



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

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

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Session – July 12, 2016

The Board met in regular session pursuant to adjournment of the June 23, 2016, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the June 14, 2016, June 21, 2016, and June 23, 2016 meetings were read and approved.

- 16-1002 A resolution was adopted to hire Johanne Hairston as an Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 16-1003 A resolution was adopted to hire Megan Flexner as Emergency Communications Operator, within the Warren County Emergency Services Department. Vote: Unanimous
- 16-1004 A resolution was adopted to hire Karen Shyers as Emergency Communications Operator, within the Warren County Emergency Services Department. Vote: Unanimous
- 16-1005 A resolution was adopted to hire Frank Osborn as Control Systems Technician II within the Warren County Water and Sewer Department. Vote: Unanimous
- 16-1006 A resolution was adopted to approve reclassification of Stephanie Austin from the position of Cashier Receptionist to Zoning Inspector I. Vote: Unanimous
- 16-1007 A resolution was adopted to adopt Classifications Specifications and Point Factor Assignments of Chief Zoning Inspector for Warren County Building and Zoning Department. Vote: Unanimous

- 16-1008 A resolution was adopted to authorize the posting of the "Administrative Clerk" position within the Building and Zoning Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 16-1009 A resolution was adopted to designate Family and Medical Leave of Absence to Mark Harrison, Facilities Manager within the Warren County Facilities Management Department. Vote: Unanimous
- 16-1010 A resolution was adopted to designate Family and Medical Leave of Absence to Abbie Downey, Protective Services Caseworker, within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 16-1011 A resolution was adopted to amend resolution #16-0955, approving the hire of Yolanda Hamilton as Lead Foreman within the Warren County Facilities Management Department. Vote: Unanimous
- 16-1012 A resolution was adopted to accept resignation, due to retirement, of Russell Lamb, Sewer Collection Worker II, within the Warren County Water and Sewer Department, effective July 31, 2016. Vote: Unanimous
- 16-1013 A resolution was adopted to authorize the posting of the "Wastewater Treatment Plant Operator I or II, within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 16-1014 A resolution was adopted to accept resignation of Jacqueline McCandless, Eligibility Referral Specialist II within the Department of Job and Family Services, Human Services Division, effective July 20, 2016. Vote: Unanimous
- 16-1015 A resolution was adopted to accept resignation of Tracy Funke, Protective Services Caseworker II, within the Warren County Job and Family Services Department, Children Services Division, effective July 15, 2016. Vote: Unanimous
- 16-1016 A resolution was adopted to approve salary increases relative to Emergency Communications Operators and Call Takers within the Emergency Services Department. Vote: Unanimous
- 16-1017 A resolution was adopted to authorize the issuance of not to exceed \$600,000 Road Improvement Bond Anticipation Notes, Second (2016). Vote: Unanimous
- 16-1018 A resolution was adopted to consolidate two Note Issues of the County of Warren, Ohio. Vote: Unanimous
- 16-1019 A resolution was adopted to authorize Emergency Services Director to enter into letter agreement with Department of Homeland Security, Federal Emergency Management Agency relative to Integrated Emergency Management Course. Vote: Unanimous

- 16-1020 A resolution was adopted to advertise for Bids for the FY16 City of Franklin – Beam & Moore Drive Curb and Gutter CDBG Project. Vote: Unanimous
- 16-1021 A resolution was adopted to enter into contract with Smith & Brown Contractors Inc. for the Wayne-Massie Sewer District System Improvements Project. Vote: Unanimous
- 16-1022 A resolution was adopted to enter into contract with Rack & Ballauer Excavating Co. Inc for the Bethany Road Bridge #59-2.47 Replacement and Utility Relocation Project. Vote: Unanimous
- 16-1023 A resolution was adopted to enter into contract with Miller Mason Paving Co. for the 2016 Chip Seal Project. Vote: Unanimous
- 16-1024 A resolution was adopted to approve and enter into agreement with Ohio-Kentucky-Indiana Regional Council of Governments. Vote: Unanimous
- 16-1025 A resolution was adopted to enter into an agreement with Zoll Data Systems, Inc. on behalf of Warren County Telecommunications. Vote: Unanimous
- 16-1026 A resolution was adopted to approve and enter into contract between the Warren County Commissioners, for and on behalf of Warren County Children Services with the Warren County Board of Developmental Disabilities, Recover Services of Warren and Clinton Counties, Warren County Juvenile Court, and the Warren County Educational Service Center for the purpose of pooling funds to provide clinical committee services to multi-nee children in Warren County. Vote: Unanimous
- 16-1027 A resolution was adopted to approve and authorize President to sign Ohio Public Works Project agreement for the Fields-Ertel Road at Lebanon Road/Columbia Road Improvement Project. Vote: Unanimous
- 16-1028 A resolution was adopted to authorize the President of this Board to sign two satisfactions of mortgage for Anita Riley. Vote: Unanimous
- 16-1029 A resolution was adopted to approve and authorize the President of the Board to enter into a classroom training agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 16-1030 A resolution was adopted to approve and authorize the President of the Board to sign an on-the-job training agreement. Vote: Unanimous
- 16-1031 A resolution was adopted to approve and enter into a TANF Summer Youth Employment Program worksite agreement with Miami Valley Gaming and Racing on behalf of Warren County Department of Human Services. Vote: Unanimous

- 16-1032 A resolution was adopted to approve agreement with the Cincinnati Children's Hospital as a child placement and related service provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services. Vote: Unanimous
- 16-1033 A resolution was adopted to amend the contract with Foundations for Living on behalf of Warren County Children Services. Vote: Unanimous
- 16-1034 A resolution was adopted to amend the contract with St. Joseph Orphanage on behalf of Warren County Children Services. Vote: Unanimous
- 16-1035 A resolution was adopted to enter into an exclusive and permanent highway easement agreement with Junming Zhang and Ai Lin, Grantors, husband and wife for the Mason Road Improvement Project. Vote: Unanimous
- 16-1036 A resolution was adopted to approve emergency replacement of the No. 7 blowermotor at the Lower Little Miami Wastewater Treatment Plant and approve purchase order no. 18142. Vote: Unanimous
- 16-1037 A resolution was adopted to declare an emergency and waive competitive bidding for immediate tree removal at 410 S. East Street. Vote: Unanimous
- 16-1038 A resolution was adopted to acknowledge receipt of June 2016 financial statement. Vote: Unanimous
- 16-1039 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D)(1). Vote: Unanimous
- 16-1040 A resolution was adopted to approve voucher add on. Vote: Unanimous
- 16-1041 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 16-1042 A resolution was adopted to approve various refunds. Vote: Unanimous
- 16-1043 A resolution was adopted to approve a subdivision public improvement performance and maintenance security agreement release for M/I Homes of Cincinnati, LLC for the Estates at Hawthorne Manor, Section 5B in Hamilton Township. Vote: Unanimous
- 16-1044 A resolution was adopted to enter into erosion control bond agreement for Highlands One, LLC for completion of improvements in Highlands at Heritage Hill situated in Union Township. Vote: Unanimous
- 16-1045 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with M/I Homes of Cincinnati, LLC for installation of certain improvements in Estates of Hawthorne Manor, Section 5C situated in Hamilton Township. Vote: Unanimous

- 16-1046 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with M/I Homes of Cincinnati, LLC for installation of certain improvements in Estates of Hawthorne Manor, Section 5C situated in Hamilton Township. Vote: Unanimous
- 16-1047 A resolution was adopted to approve the following record plats. Vote: Unanimous
- 16-1048 A resolution was adopted to approve an operational transfer from the Motor Vehicle fund 202 into fund 455 Phase II Road Resurfacing. Vote: Unanimous
- 16-1049 A resolution was adopted to approve supplemental appropriation into Commissioners fund #101-1112. Vote: Unanimous
- 16-1050 A resolution was adopted to approve supplemental appropriation into Common Pleas Court fund #289. Vote: Unanimous
- 16-1051 A resolution was adopted to approve appropriation adjustment from Commissioners General fund #101-1110 into Facilities Management fund #101-1600. Vote: Unanimous
- 16-1052 A resolution was adopted to approve appropriation adjustment from Commissioners General fund #101-1110 into Detention – sheriff’s fund #101-2210. Vote: Unanimous
- 16-1053 A resolution was adopted to approve appropriation adjustment from Commissioners Grants fund #101-1112 into Commissioners Grants fund #101-1111. Vote: Unanimous
- 16-1054 A resolution was adopted to approve an appropriation adjustment within Prosecutor’s Office fund #101-1150. Vote: Unanimous
- 16-1055 A resolution was adopted to approve appropriation adjustments within Prosecutor’s Office fund #101-1150. Vote: Unanimous
- 16-1056 A resolution was adopted to approve appropriation adjustment within Recorder’s fund #101-1160. Vote: Unanimous
- 16-1057 A resolution was adopted to approve appropriation adjustments from Board of Elections fund #101-1301 into #101-1300. Vote: Unanimous
- 16-1058 A resolution was adopted to approve appropriation adjustment within Sheriff’s Office fund #101-2211. Vote: Unanimous
- 16-1059 A resolution was adopted to approve appropriation adjustments from Veterans fund #101-5220 into #101-5210. Vote: Unanimous
- 16-1060 A resolution was adopted to approve appropriation adjustment within Juvenile Detention fund #101-2600. Vote: Unanimous

- 16-1061 A resolution was adopted to approve appropriation adjustments from Probate Court fund #101-1250 into Juvenile Court fund #101-1240. Vote: Unanimous
- 16-1062 A resolution was adopted to approve appropriation adjustment within OhioMeansJobs Warren County fund 258. Vote: Unanimous
- 16-1063 A resolution was adopted to approve appropriation adjustment within Grants Administration fund #265. Vote: Unanimous
- 16-1064 A resolution was adopted to approve appropriation adjustment within Grants Administration fund #299. Vote: Unanimous
- 16-1065 A resolution was adopted to approve appropriation adjustments within Children Services fund #273. Vote: Unanimous
- 16-1066 A resolution was adopted to approve appropriation adjustment within Common Pleas Court fund #289. Vote: Unanimous
- 16-1067 A resolution was adopted to approve appropriation adjustment within Community Based Corrections fund #289. Vote: Unanimous
- 16-1068 A resolution was adopted to approve appropriation adjustment within Water Revenue fund 580. Vote: Unanimous
- 16-1069 A resolution was adopted to approve appropriation adjustment within Treasurer's Office fund #249. Vote: Unanimous
- 16-1070 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 16-1071 A resolution was adopted to authorize President of the Board of County Commissioners to sign Internal Revenue Service (IRS) Form 720 relative to Patient Centered Outcomes Research Institute (PCORI). Vote: Mr. Grossmann – yea, Mrs. South – yea, Mr. Young – nay.
- 16-1072 A resolution was adopted to accept resignation, due to retirement, of James Randolph, Wastewater Treatment Plant Technician within the Warren County Water and Sewer Department, effective July 31, 2016. Vote: Unanimous
- 16-1073 A resolution was adopted to adopt Warren County Tax Budget for Year 2017. Vote: Unanimous
- 16-1074 A resolution was adopted to continue public hearing for rezoning application of Shaker Run Golf Course (Case#2016-02), to rezone approximately 15 acres from R-1 PUD to R-1 PUD (requesting an increase in density). Vote: Unanimous

- 16-1075 A resolution was adopted to continue decision relative to the administrative hearing regarding the site plan review application of Planned Development Company of Ohio (Case #101-2016) in Turtlecreek Township. Vote: Unanimous
- 16-1076 A resolution was adopted to continue public hearing to consider modifications to the Rules and Regulations of the Water and Sewer Department relative to Section IX and other related sections that establish the tap-in and sewer connection fees for customers. Vote: Unanimous
- 16-1077 A resolution was adopted to approve appointment to the Warren County Port Authority. Vote: Unanimous

DISCUSSIONS

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

On motion, bids were closed at 9:00 a.m. this 12th day of July and the following bids were received, opened and read aloud for the Re-Bid Post Frame Barn Project for the Warren County Fairgrounds:

PACKAGE NO 1 - GENERAL TRADES

Sidewinder Electric Clarksville, Ohio	NO BID
Castle Electric Moraine, Ohio	NO BID
Saturn Electric Dayton, Ohio	NO BID

PACKAGE NO 2 - ELECTRICAL TRADES

Sidewinder Electric Clarksville, Ohio	\$21,535.00
Castle Electric Moraine, Ohio	\$21,815.00
Saturn Electric Dayton, Ohio	\$15,816.00

PACKAGE NO 3 - COMBINATION TRADES

Sidewinder Electric Clarksville, Ohio	NO BID
Castle Electric Moraine, Ohio	NO BID
Saturn Electric Dayton, Ohio	NO BID

The Board of Commissioners will review bids for a recommendation at a later date.

PUBLIC HEARING
2017 TAX BUDGET

The public hearing to consider the 2017 Tax Budget was convened this 12th day of July 2017, in the Commissioners' Meeting Room.

Tiffany Zindel, Deputy County Administrator, presented the 2017 Tax Budget and stated the following:

1. The Tax Budget is a starting point for the 2017 annual appropriations and the final budget will look radically different in the fall.
2. The total General Fund Tax Budget for 2017 is \$75.4 million which is a 6.25% increase over 2016 annual appropriations. Of this total budget, \$5 million is for residential placements for Children Services which is an increase of over \$2 million from the 2016 approved budget. It also includes several new positions.
3. The anticipated revenue for 2017 is \$67,114,151.88. This amount may be reduced by approximately \$1.5 million if the sales tax is removed from Medicare benefits.

Upon further discussion, the Board resolved (Resolution #16-1073) to approve the 2017 Tax Budget.

PUBLIC HEARING

REZONING APPLICATION OF SHAKER RUN GOLF COURSE TO REZONE
APPROXIMATELY 15 ACRES FROM R-1 PUD TO R-1 PUD TO CONSIDER AN
INCREASE IN DENSITY WITH THE EXISTING PUD

The public hearing to consider the rezoning application of Shaker Run Golf Course to rezone approximately 15 acres from R-1 PUD to R-1 PUD to consider an increase in density within the existing PUD was convened this 12th day of July 2016, in the Commissioners' Meeting Room.

Michael Yetter, Zoning Supervisor, presented the attached PowerPoint presentation and stated that the applicant has amended his original request to revise the acres to 13 acres and also to lower the requested number of increase in units from 120 to 104 units (not to exceed 8 units per acre). He presented the PUD History of the property and the location of the proposed 104 additional units (Pod Q) on the map.

Mr. Yetter then stated the recommendation from the Regional Planning Commission Executive Committee and the decision of the Warren County Rural Zoning Commission from their May 10, 2016 meeting. He informed the Board that the Turtlecreek Township Trustees reviewed the development with the 120 unit request (prior to the amendment to reduce the acreage and number of units) and had no comment.

Daniel Geroni, Regional Planning Commission, reviewed the RPC comments and suggested requirements for approval of the rezoning application.

Ted Lambert, Shaker Run Golf Course, presented the attached PowerPoint presentation and informed the Board that their decision to decrease the number of additional units was based upon resident feedback.

Mr. Lambert reviewed the vision statement for the golf course and the current state of the golf market. He stated that the golf course is in need of major improvements and the funds from the sale of the acreage to Fischer Homes will be utilized to reduce debt and make needed improvements in order to ensure the viability of a successful 27 hole golf course facility and banquet center. He informed the Board that he has worked closely with the Shaker Run Advisory Board, Warren County, and Fischer Homes and they have developed a five year master plan that will also protect the investment of the current and future home sites.

Jim Perry, Shaker Run Boulevard resident, stated his support for the project and that it is essential to have this approved to help the viability of the community.

Ed Shaffer, Golf Club Drive resident, stated that the proposed condos will be in his backyard yet he understands the importance of this to the community. He then stated he is 100% in support of this rezoning.

Tracy Tenney, Golf Course Drive resident, stated her support of the project and the desire to expedite the connection of Golf Course Drive.

Patrick Fellenkamp, Golf Course Drive resident, stated he supports the 104 unit proposal as it is needed in order to maintain the value of his property.

Jason Wisniewski, Fischer Homes, stated that Fisher Homes fully supports this proposal, however, they object to condition #4 requiring a connection on the west side of the property to a development that is current being utilized as another golf course.

Mr. Geroni explained the rationale of condition #4 and the timing within the condition.

Bruce McGary, Assistant Prosecutor, stated that if this Board agrees with Condition #4 then they need to address the requirement now rather than during Stage 2 review.

Mr. Wisniewski stated that Fischer Homes consider the requirements of condition #4 as a "road to nowhere" and they will be required to construct a road that stubs into an undeveloped property. He then stated that he doesn't like the condition but would not object if it meant denial of the rezoning application.

Mr. McGary informed the Board that the adjacent property is zoned Mixed Use Center.

There was then discussion relative to the property to the south being the undeveloped land that is currently owned by the State of Ohio and in process of being sold for future development.

Commissioner Young stated the need for the road connectivity for the future to the north and south undeveloped property.

Upon further discussion, the Board resolved (Resolution #16-1074) to continue this public hearing to July 19, 2016, at 9:45 a.m. in order to give the property owners and staff the ability to work on agreeable conditions for approval that contain language for connectivity.

The Board was scheduled to render a decision today at 10:00 a.m. relative to the Site Plan Review Application of Planned Development Company of Ohio.

Commissioner Young acknowledged that the applicant has requested to continue the date of the decision to August 2, 2016.

Upon further discussion, the Board resolved (Resolution #16-1075) to continue the date and time for the decision relative to the administrative hearing regarding the site plan review application of Planned Development Company of Ohio (Case #101-2016) in Turtlecreek Township to August 2, 2016, at 9:15 a.m.

PUBLIC HEARING

CONSIDER MODIFICATIONS TO THE RULES AND REGULATIONS OF THE WARREN COUNTY WATER AND SEWER DEPARTMENT SECTION IX AND OTHER RELATED SECTIONS THAT ESTABLISH THE TAP-IN AND SEWER CONNECTION FEES

The public hearing to consider amendments to the Rules and Regulations of the Warren County Water and Sewer Department was convened this 12th day of July 2016, in the Commissioners' Meeting Room.

Chris Brausch, Sanitary Engineer, stated the main purpose of these revisions is to establish an Assisted Living classification as it relative to water tap-in fees and sanitary sewer connection fees. He presented the attached PowerPoint presentation showing the proposed revisions to the rules as follows:

1. Minor clarifications
2. Water Tap in Fees
3. Sewer Connection Fees

Mr. Brausch presented the draft definitions of Assisted Living as suggested by the Prosecutor's Office and suggested the need for modifications to be less vague.

There was discussion relative to the amendment to the rules as it pertains to the removal of penalties and administrative fees.

Mr. McGary stated the need for specific criteria to be created that must be followed in order remove penalties and fees.

Upon discussion, Mr. McGary suggested the Board continue this public hearing in order to allow staff to amend the definition of Assisted Living and also develop specific criteria necessary for any penalty or fee waivers by staff.

Upon further discussion, the Board resolved (Resolution #16-1076) to continue the public hearing to July 26, 2016, at 9:00 a.m.

Chris Brausch, Sanitary Engineer, was present for a work session to discuss the request for a letter of availability of water and sanitary sewer services for the Resort Lifestyle Communities proposed to be constructed on State Route 22 and 3 in Deerfield Township (PowerPoint presentation attached).

Mr. Brausch reviewed the location of the property being adjacent to the Nantucket Apartments Deerfield Springs development (formally owned by Ed Rogerson and his business partners).

Mr. Brausch stated that this sanitary sewer is a private sewer that would require consent (along with some unknown amount of compensation) to Mr. Rogerson and his business partners prior to being authorized to connect.

Mr. Brausch stated that the Resort Lifestyle Communities property is zoned multi-family and they are proposing 130 age restricted apartments on 8.16 acres. He then reviewed the sanitary sewer options being proposed by the developer which would bypass the adjacent property and eliminate the fee required to connect through the private sanitary sewer.

Commissioner Grossmann questioned why the Commissioners would care how the property acquires services and if there is an advantage to requiring them gravity flow through the adjacent property.

Mr. Brausch reviewed the proposed conditions of approval that could be placed upon the Resort Lifestyle Communities should the Board desire to approve a connection.

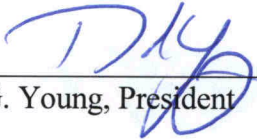
There was discussion relative to the necessity for additional lift stations and the possibility of the need for utility easements if they do not connect to the private sewer of Deerfield Springs.

Commissioner Young stated his opinion that Warren County has risk regardless of how the property gets sanitary sewers because of this being a private sewer. He stated that if the developer has found a more cost effective way to gain access, he has no problem with allowing it.

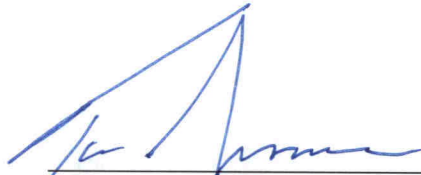
There was discussion relative to the need for additional review from an engineering standpoint on what options are technically possible and requested Mr. Brausch to follow up with an additional work session once those are known.

On motion, upon unanimous call of the roll, the Board entered into executive session at 11:34 a.m. to discuss imminent litigation pursuant to Ohio Revised Code Section 121.22 (G)(3) and matters required to be kept confidential per Federal or State law pursuant to Ohio Revised Code Section 121.22 (G)(5) and exited at 12:12 p.m.

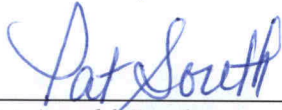
Upon motion the meeting was adjourned.



David G. Young, President

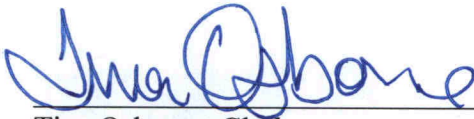


Tom Grossmann



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 July 12, 2016, in compliance with Section 121.22 O.R.C.

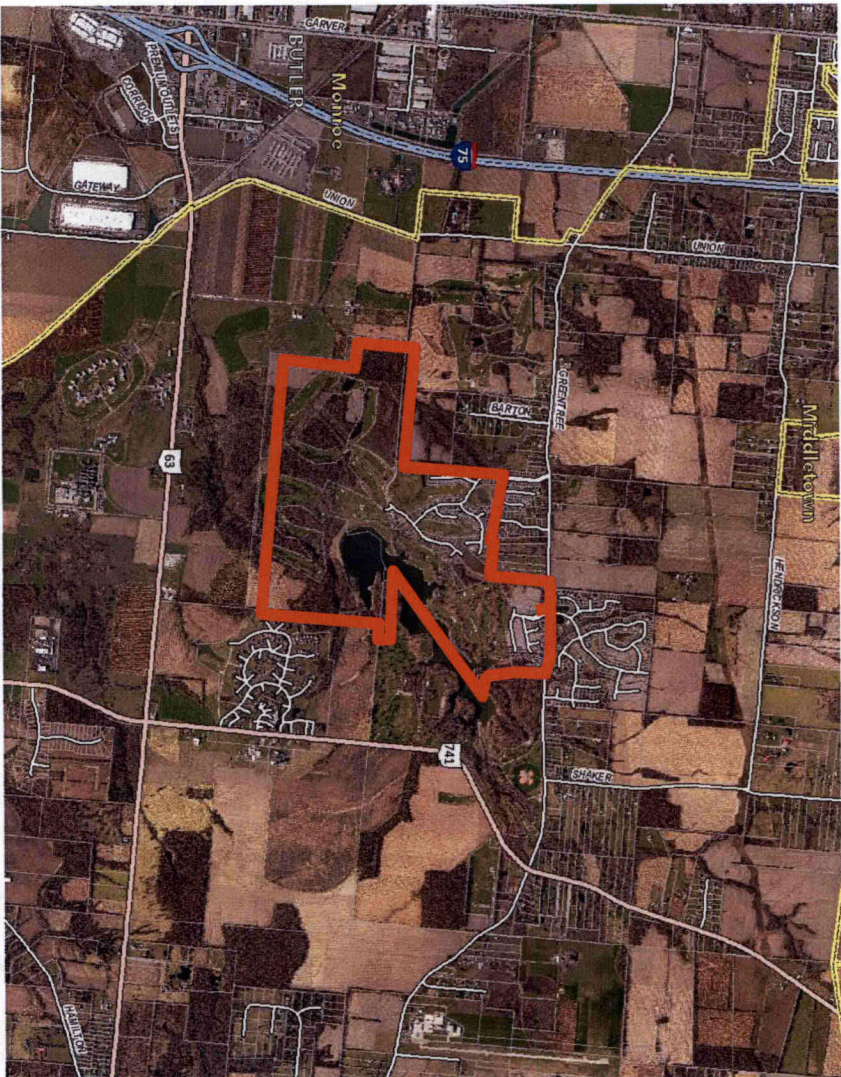


Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio

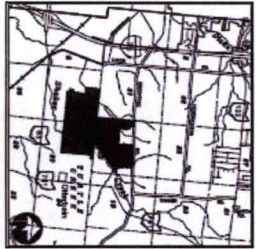
Case No.	2016-02	
Applicant/Owner Agent	(Owner) Shaker Run Golf Course	
Township	Turtlecreek	
Property Location	Address	1320 Golf Course Drive Lebanon, Ohio 45036
	PIN	08-25-400-008-0
Property Size	15.0 acres REVISED 13 ACRES 73' feet of road frontage	
Future Land Use Map (FLUM) Designation	Parks and Recreation - Open Space	
Current Zoning District	"R1" PUD (Revision in density)	
Existing Land Use	Golf Course and Residential Development	
Zoning Requested	Development of 15.0 acres in creating overall density REVISED TO 13 ACRES	
Issue for consideration	120 Additional Units (not exceeding 8 units per acre) REVISED TO 104 UNITS (not exceeding 8 units per acre)	

PUD History

- Planned Unit Development (PUD) created on April 1st, 1997.



- Stage 2 PUD revision in 2013 - modified lot layout.



NOTE: SHADER AREA IS FOR ENTIRE SHAKER RUN PUD.
 VICINITY MAP
 1" = 4000'

SHAKER RUN

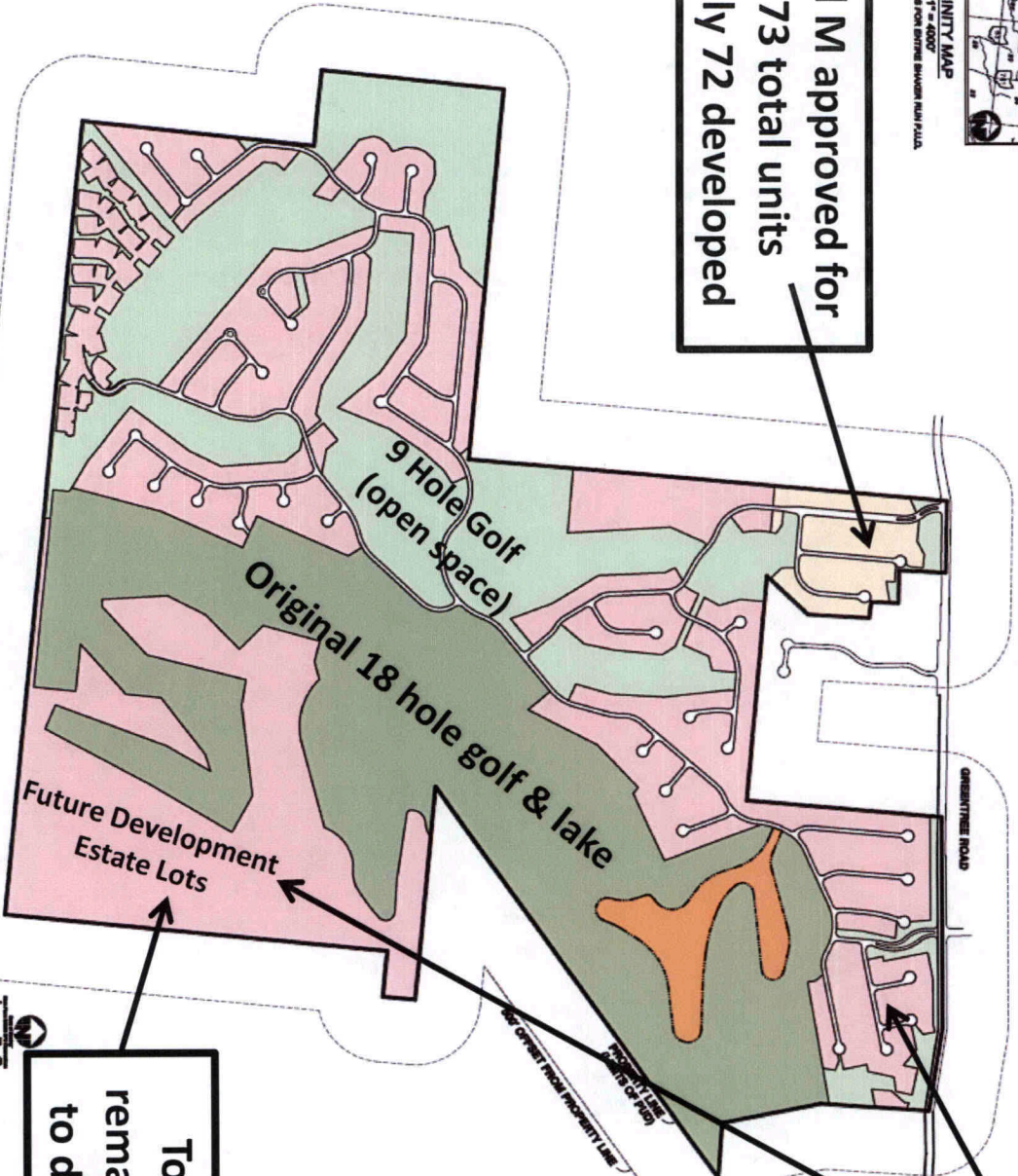
PLANNED UNIT DEVELOPMENT

REVISED STAGE ONE PLAN

SECTION 25, TOWN 3, RANGE 4
 SECTIONS 30 & 36, TOWN 4, RANGE 3
 TURTLE CREEK TOWNSHIP
 WARREN COUNTY, OHIO
 APRIL 1, 2016

Pod M approved for
 73 total units
 only 72 developed

No more than 1200 dwelling units
 may be developed in the PUD



- LEGEND**
- BUILDABLE AREA
 - BUILDABLE AREA - POD M
 - BUILDABLE AREA - POD Q
 - ORIGINAL 18 HOLE GOLF & LAKE
 - 9 HOLE GOLF (OPEN SPACE)

Today there are 64
 remaining lots available
 to develop in this area

AREA DESIGNATION MAP

RPC Public Meeting Recommended Approval at it's meeting on April 28, 2016 with the modifications listed below to Exhibit D (Applicant Standards) of the RPC Staff Report

Density

1. The maximum number of units for the PUD shall be 1,320 dwelling units. **Revised to 1304 dwelling Units**
2. Pod Q (Lakeside Condominiums) shall not exceed 120 units. **Revised not to exceed 104 units**

Open Space

1. Minimum percentage of Open Space (Including Golf Course) shall be 54.8%

Roads

2. Road connection to Greentree Golf Course shall be shown at Stage 2 and shall be consistent with future development plans for Greentree Golf Course.

General

1. Any standards found in the Warren County Rural Zoning Code adopted July 31st, 1973 that are not modified, varied or addressed by this PUD document shall continue to apply to the PUD site.
2. A Stormwater Management Plan shall be submitted and approved by the WCEO prior to PUD Stage 3. The Ohio Environmental Protection Agency may require a National Pollution Discharge Elimination Systems permit for stormwater drainage.
3. An Erosion and Sediment Control Plan shall be submitted and approved by the Warren County Soil & Water Conservation District.
4. Sewer Service Plan shall be shown at Stage 2 subject to review by Butler County Water and Sewer Department.
5. Proposed water lines shall be approved by the Warren County Water & Sewer Department prior to PUD Stage 3.

Rural Zoning Commission recommended approval at it's public hearing on May 10, 2016

1. RZC accepted revisions made by the applicant to develop 104 units in 13 buildings on 13 acres.
2. RZC accepted modifications recommended by RPC Executive Committee.
3. Re-connecting Golf Club Drive to Greentree Road at the time the first phase is submitted for the proposed development of Pod Q or as determined in a prior approval.
4. Landscaping plan submitted at Stage 2 for the 3 buildings to the north bordering Shaker Run Section 4 Phase A.
5. The building design shall be substantially similar to the existing buildings in Pod K and the renderings included in the application.



TURTLECREEK TOWNSHIP
670 N. STATE ROUTE 123
LEBANON, OHIO 45036-9512
PHONE: (513) 932-4902
FAX: (513) 932-365

April 26, 2016

Michael Yetter
Zoning Supervisor, Warren Co. Rural Zoning
406 Justice Drive
Lebanon, OH 45036

RE: Rezoning Case # 2016-02; Shaker Run Golf Course Amend R1 PUD to Add 120 Units

Dear Mr. Yetter,

Turtlecreek Township Board of Trustees have received and reviewed a copy of the above-referenced rezoning.

After review of the plan for Rezoning Case #2016-02, Shaker Run Golf Course, Amend R1 PUD to Add 120 Units, the Turtlecreek Board of Trustees and the Fire Chief have no comment.

Thank you for the opportunity to comment on this matter.

Yours truly,


Jim VanDeGrift, Board President

JV/jn
Cc: File

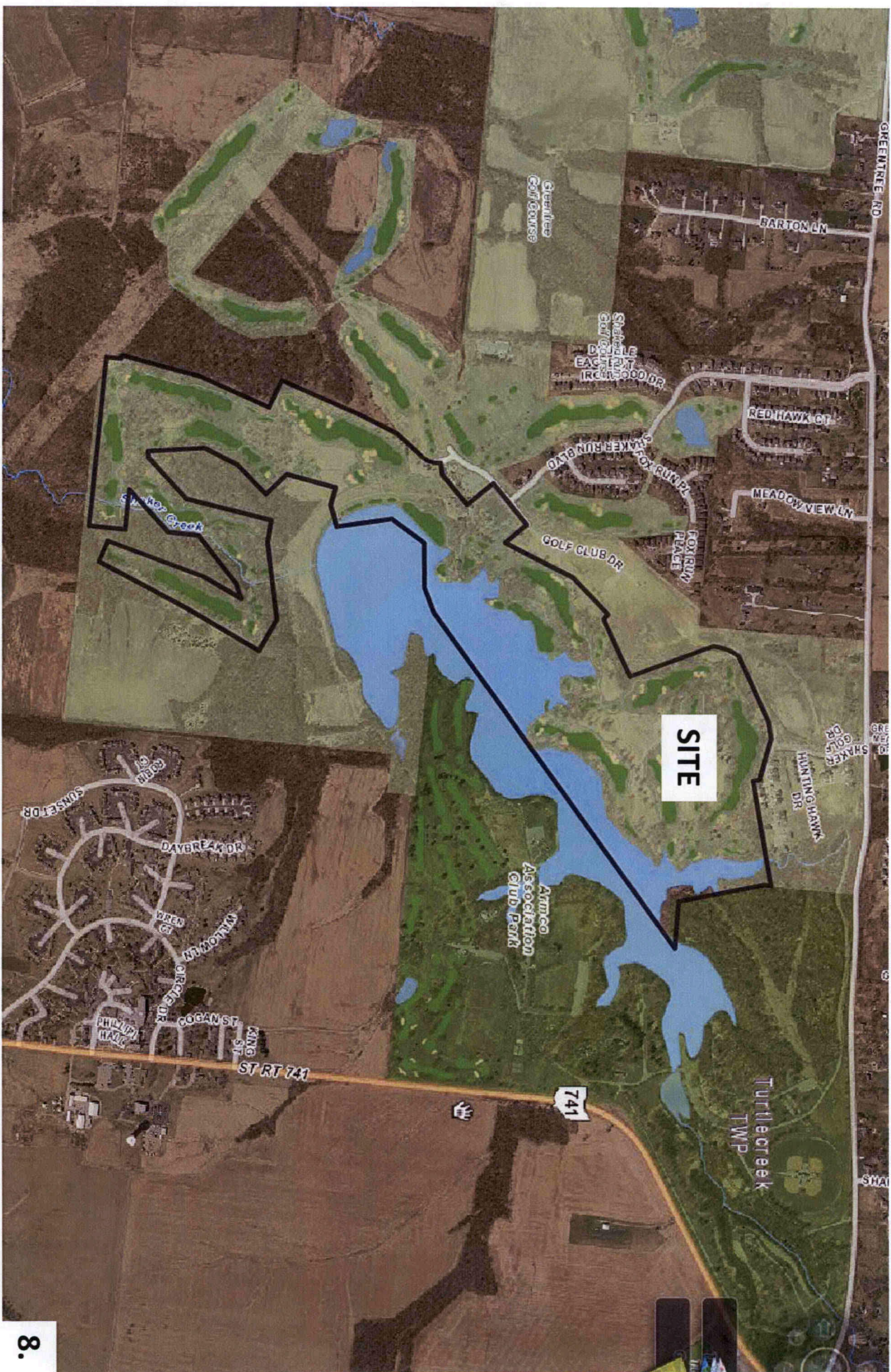
RECEIVED
MAY 02 2016
ZONING INSPECTION

TURTLECREEK TOWNSHIP BOARD OF TRUSTEES
Daniel Jones, Trustee James VanDeGrift, Trustee Jonathan D. Sams, Trustee Tammy Boege, Chief Fiscal Officer
BOARD MEETING: 2ND MONDAY OF EACH MONTH AT 7:00 P.M.
BOARD MEETING: LAST TUESDAY OF EACH MONTH AT 8:00 A.M.

2016-02

Aerial Map

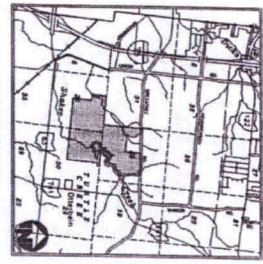
Turtlecreek Twsp.



SHAKER RUN

PLANNED UNIT DEVELOPMENT REVISED STAGE ONE PLAN

SECTION 25, TOWN 3, RANGE 4
 SECTIONS 30 & 36, TOWN 4, RANGE 3
 TURTLECREEK TOWNSHIP
 WARREN COUNTY, OHIO
 APRIL 1, 2016

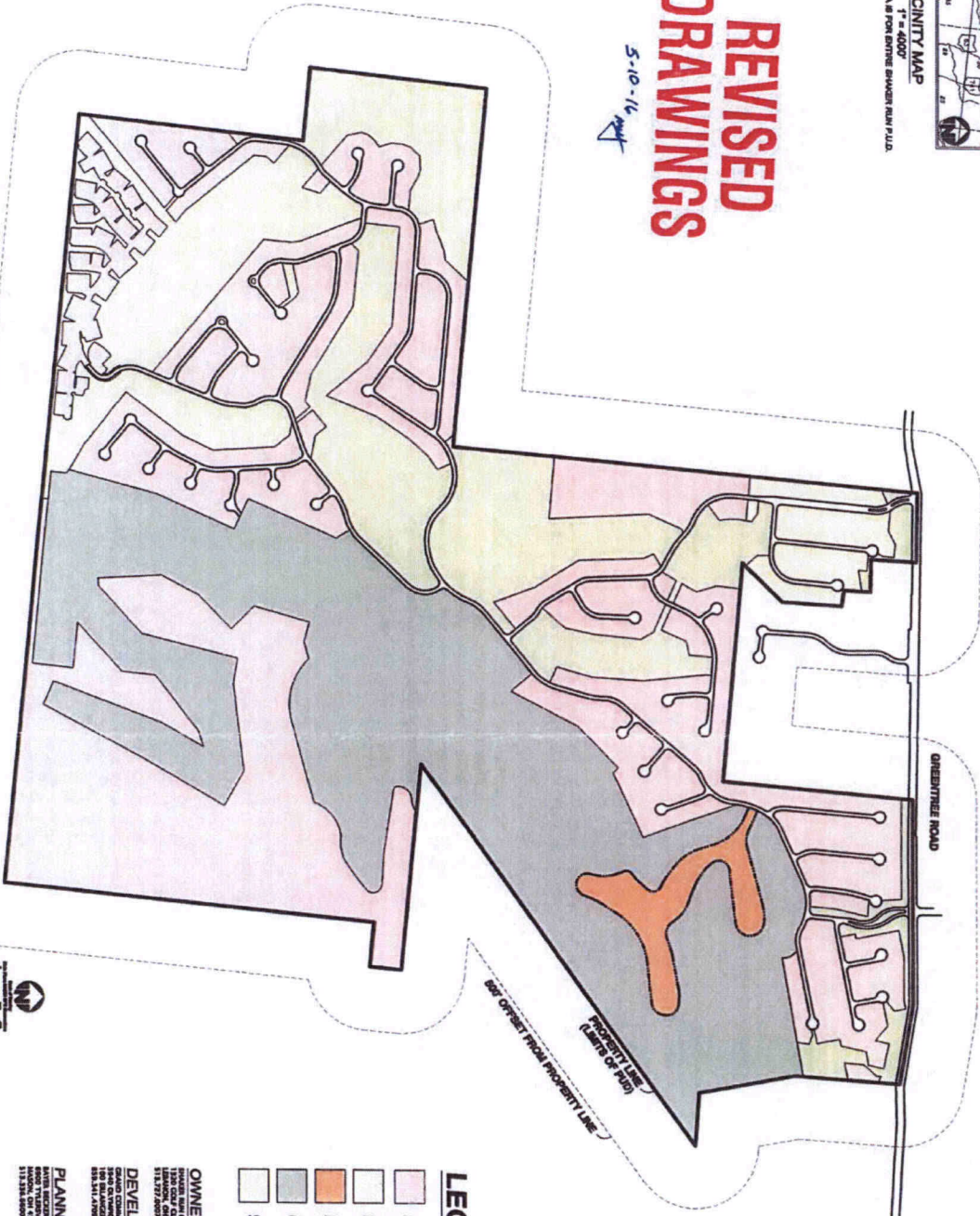


VICINITY MAP
 1" = 4000'

NOTE: SHADED AREAS ARE FROM EXISTING SHAKER RUN PLANS.

**REVISED
 DRAWINGS**

5-10-16
AP



LEGEND

- BUILDABLE AREA
- BUILDABLE AREA - POD M
- BUILDABLE AREA - POD Q
- ORIGINAL 18 HOLE GOLF & LAKE
- 9 HOLE GOLF (OPEN SPACE)

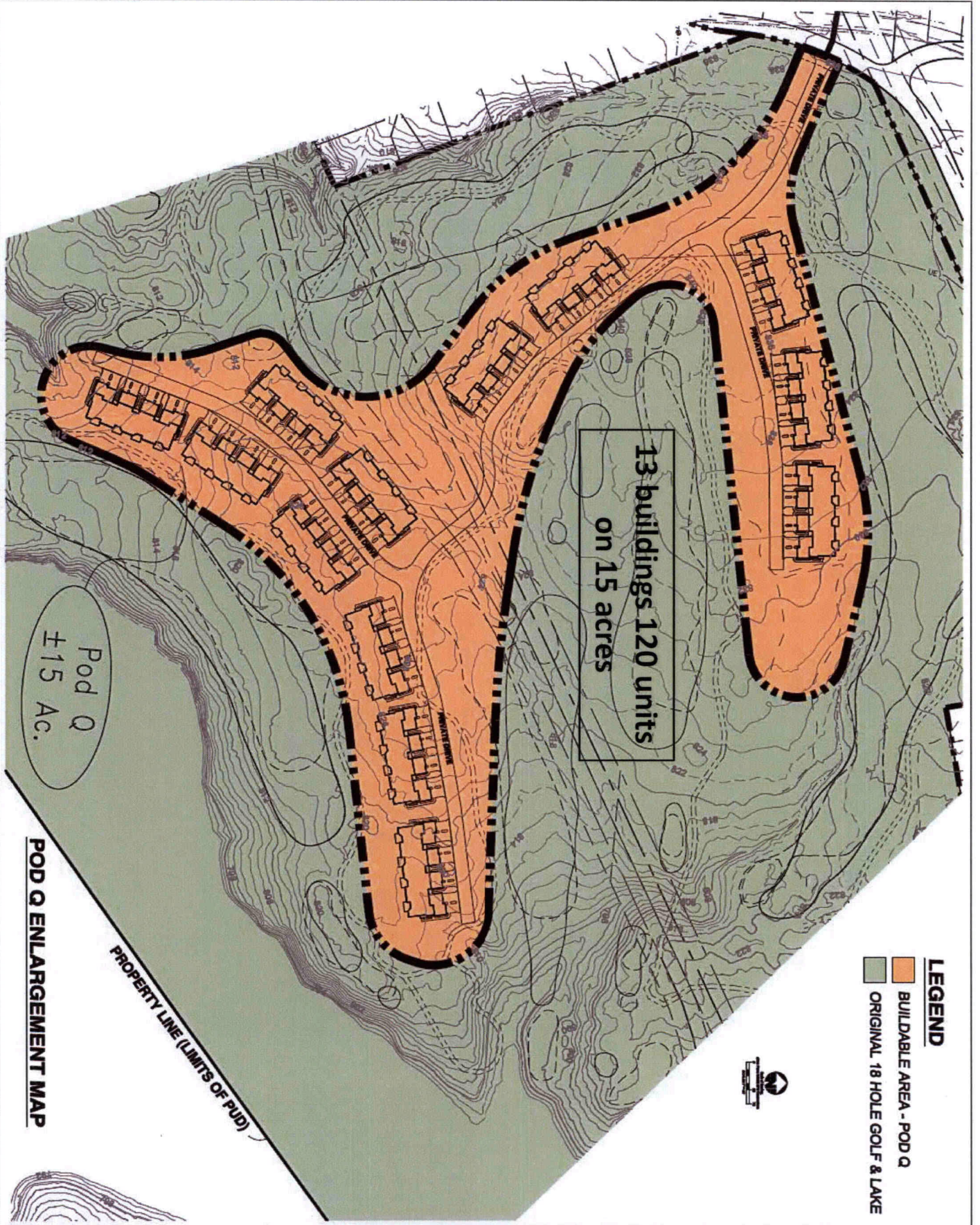
OWNER & APPLICANT
 SHAKER RUN GOLF CLUB
 111377 0001
 111377 0001

DEVELOPER
 BAYER BECKER
 111377 0001
 111377 0001

PLANNER/ENGINEER/SURVEYOR
 BAYER BECKER
 111377 0001
 111377 0001

AREA DESIGNATION MAP

	<p>SHAKER RUN STAGE 1</p> <p>SECTION 25, TOWN 3, RANGE 4 SECTIONS 30 & 36, TOWN 4, RANGE 3 TURTLECREEK TOWNSHIP WARREN COUNTY, OHIO</p> <p>AREA DESIGNATION MAP</p>	<p>1 of 4</p>
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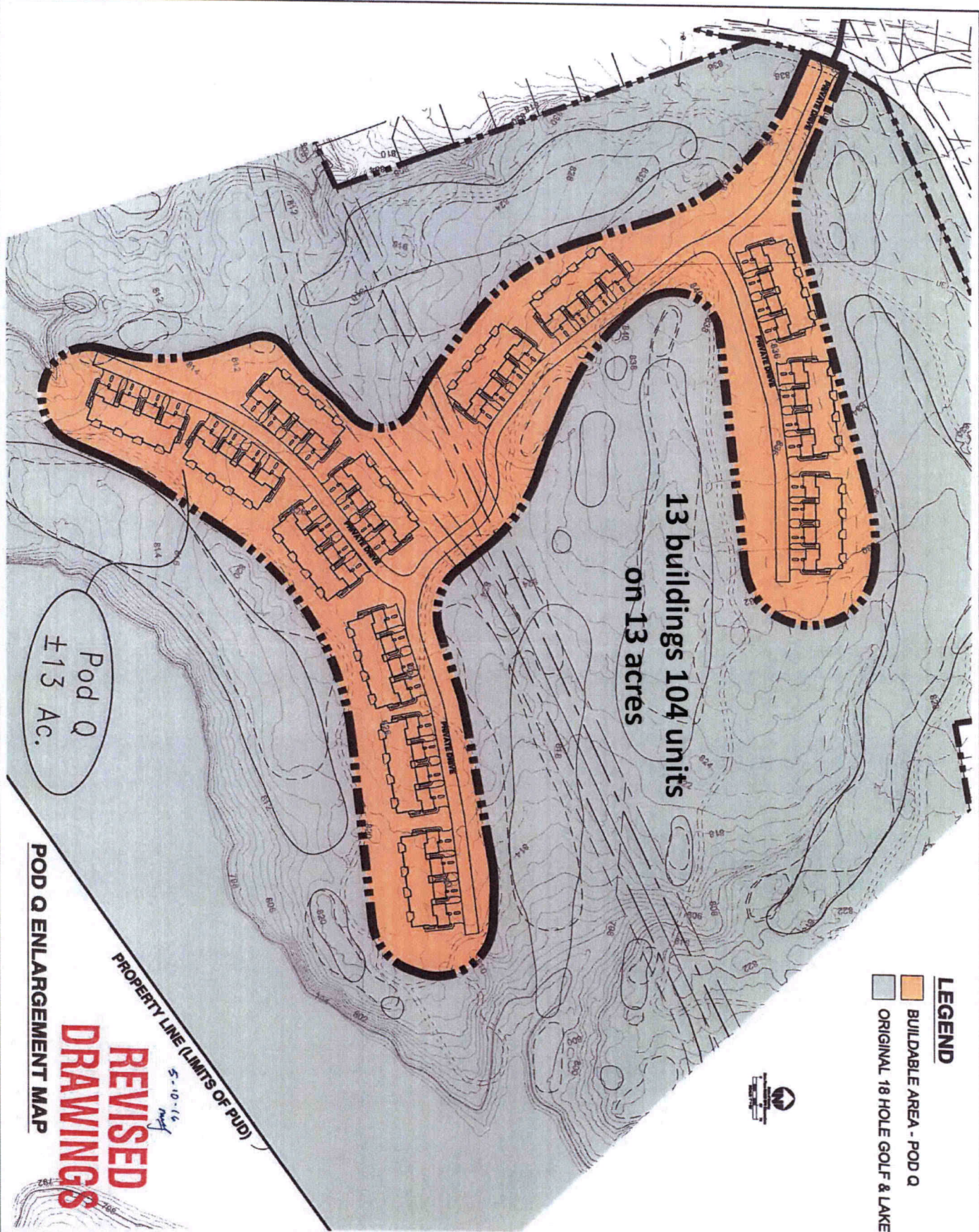


LEGEND
 BUILDABLE AREA - POD Q
 ORIGINAL 18 HOLE GOLF & LAKE

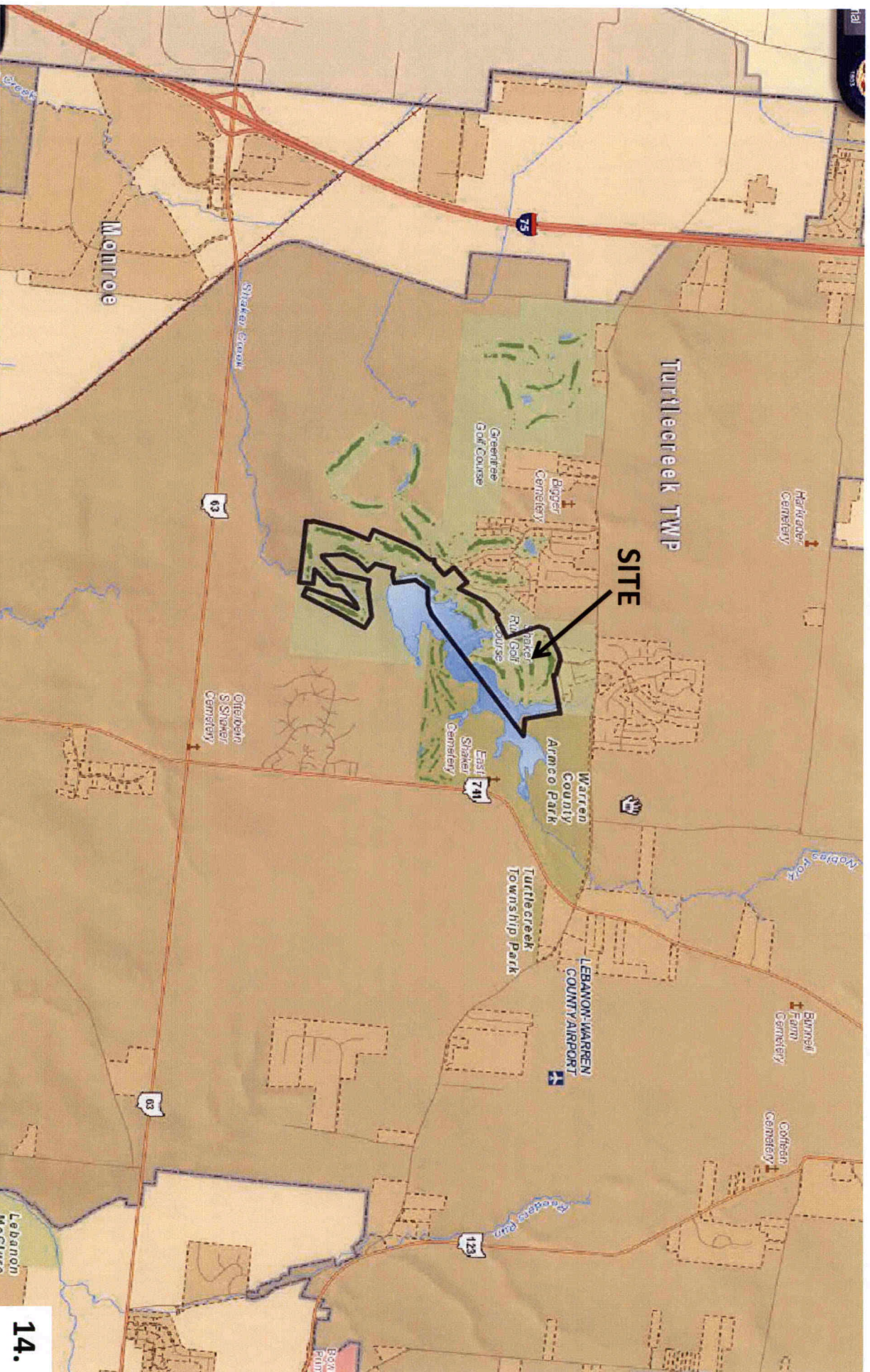
POD Q ENLARGEMENT MAP

PROPERTY LINE (LIMITS OF PUD)



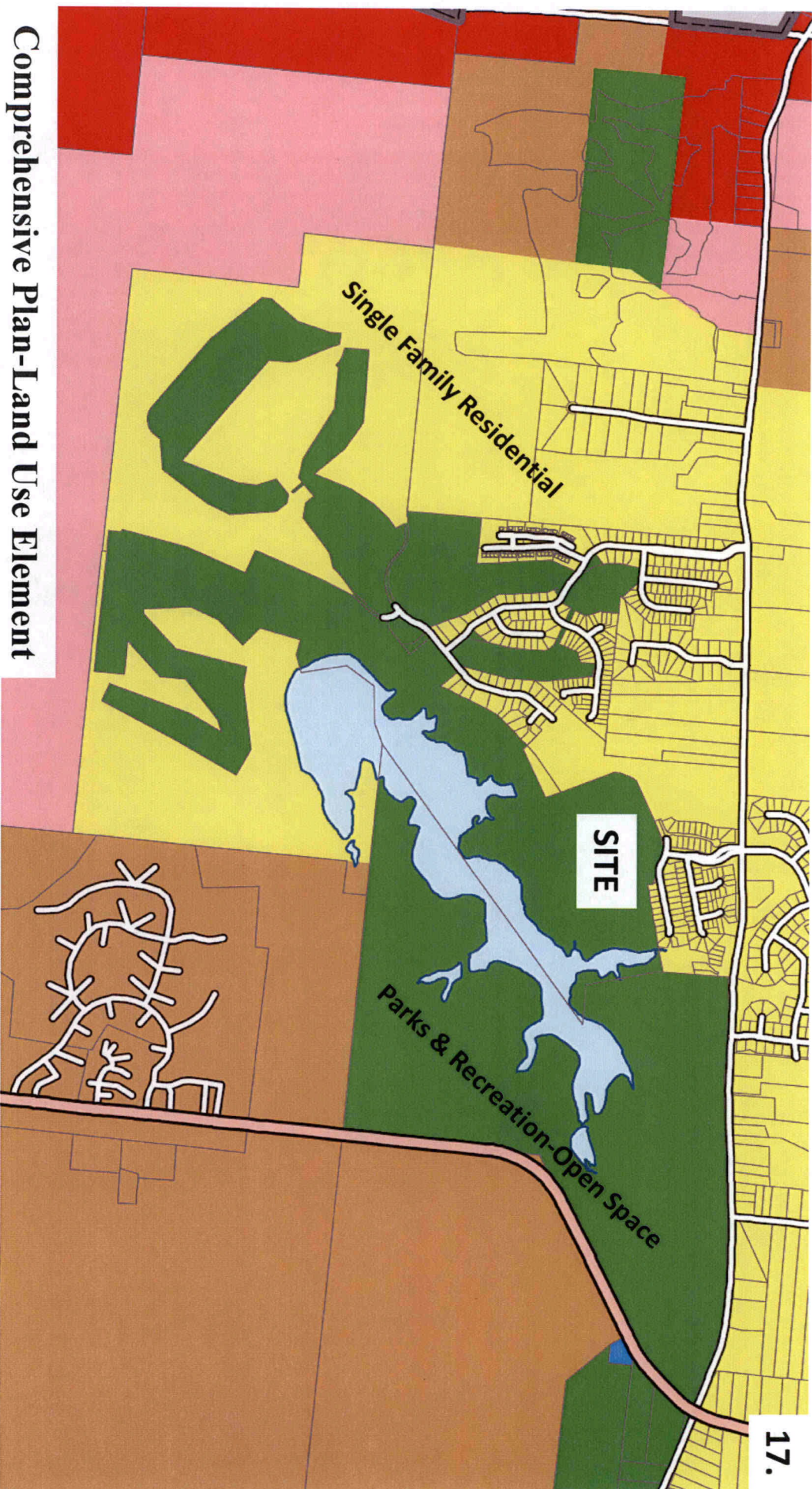


2016-02 Vicinity Map Turtlecreek Twsp.



2016-02 Flood Map Turtlecreek Twsp.



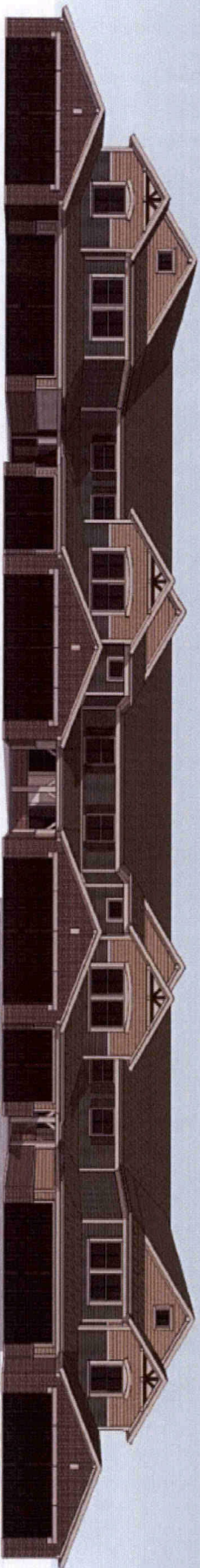


Comprehensive Plan-Land Use Element

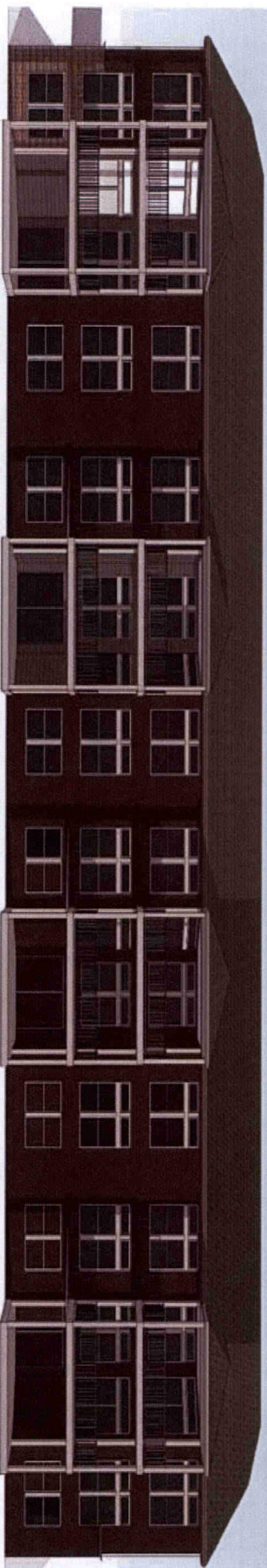
Legend

- County Boundaries
- Political Subdivisions
- Parcels
- Lakes and Rivers
- Municipalities
- Future Land Uses
- Agricultural-Rural Residential
- Commercial
- Industrial
- Mixed-Use Neighborhood
- Multi-Family Residential
- Office
- Protection Area
- Public-Semi-Public
- Parks and Recreational-Open Space
- Single Family Residential
- Deerfield Township Character Areas
- Low Density Rural Neighborhoods
- Medium Density Rural Neighborhoods
- Neighborhood Mixed Use
- Neighborhoods
- Office Park
- Regional Highway Commercial
- Town Center Mixed Use
- Clearcreek Township Additional Uses
- Township Residential
- Hamilton Township Additional Uses
- Rural Residential
- Single Family Residential
- Salem Township Additional Uses
- Mixed Use Light Industrial/Office
- Mixed Use
- Union Township Additional Uses
- Low Density Residential
- Wayne Township Additional Uses
- Mixed Use Commercial/Industrial
- Mixed Use Residential

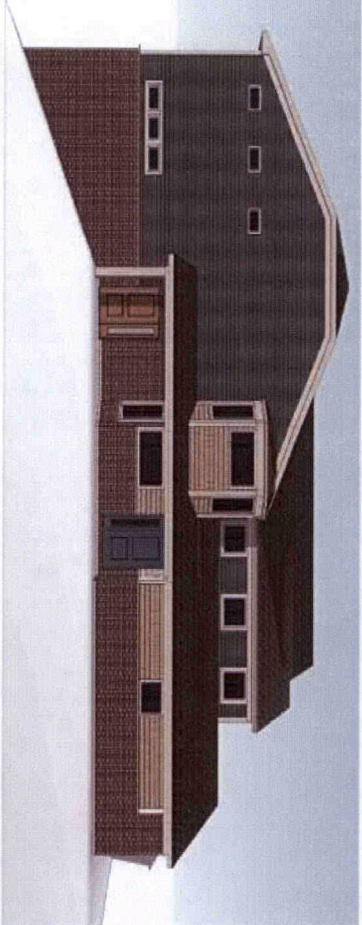
PROPOSED 17



FRONT



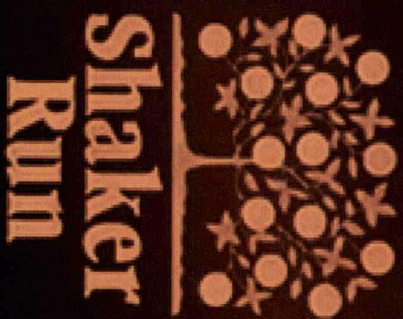
REAR



SIDE

POD Q BUILDING RENDERINGS
MTS

MASTER PLAN





Vision Statement

*Ohio's premier 27 hole golf destination and banquet center
within a master planned community providing exceptional
service to all members, guests and residents!*



Shaker Run Outlook

State of the Golf Market

850,000 golfers lost last year alone

Over 150 Course Closings annually

Most recent in the area:

- Crooked Tree*
- Holly Hills*
- Weathermax (Next Year)*



Shaker Run Outlook

Financial Goals to Budget

65% Projected Revenue

55% Membership Pricing Strategy

60% Guest Fee Pricing Strategy



Shaker Run Outlook

Rounds Played

Less than 30,000

Utilization supports an 18 Hole Facility



Shaker Run Outlook

Increase Operating Budget

Improve Course Conditions

Improve Service Levels



Shaker Run Outlook

Capital Improvements

*Significant Capital Dollars Required to ensure the
viability of a successful 27 Hole Facility*



Shaker Run Outlook

Exciting Time to be a part of Shaker Run!

- *Increased Activity in a Declining Golf Market*
 - *Competition Dwindling*
- *Warren County Economic Development Plan*
 - *Within a Growing Community*
 - *Master Plan*



Master Plan

Developed a Revised Master Plan over the past 3 Years

Several Options Reviewed Extensively

*Shaker Run / Fischer Homes / Warren County / Advisory Board
working together on a new 5 Year Master Plan with 4 primary
objectives:*

- 1) Residents - Protect Property Values*
- 2) Members - Continue Shaker Run as 27 Hole Facility*
- 3) Golf Club - Ensure the Viability of a Successful Club*
- 4) Fischer Homes – Protect Investment of current and future
homesites*



Master Plan

Shaker Run and its Partners are committed to the Community!

Master Plan calls for nearly a \$1.5 Million Capital Infusion

- *Reduce Facility Debt*
- *Capital Improvements*
- *Increase Property Values*
- *Enhance the Community*



Master Plan

Shaker Run has entered into Agreement with Fischer Homes on additional development within Shaker Run.

Contract totals \$1,390,000 over a 5 Year Period

All monies are contractually obligated to:

- 1) Retire Debt*
- 2) Capital Improvements*



Masters Plan

Lakeside Condo Development

- *Same product as existing Villas on Meadows*
 - *104 Unit Development*
 - *+/- 13 Acres on Lakeside 9*
 - *Allows us to keep All 27 Holes*
- *Provides the Capital to improve entire facility increasing revenues and improving your experience*



Master Plan



Master Plan

Phase 1 (2017-2018)

Debt Reduction

Club Renovation

- *Parking Lot*
- *Clubhouse Carpeting*

Golf Course Renovation

- *Bunkers (Meadows, Woodlands)*
- *Greens (Woodlands)*
- *Tees (Woodlands)*
- *Practice Facility*
- *Streams/Ponds (Meadows)*



Master Plan

Phase 2 (2019-2020)

Club Renovation

- *On Course Restrooms*

Golf Course Renovation

- *Greens (Lakeside)*
- *Bunkers (Lakeside)*
- *Tees (Lakeside)*
- *Streams / Ponds*
- *Cart Path Repairs*



Masters Plan

Phase 3 (2021)

Club Renovation

- *Clubhouse Patio*
- *Golf Academy*
- *Cart Storage Building*
- *Maintenance Building*
- *Pavilion*



WATER & SEWER DEPARTMENT

Work Session

Warren County Commissioners
July 12, 2016

AGENDA

1. Public Hearing
2. Resort Lifestyle Communities



Water & Sewer Department

Public Hearing – July 12, 2016

PROPOSED REVISIONS

Water & Sewer Rule & Regulations

- **Minor Clarifications & Updates**
- **Water Tap Fees**
- **Sewer Connection Fees**

MINOR CLARIFICATIONS

Water & Sewer Rule & Regulations

DEFINITIONS

- Assisted Living Development Definition
- Equivalent Residential Unit (ERU) Definition
- Single Family Residential Definition

BILLING & PAYMENT

- Clarify that Sanitary Engineer, Business Manager, and Office Administrator are authorized to remove penalties & administrative fees.

SCHEDULE OF CHARGES

- Create one charge for sewer lateral inspections

MINOR CLARIFICATIONS

Water & Sewer Rule & Regulations

DEFINITIONS

- Assisted Living Development - A living facility that promotes aging in place by supporting a consumer's independence, choice, and privacy through the provision of one or more components of the service which are a personal care service, a supportive service, an on-duty response service, coordination of meals, social and recreational programming, a non-medical transportation service, and a nursing service. The facilities include state-funded component of the home and community-based program created under section 5111.89 of the Revised Code that provides consumers in the program with the assisted living service under rule 173-39-02.16 of the Administrative Code and, in some cases, the community transition service under rule 173-39-02.17 of the Administrative Code, if the consumers reside in a residential care facility and would otherwise receive services in a nursing facility if the program was not available.

MINOR CLARIFICATIONS

Water & Sewer Rule & Regulations

DEFINITIONS

- Equivalent Residential Unit (ERU) - A method or metric of equating the water usage or wastewater generated from a nonresidential (commercial, retail, or public) facility to the average usage of a single family residence. One ERU is the water usage or wastewater generated from a single family home as based on Ohio EPA design guidelines and is established as 400 gallons/day.
- Single Family Residential - A residential living unit that is occupied by just one household or family, and consists of just one detached dwelling unit.

WATER TAP FEES

Water & Sewer Rule & Regulations

SINGLE FAMILY RESIDENTIAL

- Single Family Residential Unit is charged \$4,000

MULTIFAMILY RESIDENTIAL DEVELOPMENT

- Apartments, condominiums, landominiums, cottages, etc.
- Based on meter size of the water service lateral serving the property or the number of single family residential (SFR) units with each dwelling unit assigned one SRF, whichever is greater.

NONRESIDENTIAL

- Retail, commercial, and governmental properties.
- Based on equivalent residential units (ERU). The ERU calculation shall be based on Ohio EPA's 1993 Division of Surface Water Design Flow Guidelines. One ERU is equivalent to single family home usage of 400 gallons/day.

ASSISTED LIVING DEVELOPMENTS

- Based on ERUs with each assisted living unit assigned 225 gallons/day.

SEWER CONNECTION FEES

Water & Sewer Rule & Regulations

SINGLE FAMILY RESIDENTIAL

- Single Family Residential Unit is charged \$4,800

MULTIFAMILY RESIDENTIAL DEVELOPMENT

- Apartments, condominiums, landominiums, cottages, etc.
- Based on equivalent residential units (ERU). The ERU calculation shall be based on Ohio EPA's 1993 Division of Surface Water Design Flow Guidelines. One ERU is equivalent to single family home usage of 400 gallons/day.

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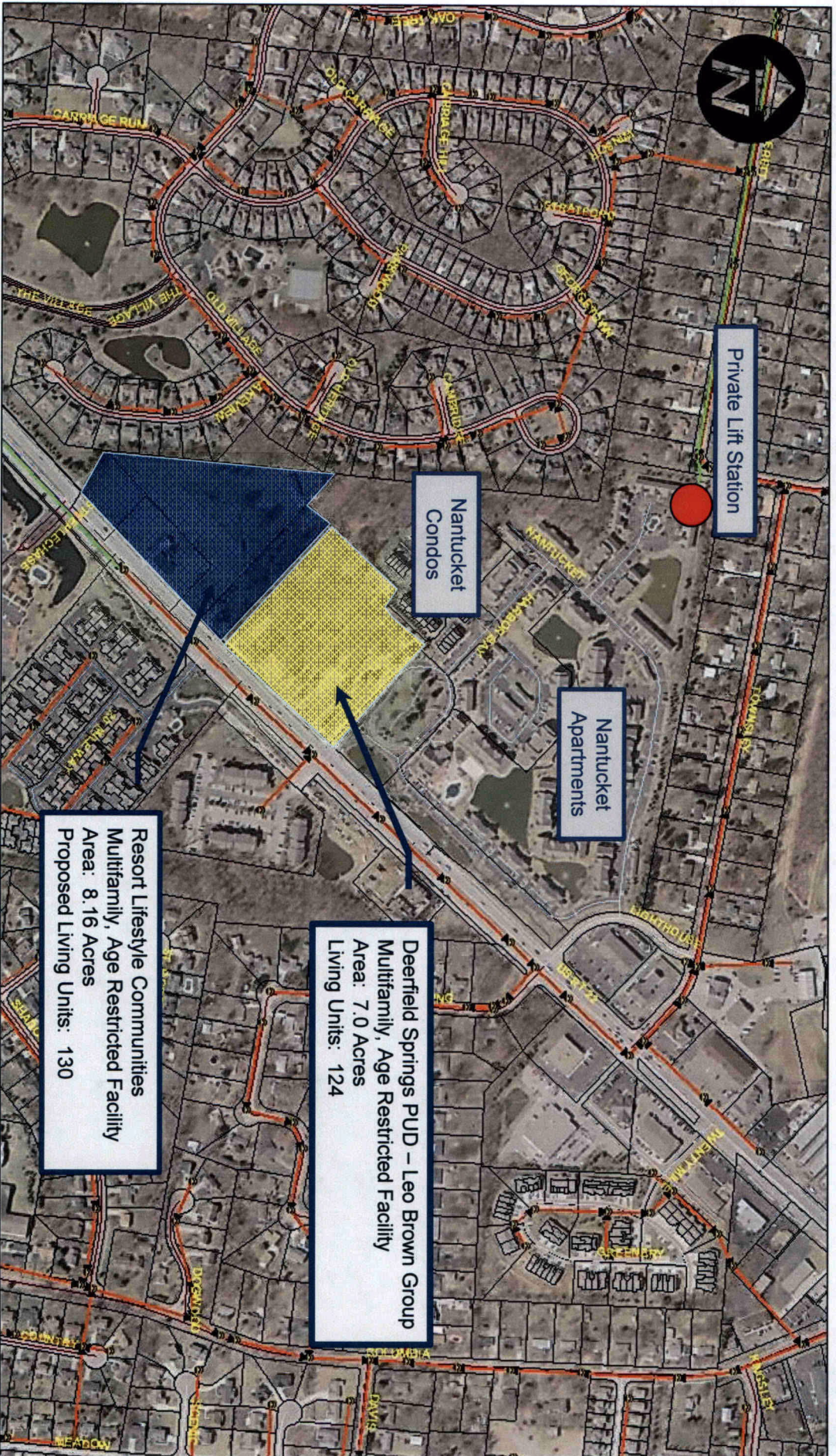
APPENDIX

Suggested Sewerage Flow Guide

These estimated flows are empirical and are intended only for design of sewerage works.

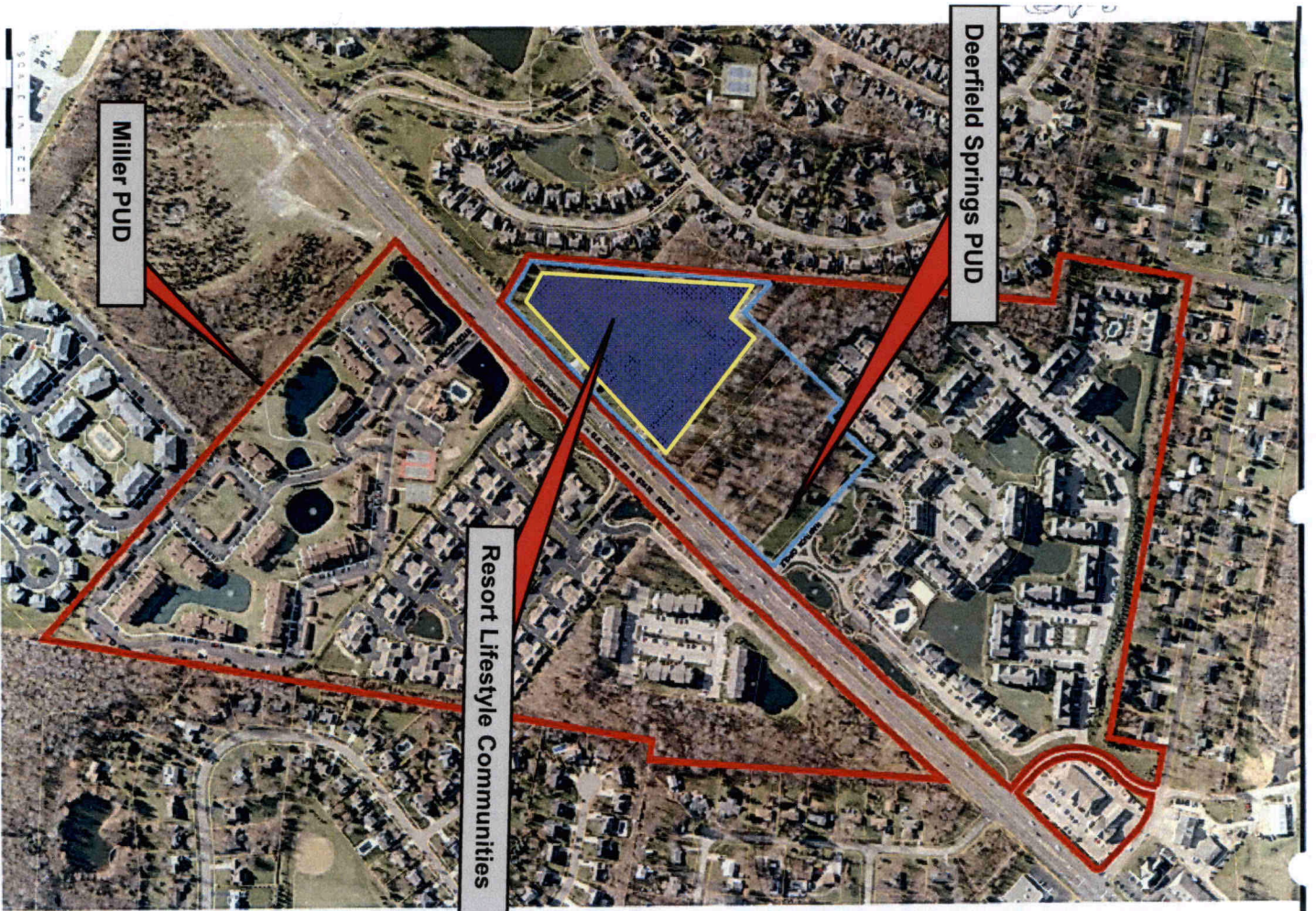
Place	Estimated Sewerage Flow Gallons Per Day
Apartments	250 one bedroom 300 two bedroom 350 three bedroom
Assembly Halls	2 per seat
Beauty Shop, Styling Salon	200 per bath
Bonding Agency (no food service)	75 per lamp
Churches (family)	3-4 per auxiliary seat
Churches (large with kitchen)	6-7 per auxiliary seat
Country Clubs	50 per member
Dance Halls	2 per person
Dentist/Parlors	75 per doctor 20 per employee 10 per patient
Dive-in Theaters	8 per car space
Facilities (no showers)	25 per employee
Factories (with showers)	38 per employee
Food Service Operations (not 24-hour)	35 per seat at 400 ppm BOD ₅ 24 per seat at 400 ppm BOD ₅ 24 per seat at 400 ppm BOD ₅
Food Service Operations (24-hour)	5 per seat at 400 ppm BOD ₅ 100 per seat at 400 ppm BOD ₅ 35 per seat at 400 ppm BOD ₅ 50 per car space at 400 ppm BOD ₅ 100 per seat at 200 ppm BOD ₅
Hotels in Suburbia	400 per dwelling
Hospitals (no resident personnel)	300 per bed
Institutions (residents)	100 per person
Landfills (cosh-operated)	400 per standard size machine
Landfills (non-operated)	Consult district office
Laundry (residents and showers only)	15 per local morning/afternoon
Laundry (residents and showers only)	50 per person
Medical Lumber Camps	300 per mobile home space
Motels	100 per unit
Nursing and Rest Homes	200 per patient at 300 ppm BOD ₅ 50 per resident employee 50 per non-resident employee
Office Buildings	20 per employee
Recreational Vehicle Dumping Stations	Consult District Office
Recreational Vehicle Parks and Camps	San DMPC Policy 2.07
Retail Store	20 per employee
Schools - Elementary - High and Junior High	15 per pupil 20 per pupil

Resort Lifestyle Communities



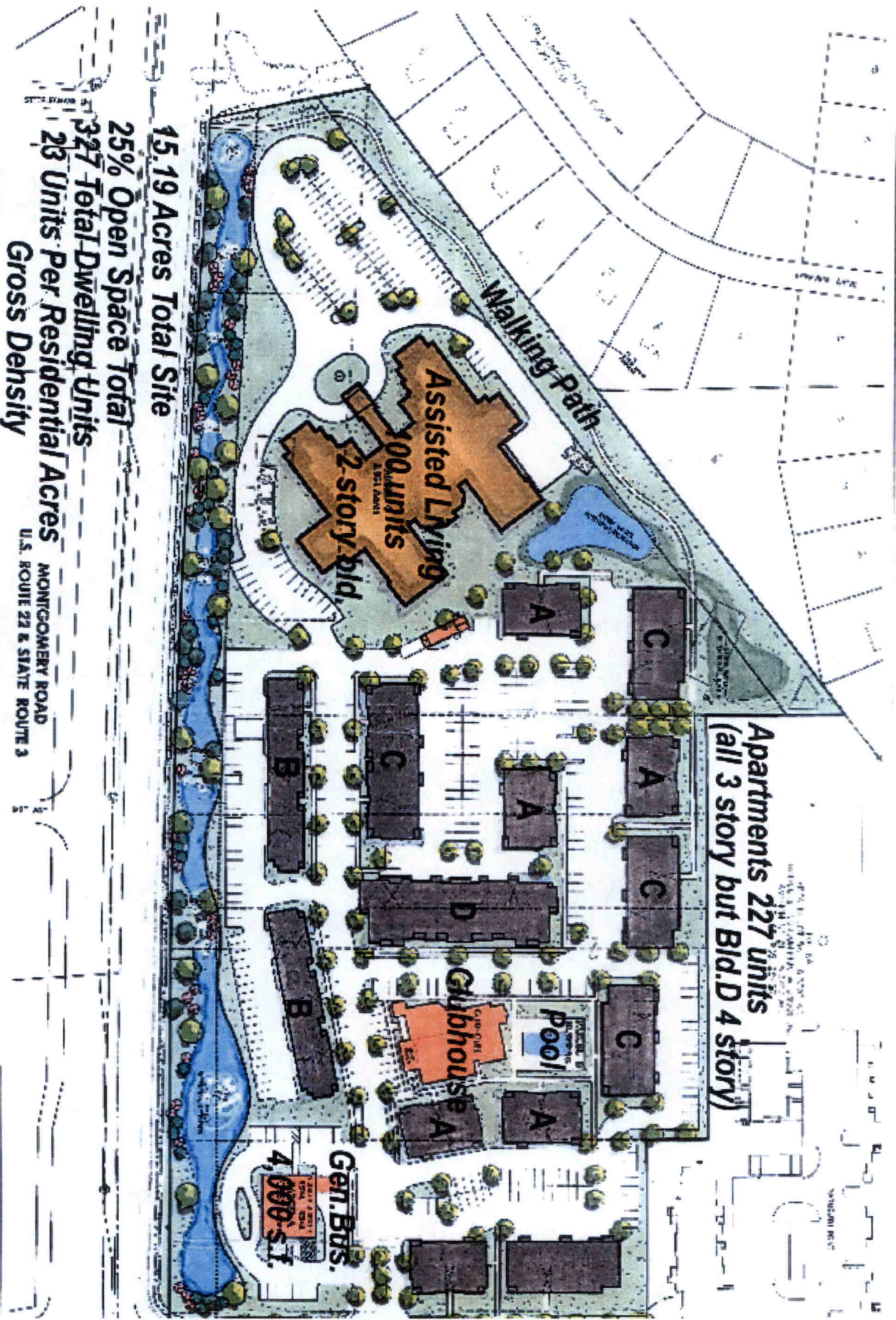
Sanitary Sewer Service
Resort Lifestyle Communities





MILLER PUD

1. Prior to 1993: Rural Residence (1 & 2 Family) R-1 PUD
2. After 1993: PUD amendment to Multifamily Residence R-3 PUD
3. Current Deerfield Zoning: R-MF Residential Multi-Family Planned Unit Development PUD



15.19 Acres Total Site
25% Open Space Total
327 Total Dwelling Units
23 Units Per Residential Acres
Gross Density

MONTGOMERY ROAD
 U.S. ROUTE 22 & STATE ROUTE 3

DEERFIELD SPRINGS

DEERFIELD TOWNSHIP
 WARREN COUNTY, OHIO



PREPARED BY:



WARREN COUNTY, OHIO

Resort Lifestyle Communities

Deerfield Township

- 130 Apartment Units
- 8.16 Acres
- Target Age: 55 & older

Resort Lifestyle Communities Amenities

RLC RESORT LIFESTYLE COMMUNITIES

Our luxurious, all-inclusive resort-style community has been developed exclusively for adults 55 and over. We offer the comforts and conveniences of modern-day living without the hassle of upkeep.

A few of our amenities include:

Service

- ◆ Live-in Managers
- ◆ 24/7 Professionally Staffed
- ◆ Medical Alert System 24/7
- ◆ Concierge Services
- ◆ Free Scheduled Transportation
- ◆ Resort Style Dining
- ◆ Valet Parking
- ◆ Weekly Housekeeping
- ◆ Full Time Maintenance
- ◆ Home Health Care Welcome

Community

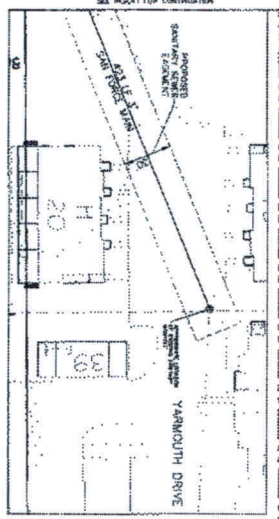
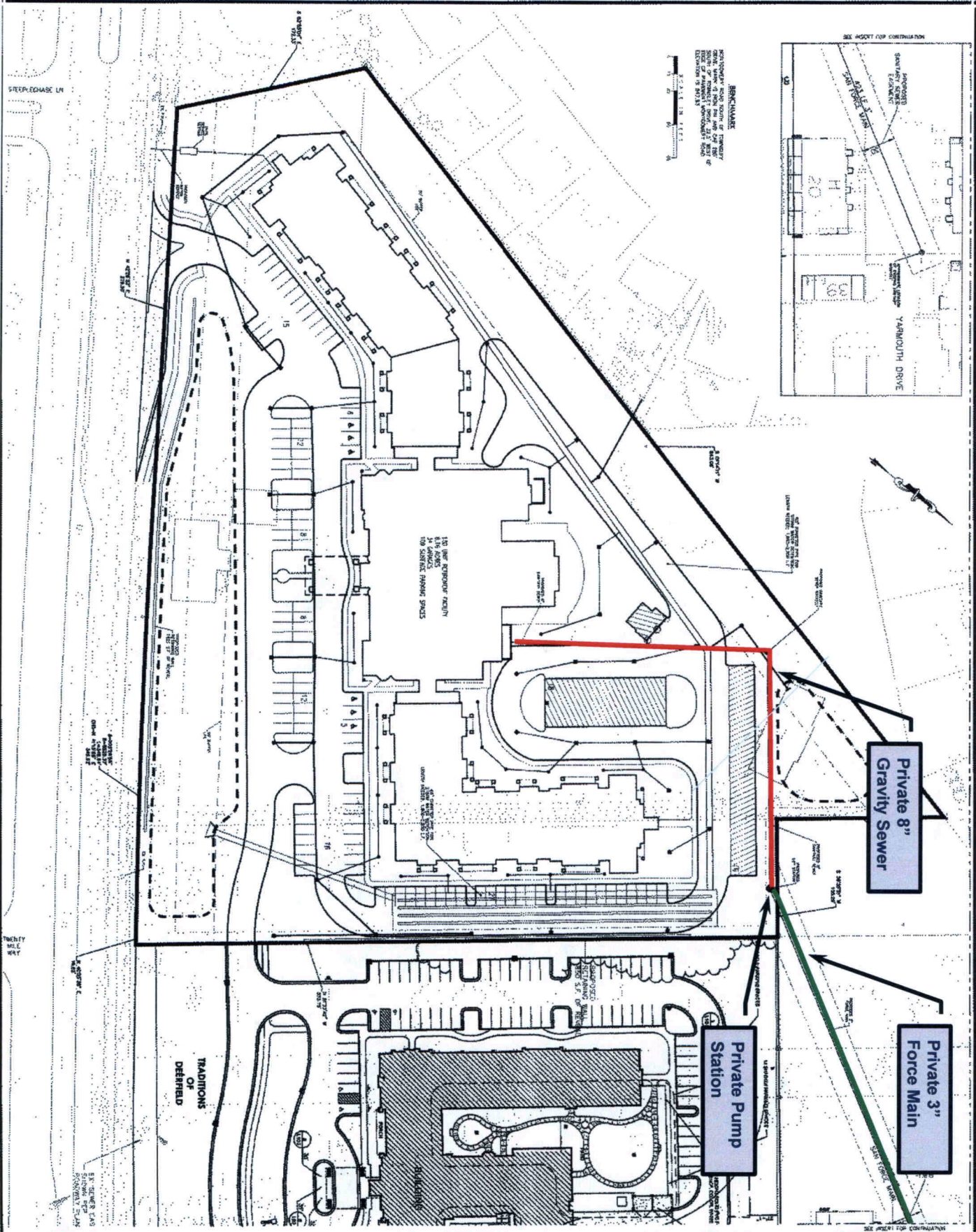
- ◆ 150-seat Theatre
- ◆ On-Site Bank
- ◆ Pharmacy/Gift Shop
- ◆ Salon/Barber
- ◆ Library
- ◆ Billiards
- ◆ Communications Center (Internet, Mail, Copy & Fax)
- ◆ Garages & Storage Options
- ◆ Elevators on All Floors

Home

- ◆ Full Modern Kitchens
- ◆ Spacious Closets
- ◆ Washer & Dryer Hook-Ups
- ◆ Individual Climate Controls
- ◆ Pet Friendly
- ◆ All Utilities Paid (except phone)
- ◆ Cable Included
- ◆ Patios & Balcony Options

Fun

- ◆ Full Time Lifestyle Director
- ◆ Daily Social Invitations & Activities
- ◆ Shopping & Outings
- ◆ Lounge
- ◆ Resident Travel Program
- ◆ Fitness Center 24/7
- ◆ Free Fitness Classes
- ◆ Whirl Pool/Spa



BENCHMARK
 INTERSECTION ROAD CORNER OF TOWNSHIP
 SOUTH OF CORNER OF TOWNSHIP
 EAST OF CORNER OF TOWNSHIP
 DISTANCE TO BENCHMARK
 1.00 2.00 3.00 4.00

Private 8" Gravity Sewer

Private 3" Force Main

Private Pump Station

130 UNIT RETIREMENT COMMUNITY

SECTION 20, TOWN 4E, RANGE 2N
 DEERFIELD TOWNSHIP
 WARREN COUNTY, OHIO

Project No.	0008844
Date	7-2-20
Sheet No.	3 / 5
Scale	AS SHOWN

MSP
 MICHIGAN STATE UNIVERSITY
 CIVIL & ENVIRONMENTAL ENGINEERING
 400 TOWN SQUARE DRIVE
 EAST LANSING, MI 48824-1200
 TEL: (517) 487-2300
 FAX: (517) 487-2301
 WWW: www.msp.civil.msu.edu

Resort Lifestyle Communities

Water Service

1. Water is available from 10-inch line along State Route 22&3.
2. Fire protection flows: 1,130 gallons per minute.
3. Water pressure is insufficient to serve three story construction (50 psi at the main).

Sewer Service

1. Sewer service for this proposed facility is only available through the Nantucket private sewer system or through Old Village Drive.
2. Sewer Service Agreement with Nantucket Apartments for use of their private sanitary sewers & pump station
3. Sewer Service Agreement & Easement with Nantucket Condos for use & access of their sewers
4. All sewer improvements are privately owned & operated.
5. Plans must be reviewed & approved by Warren County Water & Sewer.
6. Private pump station must be built to Warren County Standards.