



**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 – August 27, 2024

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the August 20, 2024, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

- 24-1106 A resolution was adopted hiring Shelia Speaks as Protective Services Caseworker II within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-1107 A resolution was adopted hiring Hannah Patton as Assessment Investigator Caseworker I within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-1108 A resolution was adopted hiring Matthew Mumma as an EMA Specialist within Warren County Emergency Services Department. Vote: Unanimous
- 24-1109 A resolution was adopted approving the end of 365-day probationary period and pay increase for Heather Glardon within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-1110 A resolution was adopted approving the end of 365-day probationary period and pay increase for Jordan Snyder within Warren County Telecommunications. Vote: Unanimous
- 24-1111 A resolution was adopted approving the reclassification of Sarah Roberts from Customer Advocate I to Customer Advocate II within OhioMeansJobs Warren County. Vote: Unanimous

- 24-1112 A resolution was adopted approving the promotion of Sarah Smith to Eligibility Referral Specialist III within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-1113 A resolution was adopted approving the promotion of Anna White to QA Reviewer within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-1114 A resolution was adopted approving the promotion of Alexander Stern to Eligibility Referral Specialist III within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-1115 A resolution was adopted approving the promotion of Courtney Wilson to Eligibility Referral Supervisor within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-1116 A resolution was adopted approving notice of intent to award bid to W.E. Smith Construction for the 2024 Hamilton Road Drilled Pier Wall Project. Vote: Unanimous
- 24-1117 A resolution was adopted awarding the bid to Cronin Ford North of Middletown for the purchase of Two (2) Ford F550 4x4 Super Duty Trucks for the Engineer's Office. Vote: Unanimous
- 24-1118 A resolution was adopted advertising for bids for the purchase of Two (2) Handicap Upfit 2024 Chrysler Voyager LX Vans and Two (2) Standard 2024 Chrysler Voyager LX Vans for Warren County Transit Service. Vote: Unanimous
- 24-1119 A resolution was adopted authorizing the President of the Board to sign a Subgrant Award Agreement on behalf of the Warren County Drug Task Force. Vote: Unanimous
- 24-1120 A resolution was adopted approving Change Order #1 with Ford Development Corporation for the Roachester Cozaddale Road Bridge #52-4.02 Rehabilitation Project. Vote: Unanimous
- 24-1121 A resolution was adopted authorizing acceptance of quote from W.C. Storey & Son, Inc. to provide a 2,000 Gallon Double Wall Tank for Diesel Fuel and a 1,000 Gallon Double Wall Tank for Unleaded Gasoline, including associated equipment on behalf of the Engineer's Office. Vote: Unanimous
- 24-1122 A resolution was adopted entering into Classroom Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 24-1123 A resolution was adopted authorizing acceptance quote from Buckeye Power Sales Co. Inc. for Renewal of preventative maintenance agreement on behalf of Warren County Telecommunications. Vote: Unanimous

- 24-1124 A resolution was adopted approving Change Order No. 7 to the contract with Building Crafts Inc. for the RAR Water Treatment Plant Membrane Softening Upgrades Project. Vote: Unanimous
- 24-1125 A resolution was adopted acknowledging payment of bills. Vote: Unanimous
- 24-1126 A resolution was adopted entering into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Entech Greentree, LLC for the installation of certain improvements in Greentree Meadows, Section 1, situated in Turtlecreek Township. Vote: Unanimous
- 24-1127 A resolution was adopted entering into a street and appurtenances (including sidewalks) security agreement with Entech Greentree, LLC for installation of certain improvements in Greentree Meadows, Section 1 situated in Turtlecreek Township. Vote: Unanimous
- 24-1128 A resolution was adopted approving various record plats. Vote: Unanimous
- 24-1129 A resolution was adopted approving a supplemental appropriation into Commissioners Fund #11011111. Vote: Unanimous
- 24-1130 A resolution was adopted approving an appropriation adjustment within Telecommunications Department Fund #4492. Vote: Unanimous
- 24-1131 A resolution was adopted approving an appropriation adjustment within the Water Revenue Fund #5510. Vote: Unanimous
- 24-1132 A resolution was adopted approving an appropriation adjustment within the Sewer Revenue Fund #5580. Vote: Unanimous
- 24-1133 A resolution was adopted approving requisitions and authorizing the County Administrator to sign documents relative thereto. Vote: Unanimous
- 24-1134 A resolution was adopted approving a supplemental appropriation into Commissioners Fund #11011110 and an operational transfer from General Fund #11011110 into Health Benefits Fund #6632. Vote: Unanimous
- 24-1135 A resolution was adopted approving the RDJ PUD Stage 2 in Turtlecreek Township subject to conditions. Vote: Unanimous

DISCUSSIONS

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

ADMINISTRATIVE HEARING

RDJ PUD STAGE 2 IN UNION TOWNSHIP

The Board met this 27th day of August 2024, in the Commissioners' Meeting Room, for the administrative hearing to consider the application for the RDJ PUD Stage 2 in Union Township.

Commissioner Young opened the hearing and requested Krystal Powell, Clerk of Commissioners, identify for the record when the site was posted with signage stating the site would be subject to a public process, how and when the written notice of this hearing was sent to the Applicant and all owners of property within 500 feet from the parcel lines of the site subject, and how and when the administrative hearing was advertised.

Commissioner Young then proceeded to administer the oath to anyone desiring to give testimony during this administrative hearing.

Cameron Goschinski, Regional Planning Commission, presented the attached PowerPoint presentation outlining the property address, parcel size, and current zoning. Mr. Goschinski further stated the applicant is proposing the construction of a 12,000 square foot metal fabrication/ welding shop, a 3,000 square foot pole building, a 7,150 square foot banquet facility, a 5,200 square foot agricultural equipment storage facility, a 2,400 square foot livestock building, and a proposed residence.

Rex Jaeger, applicant and property owner, stated his plans for the PUD Stage 2 are similar to those of Stage 1 with the exception of cutting out the residential property and slightly moving the location of the proposed agriculture storage building.

Upon further discussion, the Board resolved (Resolution #24-1135) approving the RDJ PUD Stage 2 in Turtlecreek Township subject to conditions.

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:22 a.m. to discuss personnel matters to consider the dismissal or discipline of a public employee for the Water and Sewer Department pursuant to Ohio Revised Code Section 121.22(G)(1) and pending litigation with legal counsel present pursuant to Ohio Revised Code Section 121.22(G)(3) and exited at 11:07 a.m.

Upon motion the meeting was adjourned.



David G. Young, President



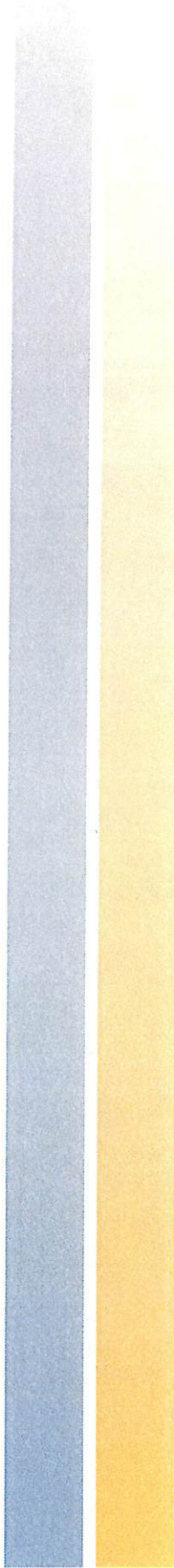
Tom Grossmann

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 August 27, 2024, in compliance with Section 121.22 O.R.C.



Krystal Powell, Clerk
Board of County Commissioners
Warren County, Ohio



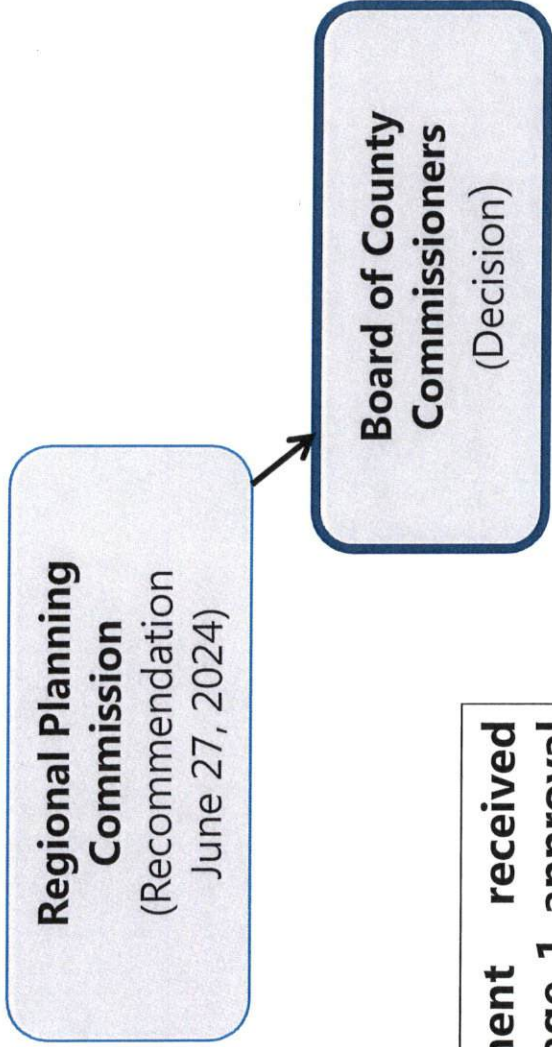
RDJ Community PUD Stage 2

Union Township

Prepared for the Board of County Commissioners

Date: August 27, 2024

PUD Stage 2 Process

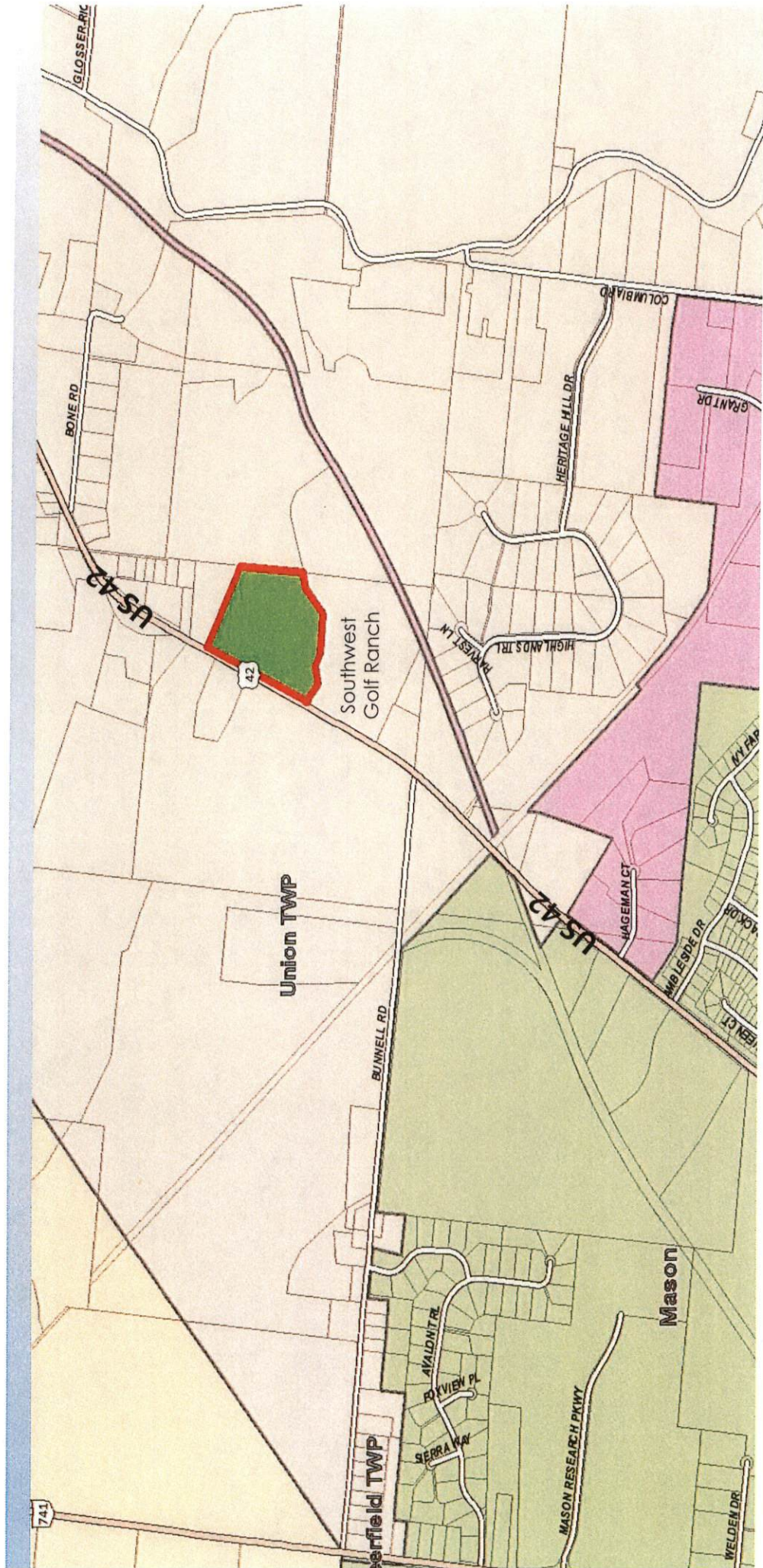


The development received revised PUD Stage 1 approval on June 7th, 2022.

Project Overview

| | |
|-----------------------|---------------------------------------|
| Property Owner | RDJ Holdings LLC |
| Site Location | 2752 S. US 42, Lebanon, OH 45306 |
| Site Area | 19.971 Acres |
| Zoning | B-2 PUD Community Commercial Business |
| Current Use | Metal Fabrication / Welding Shop |
| Wastewater | On-site |

Vicinity Map

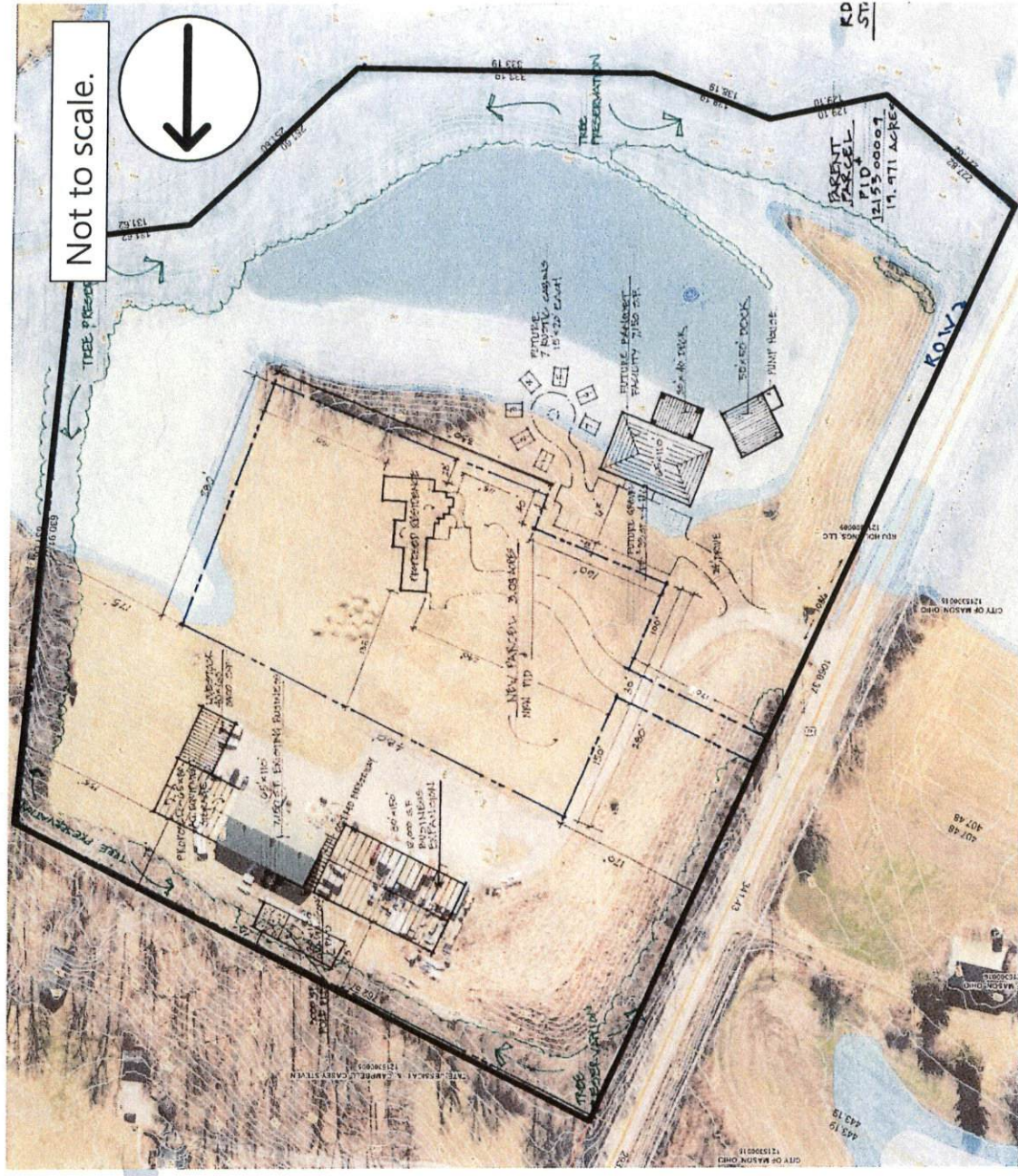


Aerial



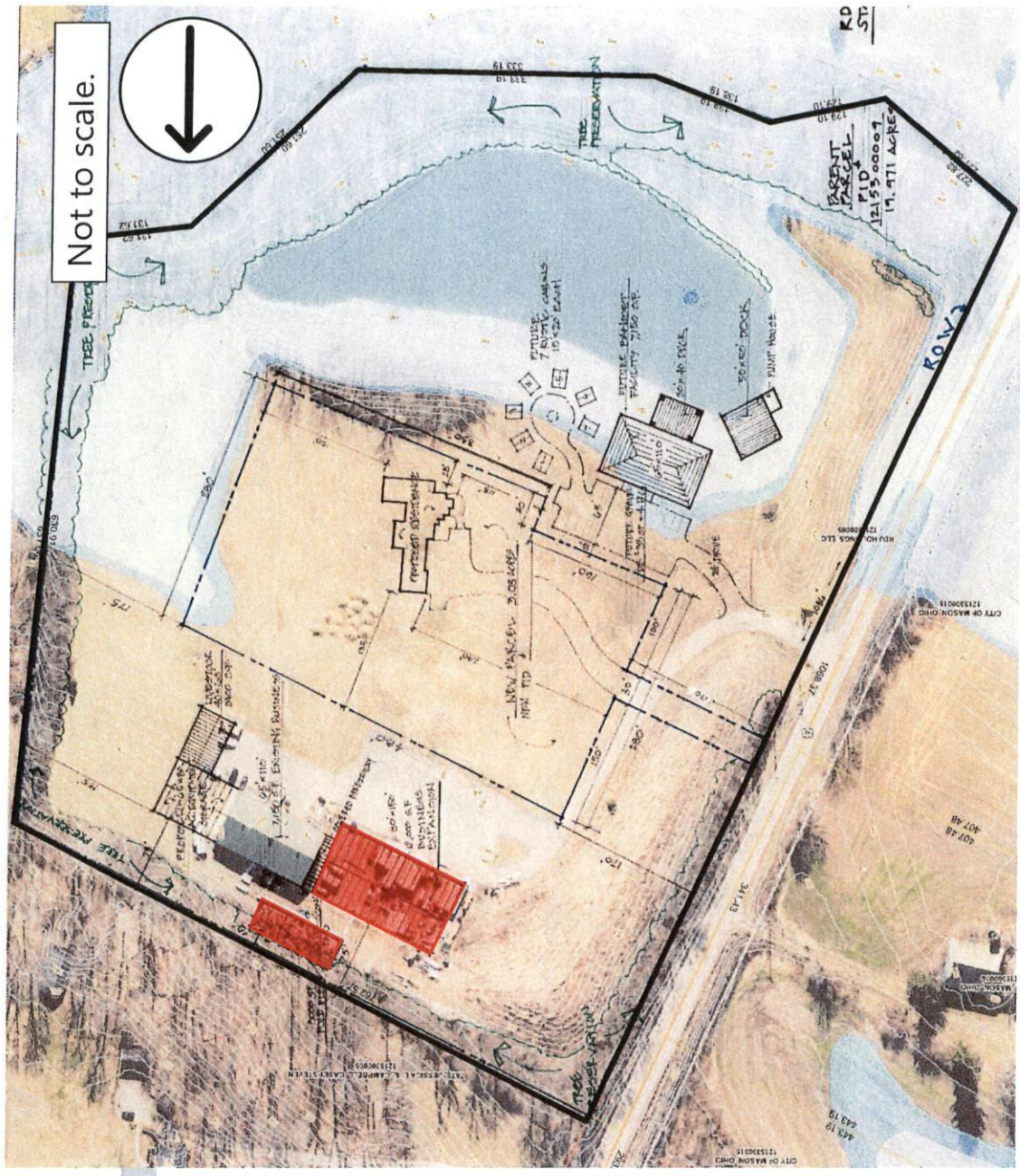
Proposal

1. Metal Fabrication / Welding Shop
 - a. 12,000 S.F. Business Expansion
 - b. 3,000 S.F. Pole Building
2. Wedding / Event Center
 - a. 7,150 S.F. Banquet Facility
 - b. 1,200 S.F. Deck
 - c. 2,500 S.F. Dock (w/ attached Pump House)
 - d. Seven (7) 300 S.F. Rustic Cabins
3. Agricultural Storage Facility
 - a. 5,200 S.F. Agricultural Equipment Storage
 - b. 2,400 Livestock Building
4. Proposed Residence



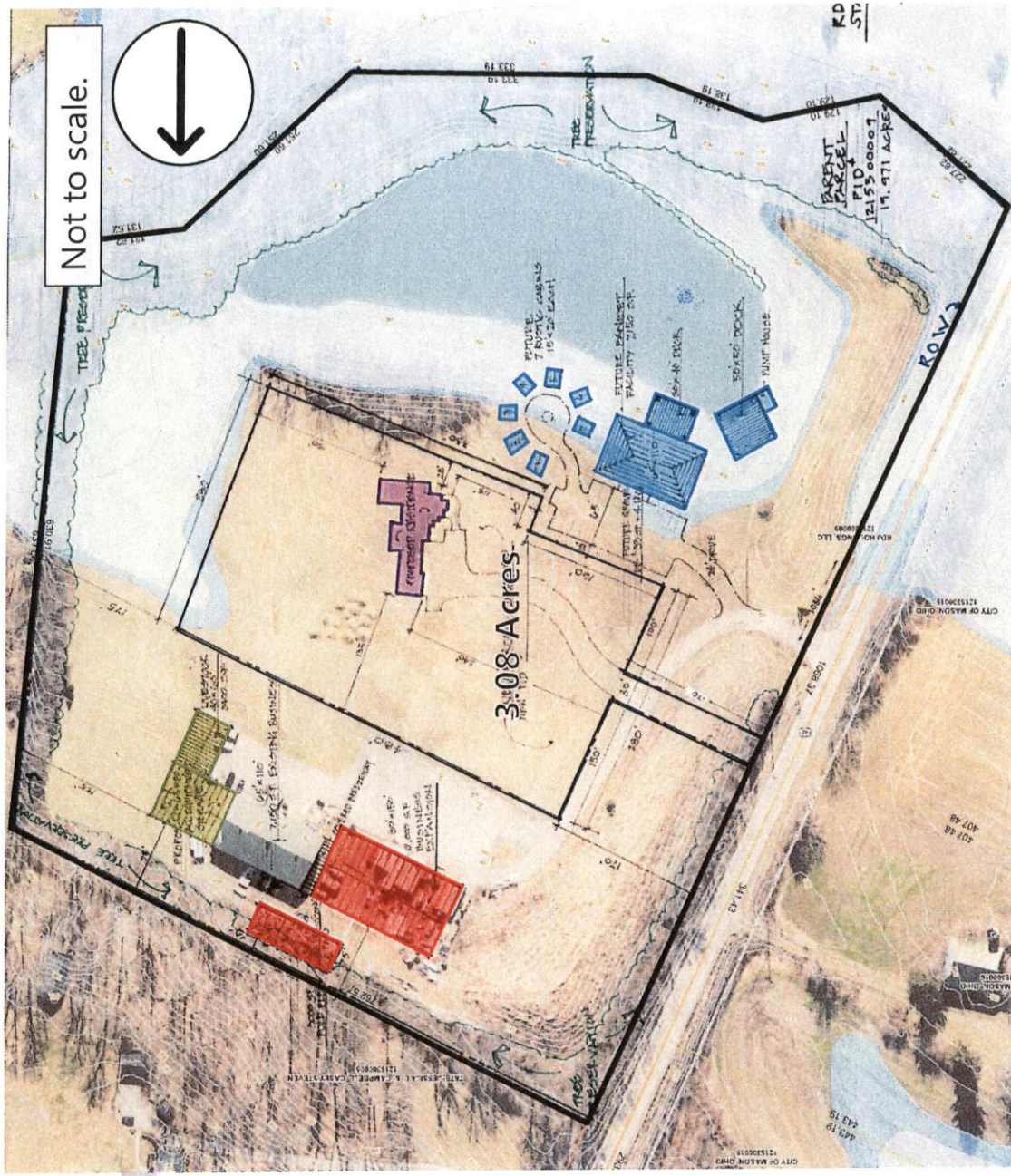
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 - a. 7,150 S.F. Banquet Facility
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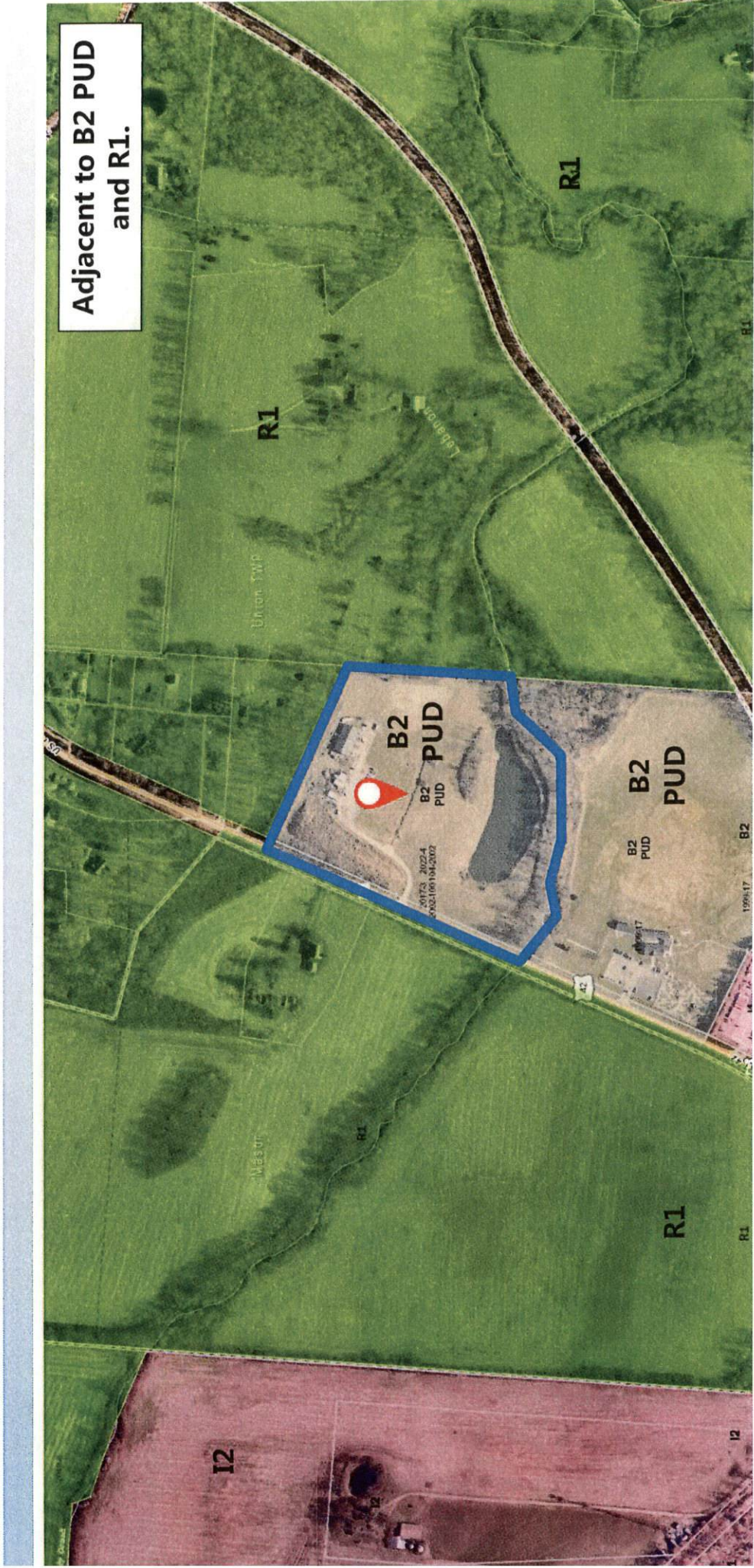


Proposal

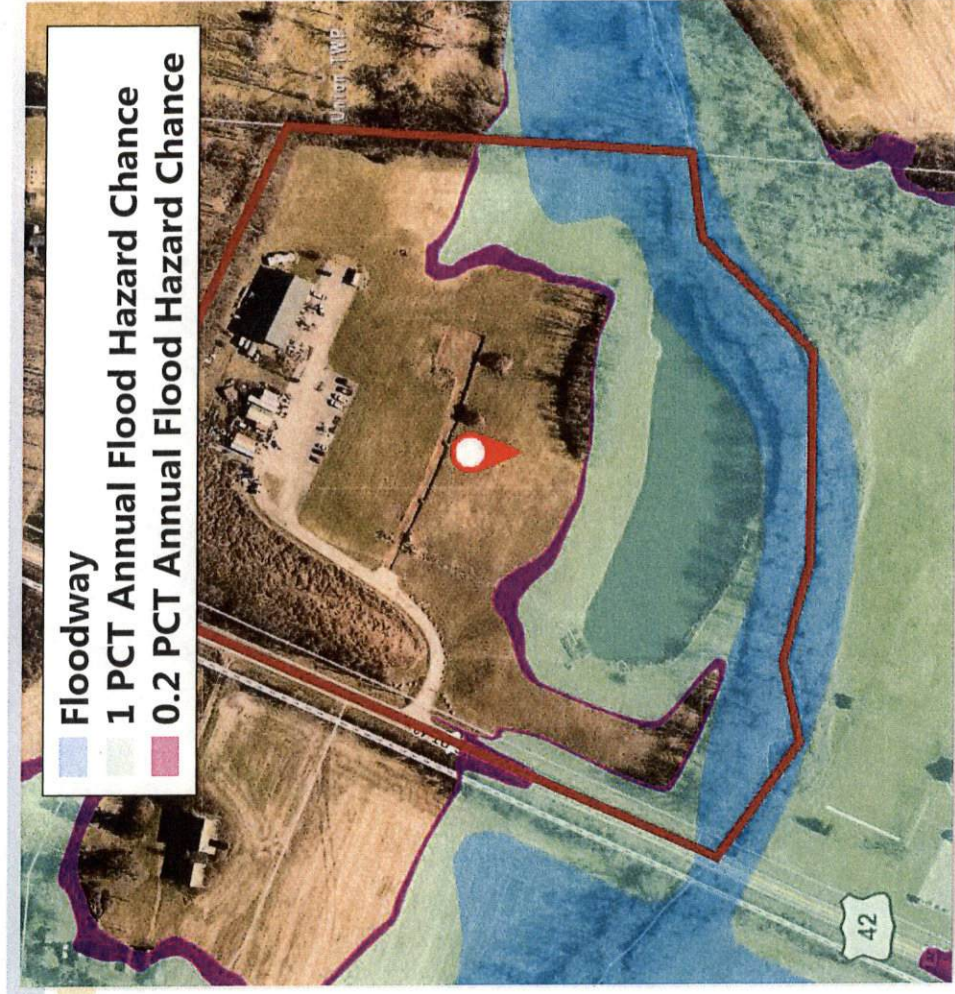
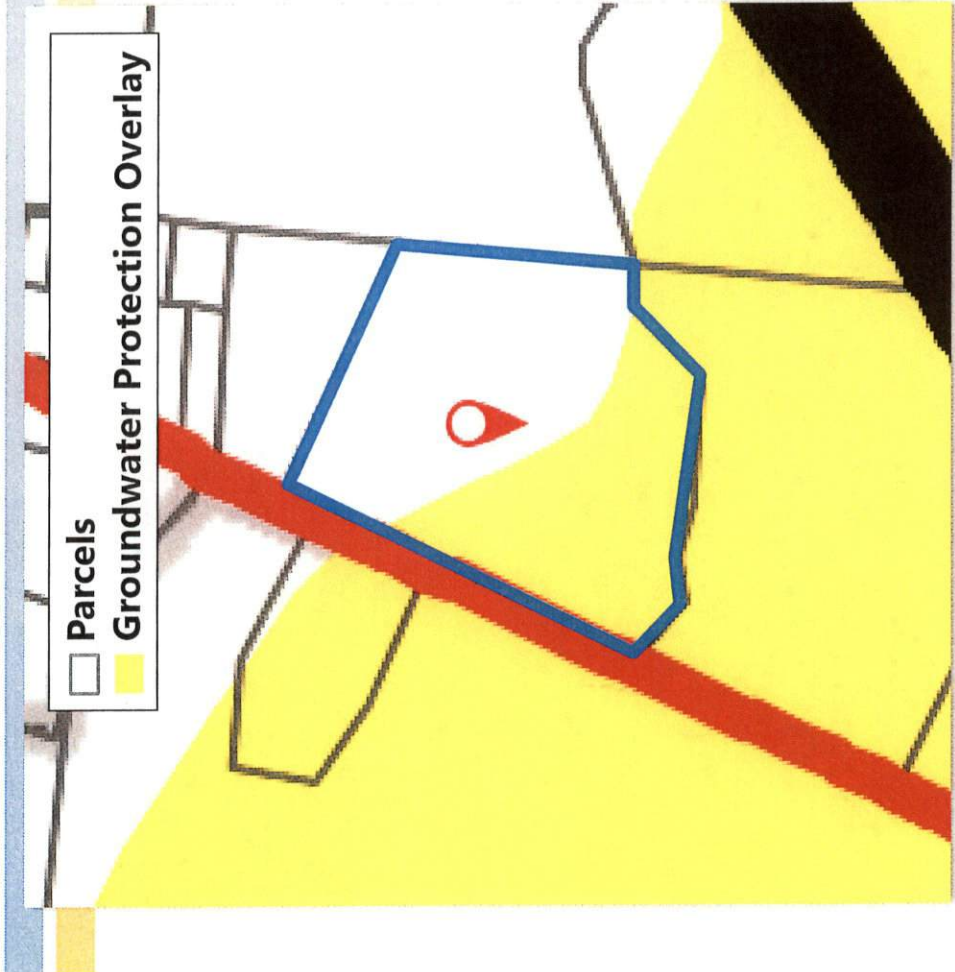
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Zoning – B-2 PUD



Environmental Features



Staff Recommendation

Staff recommends **approval** of the **RDJ Community PUD Stage 2** to the Warren County Board of Commissioners, subject to the following conditions:

1. All plans and proposals from the applicant shall be made conditions of approval unless modified by one of the following conditions.
2. Compliance with the Warren County Subdivision Regulations, the Warren County Zoning Code, the Warren County Thoroughfare Plan, and the PUD Stage 1 conditions of approval (Resolution# 22-0843).
3. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. Prior to construction, an Earth Disturbing permit must be obtained from the Warren County Soil and Water Conservation District if more than an acre of disturbance is planned. The applicant shall work with the Warren County Floodplain Administrator regarding flood zones located on the property, and to determine if permitting is required.

Staff Recommendation

4. Prior to PUD Stage 3, the applicant shall work with the Warren County Soil and Water Conservation District, concerning the location of rustic cabins located within the flood fringe. All structures located within the flood fringe shall receive the Warren County Soil & Water Conservation District Administrator's (Warren County Floodplain Administrator) approval.
5. That Resolution # 22-0843, Condition #9, is interpreted to mean any of the following:
 - a. Prior to PUD Stage 3, the applicant shall submit a revised site plan illustrating the cabins located outside of the floodplain; or
 - b. Prior to PUD Stage 3, the applicant shall submit a revised site plan illustrating the cabins elevated above the base flood elevation.
6. Prior to PUD Stage 3 approval for non-residential uses, the applicant submits a stormwater management plan approved by the Warren County Engineer's Office.

Staff Recommendation

- 7. The applicant shall contact the Ohio Department of Transportation (ODOT) for review and to determine if a traffic impact analysis is necessary. If a traffic impact analysis is required, the analysis shall be conducted prior to approval of PUD Stage 3. The site's internal vehicular circulation shall be reviewed and approved by the Warren County Engineer's Office prior to the approval of PUD Stage 3.**
8. At Alternative Plat review, the applicant shall dedicate the required right-of-way, in accordance with the Warren County Thoroughfare Plan.
9. Water facilities shall comply with the Warren County Water & Sewer Department standards, and any improvements deemed necessary by the Warren County Water & Sewer Department shall be installed by the developer.

Staff Recommendation

10. On-site septic systems shall be reviewed and approved for each use by the Warren County Health Department / Ohio EPA. If it is determined that the venue will generate more than 1,000 gallons of wastewater per day, the Ohio EPA will have jurisdiction to review the septic system. The developer shall comply with the Warren County Health Department regulations and standards regarding on-site septic systems and comply with the minimum setback distances for septic systems from detention basins.
11. **All welding shall be performed and conducted inside of the building. All materials and storage pertaining to the welding shop use shall be kept inside a building or screened from view of persons on contiguous property or persons using public right-of-way.**
12. The addition of agricultural structures and uses to the subject site constitutes a revised Site Plan review.

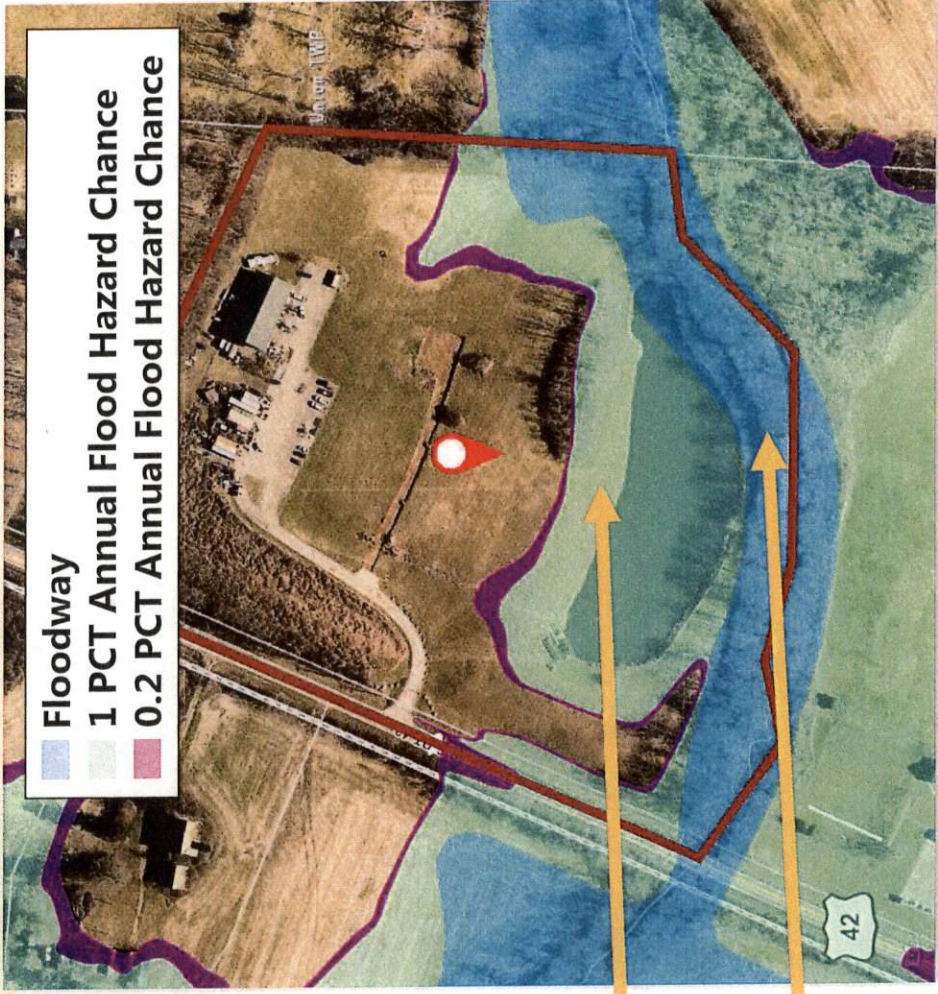
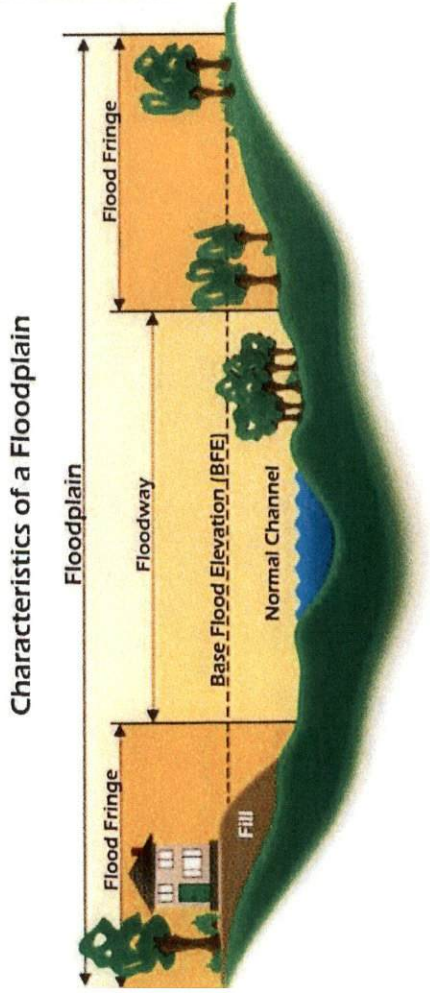
Staff Recommendation

13. Prior to PUD Stage 3, the applicant shall submit an updated Site Plan, in compliance with the WCRZC 1.303, identifying:
- a. Building height;
 - b. Building elevations for the business expansion, proposed residence, future banquet facility, and cabins;
 - c. Parking location and dimensions of each parking space, and ensure that the site plan illustrates the required number of parking spaces for each use as determined in the WCRZC Table 3.307-1;
 - d. Location and dimensions of all existing and proposed easements;
 - e. Proposed landscaping and location (as applicable);
 - f. Location of the septic system(s), and leach fields;
 - g. The typical cross-section for the private driveway, and width of drive lanes; and
 - h. A driveway apron located along State Route 42, in accordance with the Warren County Rural Zoning Code, Figure 3.311-2.



Backup Slides

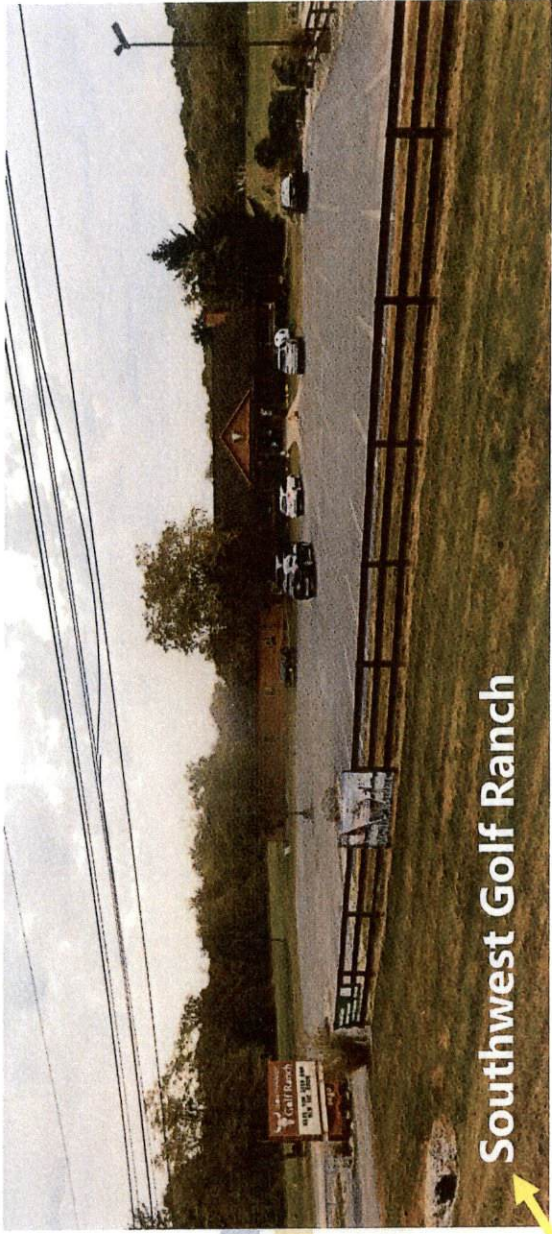
Floodplain Characteristics



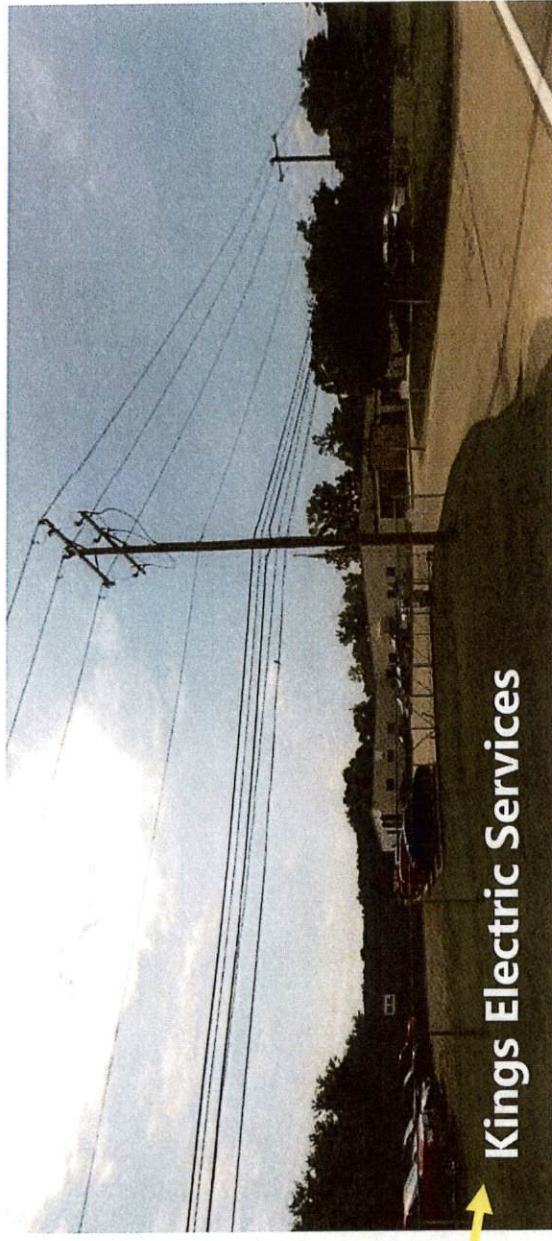
Flood Fringe

Floodway

Nearby Non-Residential Uses



Southwest Golf Ranch



Kings Electric Services

WC Thoroughfare Plan

- 102' Right of Way required by the Thoroughfare Plan on Secondary Arterial Roads.
- Will be required to be dedicated if land is subdivided.

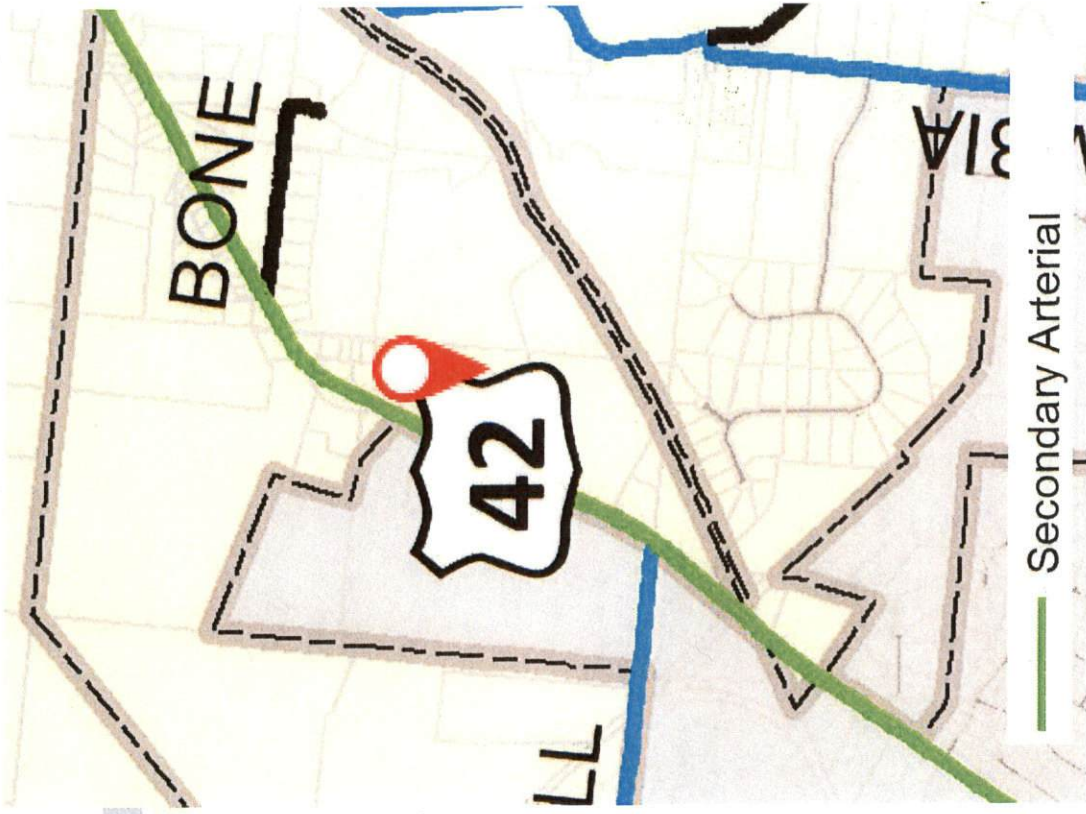
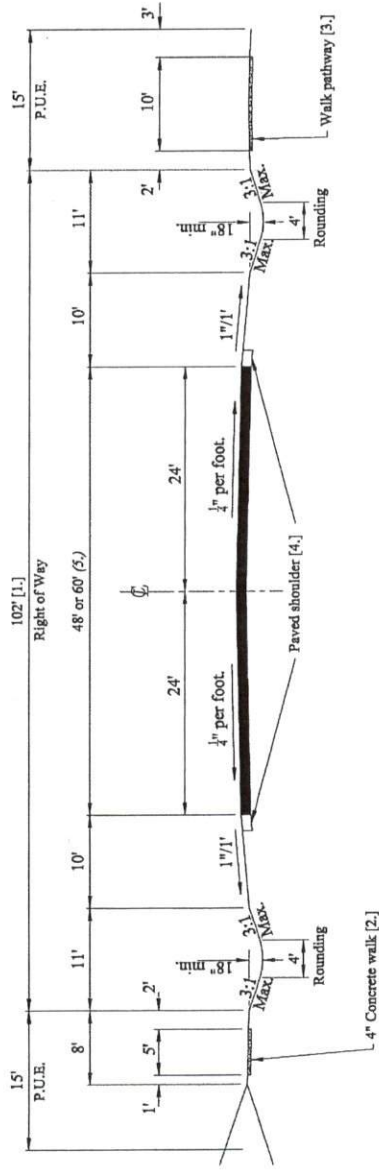


FIGURE A.3
Typical Section, Secondary Arterial - Rural



ODOT Comments

“Thank you for the information. Once the property moves forward with the banquet facility and cabins, the property owners will need to provide ODOT with a traffic study base on what is being proposing for the property. I will be the point of contact when they are ready.”

Cameron,

Thank you for the information. Once the property moves forward with the banquet facility and cabins, the property owners will need to provide ODOT with a traffic study base on what is being proposing for the property. I will be the point of contact when they are ready.

Thanks,

Dustin Williams
Transportation Technician
595 S SR-741
Lebanon, OH 45036
D:513-933-6576 C:513-615-4033
Dustin.williams@dot.ohio.gov



Ohio
Department of
Transportation

PUD Standards

Section 1 – General

The RDJ Community PUD is a 19.9ac Neighborhood Business (B-1) – Planned Unit Development in Union Township, Ohio. The standards of the Warren County Rural Zoning code and B-1 zoning district standards shall apply unless modified by one of the following sections.

Section 2 – Applicability

Development within the RDJ Community PUD shall be governed by these provisions and provisions of the Warren County Rural Zoning Codes, Warren County, OH, which are in effect at the time of issuance of a development permit.

Section 3 – Definition

Unless specified, the definition of all terms shall be the same as the definitions set forth in Warren County Zoning Resolution in effect at the time of the zoning permit application unless modified below.

- 1. Cabin:** A small dwelling of 500 sq/ft or less, for temporary recreational use, often with limited amenities.
- 2. Special Events:** Events conducted entirely within a temporary structure(s), including open-air tents that are on site for no longer than 4 consecutive days.

PUD Standards

Section 4 – Allowable Uses
Table 1.1 Allowable Uses

P = Permitted Use by Zoning Approval
 S = A Permitted Use Subject to BOCC Approval of Site Plan Review
 C = Conditional Uses Subject to BZA Approval and Site Plan Approval

| Principal Use | Use Review |
|---|------------|
| Single-Family Residential | P |
| Metal Fabrication/Welding Shop | S |
| Wedding/Event Center | S |
| Special Events (3 events per year or less) | P |
| Special Events (Greater than 3 events per year) | C |
| Cabins (8 cabins or less) | P |
| Cabins (Greater than eight cabins) | C |

| Accessory Uses | Use Review |
|-------------------------------|------------|
| Agricultural Storage Building | P |
| Livestock Shelter | P |
| Dock | P |
| Gazebo | P |
| Pump House | P |
| Open Space Uses. | P |

PUD Standards

Section 5 – Prohibited Use: Uses not listed in Table 1.1 are prohibited.

Section 6 – Use Specific Standards

- 1. Maximum Number of Single-Family Dwelling (Density):** One. Cabins shall not be computed in the calculation of density.
- 2. Maximum Building Height:** 35 feet.

Section 7 – Setbacks and Buffers

- Property setbacks along State Route 42: 100 feet with existing berms and vegetation to remain.
- Other property boundary setbacks. Min 50' with landscaping and existing vegetation maintained to a minimum level of buffer Type D. No fencing is required.
 - Invasive plant species, noxious weeds, and dead/diseased vegetation may be removed.

Section 8 – Common Open Space

Common open spaces shall be set aside at a minimum of 30% of the total site. Open space uses may include gazebos, boat docks, trails, amphitheaters, and picnic shelters.

PUD Standards

Section 9 – Sidewalks, Pedestrian Connection and Facilities

- A. Sidewalks are not required along SR 42.
- B. Pedestrian Connections to SR 42 from Proposed and exiting buildings are not required.
- C. Bicycle parking is not required on the site.

Section 10 – Parking and Loading Requirements

The Parking area shall comply with Article 3, Chapter 3 of the Warren County Rural Zoning Code that each use complies with the parking standards and may be increased or decreased by Five percent (5%), or 1 space per 4 occupants depending on requirements for a Banquet Facility.

Section 11 – Design Standards

The buildings will be stick build or metal buildings with metal panels, brick and/or stone veneer, siding, rough sawn lumber.

PUD Standards

Section 12 – Miscellaneous

- A. A stormwater management plan shall be submitted for the review and approval by the Warren County Engineer's Office prior to PUD Stage 3.
- B. Compliance with the Warren County Soil and Water Conservation District (SWCD) including extra sediment and erosion control measures if deemed necessary by the SWCD.
- C. Compliance with Warren County Water and Sewer Department requirements.
- D. Compliance with Warren County Health Department and OEPA requirements.

PUD Standards

Section 13 – Project Narrative

The PUD revisions will allow the site to be transformed into a mixture of residential and commercial uses. The project will be completed in multiple phases over multiple years. The existing building is being used as a metal working / welding facility and was recently retrofitted with a new 3 phase electric service to allow for the much-needed facility expansion. The initial phase of the project will involve construction of the single-family home residence located on the eastern side of property. The next phase will include construction of a 3500 sq. ft. (with ability to expand to 7150 sq. ft.) allowable Wedding/Event Center. The final phase will add to existing building to include an 80'x150' steel building. Additional facilities include cabins, lake pump house, and dock attached to pump house. Site plan is included and labeled as Exhibit A.

Section 14 – Schedule of Development

Development shall commence within 1 year of all final approvals and be built out in approximately 5 years hereafter.