



**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*

*Facsimile (513) 695-2054*

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

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

**MINUTES: Regular Session – October 6, 2020**

The Board met in regular session pursuant to adjournment of the September 29, 2020 meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

- 20-1386      A resolution was adopted to accept resignation of Greg Squire, Wastewater Treatment Systems Superintendent, within the Warren County Water and Sewer Department, effective October 23, 2020. Vote: Unanimous
- 20-1387      A resolution was adopted to accept resignation of Jackson McDonald, Water Treatment Technician, within the Warren County Water and Sewer Department, effective September 29, 2020. Vote: Unanimous
- 20-1388      A resolution was adopted to designate Family and Medical Leave of Absence to Chris Wojnicz within the Water and Sewer Department. Vote: Unanimous
- 20-1389      A resolution was adopted to accept resignation of Dewayne Gordon, Custodial Worker I, within the Warren County Facilities Management Department effective October 31, 2020. Vote: Unanimous
- 20-1390      A resolution was adopted to authorize the posting for “Custodial Worker I” position, within the Facilities Management Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 20-1391      A resolution was adopted to approve a pay increase for Cortescia Davis within the Warren County Department of Emergency Services. Vote: Unanimous

- 20-1392 A resolution was adopted to approve a pay increase for Shelby Davis within the Warren County Department of Emergency Services. Vote: Unanimous
- 20-1393 A resolution was adopted to approve a pay increase for Sarah Oliver within the Warren County Department of Emergency Services. Vote: Unanimous
- 20-1394 A resolution was adopted to appoint Michelle Tegtmeier as the Director of the Building and Zoning Department. Vote: Unanimous
- 20-1395 A resolution was adopted to appoint Gary Hubbs as the Chief Building Official for the Building and Zoning Department. Vote: Unanimous
- 20-1396 A resolution was adopted to approve pay increase for Ron Sempsrott, Building and Electrical Supervisor within Building and Zoning. Vote: Unanimous
- 20-1397 A resolution was adopted to approve the promotion of Scott Dunning from Deputy Dog Warden I to the position of Deputy Dog Warden II within the Warren County Dog and Kennel. Vote: Unanimous
- 20-1398 A resolution was adopted to authorize the posting of "Litter Control Officer", position, within Solid Waste Department. Vote: Unanimous
- 20-1399 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Kathleen Pena within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 20-1400 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday October 8, 2020. Vote: Unanimous
- 20-1401 A resolution was adopted to approve indemnification agreement with Cincinnati Bell Telephone relative to use of poles and conduits on the Warren County Fairgrounds. Vote: Unanimous
- 20-1402 A resolution was adopted to acknowledge execution by the County Administrator of Change Order No 13 to the Guaranteed Maximum Price Agreement with the Construction Manager at Risk Granger Construction Company for the New jail and Sheriff's Administration Office Project ("Project"). Vote: Unanimous
- 20-1403 A resolution was adopted to acknowledge execution by the County Administrator of Change Order No 14 to the Guaranteed Maximum Price Agreement with the Construction Manager at Risk Granger Construction Company for the New Jail and Sheriff's Administration Office Project ("Project"). Vote: Unanimous
- 20-1404 A resolution was adopted to assign authorize to Tiffany Zindel, County Administrator to act as the Warren County Board of Commissioners' designee for approving inter county adjustments of unspent allocated funds. Vote: Unanimous



- 20-1405 A resolution was adopted to approve and enter into a TANF Subgrant Agreement between the Warren County Commissioners on behalf of the Warren County Department of Human Services and Warren County Children Services. Vote: Unanimous
- 20-1406 A resolution was adopted to approve and enter into a TANF Subgrant Agreement between the Warren County Commissioners on behalf of the Warren County Department of Human Services and Warren County Children Services. Vote: Unanimous
- 20-1407 A resolution was adopted to approve and enter into a Customer Subscription Agreement between the Warren County Board of County Commissioners on behalf of the Department of Warren County Children Services (Customer) and LYFT Learning, LLC (LYFT Learning). Vote: Unanimous
- 20-1408 A resolution was adopted to set administrative hearing to consider Variance and Appeal of Conditions required for an Access Permit of Speedway SuperAmerica LLC in Franklin Township. Vote: Unanimous
- 20-1409 A resolution was adopted to approve and enter into an agreement with Springboro Community School on behalf of Warren County Transit Service. Vote: Unanimous
- 20-1410 A resolution was adopted to enter into contract with Nuctech US, Inc. relative to Body Scanner Inspection System for the Warren County Jail. Vote: Unanimous
- 20-1411 A resolution was adopted to approve adoption of the 2021 Warren County Hazard Mitigation 5-Year Plan Update. Vote: Unanimous
- 20-1412 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 20-1413 A resolution was adopted to approve bond release for Edward VA Lim for completion of improvements in Limwood situated in Hamilton/Salem Townships. Vote: Unanimous
- 20-1414 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Prus Properties LLC for installation of certain improvements in the Villages of Classicway Subdivision, Section 7 situated in Hamilton Township. Vote: Unanimous
- 20-1415 A resolution was adopted to enter into Street and Appurtenances (including sidewalks) Security Agreement with Prus Properties, LLC for installation of certain improvements in the Villages of Classicway Subdivision, Section 7 situated in Hamilton Township. Vote: Unanimous
- 20-1416 A resolution was adopted to approve various record plats. Vote: Unanimous

- 20-1417 A resolution was adopted to approve operating transfers from Water 5510 (surplus) into 5583 Water Revenue Projects Fund. Vote: Unanimous
- 20-1418 A resolution was adopted to approve a cash advance from the County Motor Vehicle Fund #2202 into the Liberty Way/Mason Road Turn Lanes Project Fund #4434. Vote: Unanimous
- 20-1419 A resolution was adopted to approve repayment of cash advance and approve cash advance for COAP Grant Fund #2251. Vote: Unanimous
- 20-1420 A resolution was adopted to approve supplemental appropriation into Warren County Transit Fund #2299. Vote: Unanimous
- 20-1421 A resolution was adopted to approve appropriation adjustment within the Building and Zoning Department Fund #11012300. Vote: Unanimous
- 20-1422 A resolution was adopted to approve appropriation adjustment within Emergency Services/Communications Center Fund #11012850. Vote: Unanimous
- 20-1423 A resolution was adopted to approve appropriation adjustments within Prosecutor Fund 2245. Vote: Unanimous
- 20-1424 A resolution was adopted to approve appropriation adjustment within Mary Haven Felony Delinquent Care & Custody Greenhouse Fund #2247. Vote: Unanimous
- 20-1425 A resolution was adopted to approve appropriation adjustment within the Auditor's County Wide Financial Software Fund 4401. Vote: Unanimous
- 20-1426 A resolution was adopted to approve appropriation adjustment within the Water Revenue Fund No. 5510. Vote: Unanimous
- 20-1427 A resolution was adopted to approve appropriation adjustments within Health Insurance Fund #6632. Vote: Unanimous
- 20-1428 A resolution was adopted to approve partial fee waiver for Faith Baptist Church in Franklin Township. Vote: Unanimous
- 20-1429 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 20-1430 A resolution was adopted to approve Cedar Bay PUD Stage 2 located in Turtlecreek Township subject to conditions. Vote: Unanimous
- 20-1431 A resolution was adopted to approve the rezoning application of Solid Rock Ministries International to amend the multi-family residential R-3 Planned Unit Development standards to change use from senior living to a foster home for boys (Restoration Ranch). Vote: Unanimous



20-1432            A resolution was adopted to approve Mediation Settlement Agreement relative to Warren County Board of Commissioners vs. James W Price. Vote: Unanimous

#### DISCUSSIONS

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

---

#### ADMINISTRATIVE HEARING CEDAR BAY PUD STAGE 2 LOCATED IN TURTLECREEK TOWNSHIP

The Board met this 6<sup>th</sup> day of October 2020, in the Commissioners' Meeting Room and virtually to consider the PUD Stage 2 application for the Cedar Bay PUD located in Turtlecreek Township.

Commissioner Grossmann requested the Clerk read into the record how and when notice was provided to the applicant and adjacent property owners and when notice of the hearing was published in the newspaper of general circulation.

Commissioner Grossmann then administered the oath to those desiring to provide testimony both in person and virtually during today's hearing.

Ryan Cook, Regional Planning Commission, presented the attached PowerPoint presentation providing background information and comments and concerns from various departments and elected officials. He then stated the Regional Planning Commission Executive Committee's recommendation to approve the Stage 2 application subject to twelve (12) conditions.

Ben Woodall, property owner and applicant, 2206 Drake Road, Lebanon, stated he and his wife reside on premises with their children and desire to retain the rustic feel of the property. He then stated his concern with the timing of the landscape requirement recommendation as it will create a financial hardship at this time. He then stated the landscape is being required to screen vacant property as no homes are currently constructed on the site. He then stated his concern relative to the screening requirement for the loading area. He stated that it is only intended as an ADA drop off and screening would obstruct their view of the property from their home.

Matt Evans, Arcadum Architects, explained that the loading zone requested to be screened is more than 100 feet away as stated in the Rural Zoning Code requirements on one side and it is blocked from view by the barn on the other side. He then requested the Board to remove that condition from the requirements.

There was no one present to speak in opposition to the removal of that requirement.

The Board then discussed the timing associated with the landscape requirement.

Michelle Tegtmeier, Chief Zoning Official, stated that the benefit to requiring the installation up front is that it prevents problems for the future. She then stated her understanding of a one-year delay due to seasonal planning.

There was discussion relative to a delay to the installation of the mound/tree requirement.

Bruce McGary, Assistant Prosecutor, discussed the delay and stated if the applicant obtains the required permits prior to installation, there would be no reason to inspect and also no leverage to force compliance with the condition other than civil litigation.

There was discussion relative to the ability to revoke the zoning permit within one year as well as the ability to extend that ability to two years.

Upon discussion, the Board stated their agreement to amend the condition to allow for a two-year installation of the mound/tree requirement as well as the removal of the requirement to screen the loading area.

Upon further discussion, the public hearing was closed and the Board resolved (Resolution #20-1430) to approve the PUD Stage 2 for the Cedar Bay PUD located in Turtlecreek Township subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Warren County Rural Zoning Code which is in effect at the time of issuance of any Zoning Permit so long as the underlining district provisions do not conflict with the intent of the PUD, the Warren County Subdivision Regulations, and the PUD Stage 1 approval conditions.
3. Compliance with the standards for wedding and event facilities outlined in section: 3.206.17 of the Warren County Rural Zoning Code.
4. The applicant submits a stormwater management plan approved by the Warren County Engineer's Office prior to PUD Stage 3.
5. The sites internal vehicular circulation receives approval by the Warren County Engineer's Office prior to the approval of PUD Stage 3. The Engineer's Office shall determine if a traffic impact analysis is necessary. If a traffic impact analysis is required, it shall be done prior to PUD Stage 3.
6. The proposed septic system design receives approval by the Warren County Health District/ Ohio Environmental Protections Agency (OEPA) prior to the approval of PUD



- Stage 3. If it is determined that the venue will generate more than 1,000 gallons of wastewater per day, the OEPA will have jurisdiction to review the septic system.
7. The duration of an event shall not exceed 12 hours per day and the hours of operation shall be limited to 7:00am to 1:00am, as stated in the PUD Standards that were submitted during PUD Stage 1.
  8. Based on the parking, the event facility occupancy shall not exceed 150 persons at one time.
  9. No temporary or permanent signs shall be placed within the road right of way and all signs shall comply with Article 3, Chapter 6 of the Warren County Rural Zoning Code.
  10. The landscaping shall be installed within 24 months of the issuance of a zoning permit for the wedding/event center.
  11. The applicant shall submit a PUD Stage 3 site plan that:
    - A. Identifies the width and nature of the driveways (Minimum of 24 feet –Section 3.311 Design Requirements).
    - B. Provides the number of ADA parking spaces in the smaller parking area (Minimum of 5 parking spaces per parking area—Section 3.3311 A) and increases the total parking spaces to 49 spaces.
    - C. States how each parking space will be identified (wheel stops, landscaping, or other means).
    - D. Labels the level of lighting intensity at the property line. Future lighting will need to be approved under a separate zoning certificate.
    - E. Illustrates the 50 feet buffer.
  12. Install a 25-foot apron for all access points to Drake Road as illustrated in Figure 3.311-2 of the Warren County Rural Zoning Code.

---

PUBLIC HEARING

REZONING APPLICATION OF SOLID ROCK MINISTRIES INTERNATIONAL  
TO AMEND THE MULTI-FAMILY RESIDENTIAL R-3 PLANNED UNIT DEVELOPMENT  
STANDARDS TO CHANGE USE FROM SENIOR LIVING  
TO A FOSTER HOME FOR BOYS (RESTORATION RANCH)

The Board met this 6<sup>th</sup> day of October 2020, both virtually and in person, to consider the rezoning application (Case #2020-05) of Solid Rock Ministries International to consider a change of use in the Planned Unit Development Standards to change the use from senior living to a foster home for boys (Restoration Ranch) on their Multi-Family Residence "R3" Planned Unit Development zoned property consisting of 14.88 acres located at 903 Union Road in Turtlecreek Township (Parcel # 0701400011).

Michelle Tegtmeier, Chief Zoning Official, reviewed the attached PowerPoint presentation reviewing the location and information on the property as well as reviewing the proposed site plan, future land use map and the Zoning and Flood Map. She stated that the Regional Planning Commission Executive Committee recommended denial of the application based upon the location being within the Floodway. She informed the Board that the applicant has since obtained the proper reviews and permits from Warren County that would allow construction as proposed. She discussed the receipt of a letter from the Turtlecreek Township Trustees stating their opposition to this rezoning application. She then stated that the Rural Zoning Commission approved the rezoning application with a 2-1 vote.

Mark Chilson, attorney for Solid Rock Church and Restoration Ranch, stated that the applicant is requesting to maintain the R-3 PUD zoning but change the use from serving seniors to serving children. He stated that they currently have approval to construct 36 single family detached residences and a 30-bed assisted living facility with a 20% open space requirement. He stated that the requested change is to construct one building with 90% open space to provide a Foster Care Program for 36 boys. He stated that all floodway requirements have been complied with and they presented a letter of approval prior to the Rural Zoning Commission hearing.

Pastor Lawrence Bishop II, Solid Rock church, explained the vision for these children along with the steps his ministry has taken to achieve that vision. He stated that their project is modeled off of a Children's Home in Kentucky. He presented an audio recording from Steve Yeary, President of Appalachian Children's Home and Mike Addison, Vice President, presented information of the services they provide to the community and the children. He stated their mission to help children who have "fallen through the cracks".

Tony Rose, Executive Director of Restoration Ranch, provided his education and background experience and stated he came out of retirement to help with this program. He stated that the location of the facility provides the ability to work with the family to reunite them with their children rather than house them four hours away in Cleveland, the location where many kids are transferred in order to obtain the services they plan to provide. He stated that these children who have been abused, neglected, and/or adjudicated of non-violent offenses. He then stated that the program will provide a variety of therapeutic approaches, such as equine-assisted therapy and certified trauma therapy.

Senior Pastor Darlene Bishop Driscoll, Solid Rock church, provided the history of the church as well as the residential home for girls they founded which has changed many lives for the better. She stated that their vision is to help young boys become young men, providing a service to the community.

Rick Napier, General Contractor, stated their proposal to construct one (1) building vs. thirty-seven (37) buildings on 14 acres with 90% open space vs. 20% open space. He then reviewed



the setbacks for the building as well as discussed the programs being developed to change these children's lives. He stated that these are the "throw away" children who have been through all of the other programs including foster care.

There was discussion relative to the floodway as it relates to denial by the Regional Planning Commission and the approval by the Warren County Floodplain Administrator.

Commissioner Grossmann stated he does not believe that a floodway concern exists any longer.

Jonathan Sams, Turtlecreek Township Trustees, stated that the township does not object to the mission of the church but rather the location. He discussed the concerns associated with the "Gateway Plan" of the Future Land Use Plan and concerns associated with the need to maintain a commercial area in order to have a tax base to support the community.

There was discussion relative to the township concerns associated with the perception of a boy's home at this location as it relates to the "reputational impact" on the area.

Tony Rose, Director of Restoration Ranch, stated they mainly take in the boys from foster care that cannot make it in a group home.

Bruce McGary, Assistant Prosecutor, discussion the Warren County Comprehensive Plan as it relates to the decision of this Board. He stated that the comprehensive plan is not law and discussed the requirements of the Board when rendering a decision. He stated that the Board needs to weigh the township concerns vs. the request of the applicant.

Jamie Dobrozsi, Woolpert, presented the attached PowerPoint presentation, stating his understanding of the sensitivity of the Gateway Plan. He stated they are requesting to incorporate these 14 acres into the institutional use of the church within the plan as it is not inconsistent with the current use. He then stated that given the property is within the floodway, it is not likely to be developed as commercial as the trustees propose.

There was discussion relative to the security of the facility.

Mr. Rose stated that this will not be a locked facility by State of Ohio guidelines. He stated that the children are always supervised, and this is not a juvenile detention center. He then stated that these children will be placed by the county, who will retain custody

Pastor Bishop stated that this facility will not hurt the township image. He stated that when they look at the facility they will see happy children who are blessed to be there.

Mr. Rose stated that these are therapeutic placements of children dealing with trauma. They are not there to house children but to help them heal. This is not a prison environment. He clarified that these children were not taken for delinquency but rather from abuse or neglect. He stated the open house that was well attended by the local courts for the program they already have in place that houses twelve (12) children.

Commissioner Jones stated that these are children separated by the actions of their parents. She stated the great need of our community as these children are often sent outside of the county to

meet their needs. She reiterated the goal to reunify with their family which requires them to remain close to home. She then stated she does not feel this development will cause a “doubling down” of a burden on the township and does not feel we can deny this application as she does not feel it is competing with development concerns of the township.

Commission Young commended Commissioner Jones on being well versed in this field. He stated his feeling that the County and Township are partners but that sometimes partners disagree. He stated changing this R-3 PUD from senior to children is the question this Board needs to determine as it relates to zoning. He then stated his opinion that this facility will be an extension of their existing ministry and that it will not provide a deterrent to any future company locating in the area.

Upon further discussion, the public hearing was closed and the Board resolved (Resolution #20-1431) to approve the change of use in the Planned Unit Development Standards to change the use from senior living to a foster home for boys (Restoration Ranch).

---

Matt Schnipke, Economic Development Director, was present along with Matt Nolan, County Auditor, for an update on the CARES Grant Program and the announcement of additional CARES funding.

There was discussion relative to the desire to expand the grant program with the possibility of doubling the maximum amounts previously approved.

Upon discussion, the Board stated their agreement to the proposal with the exception of the individual childcare providers.

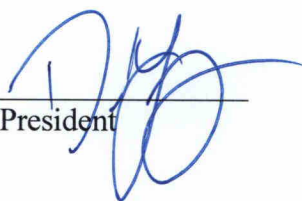
---

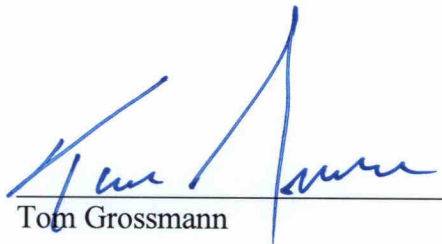
On motion, upon unanimous call of the roll, the Board entered into executive session at 11:42 a.m. to discuss pending litigation with legal counsel (Warren County Board of Commissioners vs. James W Price) pursuant to Ohio Revised Code Section 121.22 (G)(3) and exited at 12:22 p.m.

---



Upon motion the meeting was adjourned.

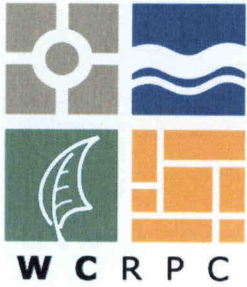
  
\_\_\_\_\_  
David G. Young, President

  
\_\_\_\_\_  
Tom Grossmann

\_\_\_\_\_  
Shannon Jones

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 October 6, 2020, in compliance with Section 121.29 O.R.C.

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



# **Cedar Bay Farm PUD Stage 2**

## **Turtlecreek Township**

Board of County Commissioners

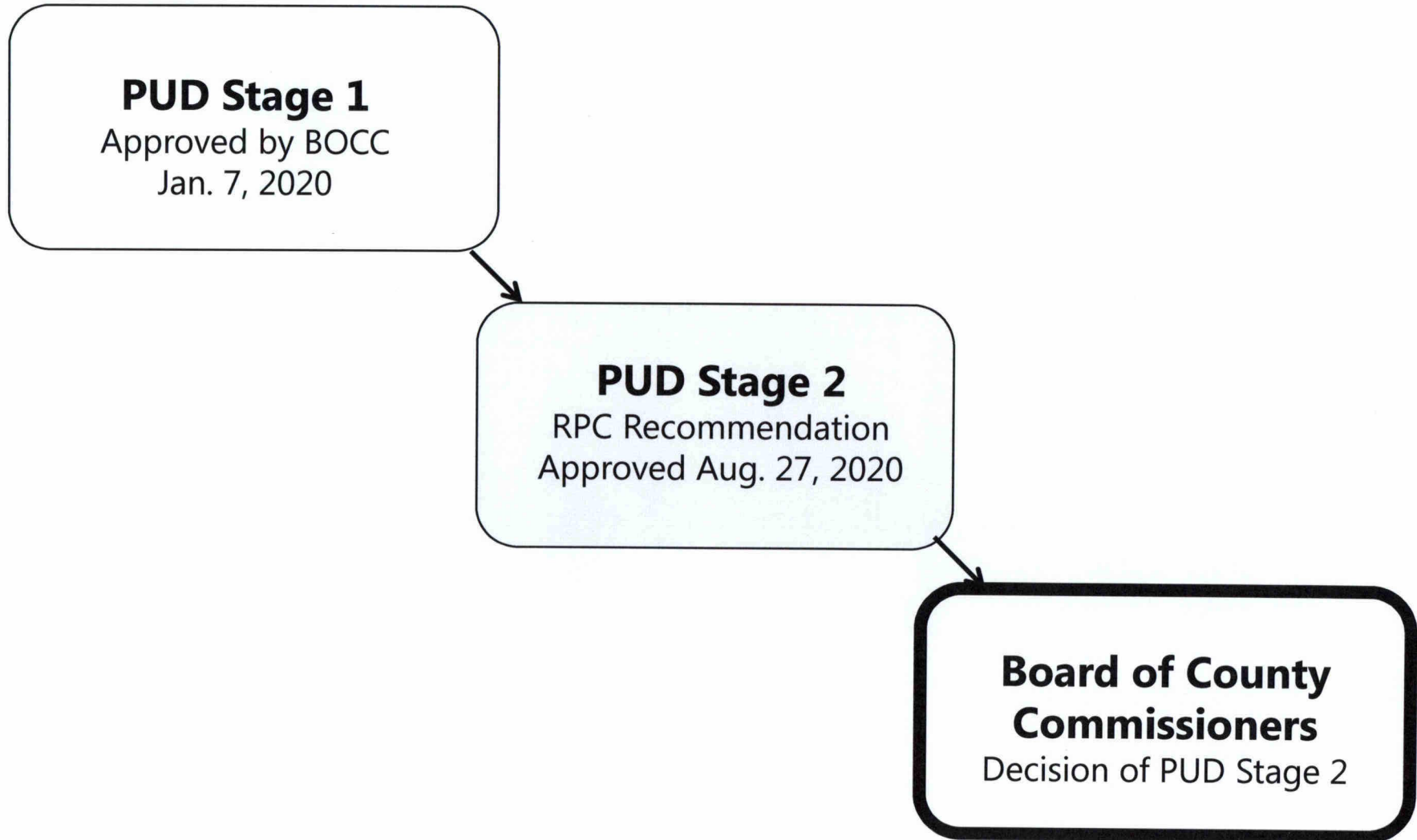
Date: October 6, 2020



# General Information

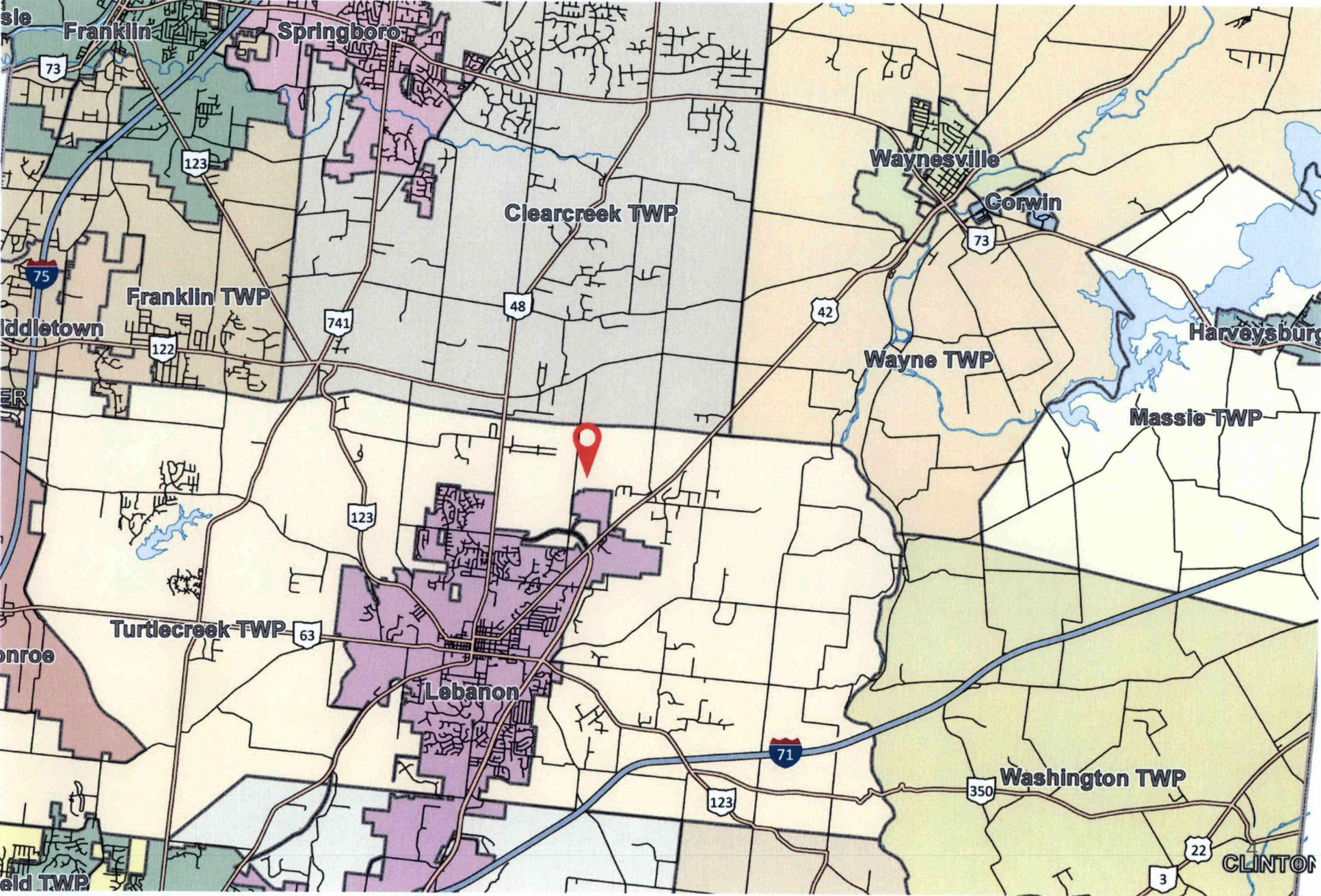
Applicant	Ben & Kelly Woodall
Property Owner	Ben Woodall
Site Area	10 Acres
Current Zoning	R1 PUD Overlay

# PUD Stage 1 Process



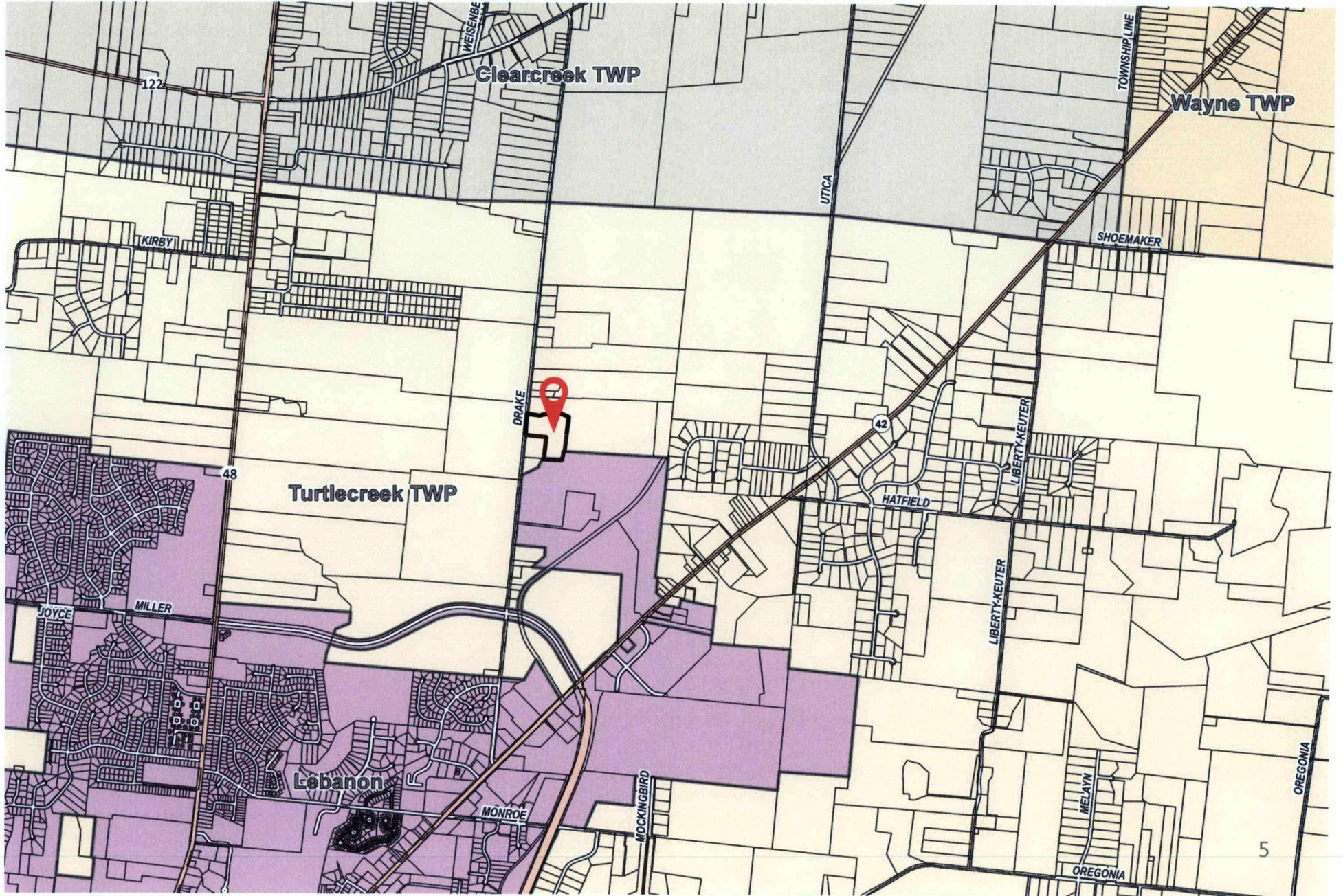


# Regional Vicinity





# Vicinity





Turtlecreek TWP

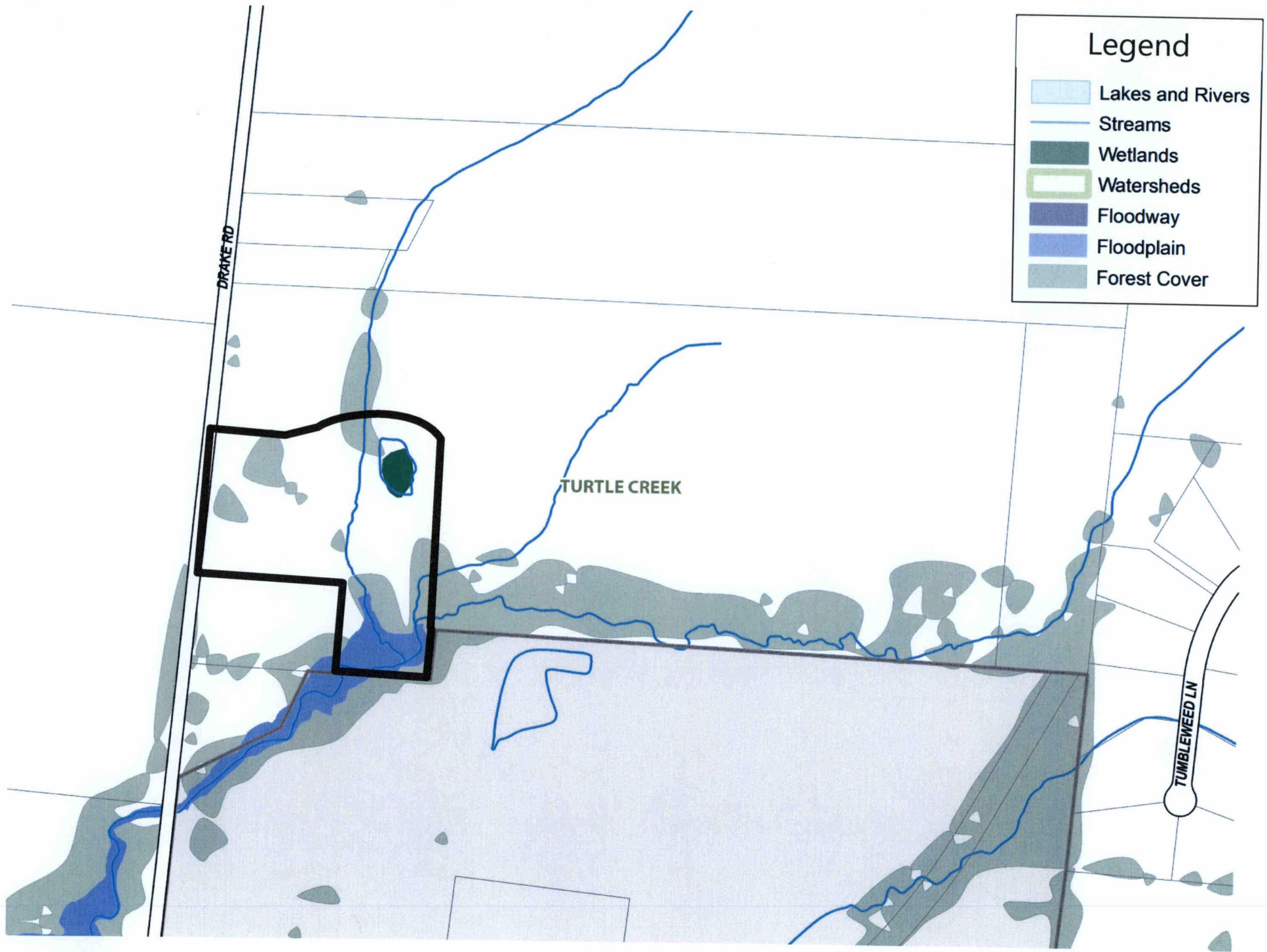
Lebanon

DRAKE RD

SUNFLOWER CT





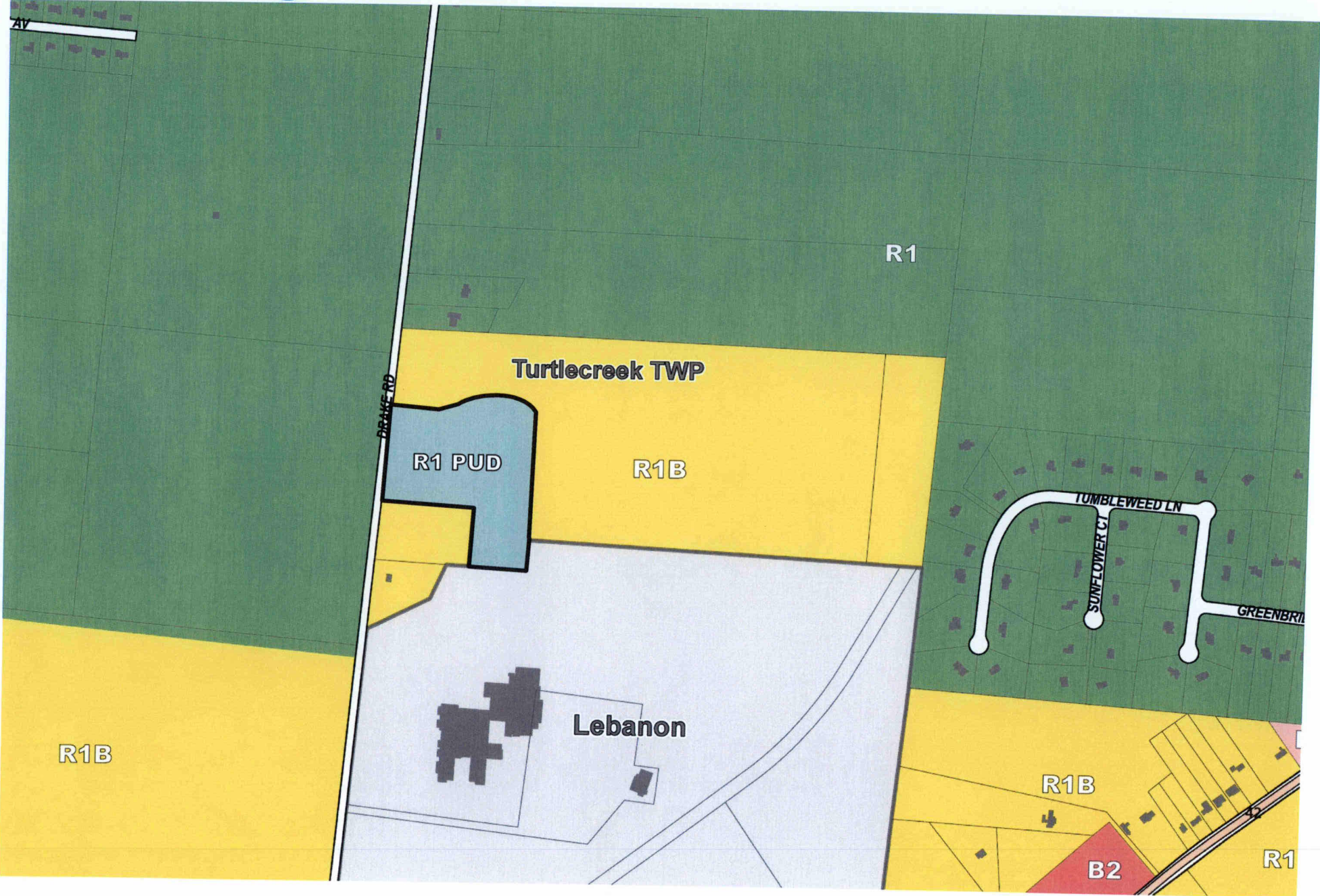


### Legend

- Lakes and Rivers
- Streams
- Wetlands
- Watersheds
- Floodway
- Floodplain
- Forest Cover



# Zoning



# Proposal – Wedding & Event Facility

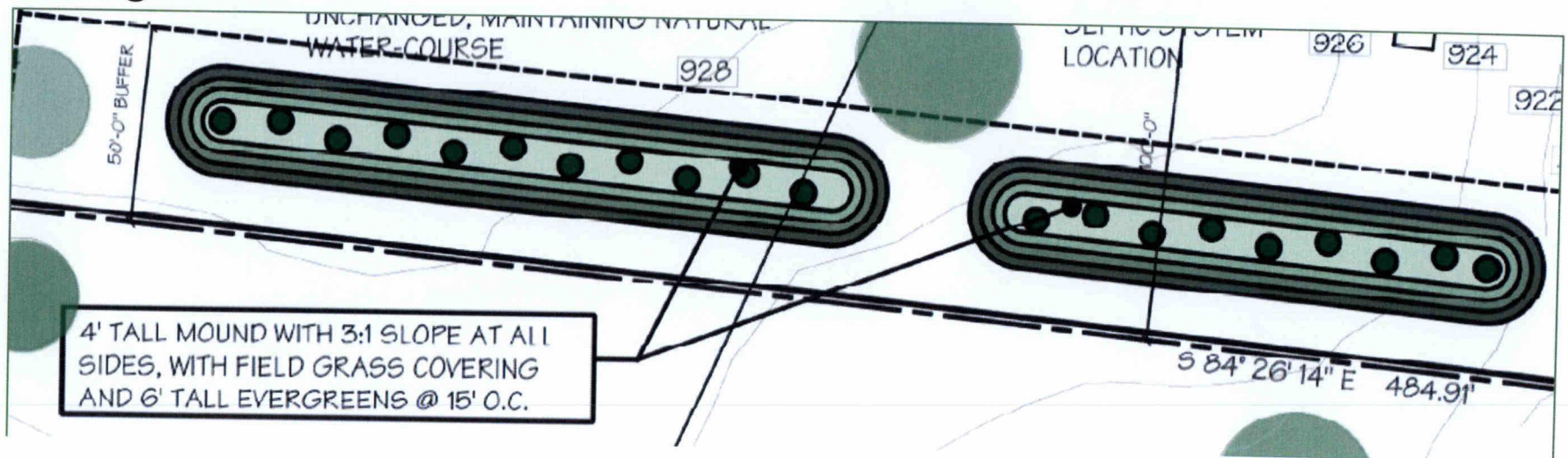
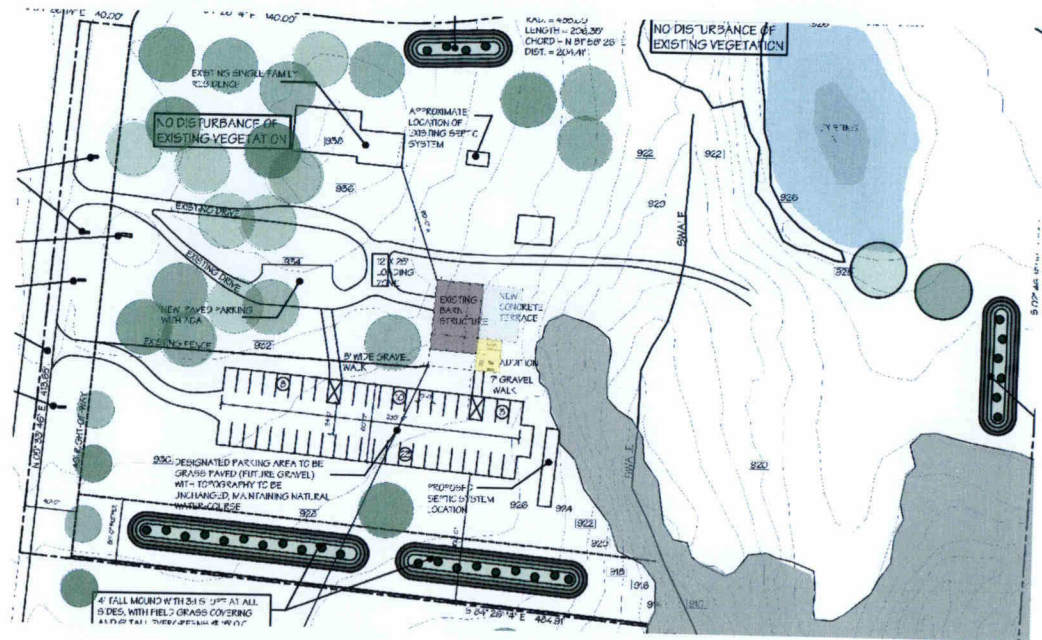
1. Expand the existing barn by 463 square feet to include:
  - Restrooms
  - Food Preparation Room
  - Janitorial Closet
  - Balcony
2. Add A new concrete terrace;
3. Install gravel walkways;
4. Provide a small paved ADA compliant parking lot and a larger grass (later gravel) parking lot with 44 parking spots;
5. Add loading area near the event facility;
6. Install septic system designed to handle the event facility.





# Landscaping

- All existing trees and vegetation shall remain undisturbed.
- Four 4' mounds with field grass covering & 6' tall evergreens



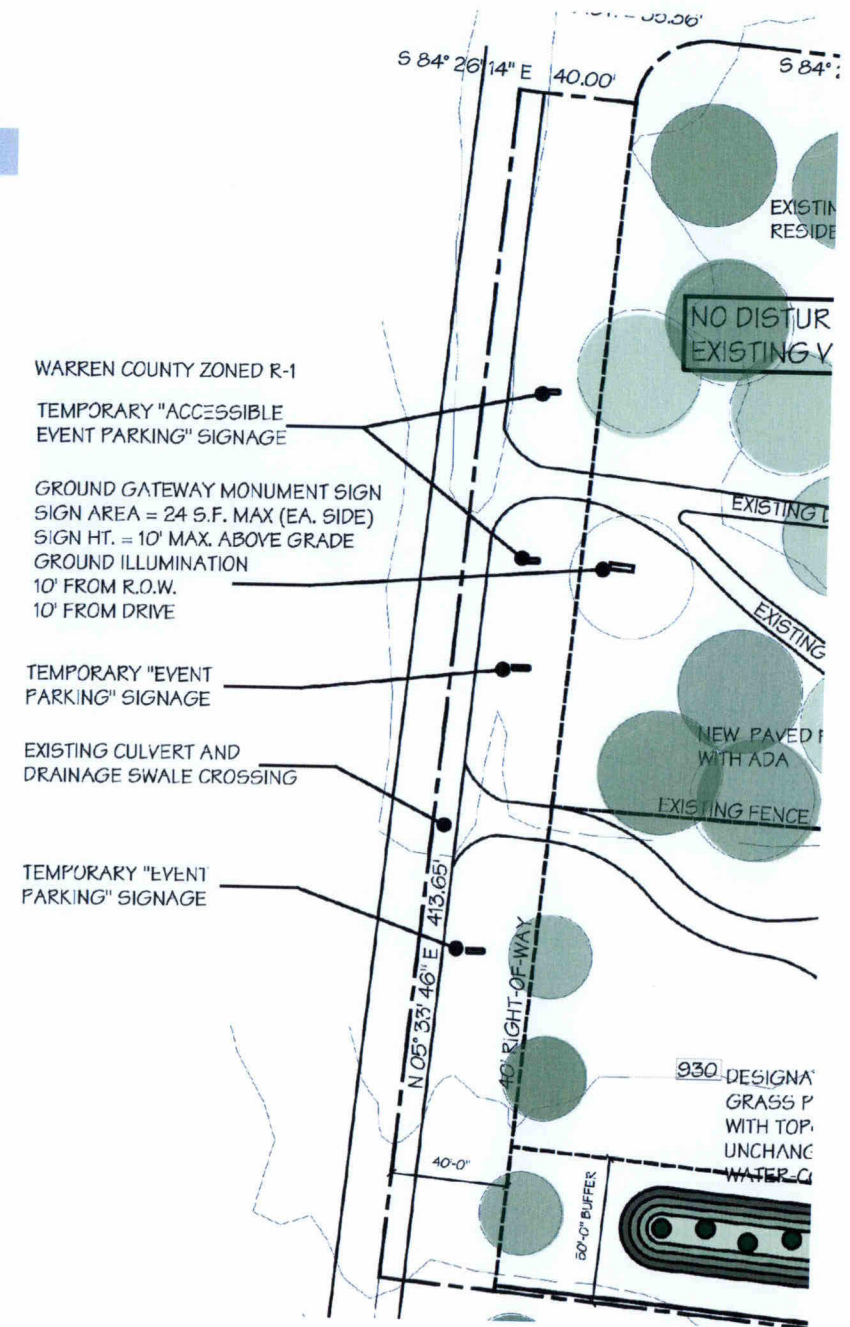


# Signage

4 temporary event parking signs (shown within the right-of-way).

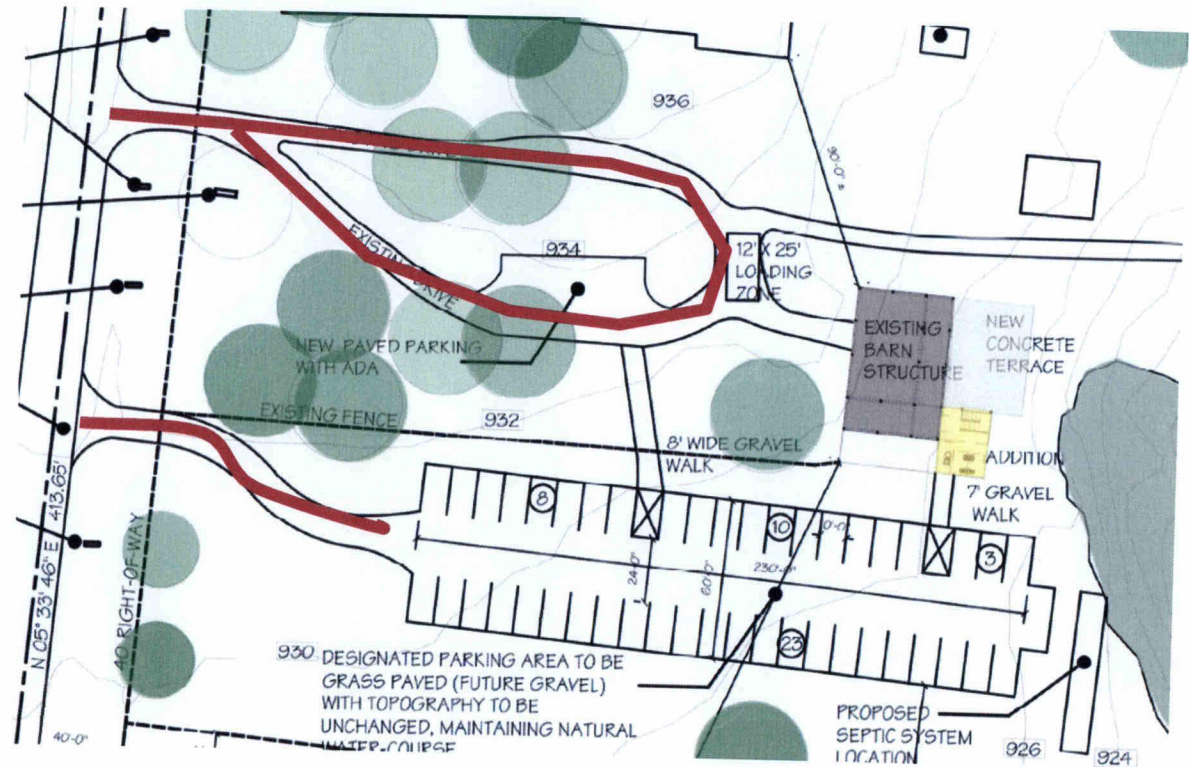
One (1) permanent ground gateway monument sign.

- 24 square feet per side.
- Height: 10 Feet.
- Ground illumination.
- Location: 10 feet from the right-of-way.



# Access and Circulations

1. Two access points from Drake Road.
2. No internal vehicle connection between the internal driveway that provides access to the building and the internal driveway that provides access to the parking area.
3. Traffic impact study may be needed.





# Overview

---

## **Maximum Occupancy: 150 People.**

Based on the number of parking spaces proposed, only 150 people can be present on the property at any one time.

## **Open Space Dedication and Stream Protection: Greater than 10%.**

Much of the vegetation and land is to remain undisturbed, therefore meeting the requirement of at least 10% of open space.

## **Stormwater Management: Existing pond, culvert and drainage swale, and maintaining much of the existing topography.**

To be reviewed by the Warren County Engineer's and Warren County Soil & Water Conservation District if additional storm water management is needed.

# Staff Recommendation

---

**RPC Executive Committee Recommendation to Approve** the Cedar Bay Farm Wedding Facility PUD Stage 2 subject to the conditions below:



# Conditions of Approval

---

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Warren County Rural Zoning Code which is in effect at the time of issuance of any Zoning Permit so long as the underlining district provisions do not conflict with the intent of the PUD, the Warren County Subdivision Regulations, and the PUD Stage 1 approval conditions.
3. Compliance with the standards for wedding and event facilities outlined in section: 3.206.17 of the Warren County Rural Zoning Code.

# Conditions of Approval

---

4. The applicant submits a stormwater management plan approved by the Warren County Engineer's Office prior to PUD Stage 3.
5. The sites internal vehicular circulation receives approval by the Warren County Engineer's Office prior to the approval of PUD Stage 3. The Engineer's Office shall determine if a traffic impact analysis is necessary. If a traffic impact analysis is required, it shall be done prior to PUD Stage 3.



# Conditions of Approval

6. The proposed septic system design receives approval by the Warren County Health District/ Ohio Environmental Protections Agency (OEPA) prior to the approval of PUD Stage 3. If it is determined that the venue will generate more than 1,000 gallons of wastewater per day, the OEPA will have jurisdiction to review the septic system.
7. The duration of an event shall not exceed 12 hours per day and the hours of operation shall be limited to 7:00am to 1:00am, as stated in the PUD Standards that were submitted during PUD Stage 1.
8. Based on the parking, the event facility occupancy shall not exceed 150 persons at one time.

# Conditions of Approval

---

9. No temporary or permanent signs shall be placed within the road right of way and all signs shall comply with Article 3, Chapter 6 of the Warren County Rural Zoning Code.
10. The landscaping plan shall be approved and installed prior to issuance of a zoning permit for the wedding/event center.



# Conditions of Approval

11. The applicant shall submit a PUD Stage 3 site plan that:
  - A. Identifies the width and nature of the driveways (Minimum of 24 feet –Section 3.311 Design Requirements).
  - B. Provides the number of ADA parking spaces in the smaller parking area (Minimum of 5 parking spaces per parking area—Section 3.3311 A) and increases the total parking spaces to 49 spaces.
  - C. States how each parking space will be identified (wheel stops, landscaping, or other means).

# Conditions of Approval

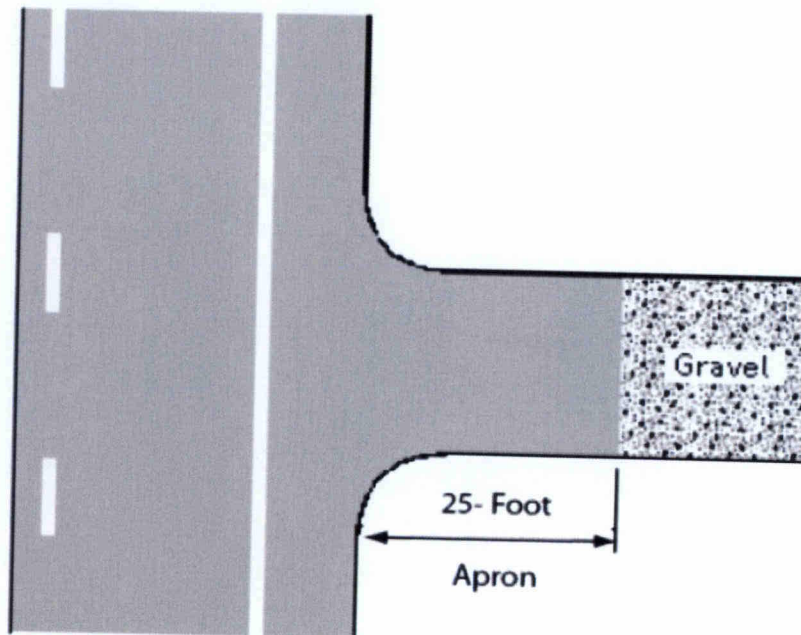
---

- D. Labels the level of lighting intensity at the property line. Future lighting will need to be approved under a separate zoning certificate.
- E. Provides screening for the Loading Area (Section 3.313 Off Street Loading).
- F. Illustrates the 50 feet buffer.



# Conditions of Approval

12. Install a 25 foot apron for all access points to Drake Road as illustrated in Figure 3.311-2 of the Warren County Rural Zoning Code.



**Figure 3.311-2:**



## 3.206.17 Wedding Facility, Event Center:

**(A) Site Plan:** The application shall include a detailed site plan, description of all uses, an exhibit map showing the location and distance of the facility to single family and other housing types, and shall comply with the standards set forth under this section. All temporary structures such as tents, stages and dance floors shall abide by all setbacks, and their use area must be identified on the site plan. The application shall also include strategies to mitigate the noise impacts that would be generated by the facility. A parking analysis shall be provided at the time of submittal demonstrating that adequate parking is accounted for in the plans.



## 3.206.17 Wedding Facility, Event Center:

### **(B) Minimum Lot Size:**

(1) Residential Zoning Districts: Ten (10) acres

(2) Commercial Zoning Districts: Two (2) acres

**(C) Minimum Setbacks from Residential:** All structures, parking lots, and outdoor use areas shall be a minimum of 100 feet from the property lines of all residential zoning districts and uses.



## 3.206.17 Wedding Facility, Event Center:

**(D) Landscaping:** A landscaped buffer is required along the property boundaries adjacent to existing residential uses. The quantity of trees and landscaping required shall be equivalent to a Buffer Type D, and may require additional buffering based on the Approving Authority's evaluation of the design effectiveness of landscaping/structures to screen and mitigate negative visual impacts. The Approving Authority may require additional buffers along property boundaries other than those of existing residential uses.

**(E) Design:** The use will be designed, constructed, operated and maintained so as to be harmonious and appropriate with the prevailing existing or intended character of the general vicinity.



## 3.206.17 Wedding Facility, Event Center:

**(F) Maximum Occupancy:** The primary event facility shall not exceed 300 persons for conditional use allowance within residential districts. There shall be no maximum occupancy in commercial districts.

**(G) Event Duration:** The duration of an event shall not exceed 12 hours per day, and the hours of operation shall be set by the Approving Authority.



## 3.206.17 Wedding Facility, Event Center:

- (H) Sounds:** There shall be no outside amplified music – except for music performed during a wedding ceremony for conditional use allowance within residential districts. This provision does not apply within commercial districts.
- (I) Signage and Lighting:** All signage shall comply with Article 3, Chapter 6 and all lighting shall comply with Article 3, Chapter 5 of the Warren County Rural Zoning Code.
- (J) Operations:** Events may occur entirely within a structure, outside of a structure, or both inside and outside a structure.



## 3.206.17 Wedding Facility, Event Center:

**(K) Fire & EMS:** Adequate ingress and egress and circulation for emergency vehicles, and other factors to ensure public safety, to the satisfaction of the Township Fire Department.

**(L) Traffic Circulation:** The use shall be conditional upon the approval of the following by the Warren County Engineer's Office: (1) Access conforming to the Warren County Engineer's Office access management regulations. (2) Site design that ensures the orderly and safe arrival, parking, and departure of all vehicles. (3) A traffic impact study, if deemed necessary by the Warren County Engineer's Office.



# PUD Stage 1 Conditions of Approval

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Warren County Rural Zoning Code which is in effect at the time of issuance of any Zoning Permit so long as the underlining district provisions do not conflict with the intent of the PUD, the Warren County Subdivision Regulations, and the PUD Stage 1 approval conditions.
3. Compliance with the standards for wedding and event facilities outlined in Section 3.206.17 of the Warren County Rural Zoning Code.



# PUD Stage 1 Conditions of Approval

4. The applicant submits a stormwater management plan approved by the Warren County Engineer's Office prior to PUD Stage 3.
5. Submit a detailed site plan showing the amount of parking, lighting, and signage at PUD Stage 2.
6. Landscaping shall be proposed and approved at Stage 2 Preliminary Site Plan.



# PUD Stage 1 Conditions of Approval

7. The public roadway design received approval by the Warren County Engineer's Office prior to the approval of PUD Stage 3. The Engineer's Office shall determine if a traffic impact analysis is necessary. If a traffic impact analysis is necessary, it shall be done prior to PUD Stage 3.
8. The 10 acre subject parcel is subdivided from the parent tract (09263000230) prior to PUD Stage 2 and the PUD Zoning applies to only the 10 acre tract.
9. Wedding and Event Facilities are allowed as a permitted use.



# Restoration Ranch

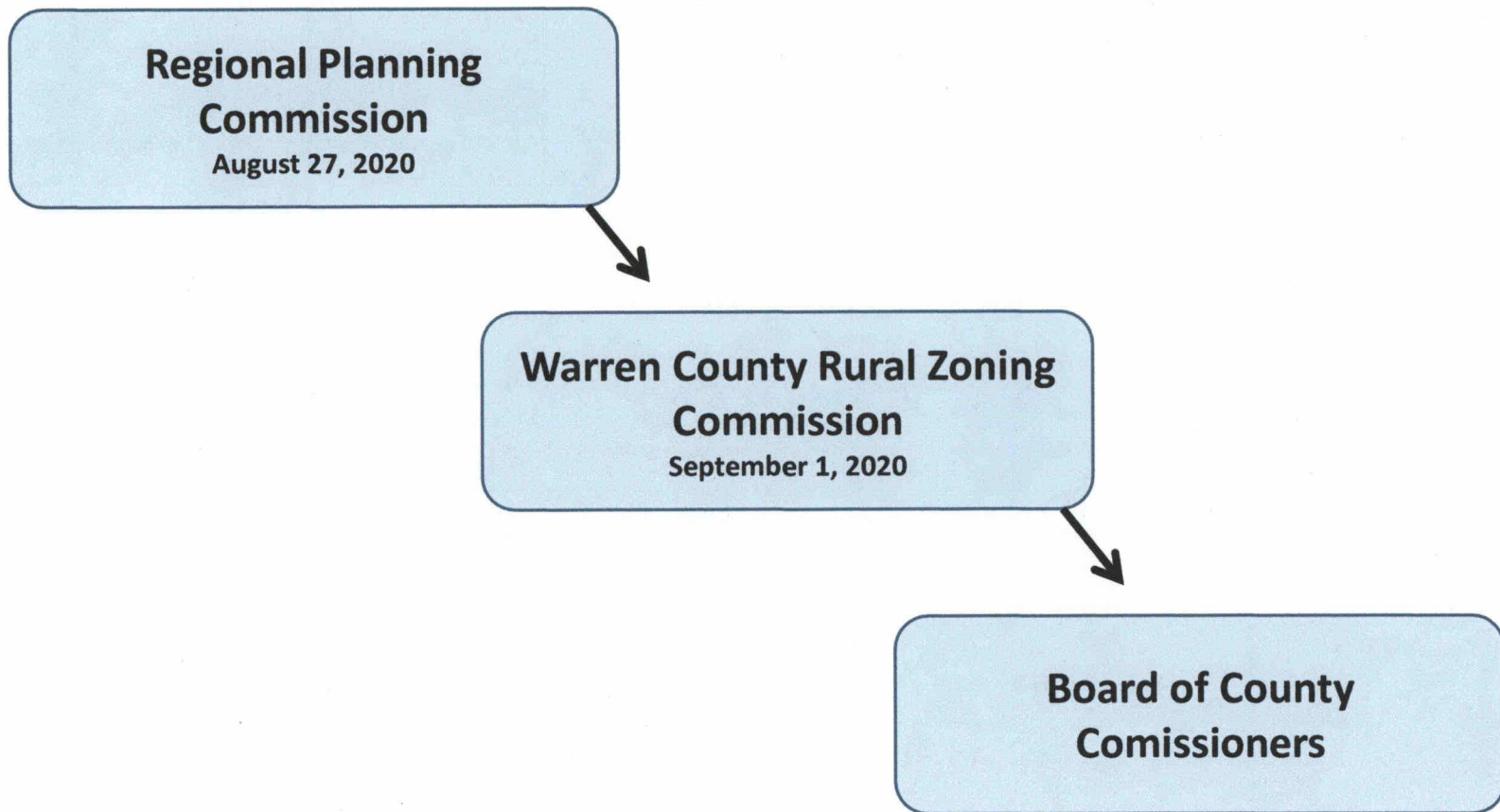
2020-05



# Rezoning Process

---

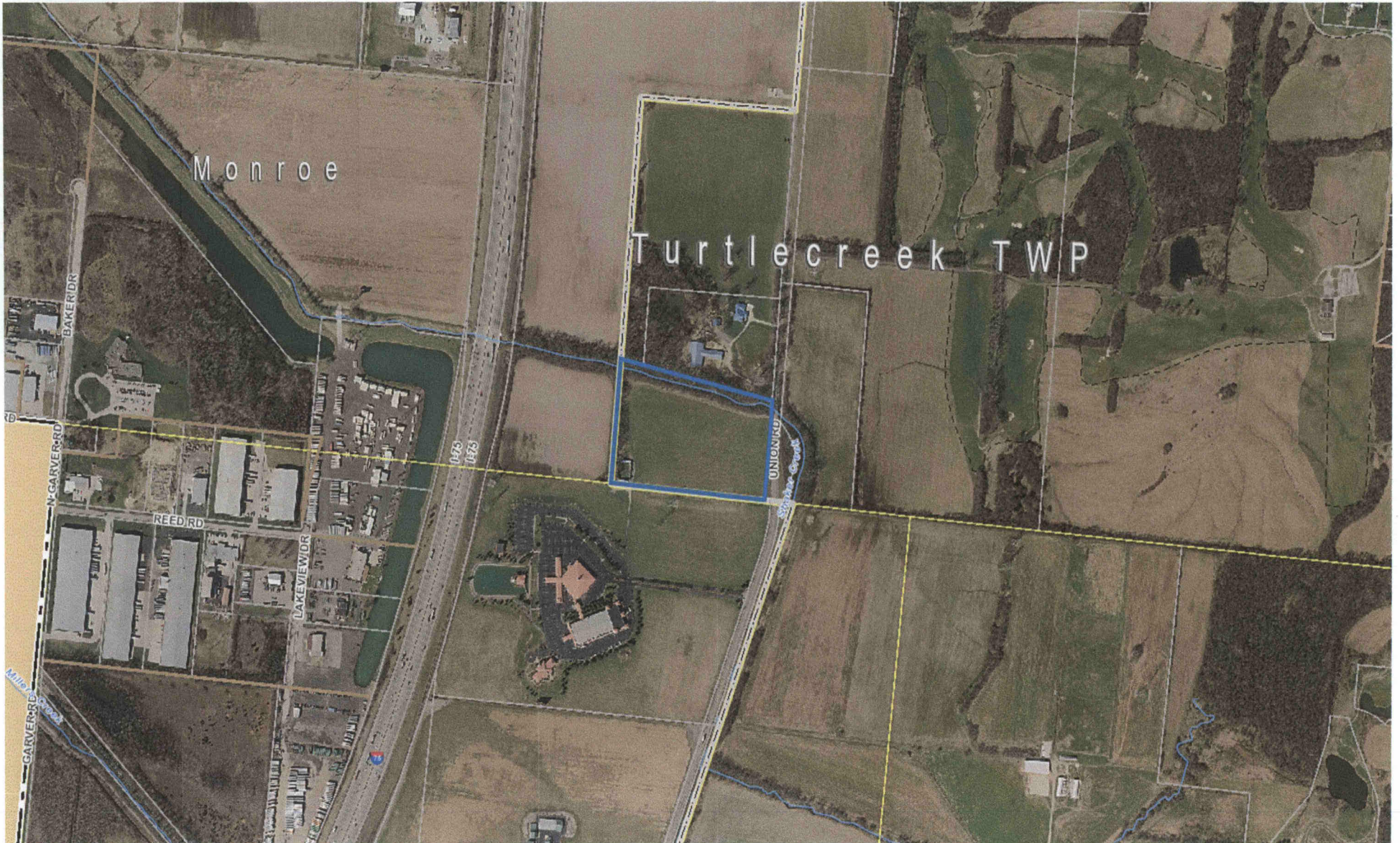
---





# Aerial Map

2020-05





# Submittal Overview

## **Licensing**

The facility will be licensed through Ohio Department of Jobs and Family Services.

## **Number of Occupants**

Restoration Ranch will house no more than 36 boys between the ages of 12 and 18.

## **Staffing**

The ratio of adult supervision to children is 1/6. Over three shifts, the facility will be staffed with one adult for every six children, for direct supervision.

## **Administrative Staff**

The facility will have approximately 6 full-time staff, including a director and manager

## **Health Care**

The facility will be equipped with a medical suite with exam rooms, offices and therapy rooms. A full-time nurse will be located at the facility with two nurse practitioners on call.

## **Food Service**

A full-service kitchen and dining hall is planned, with all meals for the children prepared and served on site.

## **Education**

All classes will be taught on-line, through Warren County Education Center. All children will be provided with a computer and supervised during on-line classes in classrooms. Additionally, tutors will be provided to support education of the children outside of classes.



# Site Plan

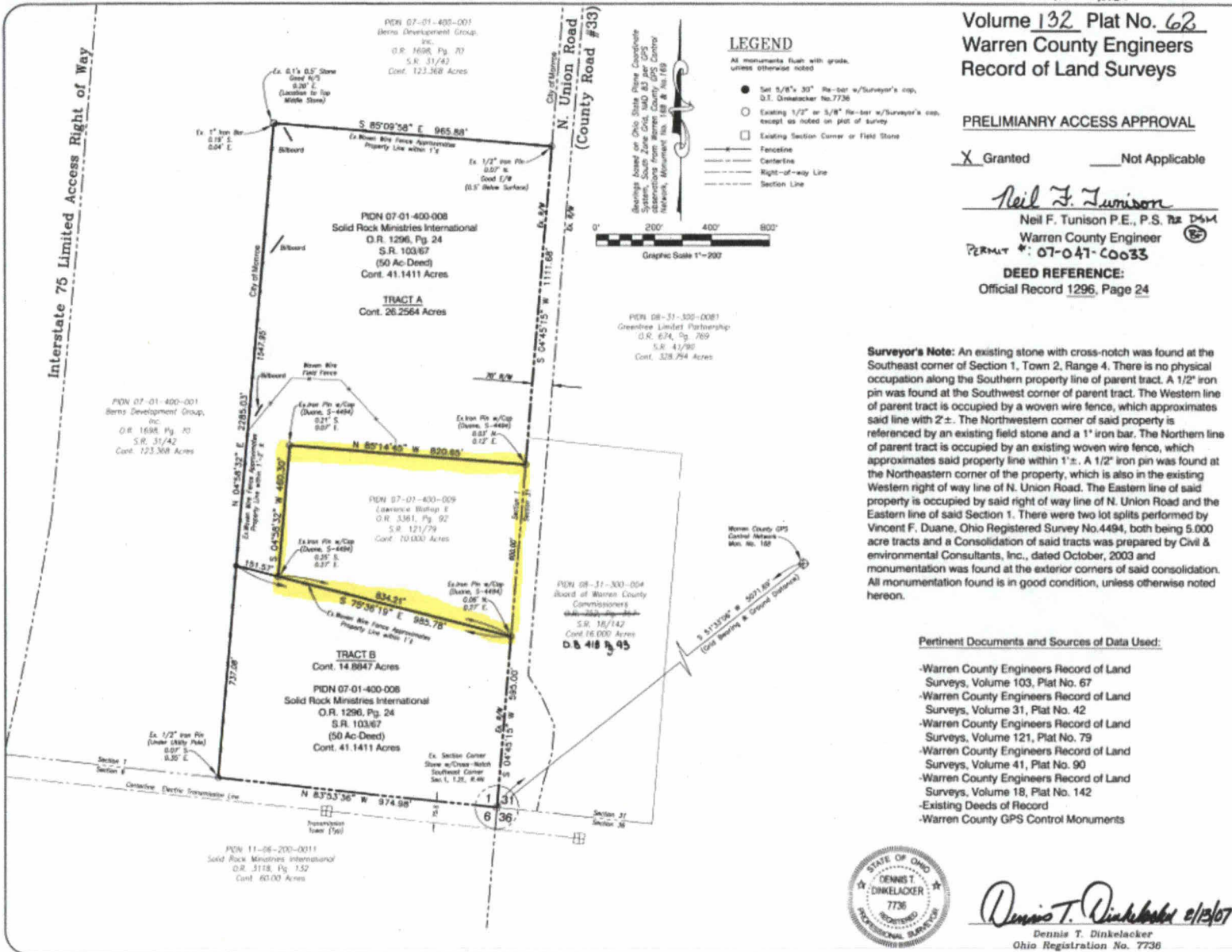
2020-05





# Current Survey

# 2020-05



Volume 132 Plat No. 62  
 Warren County Engineers  
 Record of Land Surveys

PRELIMINARY ACCESS APPROVAL

Granted  Not Applicable

*Neil F. Tunison*  
 Neil F. Tunison P.E., P.S. **RE DSM**  
 Warren County Engineer  
 PERMIT #: 07-041-00033

DEED REFERENCE:  
 Official Record 1296, Page 24

**LAND CONSULTANTS**  
 2015 4000 Madison Street  
 Leavenworth, IN 47025  
 Phone: (812) 837-2140  
 Fax: (812) 837-4401  
 Email: info@landcs.com  
 Web: www.landcs.com

Date:	August 13, 2007
Scale:	1" = 200'
Job No.:	80780401
Revisions:	
No.	Date
Drawn by:	SPK
Checked by:	SPK

RETRACEMENT & CUT-UP PLAT  
 for  
 Solid Rock Ministries International  
 located in  
 Section 1, Town 2 E., Range 4 N.  
 Turtlecreek Township, Warren County, Ohio



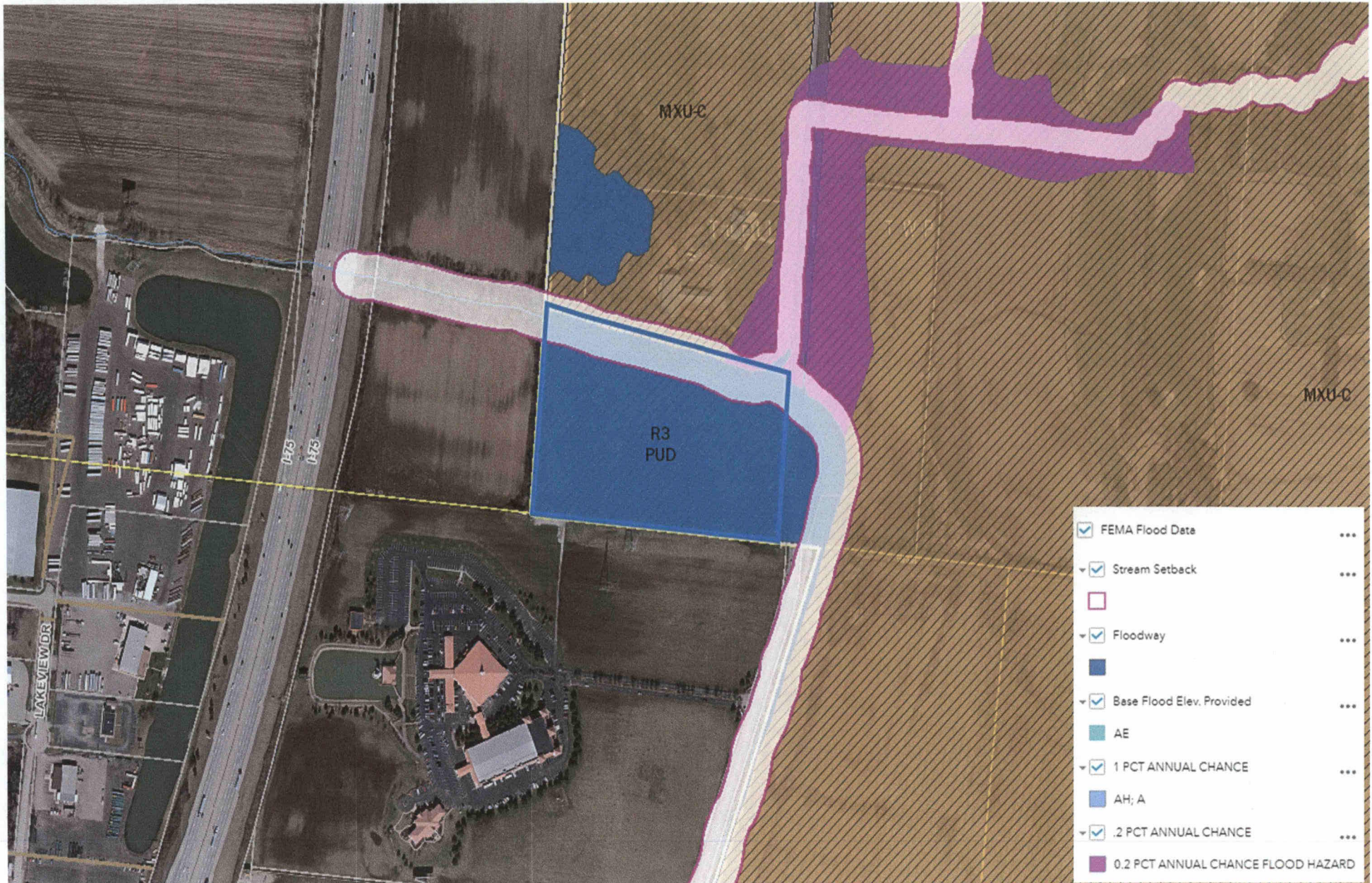
*Dennis T. Dinkelacker 8/13/07*  
 Dennis T. Dinkelacker  
 Ohio Registration No. 7736

Sheet  
 1 of 1  
 Acad Name:  
 L:\2007\80401-Solid Rock  
 Ministries (DINKELACKER)\DWG1  
 PLOT\80780401-07.dwg



# Zoning & Flood Map

2020-05






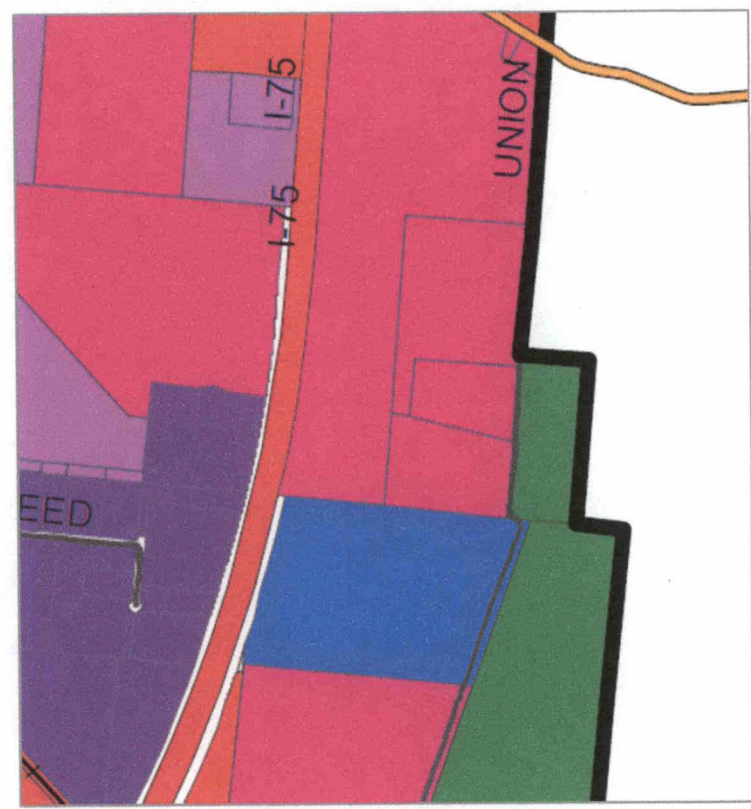
# City of Monroe Zoning









## Land Uses

 B-P Business Park

# Future Land Use



## Future Land Uses

- |  |  |
|--|--|
|  Light Industrial |  Institutional        |
|  Heavy Industrial |  Office-Business Park |
|  Commercial       |  Agriculture          |



# Warren County Regional Planning Commission Recommendation:

At its meeting on August 27, 2020, with a vote of 7 yes, 2 abstain and 5 no, the Warren County Regional Planning Commission (RPC) Executive Committee recommended denial of the PUD Stage 1. The RPC Member who made the motion to deny explained that his motion was based on the proposed use being in the floodway (not the floodplain).



**TURTLECREEK TOWNSHIP**  
670 N. STATE ROUTE 123  
LEBANON, OHIO 45036-9512  
PHONE: (513) 932-4902  
FAX: (513) 932-3654

August 11, 2020

Warren County Rural Zoning  
Attn: Michelle Tegtmeier  
406 Justice Drive  
Lebanon, Ohio 45036

Re: Restoration Ranch Stage 1 PUD

Dear Ms. Tegtmeier,


The Board of Trustees of Turtlecreek Township have reviewed the stage 1 PUD submittal for the Restoration Ranch Children's Residential Center.

The Board of Trustees of Turtlecreek Township would like to provide the following comments regarding this stage 1 PUD submittal:

- The Board of Trustees of Turtlecreek Township view this stage 1 PUD submittal as contrary to the existing Area Plan that has been adopted by the Board of Trustees of Turtlecreek Township and Warren County Board of Commissioners.
- The Board of Trustees of Turtlecreek Township view this stage 1 PUD submittal as contrary to the economic business plan that has been developed for the area by the Turtlecreek Township and Warren County Board of Commissioners.
- The Board of Trustees of Turtlecreek Township view that this facility would have a substantial negative impact of the planned uses for business and residential property in this area.

The Board of Trustees of Turtlecreek Township respectfully request that during the consideration of this stage 1 PUD review, that the above concerns be considered and the proposed use be denied.

Sincerely,

  
Daniel F. Jones

DFJ/tb

Cc: file

TURTLECREEK TOWNSHIP BOARD OF TRUSTEES  
Daniel Jones, Trustee James VanDeGriit, Trustee Jonathan D. Sams, Trustee Amanda K. Childers, Chief Fiscal Officer

BOARD MEETING: 2<sup>ND</sup> MONDAY OF EACH MONTH AT 7:00 P.M.  
BOARD MEETING: LAST TUESDAY OF EACH MONTH AT 8:00 A.M.



## **Warren County Soil & Water**

---

During the engineering phase, the engineer should design adequate sediment and erosion protections between the project and Shaker Run to protect this natural resource.

## **Warren County Board of Health**

Prior to building, please contact the Warren County Health District Plumbing Division at 513-695-1476 to obtain any required plumbing permits for the residential center.

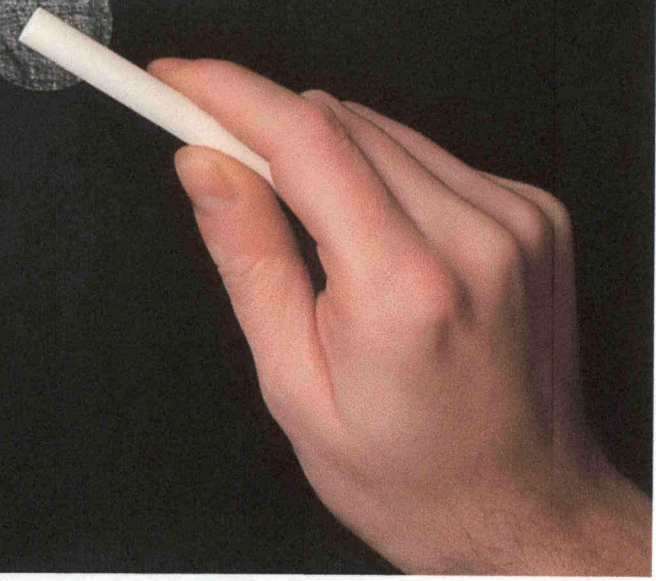




# **Warren County Rural Zoning Commission**

- The RZC voted two to one to recommend approval to the BOCC at its meeting on September 1, 2020.

ANY  
QUESTIONS?







  
WOOLPERT  
ARCHITECTURE | ENGINEERING | GEOSPATIAL



# RESTORATION RANCH

A CHILDREN'S RESIDENTIAL CENTER

  
WOOLPERT  
ARCHITECTURE | ENGINEERING | GEOSPATIAL



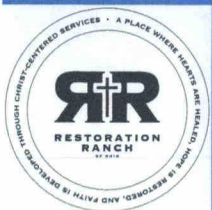


# RESTORATION RANCH

A CHILDREN'S RESIDENTIAL CENTER

## 2002 STAGE 1 APPROVED VS 2020 STAGE 1 REQUESTED:

- 1 NEW BUILDING INSTEAD OF 37 NEW BUILDINGS
- 90% OPEN SPACE INSTEAD OF 20% OPEN SPACE
- GREATER SETBACKS
- ALL CONDITIONS PLACED ON THE 2002 APPROVED R3 PUD ARE ACCEPTED OR IMPROVED UPON WITH THIS REQUEST







# RESTORATION RANCH

## A CHILDREN'S RESIDENTIAL CENTER

### FACILITY OVERVIEW:

- 30,000 SF BUILDING OVER TWO FLOORS
  - CLASSROOMS
  - RECREATION
  - HEALTH
  - ADMINISTRATION
  - DINING
- FULLY SECURED FACILITY
- NON-COMBUSTIBLE AND FULLY SPRINKLERED BUILDING
- SOUTHWEST RESIDENTIAL ARCHITECTURE
- 14 ACRE SITE WITH 90% OPEN SPACE
- WARREN COUNTY WATER
- BUTLER COUNTY SEWER
- FLOOD-WAY COMPLIANT PER NO-RISE STUDY
- PARKING ON-SITE FOR STAFF AND SUPPORT PERSONNEL
- OVERFLOW PARKING IN CHURCH OVERFLOW PARKING
- PROJECT VALUE EXCEEDS \$10MM





# RESTORATION RANCH

## A CHILDREN'S RESIDENTIAL CENTER

# GATEWAY PLAN WEST

## 1. THE PLAN DEFINES SOLID ROCK CHURCH AS ***AN IMPORTANT ASSET.***

SOLID ROCK CHURCH CONSISTS OF THE FOLLOWING USES:

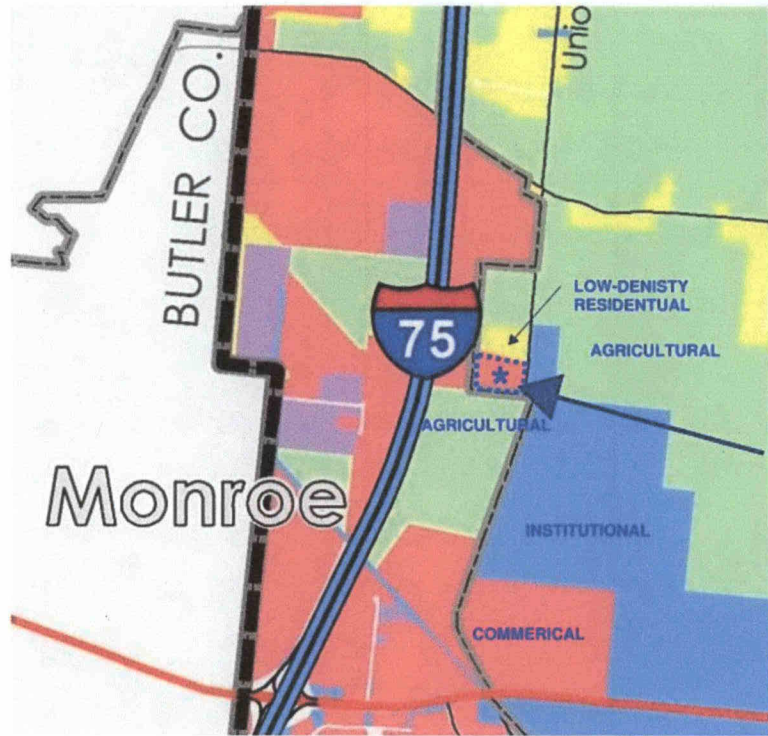
- CHURCH
- HOME FOR LIFE
- ATHLETIC FACILITIES
- WALKING TRAILS
- EDUCATIONAL
- CHILDREN'S RESIDENTIAL CENTER FOR 12 CHILDREN

## 2. RESTORATION RANCH PROPERTY

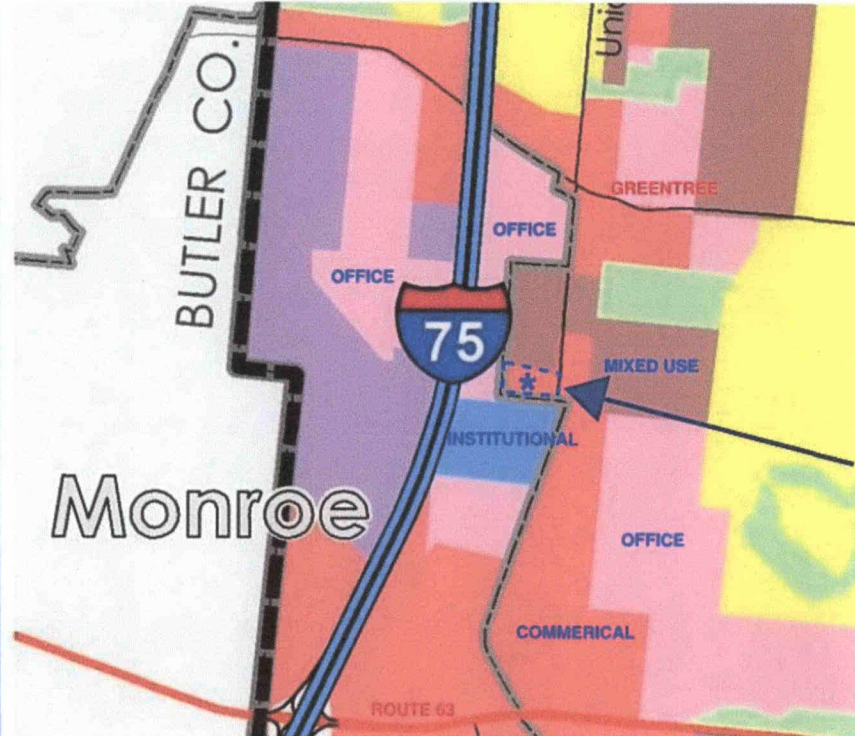
- CURRENTLY ZONED RESIDENTIAL PUD FOR SENIOR CITIZENS
- REQUESTED ZONING IS RESIDENTIAL PUD FOR A CHILDREN'S RESIDENCE







EXISTING LAND USE



FUTURE LAND USE

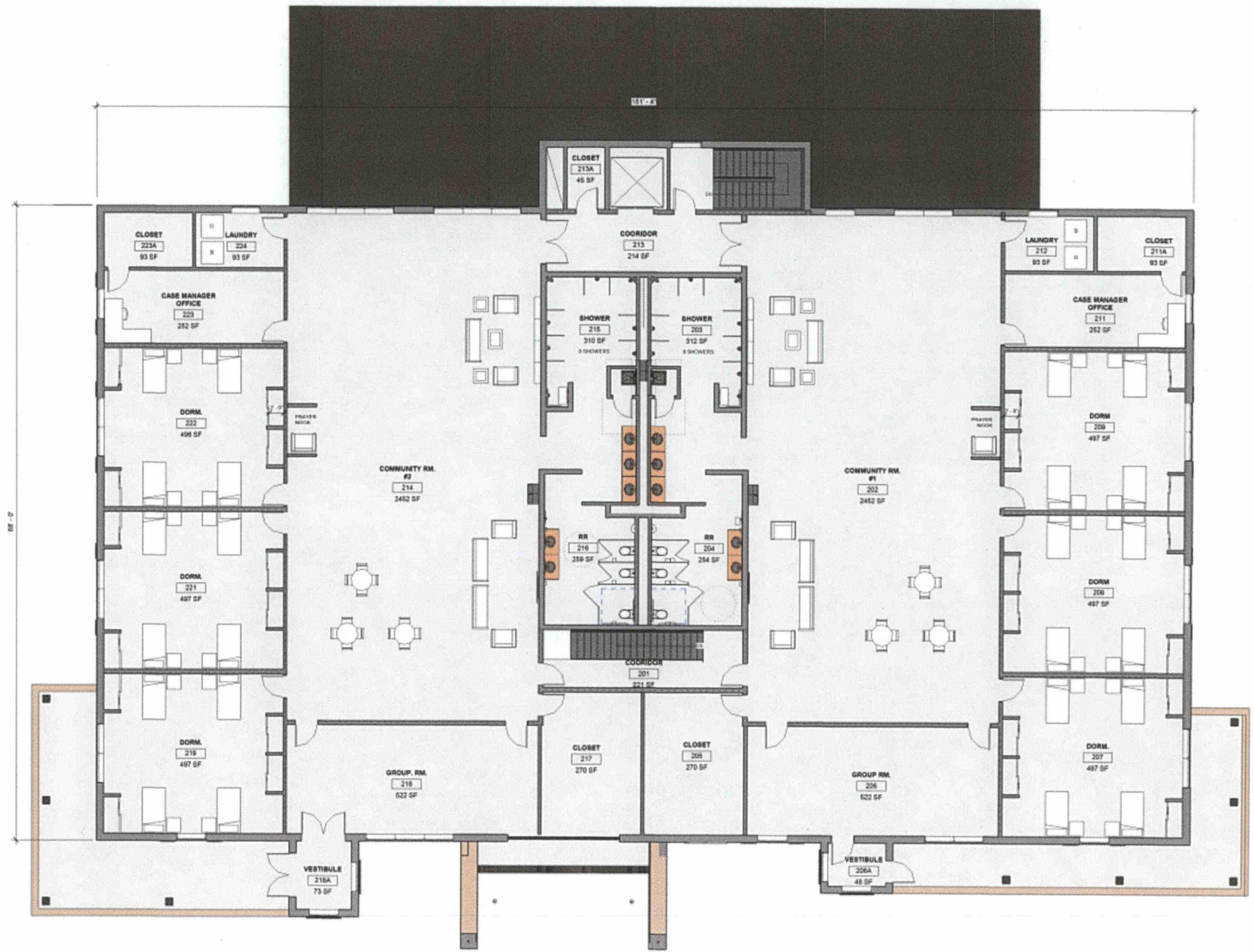
# GATEWAY PLAN WEST





**FIRST FLOOR PLAN**





BR - 0

151'-4"

CLOSET  
223A  
93 SF

LAUNDRY  
224  
93 SF

CASE MANAGER  
OFFICE  
223  
252 SF

DORM  
222  
499 SF

COMMUNITY RM.  
#2  
214  
2452 SF

DORM  
221  
497 SF

DORM  
218  
497 SF

VESTIBULE  
219A  
73 SF

CLOSET  
213A  
45 SF

COORIDOR  
213  
214 SF

SHOWER  
215  
310 SF  
3 SHOWERS

SHOWER  
203  
312 SF  
3 SHOWERS

RR  
216  
259 SF

RR  
204  
254 SF

COORIDOR  
201  
221 SF

CLOSET  
217  
270 SF

CLOSET  
205  
270 SF

GROUP RM.  
218  
622 SF

GROUP RM.  
206  
622 SF

VESTIBULE  
206A  
48 SF

LAUNDRY  
212  
93 SF

CLOSET  
211A  
93 SF

CASE MANAGER  
OFFICE  
211  
252 SF

DORM  
206  
497 SF

COMMUNITY RM.  
#1  
202  
2452 SF

DORM  
208  
497 SF

DORM  
207  
497 SF