



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

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250

(513) 261-1250

(513) 925-1250

(937) 425-1250

Facsimile (513) 695-2054

***TOM GROSSMANN
PAT ARNOLD SOUTH
DAVID G. YOUNG***

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

MINUTES: Regular Session – November 24, 2015

The Board met in regular session pursuant to adjournment of the November 19, 2015, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

- 15-1926 A resolution was adopted to approve Amendment #17 to the Monitoring Service Agreement with BI Incorporated on behalf of Warren County Common Pleas Court, Community Corrections Division, regarding Ten (10) HG206 Homeguard Digital Cell Unit No-Charge Spares. Vote: Unanimous
- 15-1927 A resolution was adopted to declare an emergency and waive Competitive Bidding for the immediate repair of Air Handler #4 at 416 S. East Street. Vote: Unanimous
- 15-1928 A resolution was adopted to acknowledge intent to enter into a Contract for Medical Services associated with Drug Testing between AmCare, Inc. – Doctor's Urgent Care Office and the Board of County Commissioners. Vote: Unanimous
- 15-1929 A resolution was adopted to approve and authorize the President of the Board of County Commissioners to enter into a Professional Service Agreement by and between Environmental Educators Inc. and the Board of Warren County Commissioner relevant to the Warren County Solid Waste Management District's Educational Program. Vote: Unanimous
- 15-1930 A resolution was adopted to enter into Memorandum of Understanding with the Warren County Engineer regarding Services of Communications Director – currently Savannah Shafer. Vote: Unanimous

- 15-1931 A resolution was adopted to approve the Warren County Prevention and Contingency Plan for the Warren County Department of Human Services. Vote: Unanimous
- 15-1932 A resolution was adopted to declare various items within Facilities Management and the Law Library as surplus and authorize the disposal of said items. Vote: Unanimous
- 15-1933 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 15-1934 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 15-1935 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with M/I Homes of Cincinnati, LLC for installation of certain improvements in Roberts Park Subdivision, Section 3, situated in Deerfield Township. Vote: Unanimous
- 15-1936 A resolution was adopted to enter into Street and Appurtenances (including Sidewalks) Security Agreement with M/I Homes of Cincinnati, LLC for installation of certain improvements in Roberts Park, Section 3, situated in Deerfield Township. Vote: Unanimous
- 15-1937 A resolution was adopted to approve the following Record Plats. Vote: Unanimous
- 15-1938 A resolution was adopted to accept Amended Certificate into the Office of Grants Administration Fund #265 and approve Supplemental Appropriation Adjustment into Fund #265. Vote: Unanimous
- 15-1939 A resolution was adopted to approve Resolution requesting Sub-Fund Adjustments in Warren County TASC Fund #284 (nka Warren County CIP) due to receiving no further Grant Funds. Vote: Unanimous
- 15-1940 A resolution was adopted to approve a Supplemental Appropriation into Commissioners Grant Fund #101-1112 and Operational Transfer from General Fund #101-1112 into Children Services Fund #273. Vote: Unanimous
- 15-1941 A resolution was adopted to approve Supplemental Appropriation into Commissioners Fund #101-1110. Vote: Unanimous
- 15-1942 A resolution was adopted to approve Supplemental Appropriation into Common Pleas Court Fund #289. Vote: Unanimous

- 15-1943 A resolution was adopted to approve Appropriation Adjustment within Fund #101. Vote: Unanimous
- 15-1944 A resolution was adopted to approve Appropriation Adjustment from Sheriff's Office Fund #101-2210 into #101-2200. Vote: Unanimous
- 15-1945 A resolution was adopted to approve Appropriation Adjustment from Sheriff's Office Fund #11-2210 into #101-2200. Vote: Unanimous
- 15-1946 A resolution was adopted to approve Appropriation Adjustment from Sheriff's Office Fund #101-2210 into Fund #101-2210. Vote: Unanimous
- 15-1947 A resolution was adopted to approve Appropriation Adjustment within Juvenile Court Fund #101-2600. Vote: Unanimous
- 15-1948 A resolution was adopted to approve Appropriation Adjustment within Emergency Services/Communications Center Fund #101-2850. Vote: Unanimous
- 15-1949 A resolution was adopted to approve Appropriation Adjustments within Children Services Fund #273. Vote: Unanimous
- 15-1950 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 15-1951 A resolution was adopted to acknowledge Intent to Renew Agreement for Broker Services by and between Horan Associates, Inc. and the Board of County Commissioners relative to the 2016 Health Insurance Plan. Vote: Unanimous
- 15-1952 A resolution was adopted to authorize the President of the Board to sign the Application for Excess Loss Insurance with United Healthcare Insurance Company. Vote: Unanimous
- 15-1953 A resolution was adopted to enter into an Administrative Service Agreement with Chard Snyder relative to 2016 Flexible Spending Account and Health Reimbursement Arrangement. Vote: Unanimous
- 15-1954 A resolution was adopted to hire Anthony J. Paoletti as Custodial Foreman for the Facilities Management Department of Warren County. Vote: Unanimous
- 15-1955 A resolution was adopted to approve Amendment to the Warren County Comprehensive Plan to include Text and Accompanying Exhibits of the Deerfield Township Comprehensive Plan. Vote: Unanimous

- 15-1956 A resolution was adopted to approve Amendment to the Warren County Comprehensive Plan Future Land Use Map (FLUM) to incorporate the Deerfield and Union Township Comprehensive Plan 2030 FLUM. Vote: Unanimous
- 15-1957 A resolution was adopted to enter into Lease Agreement with KDGHQ LLC on behalf of Clerk of Courts. Vote: Unanimous
- 15-1958 A resolution was adopted to approve Appropriation Adjustment within the Clerk of Courts Certificate of Title Administration Fund #250. Vote: Unanimous
- 15-1959 A resolution was adopted to designate Depositories for Inactive and Interim Funds of Public Monies of Warren County, Ohio. Vote: Unanimous

DISCUSSIONS

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

On motion, bids were closed at 9:15 a.m. this 24th day of November and the following bids were received, opened and read aloud for the Chemical Feed Building Modification for the Warren County Water and Sewer Department:

Building Crafts Inc. Wilder, Kentucky	\$ 178,340.00
Doll Layman Ltd. Tipp City, Ohio	\$ 193,700.00
Downing Construction Co. Baltimore, Ohio	\$ 196,760.36
Sunesis Construction West Chester, Ohio	\$ 169,305.00

Chris Brausch, Warren County Sanitary Engineer will review bids for a recommendation at a later date.

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:18 a.m. to discuss new hires in Facilities Management pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 9:40 a.m.

PUBLIC HEARING

AMEND THE WARREN COUNTY COMPREHENSIVE PLAN TO INCLUDE
TEXT AND ACCOMPANYING EXHIBITS OF THE DEERFIELD TOWNSHIP
COMPREHENSIVE PLAN

The public hearing to consider an amendment to the Warren County Comprehensive Plan to include text and accompanying exhibits of the Deerfield Township Comprehensive Plan was convened this 24th day of November 2015, in the Commissioners' Meeting Room.

Zach Moore, Regional Planning Commission, stated that the Deerfield Township Trustees updated their Vision 2020 Plan on July 7, 2015, and he is requesting to amend the Warren County Comprehensive Plan to include Deerfield Township's updated Comprehensive Plan.

Mr. Moore reviewed the public involvement process followed by the Township as well as the goals and objectives of the plan (PowerPoint attached). He then reviewed the Future Land Use: Character areas, the previous Future Land Use Map vs. the updated map, the Land Management Plan, Recreational Trails and Paths Master Plan and the Green Network. He then stated the RPC recommendation to amend the Warren County Comprehensive Plan to include text and accompanying exhibits of the Deerfield Township Comprehensive Plan.

Lois McKnight, Deerfield Township, discussed the proposed densities for residential development and where they are proposing to locate within the revised plan.

Upon further discussion, the Board resolved (Resolution #15-1955) to approve an amendment to the Warren County Comprehensive Plan to include text and accompanying exhibits of the Deerfield Township Comprehensive Plan.

PUBLIC HEARING

AMENDMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN FUTURE LAND
USE MAP TO INCORPORATE THE DEERFIELD AND UNION TOWNSHIP
COMPREHENSIVE PLAN 2030 FUTURE LAND USE MAP

The public hearing to consider an amendment to the Warren County Comprehensive Plan Future Land Use Map to Incorporate the Deerfield and Union Township Comprehensive Plan 2030 Future Land Use Map (FLUM) was convened this 24th day of November 2015, in the Commissioners' meeting room.

Zach Moore, Regional Planning Commission, presented the proposed FLUM vs. the current for both Deerfield and Union Township.

There was discussion relative to the prior designation of a protection area vs. a designated zone.

There was also discussion relative to sanitary sewer service areas and the idea of regional sanitary sewer services vs. every jurisdiction having a treatment plant.

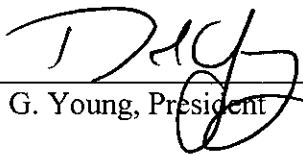
Upon further discussion, the Board resolved (Resolution #15-1956) to approve an amendment to the Warren County Comprehensive Plan Future Land Use Map to Incorporate the Deerfield and Union Township Comprehensive Plan 2030 Future Land Use Map (FLUM).

Jim Spaeth, Clerk of Courts, was present to request the Board to approve a lease agreement with the Kenwood Dealer Group for the establishment of a title office on Socialville Foster Road in Deerfield Township for the convenience of the Kings Automall dealerships.

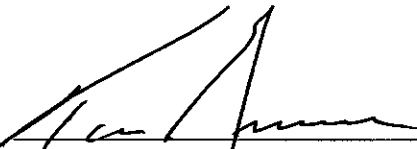
Mr. Spaeth stated that a large majority of his title business comes from the Kings Automall dealers and the establishment of this office will ensure Warren County retains their business.

Upon further discussion, the Board resolved (Resolution #15-1957) to enter into Lease Agreement with KDGHQ LLC on behalf of Clerk of Courts.

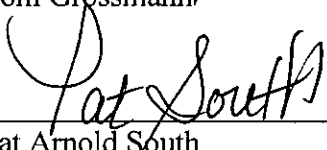
Upon motion the meeting was adjourned.



David G. Young, President




Tom Grossmann



Pat Arnold South

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 November 24, 2015, in compliance with Section 121.22 O.R.C.



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



Deerfield Township Comprehensive Plan



Prepared for the
Board of County Commissioners

Public Hearing Date: November 24, 2015

Background

DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

Vision for 2035

- Update to "**Vision for 2020**" (approved 2007)
- Maintains similar policy direction
- Adopted by the Township on July 7, 2015

Process



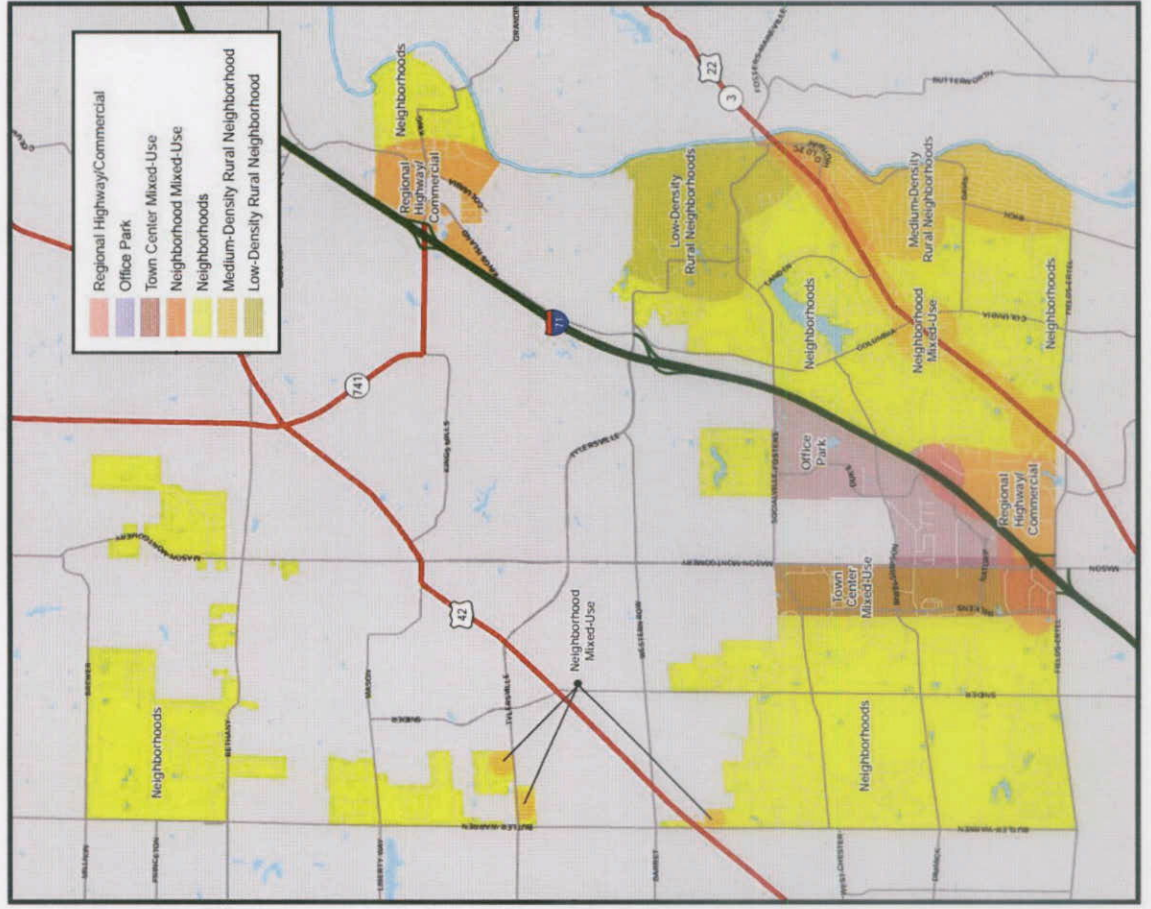
1. Steering Committee (Zoning Commission)
2. Focus Group Interviews
3. Stakeholder Interviews
4. Township Trustee One-on-One Meetings
5. A public open house

Goals and Objectives

1. Growth Management
2. Trails and Path Connections
3. Township Identity
4. Intergovernmental Coordination
5. Parks and Open Space
6. Redevelopment
7. Housing Quality and Diversity
8. Transportation



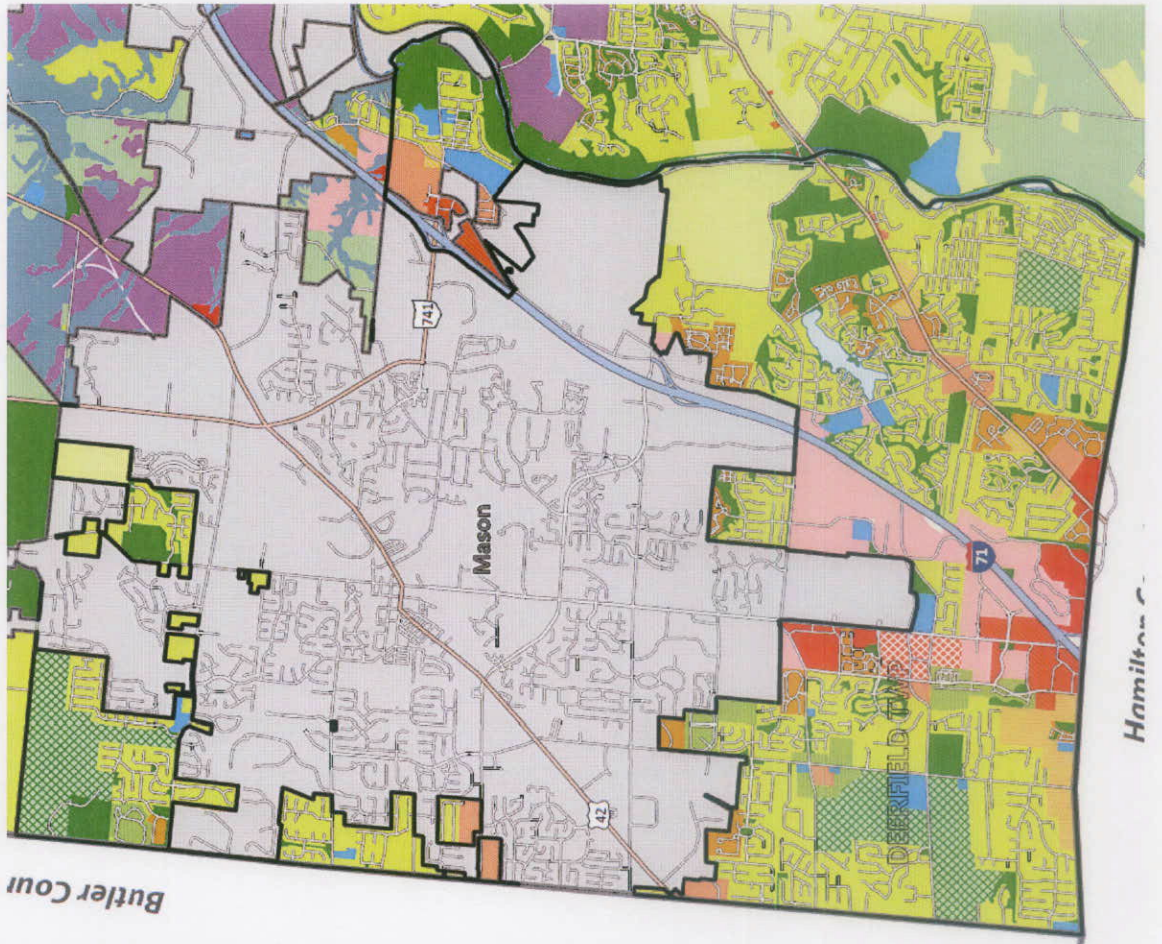
Future Land Use: Character Areas



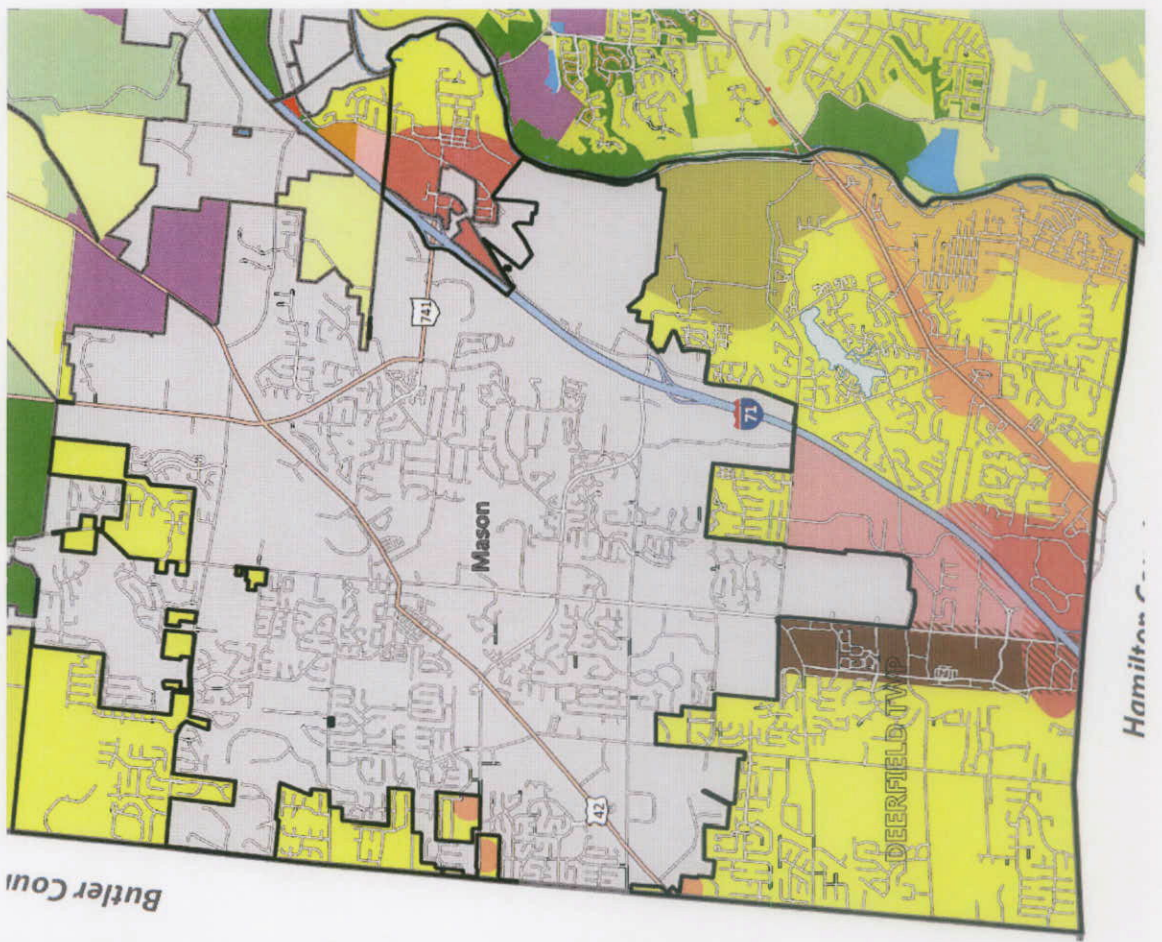
LAND USES		CHARACTER AREAS									
		Low-Density Rural Neighborhoods	Medium-Density Rural Neighborhoods	Neighborhoods	Neighborhood Mixed-Use	Office Park	Regional/Highway Commercial	Town Center Mixed-Use			
Mixed-Use					A	P	A	A			
Neighborhood Commercial					A	P	P	P			
General Commercial					A	P	A	A			
Office					A	A	A	A			
Multi-Family				P	P						
Mixed Residential			P	P	P						
Suburban Single-Family		P	A	A							
Rural Single-Family		A	A	A							
Recreation & Open Space		A	A	A	A	A	A	A			
Civic/Institutional				P	A	A	A	A			

A = APPROPRIATE USES
 P = PROVISIONAL USES

Future Land Use: Previous FLUM



Future Land Use: Updated FLUM



- Deerfield Township Character Areas
- Low Density Rural Neighborhoods
 - Medium Density Rural Neighborhoods
 - Neighborhood Mixed Use Neighborhoods
 - Office Park
 - Regional Highway Commercial
 - Town Center Mixed Use

Land Management Plan

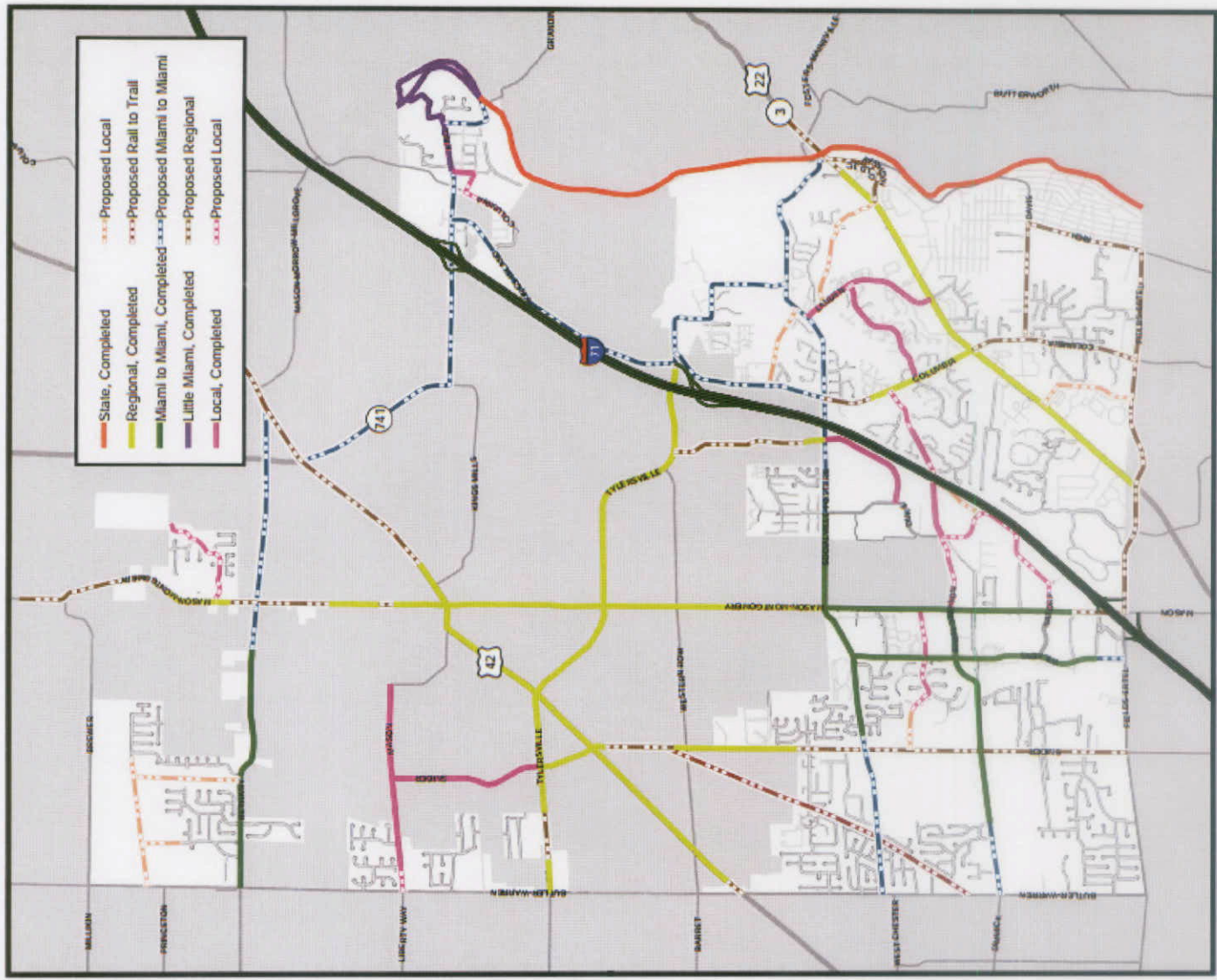
The Land Management Plan addresses physical improvements not captured by the land use component.

1. Recreational Trails and Paths
2. Identity
3. Parks and Open Space
4. Housing Quality and Diversity
5. Transportation



Recreational Trails and Paths

Connect key residential and commercial areas
Preferably developer funded

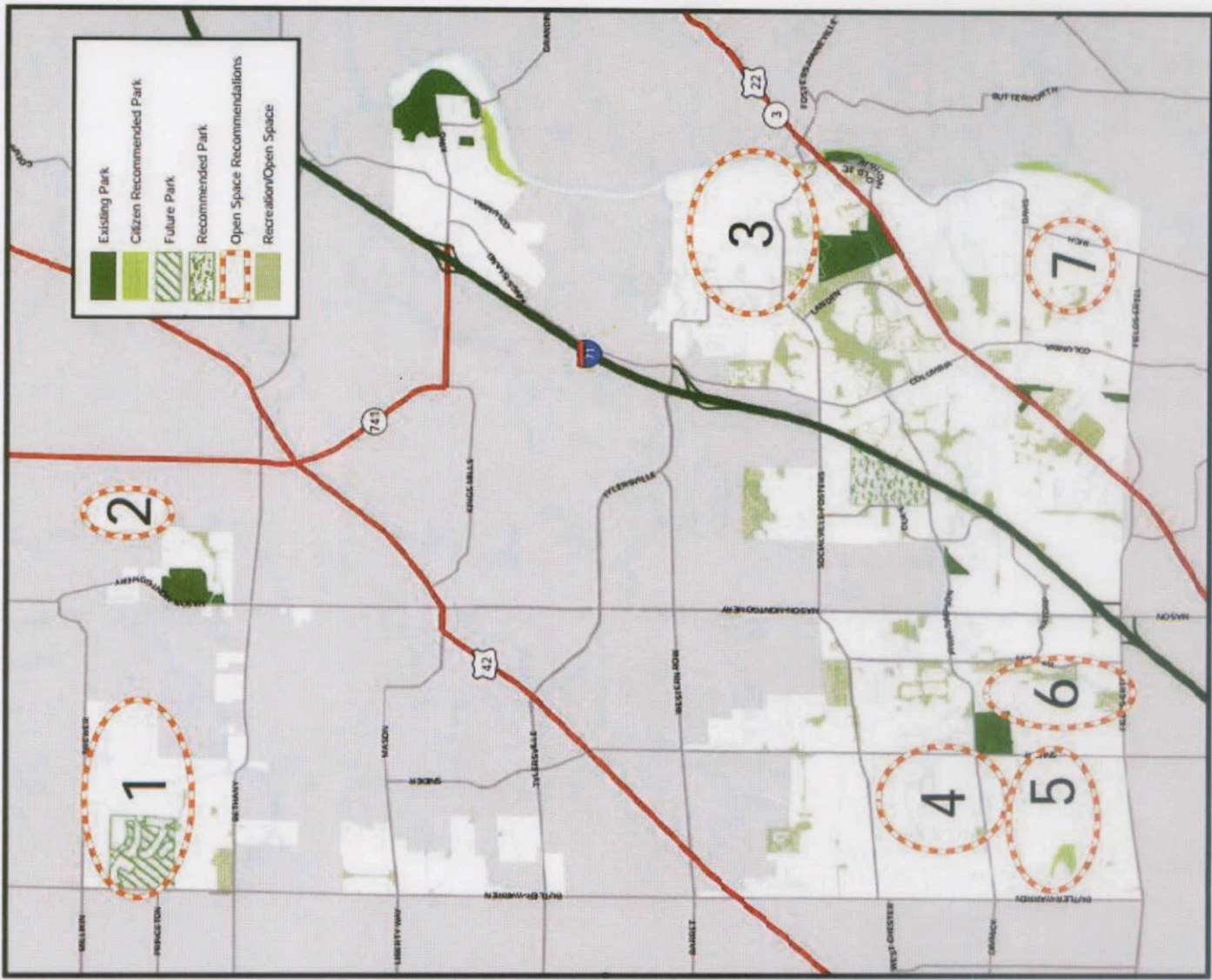


Master Plan of Paths

Green Network

10 acres of parkland
per 1,000 residents

Preserve semi-rural
character



Green Network

Oct 13 RPC Recommendation

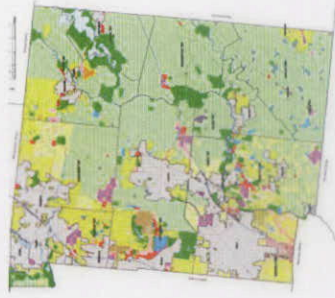


RPC recommended approval of the Deerfield Township Comprehensive Plan, considered an update to the 2007 Warren County Comprehensive Plan, at its quarterly meeting on October 13.



Warren County Comprehensive Plan FLUM Update

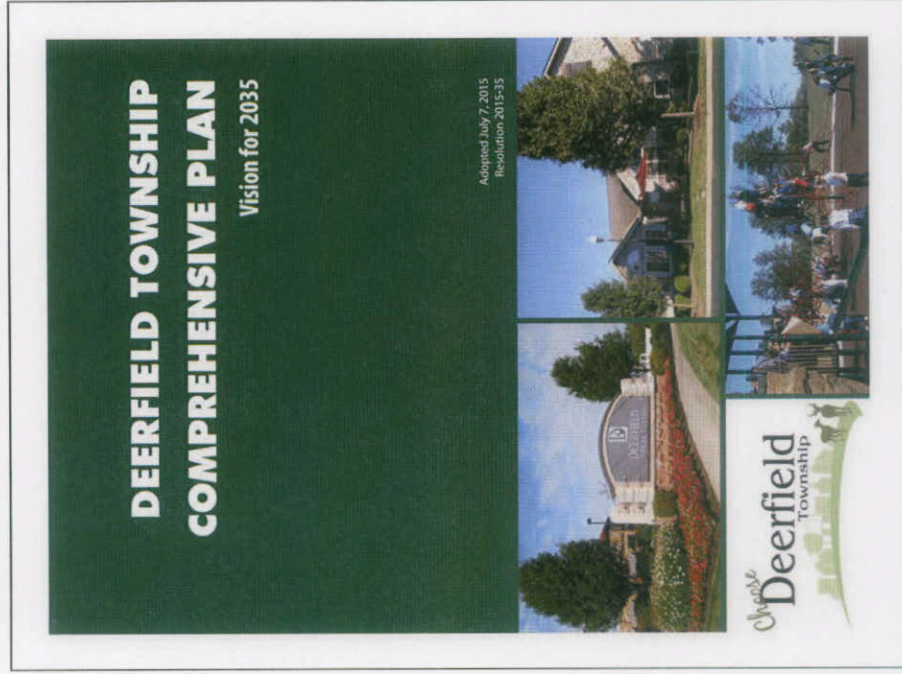
Deerfield and Union Townships



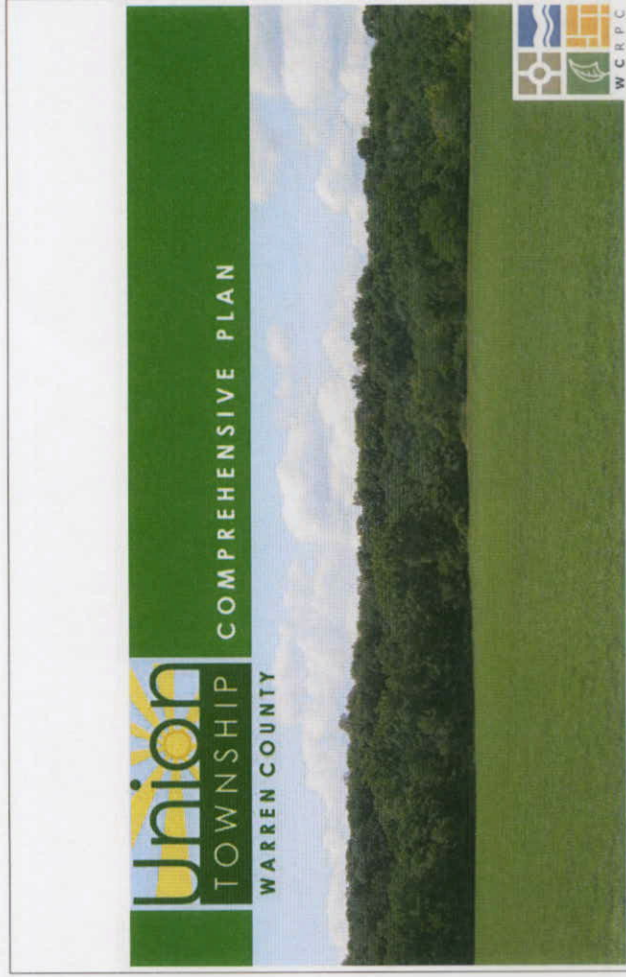
Prepared for the
Board of County Commissioners

Public Hearing Date: November 24, 2015

Township Comprehensive Plans

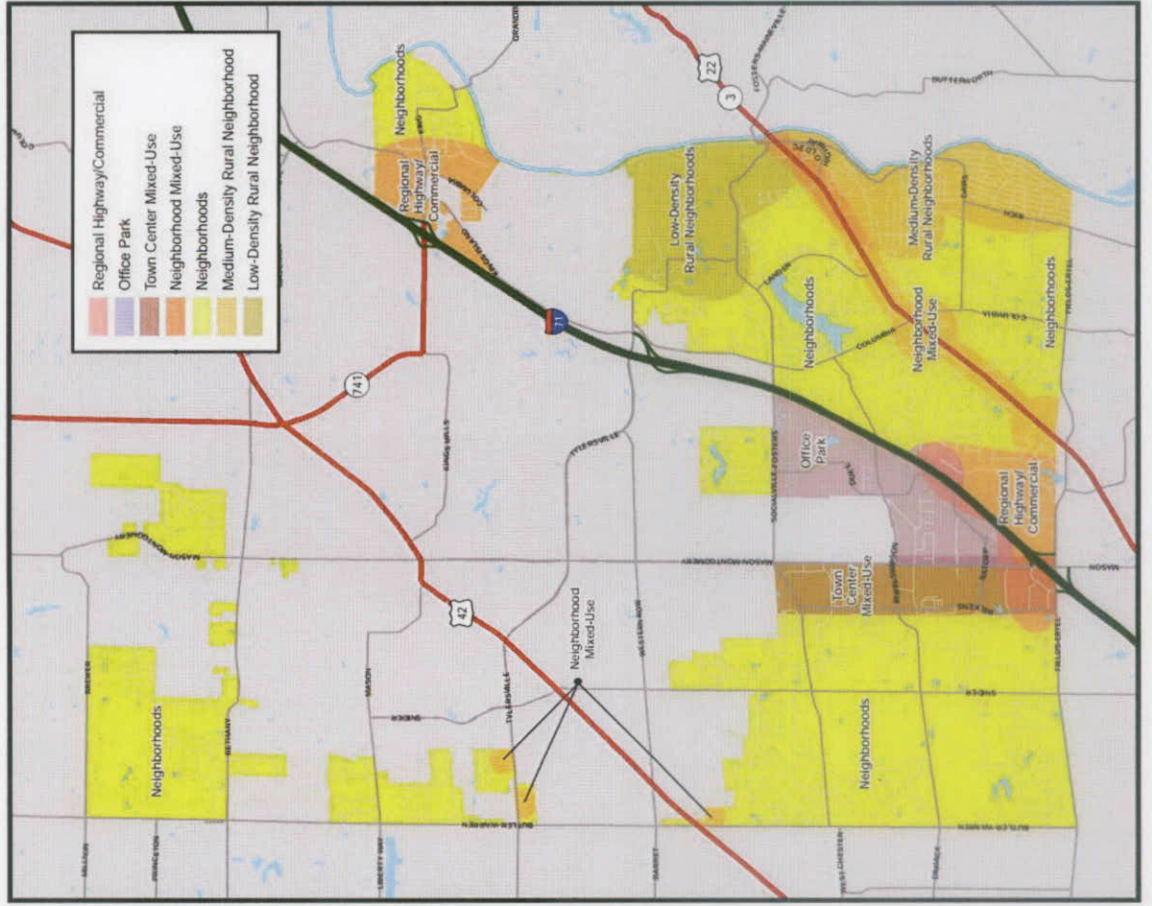


Adopted July 7, 2015



Adopted September 21, 2015

Deerfield Township: Character Areas



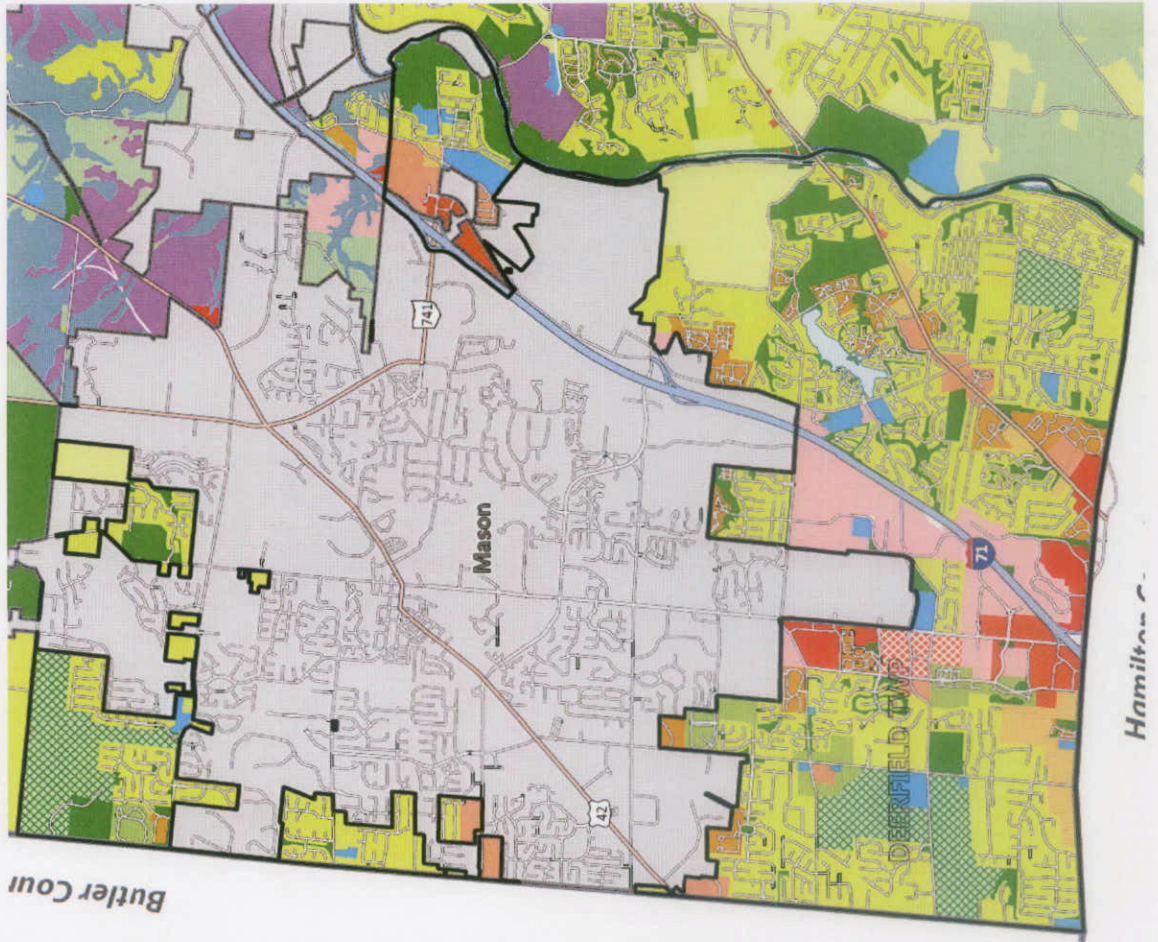
LAND USES

	Low-Density Rural Neighborhoods	Medium-Density Rural Neighborhoods	Neighborhoods	Neighborhood Mixed-Use	Office Park	Regional/Highway Commercial	Town Center Mixed-Use
Mixed-Use				A	P	A	A
Neighborhood Commercial				A	P	P	P
General Commercial				A	P	A	A
Office				A	A	A	A
Multi-Family			P	P		A	A
Mixed Residential		P	P	P		P	P
Suburban Single-Family	P	A	A				
Rural Single-Family	A	A	A				
Recreation & Open Space	A	A	A	A	A	A	A
Civic/Institutional			P	A	A	P	P

CHARACTER AREAS

A = APPROPRIATE USES
P = PROVISIONAL USES

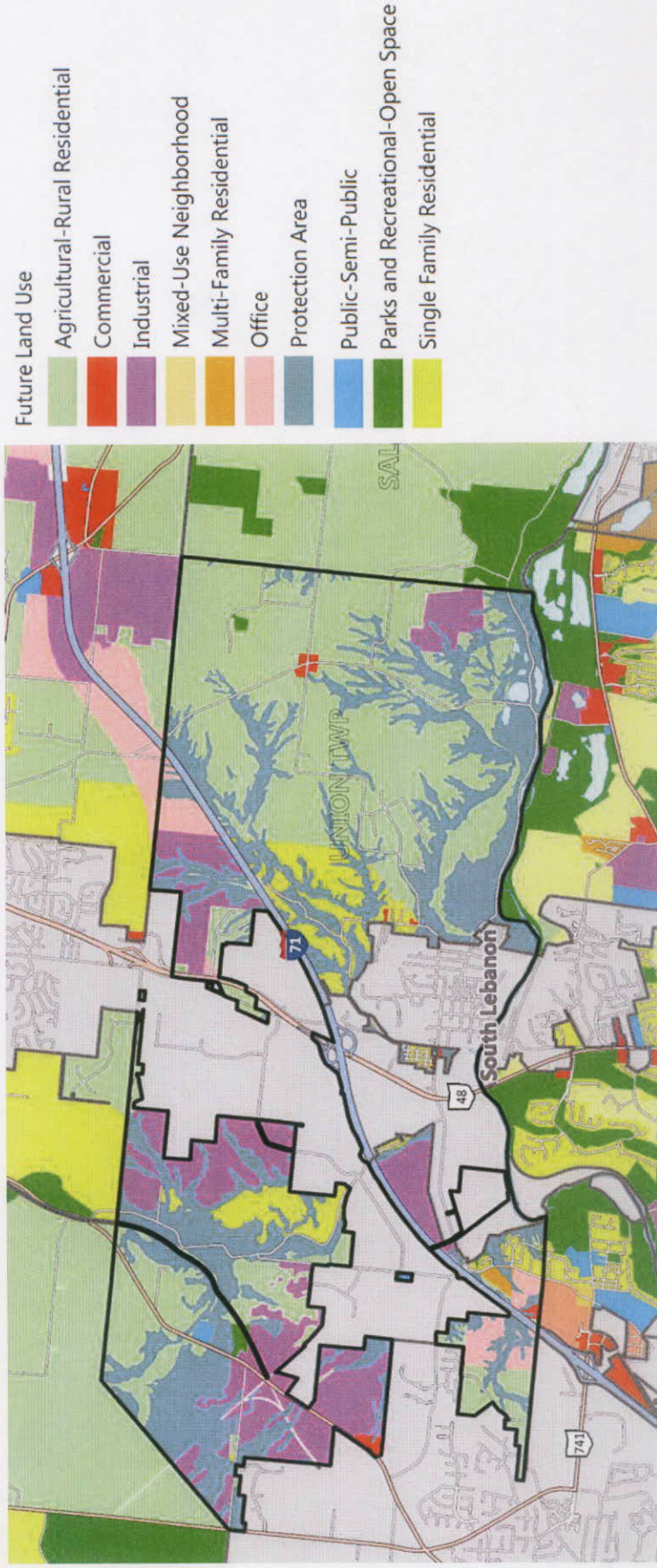
Deerfield Township: Current County FLUM



Deerfield Township: Proposed County FLUM

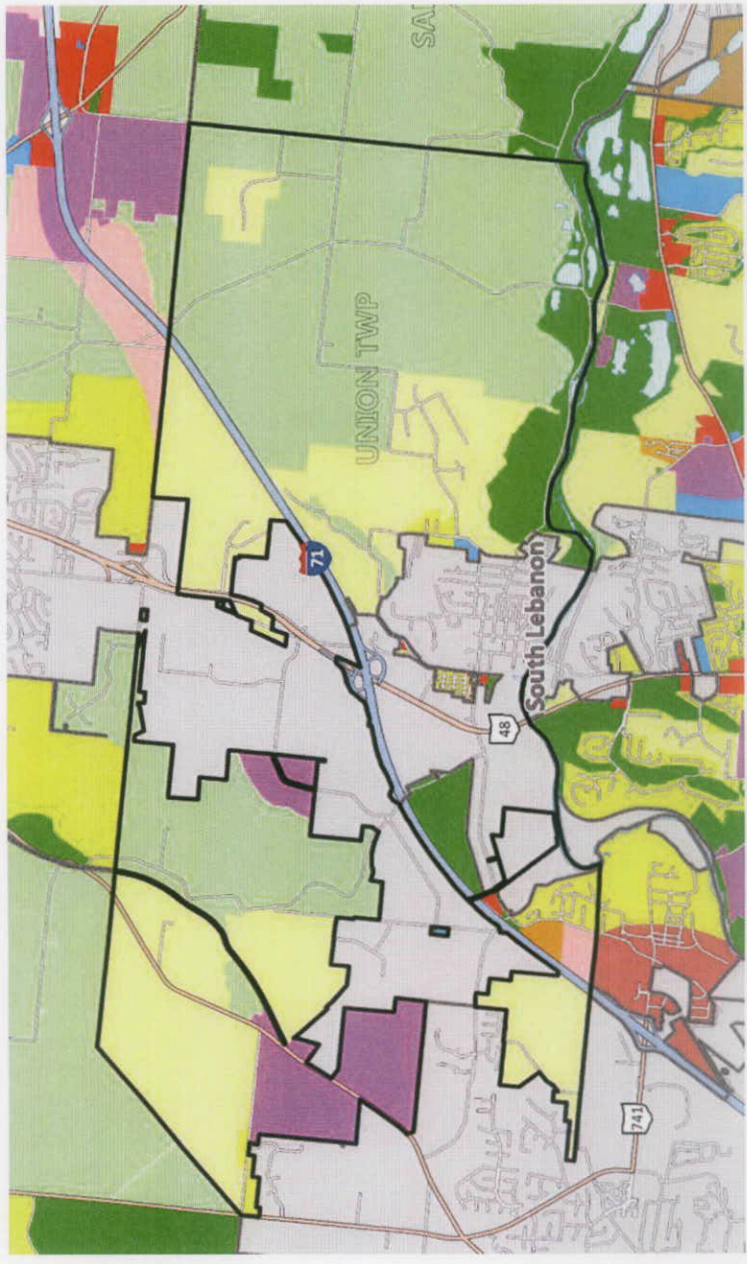


Union Township: Current County FLUM



Union Township: Proposed County FLUM

- Future Land Use
- Agricultural-Rural Residential
 - Commercial
 - Industrial
 - Mixed-Use Neighborhood
 - Multi-Family Residential
 - Office
 - Protection Area
 - Public-Semi-Public
 - Parks and Recreational-Open Space
 - Single Family Residential
 - Union Township Additional Uses
 - Low Density Residential



Oct 13 RPC Recommendation



RPC recommended approval of the Warren County Comprehensive Plan with updated FLUM consistent with the Deerfield Township Comprehensive Plan and Union Township Comprehensive Plan.