



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

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

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

MINUTES: Regular Session – March 8, 2011

The Board met in regular session pursuant to adjournment of the March 3, 2011, meeting.

David G. Young - present

Pat Arnold South - present

Tom Ariss - present

Tina Davis, Clerk - present

Minutes of the December 28, 2010 and March 3, 2011 meetings were read and approved.

- 11-0327 A resolution was adopted to Waive Permit Fees associated with the installation of a new sign for Bible Baptist Church in Hamilton Township. Vote: Unanimous
- 11-0328 A resolution was adopted to approve and enter into Waterline & Appurtenance Easement Agreements for the Lebanon Area-Deerfield Hamilton Area Interconnecting Waterline. Vote: Unanimous
- 11-0329 A resolution was adopted to acknowledge receipt of February 2011 Financial Statement. Vote: Unanimous
- 11-0330 A resolution was adopted to affirm “Then and Now” Requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 11-0331 A resolution was adopted to approve Change Order #6 with Progress Supply Inc. relevant to providing temporary cooling and air handling at 500 Justice Drive Common Pleas Court Building. Vote: Unanimous
- 11-0332 A resolution was adopted to enter into an Easement Agreement with Rose H. Thornton for an Exclusive and Permanent Drainage Easement for the Zoar Road Bridge Replacement Project. Vote: Unanimous

- 11-0333 A resolution was adopted to approve and authorize the President of the Board to enter into a Youth Worksite Agreement on behalf of Workforce One of Warren County. Vote: Unanimous
- 11-0334 A resolution was adopted to Award the Bid to Kaffenbarger Truck for the Furnishing and Installation of Equipment and Accessories on three (3) 2011 Single Axle Trucks (Supplied by others). Vote: Unanimous
- 11-0335 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 11-0336 A resolution was adopted to approve following Record Plats. Vote: Unanimous
- 11-0337 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 11-0338 A resolution was adopted to approve Repayment of a Cash Advance from Step Grant Fund #292 into County General Fund #101. Vote: Unanimous
- 11-0339 A resolution was adopted to approve Operational Transfer From BDD Supported Living Fund #204 into General Operating Fund #205. Vote: Unanimous
- 11-0340 A resolution was adopted to approve Operational Transfer from Commissioners Fund #101 into Transit Fund #299. Vote: Unanimous
- 11-0341 A resolution was adopted to approve Supplemental Appropriation into BDD Fund #204. Vote: Unanimous
- 11-0342 A resolution was adopted to approve Supplemental Appropriation within Court Building Construction Fund #494. Vote: Unanimous
- 11-0343 A resolution was adopted to approve Supplemental Appropriations within the Workforce Investment Act Fund #258. Vote: Unanimous
- 11-0344 A resolution was adopted to approve an Appropriation Adjustment within the Clerk of Courts Computer Fund #282-1410. Vote: Unanimous
- 11-0345 A resolution was adopted to approve Appropriation Adjustment within Veteran's Funds #101-5220 and #101-5210. Vote: Unanimous
- 11-0346 A resolution was adopted to approve Appropriation Adjustment within County Court Fund #283. Vote: Unanimous
- 11-0347 A resolution was adopted to approve Appropriation Adjustments within BDD Fund #205. Vote: Unanimous

- 11-0348 A resolution was adopted to approve Appropriation Adjustment within Juvenile Court Fund #101-1240. Vote: Unanimous
- 11-0349 A resolution was adopted to approve Appropriation Adjustment within County Garage Fund #619. Vote: Unanimous
- 11-0350 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 11-0351 A resolution was adopted to authorize payment of Bills. Vote: Unanimous

DISCUSSIONS

Gary Bock, Calloway Farms resident, was present to discuss zoning relative to solar panels that were placed in a residential home within his subdivision, Calloway Farms, in Turtlecreek Township.

Mr. Bock stated that the solar panels were removed by the homeowner but stated his concerns relative to the Rural Zoning Code not specifically addressing solar panels. He also stated his desire for the Board to consider a “solar panel coop” on a community basis and let the residents “buy in” if they choose to participate.

Commissioner Young stated they will address in the new zoning code the ability to construct accessories in the front and side yards. He also questioned if the “solar farm” concept would work in our area and stated the need for research.

Mr. Bock then requested the Board to consider adding an additional set into the zoning approval process which includes a “covenants and restrictions” sign off from the development.

Commissioner Young stated that is a legal question that the Prosecutor’s Office would need to investigate. He also stated his apprehension into bringing government into a civil legal process.

Upon further discussion, the Board stated their desire to look into the “solar farm” concept and stated they would research what DP & L is doing along the river in Montgomery County.

James Grever, member of the Lebanon Conservancy Foundation, was present to discuss what the Conservancy Foundation does and offered their services to renovate and maintain the Old Mary Haven property on behalf of the Board.

There was discussion relative to what the Conservancy Foundation desires to see at the Old Mary Haven property as well as their offer to have the Board lease them the property for 99 years and allow them to assume all liability.

Upon discussion, the Board explained that this is a matter that needs to be completed within the counts system prior to any decision. The Board then stated they would take their request under advisement.

PUBLIC HEARING #2

DESIGNATE PROJECT WARREN COUNTY INTENTS TO FUND FOR FY 2011 COMMUNITY DEVELOPMENT BLOCK GRANT URBAN ENTITLEMENT PROGRAM

The public hearing to consider the designation of project Warren County intents to fund for FY 2011 Community Development Block Grant Urban Entitlement Program was convened this 8th day of March 2011, in the Commissioners' Meeting Room.

Jerry Haddix, Grants Coordinator, stated that the Warren County Abuse Shelter has submitted a late application and questioned if the Board would like to consider their application.

Commissioner South stated that if they receive any additional funding above what is anticipated, the Board would consider their application.

Mr. Haddix then reviewed the following chosen project:

\$57,600	Franklin Township – Pennyroyal Road Street Improvements
\$100,000	Village of Harveysburg – Street Improvements
\$300,000	City of Lebanon – West Mulberry Street Project
\$28,000	Village of Pleasant Plain – Storm Sewer & Fire Hydrant Project
\$46,000	Village of South Lebanon-Waterline Replacement Project
\$40,000	Interfaith Hospitality Network-Public Service
\$133,066	Administration & Fair Housing

Mr. Haddix then stated that the application must be submitted on or before March 15, 2011.

Upon further discussion, the public hearing was closed.

Mike Yetter, Zoning Supervisor, was present along with Stan Williams, RPC Executive Director, Bob Ware, RPC Planner, and Fred Grimm, Chairman of the Zoning Re-Write Committee.

Mr. Grimm stated that the committee has completed 90% of the proposed zoning code and are working on the last few sections. He then gave a brief overview of the reasons why the re-write was initiated:

1. Residential housing density was perceived to be too high
2. The existing zoning code included many "grey" areas
3. Landscaping and screening requirements are needed
4. Signage regulations are needed
5. The need for managed growth

The Board then reviewed the proposed new zoning map.

Commissioner Young discussed his concern and lack of information relative to when Warren County's proposed zoning map became 85% residential with a five (5) acre minimum lot size.

There was discussion relative to the findings from McKenna and Associates and the various studies showing the desire of the constituents for a more conservation design concept.

There was discussion relative to the Board's desire for a "transition zone" around municipalities and also the consideration for a minimum of a three (3) acres minimum lot size rather than such a dramatic increase from a minimum of two (2) acres to five (5).


Upon further discussion, the Board stated their desire to become more involved in the re-write process and requested the Zoning Committee get on their meeting agenda every two (2) weeks for an update.

On motion, upon unanimous call of the roll, the Board entered into executive session at 11:38 a.m. to discuss personnel matters within Human Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 12:29 p.m.

Upon motion the meeting was adjourned.



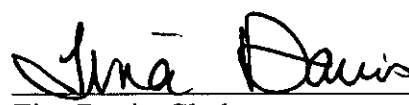
Pat Arnold South, President



David G. Young

Tom Ariss

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 March 8, 2011, in compliance with Section 121.22 O.R.C.



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