



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

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

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

MINUTES: Regular Session – February 2, 2016

The Board met in regular session pursuant to adjournment of the January 26, 2016, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the January 26, 2016 meeting were read and approved.

- 16-0125 A resolution was adopted to approve end of 240-day probationary period and approve a pay increase for Abbie Downey, Case Aide, within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 16-0126 A resolution was adopted to designate Family and Medical Leave of Absence to Stefan Talley, Client Customer Advocate, within the OhioMeansJobs of Warren County. Vote: Unanimous
- 16-0127 A resolution was adopted to designate Family and Medical Leave of Absence to Debbie Cooke, Benefits Specialist, within the Office of Management and Budget. Vote: Unanimous
- 16-0128 A resolution was adopted to designate Family and Medical Leave of Absence to Amber Edwards, Eligibility Referral Specialist II, within the Job and Family Services, Human Services Division. Vote: Unanimous
- 16-0129 A resolution was adopted to approve a lateral transfer of Melissa Holbrook to the position of Investigative Supervisor within the Department of Job and Family Services, Children Services Division. Vote: Unanimous

MINUTES
FEBRUARY 02, 2016
PAGE 2

- 16-0130 A resolution was adopted to approve a pay increase for Adam Jones, Workforce Investment Board Administrator. Vote: Unanimous
- 16-0131 A resolution was adopted to accept resignation, due to retirement of Patricia Solinski, Business Manager within the Warren County Water and Sewer Department, effective April 30, 2016. Vote: Unanimous
- 16-0132 A resolution was adopted to authorize the posting of the "Administrative Assistant" position, within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 16-0133 A resolution was adopted to authorize the posting of the Emergency Management Operations Manager" position, within the Emergency Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A).
Vote: Unanimous
- 16-0134 A resolution was adopted to accept resignation of Keena Samples, Alternative Response Caseworker I, within the Warren County Job and Family Services Department, Children Services Division, effective January 29, 2016.
Vote: Unanimous
- 16-0135 A resolution was adopted to authorize the posting of the "alternative Response Caseworker I or II" position, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 16-0136 A resolution was adopted to approve salary increases relative to Emergency Communications Operators and Call Takers within the Emergency Services Department. Vote: Unanimous
- 16-0137 A resolution was adopted to approve and enter into contract with Lamar Companies to provide advertising services, on behalf of the Warren County Sheriff. Vote: Unanimous
- 16-0138 A resolution was adopted to approve an amendment of intergovernmental agreement between this Board and the Warren County Transportation District designating new projects and funding. Vote: Unanimous
- 16-0139 A resolution was adopted to approve and enter into a services contract on behalf of the Warren County Auditor with Lexur Appraisal Services.
Vote: Unanimous
- 16-0140 A resolution was adopted to approve and enter into contract with FES Fire Extinguisher Services LLC. Vote: Unanimous

- 16-0141 A resolution was adopted to authorize President of the Board to sign Permit Application from the Ohio Department of Commerce, Division of Liquor Control for a fundraising event at the Warren County Fairgrounds. Vote: Unanimous
- 16-0142 A resolution was adopted to approve Notice of Intent to award bid to Rumpke of Ohio, Inc. for Lower Little Miami Sewage Sludge Hauling and Disposal Project. Vote: Unanimous
- 16-0143 A resolution was adopted to approve and enter into an agreement between Warren County Board of Developmental Disabilities and the Board of Warren County Commissioners relevant to Warren County Transit Service. Vote: Unanimous
- 16-0144 A resolution was adopted to approve and authorize the President of the Board to enter into a Youth Work Experience Service Agreement on behalf of the OhioMeansJobs Warren County. Vote: Unanimous
- 16-0145 A resolution was adopted to approve and authorize Director of Emergency Services to sign School Safety Planning Memorandum of Understanding with the Ohio Department of Public Safety/Ohio Department of Homeland Security. Vote: Unanimous
- 16-0146 A resolution was adopted to approve various refunds. Vote: Unanimous
- 16-0147 A resolution was adopted to approve voucher add on. Vote: Unanimous
- 16-0148 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 16-0149 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with the Drees Company to install certain water and/or sanitary sewer improvements in Ashwood Estates Addition situated in Deerfield Township. Vote: Unanimous
- 16-0150 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with the Drees Company for installation of certain improvements in Ashwood Estates Addition situated in Deerfield Township. Vote: Unanimous
- 16-0151 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Home Run Development, LLC for installation of certain improvements in the Trails of Greycliff, Section Three situated in Franklin Township. Vote: Unanimous
- 16-0153 A resolution was adopted to approve the following record plats. Vote: Unanimous

- 16-0154 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 16-0155 A resolution was adopted to approve an operational transfer from Commissioners fund #101 into Human Services fund #203. Vote: Unanimous
- 16-0156 A resolution was adopted to approve supplemental appropriation in the Auditors Real Estate fund 237 to allow for a vacation payout. Vote: Unanimous
- 16-0157 A resolution was adopted to approve supplemental appropriation into Property and Casualty Insurance fund #637. Vote: Unanimous
- 16-0158 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #101-1110 into Court of Common Pleas Pretrial Services fund #101-1222. Vote: Unanimous
- 16-0159 A resolution was adopted to approve appropriation adjustment within Developmental Disabilities fund #205. Vote: Unanimous
- 16-0160 A resolution was adopted to approve appropriation adjustments within Engineer's fund #202, Records Center fund #101-1500 and Sheriff's Office fund #293. Vote: Unanimous
- 16-0161 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 16-0162 A resolution was adopted to approve leave donation for Amber Edwards, Eligibility Referral Specialist II within the Warren County Job and Family Services, Human Services Division. Vote: Unanimous
- 16-0163 A resolution was adopted to hire Ava Campbell as Emergency Communications Call Taker within the Warren County Emergency Services Department. Vote: Unanimous
- 16-0164 A resolution was adopted to enter into professional Service contact with Clinton County relative to building inspection Services. Vote: Unanimous
- 16-0165 A resolution was adopted to approve change of township boundaries of Mason Township to make them, in part, identical to those of the City of Mason. Vote: Unanimous
- 16-0166 A resolution was adopted to close the public hearing relative to the rezoning application of Leslie Ratliff, Pendragon Homes, agent for Barbara R. Aberlin Trustee, owner of record (Case #2015-06) and render a decision within thirty (30) days. Vote: Unanimous

DISCUSSIONS

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

Philip Miller, ODNR, was present to provide an update on the \$8 million Caesar Creek Marina Project, proposed to open in late April 2016.

PUBLIC HEARING
CONTINUATION OF THE REZONING APPLICATION
OF LESLIE RATLIFF, PENDRAGON HOMES, TO REZONE
141.13 ACRES IN UNION TOWNSHIP FROM
SINGLE FAMILY RESIDENTIAL "R1A" TO PLANNED UNIT DEVELOPMENT

The public hearing to consider the rezoning application of Leslie Ratliff, Pendragon Homes, agent for Barbara R. Aberlin Trustee, owner of record (Case #2015-06), to rezone approximately 141.13 (Parcel Numbers 13-32-200-010 and 13-32-200-011) located at 3470 and 3472 Snook Road in Union Township from Single Family Residential "R1A" to Planned Unit Development was reconvened this 2nd day of February 2016, in the Commissioners' Meeting Room.

Mike Yetter, Zoning Supervisor, reviewed the attached PowerPoint presentation reviewing applicant, location, property size, future land use designation, current zoning district, proposed land use, existing land use and the vicinity maps. He stated that the property currently has an Interstate Highway Overlay (IHO) and reviewed the minimum and maximum units and lot sizes proposed by the application. He then stated the RPC Executive Committee approved the application subject to conditions. He then stated that the applicant made some proposed changes to the application and the RPC revised their recommendations due to an OEPA email they received in October.

Zach Moore, Regional Planning Commission, stated that the RPC staff revisited the recommendation due to the OEPA email. He stated that they met with the developer, Zoning staff, and representatives from the Water and Sewer Department to discuss the proposed septic system and ownership and maintenance of the proposed system. He then stated that the RPC amended their recommendation to address the septic system concerns.

Jonathan Sams, attorney for the property owners, stated that the applicant had requested a continuation of the first scheduled public hearing to give them time to address the septic system concerns from the OEPA. He then stated that they are proposing to construct an agri-community. He then explained that an agri-community centers its development around agricultural use, much like a golf course community centers around a golf course.

Maureen McDermott, NorthPointe Group, presented the attached PowerPoint presentation. She reviewed that 70% of the 141 acres will be open space and reserved for community activities and farming. She then reviewed the proposed single family home community that will be built to fit the environment. She stated that the main roads within the development will be built to public road standards and will be one side loaded streets meaning homes will only be built on one side of the road.

Ms. McDermott then reviewed the agri-community definition, explained a CSA and reviewed the pocket community concept as well as the lot sizes and renderings proposed for the estate homes, manor homes, cottage homes and cabin homes. She stated that all homes, including the cabin homes, will start at \$300,000.

Leslie Ratliff, applicant, stated that this property and the current homes located there, is her family farm. She then provided some of her family history and the desire for the concept of "free range kids" to return like when she was growing up and stated that with the pocket community concept, that is possible.

Ms. Ratliff then discussed the price ranges for each type home and the desire for the cottages to accommodate the "tiny house" style living without being constructed on a trailer. She then explained the outdoor living and farm concept she is proposing for this community.

There was discussion relative to the septic system that is being proposed for the development.

Ms. Ratliff explained that the concept of this farm community is to preserve water. She then explained the desire to construct a perma-culture system where each home would have their own septic tank but the entire community would share a common leach field with the ultimate result in utilizing the clean water resulting from the filtration of the leach fields to water the farming fields. She then indicated that the Ohio EPA has stated they will approve this system.

Ruth Campbell, WYCO Engineering, explained the design concept for the proposed septic system and stated this type of system is controlled by the Ohio EPA.

Commissioner Grossmann stated he is in favor of the concept of this development.

Todd Hudson, 3286 Columbia Road, spoke in favor of the rezoning application.

John Huber, Huber Homes, spoke in favor of the development and stated his opinion that this septic system is much better than the typical residential septic system and commended Ms. Ratliff on the design concept of the project.

There was discussion relative to the cost associated with the maintenance and upkeep of this septic system.

Mr. Sams stated that there will be a homeowners' association (HOA) but there will also be a separate reserve fund set up for the maintenance and upkeep of the septic system.

Commissioner Young stated his concern relative to what would happen if the HOA "goes bust" and the County being the ultimate ones on the hook to protect the residents.

Mr. Sams stated his opinion that this will be a hallmark community and the developers are working with a good team with a good reputation. He stated that as long as the internal systems are in place (HOA along with the separate fund established), regulatory oversight by the Ohio EPA along with inspections of the tanks from the Warren County Health Department, there should not be any problems.

Commissioner Young clarified that the current zoning allows 47 lots on the 141 acres. He stated that the applicant is requesting 141 lots with 70% open space for farming and agricultural activities.

Pamela Herman, Lebanon resident, spoke in favor of the development and stated her opinion that this development is comparable to Landen when the concept was first presented.

Bruce McGary, Assistant Prosecutor, explained that this zoning request is a straight PUD request. He stated that if the Board approves this rezoning, the conditions on this PUD would be the zoning code for this property, just like Otterbein-Union Village. He stated that any condition placed upon the PUD would have to be agreed to by the applicant. He then stated his recommendation of "beefing up" the condition as it relates to the new septic system concept being proposed in order to give assessment rights in the event the homeowners do not maintain their septic tanks, consider requiring disclosure on the covenants and restrictions of the subdivision relative to the septic system and fees associated with it and also consider requiring the applicant to contract with a qualified consultant relative to maintenance and upkeep of the system.

There was discussion relative to the Board's desire for Mr. McGary to work with the applicant's attorney and staff to development the desired language of approval that is agreeable to all parties.

Upon further discussion, the Board resolved (Resolution #16-0166) to close the public hearing and render a decision within 30 days.

Michael Yetter, Zoning Supervisor, was present along with Bruce McGary, Assistant Prosecutor, for a work session to discuss vacancies within the Warren County Rural Zoning Commission and Warren County Rural Zoning Board of Appeals.

Dave Gully, County Administrator, reviewed with the Board and Chris Brausch, Sanitary Engineer, the request of a property owner for the consideration of amending the late fee waiver policy for the Water and Sewer Department that currently allows one (1) waiver every five (5) years.

Upon discussion, the Board requested Mr. Brausch review the policy and make a recommendation.

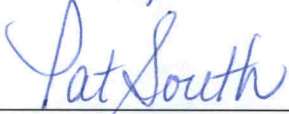
Upon motion the meeting was adjourned.



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 February 02, 2016, in compliance with Section 121.22 O.R.C.



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

Case No. 2015-06	Rezone from “R1A” to “PUD”	1.
Applicant/Owner Agent	Leslie Ratliff/Pendragon Homes-Aberlin Springs	
Township	Union	
Property Location	Address	3470 & 3472 Snook Rd. Morrow, Oh. 45152
	Legal	Same
	PIN	13-32-200-011-0 & 13-32-200-010-0
Property Size	37.489, and 103.648 acres Total acres 141.13 Frontage 1321’	
Future Land Use Map (FLUM) Designation	Low Density Residential	
Current Zoning District	“R1A” Single Family Residential (3-acre density)	
Proposed Land Use	“PUD” for residential and mixed uses	
Existing Land Use	Agricultural and Residential	

2015-06

Leslie Ratliff
Pendragon Homes
Agent/Robert Garlock

3470 & 3472 Snook Road

141.13 acres
Union Twsh.

13-32-200-011-0 &
13-32-200-010-0

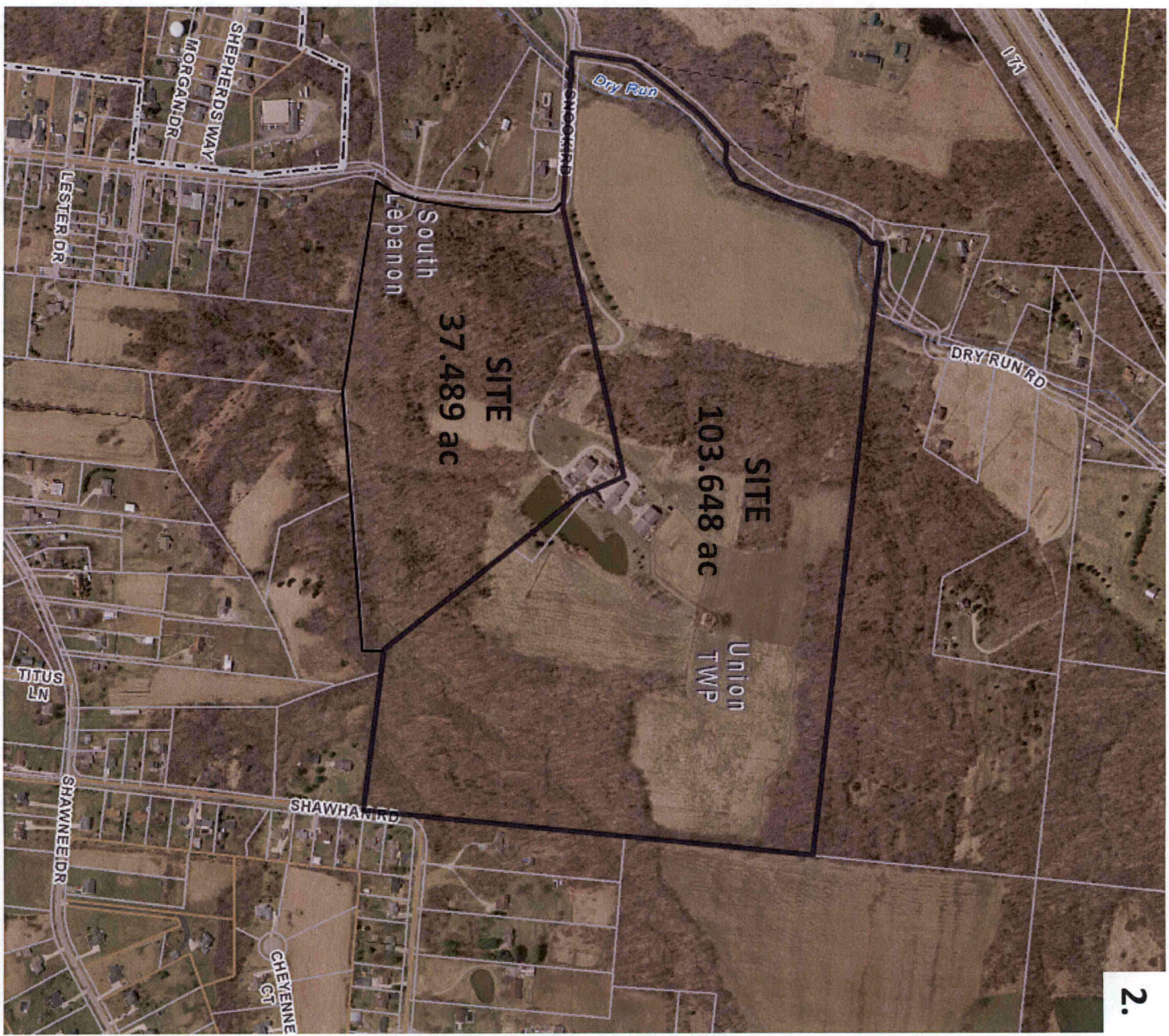
Rezone from:
"R1A"

Single Family Residential
(3-acre Density)

To:
"PUD"

For residential & mixed use

Aerial Map



2015-06

Leslie Ratliff

Pendragon Homes

Agent/Robert Garlock

3470 & 3472 Snook Road

141.13 acres
Union Twsh.

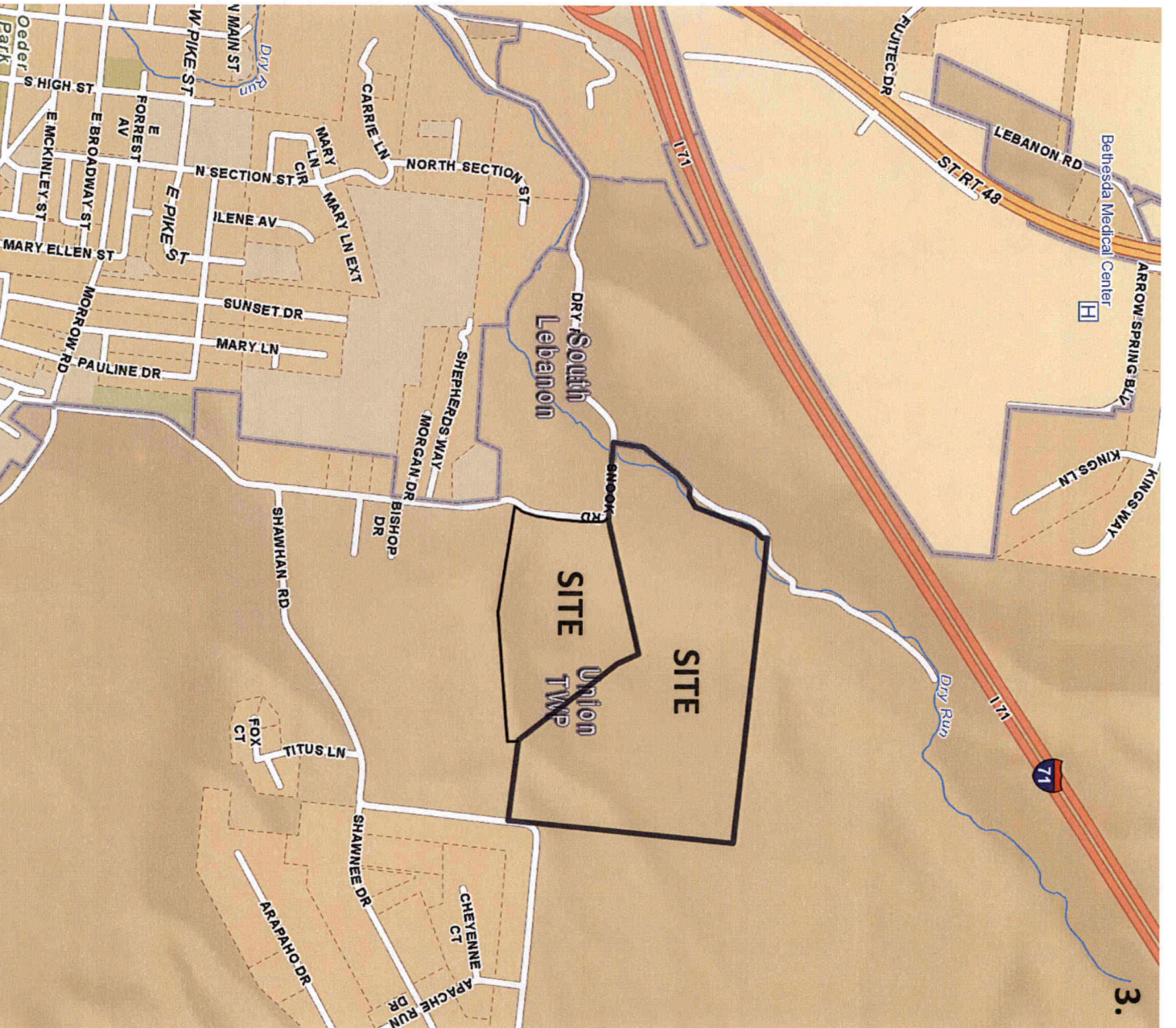
13-32-200-011-0 &
13-32-200-010-0

Rezone from:
"R1A"
Single Family Residential
(3-acre Density)

To:
"PUD"

For residential & mixed use

Vicinity Map



2015-06

Leslie Ratliff

Pendragon Homes

Agent/Robert Garlock

3470 & 3472 Snook Road

141.13 acres

Union Twsh.

13-32-200-011-0 &

13-32-200-010-0

Rezone from:

"R1A"

Single Family Residential

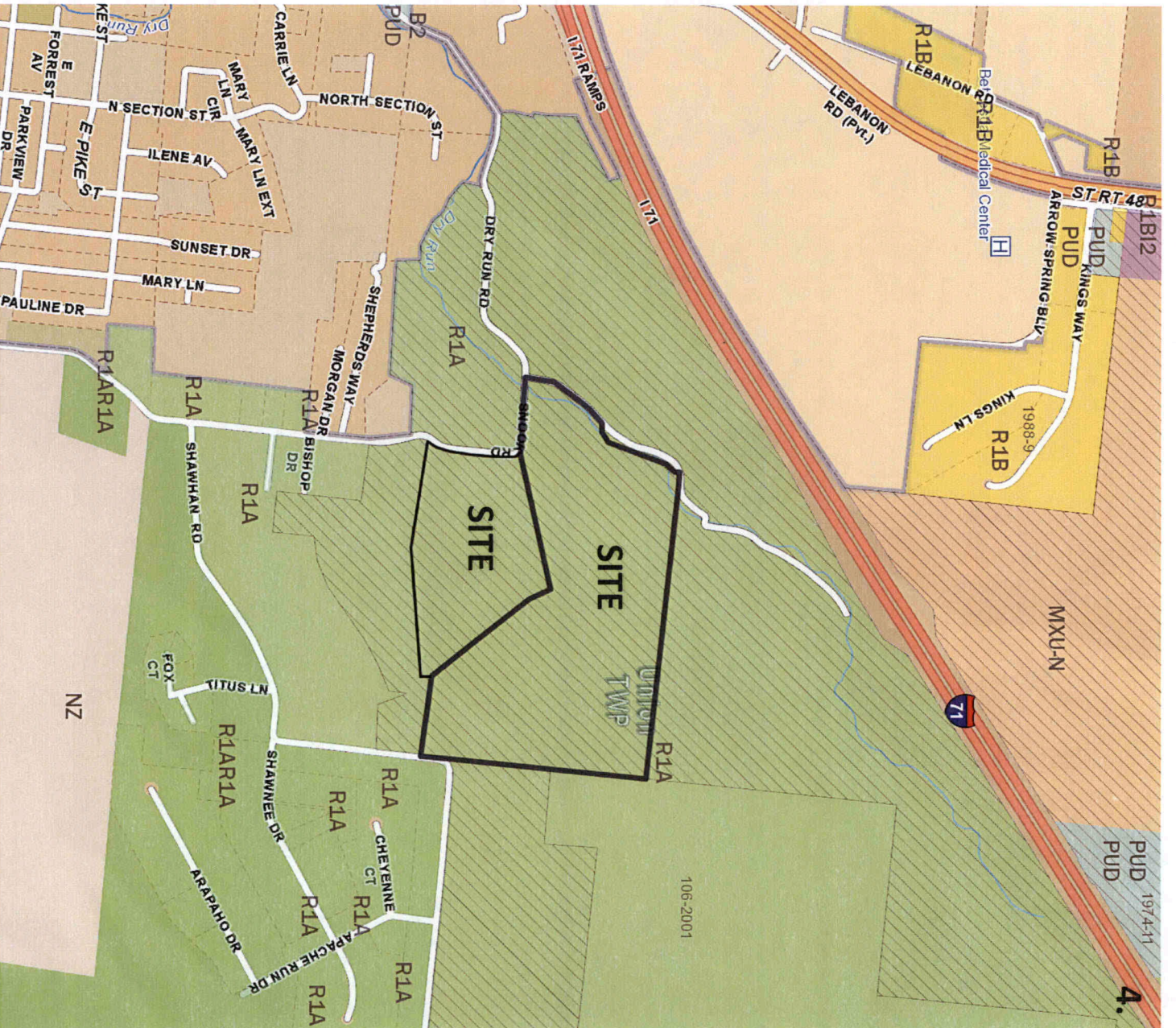
(3-acre Density)

To:

"PUD"

For residential & mixed use

Zoning Map



2015-06

Leslie Ratliff
Pendragon Homes
Agent/Robert Garlock

3470 & 3472 Snook Road

141.13 acres
Union Twsh.

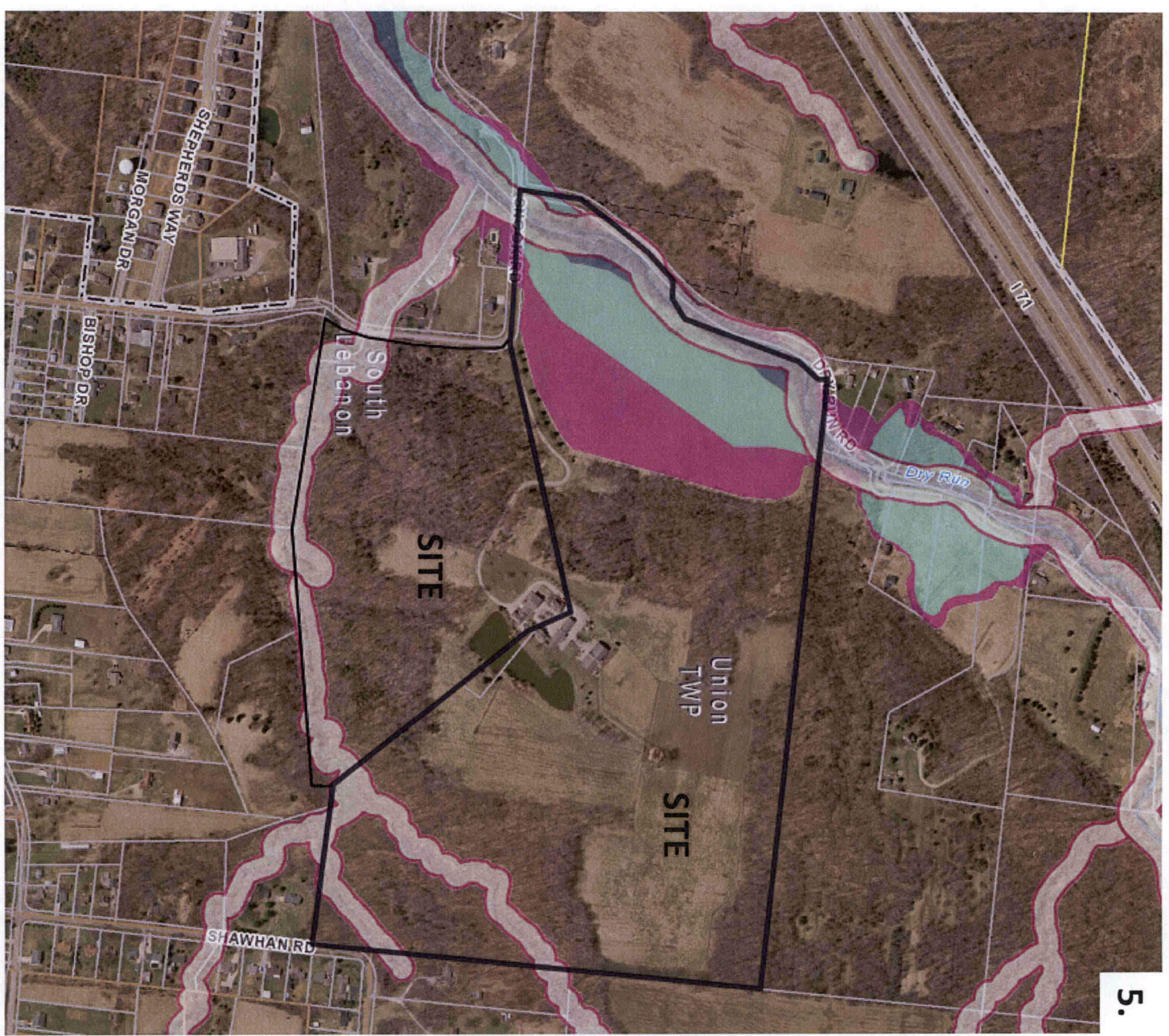
13-32-200-011-0 &
13-32-200-010-0

Rezone from:
"R1A"
Single Family Residential
(3-acre Density)

To:
"PUD"

For residential & mixed use

Flood Map



2015-06

Leslie Ratliff

Pendragon Homes

Agent/Robert Garlock

3470 & 3472 Snook Road

**141.13 acres
Union Twsh.**

**13-32-200-011-0 &
13-32-200-010-0**

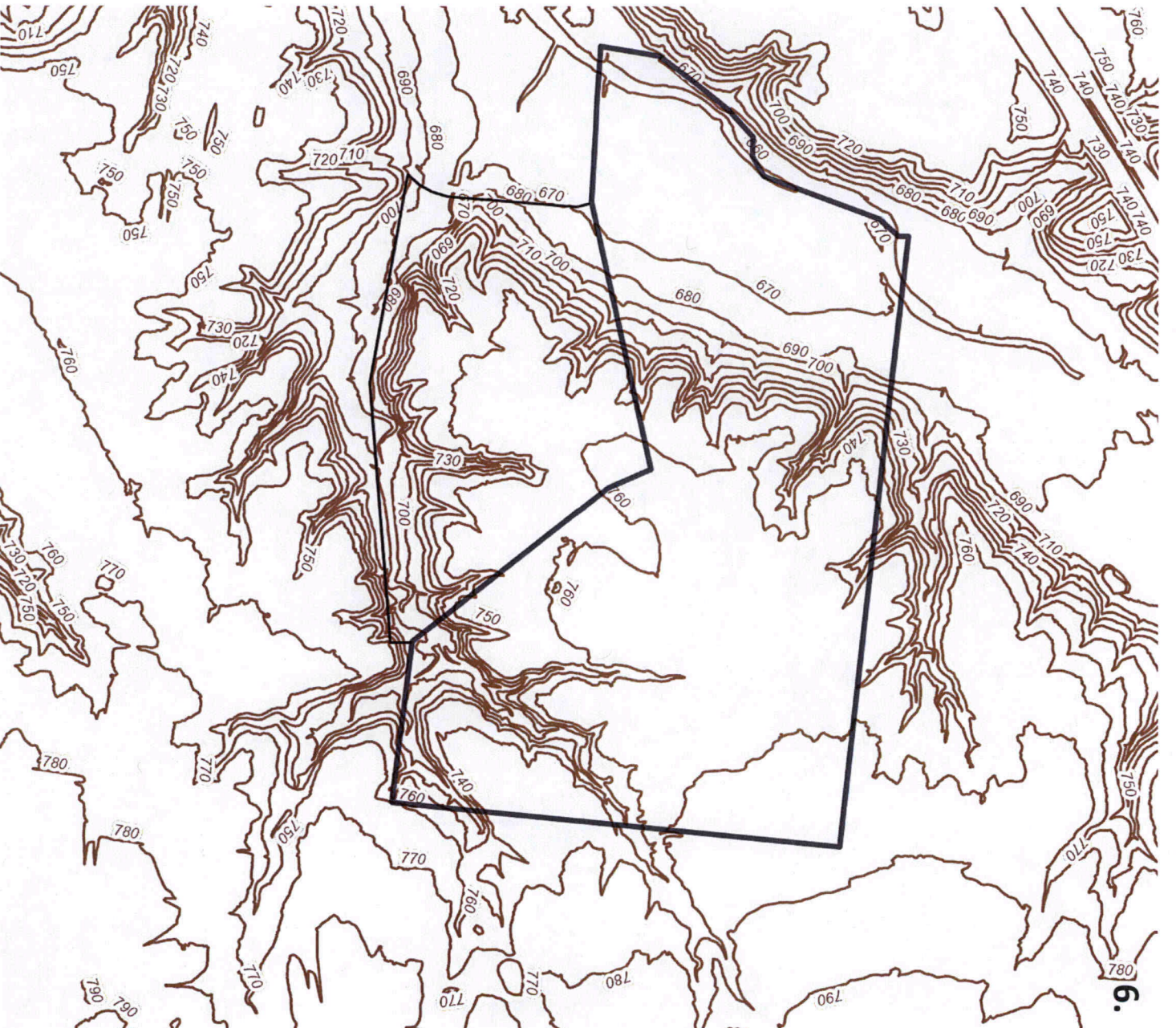
**Rezone from:
"R1A"**

**Single Family Residential
(3-acre Density)**

**To:
"PUD"**

For residential & mixed use

Topo Map



2015-06

Leslie Ratliff

Pendragon Homes

Agent/Robert Garlock

3470 & 3472 Snook Road

141.13 acres

Union Twsh.

13-32-200-011-0 &

13-32-200-010-0

Rezone from:

"R1A"

Single Family Residential

(3-acre Density)

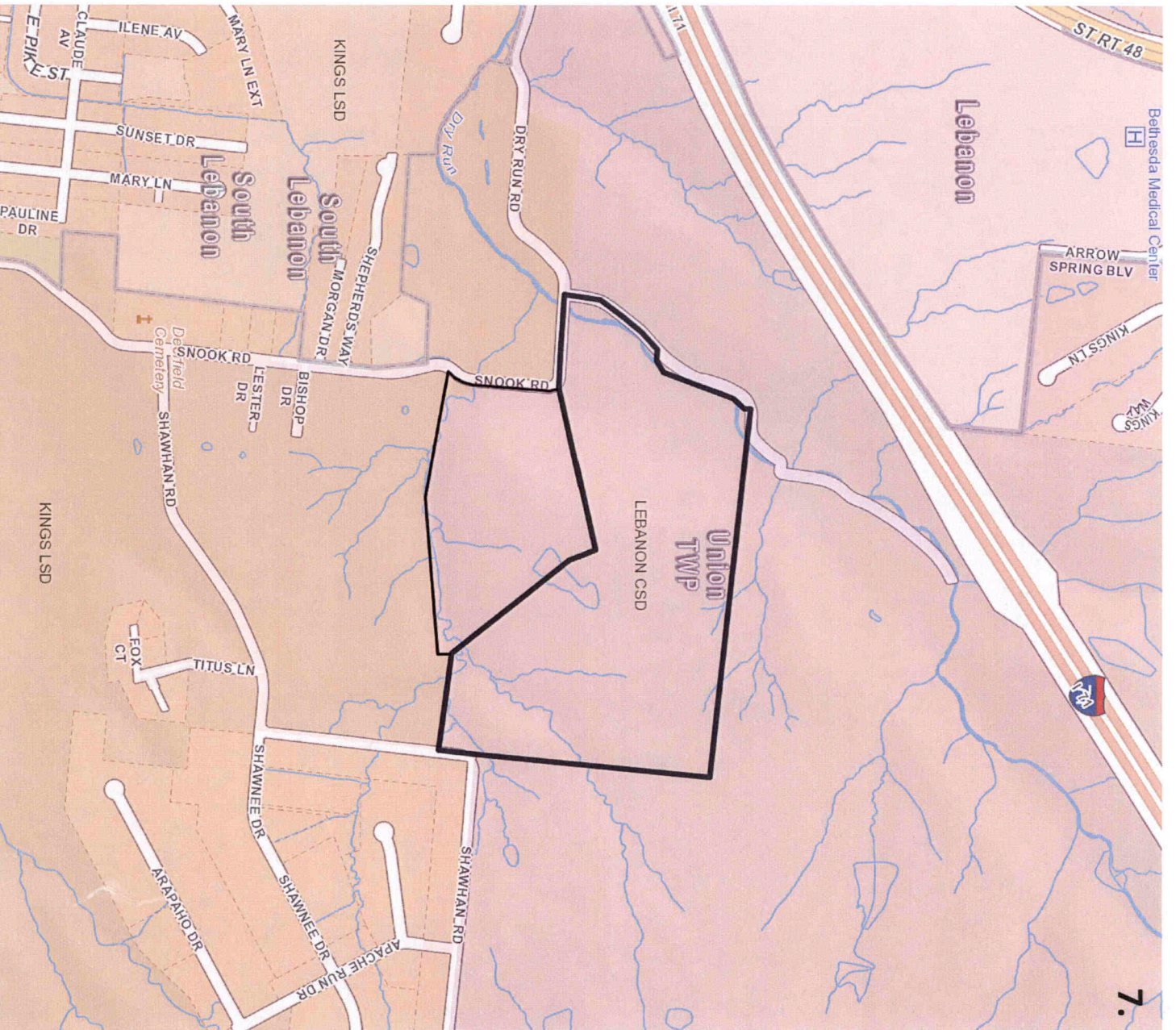
To:

"PUD"

For residential & mixed use

Lebanon School

District





Comprehensive Plan-Land Use Element

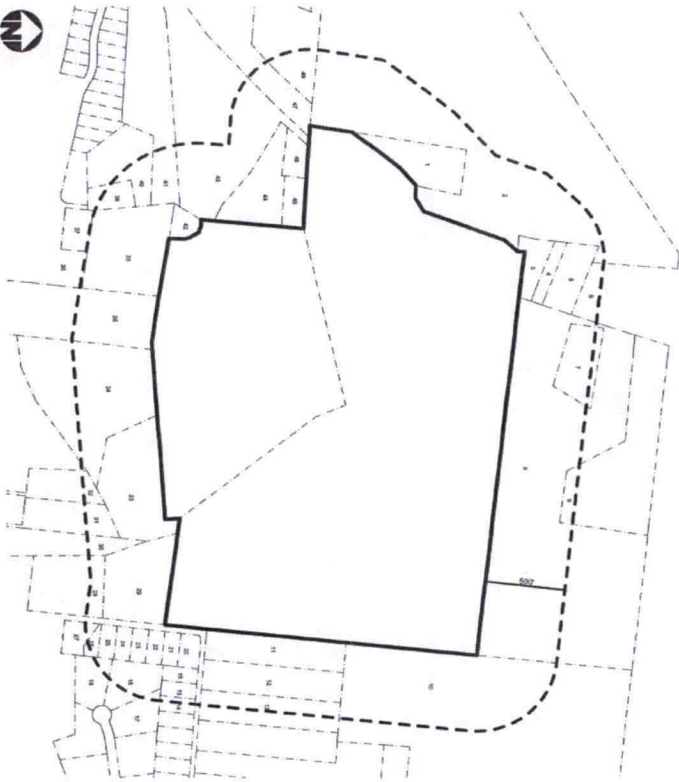
PROPOSED 14

- Legend**
- County Boundaries
 - Political Subdivisions
 - Parcels
 - Lakes and Rivers
 - Municipalities
-
- Future Land Uses
 - 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
 - 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
 - Clearcreek Township Additional Uses
 - Township Residential
 - Hamilton Township Additional Uses
 - Rural Residential
 - Single Family Residential
-
- Salem Township Additional Uses
 - Mixed Use Light Industrial/Office
 - Mixed Use
 - Union Township Additional Uses
 - Low Density Residential
 - Wayne Township Additional Uses
 - Mixed Use Commercial/Industrial
 - Mixed Use Residential



LOCATION MAP

NOTE: SHADINGS ON MAP'S CORRESPOND TO SET OF ADJACENT PROPERTY OWNERS.



INDEX OF SHEETS

NO.	TITLE	DATE
01	GENERAL NOTES	08/08/13
02	ADJACENT PROPERTY OWNERS	08/08/13
03	TYPICAL LOT DETAILS	08/08/13
04	TYPICAL STREET SECTIONS	08/08/13

DEVELOPER
 BAYER BECKER
 6900 TOWNSHIPS ROAD, SUITE 100
 WARREN, OHIO 44129

OWNER
 BAYER BECKER
 6900 TOWNSHIPS ROAD, SUITE 100
 WARREN, OHIO 44129

LAND PLANNER/ENGINEER
 BAYER BECKER
 6900 TOWNSHIPS ROAD, SUITE 100
 WARREN, OHIO 44129

SURVEYOR
 BAYER BECKER
 6900 TOWNSHIPS ROAD, SUITE 100
 WARREN, OHIO 44129

SITE DATA

1. LOT AREA: 141,746 SQ. FT.
 2. TOTAL AREA: 141,746 SQ. FT.
 3. PERCENTAGE COVERED BY IMPROVEMENTS: 0.00%

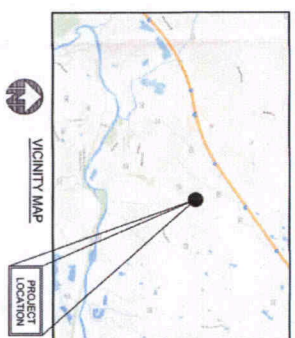
GENERAL NOTES

1. THE SURVEY IS BASED ON A RECENTLY ADJUSTED ZONING MAP AND ADJACENT PROPERTY OWNERS' RECORDS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND THE ADJACENT PROPERTIES TO VERIFY THE ACCURACY OF THE RECORDS.
2. THE SURVEY IS BASED ON THE RECORDS OF THE SURVEYOR AND THE RECORDS OF THE ADJACENT PROPERTY OWNERS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND THE ADJACENT PROPERTIES TO VERIFY THE ACCURACY OF THE RECORDS.
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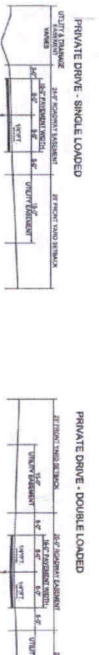
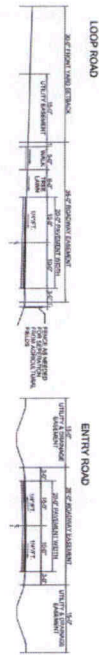
MASTER PLAN

ABERLIN SPRINGS

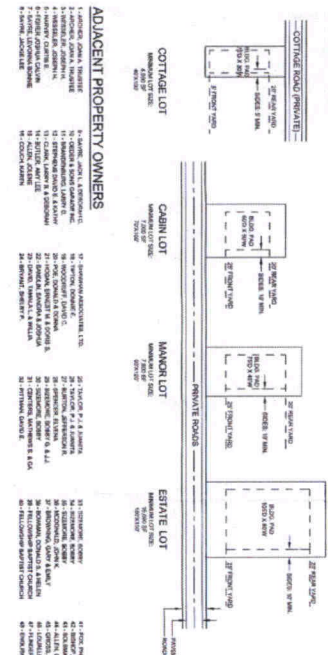
UNION TOWNSHIP
 WARREN COUNTY, OHIO



TYPICAL STREET SECTIONS



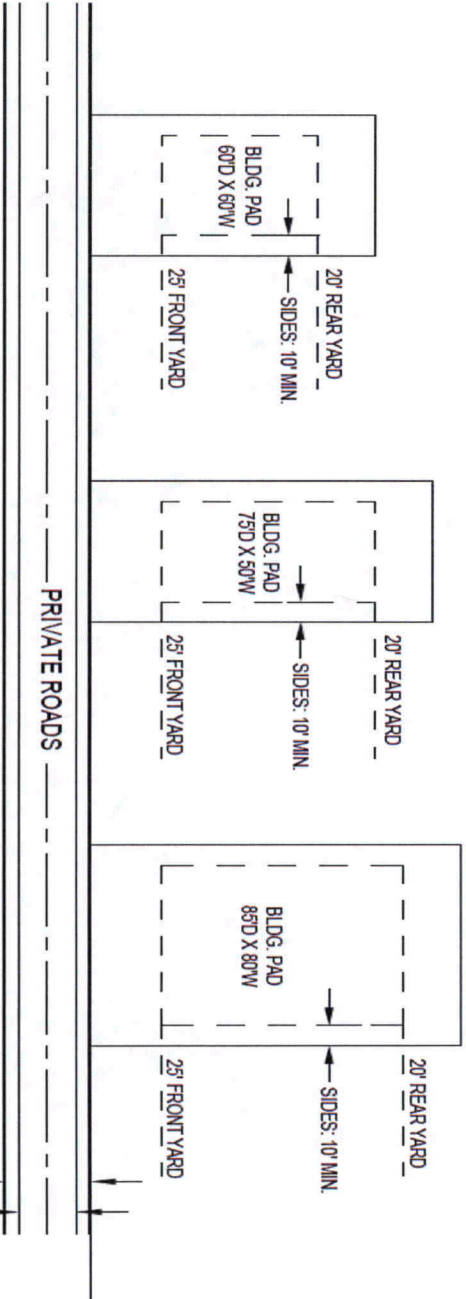
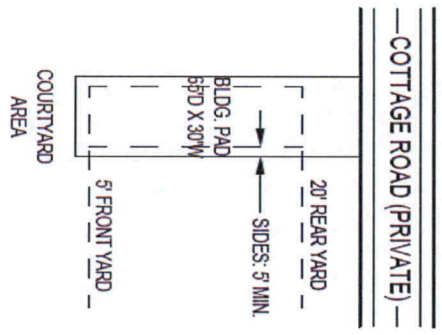
TYPICAL LOT DETAILS



ADJACENT PROPERTY OWNERS

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- 50. ADJACENT PROPERTY OWNERS

TYPICAL LOT DETAILS



COTTAGE LOT
 MINIMUM LOT SIZE:
 3,600 SF
 MINIMUM LOT WIDTH:
 40'

CABIN LOT
 MINIMUM LOT SIZE:
 5,000 SF
 MINIMUM LOT WIDTH:
 70'

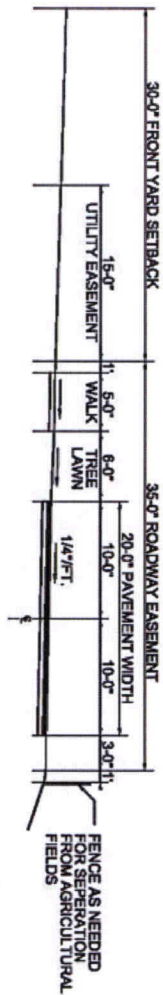
MANOR LOT
 MINIMUM LOT SIZE:
 8,400 SF
 MINIMUM LOT WIDTH:
 70'

ESTATE LOT
 MINIMUM LOT SIZE:
 13,000 SF
 MINIMUM LOT WIDTH:
 100'

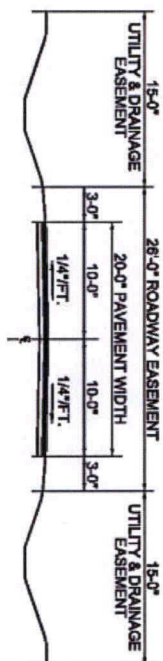
Housing Unit Type	Min. Units	Max. Units	Min. Lot Size	Min. Floor Area	Max. Height
Cabin Collection	None	15	5000 SF	500 SF	2 Story
Cottage	10	70	3600 SF	900 SF	2 Story
Manor	10	70	8400 SF	1200 SF	2 1/2 Story
Estate	10	50	13,000 SF	1500 SF	2 1/2 Story

TYPICAL STREET SECTIONS

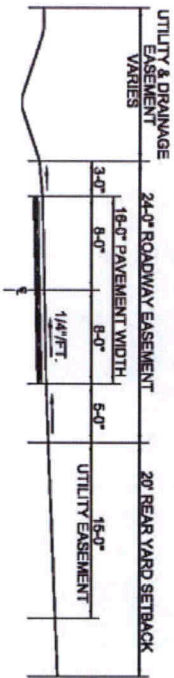
LOOP ROAD



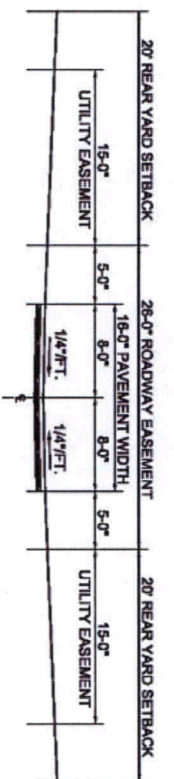
ENTRY ROAD



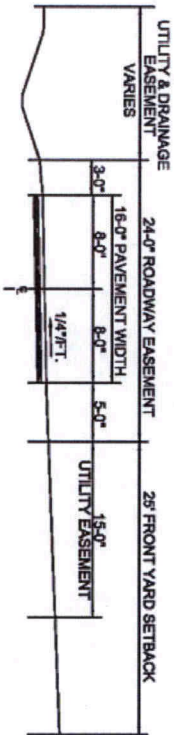
COTTAGE ROAD - SINGLE LOADED



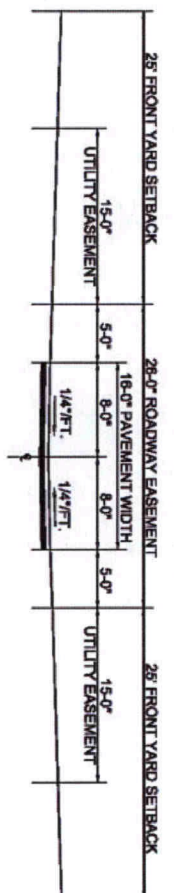
COTTAGE ROAD - DOUBLE LOADED



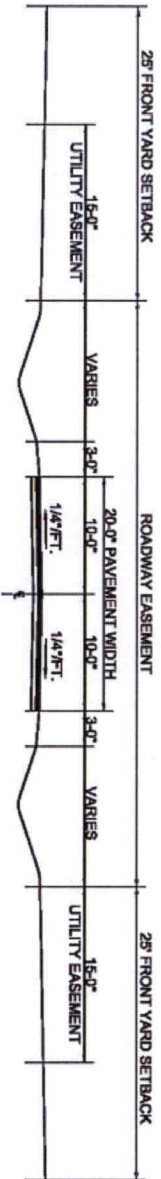
PRIVATE DRIVE - SINGLE LOADED



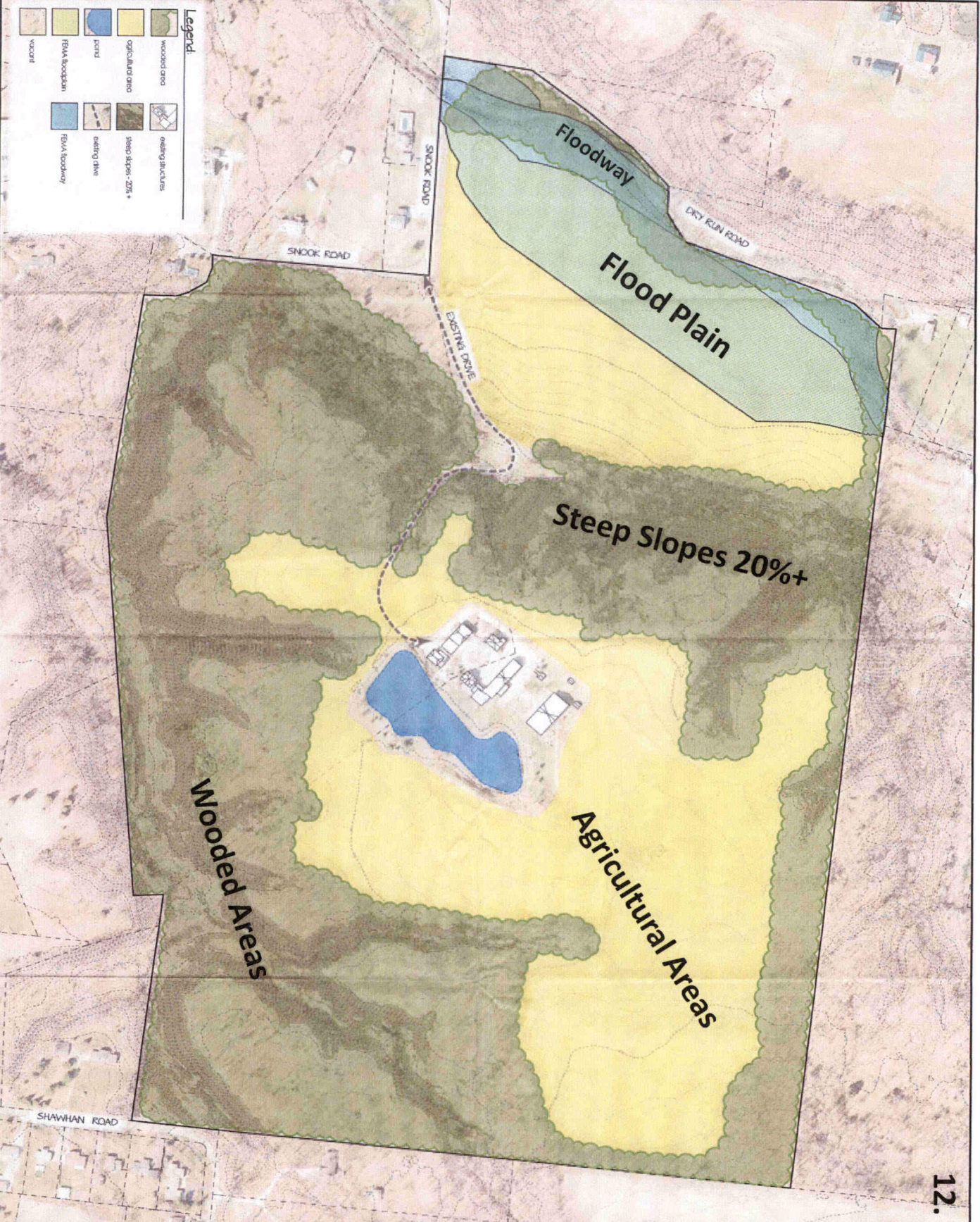
PRIVATE DRIVE - DOUBLE LOADED



CUL-DE-SAC ROAD



- NOTES:
1. PAVEMENT THICKNESS FOR ALL ROADS SHALL MEET WARREN COUNTY LOCAL STREET SPECIFICATIONS.
 2. ALL ROADWAYS AND DRIVES TO BE PRIVATE AND MAINTAINED BY THE HOA.



PL1.0

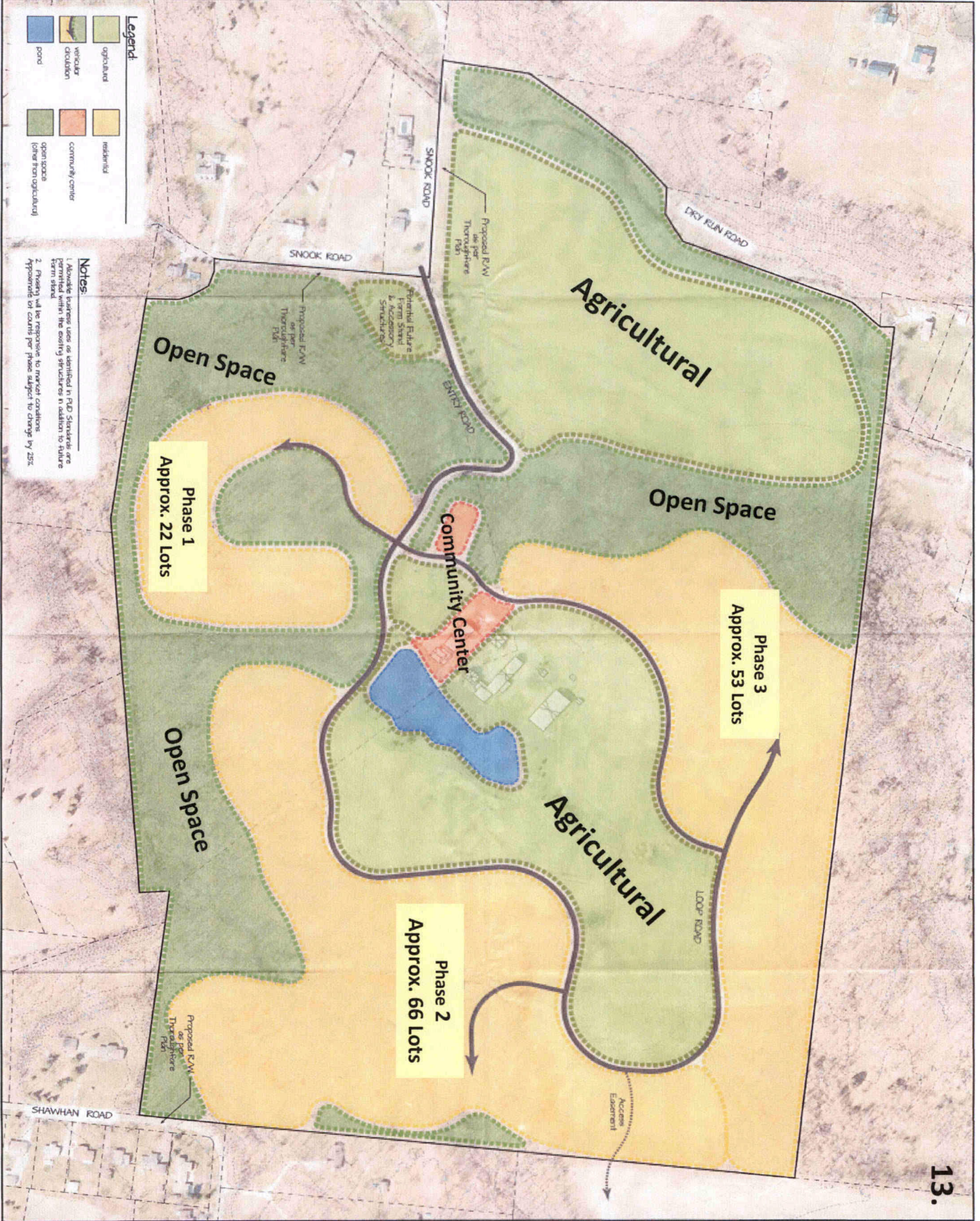
bayer becker
 8500 Tylerville Road, Suite A
 Mason, OH 45040 - 513.336.6500

**ABERLIN SPRINGS
 MASTER PLAN**

INCH TOWNSHIP
 WARREN COUNTY, OHIO
EXISTING CONDITIONS

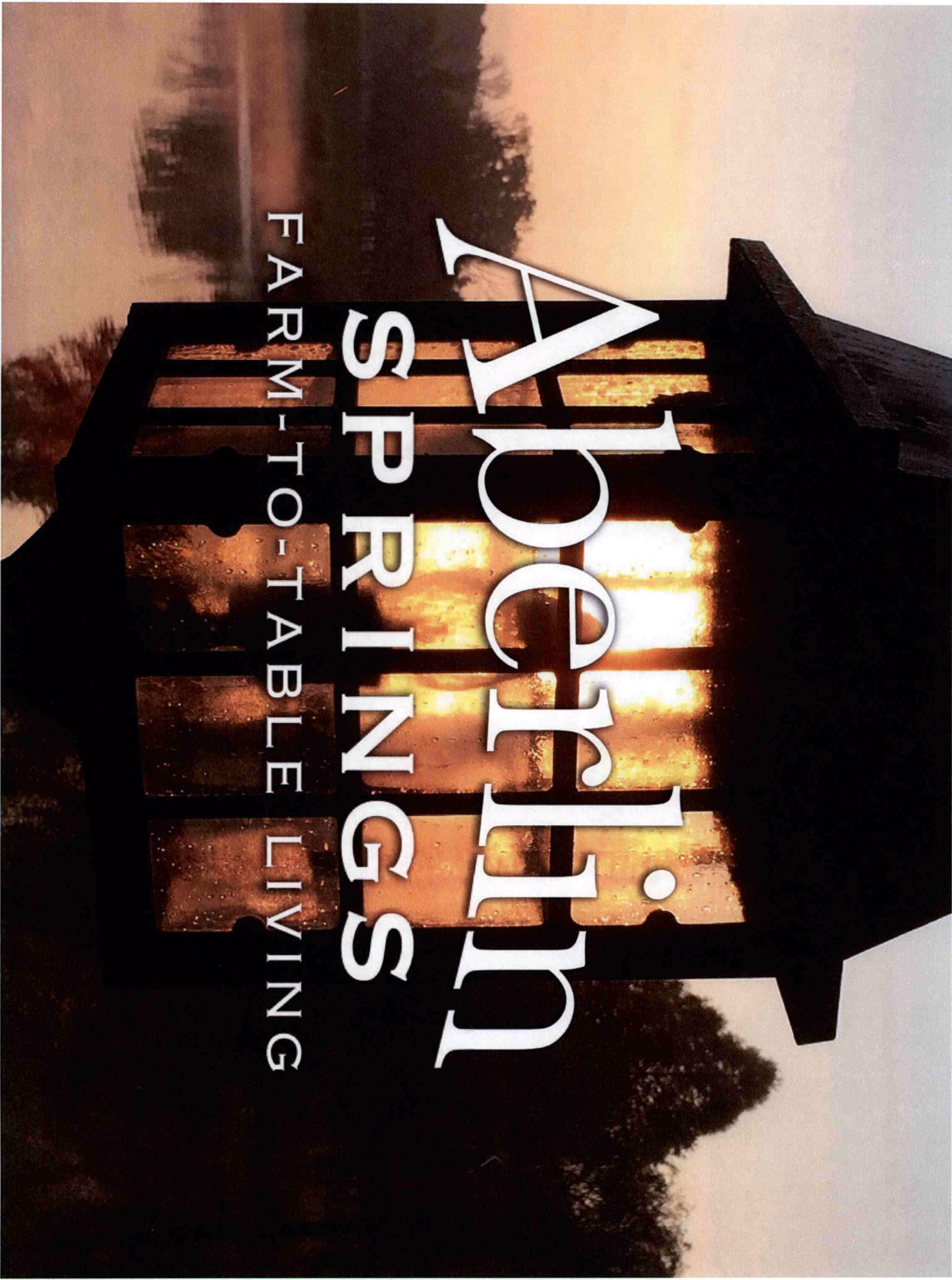
Rev	Number	Description	Date	Drawn	Chk.





13.

<p>bayer becker 6900 Tenthredine Road, Suite 200A Mason, OH 45040 • 513.306.6600</p>	<p>ABERLIN SPRINGS MASTER PLAN</p> <p>UNION TOWNSHIP WARREN COUNTY, OHIO</p> <p>CONCEPT PLAN</p>		<table border="1"> <thead> <tr> <th>Sheet</th> <th>Revision Description</th> <th>Date</th> <th>Drawn</th> <th>Check</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Sheet	Revision Description	Date	Drawn	Check	1					
	Sheet	Revision Description	Date	Drawn	Check									
1														
<p>PL2.0</p>														



Apothia Springs

FARM-TO-TABLE LIVING



Aberlin Springs

A family farm with a legacy to pass on!



Aberlin
3470 Snook Road, Warren County, Ohio
Preliminary Site Plan | 05.15.2015

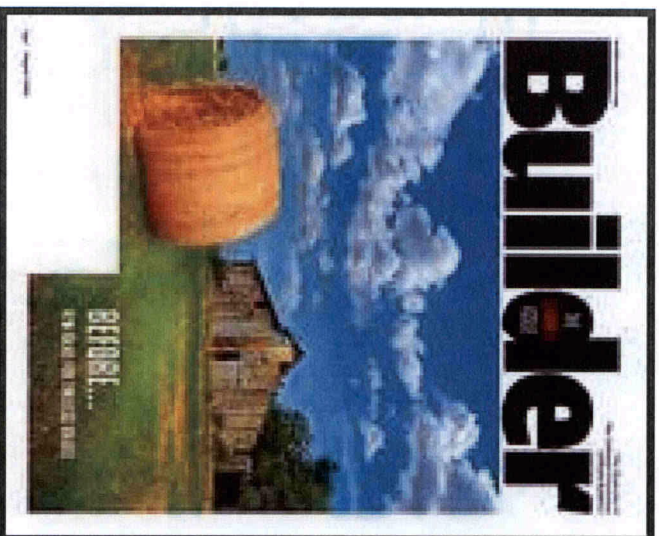


- Legend**
- Color (p3/1/01)
 - Condo (m/2/10)
 - Apartment (7/2/10)
 - Single (1/2/1/01)

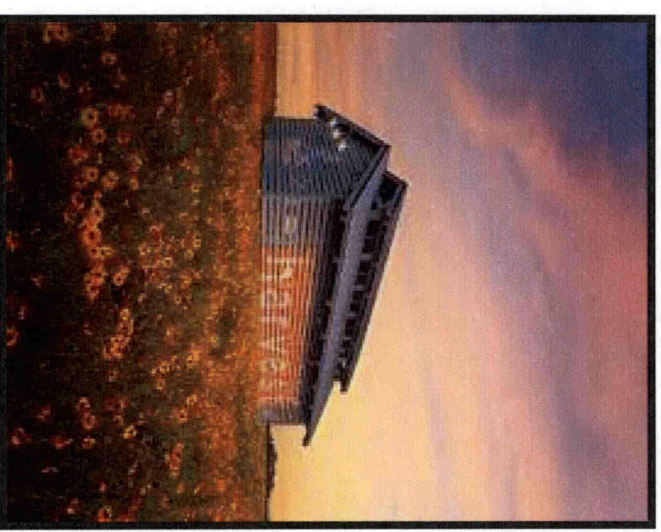
What is an Agri-Community?

A residential development with a working farm at its core

There are more than 200 Agri-Communities in the United States

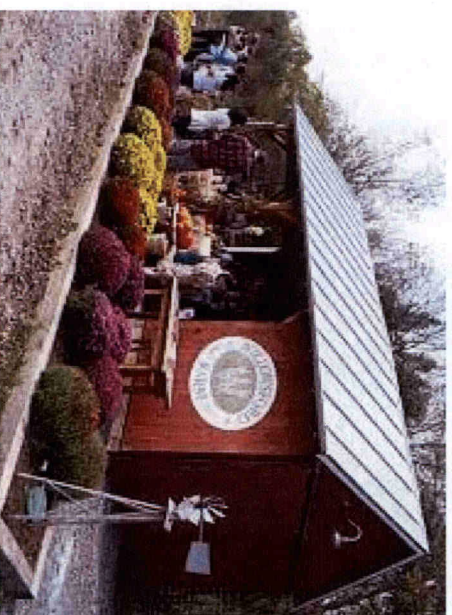
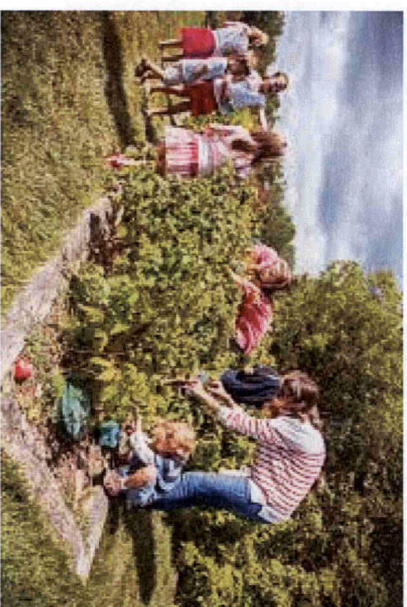


Farm-based
developments
put a fresh spin
on land planning



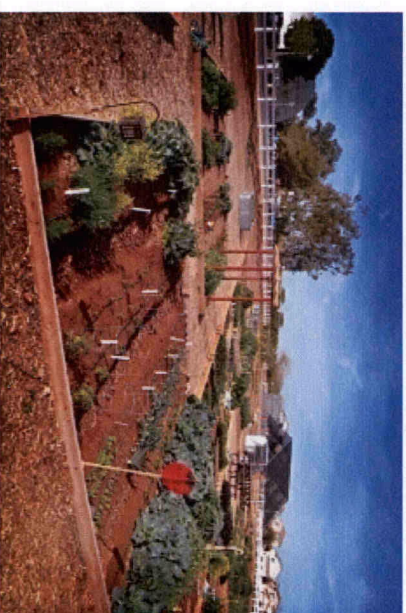
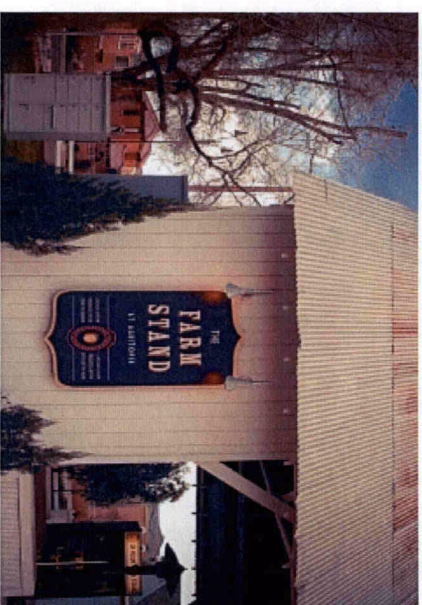
Willowsford

Located in Virginia
Voted Community of
the year for 2012,
2013 and 2014



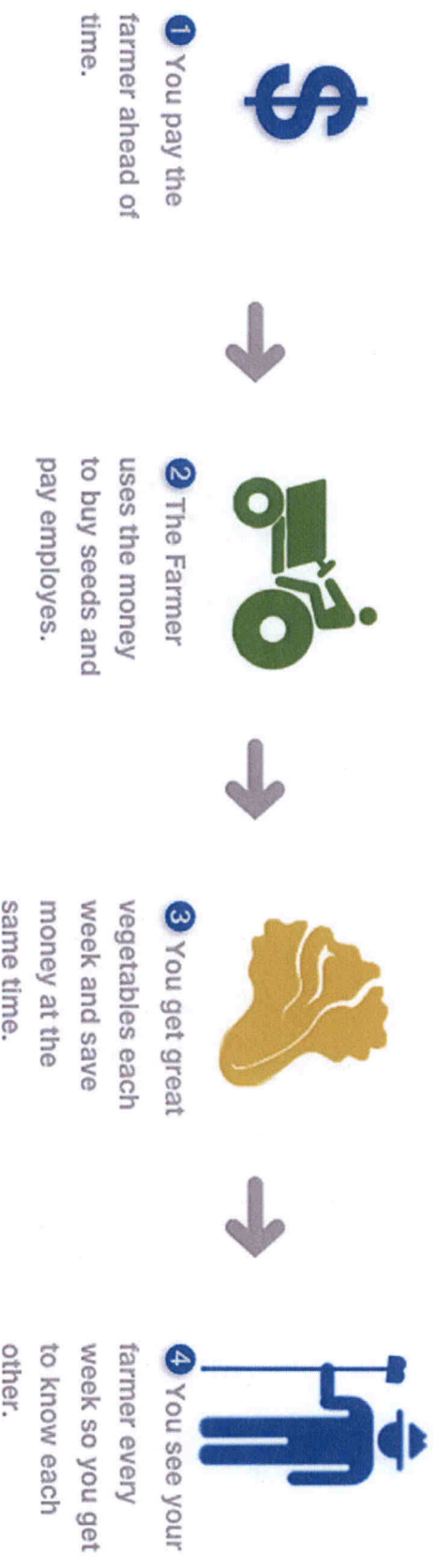
Agritopia

Preserving urban agriculture and integrating it into the most neighborly, well-designed community possible.



What is a CSA?

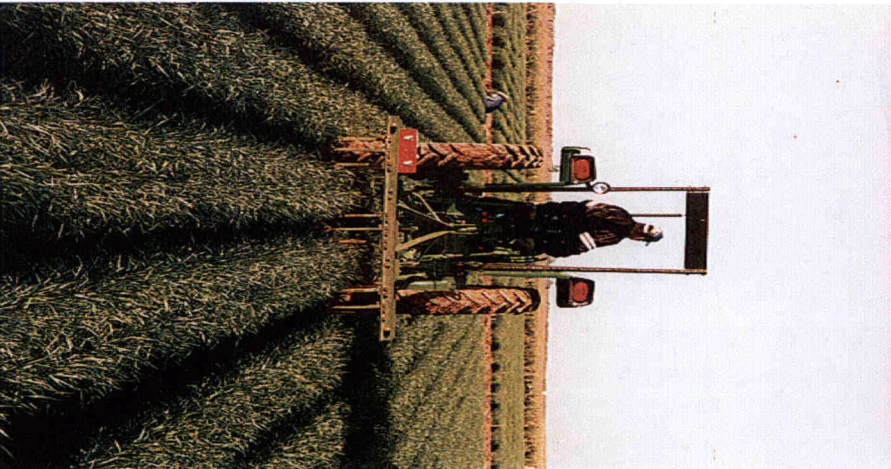
A system in which a farm operation is supported by shareholders within the community



CSA's in Warren County

Locally grown food

- ❑ Rice Family Harvest – Oregonia
- ❑ Earth Shares – Loveland
- ❑ Kruthaup – Morrow
- ❑ Carroll Creek Farms – Waynesville
- ❑ BA Farms – Waynesville
- ❑ Chicory Acres – Lebanon
- ❑ Country Settlement Farm - Waynesville

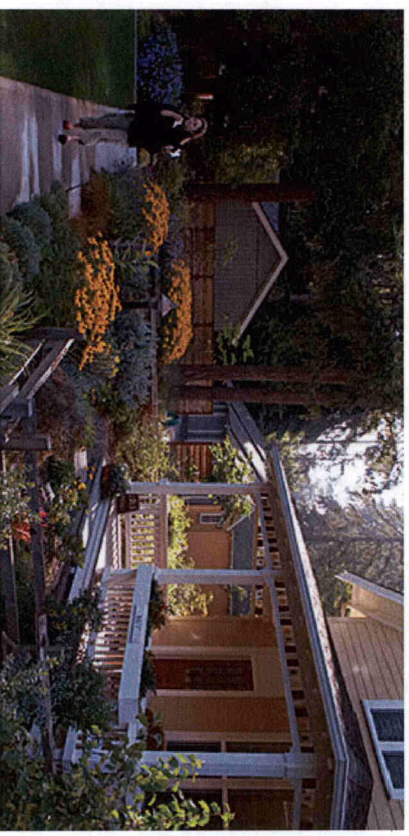


Pocket Neighborhood

“A cohesive cluster of homes gathered around a landscaped common area within a larger surrounding neighborhood.”



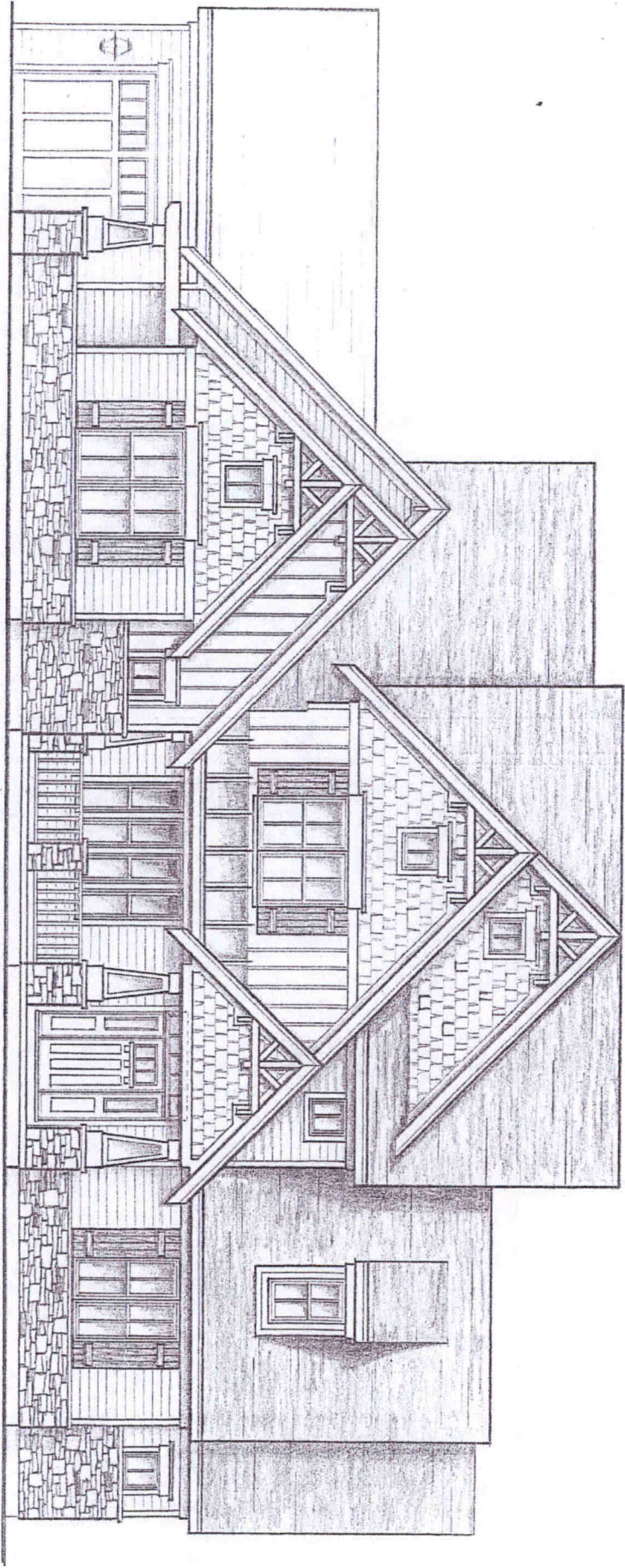
“For much of human history, walking distance defined the scale of community.”



Estate

□ 100 ft. wide lots

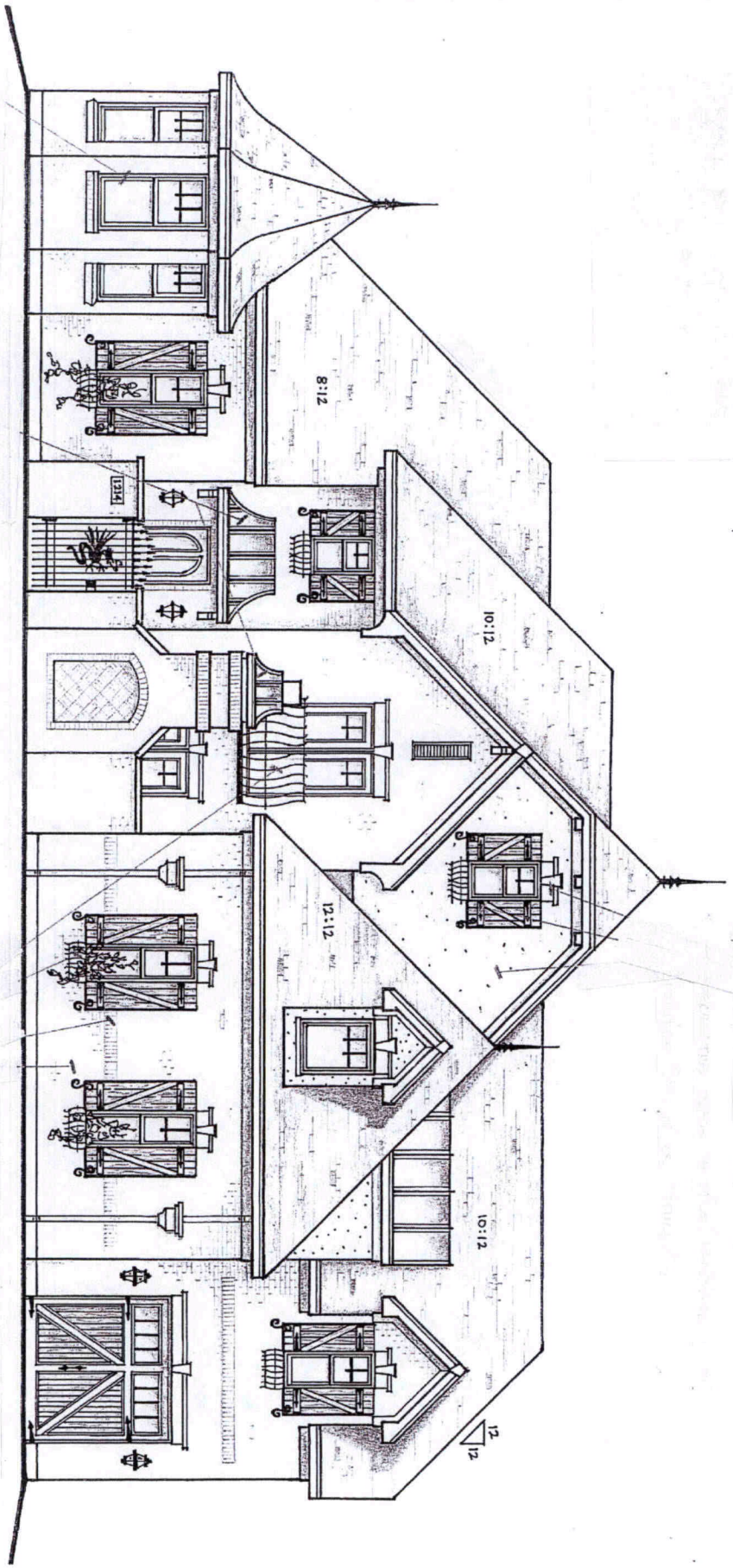




FRONT ELEVATION

SCALE 1/8" = 1'-0"

* MODEL HOUSE DESIGN *

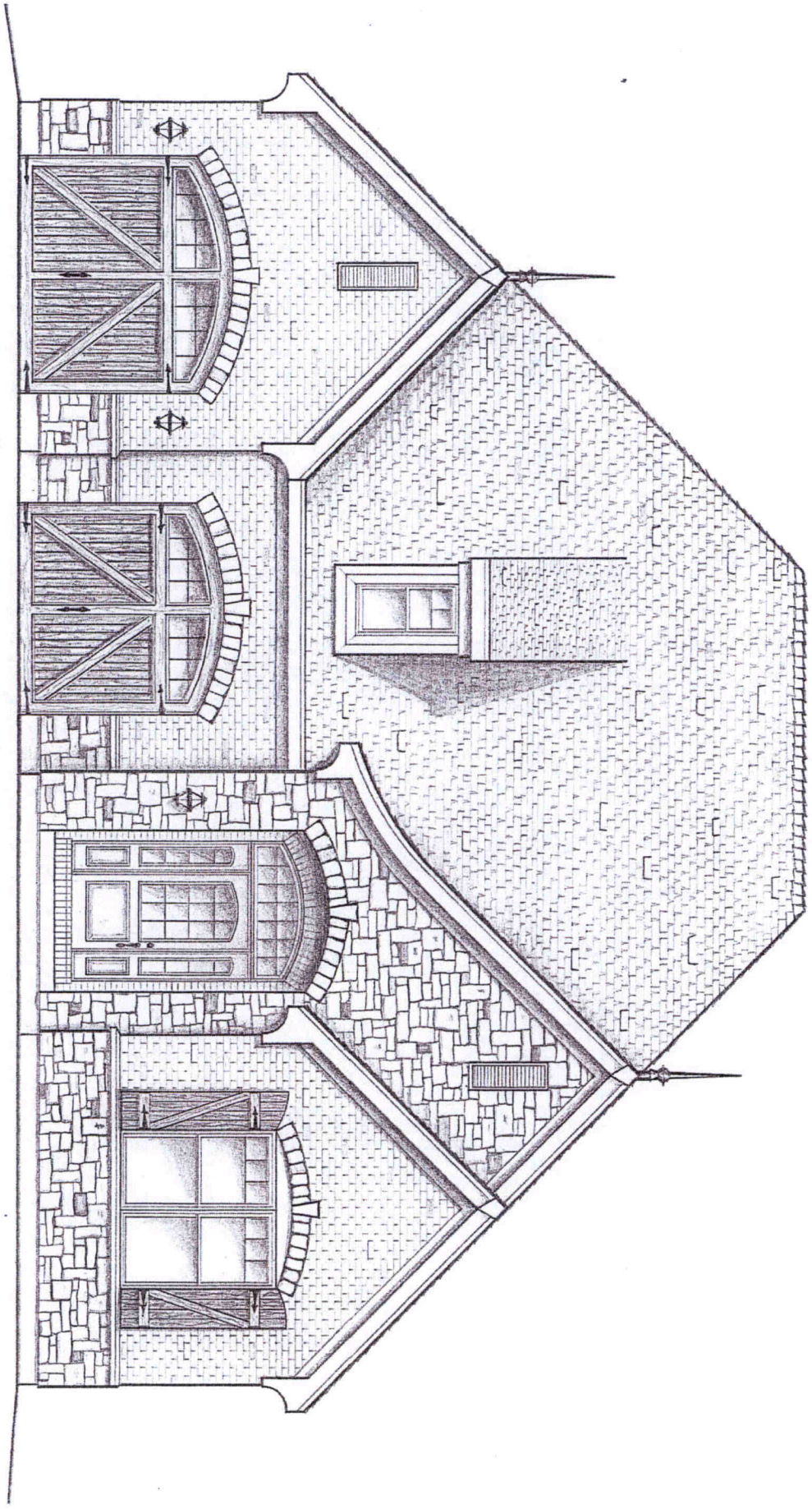


FRONT ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$

Manor

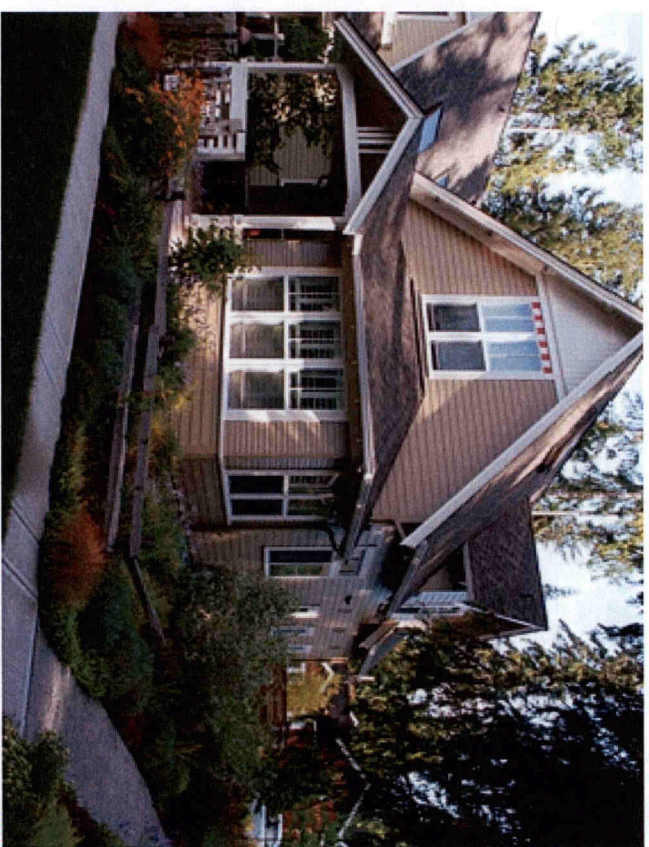
- 70 ft. wide lots

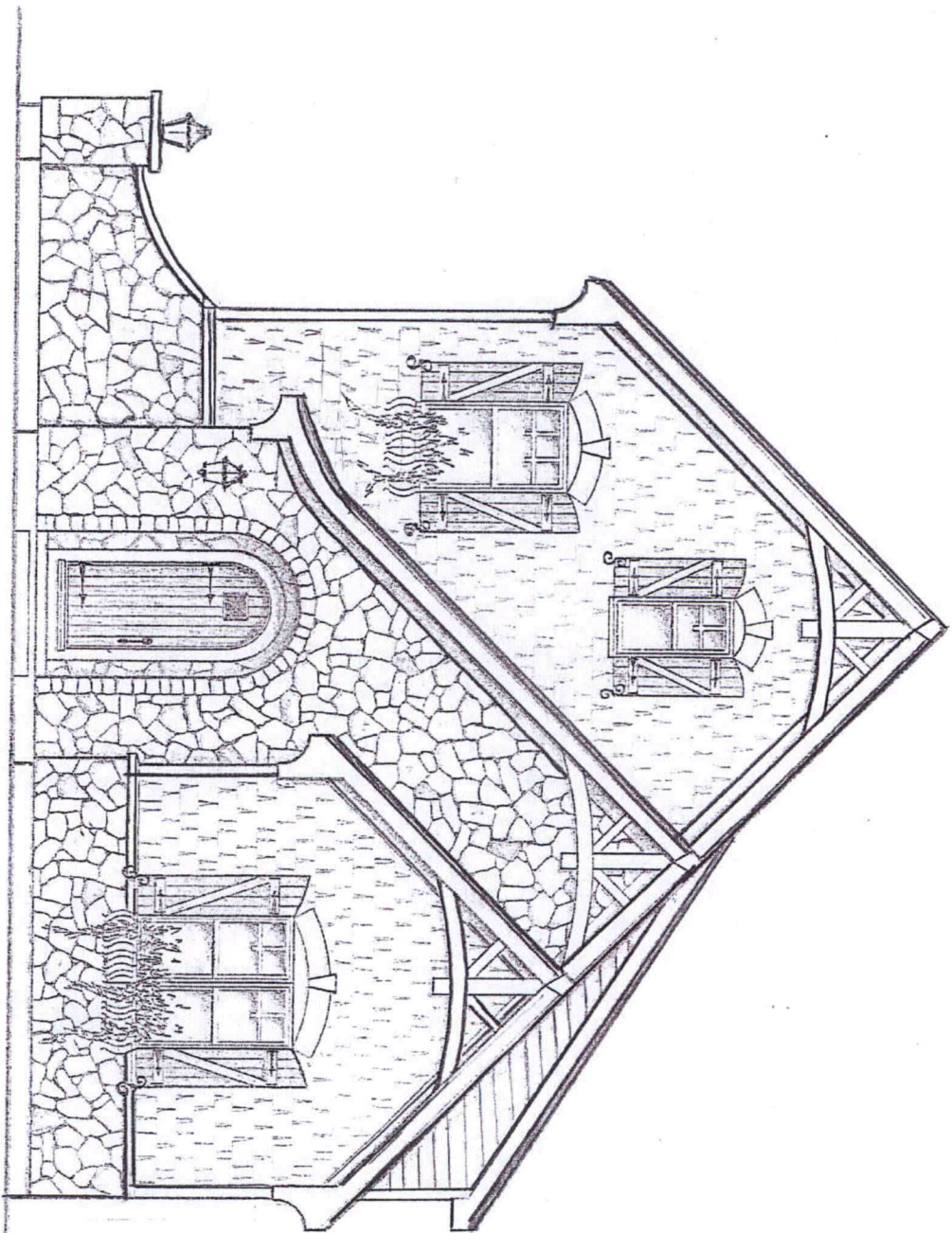




Cottage

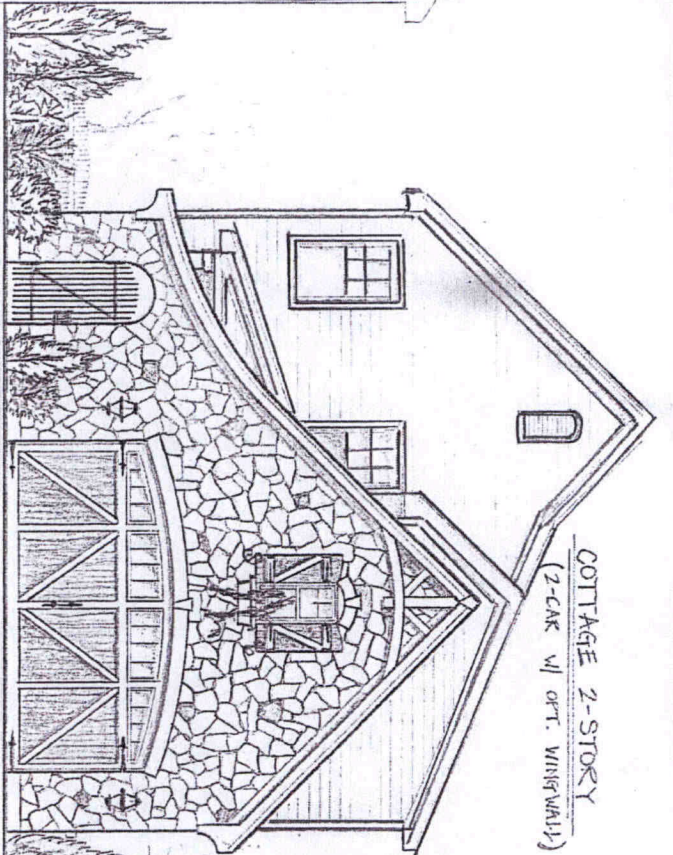
- 40 ft. wide lots
- Pocket Neighborhood



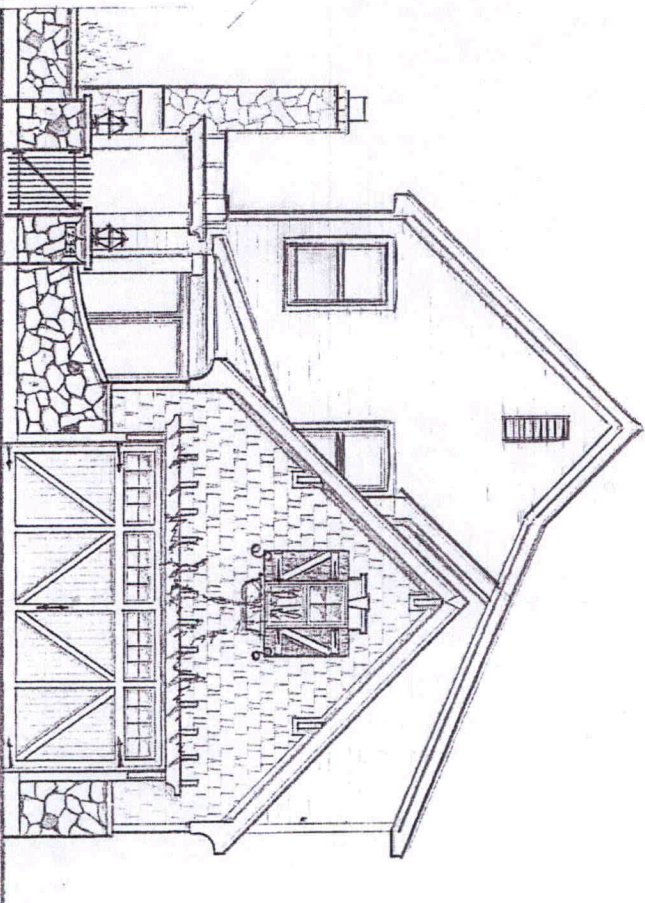
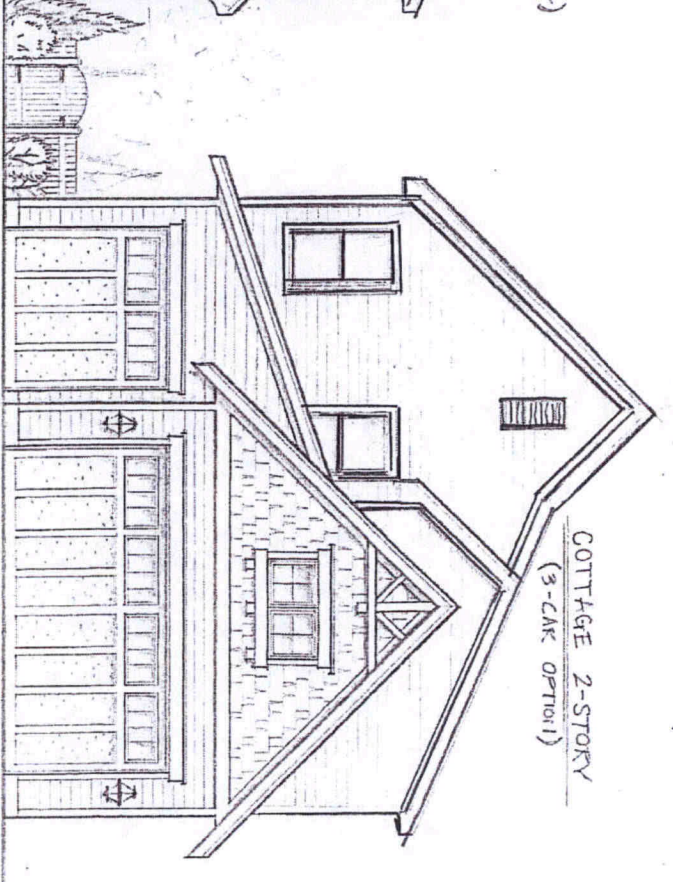


14

COTTAGE 2-STORY
(2-CAR w/ OPT. WINGWALL)

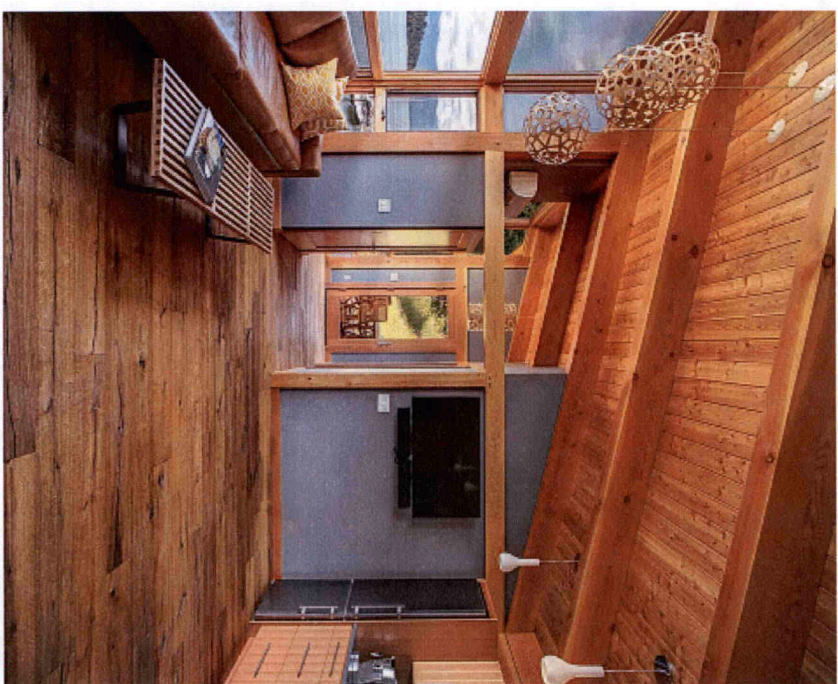
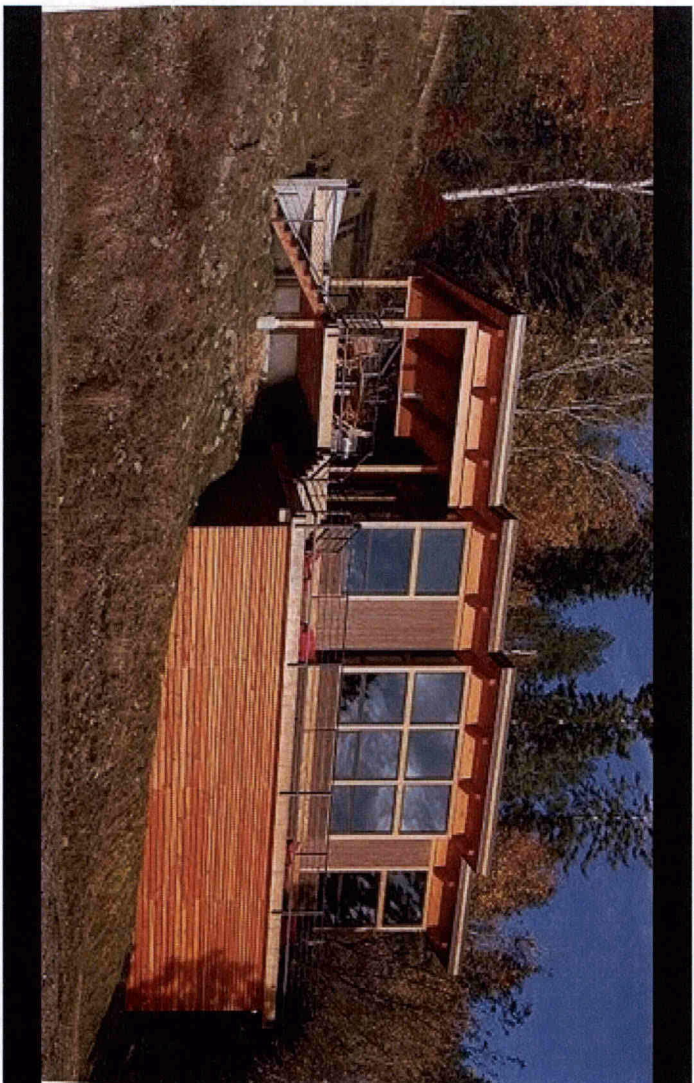


COTTAGE 2-STORY
(3-CAR OPTION)

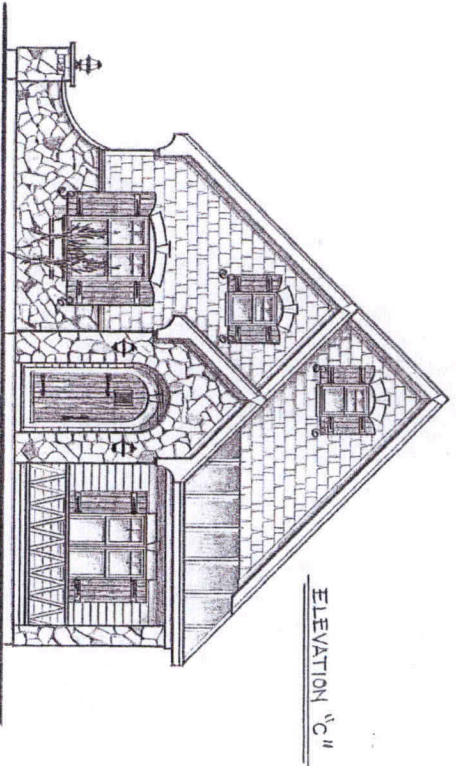
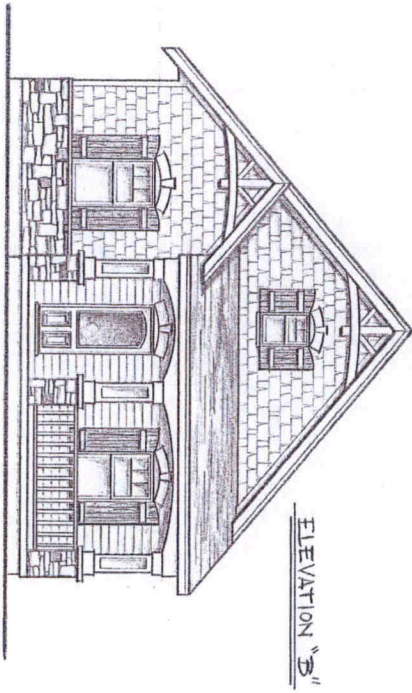
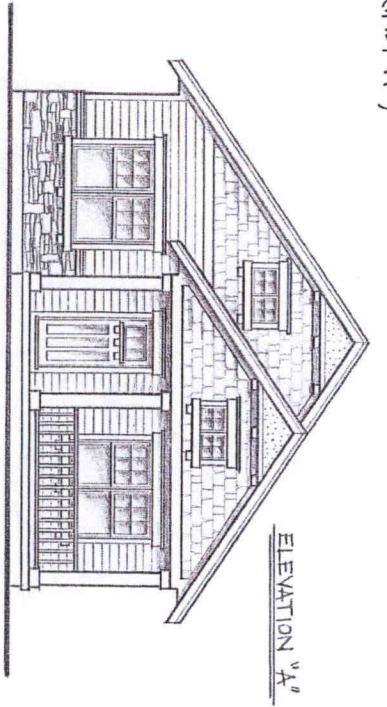


Cabin

□ 70 ft. wide lots



CH #2 (1,427 Ft²)



The Village at Aberlin Springs



The Village of Aberlin Springs







Aberlin
3470 Snook Road, Warren County, Ohio
Preliminary Site Plan | 05.15.2015



Legend

	Cabin 400' x 100'
	Cottage 560' x 100'
	Manor 770' x 125'
	Estate 1,000' x 150'

North

0 100 200 Feet



Finn Meadows

