



**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 22, 2025

- | | | |
|----|-------|---|
| #1 | | <i>Clerk—General</i> |
| #2 | 9:00 | <i>Ohio Laborers' Employers Cooperation Education Trust, to Proclaim "National Work Zone Awareness Week" in Warren County</i> |
| #3 | 9:05 | <i>Public Hearing— Public Hearing #2 to Consider Adoption of the Flood Damage Regulation in Warren County</i> |
| #4 | 9:20 | <i>ADMINISTRATIVE HEARING— Kroger Union Village Special District 3B PUD Stage 2 in Turtlecreek Township</i> |
| #5 | 9:45 | <i>Executive Session— Pending Litigation with Legal Counsel Present Pursuant to ORC 121.22(G)(3)</i> |
| #6 | 10:00 | <i>Executive Session— Imminent Litigation with Legal Counsel Present Pursuant to ORC 121.22(G)(3)</i> |

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
SHE	RJE BUSINESS INTERIORS CINCINNATI OH INC	SHE.CLERK SUPERVISOR DESK	\$ 12,624.55 *capital purchase/ state contract
SHE	MONTROSE FORD LLC	SHE 2025 FORD POLICE CRUISERS	\$ 284,244.00 *vehicles/ state contract
FAC	HARLAN GRAPHIC ARTS SERVICES INC	FAC- WARREN COUNTY SEAL, 36" D	\$ 2,158.15 *capital purchase/ sole source
FAC	F5GRAFX LLC	FAC- PLAQUE FOR NEW COUNTY COU	\$ 7,157.00 *capital purchase/ sole source
WAT	COLUMBIA COMMONS LLC	WAT EASEMENT COL COMMONS - PAR	\$ 12,500.00 *capital purchase/ previously approved resolution

PO CHANGE ORDERS

WAT	SMITH AND BROWN CONTRACTORS	WAT HUNTER SEWER IMPROVE PROJ	\$ 118,824.16 *increase
WAT	NATIONAL WATER SERVICES	WAT MIDD JUNC WF PROJ	\$ 18,750.00 *increase
FAC	RIVER ROCK VENTURES	FAC DESGIN BUILD FEES	\$ 2,000,000.00 *increase

Approved 4/22/25 by:

Martin Russell, County Administrator

CONSENT AGENDA*

March 25, 2025

Approve the minutes of the April 8, 2025 Commissioners' Meeting.

PERSONNEL

1. *Approve hiring of temporary employee within Facilities Management*
2. *Approve promotion of Lillian Kuhn to Protective Services Caseworker II within Children Services*
3. *Approve end of 365- day probationary period and pay increase for Michael Mason within Children Services and Cassidy Stanforth within B/Z*
4. *Approve wage increase for Kaitlyn Niles and Andrew Wagenknecht within Emergency Services*
5. *Accept resignation of Heidi Base-Smith within Human Services*

GENERAL

6. *Amend Resolution #25-0198 to reflect the adjusted start date for Dinesh Palaniswamy within W/S*
7. *Cancel regularly scheduled Commissioners' Meeting of Thursday, April 24, 2025*
8. *Advertise for bids for the 2025 Striping Project*
9. *Enter into contract with Barrett Paving Materials for the 2025 Resurfacing Project and Ray Hensley Inc. for the 2025 Chip Seal Project*
10. *Approve Notice of Intent to award bid to Fillmore Construction LLC for the Mulberry and Sycamore Street Improvements Project*
11. *Authorize President of the Board to sign liquor permit application for an event at the Warren County Fairgrounds*
12. *Approve subgrant agreement with ODJFS, Ohio Department of Medicaid, and Warren County on behalf of Children Services*
13. *Approve various agreements and addendums with various providers for home placement on behalf of Children Services*
14. *Approve subgrant agreement with ODJFS on behalf of CSEA*
15. *Authorize the County Administrator to sign FY25 Reclaim Grant Amendment #2 on behalf of Juvenile*
16. *Approve contract with Beech Acres on behalf of Juvenile*
17. *Enter into agreement with MedCert on behalf of OhioMeansJobs Warren County*
18. *Enter into agreement with the Ohio EPA on behalf of Solid Waste*
19. *Approve Change Order No. SR-113293 with Central Square and NDA agreement with Motorola Solutions on behalf of Telecommunications*
20. *Enter into agreement with Autoagent Data Solutions LLC on behalf of Transit Services*
21. *Approve Change Order No. 2 to the contract with Peregrine Corp. on behalf of W/S*
22. *Approve Change Order No. 2 to the contract with Smith and Brown Contractors for the Hunter Sewer System Improvements Project*
23. *Authorize reimbursement to Sunesis Properties for the private construction of the water main extension in Greenevail Farms Subdivision*
24. *Enter into contract with Verizon Connect Fleet USA on behalf of W/S*
25. *Enter into easement agreements with Luce Farms, LLC Winsor Development, LLC, and Home Acres Development, LLC*
26. *Declare various items as surplus and authorize disposal of items through internet auction*
27. *Acknowledge approval of financial transactions*
28. *Acknowledge payment of bills*
29. *Approve performance bond release for Shaker Run, Section 12, Phase A in Turtlecreek Township*
30. *Approve various final plats*

FINANCIALS

31. *Create the Morrow Woodville Road Bridge Rehabilitation Project Fund*
32. *Accept an amended certificate and approve a supplemental appropriation into the Fields Ertel Road Widening Project*
33. *Approve supplemental appropriation within Sheriff's*
34. *Approve appropriation adjustment from Commissioners' into Probate Court for payout*
35. *Approve appropriation adjustment into Common Pleas, Human Services, WIB, and Juvenile*

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

FOR CONSIDERATION NOT ON CONSENT AGENDA

1. Approving and authorizing the President or Vice President of the Board to execute an environmental covenant with the U.S. EPA and on behalf of the U.S. EPA for two parcels titles in the name of the Warren County Board of County Commissioners consisting of parcel number 16-12-452-002 and 16-12-400-021 in Hamilton Township

APPROVING AND AUTHORIZING THE PRESIDENT OR VICE PRESIDENT OF THE BOARD TO EXECUTE AN ENVIRONMENTAL COVENANT WITH THE U.S. EPA AND ON BEHALF OF THE OHIO EPA FOR TWO PARCELS TITLED IN THE NAME OF THE WARREN COUNTY BOARD OF COUNTY COMMISSIONERS CONSISTING OF PARCEL NUMBERS 16-12-452-002 AND 16-12-400-021 IN HAMILTON TOWNSHIP

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: Auditor____
Commissioners' file
Press

ENVIRONMENTAL COVENANT

This Environmental Covenant is entered into by the Warren County Board of County Commissioners and the United States Environmental Protection Agency (U.S. EPA) pursuant to Ohio Revised Code ("ORC") §§ 5301.80 to 5301.92, for the purpose of subjecting the Property described herein ("the Property") to the activity and use limitations set forth herein.

This Environmental Covenant requires current and future Property owners to meet certain requirements, including, but not limited to:

- Comply with the activity and use limitations stated in paragraph 6 that include: soil management requirements; land use restrictions; and ground water extraction or use prohibitions.
- Provide a compliance report to U.S. EPA and Ohio EPA upon a request made to the Warren County Engineer's Office, 210 W. Main Street, Lebanon, Ohio 45036, as required by paragraph 10, describing that the Property continues to be used in compliance with the activity and use limitations.
- Give notice to new property owners (also known as "transferees") upon conveyance, as required by paragraph 11, of the activity and use limitations and the recorded location of this Environmental Covenant.
- Notify U.S. EPA and Ohio EPA within 10 days of each conveyance, as required by paragraph 11, of the property that was conveyed and new owner's contact information.

WHEREAS, the hereinafter described Property is owned by the Warren County Board of County Commissioners (aka Warren County Commissioners and Warren County, Ohio), 406 Justice Drive, Lebanon, OH 45036.

WHEREAS, the Peters Cartridge Facility Site ("Site") is an approximately 71-acre parcel of land located along the southern bank of the Little Miami River in Warren, County, Ohio. The Site is located at 1415 Grandin Road in Kings Mills, Hamilton Township, Ohio. In September 2012, the Site was placed on U.S. EPA's National Priorities List of the top priority hazardous waste sites for investigation and cleanup under the Superfund program.

WHEREAS, U.S. EPA signed a Record of Decision (ROD) on September 28, 2009, which selected a specific remedial action to clean up the Site to industrial and commerce standards.

WHEREAS, U.S. EPA issued a Unilateral Administrative Order (Order) to E.I. du Pont de Nemours and Company (DuPont), dated March 30, 2012 and docketed on April 4, 2012, directing DuPont to perform the remedial action selected in the ROD and as further detailed in the Statement of Work (SOW) appended to the Order; and DuPont commenced on-Site construction in December 2014.

WHEREAS, U.S. EPA signed an Explanation of Significant Differences in June 2015 to slightly modify the SOW to adapt to current Site conditions; and DuPont completed the selected remedy for the Site in June 2017.

WHEREAS, the recording of this Environmental Covenant is a required component of the remedy selected in the ROD and the activity and use limitations in this Environmental Covenant are intended to protect the public from exposure to potential hazardous substances in the soil and groundwater on the Property;

WHEREAS, the Administrative Record for the Site is maintained at: (1) online at the semspub.epa.gov website (Select "Region 5" and "Administrative Records" from the dropdown menu, and then search by the state and/or the name of the site as indicated above) or at U.S. EPA, Region 5, 77 West Jackson Blvd., 7th Floor Records Center, Chicago, Illinois 60604; and (2) the Salem Township Library, 535 West Pike St., Morrow, Ohio 45152; and (3) the Warren County Administrative Building, 406 Justice Drive, Lebanon, Ohio 45036.

WHEREAS, U.S. EPA, and Property Owner and Holder, desire to establish and impose the environmental covenants and restrictions on the Property as described herein.

NOW THEREFORE, the Property Owner and Holder and U.S. EPA agree to the following:

1. Environmental Covenant. This instrument is an environmental covenant developed and executed pursuant to ORC §§ 5301.80 to 5301.92.

2. Property. This Environmental Covenant concerns two tracts of real property located at the Site all in Warren County, Ohio, one of which is improved with a public

roadway, namely: Grandin Road, and one being within the Grandin Road right of way. Each parcel listed below is legally described and identified in the corresponding attached Figure and together are hereinafter referred to as the Property:

- Parcel No. 16-12-452-002 (Figure 1): Section of road north of the right-of-way scenic trail; and,
- Parcel No. 16-12-400-021 [Pt.] (Figure 2): Section of land along Grandin Road approximately 0.258 acres.

3. Owner. This Property is owned by Warren County Board of County Commissioners, aka Warren County Commissioners and Warren County, Ohio, ("Owner"), with a mailing address of: 406 Justice Drive, Lebanon, OH 45036.

4. Transferee. The term "Transferee" as used in this Environmental Covenant shall mean any future owner of any interest in the Property or any portion thereof including, but not limited to, owners of an interest in fee simple, mortgagees, easement holders and/or lessees.

5. Holder. Pursuant to ORC § 5301.81, the holder of this Environmental Covenant ("Holder") is the Owner listed above.

6. Activity and Use Limitations. Owner acknowledges that the Site has been remediated only for limited recreational, commercial and/or industrial uses and not residential use. Owner hereby covenants for itself and its successors and assigns, and imposes and agrees to comply with the following activity and use limitations:

- a. Soil Management Requirements. All excavation, digging, grading or disturbance of the ground surface on the Property shall be conducted in accordance with the July 2017 Soil Management Plan developed for the Site.
- b. Land Use Restriction. The Property shall be used solely for limited recreational, commercial and/or industrial activities, and the Property shall not be used for residential or other prohibited activities unless and until additional cleanup activities are performed on this Property and this environmental covenant is amended or terminated in accordance with paragraph 13.

- i. **Commercial land use** as used in this Environmental Covenant, shall mean land use with potential exposure of adult workers during a business day and potential exposure of adults and children who are customers, patrons, or visitors to commercial facilities during the business day. Generic direct contact standards for commercial land use may not be appropriate for properties where a high frequency of potential exposure to children may occur, such as at schools and day care facilities. Accordingly, the Property shall not be used as a day care facility or for any other residential land use. Commercial land use includes, without limitation, warehouses, retail establishments, office buildings, hospitals and clinics, religious institutions, hotels, motels and public areas incidental to such use. Allowable commercial use may include, but is not limited to, the following: public roadway uses improved with base materials, asphalt, concrete curb, barrier wall, retaining wall, and storm sewer/drainage facilities.
- ii. **Industrial land use** as used in this Environmental Covenant, shall mean land use with potential exposure of adult workers during a business day and potential exposures of adults and children who are visitors to industrial facilities during the business day. Industrial land use has potential exposure of adults to dermal contact with soil, inhalation of particles from soil and ingestion of soil. Industrial land use includes, without limitation, lumberyards, power plants; manufacturing facilities, assembly plants, non-public airport areas, railroad switching yards, marine port facilities, and public or employee areas incidental to such land use. Allowable industrial use may include, but is not limited to, the following: public roadway uses improved with base materials, asphalt, concrete curb, barrier wall, retaining wall, and storm sewer/drainage facilities.
- iii. **Limited Recreational land use** represents highly variable exposure scenarios that require determination of applicable standards through a property-specific risk assessment. Recreational activities may have the potential for exposure of adults and children to dermal contact with soil or sediment, inhalation of particles from soil, incidental

ingestion of soil or sediment, dermal contact with surface water, incidental ingestion of surface water, and ingestion of fish. Allowable recreational use may include, but is not limited to, the following: bike/walking path, parks, playgrounds, green areas, sports fields, and public gathering space.

- c. c. Ground Water Extraction or Use Prohibition. The Owner shall not construct, build, operate or maintain on the properties water extraction wells of any type on the Property. Additionally, the Owner shall not itself extract or use groundwater underlying the Property nor allow others to extract or use groundwater underlying the Property for any purpose, potable or otherwise, unless approved by U.S. EPA and for the purposes of investigating, monitoring, remediation of the groundwater, or for a response activity.

If any event or action by or on behalf of a person who owns an interest in the Property, or holds an encumbrance on the Property, constitutes a breach of the activity and use limitations set forth above, U.S. EPA shall be notified immediately and no later than 48 hours after the breach and Property Owner and/or, if applicable, any Transferee, agrees to remedy such breach of the activity and use limitations immediately and no later than 72 hours after the breach.

7. Running with the Land. This Environmental Covenant shall be binding upon the Owner, during the time that the Owner owns the Property or any portion thereof, and upon all assigns and successors in interest, including any Transferee, and shall run with the land, pursuant to ORC § 5301.85, subject to amendment or termination as set forth herein. The term "Transferee," as used in this Environmental Covenant, shall mean any future owner of any interest in the Property or any portion thereof, including, but not limited to, owners of an interest in fee simple, mortgagees, easement holders, and/or lessees.

8. Compliance Enforcement. Compliance with this Environmental Covenant may be enforced pursuant to ORC § 5301.91 and other applicable law. Failure to timely enforce compliance with this Environmental Covenant or the activity and use limitations contained herein by any party shall not bar subsequent enforcement by such party and shall not be deemed a waiver of the party's right to take action to enforce against any non-compliance. Nothing in this Environmental Covenant shall restrict the Administrator of U.S. EPA or the Director of Ohio EPA from exercising any authority under applicable law.

9. Rights of Access. Owner hereby grants to U.S. EPA, Ohio EPA, U.S. EPA and Ohio EPA's agents, contactors, employees and authorized representatives the right of access to the Property for implementation or enforcement of this Environmental Covenant and shall require such access as a condition of any transfer of the Property or any portion thereof.

10. Compliance Reporting. Owner or Transferee, if applicable, shall submit to both U.S. EPA and Ohio EPA, upon request, written documentation verifying that the activity and use limitations set forth herein remain in place and are being complied with.

11. Notice upon Conveyance. Each instrument hereafter conveying any interest in the Property or any portion thereof shall contain a notice of the activity and use limitations set forth in this Environmental Covenant, and provide the recorded location of this Environmental Covenant. The notice shall be substantially in the following form:

THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL COVENANT, RECORDED IN THE DEED OR OFFICIAL RECORDS OF WARREN COUNTY RECORDER ON _____, 202__, IN [DOCUMENT ____, or BOOK ____, PAGE ____]. THIS ENVIRONMENTAL COVENANT CONTAINS THE FOLLOWING ACTIVITY AND USE LIMITATIONS: SOIL MANAGEMENT REQUIREMENTS; LAND USE RESTRICTION; AND GROUND WATER EXTRACTION OR USE PROHIBITION.

Owner or Transferee, if applicable, shall notify U.S. EPA and Ohio EPA and "Holders" other than the Owner, if any within ten (10) days after each conveyance of an interest in the Property or any portion thereof. The notice shall include the name, address, and telephone number of the Transferee, a copy of the deed or other documentation evidencing the conveyance, and a survey map that shows the boundaries of the property being transferred.

12. Representations and Warranties. Owner hereby represents and warrants to the other signatories hereto:

- A. that the Owner is the sole owner of the Property;

- B. that the Owner holds fee simple title to the Property and the Property is not subject to any interests or encumbrances that conflict with the Activity and Use Limitations set forth in this Environmental Covenant;
- C. that the Owner has the power and authority to enter into this Environmental Covenant, to grant the rights and interests herein provided and to carry out all obligations hereunder;
- D. that this Environmental Covenant will not materially violate or contravene or constitute a material default under any other agreement, document or instrument to which Owner is a party or by which Owner may be bound or affected;
- E. that the Owner has identified all other persons that own an interest in or hold an encumbrance on the Property, and, if applicable, notified such persons of the Owner's intention to enter into this Environmental Covenant.

13. Amendment or Termination. This Environmental Covenant may be amended or terminated by consent of all of the following: the Owner, or a Transferee, if applicable, and U.S. EPA, pursuant to ORC §§ 5301.82 and 5301.90 and other applicable law. The term, "Amend" or Amendment," as used in this Environmental Covenant, shall mean any changes to the Environmental Covenant, including the activity and use limitations set forth herein, or the elimination of one or more activity and use limitations so long as there is at least one limitation remaining. The term, "Termination," as used in this Environmental Covenant, shall mean the elimination of all activity and use limitations set forth herein and all other obligations under this Environmental Covenant.

This Environmental Covenant may be amended or terminated only by a written instrument duly executed by the U.S. EPA and by the Owner or Transferee, if applicable, of the Property or any portion thereof. Within thirty (30) days of signature by all requisite parties on any amendment or termination of this Environmental Covenant, the Owner or Transferee, if applicable, shall file such instrument for recording with the Warren County Recorder's Office, and shall provide a filed and date-stamped copy of the recorded instrument to U.S. EPA, Ohio EPA and "Holders" or their assignees, if any.

14. Severability. If any provision of this Environmental Covenant is found to be unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

15. Governing Law. Except as provided herein, This Environmental Covenant shall be governed by and interpreted in accordance with the laws of the State of Ohio.

16. Recordation. Within thirty (30) days after the date of the final required signature, this Environmental Covenant shall be recorded in the same manner as a deed to the Property, with the Warren County Recorder's Office.

17. Effective Date. The effective date of this Environmental Covenant shall be the date upon which the fully executed Environmental Covenant has been recorded as a deed record for the Property with the Warren County Recorder's Office.

18. Distribution of Environmental Covenant. Owner shall distribute filed and date-stamped fully executed with wet signatures, original copies of the recorded Environmental Covenant to: U.S. EPA and Ohio EPA at the addresses listed below.

19. Notice. Unless otherwise notified in writing by any party hereto or U.S. EPA or Ohio EPA, any document or communication required by this Environmental Covenant shall be submitted to:

As to U.S. EPA:

United States Environmental Protection Agency, Region 5
Superfund Division (SR-6J)
Assigned Remedial Project Manager
RE: Peters Cartridge Superfund Site
77 West Jackson Blvd.
Chicago, Illinois 60604, and

As to Ohio EPA:

Ohio EPA – Central Office
Division of Environmental Response and Revitalization
50 West Town Street
Columbus, Ohio 43216
Attn.: DERR Records Management Officer

Or, send electronically to: records@epa.ohio.gov

And

Ohio EPA - Southwest District Office
401 E Fifth Street, Dayton, Ohio 45402
Attn.: DERR Site Coordinator for Peters Cartridge

As to Owner:

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

As to Holder:

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

For DuPont

Patricia McGee
Corteva Legal Department Bldg 735
RE: Peters Cartridge Superfund Site
974 Centre Road
Wilmington, Delaware 19805

Douglas Fletcher, Project Director
DuPont Engineering
Barley Mill Plaza – Bldg. 27, Rm. 2164
Wilmington, Delaware 19880

The undersigned represents and certifies that the undersigned is authorized to execute this Environmental Covenant.

IT IS SO AGREED:

OWNER:
WARREN COUNTY
BOARD OF COUNTY COMMISSIONERS
pursuant to Resolution No. _____,
dated _____

WARREN COUNTY
PROSECUTING ATTORNEY

Signature of Owner

By: _____
Assistant Prosecutor

Printed Name and Title

State of _____)
) ss:
County of _____)

Before me, a notary public, in and for said county and state, personally appeared _____, a duly authorized representative of the Owner, WARREN COUNTY BOARD OF COUNTY COMMISSIONERS, who acknowledged to me the execution of the foregoing instrument on behalf of the Owner, Board of WARREN COUNTY BOARD OF COUNTY COMMISSIONERS pursuant to said Resolution.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this _____ day of _____, 20__.

Notary Public

U.S. ENVIRONMENTAL PROTECTION AGENCY

Douglas Ballotti
Director
Superfund & Emergency Management Division
U.S. Environmental Protection Agency, Region 5

Date

State of Illinois)
) ss:
County of Cook)

Before me, a notary public, in and for said county and state, personally appeared

_____, a duly authorized representative of the U.S. EPA, who
acknowledged to me that he did execute the

foregoing instrument on behalf of the U.S. EPA.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this

_____ day of _____, 202 .

Notary Public

This instrument was prepared by:

Cathleen R. Martwick
Associate Regional Counsel
U.S. Environmental Protection Agency
77 W. Jackson Blvd.
Chicago, IL 60604

Bruce McGary
Assistant Prosecutor
Warren County
500 Justice Dr.
Lebanon, OH 45036

Figure 1 – Parcel 16-12-452-002



Parcel Boundary

Figure 1 Legal Description
Parcel 16-12-452-002

36933

WARRANTY DEED, short form, with release of dower — No. 23 (Repealed 5/26)

Registered in U.S. Patent and Trademark Office
and was published in Official, Ohio

Know All Men by These Presents

That THE WARREN COUNTY COMMISSIONERS

OLD 16-12-452-001 0.916
NEW 16-12-452-001 .461
Rem 16-12-452-002 .455

of WARREN

County, Ohio,

in consideration of LAND TRADE ONLY - NO MONETARY CONSIDERATION

to their full ~~knowledge~~ satisfaction by THE STATE OF OHIO, DEPARTMENT OF NATURAL RESOURCES
whose address is FOUNTAIN SQUARE, COLUMBUS, OHIO 43224

do hereby Grant, Bargain Sell and Convey
to the said STATE OF OHIO

its successors XX ANX

and assigns forever, the following described Real Estate, Situated in the State of Ohio, Warren County, Hamilton Township, and being a part of Military Survey No. 1548, and being more particularly described as follows:

Beginning at a point at the intersection of the Military Survey line between Military Survey No. 1547 and Military Survey No. 1548 with the Westerly line of the former Little Miami Railroad right-of-way now owned by the State of Ohio, Department of Natural Resources as recorded in O.R. Volume 31, Page 913, of the Official Records of Warren County; thence, with the line of said former Little Miami Railroad right-of-way, N. 28°05'15" W, 23.00 feet to a point in the Northerly line of said former Little Miami Railroad right-of-way; thence, with the Northerly line of said former Little Miami Railroad right-of-way, on a 1418.31 foot radius curve to the right, whose chord bears S. 63°52'39" W, 106.53 feet, an arc distance of 106.55 feet to a point; thence N. 18°35'00" W, 36.00 feet to a point, said point being the real point of beginning for the herein described tract:

Running thence, from said real point of beginning, with the Northerly right-of-way line of Grandin Road, County Road No. 150, S. 75°34'00" W, 262.79 feet to a point, said point being the intersection of the Northerly right-of-way line of said Grandin Road, County Road No. 150, with the Easterly right-of-way line of said Grandin Road, County Road No. 150; thence, with the Easterly right-of-way line of said Grandin Road, County Road No. 150, N. 18°39'06" W, 44.63 feet to a point on the Southerly bank of the Little Miami River; thence, with the Southerly bank of the Little Miami River, N. 61°30'00" E, 264.20 feet to a point; thence, S 19°36'00" E, 109.16 feet to the point of beginning, containing 0.461 acres, more or less, subject to all legal highways and easements of record. Bearings are based on Deed Book 415, Page 593, as recorded in the Deed Records of Warren County.

Prior Instrument Reference: Deed Book 415, Page 593, of the Deed Records of Warren County, Ohio.

The description was made in accordance with a new survey prepared by Benjamin G. Bell, Ohio Registration Number S-5989 on March 4, 1987, the survey plat of which is filed in Volume 65, Plat No. 16, of the Warren County Engineer's Record of Land Division, and all the Estate, Right, Title and Interest of the said grantor in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereto belonging, to said grantees

its successors

And assigns forever. And the said WARREN COUNTY COMMISSIONERS

Figure 2 Legal Description
Parcel 16-12-400-021 pt.

*Parcel 16-12-400-021 pt.
Grandin Rd.*

P. 16, 112

**SURVEY DESCRIPTION
FOR
GREAT AMERICAN BROADCASTING CO.
PARCEL "1-L"
(0.258 Ac.)**

16-12-400-004 1/2

Being a parcel of land situated in Hamilton Township, Warren County, Ohio, and being a part of Military Survey No. 1548 and being all of property as conveyed to the Taft Broadcasting Company, Deed Book 415, Page 531, (Parcel III) of the deed records of the Recorder's Office of Warren County, Ohio and being located within the following described points in the boundary thereof:

Commencing at a point in the centerline of Grandin Road (County Road #150) of its intersection with the Southerly Right-of-Way line of the Warren County Pike Trail as recorded in O.R. Volume 31, Page 913 of said deed records, said point being the northwest corner of a 0.246 acre tract as recorded in Deed Book 518, Page 195 of said deed records, said point being the Real Point of Beginning of this parcel herein described; thence with said 0.246 acre tract on the following courses: (1) a curve deflecting to the left with a radius of 1518.31 feet, an arc of 173.37 feet, and a chord of North 65°30'00" East, 173.27 feet, said point being in the Military Survey line between Military Survey No. 1548 and Military Survey 1547; (2) with said survey line, South 40°41'30" East, 73.71 feet; (3) South 70°48'00" West, 195.30 feet to the centerline of Grandin Road; (4) with said centerline North 19°33'00" West, 54.10 feet to the Real Point of Beginning containing 0.258 acres more or less.

The above description is a result of a survey prepared by Carl D. Walker of Savage, Walker & Associates, Inc., Ohio Registered Surveyor No. 8260 dated November 30, 1989, the survey plat which is filed in Volume 75, Plat No. 38 of the Warren County Engineer's Record of Land Division.

December 9, 1989

APPROVED
WARREN COUNTY
ASAP DEPT.
DATE 12-28-89
JLD

UNOFFICIAL

Page 5 of 5

OR 543 INT 297

PAGE 7 OF 8

543-231

WARREN COUNTY



EXHIBIT A

Legal Description of Property

Auditor's Parcel No. 16-12-400-004:

Being a parcel of land situated in Hamilton Township, Warren County, Ohio, and being a part of Military Survey No. 1548 and being all of property as conveyed to the Taft Broadcasting Company, Deed Book 415, Page 531, (Parcel III) of the deed records of the Recorders Office of Warren County, Ohio and being located within the following described points in the boundary thereof:

Commencing at a point in the centerline of Grandin Road (County Road #150) of its intersection with the Southerly right-of-way line of the Warren County Bike Trail and recorded in O.R. Volume 31, Page 913 of said deed records, said point being the northwest corner of a 0.246 acre tract as recorded in Deed Book 518, Page 395 of said deed records, said point being the Real point of beginning of this parcel herein described; thence with said 0.246 acre tract on the following courses: 1) a curve deflecting to the left with a radius of 1518.31 feet, an arc of 173.37 feet, and a chord of North 65°58'00" East, 173.27 feet, said point being in the Military Survey line between Military Survey No. 1548 and Military Survey 1547; 2) with said Survey line, south 40°41'30" East, 73.71 feet; 3) South 70°46'00" West, 199.30 feet to the centerline of Grandin Road; 4) with said centerline North 19°35'00" West, 54.10 feet to the real point of beginning containing 0.258 acres more or less.

The above description is a result of a survey prepared by Carl D. Walker of Savage, Walker & Associates, Inc., Ohio Registered Surveyor No. 6260 dated November 30, 1989, the survey plat which is filed in Volume 75, Plat No. 38 of the Warren County Engineer's Record of Land Division.



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

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

406 Justice Drive, Lebanon, Ohio 45036

www.warrencountyohio.gov
commissioners@warrencountyohio.gov



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

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

MINUTES: Regular Session – April 8, 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 Work Session meeting.

Tom Grossmann – present

David G. Young – present

Shannon Jones – absent

Krystal Powell, Clerk – present

Minutes of the April 1, 2025 General Session and April 1, 2025 Work Session meetings were read and approved.

- 25-0430 A resolution was adopted hiring Holly Wooldridge as Director within the Warren County Child Advocacy Center. Vote: Unanimous
- 25-0431 A resolution was adopted appointing Tanya Sellers as the Director for the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 25-0432 A resolution was adopted approving the promotion of RYANNE SORRELL to Benefit Recovery and SNAPP Specialist within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 25-0433 A resolution was adopted accepting the resignation of Jordan Barnhart, Business Manager, within Warren County Department of Job and Family Services, Human Services Division, effective June 27, 2025. Vote: Unanimous
- 25-0434 A resolution was adopted accepting the resignation of Brenda Gail Everett, Social Service Worker III, within Warren County Department of Job and Family Services, Human Services Division, effective July 31, 2025. Vote: Unanimous

- 25-0435 A resolution was adopted terminating the employment of probationary employee Kelly Wilson, withing the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 25-0436 A resolution was adopted terminating the employment of probationary employee Naomi DeTample, within the Emergency Services Department. Vote: Unanimous
- 25-0437 A resolution was adopted authorizing the positing for “Administrative Support” position, within Commissioners Office in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 25-0438 A resolution was adopted cancelling the regularly scheduled Commissioners’ meetings of Thursday, April 10, 2025 and Tuesday, April 15, 2025. Vote: Unanimous
- 25-0439 A resolution was adopted adjusting billing method for Pimlico Pointe Master Meter Account No. 0232258. Vote: Unanimous
- 25-0440 A resolution was adopted adjusting billing method for Pimlico Pointe Master Meter Account No. 0232259. Vote: Unanimous
- 25-0441 A resolution was adopted erecting stop signs on Stubbs Mills Rd. (CR35) at the intersection of Shawhan Road (TR 79) so that said intersection functions as a four (4) – way stop intersection. Vote: Unanimous
- 25-0442 A resolution was adopted approving Notice of Intent to Award Bid to Ray Hensley Inc. for the 2025 Chip Seal Project. Vote: Unanimous
- 25-0443 A resolution was adopted approving a Notice of Intent to Award Bid to Barrett Paving Materials Inc. for the 2025 Resurfacing Project. Vote: Unanimous
- 25-0444 A resolution was adopted approving Change Order No. 1 with Neyra Paving for the FY24 South Lebanon King Ave CDBG Project. Vote: Unanimous
- 25-0445 A resolution was adopted authorizing County Administrator of Deputy County Administrator to sign documents relative to the SFY 2025 Ohio Network of Children’s Centers CAC (ONCAC) Funding Grant Agreement and 2024-2025 Membership Agreement on behalf of the Warren County Child Advocacy Center. Vote: Unanimous
- 25-0446 A resolution was adopted approving agreements and addendums with various providers relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 25-0447 A resolution was adopted authorizing the County Engineer to execute an Ohio Department of Transportation State Funds Exchange Agreement with the Ohio Department of Transportation (ODOT) for the Morrow-Woodville Road Bridge #24-0.12 Rehabilitation Project (PID #122837) over Stone Lick Creek. Vote: Unanimous

- 25-0448 A resolution was adopted authorizing the County Engineer to execute an Ohio Department of Transportation State Funds Exchange Agreement with the Ohio Department of Transportation (ODOT) for the County Road 182 Bridge #182-0.08 Rehabilitation Project (PID #120673) over the Little Miami River. Vote: Unanimous
- 25-0449 A resolution was adopted entering into a youth worksite agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 25-0450 A resolution was adopted entering into agreement with Axon Enterprise, Inc. on behalf of the Warren County Sheriff's Office. Vote: Unanimous
- 25-0451 A resolution was adopted authorizing the President of the Board to sign the Task Completion Report for Central Square Technologies (FKA) TriTech Software Systems) on behalf of Warren County Telecommunications. Vote: Unanimous
- 25-0452 A resolution was adopted entering into agreement with Sound Communications Inc. for Verint V15 Media Recorder ACME Police Department-Ohio MARCS 2024.1 upgrade on behalf of Warren County Telecommunications. Vote: Unanimous
- 25-0453 A resolution was adopted amending standard details for the Warren County Water and Sewer Department. Vote: Unanimous
- 25-0454 A resolution was adopted entering into a purchase and print management agreement with Millenium Business Systems on behalf of the Warren County Water and Sewer Department. Vote: Unanimous
- 25-0455 A resolution was adopted entering into an Ohio Public Works Commission cooperation agreement with Deerfield Township. Vote: Unanimous
- 25-0456 A resolution was adopted acknowledging receipt of March 2025 financial statement. Vote: Unanimous
- 25-0457 A resolution was adopted acknowledging payment of bills. Vote: Unanimous
- 25-0458 A resolution was adopted approving an operational transfer from Commissioners fund #11011112 into Human Services fund #2203. Vote: Unanimous
- 25-0459 A resolution was adopted approving a supplemental appropriation into Commissioners fund #11011110 and an operational transfer into Child Advocacy Center fund #2214. Vote: Unanimous
- 25-0460 A resolution was adopted approving a supplemental appropriation into fund #11011112 and an operational transfer into Road Infrastructure fund #4451. Vote: Unanimous

- 25-0461 A resolution was adopted accepting an amended certificate and approving supplemental appropriations into the Child Advocacy Center fund #2214. Vote: Unanimous
- 25-0462 A resolution was adopted approving supplemental appropriation into Common Pleas Community Corrections Mental Health fund #2228. Vote: Unanimous
- 25-0463 A resolution was adopted approving a supplemental appropriation into the Miami Valley Gamin TIF fund #4485. Vote: Unanimous
- 25-0464 A resolution was adopted approving a supplemental appropriation into Property Insurance fund #6637. Vote: Unanimous
- 25-0465 A resolution was adopted approving appropriation adjustments from Common Pleas Court fund #11011220 and Court Services fund #11011223 into #11011220. Vote: Unanimous
- 25-0466 A resolution was adopted approving appropriation adjustments within Common Pleas Court fund #11011223. Vote: Unanimous
- 25-0467 A resolution was adopted approving appropriation adjustments within Sheriff's Office fund #11012200. Vote: Unanimous
- 25-0468 A resolution was adopted approving an appropriation adjustment within Building and Zoning Department fund #11012300. Vote: Unanimous
- 25-0469 A resolution was adopted approving an appropriation adjustment within Human Services fund #2203. Vote: Unanimous
- 25-0470 A resolution was adopted approving appropriation adjustments within County Court fund #2274. Vote: Unanimous
- 25-0471 A resolution was adopted approving requisitions and authorizing the County Administrator to sign documents relative thereto. Vote: Unanimous
- 25-0472 A resolution was adopted entering into an engineering service agreement with BG Engineering Group, LLC on behalf of the Warren County Engineer's Office. Vote: Unanimous

DISCUSSIONS

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

Melissa Bour, Director of Emergency Services, was present along with staff members to provide an update relative to Emergency Services and to introduce new staff members.

Upon discussion, the Board proclaimed April 13 through April 19, 2025 as "National Public Safety Telecommunications Week" in Warren County.

Upon motion the meeting was adjourned.

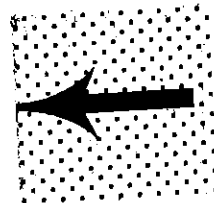
Tom Grossmann, President

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 8, 2025, in compliance with Section 121.22 O.R.C.

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



Proclamation

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

**PROCLAIM APRIL 30, 2025, AS
"NATIONAL THERAPY ANIMAL DAY"
IN WARREN COUNTY**

WHEREAS, there are thousands of Pet Partners therapy animal teams serving in communities across the United States; and

WHEREAS, Pet Partners has designated April 30th as National Therapy Animal Day; and

WHEREAS, scientific research shows that interacting with therapy animals can reduce stress, relieve depression, slow heart rate, lower blood pressure, and strengthen the immune system; and

WHEREAS, therapy animal teams in the City of Lebanon play an essential role in improving human health and well-being through the human-animal bond; and

WHEREAS, therapy animal teams interact with a variety of people in our community including veterans, seniors, patients, students, and those approaching end of life; and

WHEREAS, these exceptional therapy animals who partner with their human companions bring comfort and healing to those in need; and

WHEREAS, we encourage more pet owners to consider becoming Pet Partner volunteers to help our community by creating greater access to meaningful therapy animal visits.

NOW THEREFORE BE IT RESOLVED, by this Board of County Commissioners to proclaim the 30th day of April 2025 as

"NATIONAL THERAPY ANIMAL DAY"

in Warren County and encourage our citizens to celebrate our therapy animals and their human handlers, and we publicly salute the service of therapy animal teams in our community and in communities across the nation.

IN WITNESS WHEREOF, we hereunto subscribe our names and caused the seal of Warren County to be affixed at Lebanon this 22nd 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



Equipment Allocation Request



for approval from the Board of County Commissioners to allocate Telecommunications equipment to our partners.

Department Clearcreek Fire District

Date 4/9/2025

Requested by Steve Cox

Name

Asst. Fire Chief

Title

Phone 513-695-5521

Received by Corey Burton

Name

Communication Systems Manager

Title

Phone 513-695-3251

Description of Request Clearcreek Township Fire are adding a new Engine to their fleet. They are requesting a mobile and portable radio for its operation. The radios will be pulled from previously purchased stock.

Requested Equipment	QTY	Value	Total Price
APX6500 Radio and Kit	1	\$ 3,791.60	\$ 3,791.60
APX6000 Portable and Charger	1	\$ 3,174.75	\$ 3,174.75
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
Total:			\$ 6,966.35

☒ Agency Meets
Distribution Policy

☒ Radio Usage
Report Checked

☒ Department's
Request Letter is

☐ Waiting for Approval from
Board of County Commissioners

Telecommunications Department

☐ Approved

☐ Denied


Reviewed/Signed by Telecom Director

Date

Board of County Commissioners

YEA NAY

☐ ☐

☐ ☐

☐ ☐

Reviewed/Signed by Clerk or Administrator

Date



CLEARCREEK FIRE DISTRICT

SERVING SPRINGBORO & CLEARCREEK TOWNSHIP

The mission of the Clearcreek Fire District is to proudly serve with compassion, integrity, and professionalism.

To: Mr. Corey Burton
Warren County Telecommunications
500 Justice Drive
Lebanon, Ohio 45036

From: Steve Cox, Assistant Chief

Subject: Radio Request for New Engine Vehicle (Engine #23)

Date: April 2, 2025

Dear Mr. Burton,

The Clearcreek Fire District has recently purchased a new Engine Vehicle. This vehicle will be in service in 2025.

I am requesting the telecommunications board consider a request for supplying the Clearcreek Fire District with one (1), new 800 MHz mobile radio unit for this vehicle and associated portable.

This vehicle will be an addition to our fleet. With the opening of our new station, we are expanding our response capabilities. This new vehicle is considered a long term (20 year plus) vehicle.

If there are any questions, please contact either myself or Fire Chief Steve Agenbroad.

Thank you.

Sincerely,

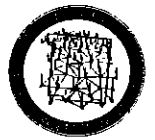
Steve Cox
Assistant Chief
Clearcreek Fire District

Clearcreek Twp FD Vehicle Roster

Asset Name	Serial	System ID
83 21 Ca114	514CLV1135	8311809
83 21 Ca115	514CLV1152	8311811
83 21Unit 110	514CLK0083	8311803
83 21Unit 111	514CLK0084	8311804
83 21Unit 203	514CMK1597	8311820
83 B21	514CLP0982	8311806
83 Ba21	527CPF5840	8311821
83 C22 Unit 113	514CMK1651	8311818
83 C24 Unit 112	514CMK1636	8311815
83 E25 405	514CLV1100	8311808
83 EMS 21 119	514CJM3179	8311825
83 L22	527CVZ5322	8311826
83 M21 309	514CHF0070	8311814
83 M21 310	514CLV1136	8311810
83 M22 311	514CKP0092	8311802
83 M24 308	514CLP0979	8311805
83 M25 307	514CLV1177	8311812
83 R21 503	527CQZ6203	8311824
E23 NEW		



Equipment Allocation Request



for approval from the Board of County Commissioners to allocate Telecommunications equipment to our partners.

Department Waynesville Police

Date 4/9/2025

Requested by Jonathan Denlinger

Name

Sgt

Title

Phone 513-695-5691

Received by Corey Burton

Name

Communication Systems Manager

Title

Phone 513-695-3251

Description of Request Waynesville Police are adding a patrol vehicle to their fleet. They are requesting a mobile radio for its operation. The mobile radio will be pulled from previously purchased stock.

Requested Equipment	QTY	Value	Total Price
APX6500 Radio and Kit	1	\$ 3,791.60	\$ 3,791.60
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			Total: \$ 3,791.60

☒ Agency Meets
Distribution Policy

☒ Radio Usage
Report Checked

☒ Department's
Request Letter is

☐ Waiting for Approval from
Board of County Commissioners

Telecommunications Department

☐ Approved

☐ Denied


Reviewed/Signed by Telecom Director

Date

Board of County Commissioners

YEA NAY

☐ ☐

☐ ☐

☐ ☐

Reviewed/Signed by Clerk or Administrator

Date

Corey Burton

From: Help
Sent: Monday, April 7, 2025 11:21 AM
To: TC.CHARLIE.MEMBERS
Subject: [Ticket-114708] has been assigned to you.

A ticket 114708 has been assigned to you with Summary as "Adding New Cruiser".

Note Added By : System Account
Note Added On : Apr 7 2025 11:14AM
Note Type : Ticket Description
Note Description :
To Whom It May Concern,

We are adding a new additional cruiser to our fleet and need a new radio for that cruiser.

Sgt. Jonathan Denlinger

Waynesville Police Department

1400 Lytle Road

Waynesville, OH 45068

(513) 897-8010

jdenlinger@waynesville-ohio.org

Corey Burton

From: John Denlinger <jdenlinger@waynesville-ohio.org>
Sent: Monday, April 7, 2025 3:32 PM
To: Corey Burton
Subject: Waynesville New Cruiser Radio

This Message Is From an External Sender

This message came from outside your organization.

Corey,

Here is a list of our current cruiser along with the new cruiser highlighted.

83 1W Ca1
83 1W Ca2
83 1W Ca3
83 1W Ca4
83 1W Ca5
83 1W Ca6
83 1W Ca7
83 1W Ca8

If you need any additional information please let me know.

Sgt. Jonathan Denlinger
Waynesville Police Department
1400 Lytle Road
Waynesville, OH 45068
(513) 897-8010
jdenlinger@waynesville-ohio.org



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: Bryan Young

DEPARTMENT: Veterans

*POSITION: Outreach Director

DATE: 04/15/2025

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:

National Association of County Veterans Service Officers- National Training.

LOCATION:

Louisville Marriott Downtown 280 West Jefferson Street Louisville KY. 40202

DATE(S): 07/12/25-07/18/25

TYPE OF TRAVEL: (Check one)

AIRLINE

STAFF CAR

PRIVATE VEHICLE ☒ OTHER

LODGING:

Lodging \$7200/Food \$4000/ Milage \$700/ Registration \$3400

ESTIMATED COST OF TRIP: \$15,300

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:

[Signature]
Signature/Title

4-15-25
Date

BOARD OF COMMISSIONERS' APPROVAL:

[Signature]
Commissioner

Date

[Signature]
Commissioner

Date

Commissioner

Date

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

Rick Spencer, Robert Richardson, Debbie Kaufman, Justin Smith, Tim Alles



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

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*NAME OF ATTENDEE: DONALD E ODA II DEPARTMENT: CPL

*POSITION: JUDGE DATE: 4/17/2025

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

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

PURPOSE:

OCPJA 2025 SUMMER CONFERENCE

LOCATION:

NATIONWIDE HOTEL & CONFERENCE CENTER
LEWIS CENTER, OH

DATE(S): 6/25-6/27/25

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE ✓ OTHER

LODGING: \$519.93 TOTAL (\$173.31 PER NIGHT)

ESTIMATED COST OF TRIP: REG \$400; MLG \$93.70; MEALS \$238; PRK \$75

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:


 Signature/Title Date 4.17.25

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:

JUDGE TIMOTHY TEPE, JUDGE ROBERT PEELER

(x 3) Total
\$3,979.89

total for
\$1,326.63
(1)



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: RANDALL KUVIN DEPARTMENT: TREASURER

*POSITION: TREASURER-ELECT DATE: 4-17-25

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 CTAD SPRING CONFERENCE 5/14 - 16, 2025

LOCATION:

HILTON COLUMBUS / POLARIS
8700 LYRA DR COLUMBUS, OH 43240

DATE(S):

TYPE OF TRAVEL: (Check one)

AIRLINE

STAFF CAR

PRIVATE VEHICLE

OTHER N/A - RIDE ALONG
W/ B. WRIGHT

LODGING:

\$581.66 5/13 - 5/16/25

ESTIMATED COST OF TRIP: REGISTRATION (\$150.00) / LODGING (\$581.66) = \$731.66

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:

B. Wright Treasurer 4/17/2025
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:

--



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: BRIGHTON SMITH DEPARTMENT: CLERK OF COURTS

*POSITION: CLERK OF COURT DATE: 4/14/2025

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:

OAMCCC 2025 SPRING CONFERENCE

LOCATION:

EMBASSY SUITES, AIRPORT, 2886 AIRPORT DRIVE, COLUMBUS, OHIO 43019

DATE(S): MAY 20-23, 2025

TYPE OF TRAVEL: (Check one)

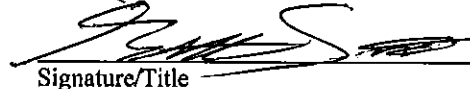
AIRLINE STAFF CAR ☒ PRIVATE VEHICLE ☒ OTHER

LODGING: 2 ROOMS, 5 NIGHTS TOTAL (\$820)

ESTIMATED COST OF TRIP: REGISTRATION (\$650) MILEAGE (\$172) - TOTAL (\$1642)

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:


04-14-2025
 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:

DIANE WIEDERHOLD - CHIEF DEPUTY CLERK
SHANNON ZELLER - CHIEF DEPUTY CLERK

RECEIVED
 COUNTY CLERK
 APR 16 9 54 AM '25



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: Jacob Stickel

DEPARTMENT: Records Center and Archives

*POSITION: Archival Assistant

DATE: 4/14/2025

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:

Miami Valley Archives Roundtable (MVAR) for quarterly meeting.

LOCATION:

Springfield Clark County Heritage Center

DATE(S): 5/22/2025

TYPE OF TRAVEL: (Check one)

AIRLINE

STAFF CAR

PRIVATE VEHICLE ☒ OTHER

LODGING:

N/A

ESTIMATED COST OF TRIP: \$35.00

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:

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:

RECEIVED

2025 APR 15 PM 1:30

CLARK COUNTY COMMISSIONERS



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: Kathryn Gilbert

DEPARTMENT: Water & Sewer

*POSITION: Senior Engineer

DATE: April 8, 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:

Attend CSEAO Summer Conference for continuing education credits for professional engineering license.

LOCATION:

Sonesta Hotel - 33 East Nationwide Boulevard, Columbus, OH 43215

DATE(S): June 17-18, 2025

TYPE OF TRAVEL: (Check one)

AIRLINE

STAFF CAR

PRIVATE VEHICLE ☒ OTHER

LODGING:

n/a

ESTIMATED COST OF TRIP: \$200 Registration, \$150 mileage, \$40 parking, \$40 meals=\$430 total

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:

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:

CHRIS BRAUSCH



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: Kathryn Gilbert

DEPARTMENT: Water & Sewer

*POSITION: Senior Engineer

DATE: April 8, 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:

Attend Ohio OneWater Conference for continuing education credits for professional engineering license and to co-present the Sycamore Trails WWTP Upgrades Project

LOCATION:

Huntington Convention Center of Cleveland - 300 Lakeside Ave E, Cleveland, OH 44113
Hotel = Cleveland Marriott Downtown at Key Tower - 1360 West Mall Drive, Cleveland, OH 44114

DATE(S): ~~June 17-18, 2025~~ AUGUST 12 - 14, 2025

TYPE OF TRAVEL: (Check one)

AIRLINE

STAFF CAR

PRIVATE VEHICLE ☒ OTHER

LODGING:

\$ 842.48 Cleveland Marriott Downtown at Key Tower

ESTIMATED COST OF TRIP:

\$1,740.00 (see attached)

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:

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:

RECEIVED
2025 APR 10 10:26 AM
WARREN COUNTY COMMISSIONERS



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: Thomas Howard

DEPARTMENT: CSEA

*POSITION: Director

DATE: 4/7/25

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:

62nd Annual Eastern Regional Interstate Child Support Association Training Conference.

LOCATION:

Norfolk, Virginia

DATE(S): May 18 - 22, 2025

TYPE OF TRAVEL: (Check one)

AIRLINE ☒

STAFF CAR

PRIVATE VEHICLE

OTHER

LODGING:

Hilton Norfolk The Main, 100 East Main Street, Norfolk, VA 23510

ESTIMATED COST OF TRIP: \$2,519.00

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:


4.7.25

 Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner

Date

Commissioner

Date

Commissioner

Date

WARREN COUNTY
COMMISSIONERS

2025 APR -8 PM 12:25

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



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: Wm. Robert Kaufman DEPARTMENT: County Court

*POSITION: Magistrate DATE: 04/08/2025

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: Ohio Association of Magistrates (OAM) 2025 Spring Conference

LOCATION: Sharonville Convention Center

DATE(S): April 23-25, 2025

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: \$0

ESTIMATED COST OF TRIP: Registration \$325.00; mileage \$20.50=\$345.50

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

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

Melissa Moulton Cl. Adm. 4/8/25
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:



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: RICHARD BREWSTER DEPARTMENT: JUVENILE DETENTION

*POSITION: SUPERINTENDENT DATE: 04/08/2025

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:

OJDDA SPRING CONFERENCE

LOCATION:

EMBASSY SUITES, COLUMBUS AIRPORT, 2886 AIRPORT DR., COLUMBUS OH 43219

DATE(S): 05/01/2025 - 05-02-2025

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR ✓ PRIVATE VEHICLE OTHER

LODGING: EMBASSY SUITES

ESTIMATED COST OF TRIP: \$800.00

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:

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:

STEPHEN JOHNSON - SGT. / SEPTEMBER PRESTON - SGT. / KELLY KIRK - SGT.

Proclamation

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

RECOGNIZE APRIL 21 THROUGH APRIL 25, 2025, AS
"NATIONAL WORK ZONE AWARENESS WEEK"

WHEREAS, it is with great reverence that we proudly honor all fallen work zone workers and recognize the safety of those who are currently working on our roads during National Work Zone Week; and

WHEREAS, each year, National Work Zone Awareness Week (NWZAW) aims to promote the safety of the women and men who work to build our infrastructure and make our roads safer for our daily commutes; and

WHEREAS, Construction Laborers are often the most vulnerable in the event of a work zone intrusion, and they work tirelessly in the elements, often extreme, to improve the infrastructure for the public overall; and

WHEREAS, since 2020 there have been over twenty-two thousand work zone crashes on Ohio roadways in which workers were present in nearly 40% of those intrusions;

NOW THEREFORE BE IT RESOLVED, that we urge all citizens pay attention, slow down, and thank all road workers in Warren County for their services and that the Warren Board of County Commissioners, Proclaim April 21st through April 25th, 2025, as

"NATIONAL WORK ZONE AWARENESS 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

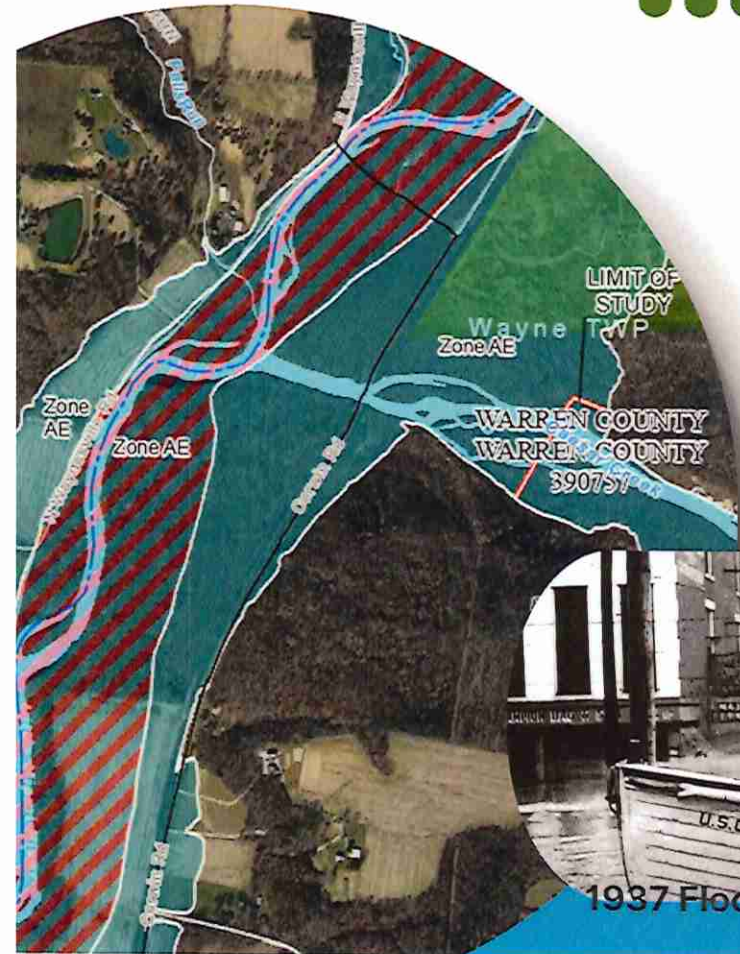
David G. Young

Warren County, Ohio
Floodplain Management

April 2025

2025 REVISED FLOOD MAPS AND REGULATIONS

Public Hearing Presentation



1937 Flood of the Ohio River Basin



National Flood Insurance Program (NFIP)

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



NFIP ORGANIZATION

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

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



Flood Hazard Mapping



Floodplain Management



Flood Insurance

Administrators:

Nationally...

FEMA

Federal Emergency
Management Agency

Statewide...

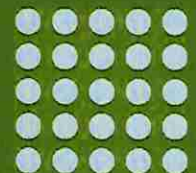
ODNR-FMP

Ohio Department of
Natural Resources
Floodplain Management
Program

Locally...

WARREN CO

Counties &
Municipalities



NFIP Participation

Community
participation is
voluntary

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

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



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

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

Under the emergency the legal aut
Protection Act of 1

hearings concern
conducted on Mar

VED, by the Bo
of Warren Count
PLE XXIII - Flo
ed herein by re

D. that this am
e above motion

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
National Flood Insurance Program; and

WHEREAS, Ohio Department of Natural Resources is requiring new re
to the reformatting of the text as well as the need to adopt new and up

WHEREAS, this Board has conducted the required public hearings to c
Damage Reduction Regulations to replace the current Flood Damage P
pursuant to the requirement from the Ohio Department of Natural Reso

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

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

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

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

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

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

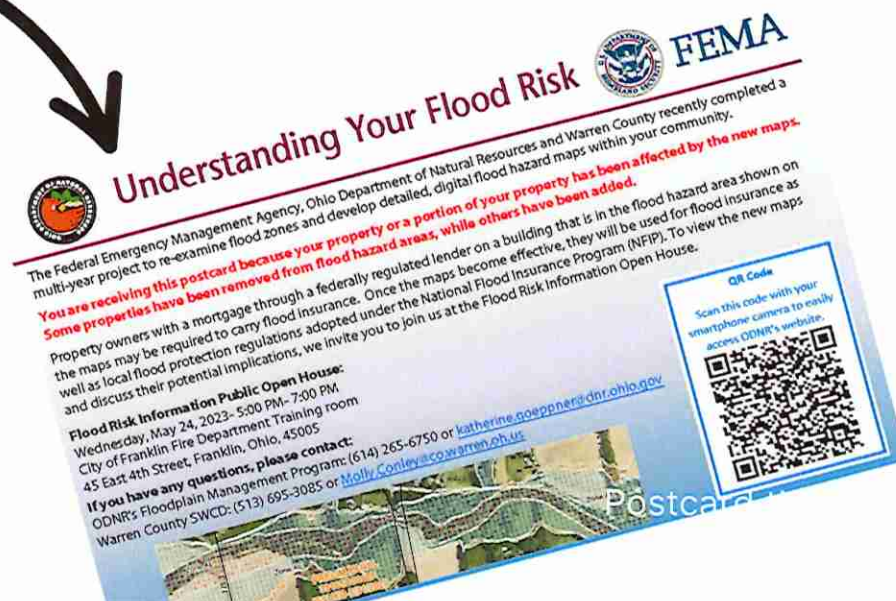
▶ 2023: Community outreach meetings, postcards sent to effected properties, 90 day appeal period.

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

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

Project Timeline

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



Updated Regulation Requirements

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

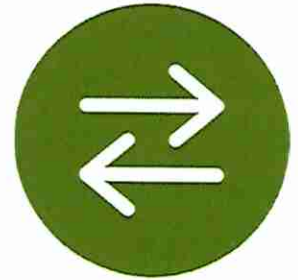
Must correct errors found in past versions

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 -

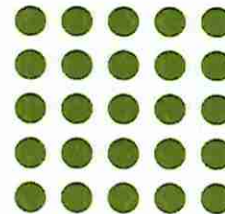
Exemption from Filing a Development Permit

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



SENT CERTIFIED 4/16/2025

Federal Emergency Management Agency

Washington, D.C. 20472

April 16, 2025

The Honorable David G. Young
President, Board of Commissioners,
Warren County
406 Justice Drive, 1st Floor
Lebanon, OH 45036

Case No: 14-05-4456V
Community: Warren County, Ohio
(Unincorporated Areas)
Community No.: 390757
Effective Date: April 24, 2025
LOMC-VALID

Dear President Young:

On April 23, 2025, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issued new or revised Flood Insurance Rate Map (FIRM) panels within your community. This letter identifies the Letter of Map Change (LOMC) actions [i.e., Letters of Map Amendment (LOMAs) and Letters of Map Revision-based on Fill (LOMR-Fs)] for properties and/or structures located in your community that are still valid as of the effective date shown above. Any revalidation letters previously issued for your community have been superseded as of the effective date listed above.

All effective LOMCs within your community have been reviewed, including LOMCs located in areas not revised during this FIRM update. LOMAs and LOMR-Fs for which the original determination has not been superseded by new or revised information will remain in effect until superseded by a subsequent LOMC or by a revision to the FIRM panel on which the property and/or structure is located.

The enclosed table lists the FEMA case number, issue date, project identifier, and FIRM panel number for the LOMCs revalidated by this letter. Please refer to the original determination document to obtain the details of the outcome for the properties and/or structures included in the determination (such as flood zone, base flood elevations, property elevations, etc).

Letters of Map Revision (LOMRs) previously issued for FIRM panels that were revised by the recent map update for your community have either been incorporated into the revised FIRM or have been superseded by the revised FIRM. LOMRs issued for FIRM panels that were not revised by the recent map update for your community are not included on the enclosed table and will remain in effect until superseded by a revision to that FIRM panel.

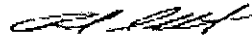
If there is a LOMC not on the enclosed list that you feel should have been revalidated, we encourage you to submit the LOMC for re-determination. When requesting a re-determination, we ask that a cover letter be sent along with a copy of the original determination letter to: LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Re-determinations may also be requested online at <https://www.fema.gov/online-lomc>.

Because these revalidated LOMCs will not be reprinted or distributed to primary map users, such as local insurance agents and mortgage lenders, your community will serve as a repository for this information. We encourage you to disseminate the information reflected by this LOMC-VALID letter throughout your community so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information.

Copies of previously issued LOMCs, if needed, may be obtained from your community's map repository, FEMA's Map Service Center website located at <https://msc.fema.gov>, or by contacting the FEMA Mapping and Insurance eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627).

For additional information or questions relating to LOMCs not listed on the enclosed table, or mapping in general, please contact the FMIX at the number provided above.

Sincerely,



Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Risk Management Directorate | Resilience

Enclosures: Corrected SOMA Letter
Corrected final SOMA

cc: LOMC Subscription Service Subscribers
Community Map Repository
Molly M. Conley, Director SWCD, Warren County

REVALIDATED LETTERS OF MAP CHANGE FOR WARREN COUNTY, OH
Case No: 14-05-4456V **Community No.: 390757**

April 24, 2025

Case No.	Date Issued	Identifier	FIRM Panel Number
96-05-708A	1/31/1996	8596 LAKE CHETAC DRIVE	39165C0215E
96-05-944A	5/28/1996	7487 KINGS MILL ROAD	39165C0209E
96-05-3754A	12/24/1996	LOT 121 - MONTGOMERY FARMS SUBDIVISION, SECTION X	39165C0211F
97-05-1596A	3/6/1997	77 LOWER SPRINGBORO ROAD	39165C0040F
97-05-3076A	8/28/1997	THE POINTE SUBDIVISION - LOT 14 - 8560 CORNETTS COVE	39165C0208F 39165C0209F
00-05-5030A	11/7/2000	LOT 5, NORGAL INDUSTRIAL PARK - 611 NORGAL DRIVE	39165C0136E
01-05-2960A	7/25/2001	LYTLE TRAILS SUBDIVISION, SECTION 1, LOT 7; 8264 LYTLE TRAILS ROAD	39165C0061E
02-05-0057A	10/26/2001	NORTH LYTLE TRAILS ROAD, SECTION 1, LOT 6; 8274 LYTLE TRAILS ROAD	39165C0061E
03-05-1114A	1/17/2003	LOT 247, SECTION 9, WOODFIELD SOUTH; 4138 SPRING MILL WAY	39165C0220E
03-05-3108A	6/25/2003	6769 LUDLUM ROAD	39165C0234E
04-05-1283A	1/23/2004	1363 NUNNER ROAD	39165C0229E
04-05-2962A	5/7/2004	FAIRWAY CROSSING SECTION ONE, LOT 5674D; 63 B SANDTRAP CT; PIN 12124600510	39165C0136E
04-05-4161A	9/15/2004	TARA ESTATES, LOT 7; 7346 MARTZ-PAULIN ROAD	39165C0015G

REVALIDATED LETTERS OF MAP CHANGE FOR WARREN COUNTY, OH
Case No: 14-05-4456V **Community No.: 390757**

April 24, 2025

Case No.	Date Issued	Identifier	FIRM Panel Number
05-05-1436A	2/2/2005	MIDDLETOWN CROSSING SUBDIV, LOT 20 -- 6581 TERHUNE DRIVE	39165C0102F
05-05-1757A	3/2/2005	RIVERVIEW, TRACT 12 -- 6156 MASON MORROW MILGROVE ROAD	39165C0165E
05-05-4127A	8/25/2005	GREENBRIAR 1A, LOT 126 -- 6139 GREEN MEADOW	39165C0205E
06-05-B380A	2/14/2006	MIDDLETOWN CROSSING SUBDIV, LOT 21 - - 6601 TERHUNE DRIVE (OH)	39165C0102F
05-05-4996A	4/21/2006	TARA ESTATES, NO. 2-4	39165C0004G 39165C0015G
06-05-BL59A	5/31/2006	VALLEY ACRES SUBDIV, LOT 1 -- 5796 CORWIN ROAD (OH)	39165C0064E
07-05-1400A	2/6/2007	PORTION OF SECTION 5, T5, R3 -- 199 COLD SPRINGS ROAD (OH)	39165C0165E
07-05-0696A	2/8/2007	TARA ESTATES NO. 3 PHASE ONE, LOT 42 -- 7538 TIMBER VALLEY DRIVE (OH)	39165C0012G
07-05-6200A	10/9/2007	DEBUSK SUBDIV, SECOND ADDITION, LOT 38 -- 5635 HAWTHORNE LANE	39165C0008G
08-05-1992A	2/29/2008	MONTGOMERY FARMS, LOT 211 -- 6499 HAWK COURT	39165C0215E
08-05-2981A	4/29/2008	TYLER STATION SECTION 2, LOT 44 -- 6874 TYLER COURT	39165C0205E
09-05-1908A	3/19/2009	SQUIRES GATE, LOT 5 -- 5591 IRWIN- SIMPSON ROAD	39165C0215E
09-05-2615A	7/28/2009	1634 JEFFREY ROAD -- PORTION OF MILITARY SURVEY NO. 2313	39165C0160E

REVALIDATED LETTERS OF MAP CHANGE FOR WARREN COUNTY, OH
Case No: 14-05-4456V **Community No.: 390757**

April 24, 2025

Case No.	Date Issued	Identifier	FIRM Panel Number
09-05-5954A	10/8/2009	3085 Dry Run Road	39165C0139E
10-05-0940A	2/12/2010	LOT 29, RIO VISTA RANCH ESTATES, REPLAT -- 734 EAST LOWER SPRINGBORO ROAD	39165C0045E
10-05-2692A	3/4/2010	4818 corwin avenue	39165C0064E
10-05-3507A	6/10/2010	BUILDING 3, FOX HOLLOW CONDOMINIUM PHASE 1 --- 9593, 9585, 9577 AND 9569 FOX CREEK LANE	39165C0215E
10-05-7381A	9/9/2010	Lot 424, Block 5, Fairview Subdivision - 9174 Heritage Road	39165C0008G
10-05-6008A	9/21/2010	LOT 45, WOODFIELD SOUTH SECTION ONE -- 8746 SIMPSON COURT	39165C0220E
11-05-0683A	12/21/2010	575 STATE ROUTE 48	39165C0138E
11-05-0171A	1/4/2011	UNIT 4, FOX HOLLOW SUBDIVISION, PHASE II -- 9529, 9537, 9545, 9553, 9561 FOX CREEK LANE	39165C0215E
11-05-5025A	4/18/2011	Lot 94, Block -/4, Castlebrook Estates Subdivision - 6895 Tamworth Drive	39165C0015G
11-05-4649A	5/10/2011	6760 HENDRICKSON ROAD	39165C0102F
11-05-4766A	5/17/2011	TRACT I-B -- 2595 WEST LOWER SPRINGBORO ROAD	39165C0036F
11-05-5010A	5/17/2011	LOT 1, STEPHENS SUBDIVISION -- 8448 MARTZ-PAULIN ROAD	39165C0004G
11-05-6085A	6/30/2011	LOTS 3, 9, 10, TARA ESTATES; LOT 1, TIMBERWIND SUBDIVISION	39165C0015G

REVALIDATED LETTERS OF MAP CHANGE FOR WARREN COUNTY, OH
Case No: 14-05-4456V **Community No.: 390757**

April 24, 2025

Case No.	Date Issued	Identifier	FIRM Panel Number
11-05-9202A	9/29/2011	Lot 88, Block -/4, Castlebrook Estates Subdivision - 6839 Lancaster Drive	39165C0015G
12-05-2357A	2/16/2012	CEDAR TRACE, SECTION 3, LOT 57 - - 637 RED DEER DRIVE	39165C0141E
12-05-3174A	2/27/2012	Lot 7, Stephens Subdivision - 7790 Myrtle Lane	39165C0004G
12-05-7109A	7/31/2012	TARA ESTATES SUBDIVISION, LOT 11 -- 7426 MARTZ PAULIN ROAD	39165C0012G 39165C0015G
12-05-8341A	8/2/2012	CEDAR TRACE, SECTION 3, LOT 58 -- 1746 CEDAR TRACE DRIVE	39165C0141E
13-05-0098A	10/9/2012	Lot 138, Block 5, Castlebrook Estates Subdivision - 8531 Kingston Drive	39165C0015G
13-05-0780A	11/14/2012	Lot 91, Block 4, Castlebrook Estates Subdivision - 6858 Lancaster Drive	39165C0015G
13-05-2285A	1/29/2013	LOT 87, SECTION 4, CASTLE BROOK ESTATES -- 6845 LANCASTER DRIVE	39165C0015G
13-05-3203A	3/19/2013	6424 STATE ROUTE 123	39165C0255E
13-05-5323A	5/21/2013	LOTS 84, SECTION 4, CASTLEBROOK ESTATES -- 6883 LANCASTER DRIVE	39165C0015G
13-05-5520A	7/18/2013	CEDAR TRACE, SECTION III, LOT 68 -- 1769 CEDAR TRACE DRIVE	39165C0141E
13-05-8326A	9/12/2013	Lot 430, Block 5, Fairview Subdivision - 9064 Heritage Road	39165C0008G
14-05-0497A	10/24/2013	7615 Martz Paullin Road	39165C0005F

REVALIDATED LETTERS OF MAP CHANGE FOR WARREN COUNTY, OH
Case No: 14-05-4456V **Community No.: 390757**

April 24, 2025

Case No.	Date Issued	Identifier	FIRM Panel Number
14-05-4016A	3/13/2014	6217 GILMOUR ROAD	39165C0165E
14-05-7117A	7/15/2014	LOT 7, SQUIRES GATE -- 9032 NOTTINGHAM WAY	39165C0215E
15-05-2611A	3/10/2015	CASTLEBROOK ESTATES, SECTION 4, LOT 92 -- 6870 LANCASTER DRIVE	39165C0015G
15-05-5437A	6/17/2015	Lot 61, Block -/2, Knollbrook Meadows Subdivision - 3799 Ripplebrook Place	39165C0110F
16-05-0495A	11/24/2015	FAIRVIEW SUBDIVISION NO. 5, LOT NO. 469 -- 9090 KIPTON DRIVE	39165C0008G
17-05-1085A	11/23/2016	Lot 137, Castlebrook Estates, Sec. 5 Subdivision - 8517 Kingston Drive	39165C0015G
17-05-2743A	3/9/2017	DEBUSK SUBDIVISION FIRST ADDITION, LOT 23 -- 8851 CAM DRIVE	39165C0008G
17-05-6105A	9/8/2017	CEDAR TRACE SUBDIVISION, SECTION III, LOT 60 -- 1730 CEDAR TRACE DRIVE	39165C0141E
18-05-2678A	4/20/2018	TARA ESTATES, LOT 1 -- 7220 MARTZ PAULIN ROAD	39165C0015G
18-05-3242A	4/26/2018	MILITARY SURVEY NO. 2226 -- 2726 GUM GROVE ROAD	39165C0170E
18-05-2845A	5/7/2018	MILITARY SURVEY NO. 2313 -- 1476 JEFFREY ROAD	39165C0160E
18-05-3949A	6/11/2018	CASTLEBROOK ESTATES, SECTION 5, LOT 148 -- 6651 BERWICK DRIVE	39165C0015G
18-05-2416A	6/20/2018	CEDAR TRACE, SECTION 3, LOT 59; CEDAR TRACE, SECTION 4, LOT 93 -- 1738 & 1753 CEDAR TRACE DRIVE	39165C0141E

REVALIDATED LETTERS OF MAP CHANGE FOR WARREN COUNTY, OH
Case No: 14-05-4456V **Community No.: 390757**

April 24, 2025

Case No.	Date Issued	Identifier	FIRM Panel Number
18-05-5152A	11/26/2018	SECTION 29, T5, R3 -- 1175 WILMINGTON ROAD	39165C0141E
19-05-1150A	1/10/2019	STEPHENS SUBDIVISION, LOT 2 -- 8506 MARTZ-PAULIN ROAD	39165C0004G
19-05-1721A	2/28/2019	TARA ESTATES NO. 3, PHASE 2, LOTS 51-58 & 61-63 -- TIMBER VALLEY DRIVE	39165C0012G 39165C0015G
19-05-3572A	8/7/2019	SECTION 21, T4, R2 -- 8454 HOBIE CAT COURT	39165C0208E
20-05-1224A	3/5/2020	LYTLE TRAILS, SECTION 1, LOT 17 -- 8100 NORTH LYTLE TRAILS ROAD	39165C0061E
20-05-2186A	4/7/2020	FAIRVIEW SUBDIVISION NO. 5, LOT 429 -- 9084 HERITAGE ROAD	39165C0008G
20-05-2317A	5/14/2020	SECTION 6, T1N, R5E -- 7633 MARTZ PAULIN ROAD	39165C0005F
20-05-2775A	6/18/2020	TARA ESTATES NO. 4, PHASE 2, LOTS 60, 79-90, 92-96 -- TIMBER WOLF DRIVE & TIMBERVIEW COURT	39165C0012G 39165C0015G
20-05-4622A	10/13/2020	RIVERCREST, SECTION 3, PHASE A, LOT 114 -- 7520 SHENANGO COURT	39165C0228E
20-05-4959A	11/4/2020	LONG COVE PHASE 5, LOT 57 -- 8869 BAYSIDE COURT	39165C0215E
21-05-0497A	1/14/2021	TARA ESTATES NO. 4, PHASE 2, LOTS 59 & 91 -- 7285 & 7293 TIMBER WOLF DRIVE	39165C0015G
21-05-2279A	5/3/2021	SECTION 2, T5, R3 -- 5881 MASON MORROW MILLGROVE ROAD	39165C0251E
22-05-2459A	10/11/2022	SECTION 31, T3, R5 -- 439 EAST ROUTE 73	39165C0045E

REVALIDATED LETTERS OF MAP CHANGE FOR WARREN COUNTY, OH
Case No: 14-05-4456V **Community No.: 390757**

April 24, 2025

Case No.	Date Issued	Identifier	FIRM Panel Number
22-05-3264A	10/19/2022	SHAKER RUN SECTION ELEVEN, LOTS 629-630 -- OBSERVER COURT	39165C0110F
23-05-0533A	1/6/2023	SHAKER RUN, SECTION 11, LOTS 615-616 -- CLUBMAN PLACE	39165C0110F
23-05-2594A	9/6/2023	SECTION 30, T2N, R5E -- 8108 CHAMBERLAIN ROAD	39165C0005F
24-05-1173A	4/3/2024	LANDEN SHORES, SECTION 2, LOT 68 -- 3291 CUTTER LANE	39165C0209F



Federal Emergency Management Agency
Washington, D.C. 20472

April 16, 2025

CORRECTED COPY

The Honorable David G. Young
President, Board of Commissioners,
Warren County
406 Justice Drive, 1st Floor
Lebanon, OH 45036

Case No.: 14-05-4456S
Community: Warren County, OH
(Unincorporated Areas)
Community No.: 390757
Effective Date: April 23, 2025

FINAL SOMA

Dear President Young:

On October 23, 2024, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) provided you with a Final Summary of Map Actions (SOMA), enclosed with the Letter of Final Determination. Due to an administrative error, the Final SOMA contained three incorrectly categorized Letters of Map Change (LOMCs).

LOMC case numbers 96-05-3754A, 97-05-1596A and 97-05-3076A were incorrectly categorized as '3' (LOMCs Superseded) but should have been categorized as '2A' (LOMCs Not Incorporated on Revised Panels). The reason these cases were excluded was for insufficient information available to make a determination. Case files have since been provided to be able to make a determination.

At this time, please replace the previous Final SOMA sent to your community on October 23, 2024 with the enclosed, corrected copy. We regret any confusion this error may have caused your community.

For information relating to LOMCs not listed on the enclosed SOMA, or to obtain copies of previously issued LOMCs, please contact the FEMA Mapping and Insurance eXchange (FMIX), toll free, at 1-877-336-2627 (1-877-FEMA-MAP).

Sincerely,

Luis V. Rodriguez, P.E.
Engineering and Modeling Division
Risk Management Directorate | Resilience

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Enclosure:

Corrected Final SOMA

cc: Molly M. Conley, Director SWCD, Warren County
Community Map Repository

FINAL SUMMARY OF MAP ACTIONS

Community: WARREN COUNTY

Community No: 390757

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on April 23, 2025.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR	11-05-2541P	12/16/2011	City of Mason, Warren County, OH: Revalidation of LOMR 08-05-5005P	39165C0205E	39165C0201F 39165C0202F 39165C0203F 39165C0204F
LOMR	22-05-2951P	09/05/2023	Redwood - South Lebanon Development	39165C0138E 39165C0226E	39165C0138F 39165C0226F

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

FINAL SUMMARY OF MAP ACTIONS

Community: WARREN COUNTY

Community No: 390757

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	96-05-3754A	12/24/1996	LOT 121 - MONTGOMERY FARMS SUBDIVISION, SECTION X	3907570085C	39165C0211F
LOMA	97-05-1596A	03/06/1997	77 LOWER SPRINGBORO ROAD	3907570010B	39165C0040F
LOMA	97-05-3076A	08/28/1997	THE POINTE SUBDIVISION - LOT 14 - 8560 CORNETTS COVE	3907570085C	39165C0208F 39165C0209F
LOMR-F	04-05-4161A	09/15/2004	TARA ESTATES, LOT 7; 7346 MARTZ-PAULIN ROAD	3907570005C	39165C0015G
LOMA	05-05-1436A	02/02/2005	MIDDLETOWN CROSSING SUBDIV, LOT 20 -- 6581 TERHUNE DRIVE	3907570025B	39165C0102F
LOMA	06-05-B380A	02/14/2006	MIDDLETOWN CROSSING SUBDIV, LOT 21 -- 6601 TERHUNE DRIVE (OH)	3907570025B	39165C0102F
LOMR-F	05-05-4996A	04/21/2006	TARA ESTATES, NO. 2-4	3907570005C	39165C0004G 39165C0015G
LOMA	07-05-0696A	02/08/2007	TARA ESTATES NO. 3 PHASE ONE, LOT 42 -- 7538 TIMBER VALLEY DRIVE (OH)	3907570005C	39165C0012G
LOMR-F	07-05-6200A	10/09/2007	DEBUSK SUBDIV, SECOND ADDITION, LOT 38 -- 5635 HAWTHORNE LANE	3907570005C	39165C0008G
LOMA	10-05-7381A	09/09/2010	Lot 424, Block 5, Fairview Subdivision - 9174 Heritage Road	3907570005C	39165C0008G
LOMA	11-05-5025A	04/18/2011	Lot 94, Block -/4, Castlebrook Estates Subdivision - 6895 Tamworth Drive	39165C0015E	39165C0015G
LOMA	11-05-4649A	05/10/2011	6760 HENDRICKSON ROAD	39165C0102E	39165C0102F
LOMA	11-05-4766A	05/17/2011	TRACT 1-B -- 2595 WEST LOWER SPRINGBORO ROAD	39165C0036E	39165C0036F
LOMA	11-05-5010A	05/17/2011	LOT 1, STEPHENS SUBDIVISION -- 8448 MARTZ-PAULIN ROAD	39165C0004E	39165C0004G
LOMR-F	11-05-6085A	06/30/2011	LOTS 3, 9, 10, TARA ESTATES; LOT 1, TIMBERWIND SUBDIVISION	39165C0015E	39165C0015G
LOMA	11-05-9202A	09/29/2011	Lot 88, Block -/4, Castlebrook Estates Subdivision - 6839 Lancaster Drive	39165C0015E	39165C0015G

FINAL SUMMARY OF MAP ACTIONS

Community: WARREN COUNTY

Community No: 390757

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	12-05-3174A	02/27/2012	Lot 7, Stephens Subdivision - 7790 Myrtle Lane	39165C0004E	39165C0004G
LOMA	12-05-7109A	07/31/2012	TARA ESTATES SUBDIVISION, LOT 11 -- 7426 MARTZ PAULIN ROAD	39165C0012E 39165C0015E	39165C0012G 39165C0015G
LOMA	13-05-0098A	10/09/2012	Lot 138, Block 5, Castlebrook Estates Subdivision - 8531 Kingston Drive	39165C0015E	39165C0015G
LOMA	13-05-0780A	11/14/2012	Lot 91, Block 4, Castlebrook Estates Subdivision - 6858 Lancaster Drive	39165C0015E	39165C0015G
LOMA	13-05-2285A	01/29/2013	LOT 87, SECTION 4, CASTLE BROOK ESTATES -- 6845 LANCASTER DRIVE	39165C0015E	39165C0015G
LOMA	13-05-5323A	05/21/2013	LOTS 84, SECTION 4, CASTLEBROOK ESTATES -- 6883 LANCASTER DRIVE	39165C0015E	39165C0015G
LOMA	13-05-8326A	09/12/2013	Lot 430, Block 5, Fairview Subdivision - 9064 Heritage Road	39165C0008E	39165C0008G
LOMA	14-05-0497A	10/24/2013	7615 Martz Paullin Road	39165C0005E	39165C0005F
LOMA	15-05-2611A	03/10/2015	CASTLEBROOK ESTATES, SECTION 4, LOT 92 -- 6870 LANCASTER DRIVE	39165C0015E	39165C0015G
LOMA	15-05-5437A	06/17/2015	Lot 61, Block -/2, Knollbrook Meadows Subdivision - 3799 Ripplebrook Place	39165C0110E	39165C0110F
LOMA	16-05-0495A	11/24/2015	FAIRVIEW SUBDIVISION NO. 5, LOT NO. 469 -- 9090 KIPTON DRIVE	39165C0008E	39165C0008G
LOMA	17-05-1085A	11/23/2016	Lot 137, Castlebrook Estates, Sec. 5 Subdivision - 8517 Kingston Drive	39165C0015E	39165C0015G
LOMA	17-05-2743A	03/09/2017	DEBUSK SUBDIVISION FIRST ADDITION, LOT 23 -- 8851 CAM DRIVE	39165C0008E	39165C0008G
LOMR-F	18-05-2678A	04/20/2018	TARA ESTATES, LOT 1 -- 7220 MARTZ PAULIN ROAD	39165C0015E	39165C0015G
LOMA	18-05-3949A	06/11/2018	CASTLEBROOK ESTATES, SECTION 5, LOT 148 -- 6651 BERWICK DRIVE	39165C0015E	39165C0015G
LOMA	19-05-1150A	01/10/2019	STEPHENS SUBDIVISION, LOT 2 -- 8506 MARTZ-PAULIN ROAD	39165C0004E	39165C0004G
LOMR-F	19-05-1721A	02/28/2019	TARA ESTATES NO. 3, PHASE 2, LOTS 51-58 & 61-63 -- TIMBER VALLEY DRIVE	39165C0012E 39165C0015E	39165C0012G 39165C0015G

FINAL SUMMARY OF MAP ACTIONS

Community: WARREN COUNTY

Community No: 390757

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	20-05-2186A	04/07/2020	FAIRVIEW SUBDIVISION NO. 5, LOT 429 -- 9084 HERITAGE ROAD	39165C0008F	39165C0008G
LOMA	20-05-2317A	05/14/2020	SECTION 6, T1N, R5E -- 7633 MARTZ PAULIN ROAD	39165C0005E	39165C0005F
LOMR-F	20-05-2775A	06/18/2020	TARA ESTATES NO. 4, PHASE 2, LOTS 60, 79-90, 92-96 -- TIMBER WOLF DRIVE & TIMBERVIEW COURT	39165C0012F 39165C0015F	39165C0012G 39165C0015G
LOMR-F	21-05-0497A	01/14/2021	TARA ESTATES NO. 4, PHASE 2, LOTS 59 & 91 -- 7285 & 7293 TIMBER WOLF DRIVE	39165C0015F	39165C0015G
LOMR-F	22-05-3264A	10/19/2022	SHAKER RUN SECTION ELEVEN, LOTS 629-630 -- OBSERVER COURT	39165C0110E	39165C0110F
LOMR-F	23-05-0533A	01/06/2023	SHAKER RUN, SECTION 11, LOTS 615-616 -- CLUBMAN PLACE	39165C0110E	39165C0110F
LOMR-F	23-05-2594A	09/06/2023	SECTION 30, T2N, R5E -- 8108 CHAMBERLAIN ROAD	39165C0005E	39165C0005F
LOMA	24-05-1173A	04/03/2024	LANDEN SHORES, SECTION 2, LOT 68 -- 3291 CUTTER LANE	39165C0209E	39165C0209F

FINAL SUMMARY OF MAP ACTIONS

Community: WARREN COUNTY

Community No: 390757

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	96-05-708A	01/31/1996	8596 LAKE CHETAC DRIVE	3907570085C	39165C0215E
LOMA	96-05-944A	05/28/1996	7487 KINGS MILL ROAD	3907570065C	39165C0209E
LOMR-F	00-05-5030A	11/07/2000	LOT 5, NORGAL INDUSTRIAL PARK - 611 NORGAL DRIVE	3907570050B	39165C0136E
LOMA	01-05-2960A	07/25/2001	LYTLE TRAILS SUBDIVISION, SECTION 1, LOT 7; 8264 LYTLE TRAILS ROAD	3907570013D	39165C0061E
LOMA	02-05-0057A	10/26/2001	NORTH LYTLE TRAILS ROAD, SECTION 1, LOT 6; 8274 LYTLE TRAILS ROAD	3907570013D	39165C0061E
LOMA	03-05-1114A	01/17/2003	LOT 247, SECTION 9, WOODFIELD SOUTH; 4138 SPRING MILL WAY	3907570085D	39165C0220E
LOMA	03-05-3108A	06/25/2003	6769 LUDLUM ROAD	3907570069D	39165C0234E
LOMA	04-05-1283A	01/23/2004	1363 NUNNER ROAD	3907570069D	39165C0229E
LOMA	04-05-2962A	05/07/2004	FAIRWAY CROSSING SECTION ONE, LOT 5674D; 63 B SANDTRAP CT; PIN 12124600510	3907570050C	39165C0136E
LOMA	05-05-1757A	03/02/2005	RIVERVIEW, TRACT 12 -- 6156 MASON MORROW MILGROVE ROAD	3907570075C	39165C0165E
LOMA	05-05-4127A	08/25/2005	GREENBRIAR 1A, LOT 126 -- 6139 GREEN MEADOW	3907570065C	39165C0205E
LOMA	06-05-BL59A	05/31/2006	VALLEY ACRES SUBDIV, LOT 1 -- 5796 CORWIN ROAD (OH)	3907570031D	39165C0064E
LOMA	07-05-1400A	02/06/2007	PORTION OF SECTION 5, T5, R3 -- 199 COLD SPRINGS ROAD (OH)	3907570055C	39165C0165E
LOMA	08-05-1992A	02/29/2008	MONTGOMERY FARMS, LOT 211 -- 6499 HAWK COURT	3907570085D	39165C0215E
LOMA	08-05-2981A	04/29/2008	TYLER STATION SECTION 2, LOT 44 -- 6874 TYLER COURT	3907570065C	39165C0205E

FINAL SUMMARY OF MAP ACTIONS

Community: WARREN COUNTY

Community No: 390757

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	09-05-1908A	03/19/2009	SQUIRES GATE, LOT 5 -- 5591 IRWIN-SIMPSON ROAD	3907570085D	39165C0215E
LOMR-F	09-05-2615A	07/28/2009	1634 JEFFREY ROAD -- PORTION OF MILITARY SURVEY NO. 2313	3907570055C	39165C0160E
LOMA	09-05-5954A	10/08/2009	3085 Dry Run Road	3907570050C 3907570070D	39165C0139E
LOMA	10-05-0940A	02/12/2010	LOT 29, RIO VISTA RANCH ESTATES, REPLAT -- 734 EAST LOWER SPRINGBORO ROAD	3907570010B	39165C0045E
LOMA	10-05-2692A	03/04/2010	4818 corvin avenue	3907570031D	39165C0064E
LOMR-F	10-05-3507A	06/10/2010	BUILDING 3, FOX HOLLOW CONDOMINIUM PHASE 1 --- 9593, 9585, 9577 AND 9569 FOX CREEK LANE	3907570085D	39165C0215E
LOMR-FW	10-05-6008A	09/21/2010	LOT 45, WOODFIELD SOUTH SECTION ONE -- 8746 SIMPSON COURT	3907570085D	39165C0220E
LOMR-F	11-05-0683A	12/21/2010	575 STATE ROUTE 48	39165C0138E	39165C0138E
LOMR-F	11-05-0171A	01/04/2011	UNIT 4, FOX HOLLOW SUBDIVISION, PHASE II -- 9529, 9537, 9545, 9553, 9561 FOX CREEK LANE	39165C0215E	39165C0215E
LOMA	12-05-2357A	02/16/2012	CEDAR TRACE, SECTION 3, LOT 57 -- 637 RED DEER DRIVE	39165C0141E	39165C0141E
LOMA	12-05-8341A	08/02/2012	CEDAR TRACE, SECTION 3, LOT 58 -- 1746 CEDAR TRACE DRIVE	39165C0141E	39165C0141E
LOMA	13-05-3203A	03/19/2013	6424 STATE ROUTE 123	39165C0255E	39165C0255E
LOMA	13-05-5520A	07/18/2013	CEDAR TRACE, SECTION III, LOT 68 -- 1769 CEDAR TRACE DRIVE	39165C0141E	39165C0141E
LOMA	14-05-4016A	03/13/2014	6217 GILMOUR ROAD	39165C0165E	39165C0165E
LOMA	14-05-7117A	07/15/2014	LOT 7, SQUIRES GATE -- 9032 NOTTINGHAM WAY	39165C0215E	39165C0215E
LOMA	17-05-6105A	09/08/2017	CEDAR TRACE SUBDIVISION, SECTION III, LOT 60 -- 1730 CEDAR TRACE DRIVE	39165C0141E	39165C0141E

FINAL SUMMARY OF MAP ACTIONS

Community: WARREN COUNTY

Community No: 390757

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-F	18-05-3242A	04/26/2018	MILITARY SURVEY NO. 2226 -- 2726 GUM GROVE ROAD	39165C0170E	39165C0170E
LOMR-F	18-05-2845A	05/07/2018	MILITARY SURVEY NO. 2313 -- 1476 JEFFREY ROAD	39165C0160E	39165C0160E
LOMA	18-05-2416A	06/20/2018	CEDAR TRACE, SECTION 3, LOT 59; CEDAR TRACE, SECTION 4, LOT 93 -- 1738 & 1753 CEDAR TRACE DRIVE	39165C0141E	39165C0141E
LOMA	18-05-5152A	11/26/2018	SECTION 29, T5, R3 -- 1175 WILMINGTON ROAD	39165C0141E	39165C0141E
LOMA	19-05-3572A	08/07/2019	SECTION 21, T4, R2 -- 8454 HOBIE CAT COURT	39165C0208E	39165C0208E
LOMA	20-05-1224A	03/05/2020	LYTLE TRAILS, SECTION 1, LOT 17 -- 8100 NORTH LYTLE TRAILS ROAD	39165C0061E	39165C0061E
LOMA	20-05-4622A	10/13/2020	RIVERCREST, SECTION 3, PHASE A, LOT 114 -- 7520 SHENANGO COURT	39165C0228E	39165C0228E
LOMA	20-05-4959A	11/04/2020	LONG COVE PHASE 5, LOT 57 -- 8869 BAYSIDE COURT	39165C0215E	39165C0215E
LOMR-FW	21-05-2279A	05/03/2021	SECTION 2, T5, R3 -- 5881 MASON MORROW MILLGROVE ROAD	39165C0251E	39165C0251E
LOMA	22-05-2459A	10/11/2022	SECTION 31, T3, R5 -- 439 EAST ROUTE 73	39165C0045E	39165C0045E

FINAL SUMMARY OF MAP ACTIONS

Community: WARREN COUNTY

Community No: 390757

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	199300257R05	08/12/1993	8463 MORROW WOODVILLE ROAD - 2 PARCELS OF MILITARY SURVEY 980: PARCEL 1 OF VOL163 PG 591 AND PARCEL 2 OF VOL 245 PG 171.	1
LOMR	08-05-5005P	07/16/2010	UPPER MUDDY CREEK AND DAVIS RUN LOMR	6
LOMR	18-05-0549P	11/15/2018	WAYNESVILLE-HOFFMANN DEVELOPMENT	4
LOMA	19-05-2855A	05/17/2019	PLEASANT ACRES, LOT 7 -- 7666 MARTZ PAULIN ROAD	2
LOMR-F	21-05-2866A	07/19/2021	TARA ESTATES NO. 2, PHASE 2, PORTION OF LOTS 12, 23, 24 -- TIMBERWIND TRAIL	2
LOMR-F	22-05-2189A	06/10/2022	TARA ESTATES, LOT 8 -- MARTZ-PAULIN ROAD	6
LOMR-F	23-05-1797A	06/02/2023	TARA ESTATES, LOT 8 -- 7364 MARTZ-PAULIN ROAD	3

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

FINAL SUMMARY OF MAP ACTIONS

Community: WARREN COUNTY

Community No: 390757

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		



Kroger, Union Village

PUD Stage 2

Turtlecreek Township

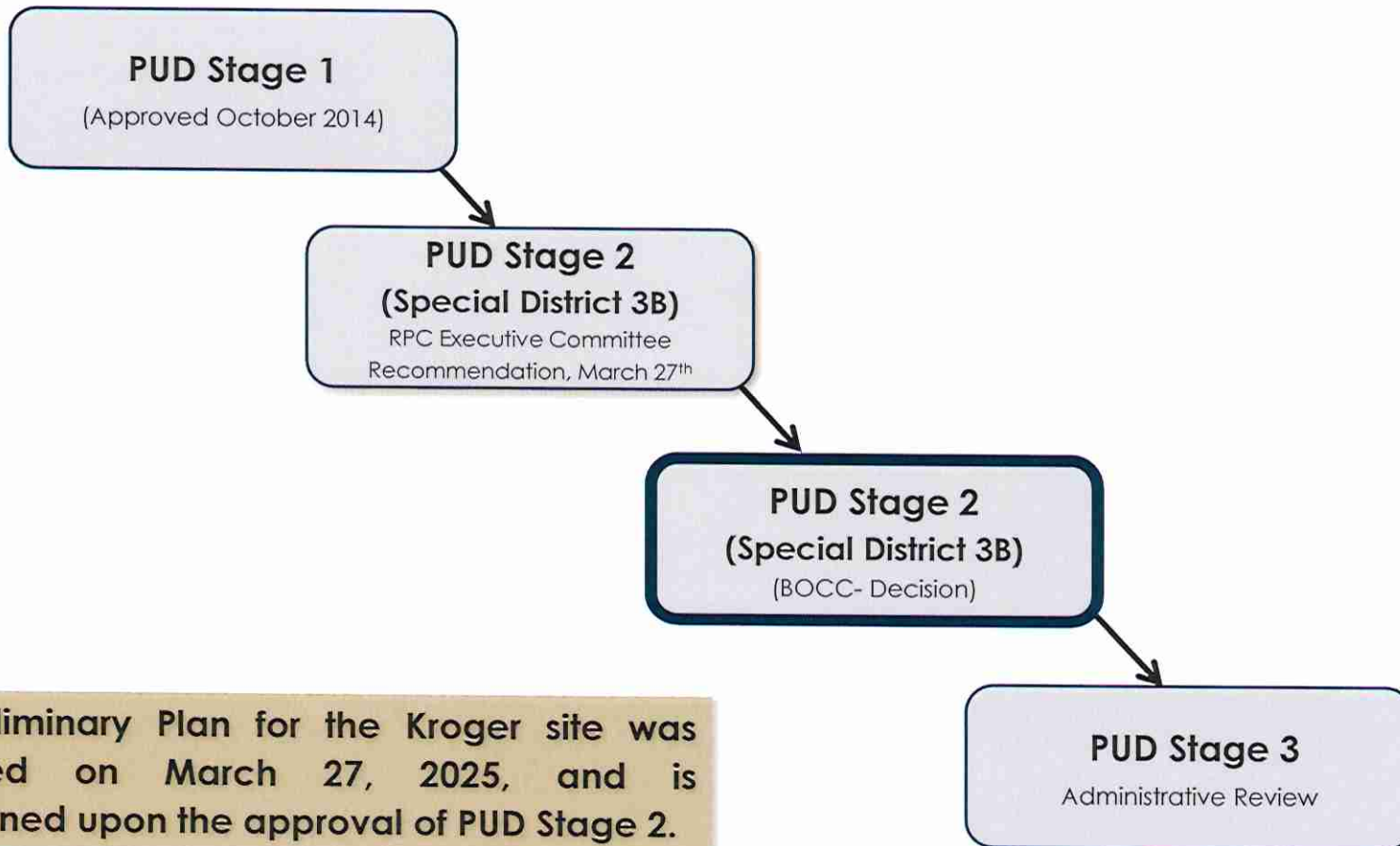
Warren County Board of County Commissioners

April 22nd, 2025

General Information

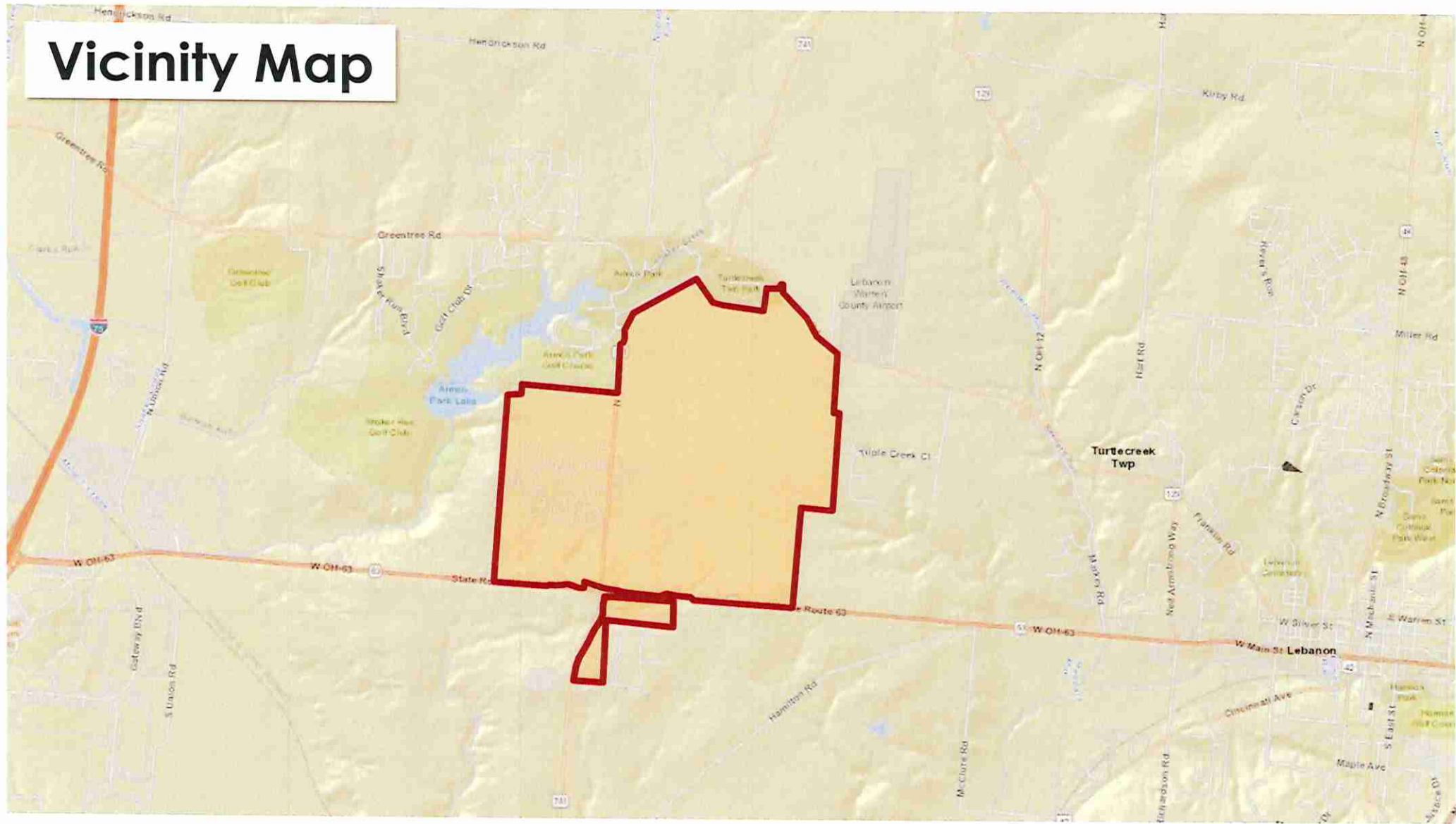
Applicant	McBride Dale Clarion
Property Owner	Otterbein Homes & Union Village Development Co.
Township	Turtlecreek
Site Address	SR 741 & SR 63
Proposed Area	Special District 3B ≈ 27 acres (Kroger Site = 15.4 acres)
Current Zoning	PUD (Planned Unit Development)

Review Process

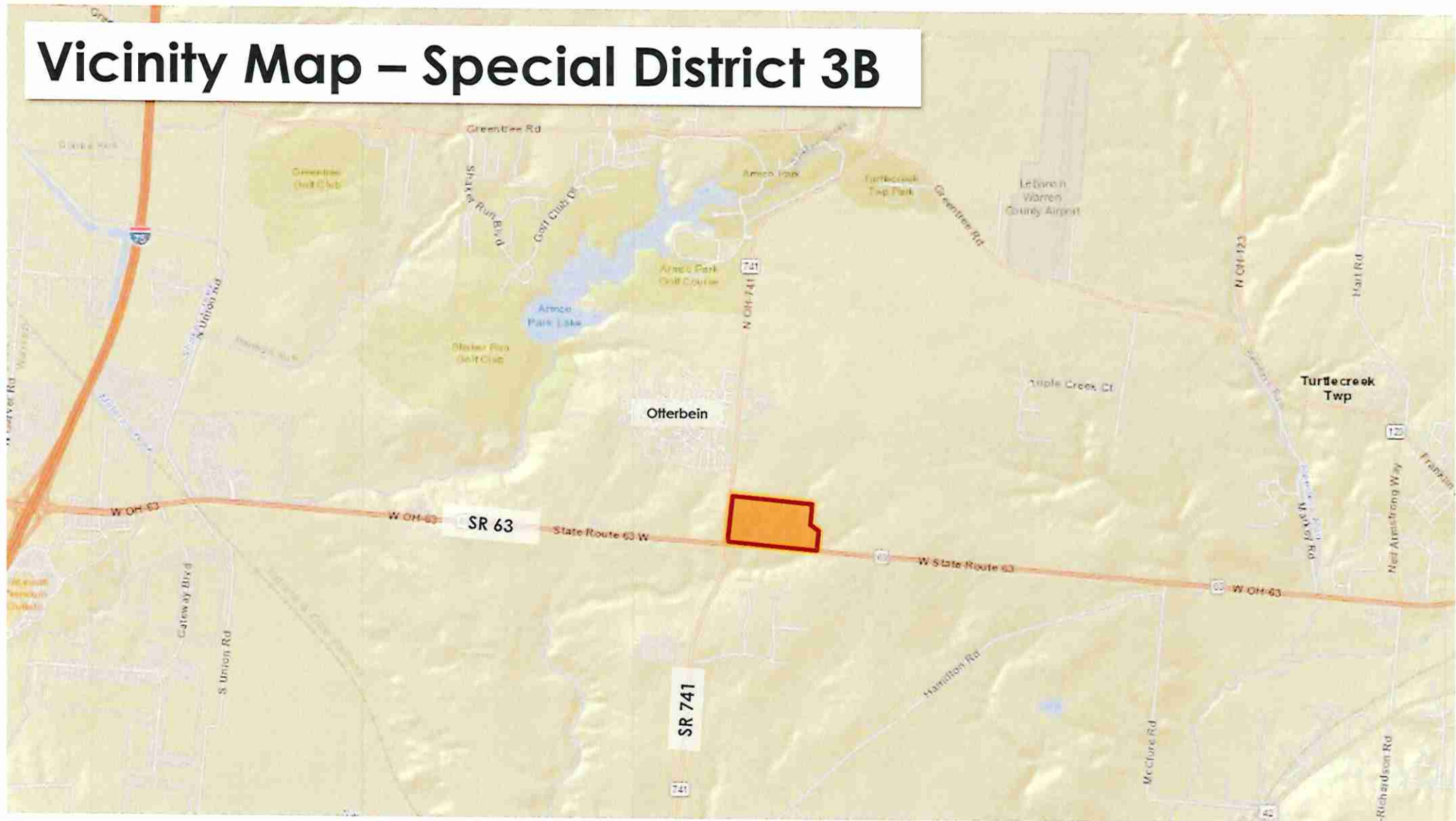


The Preliminary Plan for the Kroger site was approved on March 27, 2025, and is conditioned upon the approval of PUD Stage 2.

Vicinity Map



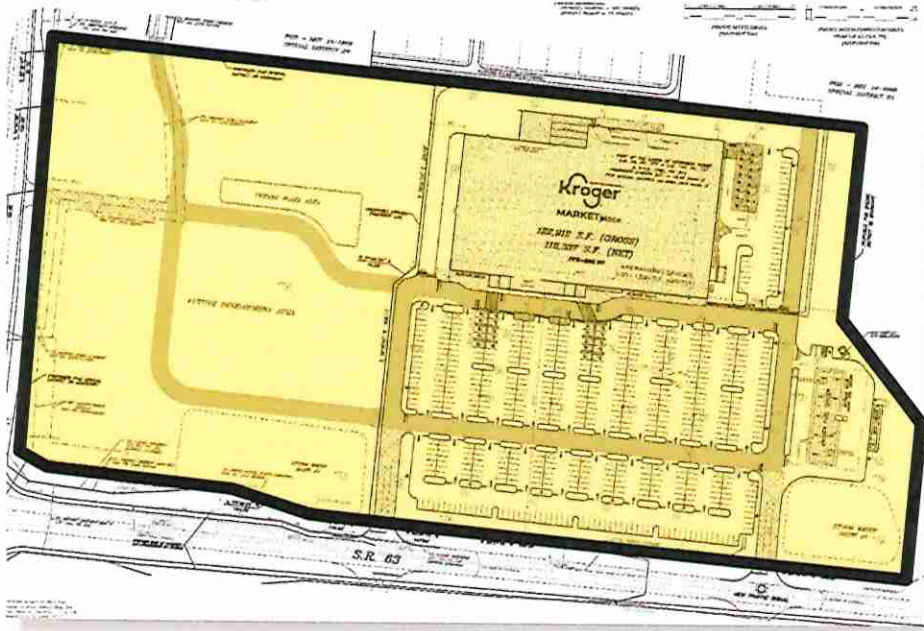
Vicinity Map – Special District 3B



Site Aerial

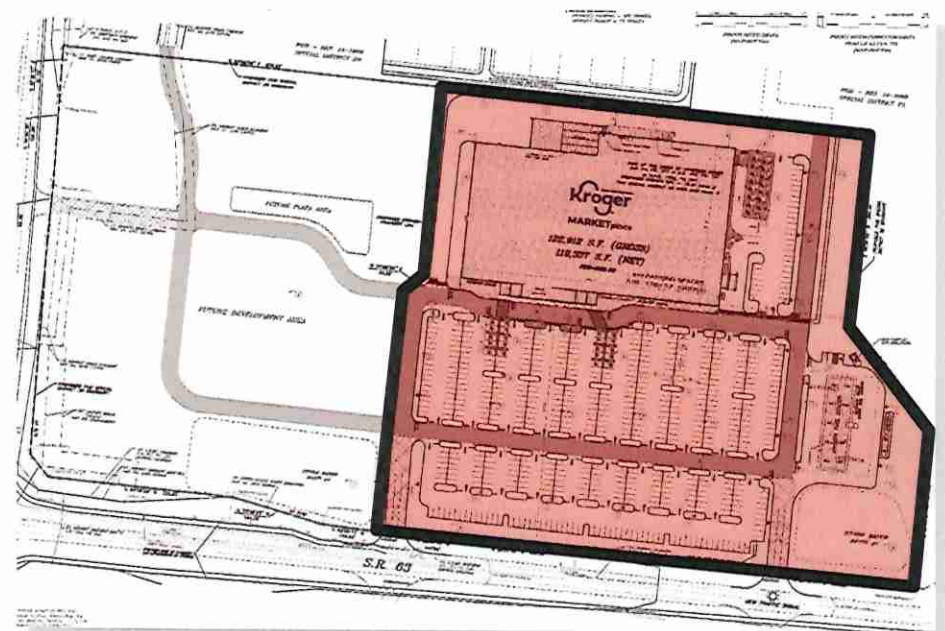


Review Area



PUD Stage II – Special District 3B

Area = **27 acres**

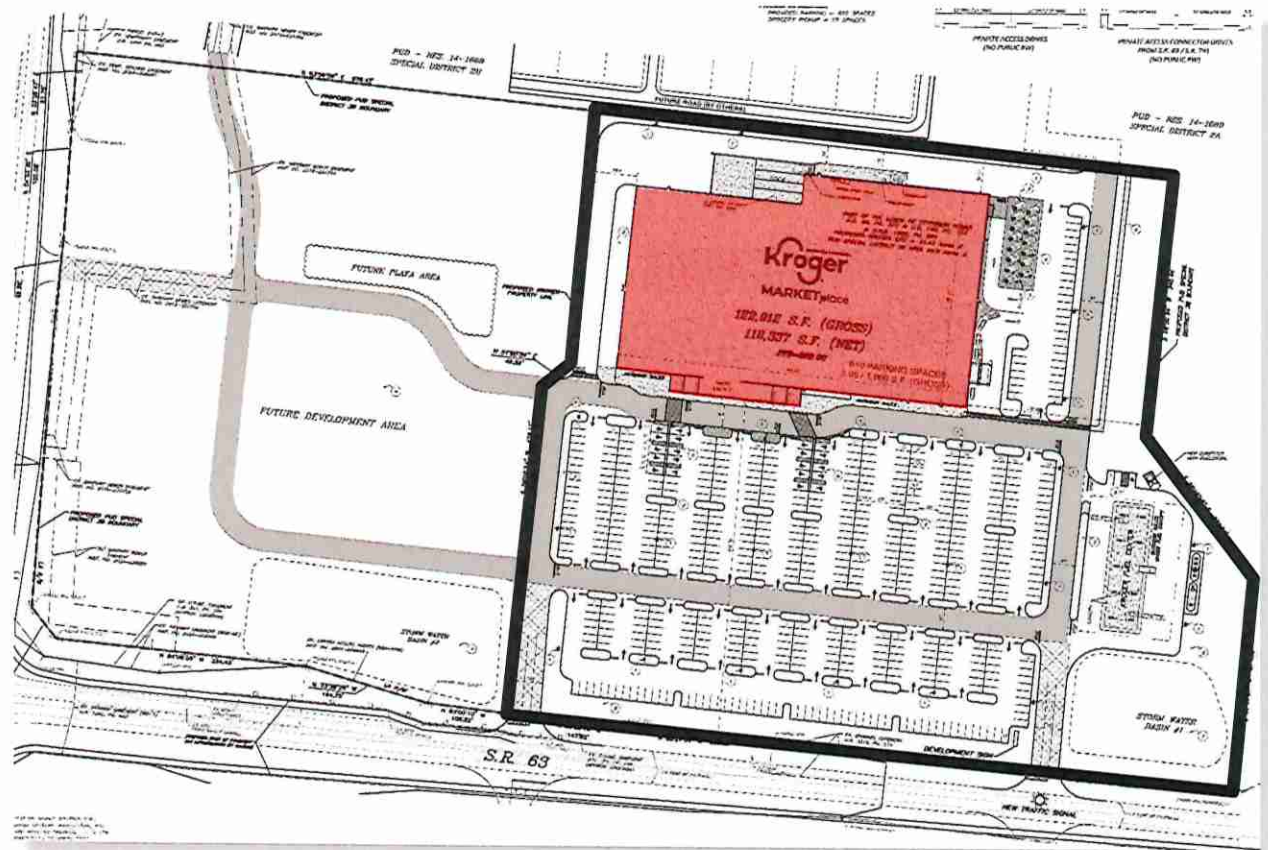


PUD Stage II – Kroger Site

Area = **15.4 acres**

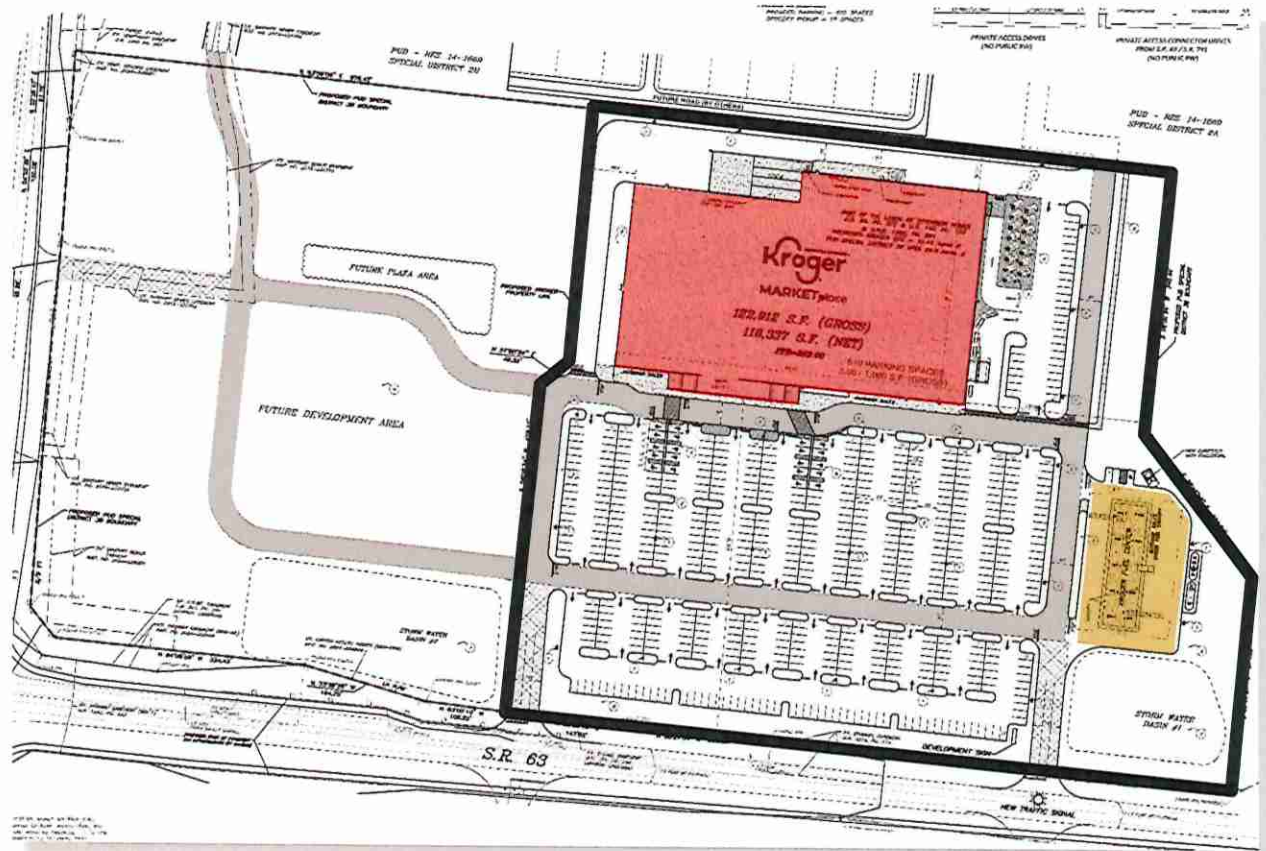
Proposal – Kroger Development

- 122,912 sq. ft. Kroger store.



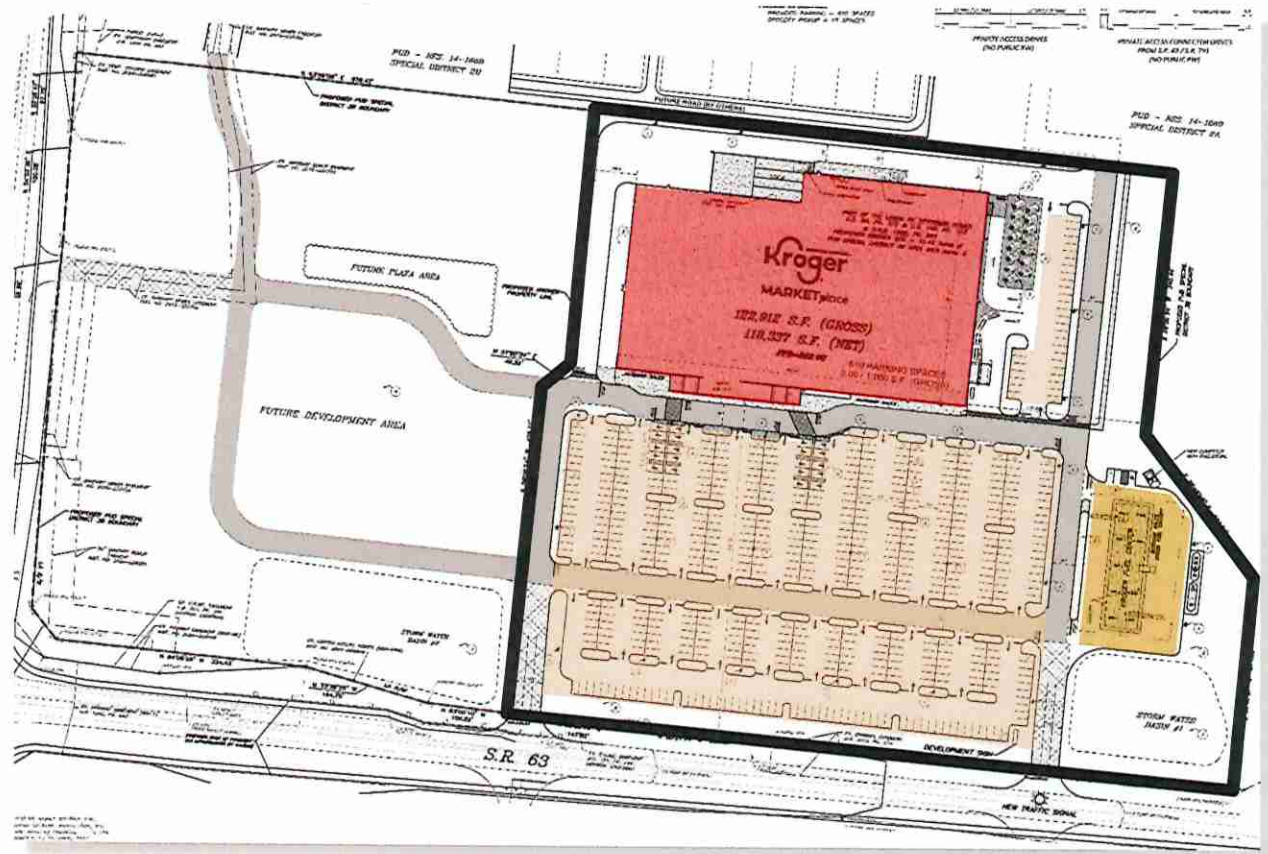
Proposal – Kroger Development

- 122,912 sq. ft. Kroger store.
- Fuel Center (kiosk & 9 gas pumps)



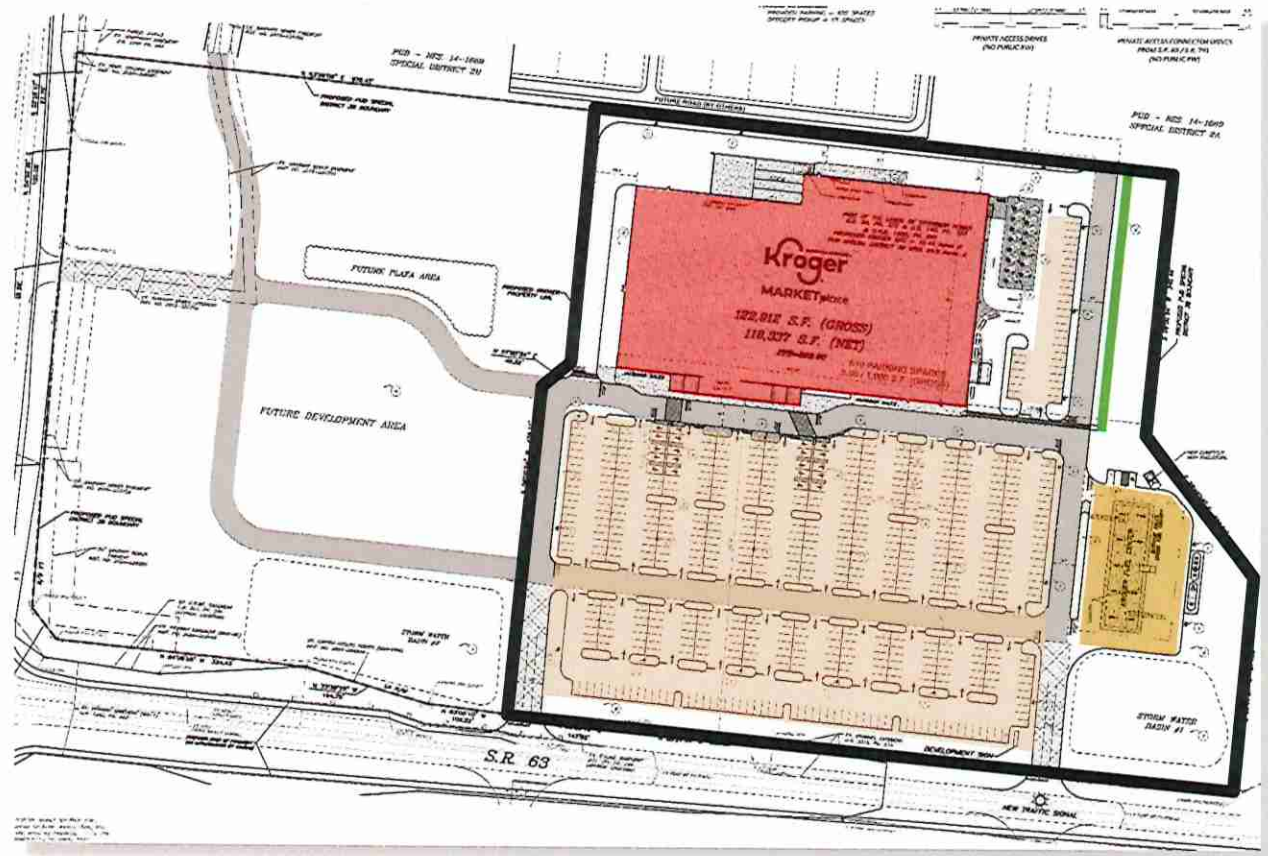
Proposal – Kroger Development

- 122,912 sq. ft. Kroger store.
- Fuel Center (kiosk & 9 gas pumps)
- 610 parking spaces



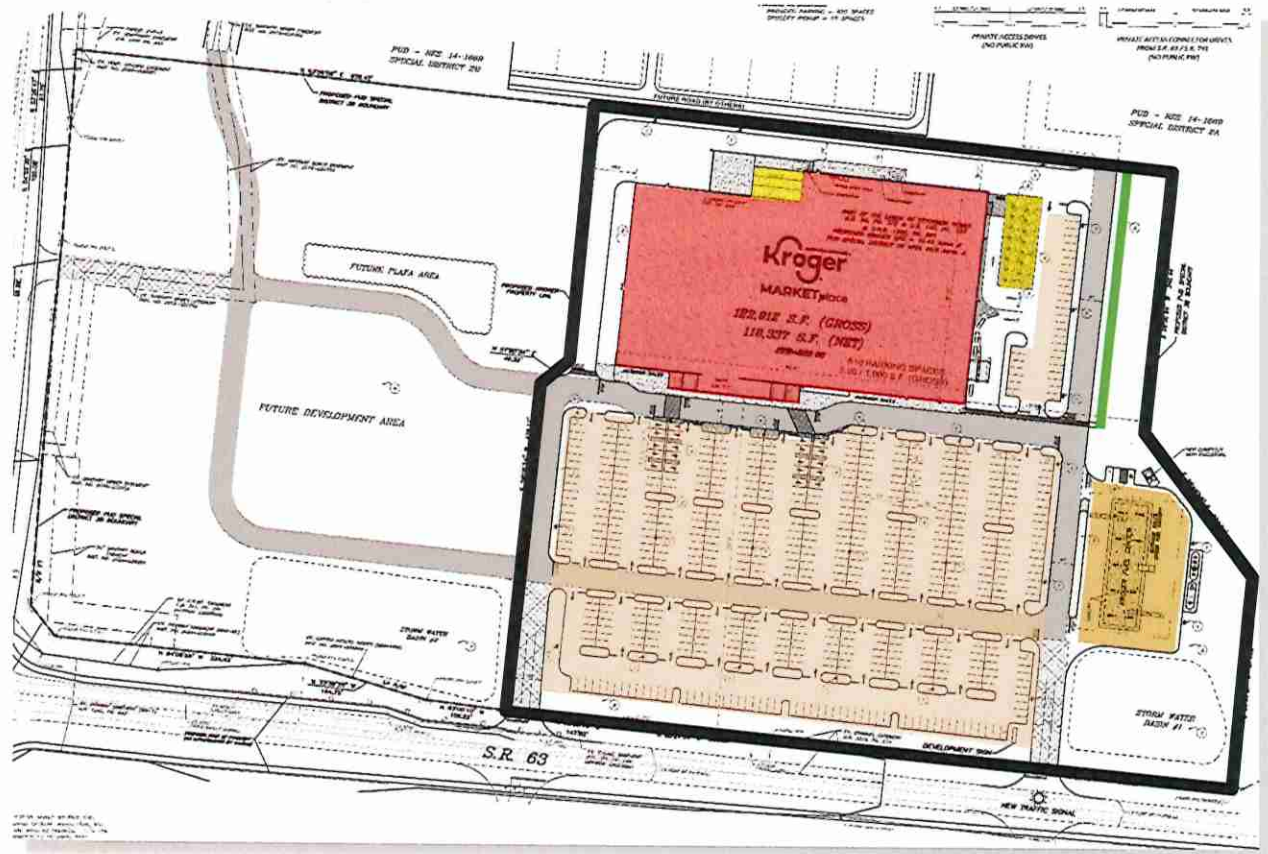
Proposal – Kroger Development

- 122,912 sq. ft. Kroger store.
- Fuel Center (kiosk & 9 gas pumps)
- 610 parking spaces
- Sidewalk to future neighborhoods



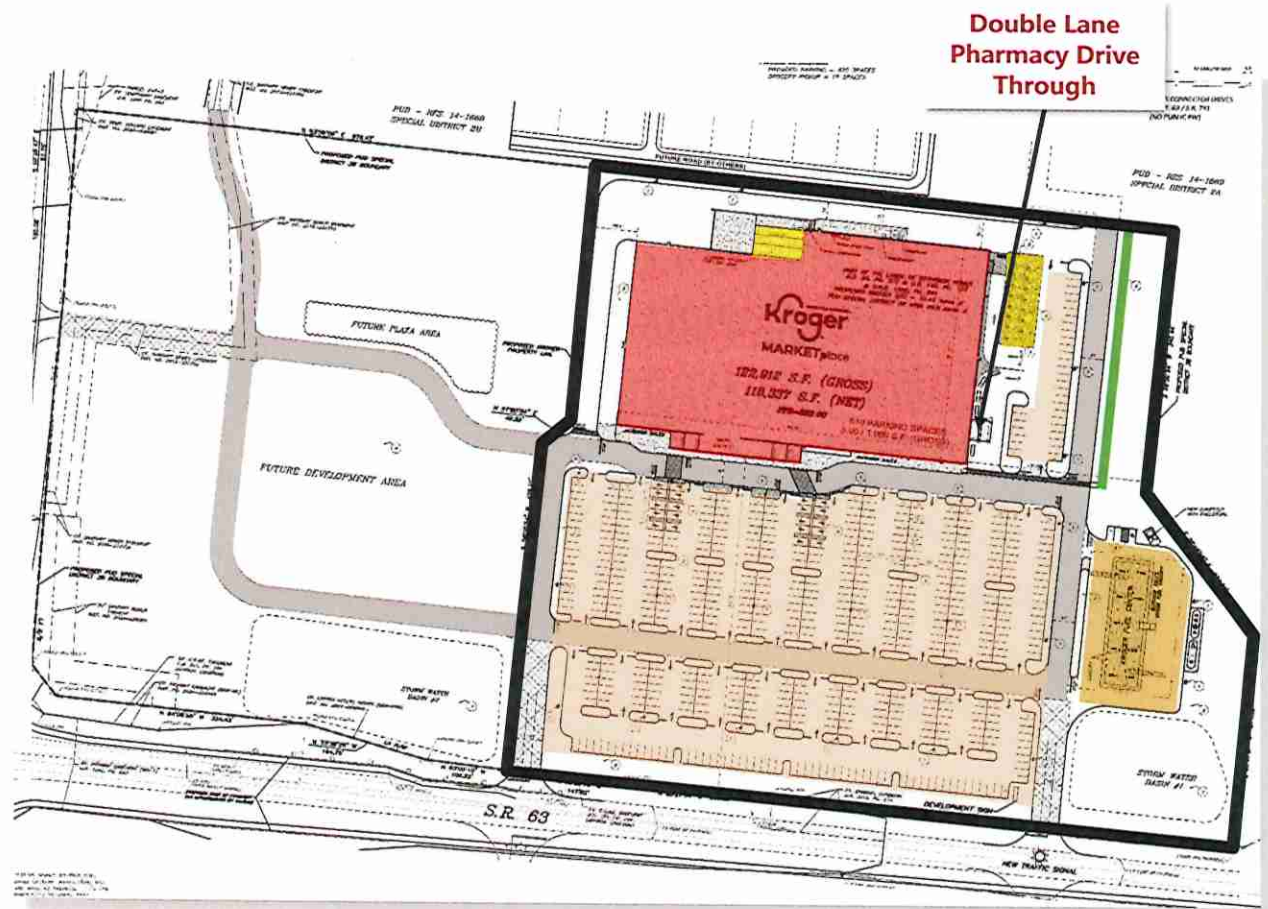
Proposal – Kroger Development

- 122,912 sq. ft. Kroger store.
- Fuel Center (kiosk & 9 gas pumps)
- 610 parking spaces
- Sidewalk to future neighborhoods
- 15 pick-up spaces and 3 truck docks



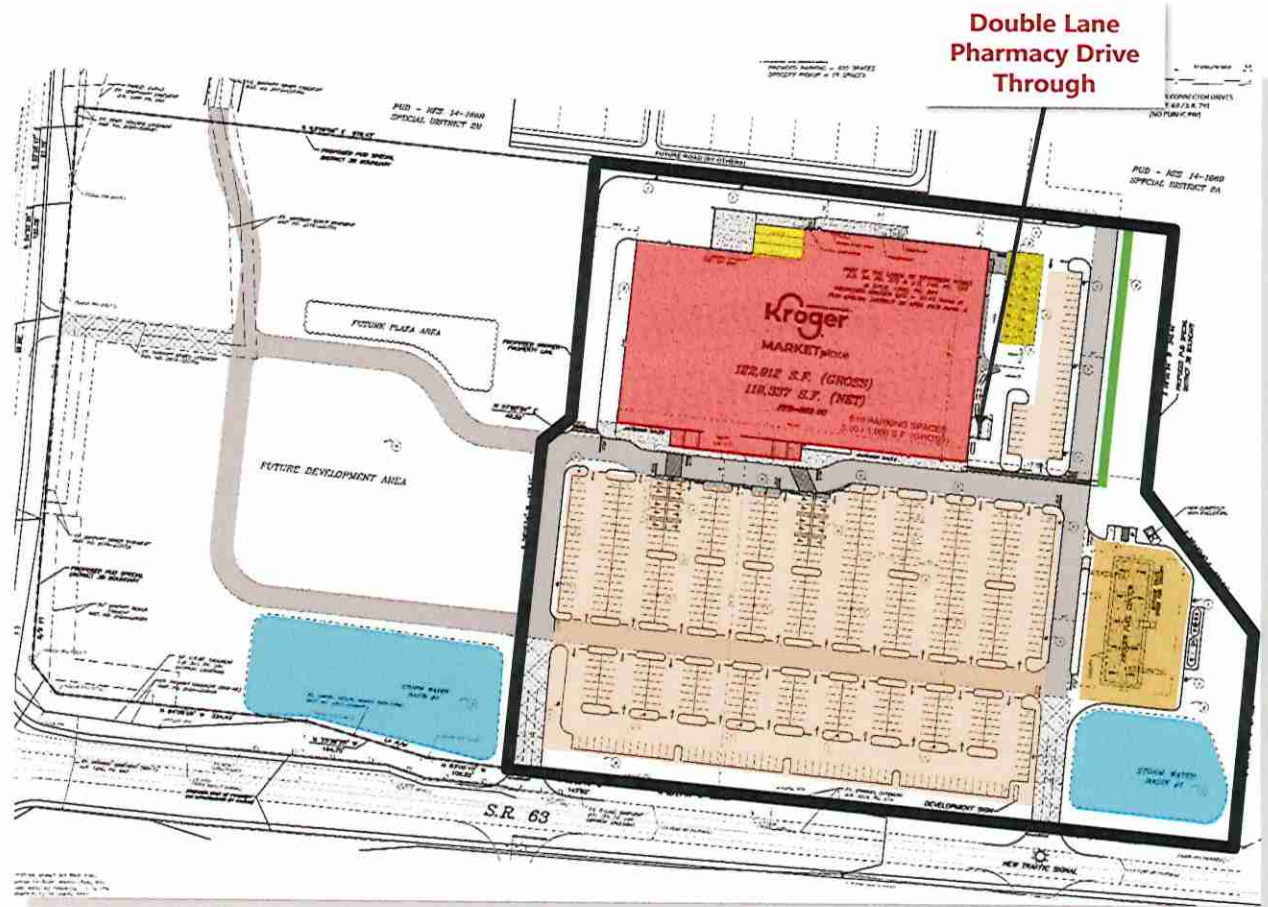
Proposal – Kroger Development

- 122,912 sq. ft. Kroger store.
- Fuel Center (kiosk & 9 gas pumps)
- 610 parking spaces
- Sidewalk to future neighborhoods
- 15 pick-up spaces and 3 truck docks
- Double lane pharmacy drive through



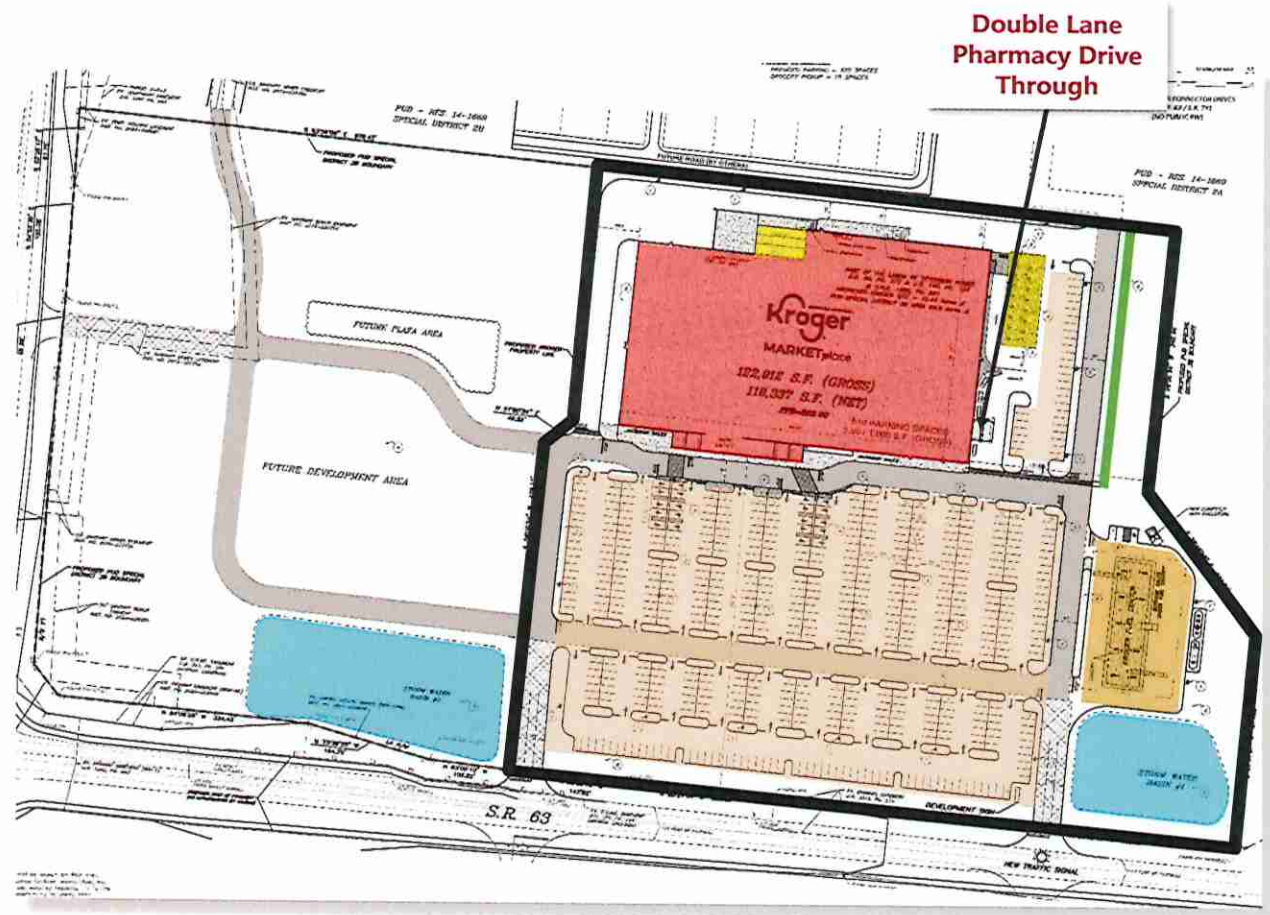
Proposal – Kroger Development

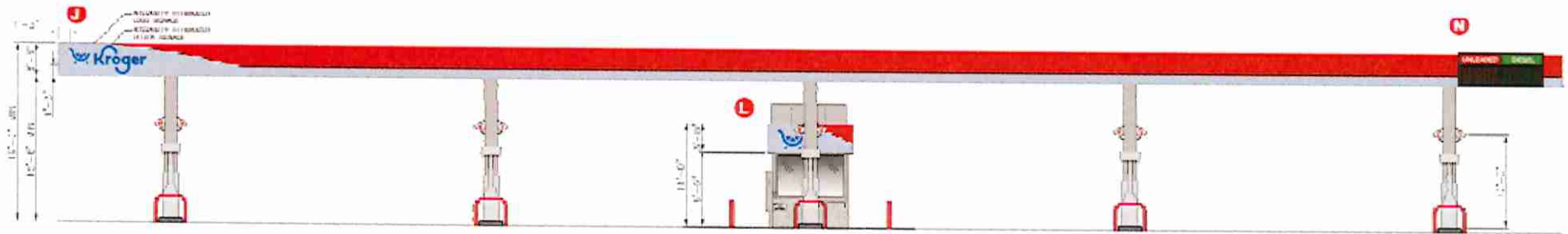
- 122,912 sq. ft. Kroger store.
- Fuel Center (kiosk & 9 gas pumps)
- 610 parking spaces
- Sidewalk to future neighborhoods
- 15 pick-up spaces and 3 truck docks
- Double lane pharmacy drive through
- 2 Detention Basins



Proposal – Kroger Development

- 122,912 sq. ft. Kroger store.
- Fuel Center (kiosk & 9 gas pumps)
- 610 parking spaces
- Sidewalk to future neighborhoods
- 15 pick-up spaces and 3 truck docks
- Double lane pharmacy drive through
- 2 Detention Basins
- Outdoor display areas

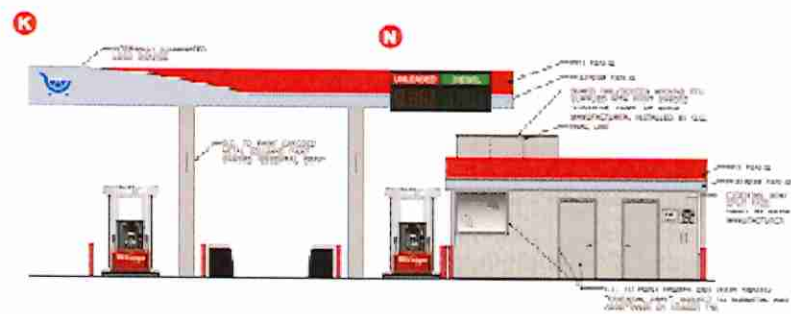




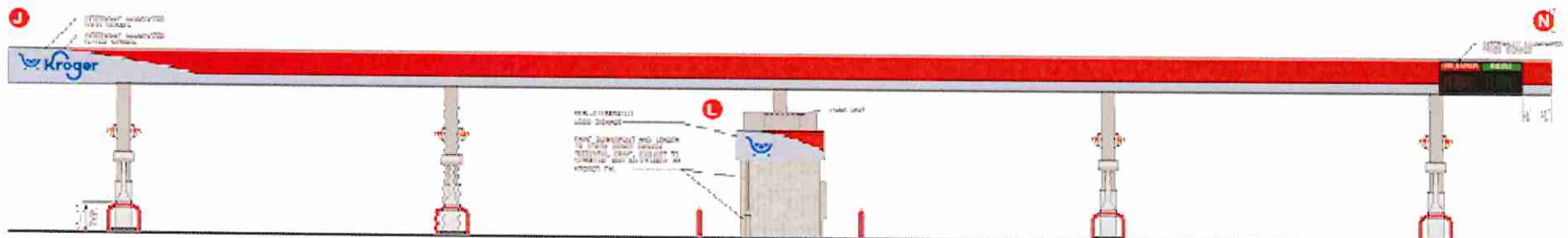
West Elevation



North Elevation



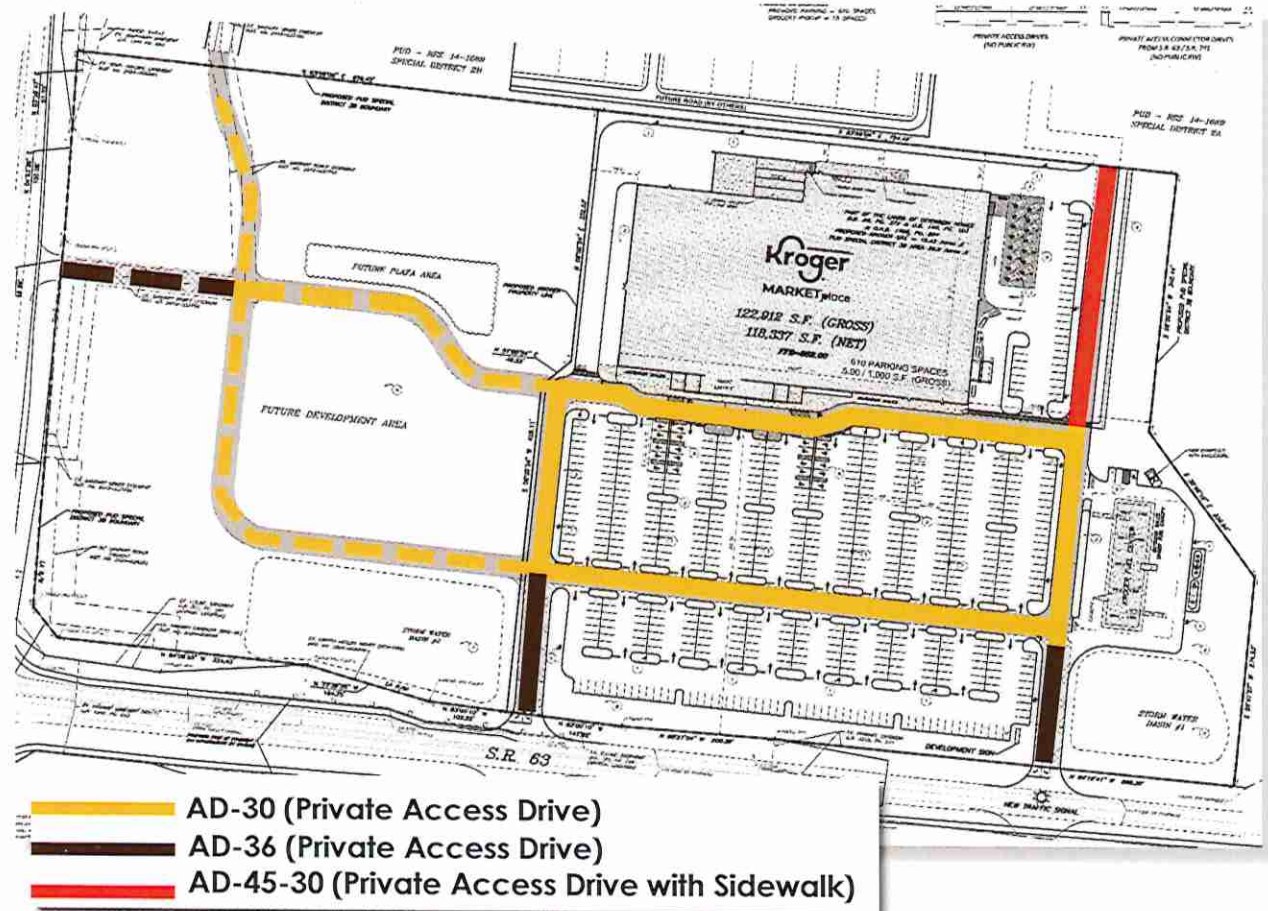
South Elevation



East Elevation

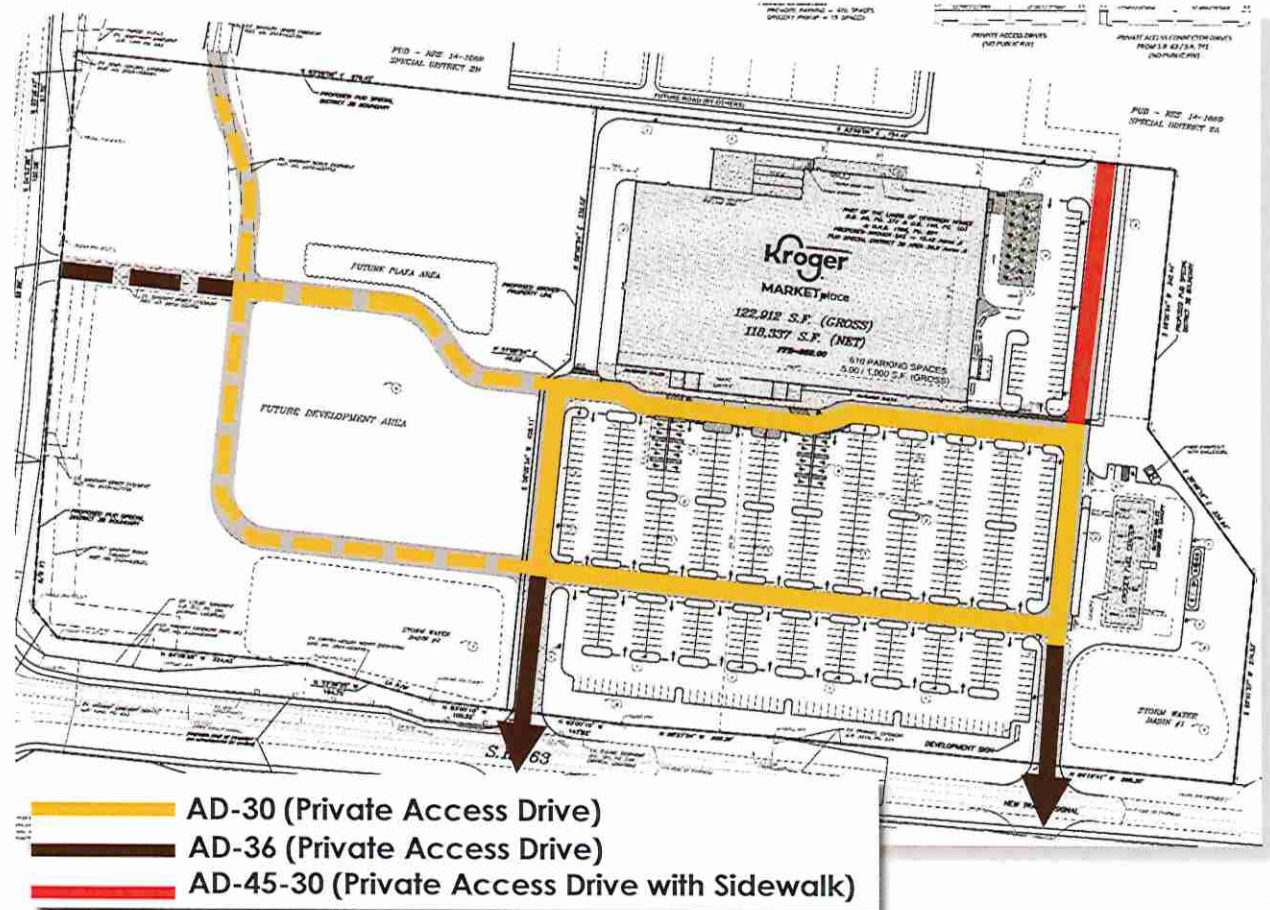
Proposal – Traffic & Circulation

- 30 ft. & 36 ft. private access drives



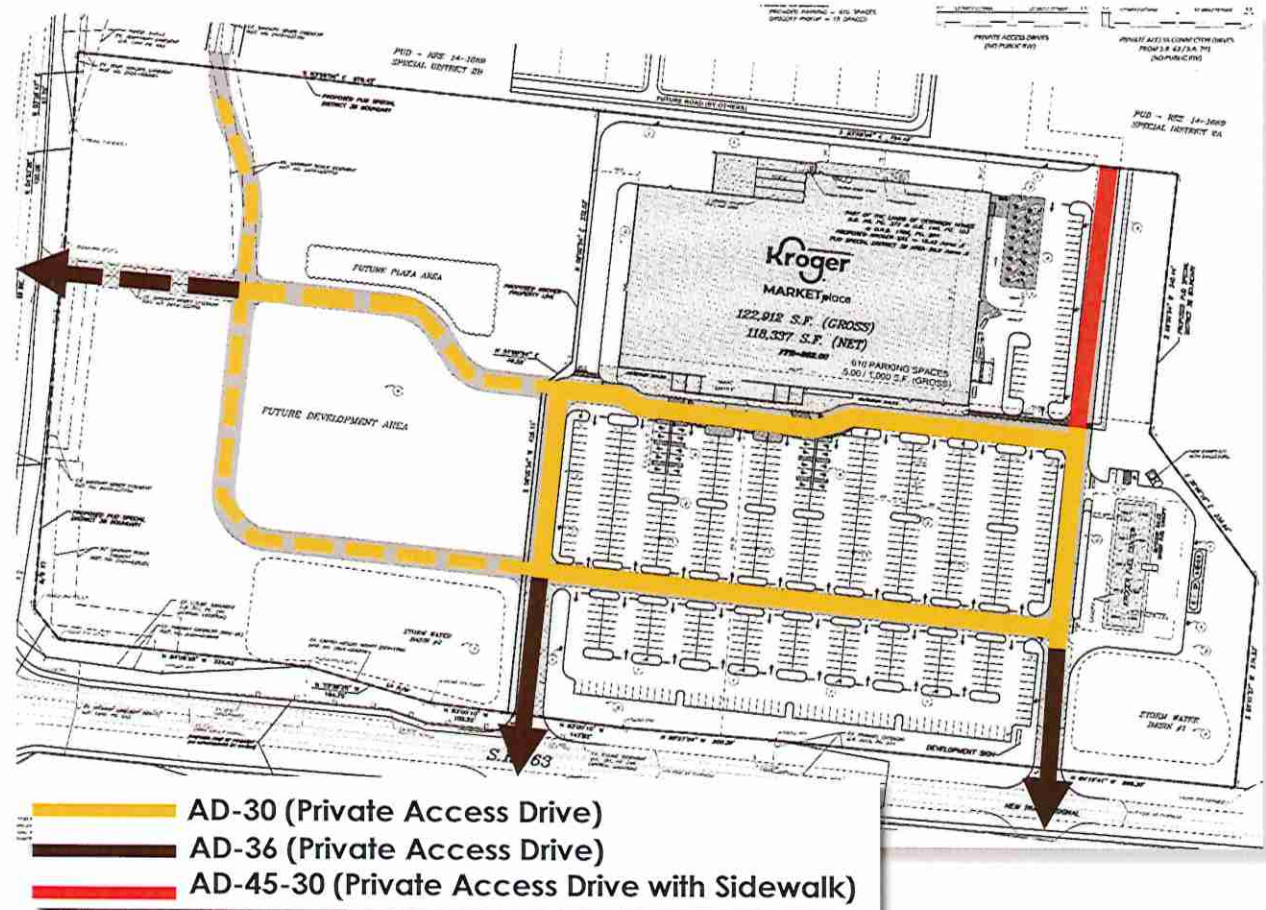
Proposal – Traffic & Circulation

- 30 ft. & 36 ft. private access drives
- 2 Access points along SR 63



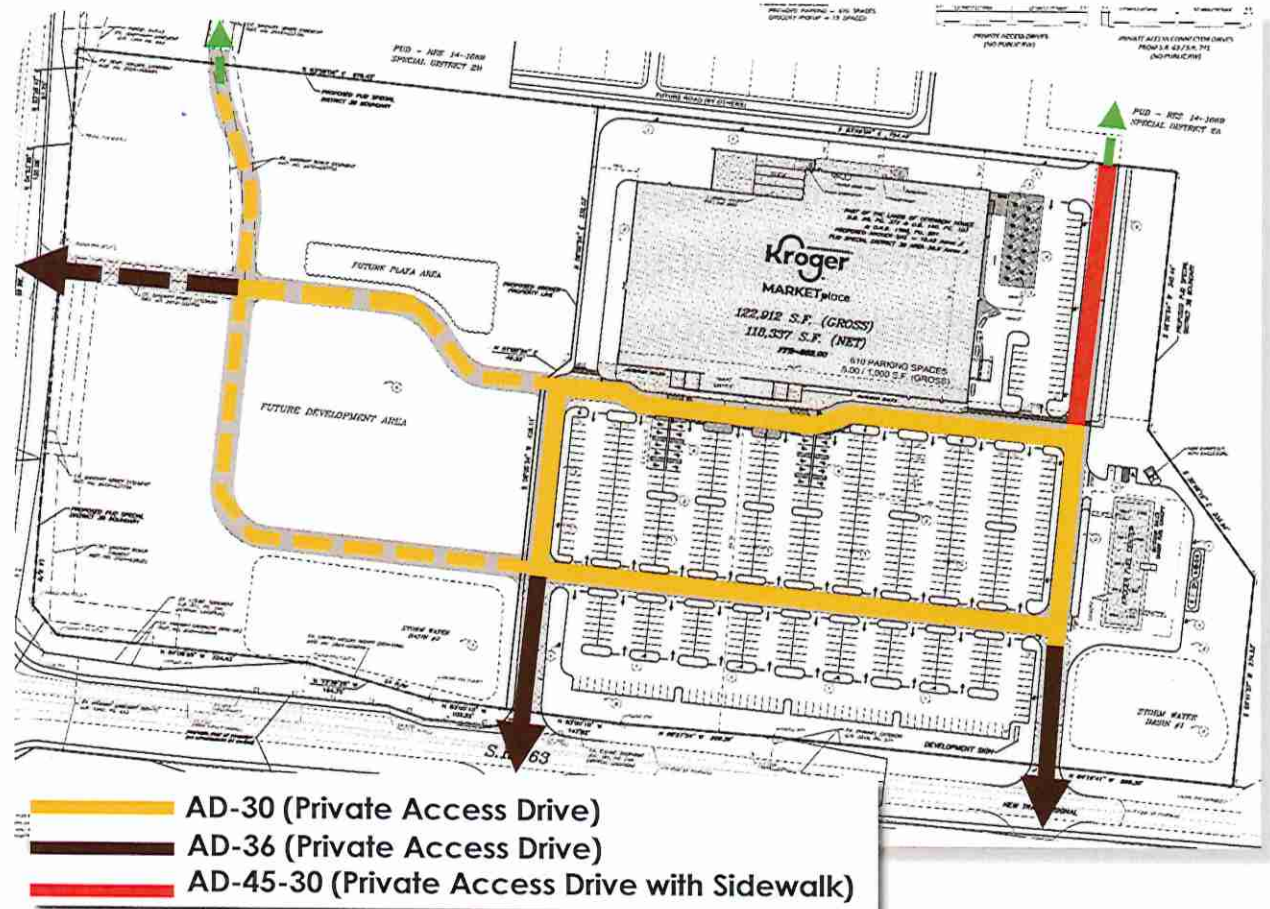
Proposal – Traffic & Circulation

- 30 ft. & 36 ft. private access drives
- 2 Access points along SR 63
- Future access point along SR 741



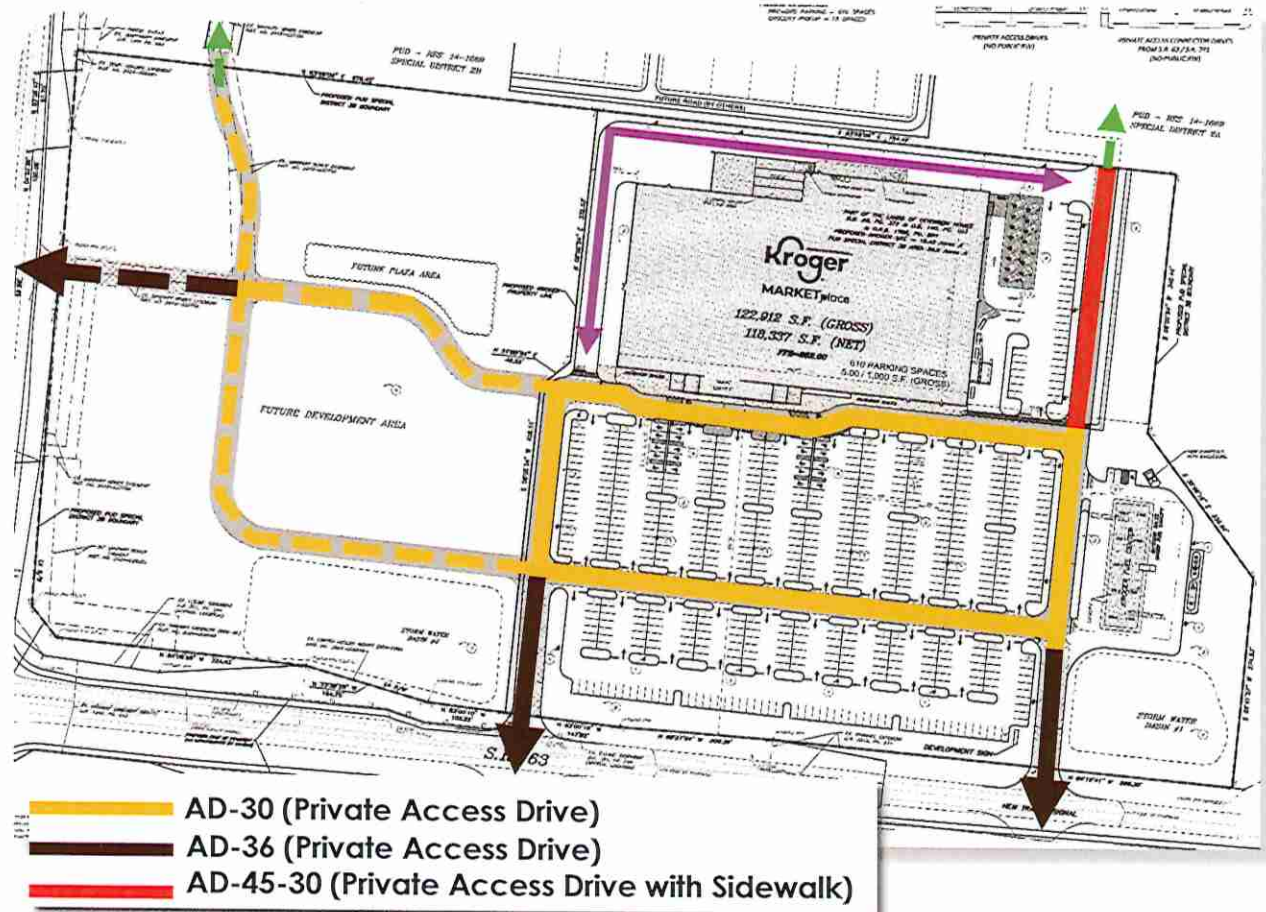
Proposal – Traffic & Circulation

- 30 ft. & 36 ft. private access drives
- 2 Access points along SR 63
- Future access point along SR 741
- 2 stubs to Union Village



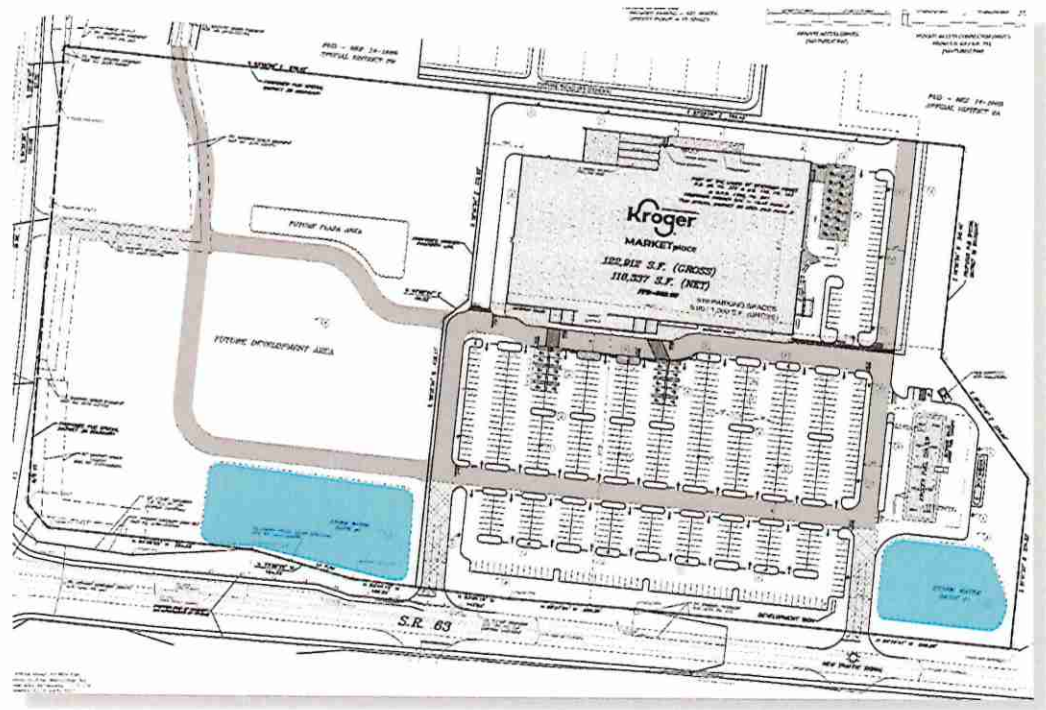
Proposal – Traffic & Circulation

- 30 Ft. private access drives
- 2 Access points along SR 63
- Future access point along SR 741
- 2 stubs to Union Village
- Rear access for trucks



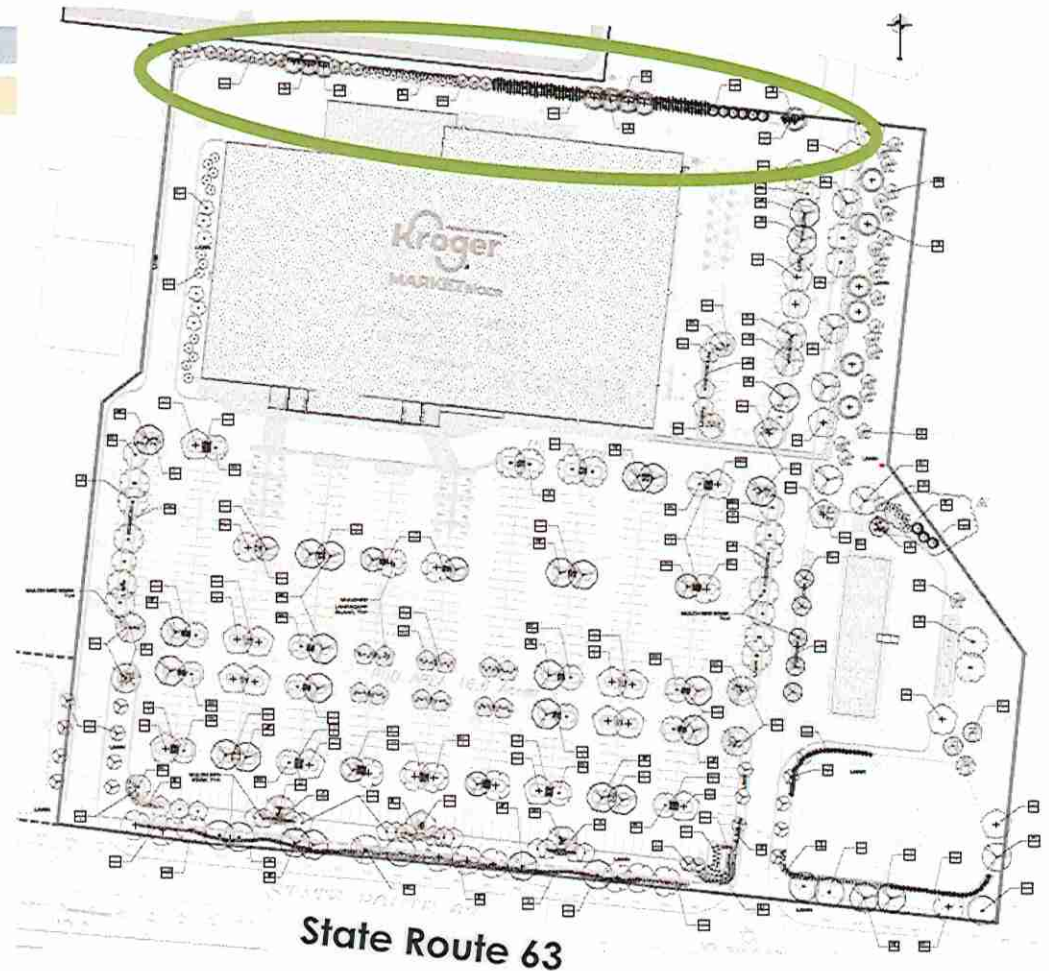
Stormwater Management

- 2 Detention Basins
- First basin:
 - Located on Kroger's lot
- Second basin:
 - West of Kroger's site
 - A separate lot with an easement to serve Kroger's site
 - Drainage from Kroger's parking lot is designed to direct runoff to the western basin



Landscape & Buffer

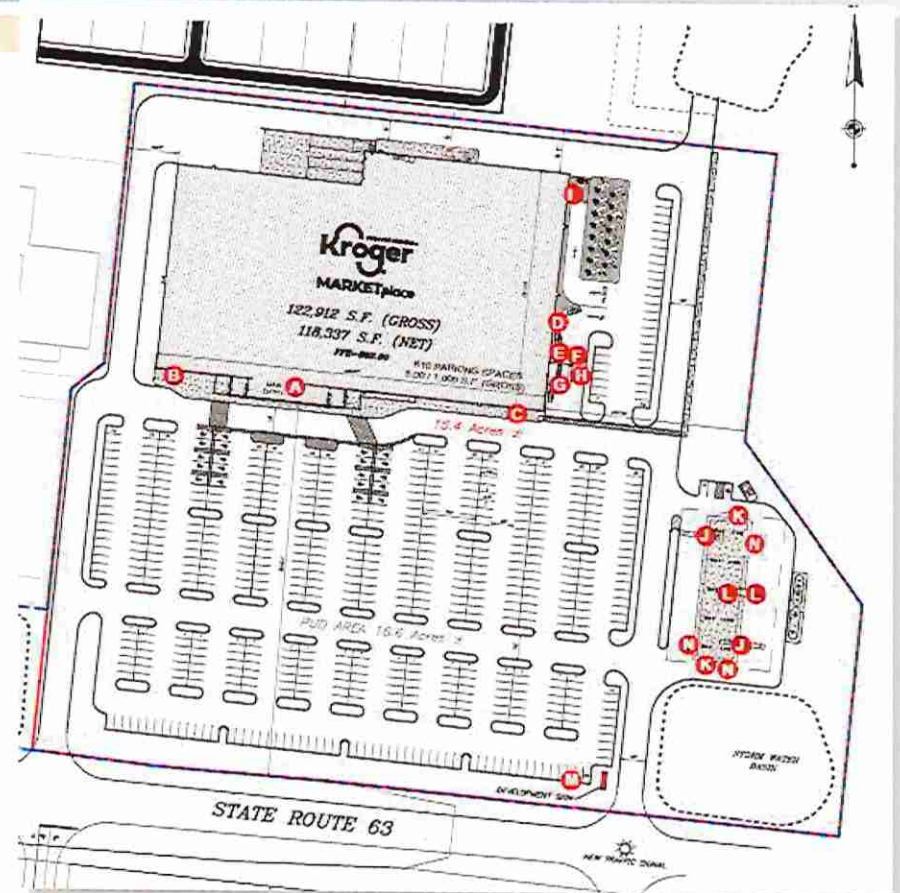
- 10-foot northern landscape buffer
- 8-foot streetscape buffer along SR 63
- Interior Landscape Requirement: **10%** of the total parking area
- **14.4%** (45,727 square feet) of landscape within the proposed parking area



Signage

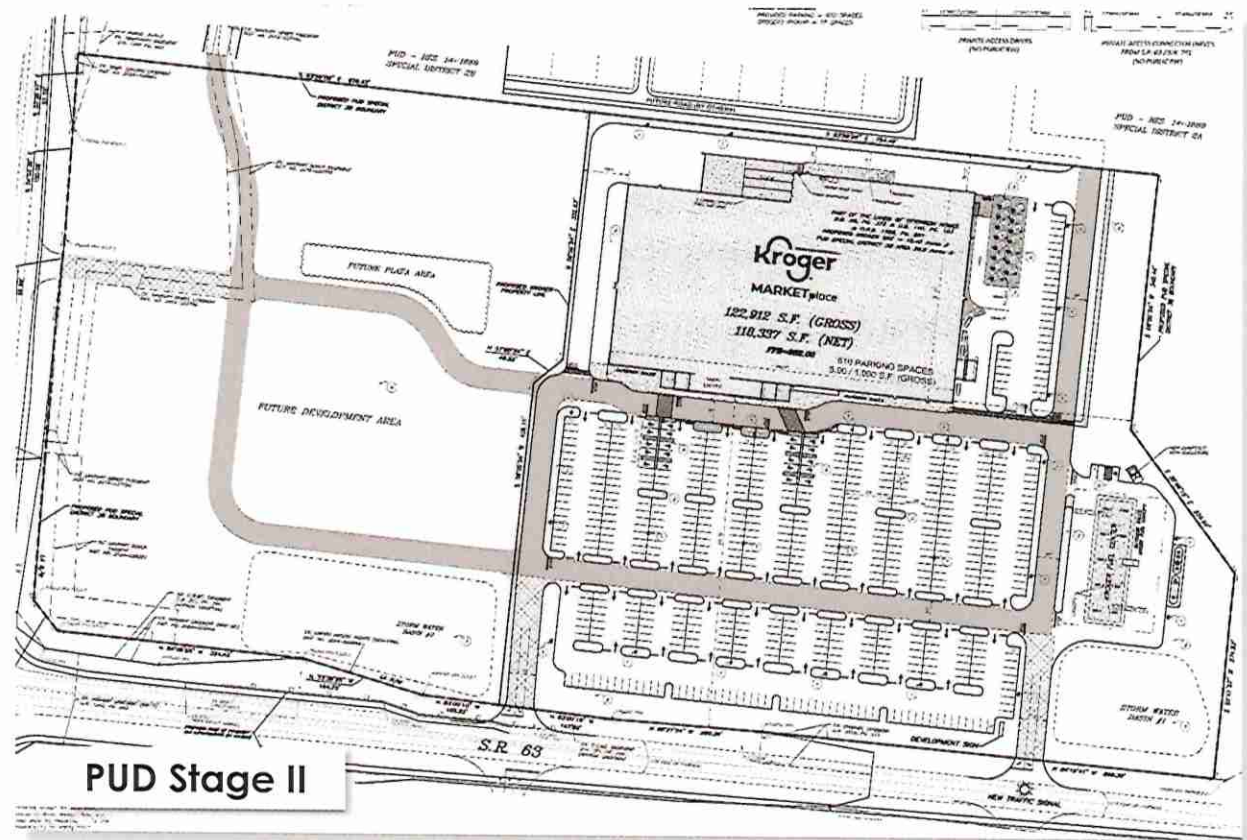
➤ Total of 22 signs

- Kroger Marketplace Store:
 - Five (5) wall signs
 - Seven (7) informational signs
- Fuel Center:
 - Seven (7) canopy signs,
 - Two (2) wall signs (Kiosk)
- Directory Sign – Marketplace Store, Fuel Center, and Future Businesses:
 - One (1) freestanding sign



Special District 3B - PUD Stage 2

- District Area: **27 acres**
- Special District 3B Modifications
 1. Thoroughfare Types Plan
 2. Civic Space Type Plan
- Kroger's Site Modifications
 1. PUD Standards
 2. Zoning Code



PUD Standards Modifications

➤ Kroger Site

- Site Area: **15.4 acres**

➤ Union Village PUD Stage 1 (Page D.3)

- *Standards for “Special Districts” may be added and/or amended at Stage 2*

➤ PUD Standards Modifications

- Signage
- Parking Lot Design
- Architectural Design

PUD STAGE 2, STAGE 3 AND SUBDIVISION REVIEW PROCESS

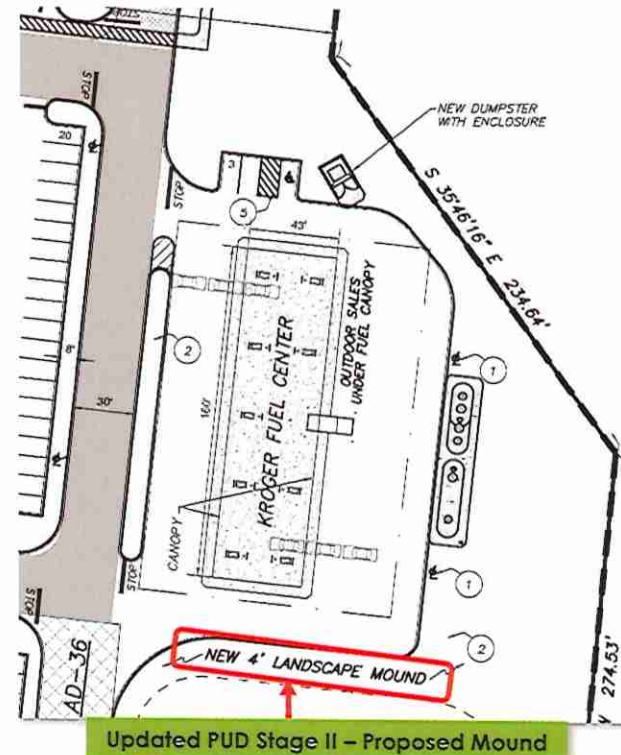
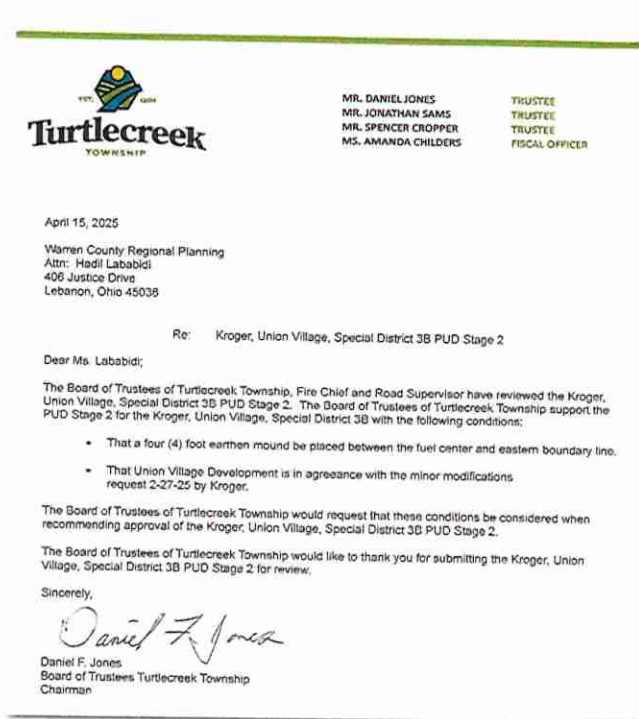
PUD Stage 2

(Approved by BOCC)

- Stage 2 includes all details show at Stage 1 in addition to the following:
 - Stage 2 is a general subdivision plan.
 - It shows undimensioned proposed parcel lines, undimensioned and semi-conceptual locations for stormwater detention basins.
 - It does not show commercial building footprints.
 - It shows a more detailed road layout and trail/sidewalk connections.
 - Establishes criteria for determining major and minor amendments.
 - Each Stage 2 will show all previously approved sections.
 - Standards for “Special Districts” may be added and/or amended at Stage 2.
 - “Major” modifications to the Stage 1 PUD may be reviewed concurrently with Stage 2.

Turtlecreek Township Comments

- A four (4) foot earthen mound be placed between the fuel center and eastern boundary line.



Turtlecreek Township Comments

- Union Village Development is in agreeance with the minor modifications request 3-27-25 by Kroger.

Union Village Letter:

Union Village Development Company fully supports the Special District 3B PUD Stage 2 plans submitted by Kroger, inclusive of the minor modifications requested by Kroger as documented in the March 27, 2025, Regional Planning Commission staff report.

UNION VILLAGE
SIMPLY LIVING

April 18, 2025

Warren County Regional Planning Commission
Attention: Hadil Lababidi
406 Justice Drive
Lebanon, Ohio 45036

Re: Kroger, Union Village, Special District 3B PUD Stage 2

Per request in the letter by the Board of Trustees of Turtlecreek Township dated April 15, 2025, the Union Village Development Company fully supports the Special District 3B PUD Stage 2 plans submitted by Kroger, inclusive of the minor modifications requested by Kroger as documented in the March 27, 2025 Regional Planning Commission staff report.

If you have any questions, please feel free to contact me at mobringer@unionvillageohio.com.

Best regards,



Matthew Obringer
Project Manager
Union Village Development Company

PUD Stage 2 - Staff Recommendation

Staff recommends approval of the **Union Village, Special District 3B, PUD Stage 2** to the Warren County Board of Commissioners, subject to the following conditions:

1. All plans and proposals from the applicant shall be made conditions of approval unless modified by one of the following conditions.
2. **Compliance with the Union Village PUD Stage 1 Standards established by Resolution # 14-1669 or the modifications approved by Resolution # 25 - ____ and identified on (Exhibit D), the Warren County Rural Zoning Code (where relevant, as referred to in the PUD Stage 1), and the Warren County Subdivision Regulations.**

PUD Stage 2 - Staff Recommendation

3. Compliance with the requirements of the Warren County Water & Sewer Department regarding water service. Any upgrades necessary to support the development shall be installed by the applicable developer(s).
4. Compliance with the requirements of the Butler County Water & Sewer Department regarding sewer service. Any necessary upgrades to support the development shall be installed by the applicable developer(s).
5. An Erosion and Sediment Control Plan shall be submitted to and approved by the Warren County Soil & Water Conservation District prior to earth-moving activities.

PUD Stage 2 - Staff Recommendation

6. The Landscape Plan for areas adjacent to Station Creek (eastern property line, north of the fuel center) shall be reviewed and receive a written approval from the Warren County Soil & Water Conservation District.
7. Landscape shall be maintained in a following manner:
 - a. Shrubs and ground cover, within parking areas and access drives, shall not exceed three (3) feet in height or be placed in a location that could cause a traffic or visual hazard.
 - b. The base of tree canopies shall be maintained above seven (7) feet in height and provide for a clear sight distance.

PUD Stage 2 - Staff Recommendation

8. Fire hydrant locations shall be approved by the Turtlecreek Township Fire Department.
9. Approval of stormwater management by the Warren County Engineer's Office prior to PUD Stage 3.
10. **Prior to PUD Stage 3 approval, the Warren County Engineer's Office shall review and submit a written acceptance of the internal traffic circulation for Special District 3B.**
11. **Compliance with the requirements of the Ohio Department of Transportation (ODOT). The access point classification AD-30 or AD-36 may be applied, subject to access point requirements.**

PUD Stage 2 - Staff Recommendation

12. Any roadway improvements deemed necessary by a traffic impact analysis conducted per the ODOT Memorandum of Understanding dated June 19, 2023, shall be installed by the applicable developer(s). A comprehensive traffic impact analysis¹ approved by ODOT shall be submitted prior to PUD Stage 3 approval.

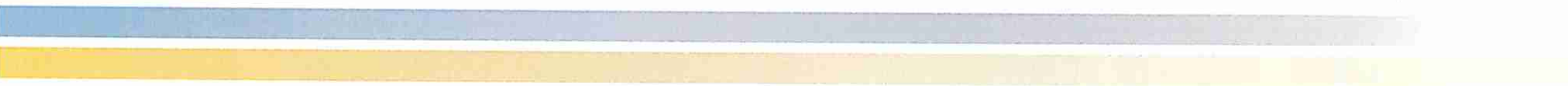
¹The comprehensive TIS shall include an analysis for: Retail (300,000 sq. ft.), Gas Station (18 fuel positions), Single-Family residential (375 units), and Multi-Family residential (100 units). The comprehensive TIS shall be conducted for the area illustrated in (Exhibit 1) for Phase 1, 2, 3, and the shopping center.

PUD Stage 2 - Staff Recommendation

- 13. All proposed common open spaces, open space improvements, and their ongoing maintenance shall be ensured through an appropriate legal instrument. An infrastructure maintenance program (i.e. “sinking fund”) shall be established for all stormwater facilities.**
14. Compliance with the lighting and signage standards of the Union Village PUD Stage 1 standards or as modified by Resolution # 25 - _____.
- 15. Building materials for the Kroger Marketplace store and the fuel station kiosk and canopy shall be consistent with the submitted elevations (Exhibit E) and shall be subject to approval by the Warren County Zoning Inspector.**

PUD Stage 2 - Staff Recommendation

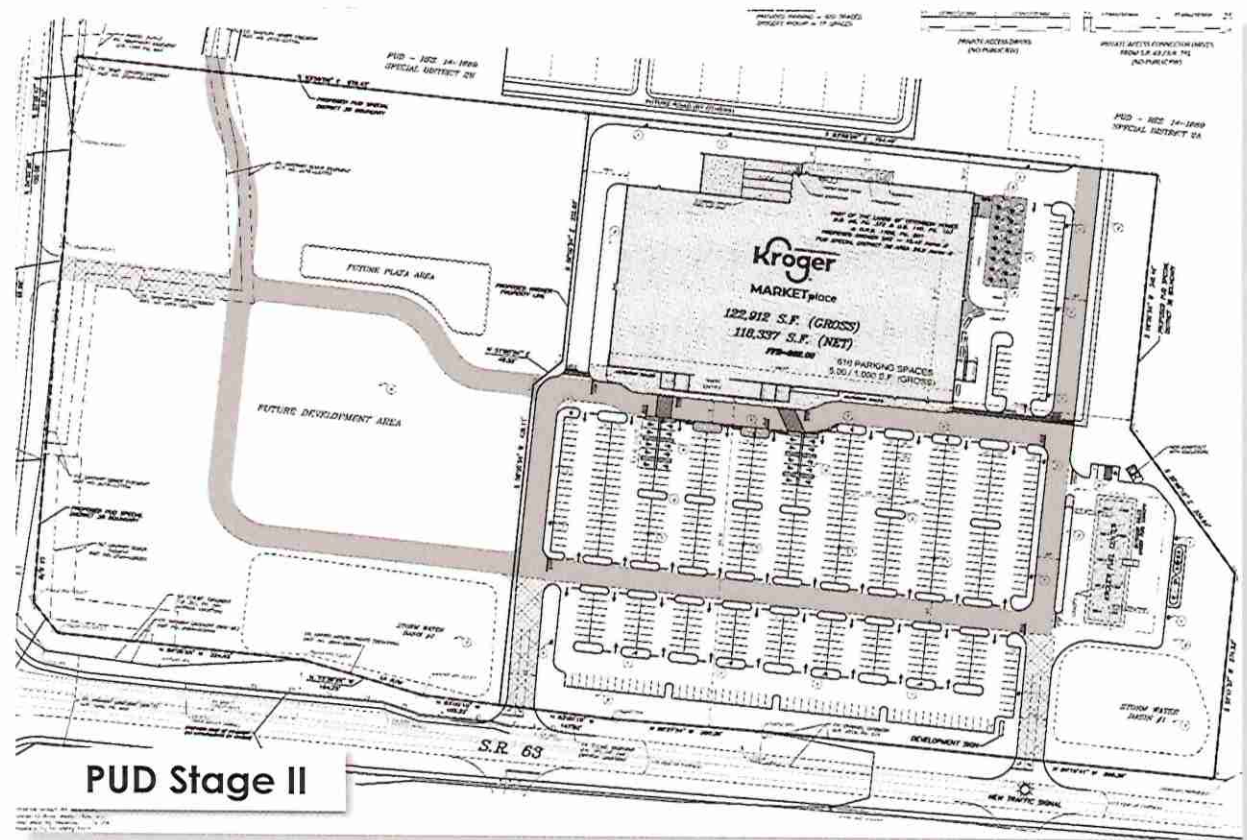
16. Compliance with the landscaping and buffer plan illustrated in Exhibit C-Landscape (Plan-LS1). Compliance is required but not limited to the illustrated buffer width; the landscaping variety (deciduous and evergreen); the species; and the size at planting.
17. Outdoor sale shall be limited to the proposed areas for the store and the fuel center.
18. The approved modifications, except modification for the Thoroughfare Types Plan and Civic Types Plan, are only applicable to Special District 3B-1, the Kroger Marketplace Site (15.4 acres).
19. The applicant shall submit an updated PUD Stage 2 Plan that illustrates the future roadways in conformance with the Revised PUD Stage 2 Plan (Resolution # 25-0104).



Backup Slides

Special District 3B - PUD Stage 2

- District Area: 27 acres
- Special District 3B Modifications
 1. Thoroughfare Types Plan
 2. Civic Space Type Plan
- Kroger's Site Modifications
 1. PUD Standards
 2. Zoning Code



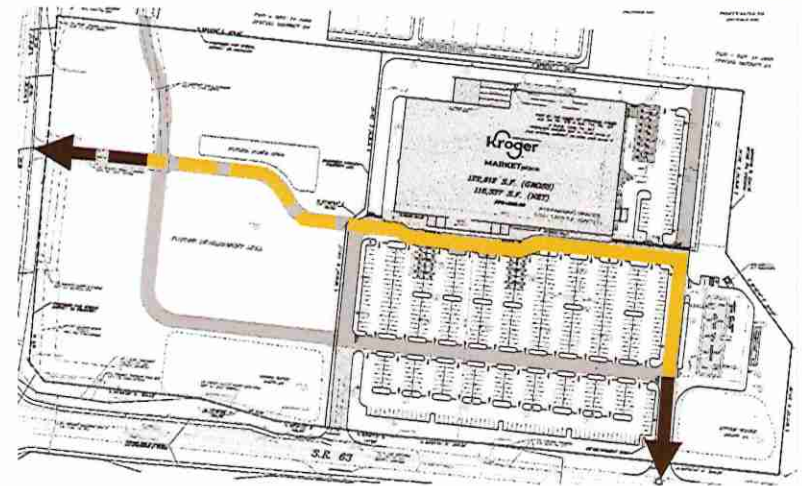
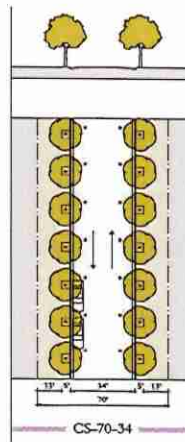
Thoroughfare Types Plan Modification

➤ Modification to the Thoroughfare Types Plan (Page D.12)

- Allow new private access drives, 30 ft. & 36 ft. in width, to replace the CS-70-34 thoroughfare roadway.



CS-70-34 (Commercial Street)



AD-30 (Private Access Drive)

AD-36 (Private Access Drive)

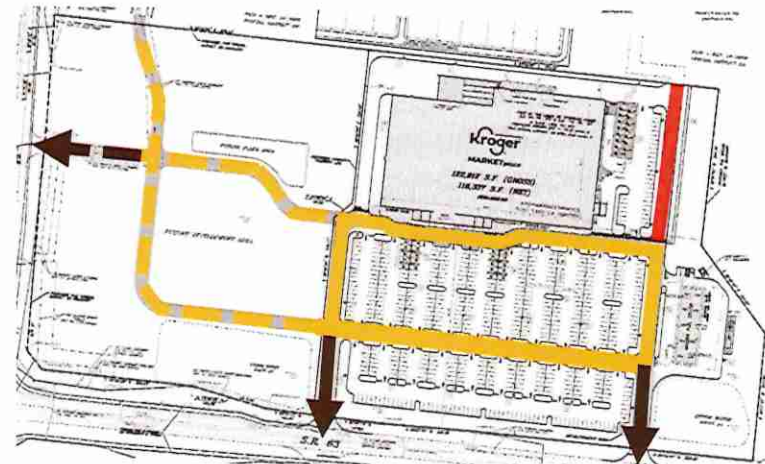
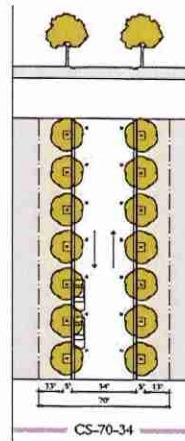
Thoroughfare Types Plan Modification

➤ Modification to the Thoroughfare Types Plan (Page D.12)

- Allow new private access drives, 30 ft. & 36 ft. in width, to replace the CS-70-34 thoroughfare roadway.



CS-70-34 (Commercial Street)



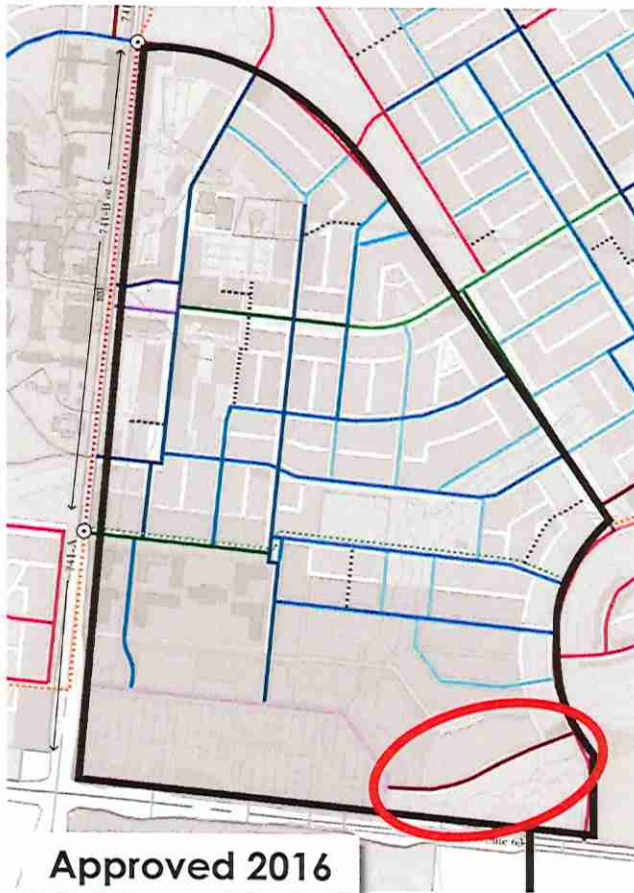
AD-30 (Private Access Drive)

AD-36 (Private Access Drive)

AD-45-30 (Private Access Drive with Sidewalk)

Approved Thoroughfare Plan Modifications (Jan-2025)

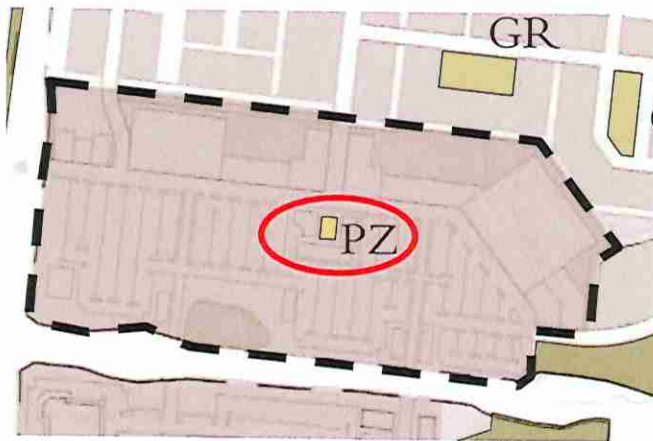
- BOCC approved a modification for a major road to preserve the stream section



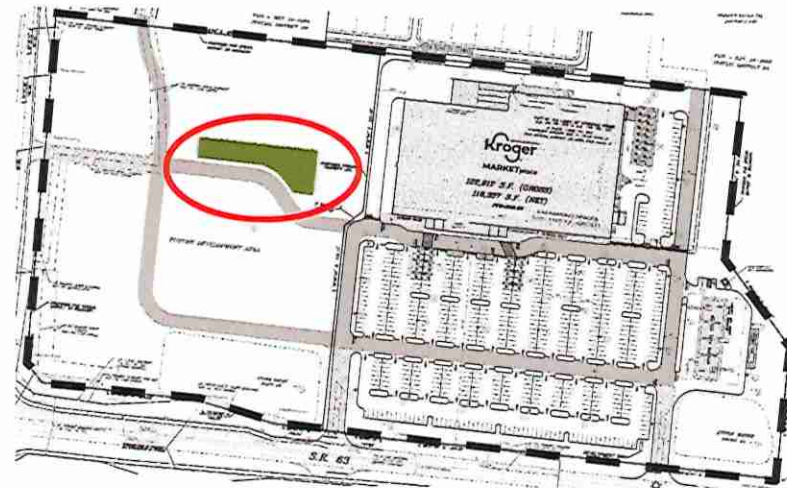
Civic Space Type Plan Modification

➤ Modification to the Civic Space Type Plan (Page D.15)

- Relocate the civic plaza ($\approx 1/4$ acre) from the approved location to the western portion of Special District 3B, outside the Kroger site



Approved



Proposed

PUD Standards Modifications

➤ PUD Standards Modifications

- Signage
- Parking Lot Design
- Architectural Design

➤ Union Village PUD Stage 1 (Page D.3)

- *Standards for “Special Districts” may be added and/or amended at Stage 2*

PUD STAGE 2, STAGE 3 AND SUBDIVISION REVIEW PROCESS

PUD Stage 2

(Approved by BOCC)

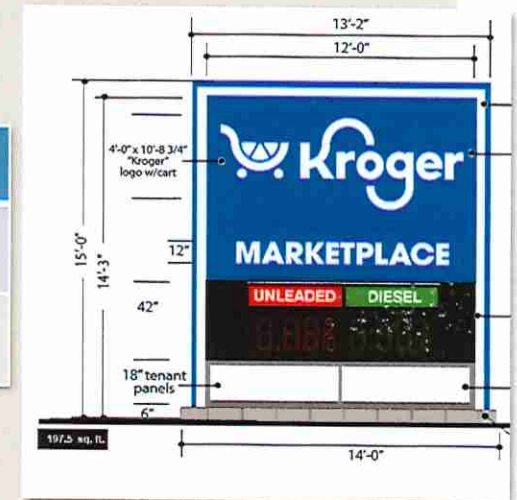
- Stage 2 includes all details show at Stage 1 in addition to the following:
 - Stage 2 is a general subdivision plan.
 - It shows undimensioned proposed parcel lines, undimensioned and semi-conceptual locations for stormwater detention basins.
 - It does not show commercial building footprints.
 - It shows a more detailed road layout and trail/sidewalk connections.
 - Establishes criteria for determining major and minor amendments.
 - Each Stage 2 will show all previously approved sections.
 - Standards for “Special Districts” may be added and/or amended at Stage 2.
 - Major modifications to the Stage 1 PUD may be reviewed concurrently with Stage 2.

PUD Standards Modifications

➤ Modifications to Signage (Page D. 28)

▪ Freestanding Sign:

Modification	Permitted	Requested
Sign Area	30 sq. ft.	197.5 sq. ft.
Sign Height	5 ft.	15 ft.



▪ Entrance Wall Sign:

Modification	Permitted	Requested
Kroger Marketplace Sign Area	30 sq. ft.	407.6 sq. ft.

PUD Standards Modifications

➤ Modifications to Signage (Page D. 28)

▪ Wall Signage:

Modification	Permitted	Requested
Wall Signage Area	456.67 sq. ft.	527.6 sq. ft.
Signage Lighting	Letters/Logo	LED Message

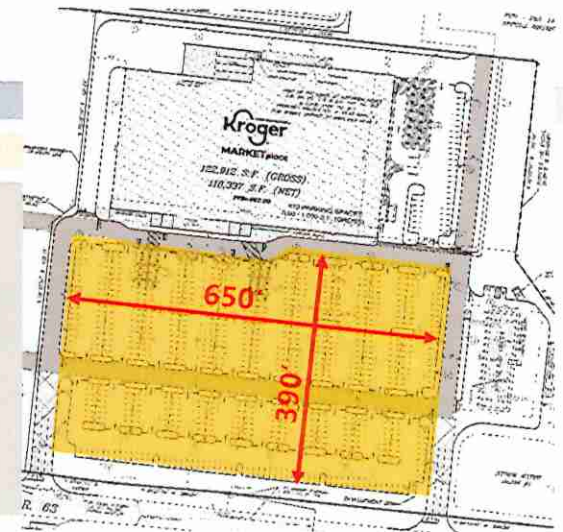
▪ Fuel Canopy Signage:

Modification	Permitted	Requested
Canopy Signage Area (South)	21.5 sq. ft.	38.1 sq. ft.
Canopy Signage Area (North)	0 sq. ft.	7.8 sq. ft.
Canopy Signage Area (East)	0 sq. ft.	54.9 sq. ft.

PUD Standards Modifications

➤ Modification to the Parking Block Requirements (Page D. 27)

Modification	Permitted	Requested
Max. Parking Block Dimensions	250' x 600'	390' x 650'



Union Village PUD Stage 1 (Page D.27) :

- The parking blocks are to be conceived as “holding uses” which could be retrofitted for potential future development.
- These parking blocks should be no wider than 250' (four rows of double-load, head-in parking) by 600' or so in length (a typically block size).

Parking:

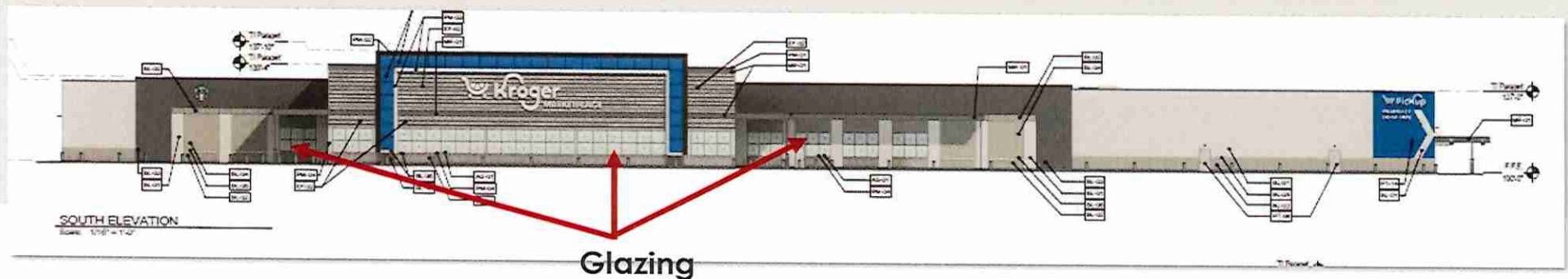
Parking lots will generally occupy a “block” bounded by thoroughfares designed as described above. The parking blocks are to be conceived as “holding uses” which could be retrofitted for potential future development. However, at present they will be necessary as parking to serve the proposed uses. These parking blocks should be no wider than 250' (four rows of double-load, head-in parking) by 600' or so in length (a typically block size). Bigger blocks could be considered with a proposal for how they might reasonably be retrofitted into smaller blocks in the future with little or no change to infrastructure such as lights, trees, sidewalks, etc. To the extent reasonable, parking lots should be designed for dual uses such as farmers markets, basketball tournaments, fairs, Christmas tree sales, and the like. This suggests that the use of curbs, wheel stops, etc. requires consideration beyond simply that of the car.

PUD Standards Modifications

➤ Modifications to Architectural Standards (Page D. 28)

- 50% of glazing (windows, doors, transparency) requirement between two and twelve feet above the adjacent sidewalk for the Kroger store's frontage.

Modification	Minimum Required	Requested
Glazing Area	1,642 sq. ft.	1,424 sq. ft.



Zoning Code Deviations

➤ Canopy Height Requirement (Section 3.206.3)

Deviation	Permitted	Requested
Canopy Height	18 ft.	19 ft.

➤ Required Number of Parking Spaces (Table 3.307-1 & Section 3.309)

Deviation	Permitted	Requested
# Parking Spaces	$409 + 20\% = 491$	610

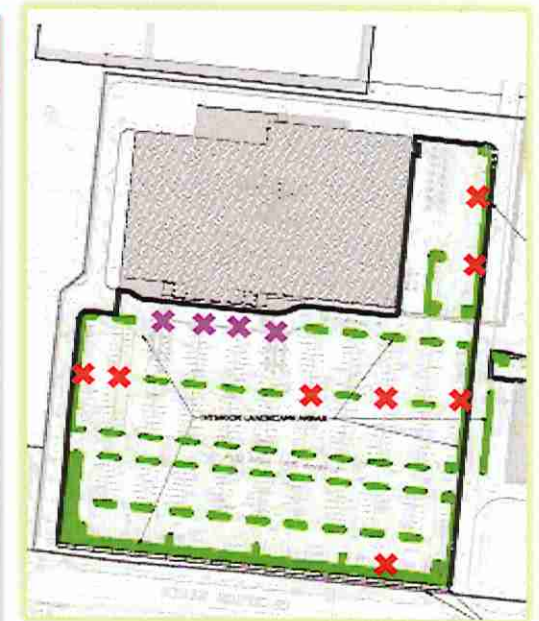
➤ Parking Space Width Requirement (Section 3.311(C)(2))

Deviation	Permitted	Requested
Parking Space Width	10 ft.	9.5 ft.

Zoning Code Deviations

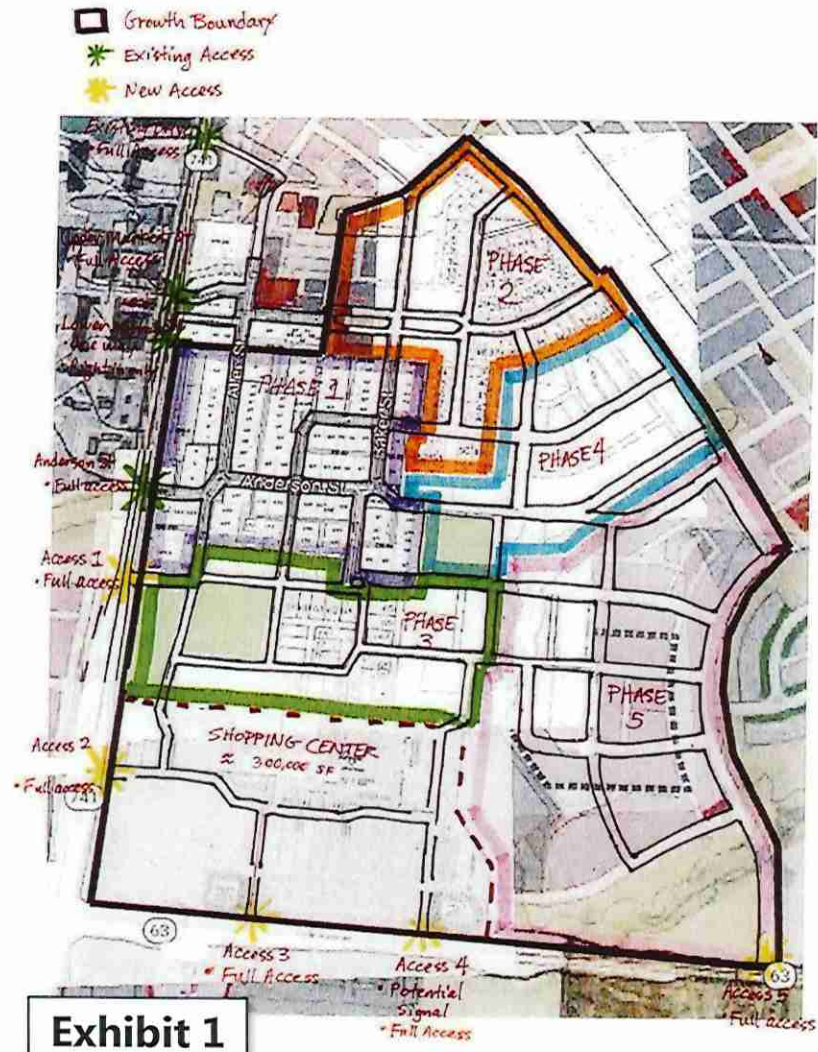
➤ Parking Area Landscaping Requirements (Section 3.406(A)(3), Section 3.406(A)(4)(a), (b), and (c))

Deviation	Permitted	Requested
Landscape Islands (✕)	36 (An island at the end of each parking row)	32
Parking Rows Landscape Islands (✕)	17 (An island after 12 continuous parking spaces)	9
Continuous Landscape Islands	8 (Required every 2 parking bays)	Forgo this Requirement
Landscape Islands Depth	Installed below the level of the parking lot surface	Forgo this Requirement (2-foot curb openings along SR 63)



Condition 12 – Exhibit 1

¹The comprehensive TIS shall include an analysis for: Retail (300,000 sq. ft.), Gas Station (18 fuel positions), Single-Family residential (375 units), and Multi-Family residential (100 units). The comprehensive TIS shall be conducted for the area illustrated in (Exhibit 1) for Phase 1, 2, 3, and the shopping center.



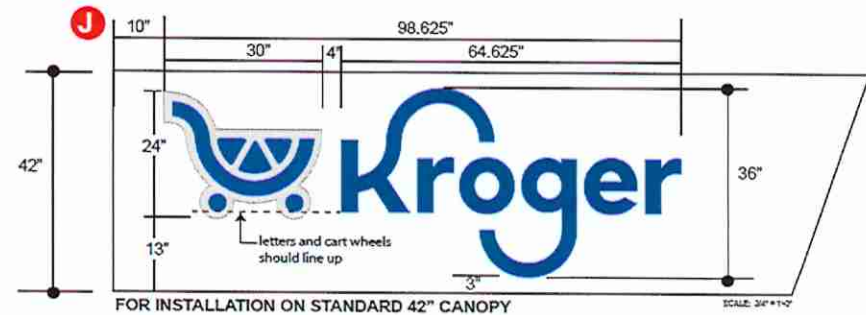
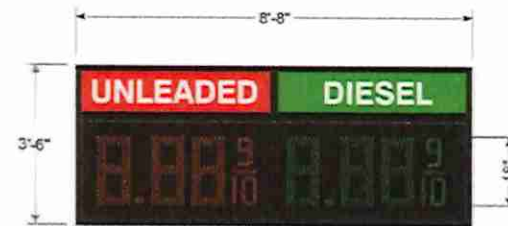
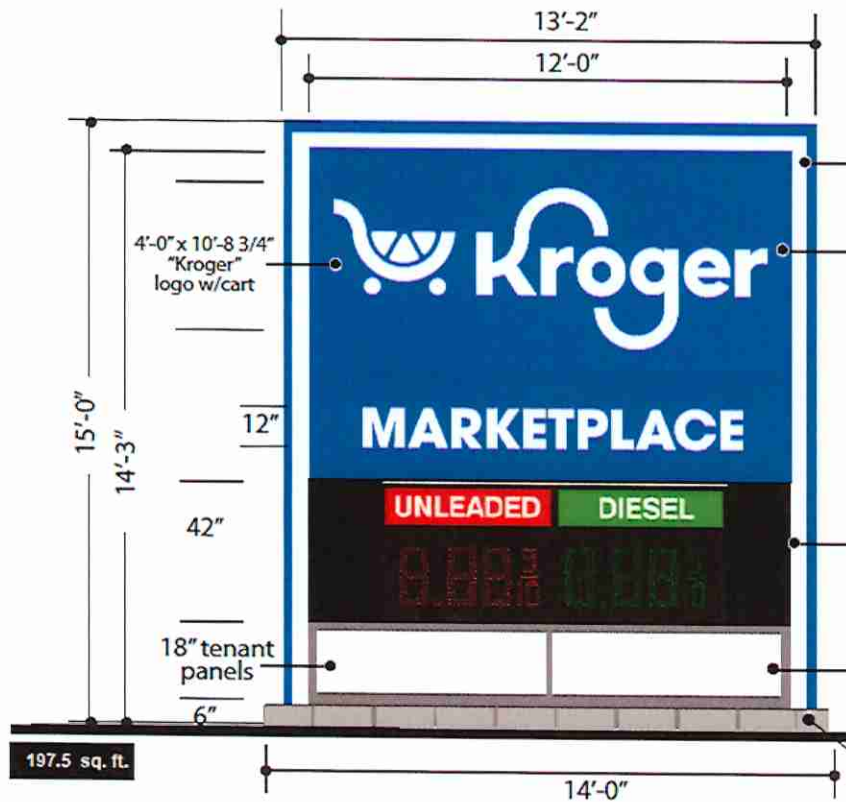
Kroger Marketplace Store



Kroger Fuel Center



Signage



PUD Stage 2 - Staff Recommendation



8. Fire hydrant locations shall be approved by the Turtlecreek Township Fire Department.
9. Approval of stormwater management by the Warren County Engineer's Office prior to PUD Stage 3.
10. **Prior to PUD Stage 3 approval, the Warren County Engineer's Office shall review and submit a written acceptance of the internal traffic circulation for Special District 3B.** ~~The applicant shall submit an updated PUD Stage 2 site plan that illustrates and labels the access drive classifications.~~
11. **Compliance with the requirements of the Ohio Department of Transportation (ODOT). The access point classification AD-30 or AD-36 may be applied, subject to access point requirements.**

PUD Stage 2 - Staff Recommendation

- ~~12. Any improvements deemed necessary by ODOT per Memorandum of Understanding dated _____, or the Warren County Engineer's Office shall be installed by the applicable developer(s). A traffic impact analysis specific to the Kroger Marketplace site, shall be conducted prior to PUD Stage 3 for the Kroger Marketplace site.~~
- 12. Any roadway improvements deemed necessary by a traffic impact analysis conducted per the ODOT Memorandum of Understanding dated June 19, 2023, shall be installed by the applicable developer(s). A comprehensive traffic impact analysis¹ approved by ODOT shall be submitted prior to PUD Stage 3 approval.**

¹ The comprehensive TIS shall include an analysis for: Retail (300,000 sq. ft.), Gas Station (18 fuel positions), Single-Family residential (375 units), and Multi-Family residential (100 units). The comprehensive TIS shall be conducted for the area illustrated in (Exhibit 1) for Phase 1, 2, 3, and the shopping center.

PUD Stage 2 - Staff Recommendation



- 16. Compliance with the landscaping and buffer plan illustrated in Exhibit C-Landscape (Plan-LS1). Compliance is required but not limited to the illustrated buffer width; the landscaping variety (deciduous and evergreen); the species; and the size at planting.**
- ~~17. An updated Photometric Plan illustrating 0.00 footcandle along the Kroger Marketplace lot lines shall be submitted.~~
- 18. Outdoor sale shall be limited to the proposed areas for the store and the fuel center.**
- 19. The approved modifications, except modification for the Thoroughfare Types Plan and Civic Types Plan, are only applicable to Special District 3B-1, the Kroger Marketplace Site (15.4 acres).**

PUD Stage 2 - Staff Recommendation

20. The applicant shall submit an updated PUD Stage 2 Plan that illustrates the following:
- a. ~~Updated cross section for AD-30, prohibiting parking within 150 feet from SR 63 and SR 741.~~
 - b. ~~Updated cross sections for AD-36', removing the option for parking on one side.~~
 - c. ~~A typical private access drive cross section with 30' of pavement; a 5' sidewalk, minimum of 10' continuous planter, and no parking on either side. This cross section shall be applied along the roadway identified as AD-45-30 on Exhibit A.~~
 - d. ~~Labels for access drives on the site plan (AD-30, AD-36, or AD-45-30).~~
 - e. Future roadways illustrated in conformance with the Revised PUD Stage 2 (Resolution # 25-0104).

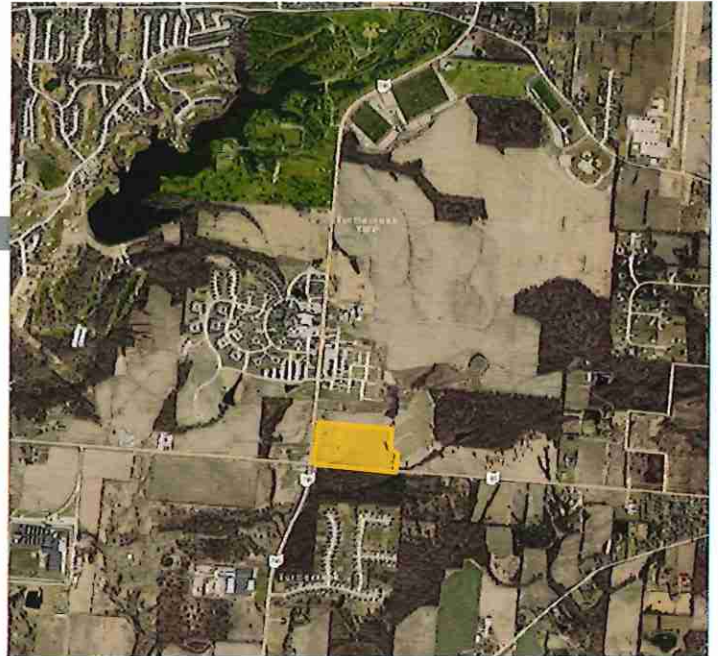


WARREN COUNTY REGIONAL PLANNING COMMISSION

MEETING DATE: April 22nd, 2025
TO: Board of County Commissioners
FROM: Hadil Lababidi, Planner II
SUBJECT: Kroger, Union Village
Special District 3B PUD Stage 2 Plan

GENERAL INFORMATION

Owner: Otterbein Homes & Union Village Development Co.
Applicant: McBride Dale Clarion
Township: Turtlecreek
Parcel ID: 12-24-200-017
Address: State Routes 741 & 63
Current Zone: PUD
PUD Area: 1,430 acres
Modification Area: Special District 3B ≈ 27 acres
(Kroger Site = 15.4 acre)



PROPOSAL

The applicant has submitted for PUD Stage 2 review for Kroger Marketplace in Union Village Planned Unit Development. The PUD Stage 2 application addresses the detailed development standards, along with a list of modifications to the Union Village PUD Standards and the County Zoning Code. The PUD review encompasses the entire Special District 3B, however the modification to development standards is specific to the Kroger site. The Kroger development is proposed on 15.4 acre of Special District 3B (total area = 27 acre) on the northeast corner of the SR 741 and SR 63 intersection, with over 900 feet of frontage along SR 63 (See Exhibits A & B). The proposed development encompasses:

Kroger Marketplace Store

- 122,912 sq. ft. Kroger Marketplace store.
- 610 parking spaces
- 15 pick-up spaces and 3 truck docks
- Double lane pharmacy drive through
- Outdoor display areas
- Sidewalk connection to future neighborhood

Fuel Center

- 5 Pump islands (9 pumps, 18 dispensing points)
- 198 sq. ft kiosk
- Outdoor display area

PUD STAGE 2 RECOMMENDATION

Approval of the Union Village, Special District 3B, PUD Stage 2 to the Warren County Board of Commissioners, subject to the following conditions:

1. All plans and proposals from the applicant shall be made conditions of approval unless modified by one of the following conditions.

2. Compliance with the Union Village PUD Stage 1 Standards established by Resolution # 14-1669 or the modifications approved by Resolution # 25 - ____ and identified on (Exhibit D), the Warren County Rural Zoning Code (where relevant, as referred to in the PUD Stage 1), and the Warren County Subdivision Regulations.
3. Compliance with the requirements of the Warren County Water & Sewer Department regarding water service. Any upgrades necessary to support the development shall be installed by the applicable developer(s).
4. Compliance with the requirements of the Butler County Water & Sewer Department regarding sewer service. Any necessary upgrades to support the development shall be installed by the applicable developer(s).
5. An Erosion and Sediment Control Plan shall be submitted to and approved by the Warren County Soil & Water Conservation District prior to earth-moving activities.
6. The Landscape Plan for areas adjacent to Station Creek (eastern property line, north of the fuel center) shall be reviewed and receive a written approval from the Warren County Soil & Water Conservation District.
7. Landscape shall be maintained in a following manner:
 - a. Shrubs and ground cover, within parking areas and access drives, shall not exceed three (3) feet in height or be placed in a location that could cause a traffic or visual hazard.
 - b. The base of tree canopies shall be maintained above seven (7) feet in height and provide for a clear sight distance.
8. Fire hydrant locations shall be approved by the Turtlecreek Township Fire Department.
9. Approval of stormwater management by the Warren County Engineer's Office prior to PUD Stage 3.
10. Prior to PUD Stage 3 approval, the Warren County Engineer's Office shall review and submit a written acceptance of the internal traffic circulation for Special District 3B. The applicant shall submit an updated PUD Stage 2 site plan that illustrates and labels the access drive classifications.
11. Compliance with the requirements of the Ohio Department of Transportation (ODOT). The access drive classification AD-30 or AD-36 may be applied, subject to access point requirements.
12. Any improvements deemed necessary by ODOT per Memorandum of Understanding dated _____, or the Warren County Engineer's Office shall be installed by the applicable developer(s). A traffic impact analysis specific to the Kroger Marketplace site, shall be conducted prior to PUD Stage 3 for the Kroger Marketplace site.
13. All proposed common open spaces, open space improvements, and their ongoing maintenance shall be ensured through an appropriate legal instrument. An infrastructure maintenance program (i.e. "sinking fund") shall be established for all stormwater facilities.
14. Compliance with the lighting and signage standards of the Union Village PUD Stage 1 standards or as modified by Resolution # 25 - ____.
15. Building materials for the Kroger Marketplace store and the fuel station kiosk and canopy shall be consistent with the submitted elevations (Exhibit E) and shall be subject to approval by the Warren County Zoning Inspector.
16. Compliance with the landscaping and buffer plan illustrated in Exhibit C - Landscape (Plan-LS1). Compliance is required but not limited to the illustrated buffer width; the landscaping variety (deciduous and evergreen); the species; and the size at planting.
17. An updated Photometric Plan illustrating 0.00 footcandle along the Kroger Marketplace lot lines shall be submitted.
18. Outdoor sale shall be limited to the proposed areas for the store and the fuel center.
19. The approved modifications, except modification for the Thoroughfare Types Plan and Civic Types Plan, are only applicable to Special District 3B-1, the Kroger Marketplace Site (15.4 acres).

20. The applicant shall submit an updated PUD Stage 2 Plan that illustrates the following:
- Updated cross section for AD-30, prohibiting parking within 150 feet from SR 63 and SR 741.
 - Updated cross section for AD-36, removing the option for parking on one side.
 - Include an additional, typical private access drive cross section with 30' of pavement; a 5' sidewalk, minimum of 10' continuous planter, and no parking on either side. This cross section shall be applied along the roadway identified as AD-45-30 on Exhibit A.
 - Labels for access drives on the site plan (AD-30, AD-36, or AD- 45-30).
 - Future roadways illustrated in conformance with the Revised PUD Stage 2 (Resolution # 25-0104).

STAFF ANALYSIS

ZONING

Compliance with PUD Stage 1: The proposed plan generally complies with the approved Union Village PUD Stage 1. However, the applicant has requested modifications to certain standards, as standards for Special Districts in Union Village PUD may be added and/or amended at Stage 2 (PUD Stage 1, Page D. 3). The requested modifications pertain to the approved Thoroughfare Type Plan, the Civic Space Type Plan, parking lot design, signage, and architectural standards. The requested modifications are as follows:

A. Special District 3B Modifications:

- Modification to the Thoroughfare Type Plan (Page D. 12):** Allow for new private access drives, 30 ft. & 36 ft. in width, to replace the CS-70-34 thoroughfare roadway in Special District 3B.
- Modification to the Civic Space Type Plan (Page D. 15):** Relocate the civic plaza (0.25 acre) from the approved location to the western portion of Special District 3B, outside the Kroger site.

B. Kroger's Site Modifications:

- Modification to the Parking Block Requirements (Page D. 27):** Allow the maximum parking block dimensions of 390' x 650', rather than the permitted dimensions of 250' x 600'. According to Union Village PUD Stage 1 Standards:
"The parking blocks are to be conceived as "holding uses" which could be retrofitted for potential future development"
- Signage Modification (Page D. 28):**
 - Freestanding Signs: Allow a monument sign to exceed the permitted height of 5 ft. and permitted area of 30 sq. ft., by allowing an area of 197.5 sq. ft., 15 ft. in height for the proposed sign, internally illuminated, and with commercial messaging, including fuel center LED price panels.
 - Entrance Wall Sign: To increase the entrance wall sign to 407.2 sq. ft. for Kroger store, where the allowed square footage is 30 sq. ft per sign.
 - Wall Signage:
 - Increase the wall signage area to allow 527.6 sq. ft., where the allowed square footage is 456.67 sq. ft.
 - Allow for an LED message board, where only individually mounted letters/logos are allowed.
 - Fuel Canopy Signage:
 - Increase a signage area of 38.1 sq. ft. on the southern elevation, where only 21.5 sq. ft. is permitted.
 - Allow a signage area of 7.8 sq. ft. on the northern elevation, where no signage is permitted.
 - Allow a signage area of 54.9 sq. ft. on the eastern elevation, where no signage is permitted.
- Architectural Standards Modification (Page D. 28):** Reduce the 50% glazing (windows, doors, transparency) requirement for the Kroger store's frontage to 1,424 sq. ft. rather than the required 1,642 sq. ft.; due to the presence of sensitive areas within the store (pharmacy, rear of Starbucks, money services, restrooms, and merchandise shelving).

Compliance with Zoning Code: The applicant has requested modifications to certain zoning code standards for Kroger's site. These modifications pertain to canopy height and parking lot design. The requested modifications are as follow:

1. **Modification to Canopy Height Requirement (Section 3.206.3):** To exceed the allowed fuel canopy height by 1 ft. The proposed height is 19 ft., allowed height is 18 ft.
2. **Modification to the Required Number of Parking Spaces (Table 3.307-1 & Section 3.309):** To allow 610 parking spaces rather than the allowable number of 491 parking spaces (1 parking space per 300 sq. ft. for Retail Stores and Commercial Business Services + 20%).
3. **Modification to Parking Space Width Requirement (Section 3.311(C)(2)):** To allow parking spaces to be 9.5 ft. wide, rather than the required 10 ft.
4. **Modifications to Parking Area Landscaping Requirements (Section 3.406(A)(3), Section 3.406(A)(4)(a), (b), and (c)):**
 - a. Reduce the number of landscape islands required at the end of the parking rows to 32 islands, rather than the required 36 islands.
 - b. Allow more than 12 continuous parking spaces in a row without a center landscape island in several locations within the parking field. Allow 9 parking row landscape islands rather than the required 17 islands.
 - c. Eliminate the requirement for a continuous landscape island for every 2 parking bays.
 - d. Modify the requirement that landscape islands are installed below the level of the parking lot surface to capture stormwater runoff. The applicant proposes 2-foot curb openings along the south parking lot line along SR 63 to facilitate drainage.

TRAFFIC CIRCULATION

Special District 3B & Kroger Site

The applicant proposes two (2) access points along SR 63, with a future access point from SR 741. The Thoroughfare Type roadway CS-70-34 will be replaced by 30 ft. and 36 ft. private access drives. Two stub locations are also proposed along the northern boundary of Special District 3B (see Exhibit A). Two traffic impact studies will be conducted:

1. Kroger Site: 15.4 acres
2. A comprehensive Traffic Impact Analysis for a larger portion of Union Village which will also incorporate the traffic impact from Kroger's site.

PARKING

The applicant proposes 610 parking spaces, 15 pick-up spaces, and 3 parking spaces for the fuel center. The proposed number of parking spaces for the marketplace store exceeds the maximum permitted (1 parking space per 300 sq. ft. for Retail Stores and Commercial Business Services and an additional 20% above the requirement (**491 parking space**)).

- Number of parking spaces required/allowed: **491**
- Number of parking spaces proposed: **610**
- **119 parking spaces above the required**

The dimensions of the proposed parking spaces are 9.5' x 19', which deviates by 6 inches in width from the required standard of 10' x 18'. Additionally, the applicant has requested several modifications to the landscape island standards to maintain the same parking design used at other Kroger stores. As justification, the applicant asserts that the proposed design will provide ample space for shoppers with carts and improve vehicle maneuverability.

STORMWATER MANAGEMENT

Two detention stormwater basins are proposed to serve the Kroger site. One basin will be located on Kroger's lot, along SR 63, south of the fuel station. The second basin will be situated to the west, on a separate parcel within Special District 3B. The

second basin will be designated as a separate lot with an easement to serve the Kroger site. The drainage for the proposed parking lot at Kroger's site is designed to direct runoff to the western basin.

LANDSCAPING & BUFFER

A 10 ft. landscape buffer is proposed to the north of the Kroger store to screen the residential uses located north of the site. Additionally, an 8-foot streetscape buffer is proposed along the Kroger and Fuel Station frontage along SR 63. A sidewalk is provided from the store to the future neighborhood to the north (see Exhibit C). The applicant also proposes 14.4% (45,727 sq. ft.) of landscaping within the parking area, exceeding the 10% requirement.

SIGNAGE

The applicant proposes a total of twenty-two (22) signs for the marketplace store and fuel center (see Exhibit F), including:

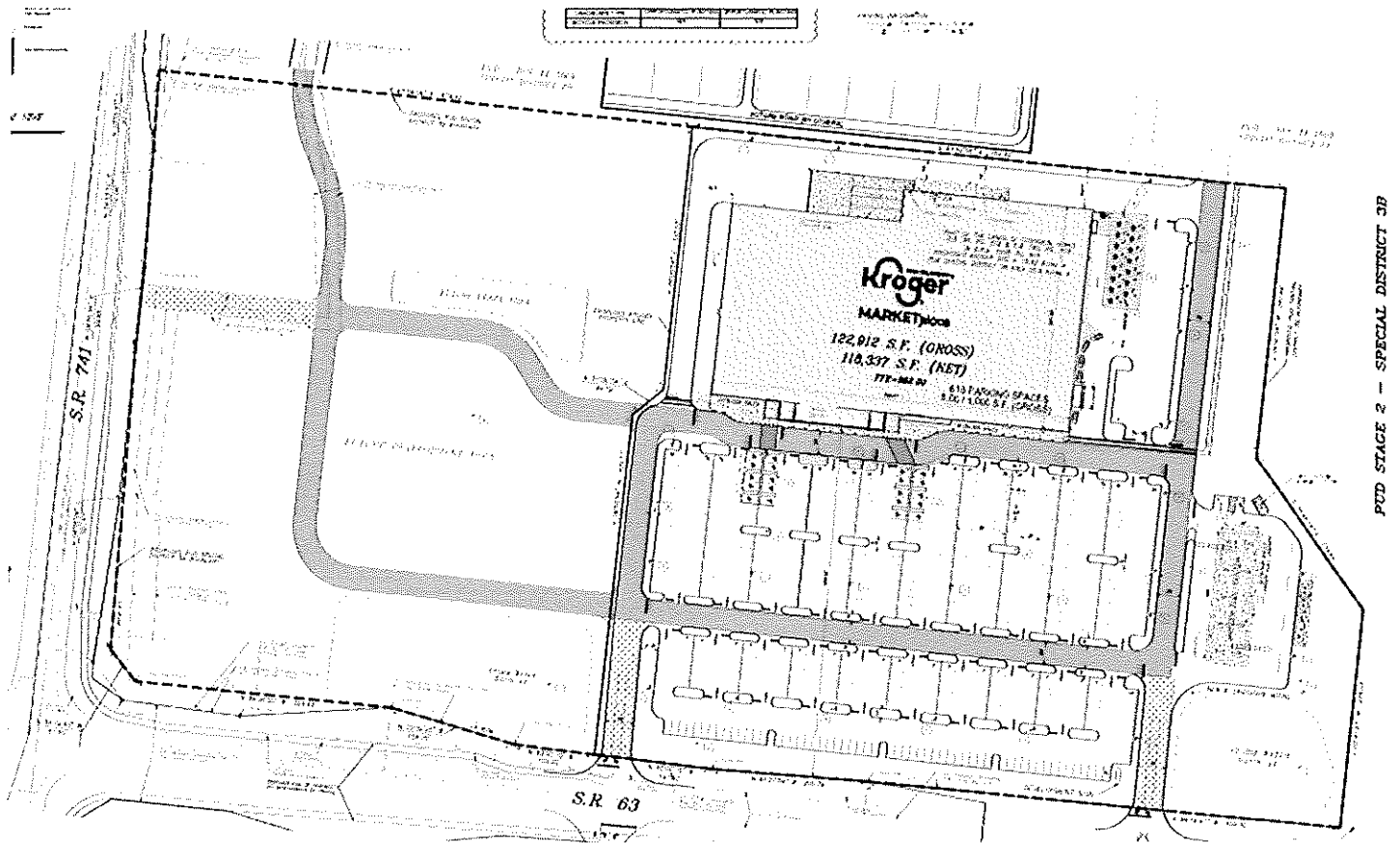
- Kroger Marketplace Store:
 - Five (5) wall signs
 - Seven (7) informational signs
- Fuel Center:
 - Seven (7) canopy signs,
 - Two (2) wall signs (Kiosk)
- Directory Sign – Marketplace Store, Fuel Center, and Future Businesses:
 - One (1) freestanding sign

Several modifications to the PUD standards have been requested to provide additional signage area for the Kroger marketplace store, allowing for the display of various users and services.

WATER & SEWER

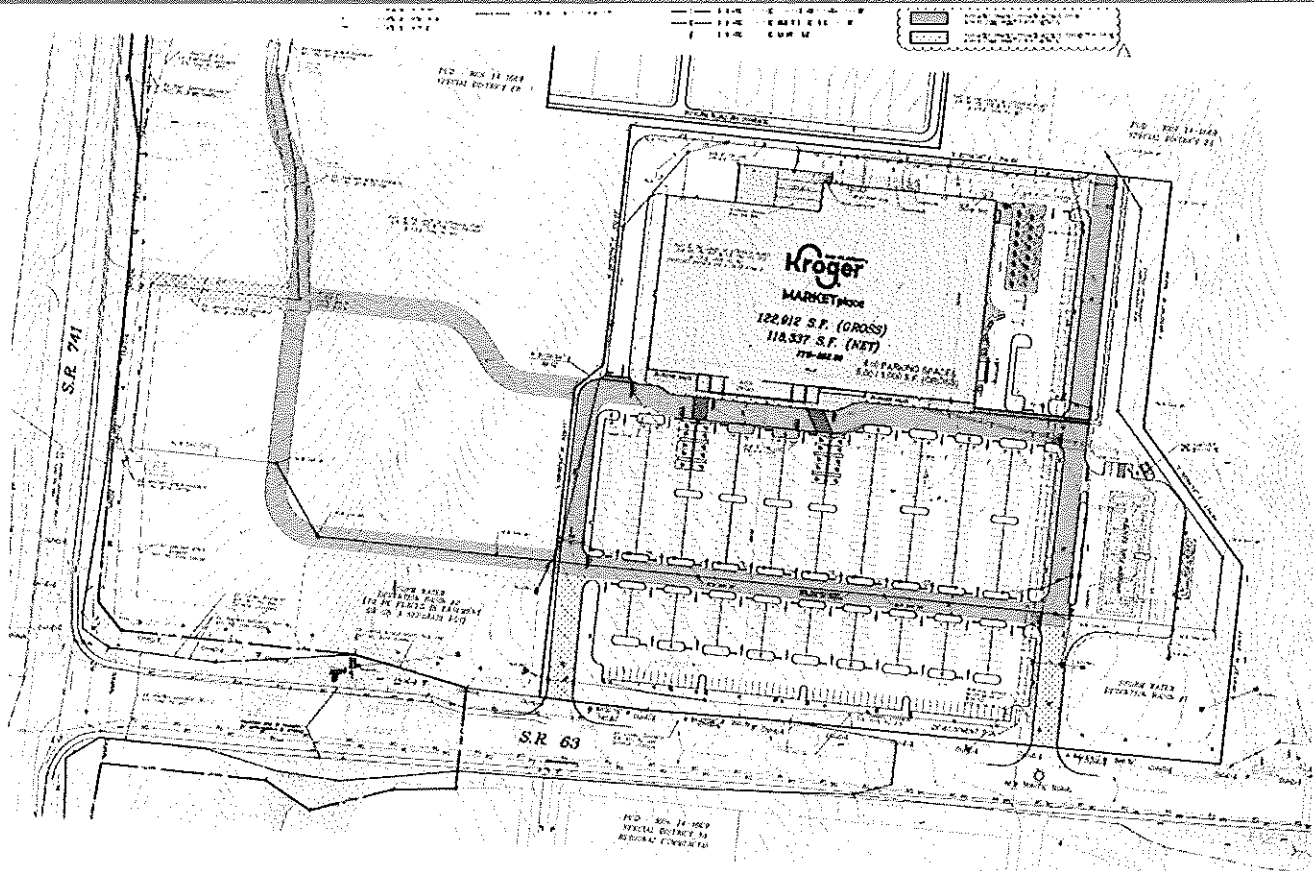
Water service will be provided by the Warren County Water Department. Sanitary sewer will be installed and connected to the Butler County system.

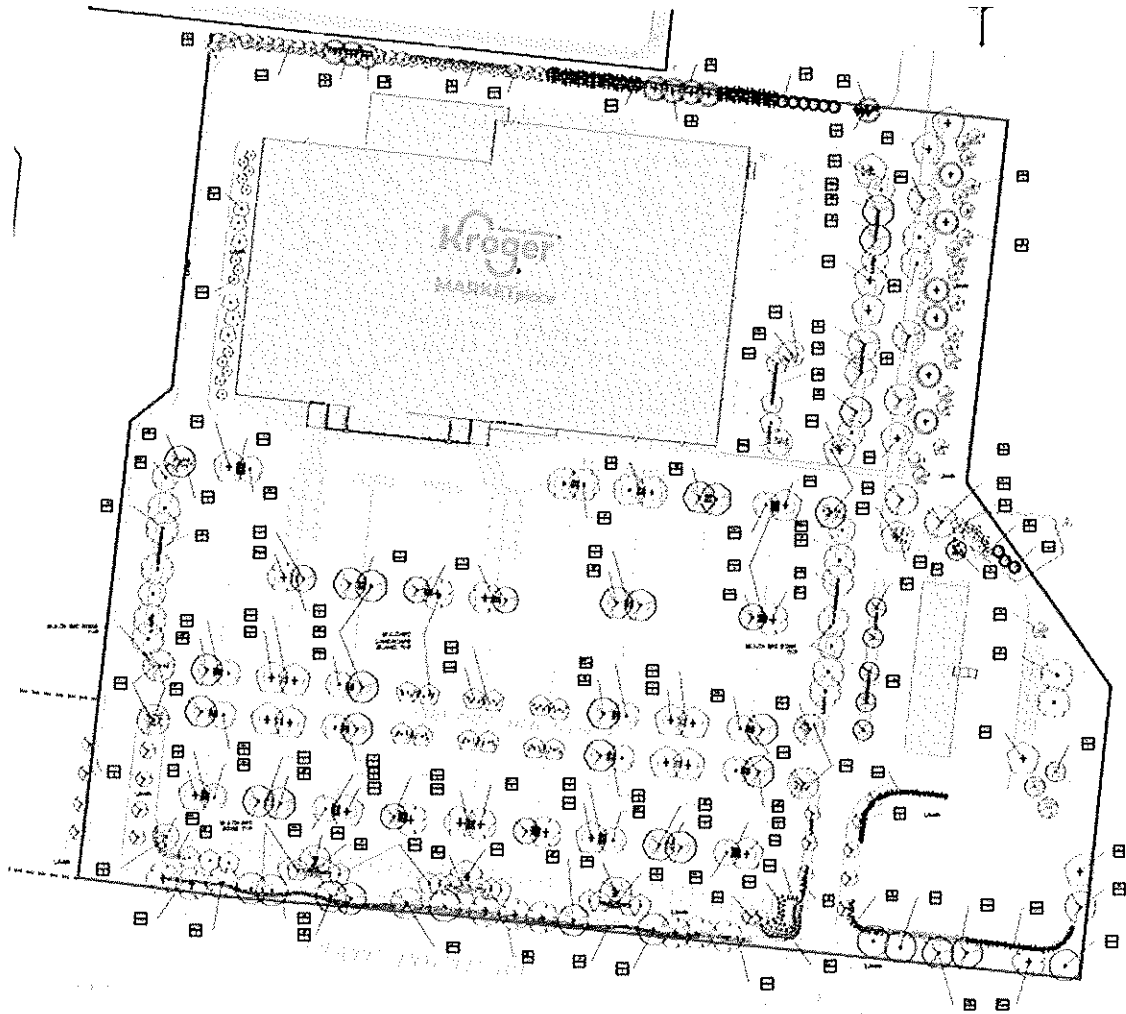
EXHIBIT A - PUD STAGE 2 PLAN



PUD STAGE 2 - SPECIAL DISTRICT 3D

EXHIBIT B - STORMWATER MANAGEMENT PLAN





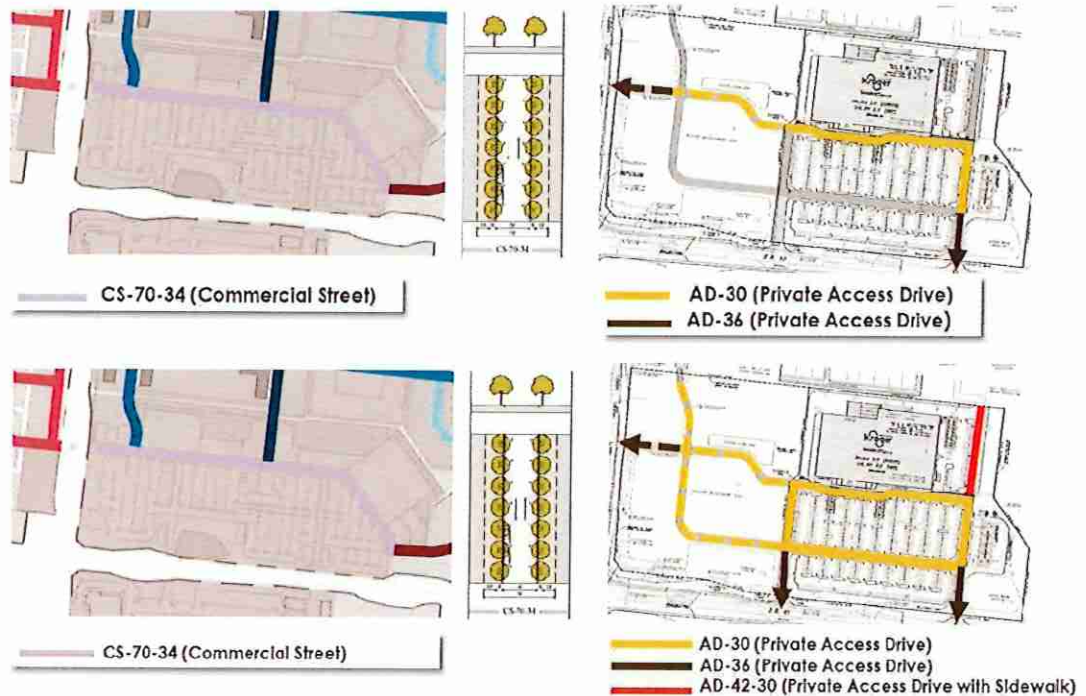
Union Village – Otterbein PUD Modifications

Kroger – Turtlecreek Township, OH

A. Standards Added and/or Amended for Special District 3B:

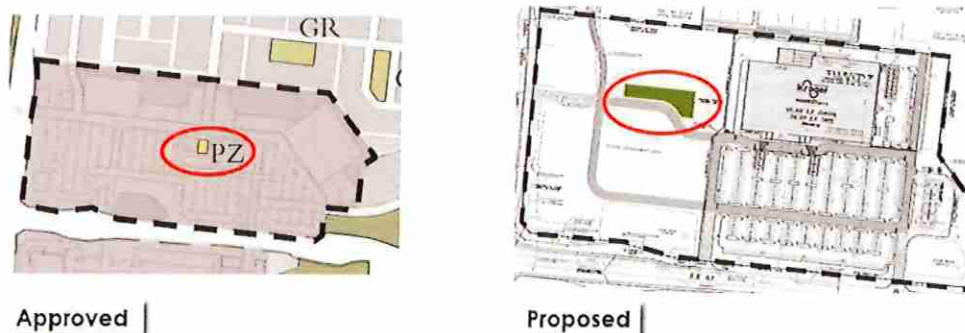
1. Thoroughfare Types Plan (Page D.12):

- Allow new private access drives, 30 ft. & 36 ft. in width, to replace the CS-70-34 thoroughfare roadway.



2. Civic Space Type Plan (Page D.15):

- Relocate the civic plaza (≈1/4 acre) from the approved location to the western portion of Special District 3B, outside the Kroger site.



B. Standards Added and/or Amended for Kroger's Site:

1. Parking Block Requirements Modification (Page D.27):

Modification	Permitted	Requested
Max. Parking Block Dimensions	250' x 600'	390' x 650'

2. Signage Modifications (Page D.28):

a. Freestanding Sign

Modification	Permitted	Requested
Sign Area	30 sq. ft.	197.5 sq. ft.
Sign Height	5 ft.	15 ft.

b. Entrance Wall Sign

Modification	Permitted	Requested
Kroger Marketplace Sign Area	30 sq. ft.	407.6 sq. ft.

c. Wall Signage

Modification	Permitted	Requested
Wall Signage Area	456.67 sq. ft.	527.6 sq. ft.
Signage Lighting	Letters/Logo	LED Message

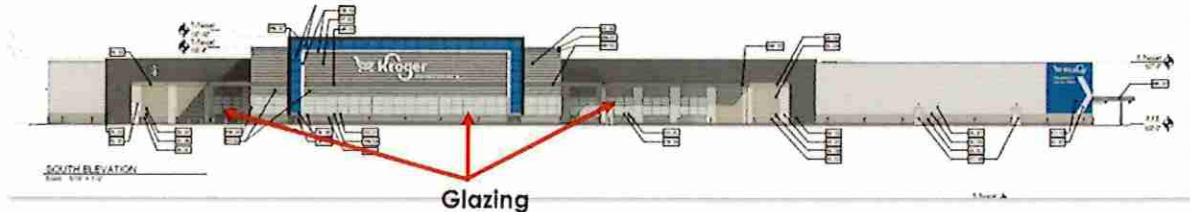
d. Fuel Canopy Signage

Modification	Permitted	Requested
Canopy Signage Area (South)	21.5 sq. ft.	38.1 sq. ft.
Canopy Signage Area (North)	0 sq. ft.	7.8 sq. ft.
Canopy Signage Area (East)	0 sq. ft.	54.9 sq. ft.

3. Architectural Standards (Page D.28):

- a. 50% of glazing (windows, doors, transparency) requirement between two and twelve feet above the adjacent sidewalk for the Kroger store's frontage.

Modification	Minimum Required	Requested
Glazing Area	1,642 sq. ft.	1,424 sq. ft.



Warren County Zoning Code Deviations for Kroger's Site:

1. Canopy Height Requirement (Section 3.206.3):

Deviation	Permitted	Requested
Canopy Height	18 ft.	19 ft.

2. Required Number of Parking Spaces (Table 3.307-1 & Section 3.309)

Deviation	Permitted	Requested
# Parking Spaces	409 + 20% = 491	610

3. Parking Space Width Requirement (Section 3.311(C)(2))

Deviation	Permitted	Requested
Parking Space Width	10 ft.	9.5 ft.

4. Parking Area Landscaping Requirements (Section 3.406(A)(3) & Section 3.406(A)(4)(a), (b), and (c))

Deviation	Permitted	Requested
Landscape Islands (*)	36 (An Island at the end of each parking row)	32
Parking Rows Landscape Islands (*)	17 (An Island after 12 continuous parking spaces)	9
Continuous Landscape Islands	8 (Required every 2 parking bays)	Forgo this Requirement
Landscape Islands Depth	Installed below the level of the parking lot surface	Forgo this Requirement (2-foot curb openings along SR 63)



