



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

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***C. MICHAEL KILBURN
PAT ARNOLD SOUTH
DAVID G. YOUNG***

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

MINUTES: Regular Session – August 1, 2006

The Board met in regular session pursuant to adjournment of the July 27, 2006, meeting.

C. Michael Kilburn - present

Pat Arnold South - present

David G. Young - present

Tina Davis, Clerk – present

Minutes of the July 27, 2006, meeting were read and approved.

06-1293 A resolution was adopted to approve the Site Plan Review Application of Brian Newton (Collett Propane), Turtlecreek Township. Vote: Unanimous

06-1294 A resolution was adopted to authorize a Request to the Ohio Board of Building Standards to Certify Warren County for Enforcement of the Residential Code of Ohio, to exercise enforcement authority, accept and approve plans and specifications, and make inspections. Vote: Unanimous

06-1295 A resolution was adopted to accept Resignation of Peggy Reising on the Warren County Board of Mental Retardation and Developmental Disabilities and appoint Roger Houck to fill the unexpired term. Vote: Unanimous

06-1296 A resolution was adopted to Waive Turn-on (Delinquent Account) and Penalty Charges for Mirelle Adrien. Vote: Unanimous

06-1297 A resolution was adopted to Appoint Ralph Campbell to the Warren County Rural Zoning Board. Vote: Unanimous

06-1298 A resolution was adopted to Waive Zoning Board of Appeals Application Fee for Felix and Pam Hall, Agent for Andrew Miracle in Franklin Township. Vote: Unanimous

- 06-1299 A resolution was adopted to Set Public Hearing for Rezoning Application of Therman B. Bennett (Case # 06-03), to rezone approximately 4.784 acres in Turtlecreek Township from Light Industry "M-1" to General Industry "I-1" as a Planned Unit Development. Vote: Unanimous
- 06-1300 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 06-1301 A resolution was adopted to Reject Bids received for Two Special Weapons Armored Response Vehicles. Vote: Unanimous
- 06-1302 A resolution was adopted to declare various items within Solid Waste as surplus and authorize the disposal of said items. Vote: Unanimous
- 06-1303 A resolution was adopted to declare various items within Children Services Department as surplus and authorize the disposal of said items. Vote: Unanimous
- 06-1304 A resolution was adopted to declare various items within Water and Sewer as surplus and authorize the disposal of said items. Vote: Unanimous
- 06-1305 A resolution was adopted to approve Bond Release for Salt Run Development for completion of improvements in Crane Meadow, Phase One situated in Hamilton Township. Vote: Unanimous
- 06-1306 A resolution was adopted to approve Bond Release for Stoneridge Development, Ltd. for completion of improvements in Country Brook North, Section Two, situated in Clearcreek Township. Vote: Unanimous
- 06-1307 A resolution was adopted to approve Bond Release for J.P.S. Development, LLC for completion of improvements in Saddlebrook, Section Three, situated in Hamilton Township. Vote: Unanimous
- 06-1308 A resolution was adopted to approve Bond Release for J.P.S. Development, LLC for completion of improvements in Saddlebrook, Section One, situated in Hamilton Township. Vote: Unanimous
- 06-1309 A resolution was adopted to approve Bond Release for J.P.S. Development, LLC for completion of improvements in Saddlebrook, Section Two, situated in Hamilton Township. Vote: Unanimous
- 06-1310 A resolution was adopted to approve Bond Release for Trillium Run, LLC for completion of improvements in Trillium Run situated in Wayne Township. Vote: Unanimous
- 06-1311 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous

- 06-1312 A resolution was adopted to approve Appropriation Adjustment within County Court General Fund #101-1280. Vote: Unanimous
- 06-1313 A resolution was adopted to approve Supplemental Appropriations within the Warren County Human Services Fund #203. Vote: Unanimous
- 06-1314 A resolution was adopted to approve a Supplemental Appropriation into Common Pleas Court Fund #289. Vote: Unanimous
- 06-1315 A resolution was adopted to authorize payment of Bills. Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, executive session was entered into at 9:07 a.m. to discuss pending litigation pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 10:50 a.m.

Barry Sullivan, Zoning Inspector, was present for the site plan review application of Collett Propane in Turtlecreek Township.

Mr. Sullivan reviewed the proposed design and recommendations from all departments and officials concerned. He then stated the staff recommendation to approve the site plan subject to one conditions.

Commissioner Young requested the applicant to consider providing landscaping in order to make the “gateway into Lebanon” more attractive.

There was discussion relative to the ability to request the applicant to install landscaping.

Mr. Sullivan stated that the zoning code does not provide a provision that gives the Board the authority to require landscaping without a planned unit development overlay.

The Board stated their desire to add the condition that a landscaping plan must be submitted and approved by zoning staff. The applicant stated his concurrence with the conditions and commented that Warren County is one of the first governmental entities that he has dealt with that landscaping was not a requirement.

Upon further discussion, the Board resolved (Resolution #06-1293) to approve the site plan review application subject to two conditions.

On motion, bids were closed at 11:00 a.m. this 1st day of August and the following bids were received, opened and read aloud for Uniforms for the Warren County Water and Sewer Department:

Aramark Business Services Mason, Ohio	\$ 2,491.45 Pants \$ 14,916.42 Shirts
DB Enterprise Lebanon, Ohio	NO BID
Liberty Western Lebanon, Ohio	\$ 3,443.90 Pants \$ 11,295.90 Shirts

Richard Renneker, Sanitary Engineer, Warren County Water and Sewer Department, will review bids for a recommendation at a later date.

Richard Renneker, Sanitary Engineer, was present to discuss the billing of stormwater fees on behalf of Deerfield Township.

Mr. Renneker then updated the Board on the Renaissance sanitary sewer relative to a pump station.

The Board stated their desire to send Mr. Carroll a letter requesting him to work with the adjacent property owner in order to eliminate a pump station.

PUBLIC HEARING #2

ADOPTION OF THE 2006 RESIDENTIAL CODE OF OHIO

The second public hearing to consider the adoption of the 2006 Residential Code of Ohio was convened this 1st day of August 2006 in the Commissioners Meeting Room.

Jerry Spurling, Chief Building Official, reviewed the amendment to the Code relative to the Board of Commissioners being the Board of Appeals. He then stated that he recently found out that all inspectors must pass the state test in order to inspect homes under the new law.

On motion, upon unanimous call of the roll, the Board closed the public hearing and adopted the 2006 Residential Code of Ohio subject to certain amendments.

The Hamilton Township Trustees were present along with Richard Renneker, Sanitary Engineer, to discuss a proposed pump station at Zoar Road and US 22-3 in Hamilton Township to provide sanitary sewer service to commercial and industrial property.

Michael Munoz, Hamilton Township Trustee, stated that the proposed cost of the pump station is \$870,000. He then requested the Board to consider participating in the financing of the pump station to all the availability of sanitary sewers to be used as an economic development tool to entice business and industry into this area. He requested the Board to consider contributing 1/3 of the cost; the township would contribute 1/3 and the developer pay 1/3.

The Board stated their concern of the pump station opening up more housing as an unintended consequence of installing a pump station. They then stated their willingness to work out financing as long as there was a deed restriction that prevents the property from being rezoning as residential property.

Commissioner Young stated he would be willing to have the developer pay 1/2 of the cost of the pump station with government paying the other half.

On motion, upon unanimous call of the roll, executive session was entered into at 2:20 p.m. to discuss personnel matters pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 4:20 p.m.

Upon motion the meeting was adjourned.

C. Michael Kilburn, President

David G. Young

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 August 1, 2006, in compliance with Section 121.22 O.R.C.

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