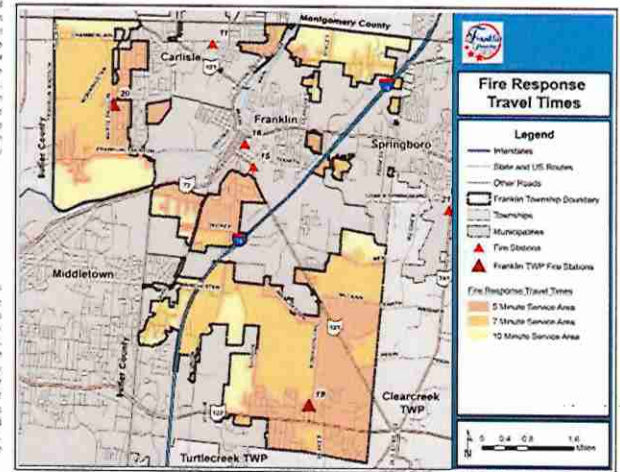
Response Category	Total Incidents
100 Fire	23
100 Overpressure Pictoria, Explosive	3
100 Rescue and EMS	100
101 Inpatient Care/First Aid	26
101 Ambulance Call	42
102 Good Intent Call	137
102 Public Alarm	34
103 Sewer, Water and Natural Disaster	7
103 Special Incident	0



Map 2.1 identifies the travel times for Station 19 and Station 20. The map does not represent response 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 related to dispatching. Factors that influence response times include traffic during peak travel times, 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 the 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 EMS or Fire Department assistance is important, not every call is an emergency. Emergency calls that include a life that is in danger are vitally as high acuity 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 addresses swiftly in the event of a high acuity call. Mutual aid agreements help to alleviate geographic pressures, 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 residential 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 continued 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 emphasizing 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 long preservation within the Township. Expanding municipal centralized sewer systems usually accommodate densification and growth, regardless of whether it is in the most appropriate areas for growth. The Township has expressed an interest 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.



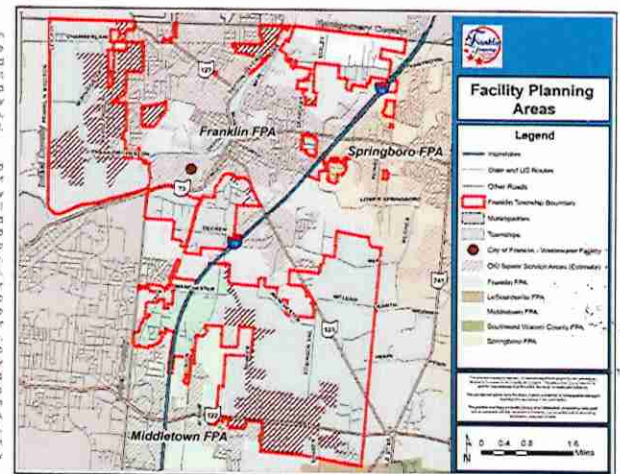
• **Facility Planning Areas.** Under Section 206 of the Clean Water Act, Oti is responsible for reviewing and approving Wastewater Treatment Facility Plans and Facility Planning Areas (FPAs). Franklin Township is divided between two FPAs: the Franklin FPA and Middletown FPA. A noncontiguous portion of Franklin Township located along Pennsylvania Road, is not located within a FPA. If any land 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, 5.3% of the southern and western Township are estimated to have access to sanitary sewer. Since 2015, 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-Nevada-Indiana Regional Council of Governments (ONI) 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 options unless the properties are added to the SSA in the future. This is of particular importance because few properties along the western boundary, State Route 122, and along Pennsylvania Road to the north, are located within the SSA. Approximately 422 acres, or 23.1% of the unincorporated areas of the Township are located within the ONI SSA. Currently, Oti 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 or FPAs and to designate management agencies or DMAs for each FPA. Franklin Township is within two Facility Planning Areas (Franklin FPA and Middletown FPA). A noncontiguous portion of the Township, located along Pennsylvania Road, is not located within an FPA. The Township should coordinate with Oti 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

Future projects include a columbarium installation, the project will start in summer 2024 and it will be developed in four 10 phases and completed in five years. Furthermore, there are two projects planned for a museum renovation (Phase 2) to install an HVAC system, and a repair the stone bridge.



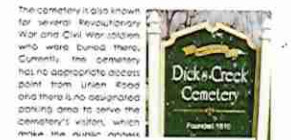
Columbarium

A columbarium is a structure used to house cremated remains. The structure could be a wall, room, or building that can be indoors or outdoors. It has small spaces called niches, where each niche unit provides a place for family and friends to pay respects to a loved one much in the same way a grave does. A niche might include a space for several funeral services.

A columbarium offers a unique option that can benefit the customer, the cemetery, and the environment. Cremation is often viewed as a greener and sustainable option when compared to burial, so columbarium provide a well-maintained and permanent space for families to visit their loved ones at a fraction of the cost.

Dick's Creek Cemetery

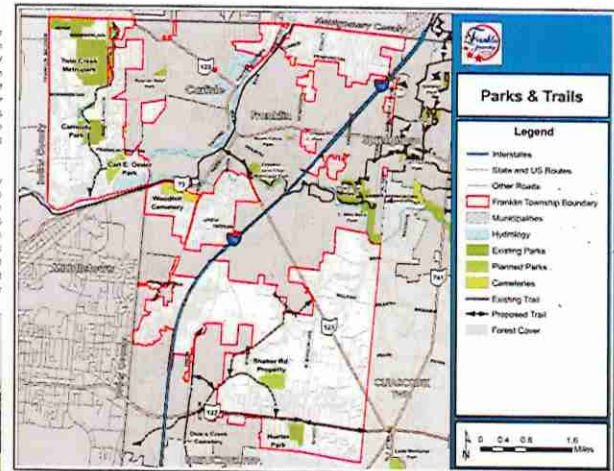
Dick's Creek Cemetery was established in 1810. It is one of the oldest cemeteries in Warren County. The cemetery is located along Union Road and has a historical significance. According to the Warren County Genealogical Society website, the last burial in Dick's Creek Cemetery was in 1920.



Cemeteries

Cemeteries as we know them today first emerged in the 1830s with the rural cemetery movement where many cities began to relocate cemeteries outside city limits. Rural Cemetery became popular in the United States in the mid-19th century. The great rural cemeteries were built at a time when there weren't public parks, art museums, or botanical gardens in the United States. Rural Cemeteries are known as beautiful places that often contain elaborate monuments, memorials, and mausoleums in a landscaped park-like setting.

By the end of the 19th century, the rural cemetery movement began to fade out of popularity due to the high maintenance cost of maintaining land through the development of public parks. Franklin Township owns two beautiful historic cemeteries, Woodhill and Dick's Creek. Both cemeteries are maintained by the Township. The two cemeteries were established in 1807 and both include gravesites for soldiers and veterans. Only Woodhill Cemetery is an active cemetery within Franklin Township.



CHAPTER 3 – LAND USE & ZONING

Summary

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

FRANKLIN TOWNSHIP 2024 COMPREHENSIVE PLAN



CHAPTER 3 – LAND USE & ZONING

Outlines:

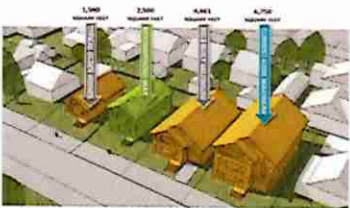


- Existing Conditions
- Issues & Opportunities
- Recommendations

FRANKLIN TOWNSHIP 2024 COMPREHENSIVE PLAN

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 arterial 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.

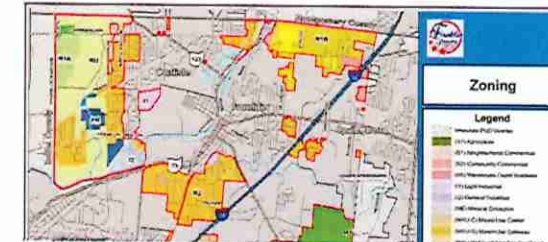
1. Preserve the character and physical form of existing residential neighborhoods.
2. Discourage inappropriate encroachment of non-residential land uses into residential neighborhoods.
3. Avoid potential conflicts between adjacent incompatible land uses.
4. Encourage new development to adopt a form that 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 if land use policy remained unchanged and the Township redeveloped according to existing zoning ordinances. This was prepared for both residential and non-residential development. The residential build-out analysis was prepared using geographic information system software (GIS) by estimating the net buildable area for all residentially zoned tax parcels and then multiplying the net area by the permitted zoning density in terms of dwelling units per acre. Parcels with projects currently approved or under construction were added separately to the total build-out estimate. The build-out analysis estimates that another 6,022 new dwelling units could be developed within the various zoning districts, for a total of 11,251 units unincorporated Franklin Township wide.

Table 3.1 | Build-Out Analysis

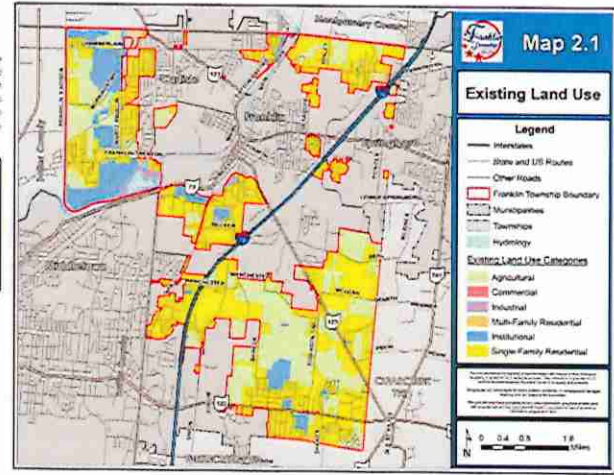
EXISTING CONDITIONS

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, pattern, 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-Voil 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 concern. It is critical to a strong local economy and Township viability. While supporting the need for a broader range of housing options for senior residents and to attract a growing workforce that can support economic development, this plan includes several other strategies: housing affordable homes for first-time home buyers and young families, and in some cases, rental housing to support multiple development housing that is affordable to seniors, students, and families with future goals. Some residents acknowledge the need for higher densities but only if supported by and incorporated into buffered developments.



Smart Infrastructure Investments

Public funding decisions relative to infrastructure should continue to be a key policy reflected in the Comprehensive Plan to ensure both the viability and sustainability, whether through major road investments or utility modernization. These public dollars 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 certain 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 of limited public dollars to deliver services and facilities to residents. Pooling resources and effectively meeting the needs of the residents is a high priority for many, such as in the areas of fire and emergency services, enhanced services beneficial to residents.

Potential Open Space

Franklin Township has few remaining properties that contain large expanses of open space, 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 issues that are reiterated 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 (mixing 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 transportation concerns; preservation of the Township's small town feel; conservation of land for open space and recreation; coordination with adjacent jurisdiction on provision of services (LIDAR) 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. Overall, 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 change, so must the Township anticipate future needs and allocate funds for efficient operation, and long-term stability and ensure a sustainability for 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's 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 distribution businesses and in some cases, local retail, and services with local specific along major roadways.



future growth must be balanced between commercial, industrial, and residential. While the southern portion of the Township and parts of the 29-122 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 timely unanticipated, but very desirable commercial/industrial development activity that offered itself to the Township, a flexible set of tools for accommodating growth.

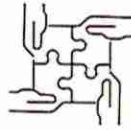
CHAPTER 3 – LAND USE & ZONING

Future Land Use

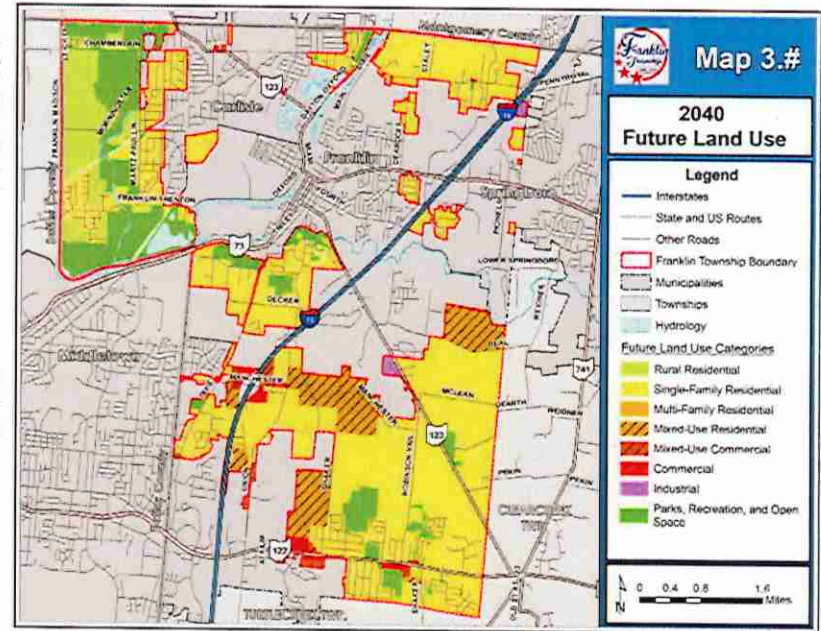
- Future Land Use Distribution
- Future Land Use Concepts
- Land Use Categories

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-Val Road & State Route 122 b. Robinson-Val 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 classily 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.	FFD Township Staff	Short-Term	Page 20-22
F.6	Actively seek grant funding for additional fire service equipment, and improvements to both fire stations.	FFD Township Staff	Mid-Term	Page 20-22, 36-37

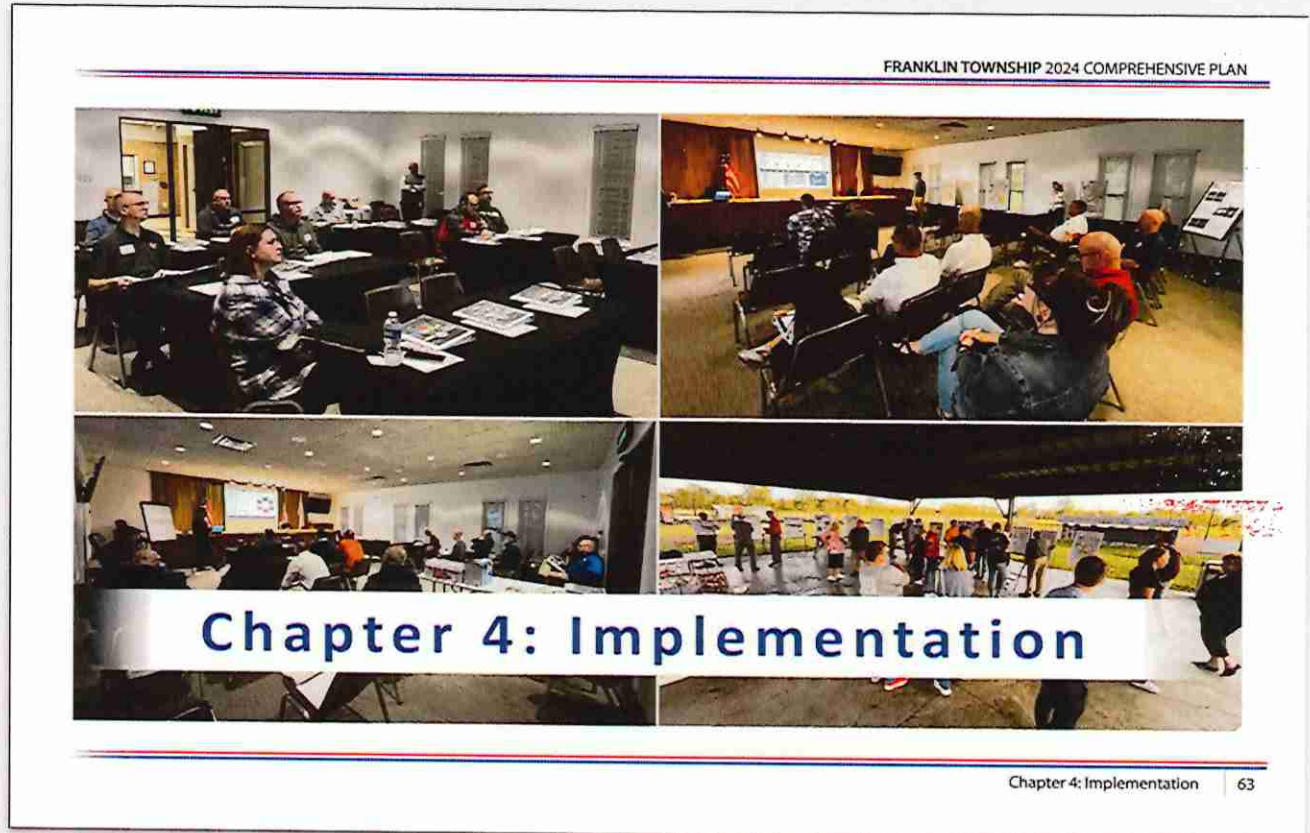
Three time-frame categories for each implementation action:

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



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



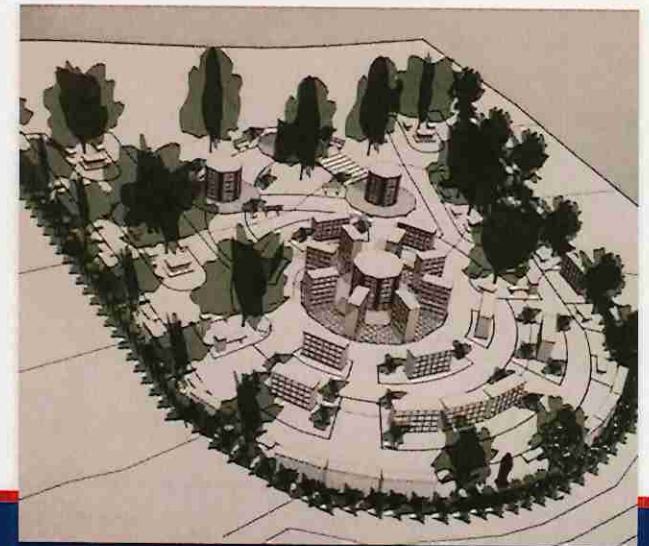
T3 – Work with the WCEO and WCRPC to ensure the proposed roadways identified on the Warren County Thoroughfare Plan are constructed in coordination with development, including the continuation of Pekin Road, and connection between Shaker Road and Highgate Court.

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.**

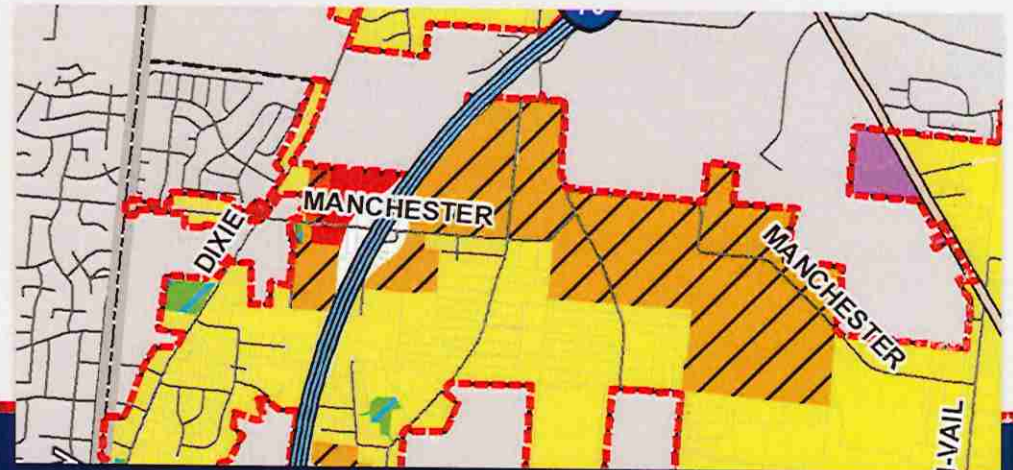


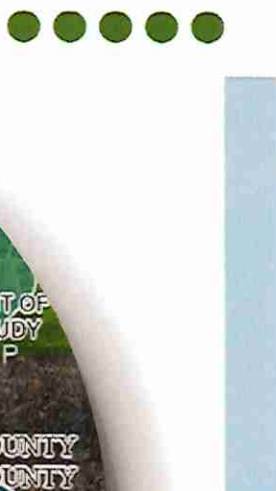
KEY RECOMMENDATIONS

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

Land Use & Zoning

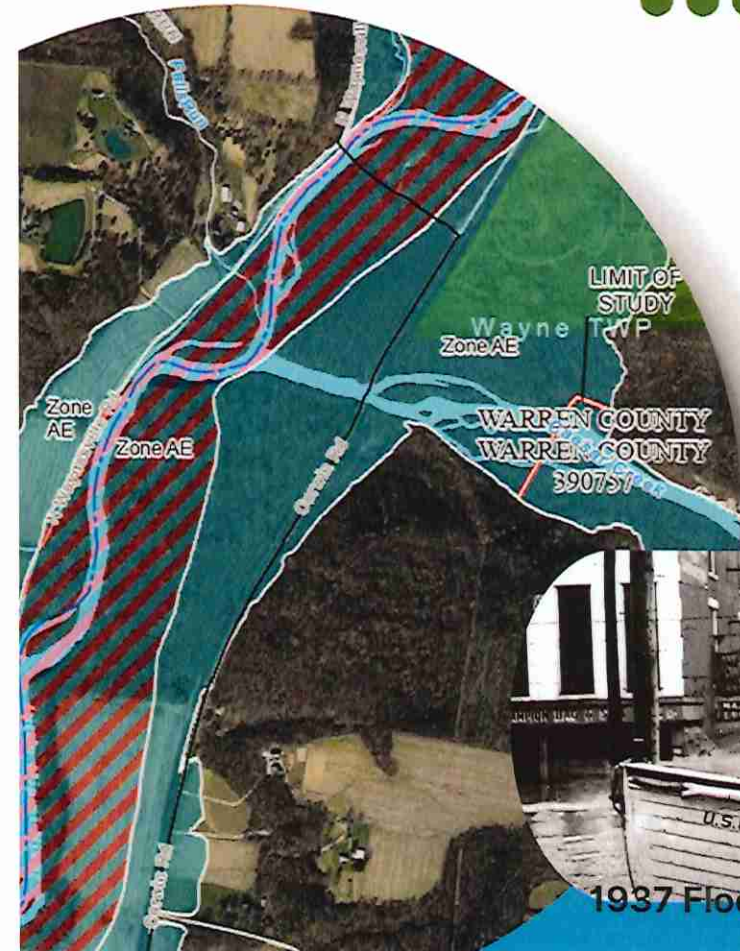
- L1 - **Support rezonings and zoning code text amendments that permit a broad range of housing types, such as patio homes, duplexes and townhomes for seniors and the workforce.**
- L3 - **Monitor and participate in the construction of mixed-use developments along State Route 122, ensuring an active 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**





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.



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 approval of Resolution # 81-152, I am authorizing the Board of County Commissioners to amend the Flood Damage Prevention Regulations to close the public hearing and adopt the following special flood hazard in Warren County, Ohio, are subject to the emergency regulations, resulting in health and safety hazards; and special flood hazard have been identified by the Federal scientific and engineering report entitled "Flood Insurance Study of Warren County, Ohio."

Under the emergency provisions of the National Flood Insurance Act of 1968, the Board of County Commissioners is authorized to adopt regulations pursuant to Section 307.37 of the Ohio Revised Code.

Public hearings concerning the above motion were conducted on March 14, 1974.

RESOLVED, by the Board of Warren County Commissioners, that this amendment to the Flood Damage Prevention Regulations be adopted herein by resolution.

It is the intent of the Board that this amendment to the Flood Damage Prevention Regulations be effective as above motion.

RESOLUTION # 81-152
AMEND REVISED BUILDING CODE-FLOOD DAMAGE PREVENTION

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 adopt 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 seconded. Call of the roll, the following vote resulted:

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

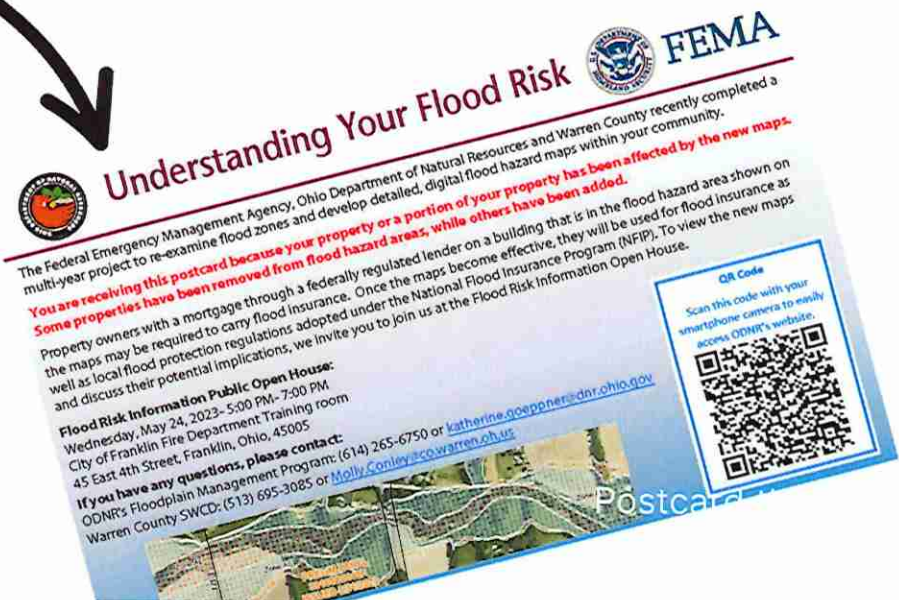
Warren County NFIP History

- 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

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.

- ▶ 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.



Updated Regulation Requirements



Must meet the minimum floodplain management

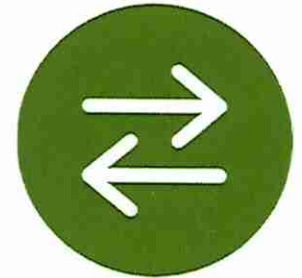
- › standards found in Part 60 of Title 44, code of Federal Regulations

Must correct errors found in past versions

Must update definitions and body to incorporate updates to the CFR

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 -

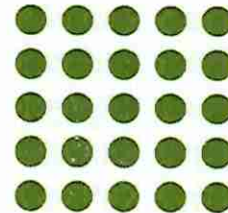
Exemption from Filing a Development Permit

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: 08222300062, 08222388005, 08222300058, 08222300069,
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 'TKrutka'.

Thomas Krutka
Director of Development
Sunesis Properties



Greenevail Farms (Greene Meadows) PUD Stage 2 Extension Request

Parcel Numbers:

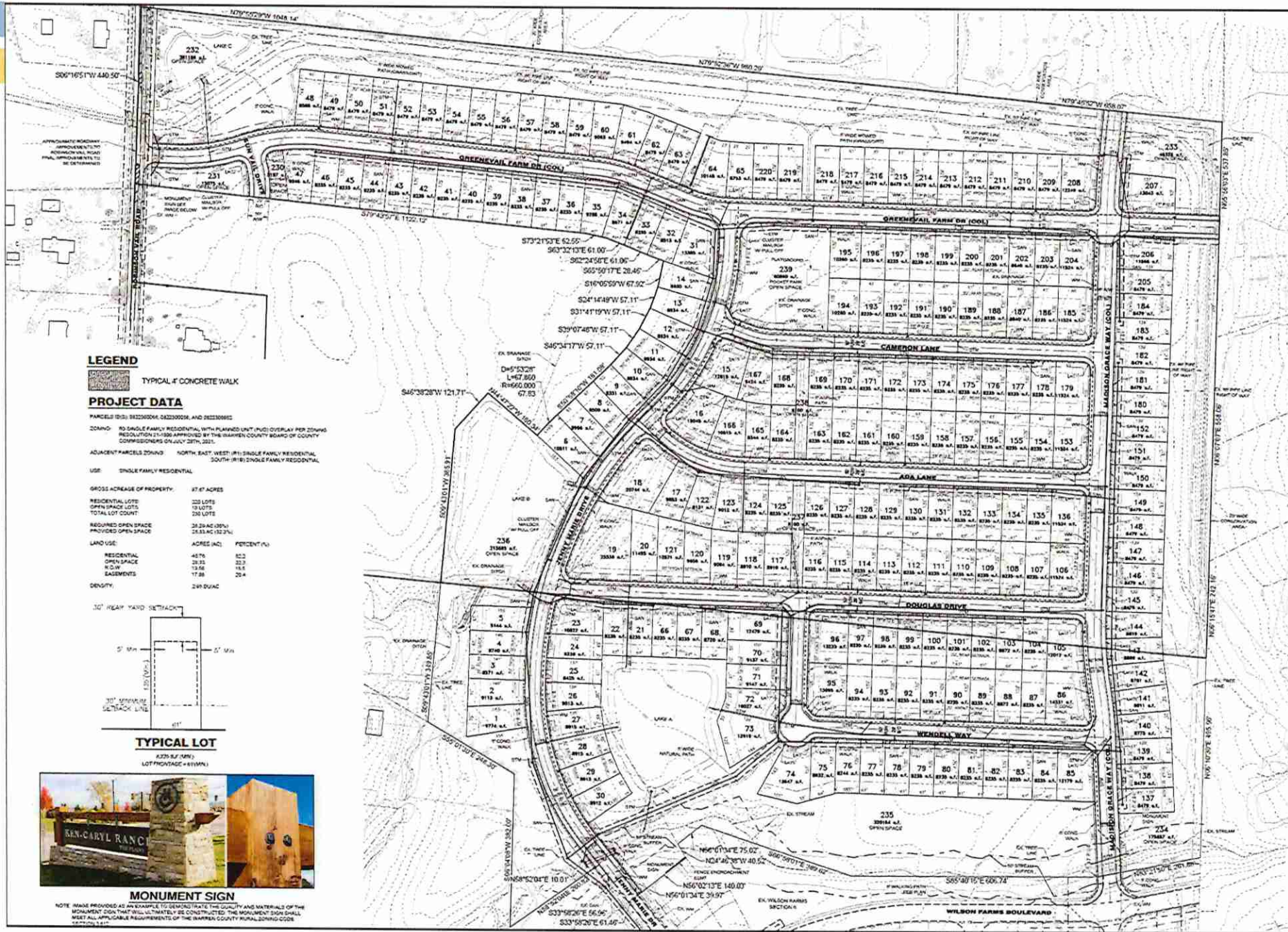
0822300062

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.

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

A handwritten signature in black ink, appearing to read 'TKrutka', is written over a light blue 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 Drott
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, 0822300059,
42366 N Robinson Vail Road, Franklin, OH 45005
Franklin Township

Mr. Drott,

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 # 23-0469). 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 'TKrutka'.

Thomas 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

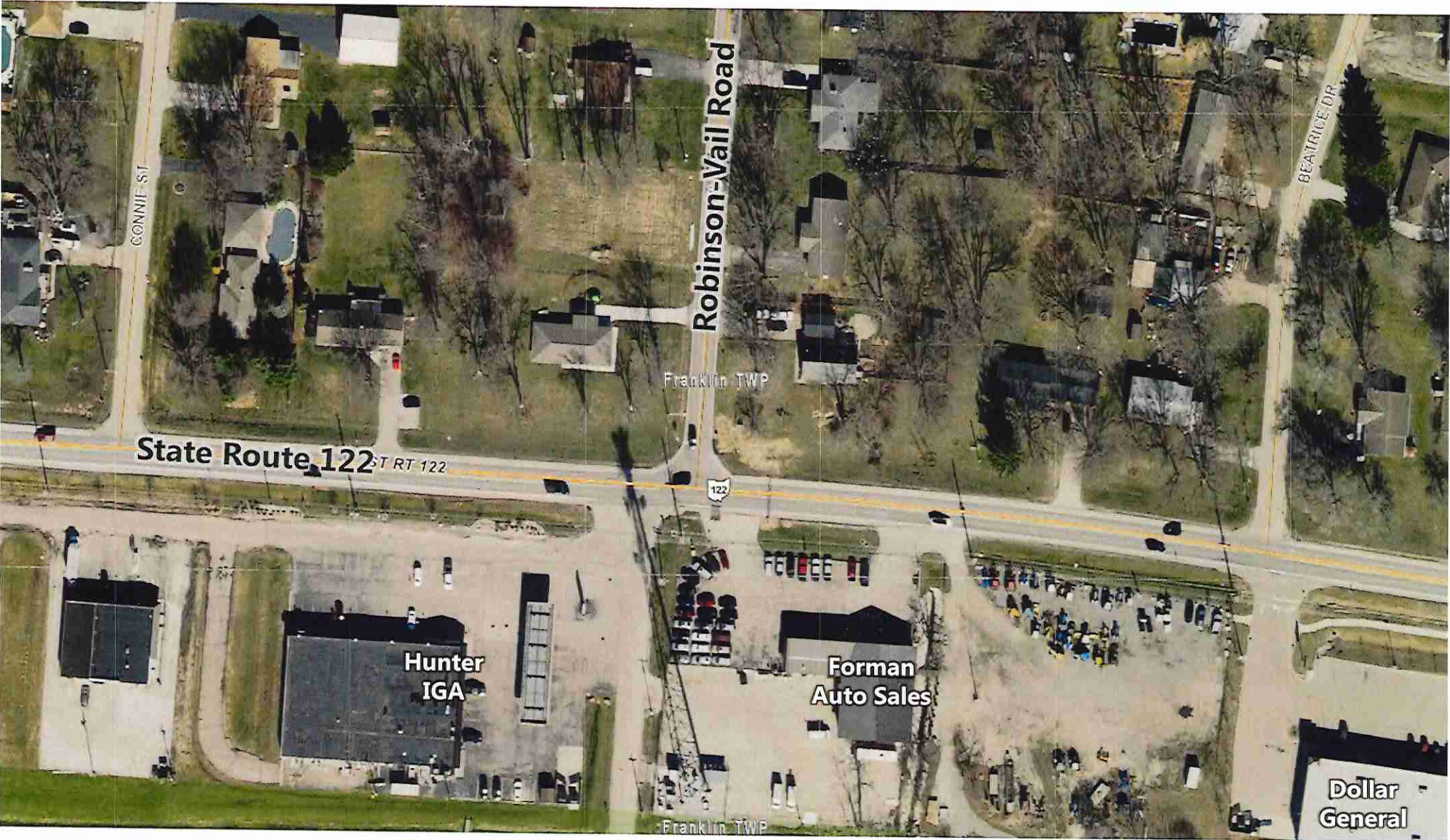
cc: RPC (file)
RZC
Applicant
Township Trustees
Administrative hearing file

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





**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



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



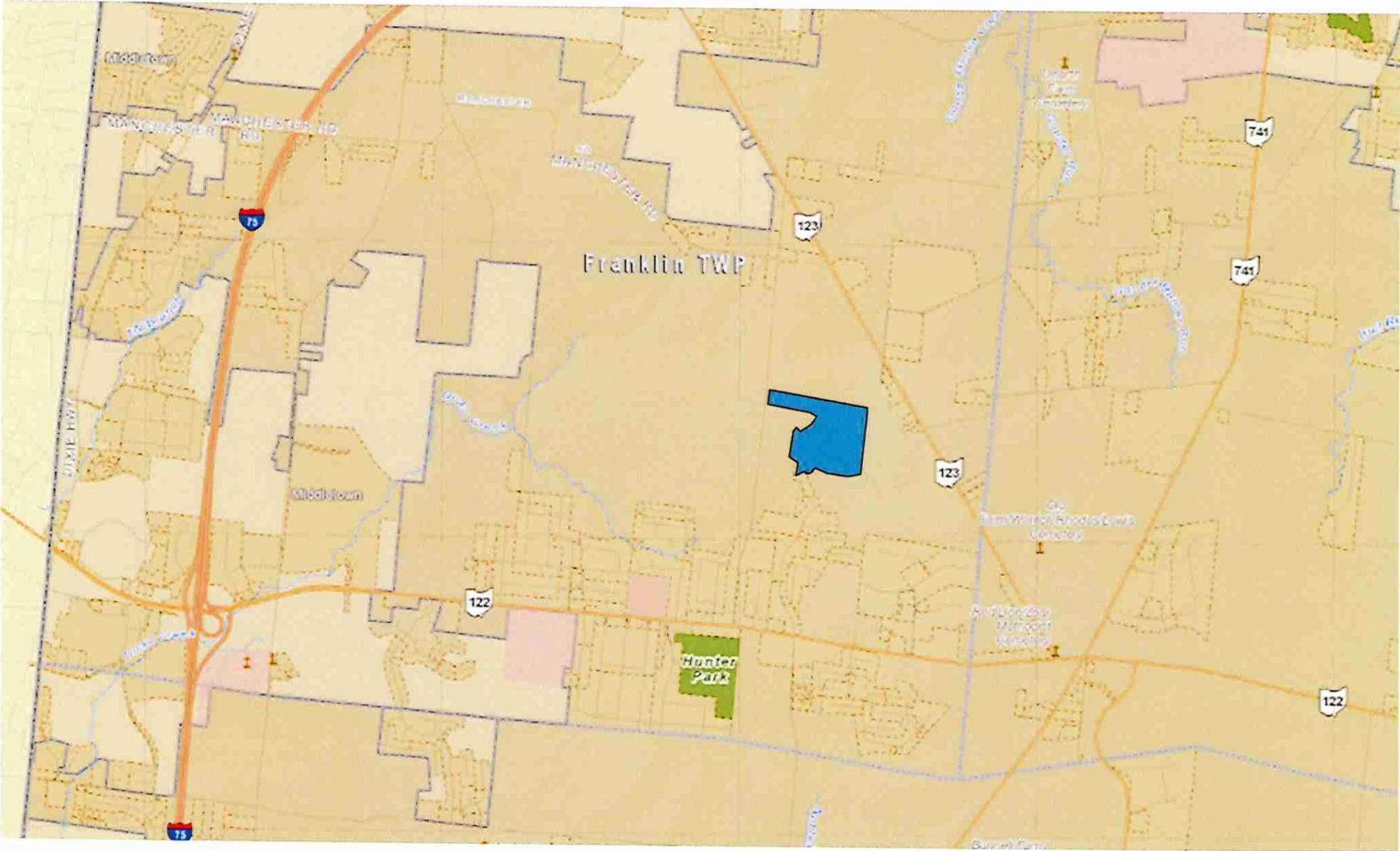
**Warren County Rural
Zoning Commission
(April 27, 2021)**



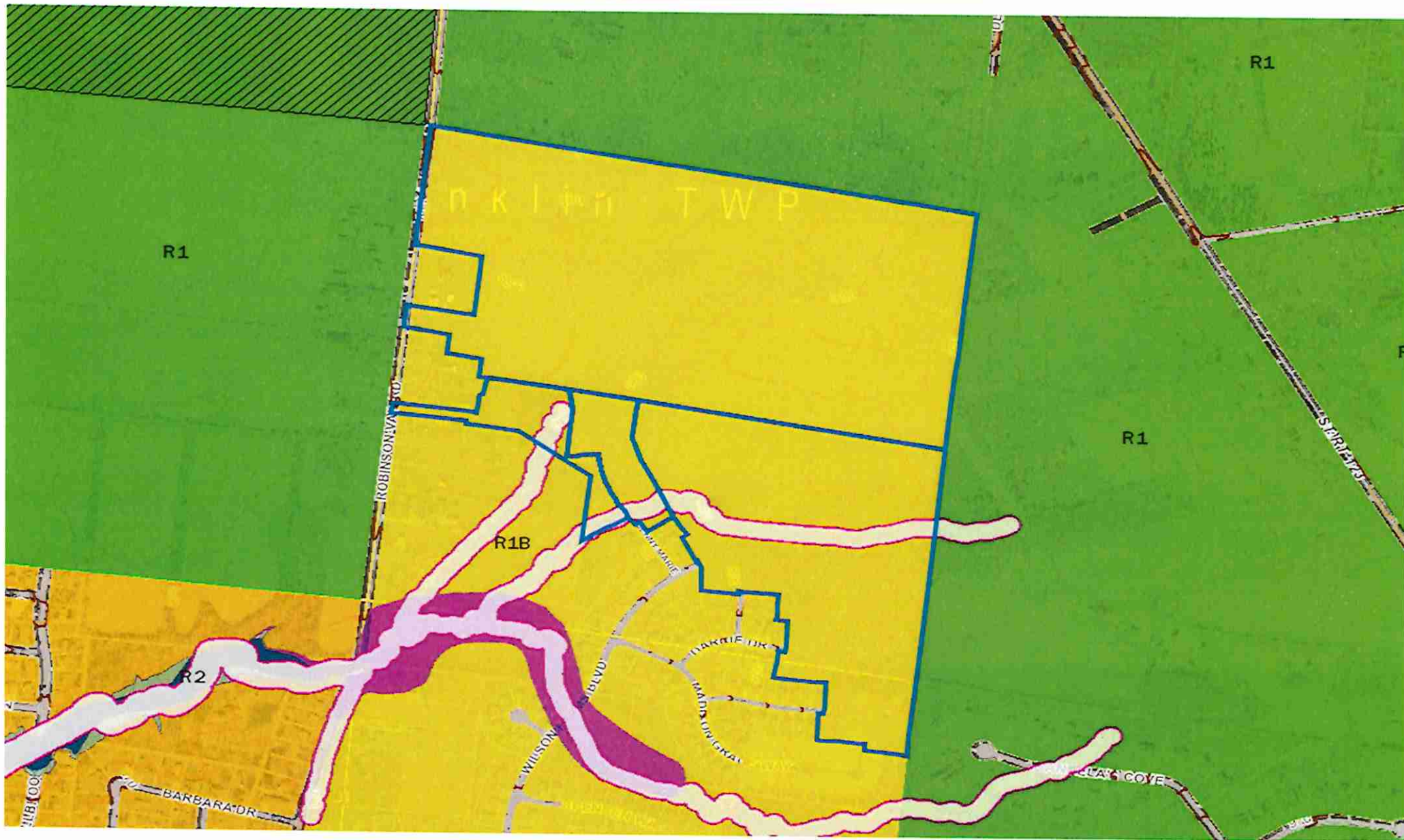
**Board of County
Commissioners
(Continued in progress July 20,
2021)**

Vicinity Map

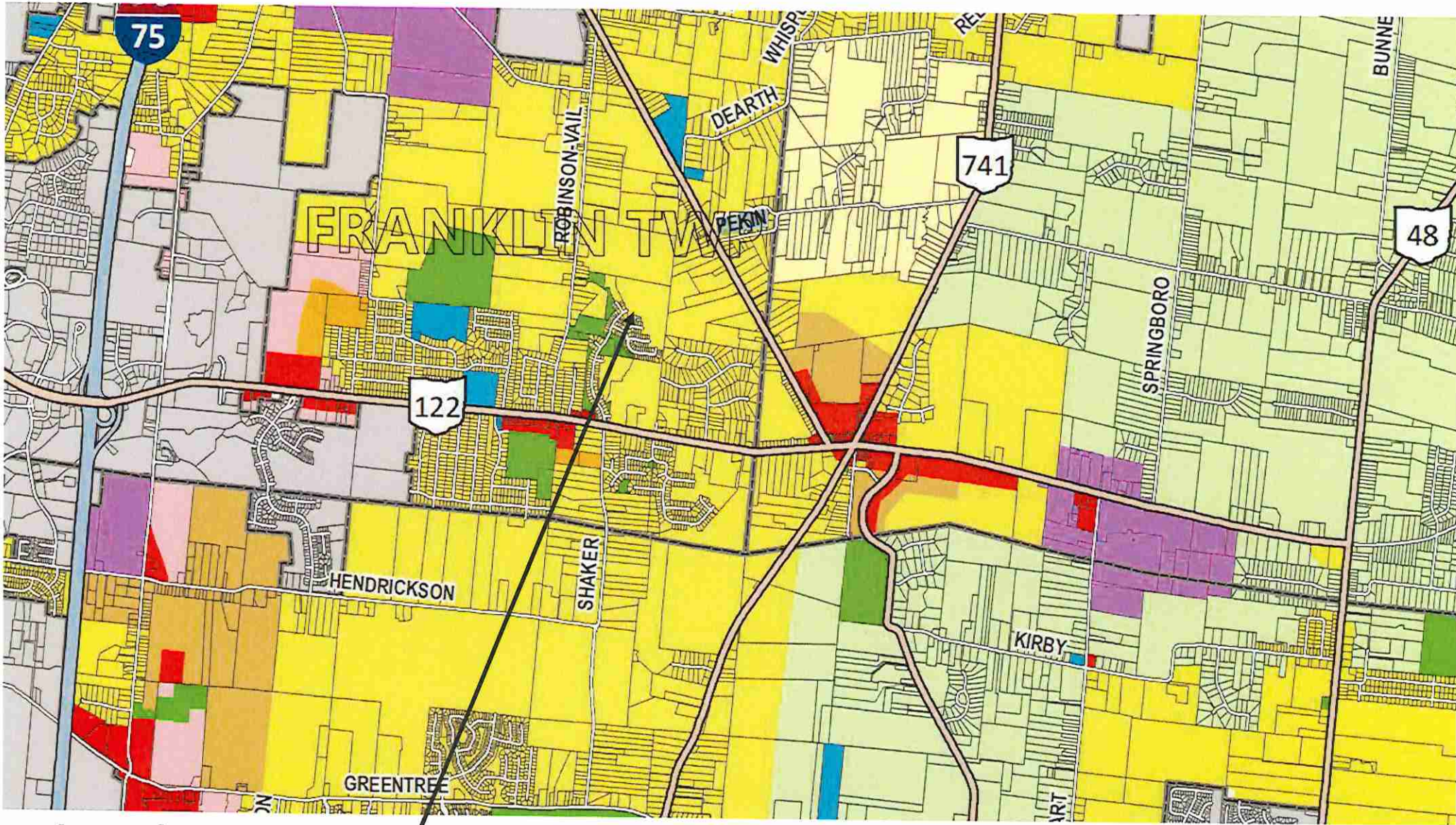
2021-04













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 <small>(increase of 0.12 units per acre)</small>
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

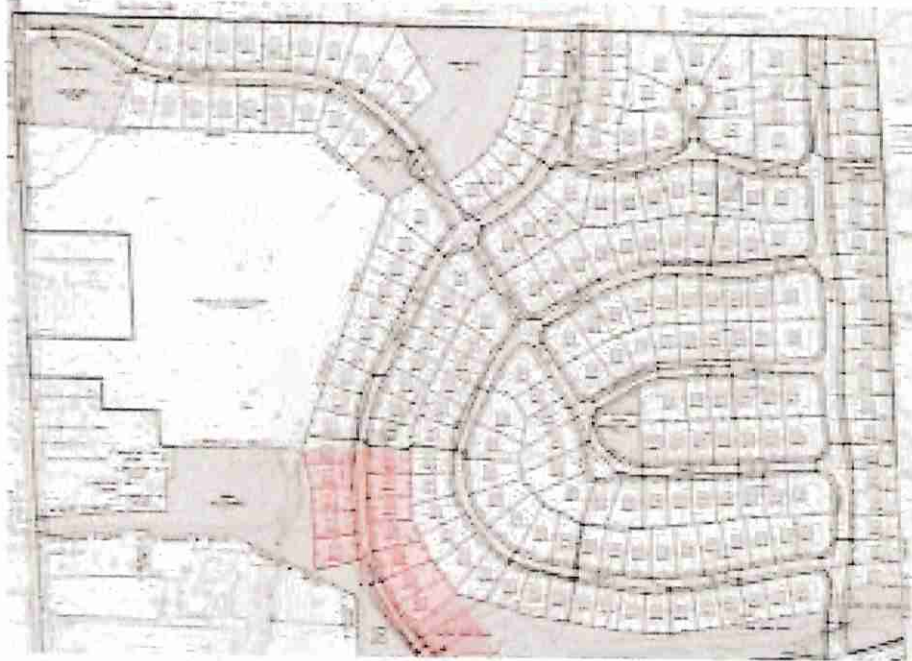
HISTORY

- 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

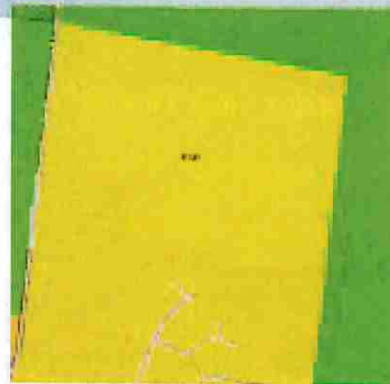
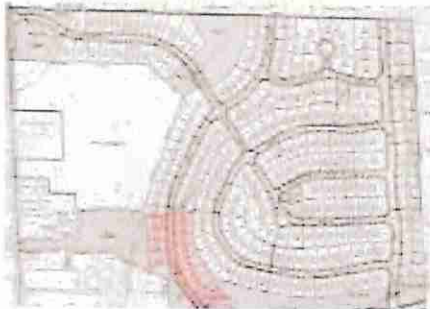
6. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office.
7. Erosion and Sediment control shall be reviewed by the Warren County Soil and Water Conservation District.
8. A HOA shall be established to own and maintain common open areas and entryways.
9. A detailed 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



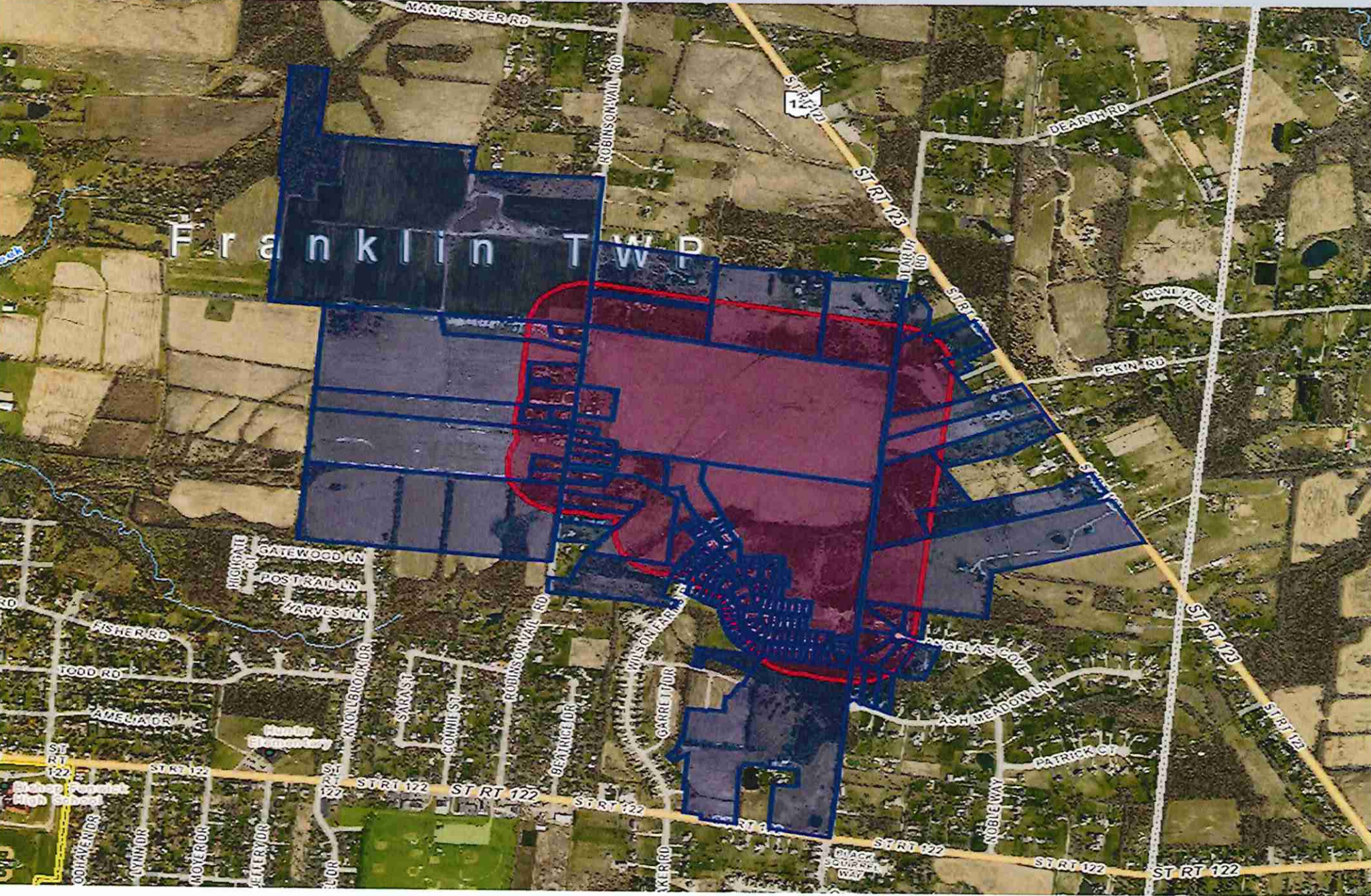
PROPOSED PLAN



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.



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.

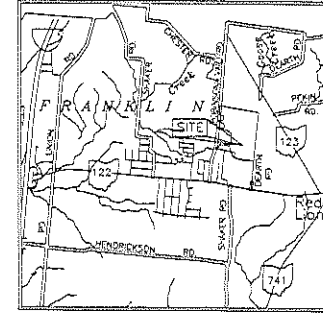
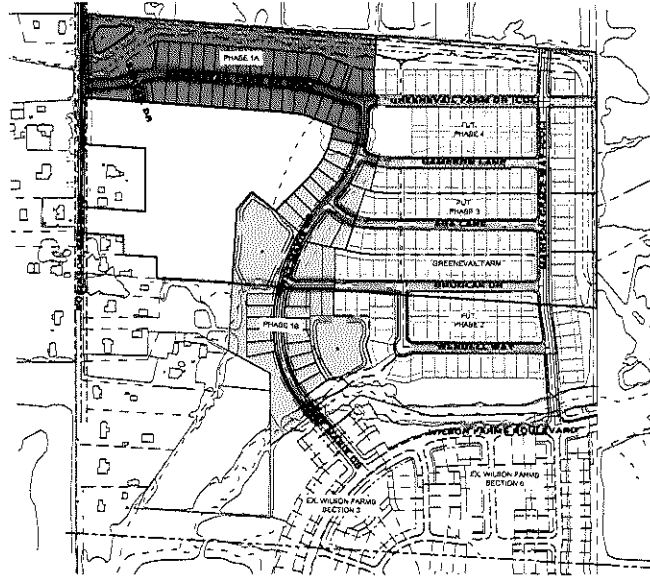
We are actively negotiating the terms of the Development Agreement (Fee in Lieu) with Warren County Engineer Office and provided our comments to their draft on March 18th. In our response, we committed to reimbursing Warren County approximately \$105,000 later this year, for our portion of the preliminary 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

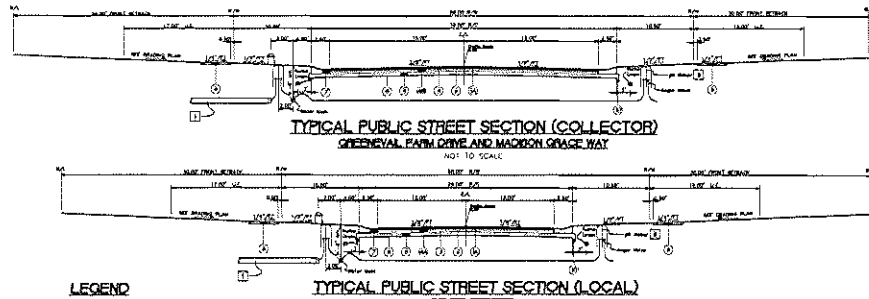


VICINITY MAP
No Scale

OWNER
GREENE PROPERTY LLC
2615 EAST CHEVROTTVILLE ROAD
WEST CHESTER, OH 45386
(513) 328-8000

DEVELOPER
SUNSHINE PROPERTIES
2810 CHEVROTTVILLE ROAD
WEST CHESTER, OH 45386
(513) 328-8000

**PLANNER, ENGINEER,
SURVEYOR, LANDSCAPE ARCHITECT**
BAYER BECKER, INC.
4600 TRILANDVILLE ROAD, SUITE A
MAMON, OHIO 45040
PH: 513-336-6600



LEGEND

- ① - 12" DIA. CONC. CURB
- ② - 12" DIA. CONC. GUTTER
- ③ - 12" DIA. CONC. TRAVEL LANE
- ④ - 12" DIA. CONC. SIDEWALK
- ⑤ - 12" DIA. CONC. DRIVE
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NOTES

- 1. PHASE 1A SHALL BE CONSTRUCTED FIRST.
- 2. PHASE 1B SHALL BE CONSTRUCTED SECOND.
- 3. PHASE 1C SHALL BE CONSTRUCTED THIRD.
- 4. PHASE 1D SHALL BE CONSTRUCTED FOURTH.
- 5. PHASE 1E SHALL BE CONSTRUCTED FIFTH.
- 6. PHASE 1F SHALL BE CONSTRUCTED SIXTH.
- 7. PHASE 1G SHALL BE CONSTRUCTED SEVENTH.
- 8. PHASE 1H SHALL BE CONSTRUCTED EIGHTH.
- 9. PHASE 1I SHALL BE CONSTRUCTED NINTH.
- 10. PHASE 1J SHALL BE CONSTRUCTED TENTH.
- 11. PHASE 1K SHALL BE CONSTRUCTED ELEVENTH.
- 12. PHASE 1L SHALL BE CONSTRUCTED TWELFTH.
- 13. PHASE 1M SHALL BE CONSTRUCTED THIRTEENTH.
- 14. PHASE 1N SHALL BE CONSTRUCTED FOURTEENTH.
- 15. PHASE 1O SHALL BE CONSTRUCTED FIFTEENTH.
- 16. PHASE 1P SHALL BE CONSTRUCTED SIXTEENTH.
- 17. PHASE 1Q SHALL BE CONSTRUCTED SEVENTEENTH.
- 18. PHASE 1R SHALL BE CONSTRUCTED EIGHTEENTH.
- 19. PHASE 1S SHALL BE CONSTRUCTED NINETEENTH.
- 20. PHASE 1T SHALL BE CONSTRUCTED TWENTIETH.
- 21. PHASE 1U SHALL BE CONSTRUCTED TWENTY-FIRST.
- 22. PHASE 1V SHALL BE CONSTRUCTED TWENTY-SECOND.
- 23. PHASE 1W SHALL BE CONSTRUCTED TWENTY-THIRD.
- 24. PHASE 1X SHALL BE CONSTRUCTED TWENTY-FOURTH.
- 25. PHASE 1Y SHALL BE CONSTRUCTED TWENTY-FIFTH.
- 26. PHASE 1Z SHALL BE CONSTRUCTED TWENTY-SIXTH.
- 27. PHASE 1AA SHALL BE CONSTRUCTED TWENTY-SEVENTH.
- 28. PHASE 1AB SHALL BE CONSTRUCTED TWENTY-EIGHTH.
- 29. PHASE 1AC SHALL BE CONSTRUCTED TWENTY-NINTH.
- 30. PHASE 1AD SHALL BE CONSTRUCTED THIRTIETH.

PHASING OF CONSTRUCTION

- PHASE 1A: LOTS 158, (26 LOTS)
- PHASE 1B: LOTS 159-161, (3 LOTS)
- PHASE 2: LOTS 162-164, (3 LOTS)
- PHASE 3: LOTS 165-167, (3 LOTS)
- PHASE 4: LOTS 168-170, (3 LOTS)

LEGEND

- PHASE 1A
- PHASE 1B

GENERAL NOTES

1. ALL PLANS AND CONSTRUCTION SHALL COMPLY WITH THE RULES, SPECIFICATIONS AND INSTRUCTIONS 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 SHALL APPLY.
2. SANITARY SEWER TO BE INSTALLED AND CONNECTED TO WARREN COUNTY SYSTEM.
3. WATER TO BE INSTALLED AND CONNECTED TO WARREN COUNTY SYSTEM.
4. ELECTRIC 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 REGULATIONS.
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 REGULATIONS.
7. ALL PUBLIC STREETS TO BE CONSTRUCTED ACCORDING TO WARREN COUNTY STANDARDS AND SPECIFICATIONS.
8. SHOOT HORIZONTAL CONTOURS AND NO ADJUDICATORY INFORMATION PROVIDED BY A SURVEY PERFORMED BY BAYER BECKER ON NOVEMBER 2022.
9. THE SITE DOES NOT CONTAIN HAZARDOUS WASTE OR OTHER HAZARDOUS MATERIALS.
10. HMA SHALL BE ESTABLISHED TO MAINTAIN AND MAINTAIN OPEN SPACE AREAS.
11. STORMWATER MANAGEMENT FACILITIES, TRAILS, PATHS, POSTAL MAILBOX UNITS, AND ANY OTHER COMMUNITY AMENITIES.
12. A 20' WIDE CONSTRUCTION EASEMENT SHALL BE ESTABLISHED ALONG THE NORTHERN AND EASTERN PERIMETER OF THE DEVELOPMENT, EXTENDING TOWARD TO PUBLIC UTILITY FACILITIES.
13. A MINIMUM OF THIRTY-FIVE (35) RESIDENTIAL LOTS SHALL BE INCLUDED IN THE FIRST FINAL PLAT SECTION.

INDEX OF SHEETS

CONTRACT NO.	SIGNING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
C1.0	TITLE SHEET	3/27/25	1	03/27/25
C1.0	LAYOUT AND UTILITY PLAN	3/27/25	1	03/27/25
L1.0	PLAN (INCLUDING A DETAIL)	3/27/25	1	03/27/25
L1.0	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
DRAWN BY: J. BAYER
CHECKED BY: J. BAYER
SCALE: AS SHOWN
SHEET NO.: C1.0
TOTAL SHEETS: 1

C1.0



GREENEAVIL FARM
PHASE 1A & 1B - PUD STAGE 3
 SECTION 22, TOWN 3, RANGE 4 BTH
 WARREN COUNTY, OHIO



Project: GREENEAVIL FARM STAGE 3
 Drawn by: CJD
 Date: 3/27/25

C2.0

LAYOUT AND UTILITY PLAN



LEGEND

TYPICAL 4" CONCRETE WALK

PROJECT DATA

PARCELS (D-9): 062200062, 062200063, 062200064, 062200065
 ZONING: R3 SINGLE FAMILY RESIDENTIAL WITH PLANNED UNIT (PUD) OVERLAY PER ZONING RESOLUTION 21-000 APPROVED BY THE WARREN COUNTY BOARD OF COUNTY COMMISSIONERS ON JULY 27TH, 2021.
 ADJACENT PARCELS ZONING: NORTH, EAST, WEST: (R1) SINGLE FAMILY RESIDENTIAL; SOUTH: (R1B) SINGLE FAMILY RESIDENTIAL
 USE: SINGLE FAMILY RESIDENTIAL

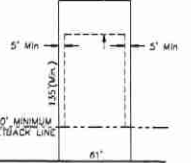
GROSS ACREAGE OF PROPERTY: 87.67 ACRES

RESIDENTIAL LOTS	85 LOTS
PHASE 1A & 1B	200 LOTS
TOTAL	200 LOTS
OPEN SPACE LOTS	4 LOTS
PHASE 1A & 1B	18 LOTS
TOTAL	18 LOTS
TOTAL LOT COUNT:	89 LOTS
PHASE 1A & 1B	200 LOTS
TOTAL	200 LOTS
REQUIRED OPEN SPACE:	36.29 AC (20%)
TOTAL PROVIDED OPEN SPACE:	33.93 AC (22.7%)

LAND USE	ACRES (AC)	PERCENT (%)
RESIDENTIAL	48.79	52.2
PHASE 1A & 1B	48.79	52.2
OPEN SPACE	26.33	33.3
PHASE 1A & 1B	11.16	12.7
R.O.W.	11.96	15.5
PHASE 1A & 1B	11.96	15.5
SEWERMENTS	17.86	25.4
PHASE 1A & 1B	4.06	4.8

DEENSITY: 2.06 DU/AC

30' REAR YARD SETBACK



TYPICAL LOT

8.28 S.F. (MIN.)
 LOT FRONTAGE = 61 (MIN.)



MONUMENT SIGN

NOTE: IMAGE PROVIDED AS AN EXAMPLE. TO DETERMINE THE COUNTY AND MATERIALS OF THE MONUMENT SIGN THAT WILL ULTIMATELY BE CONSTRUCTED, THE MONUMENT SIGN SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE WARREN COUNTY ZONING CODE SECTION 16.04.

File Name: Mar 10, 2025, 11:28 AM
 Drawing Number: 130200062-002-000003 PUD Stage 3.dwg - Layout 1.dwg PUD Stage 3



Scale	1" = 100'
North Arrow	North

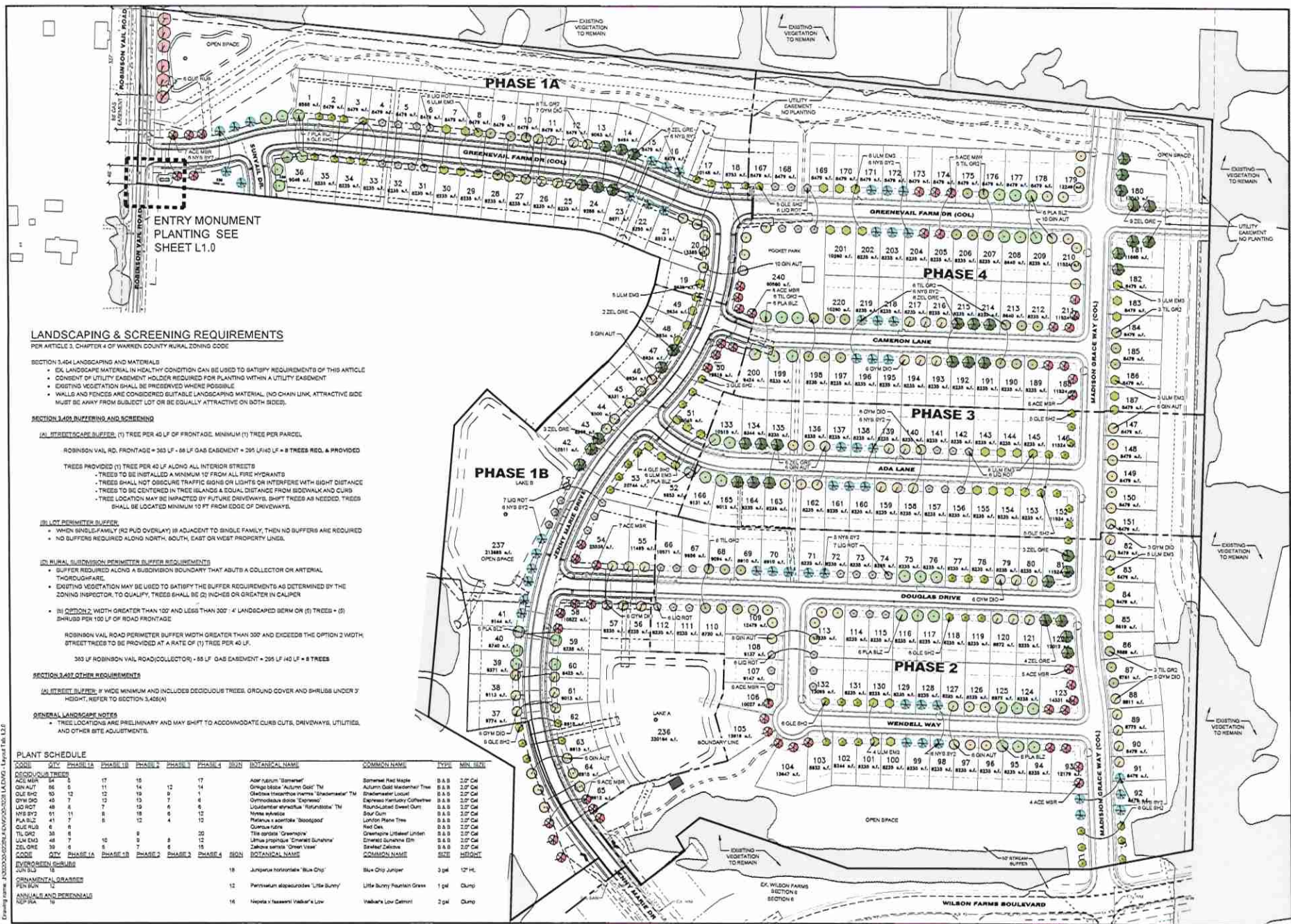
Sheet	1 of 1
Date	05/13/2024
Author	ADW
Checker	ADW
Project	GREENEVAL FARM PHASE 1A & 1B - PUD STAGE 3
Location	SECTION 22, TOWN 3, RANGE 4 8TH, FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO

GREENEVAL FARM
PHASE 1A & 1B - PUD STAGE 3
 SECTION 22, TOWN 3, RANGE 4 8TH
 FRANKLIN TOWNSHIP
 WARREN COUNTY, OHIO



Project: 2024051.A
 Owner: LEM
 Designer: ADW
 Date: 05-13-2024

L2.0



LANDSCAPING & SCREENING REQUIREMENTS
 PER ARTICLE 3, CHAPTER 4 OF WARREN COUNTY RURAL ZONING CODE

- SECTION 3.064 LANDSCAPING AND MATERIALS**
- EX. LANDSCAPE MATERIAL IN HEALTHY CONDITION CAN BE USED TO SATISFY REQUIREMENTS OF THIS ARTICLE
 - CONSENT OF UTILITY EASEMENT HOLDER REQUIRED FOR PLANTING WITHIN A UTILITY EASEMENT
 - EXISTING VEGETATION SHALL BE PRESERVED WHERE POSSIBLE
 - WALLS AND FENCES ARE CONSIDERED SUITABLE LANDSCAPING MATERIAL. (NO CHAIN LINK, ATTRACTIVE SIDE MUST BE AWAY FROM SUBJECT LOT OR BE EQUALLY ATTRACTIVE ON BOTH SIDES)

- SECTION 3.065 BUFFERING AND SCREENING**
- (A) INTERSCAPE BUFFERS:** (1) TREE PER 40 LF OF FRONTAGE, MINIMUM (1) TREE PER PARCEL
- ROBINSON VAL RD, FRONTAGE = 343 LF - 66 LF GAS EASEMENT + 295 LF 140 LF = 8 TREES REQ. & PROVIDED
- TREES PROVIDED (1) TREE PER 40 LF ALONG ALL INTERIOR STREETS
- TREES TO BE INSTALLED A MINIMUM 10' FROM ALL FIRE HYDRANTS
 - TREES SHALL NOT OBSCURE TRAFFIC SIGNS OR LIGHTS OR INTERFERE WITH SIGHT DISTANCE
 - TREES TO BE CENTERED IN TREE ISLANDS & SOLAL DISTANCES FROM BIODIVALK AND CURB
 - TREE LOCATION MAY BE IMPACTED BY FUTURE DRIVEWAYS. SHIFT TREES AS NEEDED. TREES SHALL BE LOCATED MINIMUM 10 FT FROM EDGE OF DRIVEWAYS.

- (B) LOT PERMITTED BUFFER:**
- WHEN SINGLE-FAMILY (R2 PUD OVERLAY) IS ADJACENT TO SINGLE FAMILY, THEN NO BUFFERS ARE REQUIRED
 - NO BUFFERS REQUIRED ALONG NORTH, SOUTH, EAST OR WEST PROPERTY LINES.

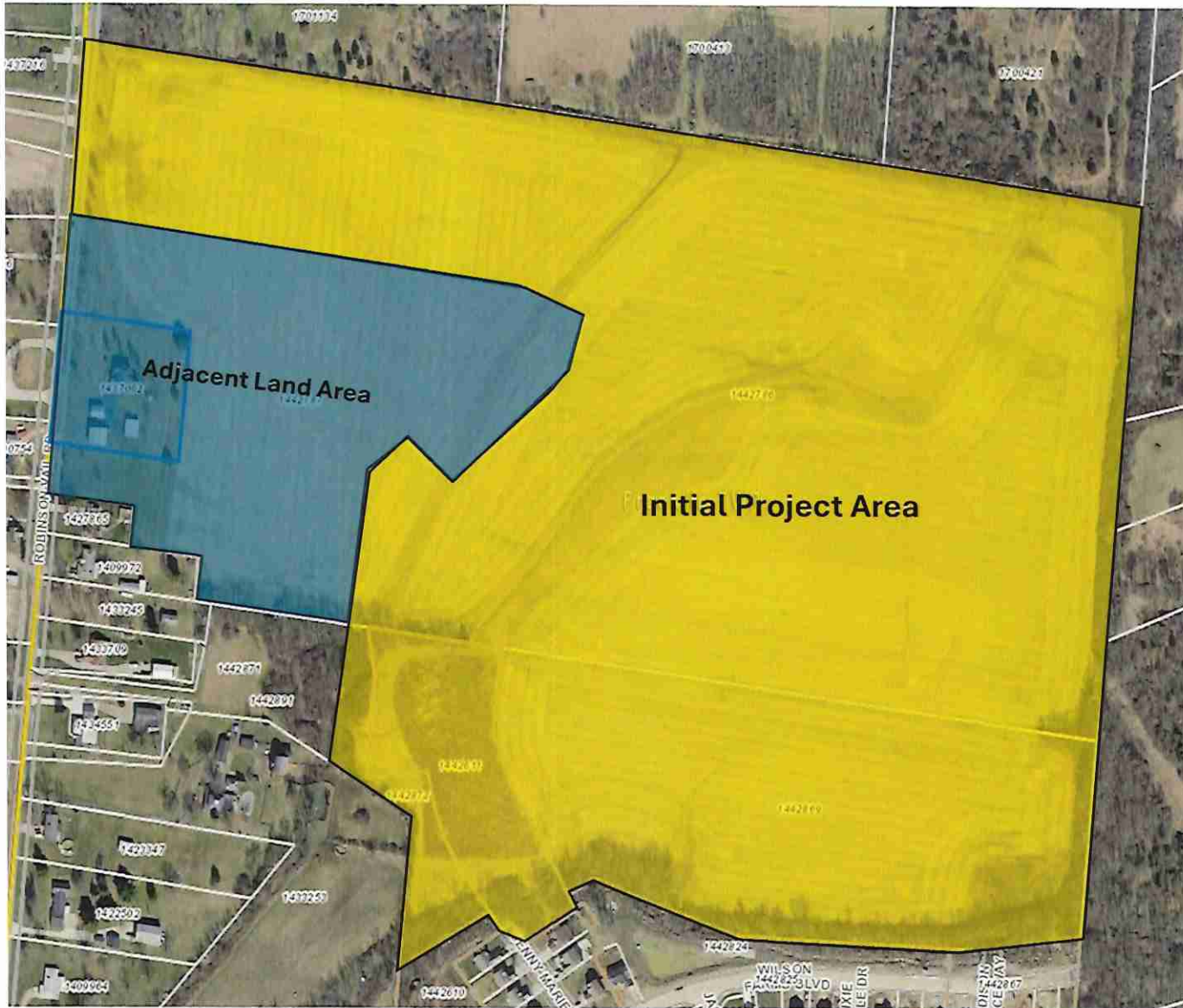
- (C) RURAL SUBDIVISION PERMITTED BUFFER REQUIREMENTS**
- BUFFER REQUIRED ALONG A SUBDIVISION BOUNDARY THAT ADJUTS A COLLECTOR OR ARTERIAL THOROUGHFARE.
 - EXISTING VEGETATION MAY BE USED TO SATISFY THE BUFFER REQUIREMENTS AS DETERMINED BY THE ZONING INSPECTOR, TO QUALIFY, TREES SHALL BE (2) INCHES OR GREATER IN CALIPER
 - (B) OPTION 2: WIDTH GREATER THAN 100' AND LESS THAN 300' - 4' LANDSCAPED BERM OR (1) TREE + (2) SHRUBS PER 100 LF OF ROAD FRONTAGE
 - ROBINSON VAL ROAD PERIMETER BUFFER WIDTH GREATER THAN 300' AND EXCEEDS THE OPTION 2 WIDTH STREET TREES TO BE PROVIDED AT A RATE OF (1) TREE PER 40 LF
 - 303 LF ROBINSON VAL ROAD (COLLECTOR) + 85 LF GAS EASEMENT + 295 LF 140 LF = 8 TREES

- SECTION 3.067 OTHER REQUIREMENTS**
- (A) INTEREST BUFFER:** IF WIDE MINIMUM AND INCLUDES DECIDUOUS TREES, GROUND COVER AND SHRUBS UNDER 7' HEIGHT, REFER TO SECTION 3.065(A)

- GENERAL LANDSCAPE NOTES**
- TREE LOCATIONS ARE PRELIMINARY AND MAY SHIFT TO ACCOMMODATE CURB CUTS, DRIVEWAYS, UTILITIES, AND OTHER SITE ADJUSTMENTS.

PLANT SCHEDULE

CODE	QTY	PHASE 1A	PHASE 1B	PHASE 2	PHASE 3	PHASE 4	NON	BOTANICAL NAME	COMMON NAME	TYPE	MIN. HEIGHT
DECIDUOUS TREES											
ACR MHR	14	17	15	17				Acer rubrum 'Swarth'	Swamp Red Maple	8.5-9	20' CA
QON AUT	86	5	11	14	12	14		Quercus bicolor 'Autumn Gold' TM	Autumn Gold Madroenel Tree	8.5-9	20' CA
QLE SHC	35	12	13	10	9	11		Quercus laevis 'Shademaster' TM	Shademaster Locust	8.5-9	20' CA
QVM DDO	40	7	12	13	7	6		Qymodulus spoon 'Expresso'	Expresso Honeylocust	8.5-9	20' CA
LIJ HOT	48	8	7	19	6	6		Liquidambar styraciflua 'Hortensia' TM	Roundleaved Sweet Gum	8.5-9	20' CA
NYS BYZ	11	8	18	6	12			Nyssa sylvatica	Star Gum	8.5-9	20' CA
PLA BLZ	41	7	8	12	4	12		Platanus x acerifolia 'Bloodgood'	London Plane Tree	8.5-9	20' CA
QLE RUB	6	7	8	8				Quercus rubra	Red Oak	8.5-9	20' CA
TIL GRZ	38	8	8	8	30			Tilia cordata 'Greenway'	Greenway Littleleaf Linden	8.5-9	20' CA
ULM EMD	48	7	10	9	12			Ulmus procumbens 'Emerald Sunburst'	Emerald Sunburst Elm	8.5-9	20' CA
ZEL ORE	38	8	7	8	18			Zelkova serrata 'Green View'	Green View Zelkova	8.5-9	20' CA
HYDRANGEA/SHRUBS											
ORNA MENTL GRASS	12							Ornithoglossum 'Blue Chip'	Blue Chip Juniper	3 gal	12" Ht.
PEN SUN	12							Pennisetum setaceum 'Lute Sunny'	Little Sunny Fountain Grass	1 gal	Clump
ANNUALS AND PERENNIALS											
VALV	16							Valeriana 'Sweetest' 'Valeriana's Low'	Valeriana's Low Celosia	2 gal	Clump



Proclamation

*From the Office of the Board of County Commissioners
Warren County, Ohio*

**PROCLAIM APRIL 18, 2025, AS
"NATIONAL LINEWORKER APPRECIATION DAY"
IN WARREN COUNTY**

WHEREAS, the profession of line worker is steeped in personal and professional tradition; and

WHEREAS, Duke Energy line workers are often first responders during storms and other catastrophic events, working to make the scene safe for members of the public and public safety officials; and

WHEREAS, these brave men and women work with thousands of volts of electricity high atop the power lines 24 hours a day, 365 days a year, to keep electricity flowing to our communities; and

WHEREAS, Duke Energy line workers must often work under dangerous conditions to maintain energy infrastructure and restore power to customers following severe weather events; and

WHEREAS, line workers play an essential role in maintaining reliable service and building the electric grid of the future; and

WHEREAS, the Warren County Board of Commissioners thanks all line workers for their extraordinary service, creating a stronger and more resilient community, by keeping power flowing to vital infrastructure from hospitals and schools to businesses, industries and everyday residential needs.

NOW THEREFORE BE IT RESOLVED, by this Board of County Commissioners to proclaim the 18th day of April, 2025 as

"NATIONAL LINEWORKER APPRECIATION DAY"

in Warren County and encourage all residents to recognize line workers for the great service they do for our communities.

IN WITNESS WHEREOF, we hereunto subscribe our names and caused the seal of Warren County to be affixed at Lebanon this 8th day of April, in the year of our Lord, Two Thousand and Twenty-Five.

BOARD OF COUNTY COMMISSIONERS

Tom Grossmann, President

Shannon Jones

Shannon Jones

David G. Young

Proclamation

*From the Office of the Board of County Commissioners
Warren County, Ohio*

**PROCLAIM MAY 2025, AS
"COMMUNITY ACTION MONTH"
IN WARREN COUNTY**

WHEREAS, Community Action has made essential contributions across this nation for 60 years, inspiring a spirit of hope, creating opportunities for millions of people to be a part of the American Dream, and improving communities; and

WHEREAS, Community Action remains committed to a nation that creates opportunities for all people to thrive; builds strong, resilient communities; and ensures a more equitable society; and

WHEREAS, Warren County Community Services, Inc., Ohio's 48th Community Action Agency remains a local force connecting individuals to life-changing services and creating pathways to prosperity; and

WHEREAS, Community Action strategies and innovative solutions evolve as the needs of individuals, families, and communities in cities, suburbs, and rural areas change; and

WHEREAS, Community Action insists on community participation and involvement, ensuring that all sectors of the community have a voice and will be heard; and

WHEREAS, Warren County Community Services, Inc. is recognizing 58 years of innovation, impact, and providing proven results for Warren County and our residents; and

NOW THEREFORE BE IT RESOLVED, by this Board of Warren County Commissioners, that May 2025, be proclaimed as

"COMMUNITY ACTION MONTH"

In recognition of 58 years of dedication and results achieved for thousands of individuals by Warren County Community Services, Inc.

IN WITNESS WHEREOF, we hereunto subscribed our names and caused the seal of Warren County to be affixed at Lebanon this 8th day of April, in the Year of our Lord, Two Thousand Twenty-Five.

BOARD OF COUNTY COMMISSIONERS

Tom Grossmann, President

Shannon Jones

David G. Young



**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: Kurt E. Weber DEPARTMENT: Engineer's Office

*POSITION: County Engineer DATE: 4/3/2025

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:
Nation Association of County Engineers (NACE) Annual Convention

LOCATION:
Schaumburg Convention Center
1551 Thoreau Dr. N, Schaumburg, IL 60173

DATE(S): April 16-18th

TYPE OF TRAVEL: (Check one)
AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Est. \$400 x 2 (nights) = \$800
ESTIMATED COST OF TRIP: \$495 (registration) + \$800 = \$1295 x 2 (people) = \$2590

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:
Kurt E. Weber County Engineer 4/3/2025
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:
Roy Henson

WARREN COUNTY COMMISSIONERS

2025 APR -3 PM 3:56



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

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*NAME OF ATTENDEE: Thomas A. Duffy DEPARTMENT: OMJ

*POSITION: Business Services DATE: 3-28-2025

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:

Pathways to Prosperity - Conference

LOCATION:

Loews Philadelphia Hotel
1200 Market Street, Philadelphia, PA 19107

DATE(S): April 16-17, 2025

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING:

ESTIMATED COST OF TRIP: \$850.00

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:

Open Short, Supervisor 4/1/25
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:

[Empty box for listing additional attendees]



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: Rhonda Day DEPARTMENT: Water & Sewer Department

*POSITION: Fiscal Assistant DATE: 4/2/2025

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:

2025 GFOA Accounting Academy is a comprehensive training of the principles & practices of government accounting & management of public resources. Attending in place of Michael Zeiher.

LOCATION:

Hyatt Regency- Columbus, OH

DATE(S): 4/28/2025 - 5/1/2025

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING:

ESTIMATED COST OF TRIP: \$2,150

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:

M. Zeiher Director of Fiscal Operations
Signature/Title Date 4/2/25

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:

Will be attending with Jodi Davis - Accounting Supervisor

WARREN COUNTY COMMISSIONERS
APR 11 2 51 PM '25
RECEIVED

Proclamation

*From the Office of the Board of County Commissioners
Warren County, Ohio*

**RECOGNIZE APRIL 13 THROUGH APRIL 19, 2025 AS
"NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK"**

WHEREAS, emergencies can occur at any time that require police, fire or emergency medical services; and,

WHEREAS, when an emergency occurs the prompt response of police officers, firefighters, and medical services is critical to the protection of life and preservation of property; and,

WHEREAS, the safety of our police officers, firefighters, and medical services is dependent upon the quality and accuracy of information obtained from citizens who call the Warren County Communications Center; and,

WHEREAS, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and,

WHEREAS, Public Safety Telecommunicators are the single crucial link for our public safety personnel by monitoring their activities by radio, providing them information, and ensuring their safety; and,

WHEREAS, each Public Safety Telecommunicator has exhibited compassion, understanding, professionalism, and extraordinary dedication to our county during this past year to overcome critical staffing shortages by working extra shifts to continue the highest level of these vital services; and

WHEREAS, Public Safety Telecommunicators serve our citizens daily in countless ways. The work of these "unseen first responders" is invaluable in emergency situations and

NOW, THEREFORE BE IT RESOLVED by this Board of Warren County Commissioners, the week of April 13 through April 19, 2025 be proclaimed as

"NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK"

*IN WITNESS WHEREOF, we hereunto subscribed
Our names and caused the seal of Warren County to
be affixed at Lebanon this 1st day of April, in the
Year of our Lord, Two Thousand Twenty- Five.*

BOARD OF COUNTY COMMISSIONERS

Tom Grossmann, President

Shannon Jones

David G. Young

