



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

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

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

**MINUTES: Regular Session – December 1, 2020**

The Board met in regular session pursuant to adjournment of the November 24, 2020 meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Laura Lander, Deputy Clerk – present

Minutes of the November 24, 2020 meeting were read and approved.

- 20-1711      A resolution was adopted to approve leave donation for Mike Gates within the Warren County Water and Sewer Department. Vote: Unanimous
- 20-1712      A resolution was adopted to establish January 5, 2021 at 9:00 a.m. as the time and date for the Annual Organizational Meeting. Vote: Unanimous
- 20-1713      A resolution was adopted to enter into a service agreement with CHC Wellbeing, Inc. for the provision of comprehensive biometric screenings effective January 1, 2021. Vote: Unanimous
- 20-1714      A resolution was adopted to authorize the County Administrator to sign Memorandums of Understanding with various public and private educational institutions. Vote: Unanimous
- 20-1715      A resolution was adopted to enter into Classroom Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 20-1716      A resolution was adopted to authorize the President of the Board to enter into an agreement with the Ohio Department of Transportation for a road improvement project that includes waterline relocation on US Route 22 and Zoar Road. Vote: Unanimous

- 20-1717 A resolution was adopted to approve and authorize the President of the Board to enter into a Professional Service Agreement with Environmental Educators, Inc. relative to the Warren County Water and Sewer Departments Source Water Protection Program. Vote: Unanimous
- 20-1718 A resolution was adopted to authorize the President of the Board to enter into an agreement with Southwest Ohio Regional Transit Authority (SORTA) relative to Warren County Transit Service. Vote: Unanimous
- 20-1719 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 20-1720 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for Watercrest at Landen, LLC for completion of improvements in Watercrest at Landen, Section 1A and Section 1b situated in Deerfield Township. Vote: Unanimous
- 20-1721 A resolution was adopted to create the County Lodgings Tax Fund #2232. Vote: Unanimous
- 20-1722 A resolution was adopted to approve repayment of cash advance from EMA Fund 2264 into General Fund #1101. Vote: Unanimous
- 20-1723 A resolution was adopted to approve appropriation decreases in COAP Grants Fund #2251. Vote: Unanimous
- 20-1724 A resolution was adopted to declare a surplus of funds in the certificate of Title Administration Fund #2250, approve a supplemental appropriation into the Certificate of Title Fund #2250 and transfer funds into the County General Fund #1101. Vote: Unanimous
- 20-1725 A resolution was adopted to accept an amended certificate and approve supplemental appropriation within Sheriff's Office Fund #2267. Vote: Unanimous
- 20-1726 A resolution was adopted to approve supplemental appropriation adjustment into Juvenile Court Clerk Computer Fund 2278. Vote: Unanimous
- 20-1727 A resolution was adopted to approve appropriation adjustment within Juvenile Court Fund #10111240. Vote: Unanimous
- 20-1728 A resolution was adopted to approve appropriation adjustment from Juvenile Detention Center Fund #11012600 into Probate Court Fund #11011250. Vote: Unanimous
- 20-1729 A resolution was adopted to approve appropriation adjustment within Mary Haven Fund #2270. Vote: Unanimous

- 20-1730 A resolution was adopted to approve appropriation adjustment within Facilities Management Fund #4467. Vote: Unanimous
- 20-1731 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 20-1732 A resolution was adopted to approve appropriation adjustments within Board of Elections CTCL Grant Fund #11011302. Vote: Unanimous
- 20-1733 A resolution was adopted to approve supplemental appropriations into Board of Elections CTCL Grant Fund #11011302. Vote: Unanimous
- 20-1734 A resolution was adopted to approve appropriation adjustment within Board of Elections Fund #13001302. Vote: Unanimous
- 20-1735 A resolution was adopted to approve appropriation adjustments within Board of Elections Fund #11011300. Vote: Unanimous
- 20-1736 A resolution was adopted to approve appropriation adjustments from Board of Elections Fund #2209 to #2209. Vote: Unanimous
- 20-1737 A resolution was adopted to continue public hearing to consider Text and Map Amendments to the Warren County Rural Zoning Code to amend Section 2.407 (Mixed-Use District), Section 2.407.3 (Allowable Uses), and Section 2.407.4 (Prohibited Uses) the Map Amendment to cover Parcel 12364000035 and a portion of Parcel 12364000037. Vote: Unanimous

#### DISCUSSIONS

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

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#### PUBLIC HEARING

CONSIDER TEXT AND MAP AMENDMENTS TO THE WARREN COUNTY RURAL ZONING CODE TO AMEND SECTION 207 (MIXED-USE DISTRICT), SECTION 2.407.3 (ALLOWABLE USES), AND SECTION 2.407.4 (PROHIBITED USES), THE MAP AMENDMENT TO COVER PARCEL 12364000035 AND A PORTION OF PARCEL 12364000037

The Board met this 1<sup>st</sup> day of December, 2020, both virtually and in the Commissioners' Meeting Room to consider text and map amendments to the Warren County Rural Zoning Code.

Michelle Tegtmeier, Chief Zoning Official, presented the attached PowerPoint reviewing the proposed amendments.

Mrs. Tegtmeier then reviewed each section of the changes and stated the recommendation to approve as presented.

Commissioner Young questioned whether the proposed changes were driven by the County or by Turtlecreek Township.

Ms. Tegtmeier stated that the proposed changes were initiated by the township to maintain the commonality of the area.

Commissioner Young stated that he would like to hear more from the township and would like to continue the hearing so that representatives from Turtlecreek Township can be present.

Upon further discussion, the Board resolved (Resolution #20-1737) to continue this public hearing to December 15, 2020 at 10:00 a.m.

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Larry Hook, Springboro Schools Superintendent, was present along with Andrea Cook—Assistant Superintendent of Instruction, Terrah Stacey—Treasurer/CFO, and Scott Marshall—Communications Coordinator to thank the Board for their support in providing CARES Act funding for their district.


Upon further discussion, the Board presented a check to Springboro School District in the amount of \$350,576.27 as part of the CARES Act funds the Board allocated for school districts in Warren County.

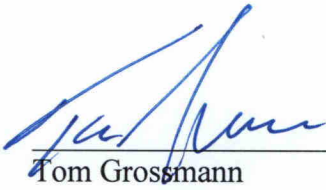
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Upon motion, upon unanimous call of the roll, the Board entered into executive session at 9:40 a.m. to discuss personnel matters relative to specific personnel related to the 2021 budget pursuant to Ohio Revised Code Section 121.22 (G)(1) and acquisition of property pursuant to Ohio Revised Code Section 121.22 (G)(2) and exited at 10:45 a.m.

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Upon motion the meeting was adjourned.

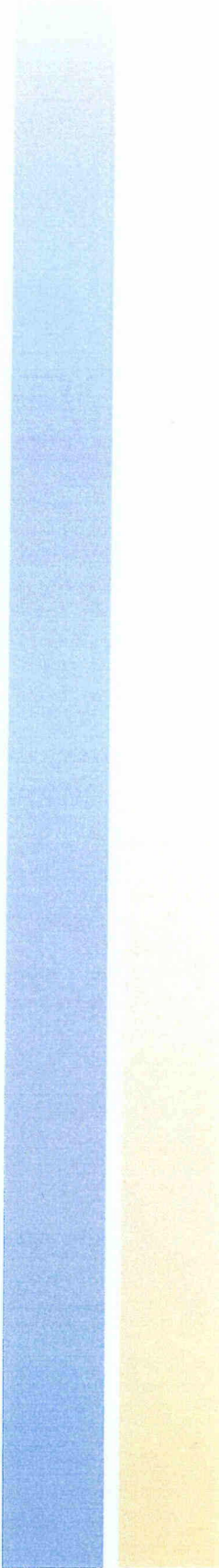
  
\_\_\_\_\_  
David G. Young, President

  
\_\_\_\_\_  
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 December 1, 2020, in compliance with Section 121.29 O.R.C.

  
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Laura Lander, Deputy Clerk  
Board of County Commissioners  
Warren County, Ohio



# **Warren County Rural Zoning Code Text & Map Amendments**

**Case # 2020-06**

**A -Text**

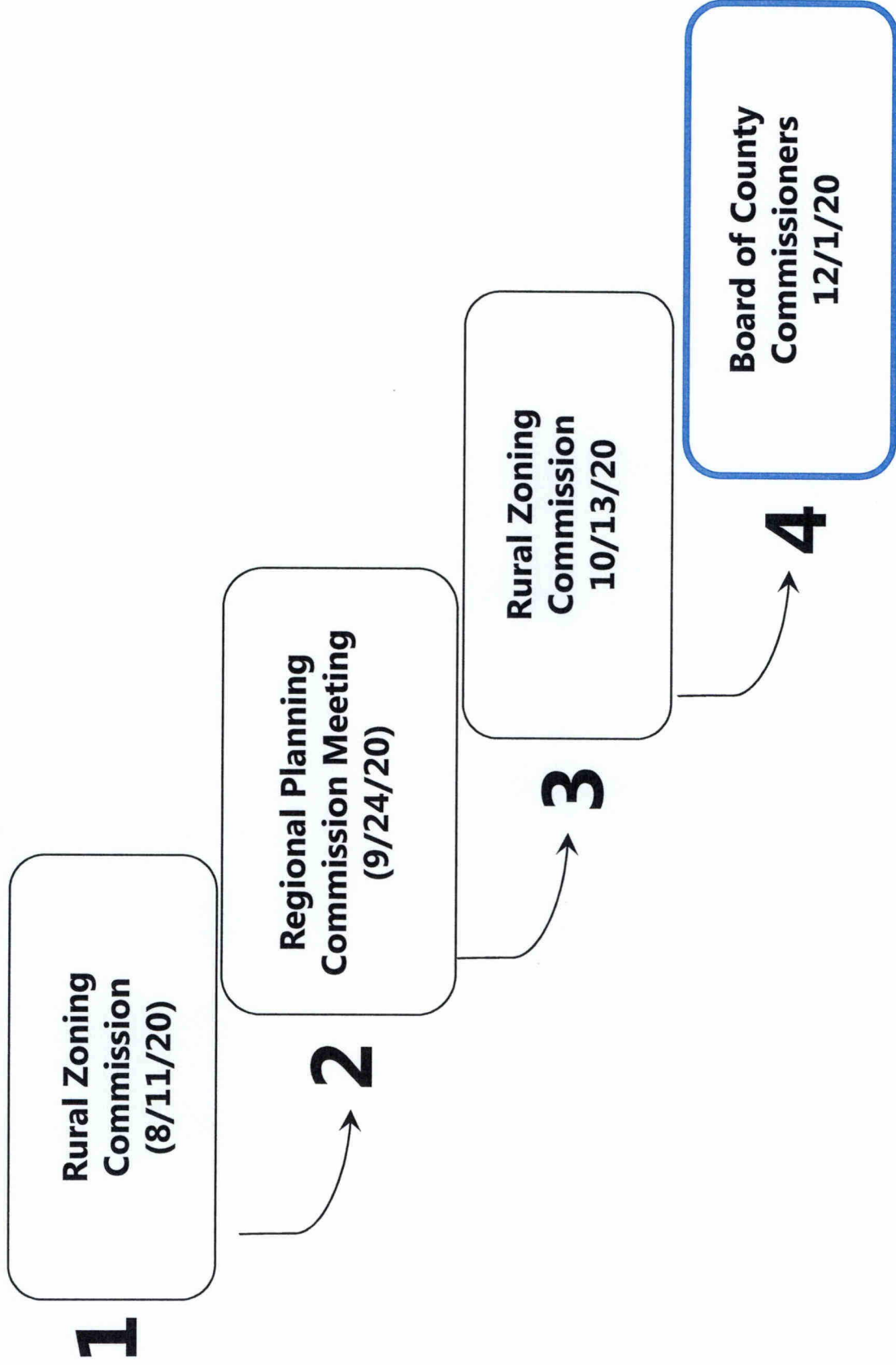
**B- Map Amendment**

# Introduction



- Amendments to the Warren County Rural Zoning Code have been drafted by Planning/Zoning staff.
- Drafted language has been reviewed by the Prosecutor's Office.

# Text Amendment Process



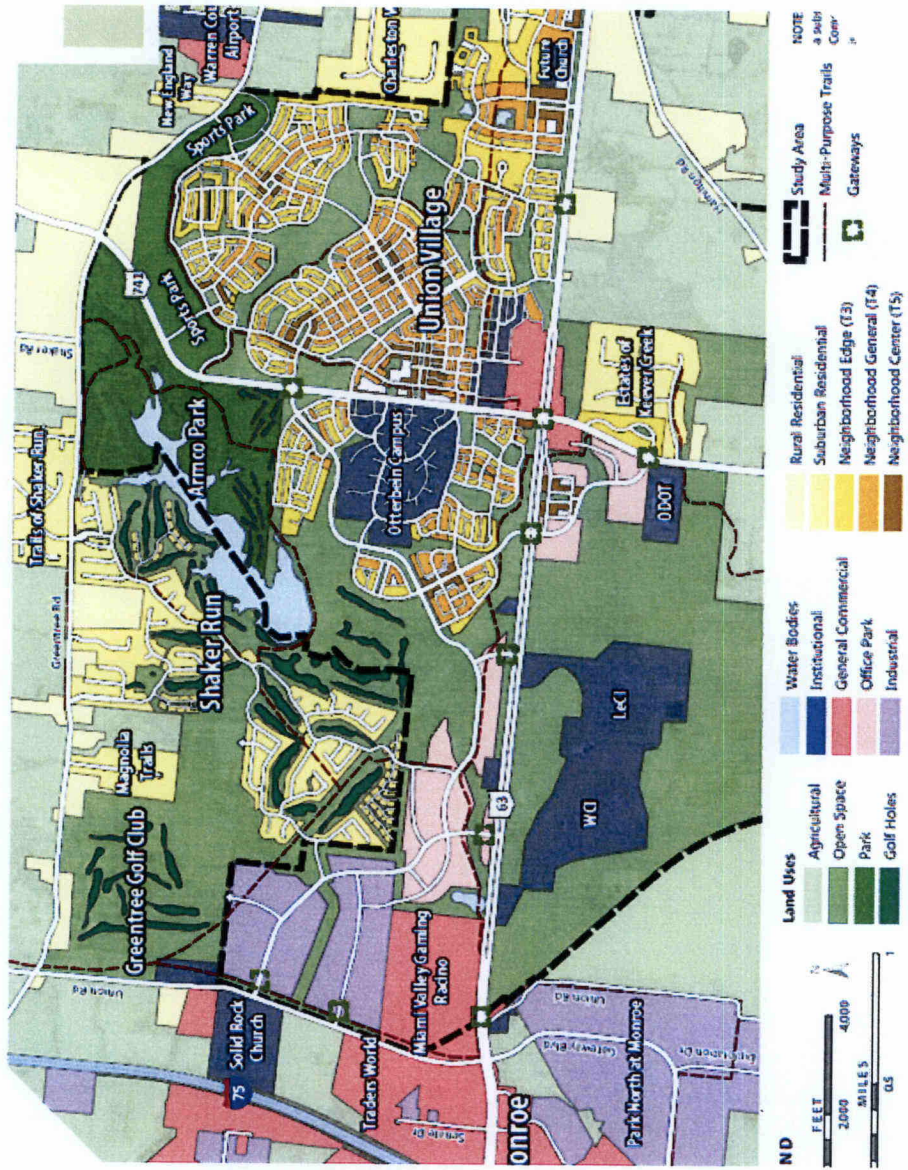


## Background

- 2015 the BOCC adopted the Gateway-West Plan
- 2018 the BOCC adopted the Crossroads Plan
- Both plans recommend industrial uses for the properties that are adjacent to the Miami Valley Gaming Racino
- The industrial uses envisioned are similar to the industrial uses developed in the nearby Park North Industrial Park
- The uses include a variety of warehousing and fulfillment center uses

# Turtlecreek Crossroads Master Plan

- Township Trustees
- Township Administrator
- Prosecutors Office
- Regional Planning Commission
- Residents
- Gateway Plan



## Mixed Use Center-Gateway

These amendments are intended to implement the Gateway and Crossroads plans and includes:

1. Map revisions to identify the new sub-district (Mixed Use Center-Gateway)
2. Text revisions include the addition of new sub district (Mixed Use Center-Gateway); and updates to the list of the **allowed uses** and the **prohibited uses** within the sub district



# Proposed Language

## EXHIBIT B: PROPOSED AMENDMENTS (Added language is highlighted and underlined)

### 2.407.3 Allowable Uses:

1. **Mixed Use Center-General**: The following uses are allowable in the Mixed -Use Center unless expressly prohibited under Section 2.407.4 (A), Prohibited Uses.

The uses allowed within the B-5 (Warehouse Depot Business) zoning district within the following use categories:

- a) The Commercial Business & Service Uses within the sub-categories of Entertainment and Recreation; Lodging; Service; Retail; and Professional Office.
- b) Temporary;
- c) Accessory;
- d) Agricultural & Related; and,
- e) Community Facility and Service

\*These uses are allowed subject to their use permission within the B-5 zoning district.

2. **Mixed Use Center-Gateway**: The following uses are allowable in the Mixed -Use Center-Gateway, unless expressly prohibited under Section 2.407.4 (B), Prohibited Uses-Gateway.

The uses allowed within the B-5 (Warehouse Depot Business) zoning district within the following use categories:

# Proposed Language

- a) The Commercial Business & Service Uses within the sub-categories of Entertainment and Recreation; Lodging; Service; Retail; and Professional Office.
- b) Temporary;
- c) Accessory;
- d) Agricultural & Related; and,
- e) Community Facility and Service

\*These uses are allowed subject to their use permission within the B-5 zoning district.

In addition to the above uses Warehousing and Fulfillment Center are also permitted and shall be developed in accordance with the B-5 development standards and are exempt from the development standards of the Section 2.407.5 (Use Specific standards); 2.407.6 (Integrated Development); and 2.407.7 (Development Standards).

3. **Mixed Use Neighborhood:** The uses allowed within the B-1 (Neighborhood Commercial Business) zoning district within the following use categories, unless expressly prohibited under Section 2.407.4, Prohibited Uses.
  - a) The Commercial Business & Service Uses within the sub-categories of Entertainment and Recreation; Lodging; Service; Retail; and Professional Office.
  - b) Temporary;
  - c) Accessory;

# Proposed Language

- d) Agricultural & Related; and,
- e) Community Facility and Service

\*These uses are allowed subject to their use permission within the B-1 zoning district.

\*For additional uses see Section 2.205 Table of Uses by Zoning District.

## 2.407.4 Prohibited Uses

### A. Mixed Use Center-General & Mixed Use-Neighborhood

The following uses are prohibited in Mixed Use Center-General and Mixed Use -Neighborhood:

1. Dealers or businesses with outdoor display of automotive, recreational vehicle, motorcycle, boat, construction equipment, farm equipment, manufactured homes, and other similar equipment for sale, rent or lease;
2. Heavy equipment sales and service;
3. Towing services, salvage yards, and impound lots;
4. Car wash;
5. Mini-storage and self-storage facilities;
6. Commercial laundries with dry-cleaning operation on-site;
7. Warehousing and distribution facilities;
8. Freight terminals; and,

# Proposed Language

- 9. Industrial Heavy: Manufacturing, fabrication, processing, and assembly of materials in a raw form.
- 10. Any use or development that creates a danger to public health or safety and/or a nuisance, including but not limited to environmental pollution; traffic; noise; vibration; odor; dust; or glare, is subject to interpretation by the Zoning Inspector in order to determine whether such is compatible to the zoning district; and,
- 11. Any use similar to one or more other uses already prohibited within the district.

## B. Mixed Use Center-Gateway

The following uses are prohibited in Mixed Use Center-Gateway:

- 1. Dealers or businesses with outdoor display of automotive, recreational vehicle, motorcycle, boat, construction equipment, farm equipment, manufactured homes, and other similar equipment for sale, rent or lease;
- 2. Heavy equipment sales and service;
- 3. Towing services, salvage yards, and impound lots;
- 4. Car wash;
- 5. Mini-storage and self-storage facilities;
- 6. Commercial laundries with dry-cleaning operation on-site; and
- 7. Industrial Heavy: Manufacturing, fabrication, processing, and assembly of materials in a raw form.



# Proposed Language

8. Any use or development that creates a danger to public health or safety and/or a nuisance, including but not limited to environmental pollution; traffic; noise; vibration; odor; dust; or, glare, is subject to interpretation by the Zoning Inspector in order to determine whether such is compatible to the zoning district; and,
9. Day Care Center
10. Moving Truck and Trailer Rental
11. Tattoo & Body Piercing Parlor
12. Gunsmith & Firearm Dealer
13. Container/POD storage Facility
14. Mover Storage Facility
15. Any use similar to one or more other uses already prohibited within the district.

An interpretation under paragraphs 8 and 9 above by the Zoning Inspector is subject to an administrative appeal as provided in Sec. 1.310.

# Regional Planning Commission



At its meeting on September 24, 2020 the Warren County Regional Planning Commission Executive Committee voted to recommend *approval* of the proposed text and map amendments to the Warren County Rural Zoning Commission with a vote of 12 yes, 3 abstain and 0 no.

# Warren County Rural Zoning Commission



At their meeting on October 13, 2020, Mr. Gibbs made a motion to recommend the Approval of the Warren County Rural Zoning Code Text and Map Amendments for case # 2020-06 A and B for 1). Mixed Use Center-General 2). Mixed Use Center-Gateway. Mr. Shaffer seconded the motion and upon call of the roll, the motion passed unanimously.