



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

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C. MICHAEL KILBURN

PAT ARNOLD SOUTH

DAVID G. YOUNG

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

MINUTES: Regular Session--August 16, 2005

The Board met in regular session pursuant to adjournment of the August 11, 2005, meeting.

Pat Arnold South - absent

David G. Young - present

C. Michael Kilburn - present

Tina Davis, Clerk – present

Minutes of the July 21, 2005, August 2 and 4, 2005, meetings were read and approved.

- 05-1191 A resolution was adopted for Cochran Road – establish Non-Participant Charges.
Vote: Unanimous
- 05-1192 A resolution was adopted to authorize the Bank of New York Trust Company,
N.A. to notify Bond Holders of intent of the County of Warren, Ohio to redeem
the outstanding Sewer Revenue Bonds, Series 1995 Warren County Sewer
District. Vote: Unanimous
- 05-1193 A resolution was adopted to approve County Motor Vehicle Tax (CVT-282) for
Maineville Corporation in the amount of \$5,760.00. Vote: Unanimous
- 05-1194 A resolution was adopted to approve Engineering Agreement with Jones Warner
Consultants Inc., for the Township Line/State Route 73 Water Improvement
Project. Vote: Unanimous
- 05-1195 A resolution was adopted to set Public Hearing to consider Text Amendments to

the Warren County Rural Zoning Code to add Chapter 21.2 (Mineral Extraction M-EX Zone Regulations). Vote: Unanimous

- 05-1196 A resolution was adopted to approve and Animal Claim for Paula Frank. Vote: Unanimous
- 05-1197 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 05-1198 A resolution was adopted to approve Emergency Repair of the Electronic Equipment in the Gravity Filter Building at the Deerfield Hamilton Water Treatment Plant. Vote: Unanimous
- 05-1199 A resolution was adopted to approve Appropriation into Emergency Services / HazMat Fund #290. Vote: Unanimous
- 05-1200 A resolution was adopted to approve Supplemental Appropriations within Sewer Revenue Fund No. 580. Vote: Unanimous
- 05-1201 A resolution was adopted to approve Appropriation Adjustment within Fund #101-1600. Vote: Unanimous
- 05-1202 A resolution was adopted to approve Appropriation Adjustment into Emergency services / Communications Center Fund #101-2850. Vote: Unanimous
- 05-1203 A resolution was adopted to approve Operational Transfer from Commissioners Fund #101-1112 into Telecommunications Construction Projects Fund #492. Vote: Unanimous
- 05-1204 A resolution was adopted to approve Supplemental Appropriation within Construction Fund #467. Vote: Unanimous
- 05-1205 A resolution was adopted to approve Appropriation Adjustments within Common Pleas court Fund #101-1223 and Fund #101-1222. Vote: Unanimous
- 05-1206 A resolution was adopted to approve Promotion of John Crew, Jr., to the position of Sewer System Maintenance Package Plant Operator II, within the Water and Sewer Department. Vote: Unanimous
- 05-1207 A resolution was adopted to authorize the Posting of the "Wastewater Treatment Plant Operator I" position within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (a). Vote: Unanimous
- 05-1208 A resolution was adopted to authorize payment of Bills. Vote: Unanimous

- 05-1209 A resolution was adopted to approve the Site Plan Review Application of Joy Outdoor Education Center, Washington Township. Vote: Unanimous
- 05-1210 A resolution was adopted to hire Pamela Martin to perform Clerical Duties/Switchboard Duties within the Telecommunications Department, full-time, temporary. Vote: Unanimous

DISCUSSIONS

Dave Gully, County Administrator, discussed the need to “overhaul” the Warren County Rural Zoning Code.

Mr. Gully explained the process and procedure he desires which includes a three-step procedure as follows:

1. Make immediately needed changes and include local officials and key stake holders in order to allow local input on things such as Agricultural Zone, Cluster Housing, and lot sizes which do not take into consideration whether the property is sewerred or unsewerred.
2. Hire a consult to totally “overhaul” the entire code, which includes public comment.
3. Revise the existing zoning map to conform to the newly adopted zoning code.

There was discussion relative to the process and timing of these things as well as discussion on the proposed cost of said process.

Upon discussion, the Board requested Mr. Gully to contact the County Commissioners Association of Ohio as well as other local governments for information on the cost and process of modifications and “overhauling” of their zoning codes.

Barry Sullivan, Zoning Supervisor, was present for the site plan review application of Joy Outdoor Education Center in Washington Township.

Mr. Sullivan presented the proposed plan to construct five cabins, a farm bathroom building, dining hall with restroom, adult cabin and fire pit, water garden pond and archery shelter.

There was discussion relative to any safety concerns from adjacent property owners due to the archery shelter.

Mr. Sullivan stated the proposed shelter is not close to any adjacent homes. He then stated his recommendation to approve the site plan review application subject to six conditions.

Upon further discussion, the Board resolved (Resolution #05-1209) to approve the site plan review application subject to six conditions.

Richard Renneker, Sanitary Engineer, was present for a work session and discussed the following matters:

Mark Hildebrandt, property owner in Hamilton Township, requested the Board to release his property for sanitary sewer service. The Board explained to Mr. Hildebrandt that his property was no longer in the sewer improvement area of the Warren County Sewer District. Upon discussion, Mr. Kilburn requested that a copy of this portion of the taped minutes be transmitted to the Regional Planning Commission. The Board then requested Mr. Renneker and Mr. Gully to send a letter to the RPC stating that sanitary sewers are not available to this property.

Mr. Renneker presented the preliminary plat of Kings Meadows in Deerfield Township. He stated that sewers are available as it is inside the sewer improvement area. The Board requested Mr. Renneker and Mr. Gully to send a letter to the RPC stating that sanitary sewers are available to this property.

The Board discussed the petition for water service at Shaker/Greentree Road. There was discussion relative to possible two property owners at the end of the line not wanting water. The Board requested Mr. Renneker to have Pat Nolan, Assistant Sanitary Engineer, contact the property owners and if they desire to be eliminated from the project, eliminate them to reduce the proposed assessment amount.

Upon motion the meeting was adjourned.

Pat Arnold South, President

C. Michael Kilburn

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 August 16, 2005, in compliance with Section 121.22 O.R.C.

Tina Davis, Clerk
Board of County Commissioners
Warren County, Ohio