



**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 – December 11, 2007

The Board met in regular session pursuant to adjournment of the December 6, 2007, meeting.

David G. Young - present

Pat Arnold South - present

C. Michael Kilburn - present

Tina Davis, Clerk – present

Minutes of the November 27, 29 and December 6, 2007, meetings were read and approved

- 07-2012 A resolution was adopted to approve the Planned Unit Development Preliminary Site Plan Morgan's Canoe and Outdoor Center Campground (aka Dirk & Lori Morgan PUD). Vote: Unanimous
- 07-2013 A resolution was adopted to approve end of 240-day Probationary Period and approve a Pay Increase for Lacynda Cowdrey, Social Service Worker II, within the Warren County Job and Family Services, Human Services Division. Vote: Unanimous
- 07-2014 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 07-2015 A resolution was adopted to approve an Emergency Purchase Order for Pump Repairs to various Lift Stations. Vote: Unanimous
- 07-2016 A resolution was adopted to approve and enter into an Office Space Reimbursement Agreement with the Warren County One-Stop Business and Employment Center. Vote: Unanimous
- 07-2017 A resolution was adopted to authorize Deputy Sanitary Engineer to sign Record Plats. Vote: Unanimous

- 07-2018 A resolution was adopted to approve Appropriation Adjustment within Building Services Fund #101-1600. Vote: Unanimous
- 07-2019 A resolution was adopted to approve Appropriation Adjustment within Economic Development Fund #101-116. Vote: Unanimous
- 07-2020 A resolution was adopted to approve an Appropriation Adjustment within the Sewer Revenue Fund No. 580. Vote: Unanimous
- 07-2021 A resolution was adopted to approve Appropriation Adjustment within Certificate of Clerk of Courts Fund #101-1260. Vote: Unanimous
- 07-2022 A resolution was adopted to approve Appropriation Adjustment in Department of Development Fund #265. Vote: Unanimous
- 07-2023 A resolution was adopted to approve Appropriation Adjustments within Sheriff's Office Fund #101 and Coroner's Office Fund #101-2100. Vote: Unanimous
- 07-2024 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 07-2025 A resolution was adopted to approve an Appropriation Adjustment within Solid Waste Fund #256. Vote: Unanimous
- 07-2026 A resolution was adopted to approve and enter into Agreement with University of Cincinnati. Vote: Unanimous

DISCUSSIONS

Robert Craig, Regional Planning Commission, was present for the preliminary site plan for Morgan's PUD in Washington Township.

Mr. Craig reviewed the location and the proposal to place six (6) 200 sq. ft. portable cabins on the property as well as utilize the existing frame cabin as a bunkhouse and provide primitive camping as well as wastewater disposal, electric service, a gravel drive and signage. He then reviewed the comments from all departments and elected officials concerned and stated the RPC recommendation to approve the preliminary site plan subject to eight (8) conditions.

Commissioner Kilburn stated his concern with the proposal being within the flood plane and stated his safety concern and his opinion that the preliminary site plan be denied.

Mr. Craig stated that the RPC Executive Committee had the same safety concerns and that Mr. Morgan, property owner, sufficiently satisfied those concerns on the Executive Committee as demonstrated by the 10 – 1 vote in favor of approval of the preliminary site plan.

Commissioner South questioned where the adjacent existing homes are located and stated her concern with potential noise complaints the neighbors may have.

Mr. Craig stated that he did not draft a condition within the eight recommended conditions that addressed the limitation of noise.

Commissioner Kilburn stated his desire to limit the number of portable cabins to the two that are currently in place, not the six requested.

Mike Yetter, Rural Zoning Department, stated that the original zoning approval stated the approval of 4-6 cabins on the property and 2 are already in place.

Mr. Craig then stated that with the planned unit development, the intensity of the use of the property is at the sole discretion of the Board of Commissioners.

Commissioner South questioned what noise policy is in place.

Dirk Morgan, property owner, stated he lives on the property, continuously monitors weather and also has someone live above the office. He then stated that someone stays awake all night when the campground is occupied and that the campground is very family oriented. He stated that they have a "quiet hours" posted from 10 p.m. – 9 a.m. and does not tolerate anything else.

Commissioner South stated her desire to designate the "quiet hours" as a condition of approval of the preliminary site plan. She then stated her desire to approve only 4 cabins at this time, not the requested 6.

Commissioner Kilburn stated he can support 4 cabins only if the existing home is included in that number.

The Board then stated their desire to approve 4 cabins at this time and to have the property owner come before the Board at such time as they need additional approval.

Commissioner Young stated he approves and commends the Morgan Family for the improvements they are making to this property as well as the river corridor and appreciates their efforts.

Upon further discussion, the Board resolved (Resolution #07-2012) to approve the preliminary site plan subject to 10 conditions.

Michael Rentiers, Ohio Manufacturing Industry, was present to discuss jobs in Ohio and the need to promote recycling within the manufacturing industry.

Mr. Rentiers explained the importance of recycling in the industry to help maintain jobs here in Ohio rather than over seas and requested the Board to consider the adoption of a resolution in support of same.

Upon discussion, the Board stated they will consider the request.

Kimm Coyner, Economic Development Director, was present to introduce Jeff Johnson, Huntington Investments.

Commissioner Kilburn exited the meeting at 11:10 a.m. and returned at 11:40 a.m.

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda with Mr. Kilburn being absent.

On motion, upon unanimous call of the roll, the Board entered into executive session at 11:36 a.m. to discuss personnel matters pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 12:14 p.m.

Tiffany Zindel, Office of Management and Budget Director, was present for a work session to discuss 2008 annual appropriations.

Upon motion the meeting was adjourned.

David G. Young, President

Pat Arnold South

C. Michael Kilburn

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 December 11, 2007, in compliance with Section 121.22 O.R.C.

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