



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 – October 2, 2012

The Board met in regular session pursuant to adjournment of the September 27, 2012, meeting.

David G. Young - present

Pat Arnold South - present

Tom Ariss - present

Tina Davis, Clerk - present

Minutes of the September 27, 2012 meeting were read and approved.

- 12-1324 A resolution was adopted to authorize Dave Gully, County Administrator to determine and approve, in the absence to the Board of Commissioners, items for Internet Auction. Vote: Unanimous
- 12-1325 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to enter into a Subrecipient Agreement with Deerfield Township relative to the Moving Ohio Forward Demolition Grant Program. Vote: Unanimous
- 12-1326 A resolution was adopted to declare various items within Sheriff's Office, Auditor's Office, Community Corrections, Engineer's Office, Telecom, CSEA, and Health Dept. as surplus and authorize the disposal of said items. Vote: Unanimous
- 12-1327 A resolution was adopted to Rescind Resolution #12-1130 which authorized the end of Probationary Period and approved a Pay Increase for Sarah Finkbine, Eligibility Referral Specialist II within the Warren County Job and Family Services, Human Services Division. Vote: Unanimous

- 12-1328 A resolution was adopted to approve Permanent Employment for Sarah Finkbine as Eligibility Referral Specialist II within the Job and Family Services, Human Services Division. Vote: Unanimous
- 12-1329 A resolution was adopted to declare an Emergency and Waive Competitive Bidding Process for Emergency Termite Treatment at the 430 S. East Street Warehouse. Vote: Unanimous
- 12-1330 A resolution was adopted to approve and authorize the President of the Board of County Commissioners to enter into a Professional Service Agreement by and between Southpointe Engineering Systems and the Board of Warren County Commissioners for the Warren County Water and Sewer Department's KIP Copier. Vote: Unanimous
- 12-1331 A resolution was adopted to enter into Agreement with Dale and Susan Pleimann for Water Service to Property at 2165 E. Lower Springboro Road. Vote: Unanimous
- 12-1332 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to sign Change Order #9 relative to the FY 2009 Energy Efficiency and Conservation Block Grant (EECBG) Project. Vote: Unanimous
- 12-1333 A resolution was adopted to approve Bond Release for M/I Homes of Cincinnati, LLC, for completion of improvements in Regency Park, Section 6-A, situated in Hamilton Township. Vote: Unanimous
- 12-1334 A resolution was adopted to approve the following Record Plats. Vote: Unanimous
- 12-1335 A resolution was adopted to approve Supplemental Appropriation into Warren County Board of Developmental Disabilities. Vote: Unanimous
- 12-1336 A resolution was adopted to approve an Expense Adjustment from Children Services Fund #273-5100. Vote: Unanimous
- 12-1337 A resolution was adopted to approve Operating Transfer from Commissioners Fund #101 into County Court Probation Fund #253. Vote: Unanimous
- 12-1338 A resolution was adopted to approve Supplemental Appropriations into Sheriff's Office Fund #630. Vote: Unanimous
- 12-1339 A resolution was adopted to approve Supplemental Appropriation within Courts Building Energy Conservation Grant Fund #495. Vote: Unanimous

- 12-1340 A resolution was adopted to approve Appropriation Adjustments from Commissioners General Fund #101-1110 into Detention – Sheriff's Fund #101-2210. Vote: Unanimous
- 12-1341 A resolution was adopted to approve Appropriation Adjustments within Pretrial Services Fund #101-1222. Vote: Unanimous
- 12-1342 A resolution was adopted to approve Appropriation Adjustment within Community Based Corrections Fund #289. Vote: Unanimous
- 12-1343 A resolution was adopted to approve Appropriation Adjustment within County Garage Fund #101-1620. Vote: Unanimous
- 12-1344 A resolution was adopted to approve Appropriation Adjustments within Facilities Management Fund #101-1600. Vote: Unanimous
- 12-1345 A resolution was adopted to approve Appropriation Adjustment within Facilities Management Fund #101-1600. Vote: Unanimous
- 12-1346 A resolution was adopted to approve Appropriation Adjustments within Sheriff's Office Funds #101-2210 and #101-2200. Vote: Unanimous
- 12-1347 A resolution was adopted to approve Appropriation Adjustments within Warren County Board of Developmental Disabilities Fund #205. Vote: Unanimous
- 12-1348 A resolution was adopted to approve Appropriation Adjustments within Human Services Fund #203 and Treasurer's Office Fund #249. Vote: Unanimous
- 12-1349 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 12-1350 A resolution was adopted to approve the Site Plan Review Application of Hunter Pizzeria, Franklin Township. Vote: Unanimous
- 12-1351 A resolution was adopted to determine necessity for certain Improvement Projects for public use. Vote: Unanimous
- 12-1352 A resolution was adopted to approve Construction of Pier Wall on New Burlington Road under Force Account. Vote: Unanimous
- 12-1353 A resolution was adopted to Cancel regularly scheduled Commissioners' Meetings of Thursday, October 4, 2012 and Thursday, October 11, 2012. Vote: Unanimous

DISCUSSIONS

Susan Spencer, Personnel Officer, was present to introduce the employees that the Board has hired within the last three months.

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

PUBLIC HEARING
CONTINUATION OF THE SITE PLAN REVIEW APPLICATION
OF HUNTER PIZZERIA IN FRANKLIN TOWNSHIP

The public hearing to consider the site plan review application of Hunter Pizzeria in Franklin Township was reconvened this 2nd day of October 2012.

Mike Yetter, Zoning Supervisor, reviewed the applicant's desire to expand their existing business into the adjacent space that has recently come available. He explained that the site construction was completed without the proper building or zoning permits and the applicant is trying to rectify his mistake.

Mr. Yetter explained that the adjacent property owners were present at the last public hearing with concerns relative to the overflow parking from the business interfering with their businesses and the Board continued the public hearing until today to give the applicant the ability to be present.

Mr. Yetter explained that additional property is available for parking the requirements of the Warren County Rural Zoning Code are met in the proposed site plan review application.

Norval Dennison, co-owner of Hunter Pizzeria, stated that they started out providing live music one night a week and karaoke one night a week. He explained that the business outgrew the existing site and when the property next door became available, he rented it. He informed the Board that he now provides entertainment five nights a week. He then stated that he did not know he had to obtain building or zoning permits and he is trying to comply with all the local regulations.

Commissioner Young stated the concern relative to his patrons parking infringing upon his neighbors businesses.

Mr. Dennison stated that he has additional parking available. He stated that he has done everything in his ability to prevent his patrons from parking in the area that belongs to the carpet store, including the posting of signs and make announcements when they see cars parked there that their cars will be towed if they are not moved.

Mr. Patel, owner of the adjacent drive-thru and carry-out, stated that the parking situation is interfering with his business.

Mr. Yetter explained how the parking requirement is calculated within the Warren County Zoning Code.

Randy Chatterton, presented pictured and an affidavit in opposition to the expansion of the business due to the parking situation.

There was discussion relative to the need for the adjacent property owners to come to an agreement relative to the parking situation.

Commission Young suggested Mr. Dennison and Mr. Chatterton negotiate an agreement where Mr. Dennison would pay Mr. Chatterton a set fee to utilize a portion of his parking lot.

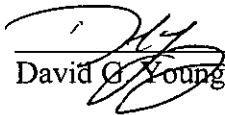
Upon further discussion, it was determined that the requirements of the zoning code have been met and on motion, the Board resolved (Resolution #12-1350) to approve the site plan review application subject to five (5) conditions.

Neil Tunison, County Engineer, was present along with Kurt Weber, Chief Deputy Engineer, for a work session to discuss Deerfield Township Trustees' desire to improve/widen Irwin-Simpson Road.

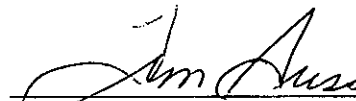
Mr. Tunison explained that the Township would negotiate and purchase the road right of way which would then become County road right of way and require the Board to accept. He then stated that at the end of the project.

Upon discussion, the Board stated their concurrence with the project and resolved (Resolution #12-1351) to determine the necessity for certain Improvement Projects for public use.

Upon motion the meeting was adjourned.



David G. Young, President

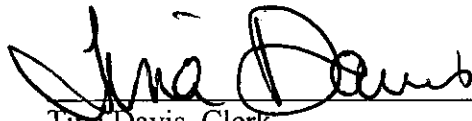


Tom Ariss



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 October 2, 2012, in compliance with Section 121.22 O.R.C.



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