



**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 – February 8, 2022**

The Board met in regular session pursuant to adjournment of the February 1, 2022, meeting.

Tom Grossmann – present

David G. Young – present

Shannon Jones – present

Tina Osborne, Clerk – present

Minutes of the February 1, 2022 meeting were read and approved.

- 22-0195      A resolution was adopted to approve reclassification of Tiffany Kitchen from Protective Services Caseworker I to Protective Services Caseworker II within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 22-0196      A resolution was adopted to hire Amanda Kneece as Alternative Response Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 22-0197      A resolution was adopted to accept resignation of Samuel LeMaster Emergency Communications Operator, within the Warren County Emergency Services Department, effective February 20, 2022. Vote: Unanimous
- 22-0198      A resolution was adopted to approve appointment of new member to the Warren County Emergency Communications Board. Vote: Unanimous
- 22-0199      A resolution was adopted to cancel regularly scheduled Commissioners' meeting of Thursday, February 10, 2022. Vote: Unanimous
- 22-0200      A resolution was adopted to advertise for bids for the Columbia Road Turn Lane project. Vote: Unanimous

MINUTES  
FEBRUARY 8, 2022  
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- 22-0201 A resolution was adopted to advertise for bids for Two (2) Fortinet FortiGate 601E Firewalls. Vote: Unanimous
- 22-0202 A resolution was adopted to approve Notice of Intent to Award Bid to Mission Critical Partners, LLC for the Public Safety Network Assessment. Vote: Unanimous
- 22-0203 A resolution was adopted to approve an emergency repair to replace the utility pole located at the Plateau Sewer Lift Station. Vote: Unanimous
- 22-0204 A resolution was adopted to approve emergency repair to the Case front end loader located at the Little Lower Miami Wastewater Treatment Plant. Vote: Unanimous
- 22-0205 A resolution was adopted to approve an emergency weekly rental of multiple generators in preparation of potential mass power outages that could affect various sewer lift stations due to the current projected ice and snowstorms in our service area. Vote: Unanimous
- 22-0206 A resolution was adopted to approve and authorize the Court Administrator of Warren County Domestic Relations Court to apply for a technology grant from the Supreme Court of Ohio. Vote: Unanimous
- 22-0207 A resolution was adopted to acknowledge and approve first amendment to Fee for Service agreement with EyeMed. Vote: Unanimous
- 22-0208 A resolution was adopted to approve and authorize the President of the Board to enter into a non-profit booth agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 22-0209 A resolution was adopted to approve contract modification to the original agreement with Lumen (fka-Level 3 Communications) on behalf of Warren County Telecommunications. Vote: Unanimous
- 22-0210 A resolution was adopted to acknowledge receipt of January 2022 financial statement. Vote: Unanimous
- 22-0211 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 22-0212 A resolution was adopted to approve bond release for Imbus Enterprises, LP for completion of improvements in Landen Storage 2611 SR 22&3 situated in Deerfield Township. Vote: Unanimous
- 22-0213 A resolution was adopted to approve bond release for The Drees Company for completion of improvements in Heritage at Miami Bluffs, Phase 4C & 4D situated in Hamilton Township. Vote: Unanimous



- 22-0214 A resolution was adopted to approve bond release for FHCH, LLC dba Courtyard Homes at Fox Hollow for completion of improvements in Fox Hollow Revision 3 situated in Deerfield Township. Vote: Unanimous
- 22-0215 A resolution was adopted to approve bond release for Crossman Communities for completion of improvements in Kings Court situated in Hamilton Township. Vote: Unanimous
- 22-0216 A resolution was adopted to approve bond release for Dixon Eagle's Pointe, LLC for completion of improvements in Eagles Pointe, Section 2 situated in Hamilton Township. Vote: Unanimous
- 22-0217 A resolution was adopted to approve bond release for The Drees Company for completion of improvements in Legacy at Elliott Farm situated in Deerfield Township. Vote: Unanimous
- 22-0218 A resolution was adopted to approve bond release for Grand Communities, LLC for completion of improvements in Providence, Section 8 situated in Hamilton Township. Vote: Unanimous
- 22-0219 A resolution was adopted to approve bond release for Prus Properties, LLC for completion of improvements in The Villages of Classicway Section 5 situated in Hamilton Township. Vote: Unanimous
- 22-0220 A resolution was adopted to approve bond release for Wilson Farms Development, LLC for completion of improvements in Wilson Farms, Section 5 situated in Franklin Township. Vote: Unanimous
- 22-0221 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for Trails of Shaker Run Holdings, LLC, for completion of improvements in Trails of Shaker Run, Section Nine-A situated in Turtlecreek Township. Vote: Unanimous
- 22-0222 A resolution was adopted to approve Bluestem Drive and Red Sage Court in Trails of Shaker Run, Section Nine-A for public maintenance by Turtlecreek Township. Vote: Unanimous
- 22-0223 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for Trails of Shaker Run Holdings, LLC, for completion of improvements in Trails of Shaker Run, Section Nine-B situated in Turtlecreek Township. Vote: Unanimous
- 22-0224 A resolution was adopted to approve Bluestem Drive in Trails of Shaker Run, Section Nine-B for public maintenance by Turtlecreek Township. Vote: Unanimous

- 22-0225 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for Trails of Shaker Run Holdings, LLC, for completion of improvements in Trails of Shaker Run, Section Ten situated in Turtlecreek Township. Vote: Unanimous
- 22-0226 A resolution was adopted to approve Lantana Drive, Indian Grass Drive, and Sweet Willow Cove in Trails of Shaker Run, Section Ten for public maintenance by Turtlecreek Township. Vote: Unanimous
- 22-0227 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for Trails of Shaker Run Holdings, LLC, for completion of improvements in Trails of Shaker Run, Section Eleven situated in Turtlecreek Township. Vote: Unanimous
- 22-0228 A resolution was adopted to approve Lantana Drive and Red Clover Drive in Trails of Shaker Run, Section Eleven for public maintenance by Turtlecreek Township. Vote: Unanimous
- 22-0229 A resolution was adopted to approve operational transfer from County Commissioners' fund #1101112 into Mary Haven Youth Treatment Center fund #2270. Vote: Unanimous
- 22-0230 A resolution was adopted to approve appropriation adjustment within County Court fund #1101280. Vote: Unanimous
- 22-0231 A resolution was adopted to approve appropriation adjustment within Telecommunications Department fund #11012812. Vote: Unanimous
- 22-0232 A resolution was adopted to approve appropriation adjustment within the Solid Waste Management District fund #2256. Vote: Unanimous
- 22-0233 A resolution was adopted to approve appropriation adjustment within the Sewer Revenue fund #5580. Vote: Unanimous
- 22-0234 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 22-0235 A resolution was adopted to approve site plan review application of Blanchester DOHP, LLC (Dollar General) (Case 101-2022) in Harlan Township. Vote: Unanimous
- 22-0236 A resolution was adopted to support the Stepping Up Initiative. Vote: Unanimous



DISCUSSIONS

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

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ADMINISTRATIVE HEARING  
SITE PLAN REVIEW APPLICATION OF BLANCHESTER DOHP, LLC (DOLLAR  
GENERAL) IN HARLAN TOWNSHIP

The administrative hearing to consider the site plan review application of Blanchester DOHP, LLC (Dollar General) in Harlan Township was convened this 8<sup>th</sup> day of February 2022, in the Commissioners' Meeting Room.

Michelle Tegtmeier, Chief Zoning Official, reviewed the attached PowerPoint presentation and presented a revised rendering showing brick on two sides per the requirement in the rezoning. She stated the application proposed to construct a 10,640 square foot building on 4.3 acres located at 9079 SR 123 in Harlan Township for the purpose of relocating a Dollar General store. She stated the site plan review meets all requirements and that no lighting will spill over the property line. She then reviewed the proposed signage for the property and stated the recommendation to approve the site plan review application.

Bob Gage, GPD Group, discussed the revised rendering and clarified that the outside lights turn off one hour after closing except for one (1) light on the building and one (1) light inside for safety purposes.

There being no other persons to speak in favor of or in opposition to said application, the Board closed the hearing and resolved (Resolution #22-0235) to approve the site plan review application of Blanchester DOHP, LLC (Dollar General) in Harlan Township.

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Susanne Mason, Office of Grant Administration Program Manager, was present for a work session and discussed the following:

1. Community Development Block Grant Project Selection—Mrs. Mason presented the attached list of applications as well as the recent awards and any matching funds being pooled.

The Board discussed the proposed projects in detail and provided a list of selected projects to Mrs. Mason in order to proceed with the public hearing process.

Mrs. Mason will present a resolution at a future meeting in order to set the public hearing to consider the selected projects.

2. Warren County Transit Ride for Health—Mrs. Mason presented the attached flyer for consideration of a program where Warren County would provide free rides to medical appointments.

Upon discussion, the Board stated their desire to proceed with the program

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Larry Sims, Warren County Sheriff, was present for a work session to request the Board's consideration of a resolution in support of the Stepping Up Initiative.

Sheriff Sims explained the resources available through the initiative and stated the purpose of the initiative is to help identify gaps in services for individuals coming into the jail with mental health and substance abuse issues. He discussed the void that exists within Lebanon Municipal Court and stated the Board's support will not cost Warren County any money. He stated that it simply allows the partners to use the available resources including data and an updated "intercept map".

There was discussion resolution to the average stay and average sentence within the Warren County Jail.

Sheriff Sims stated the purpose of the resolution is to provide written documentation showing Warren County's commitment to the initiative and allows partners to have direct access to the information it provides.

Upon further discussion, the Board resolved (Resolution 22-0236) to support the Stepping Up Initiative.

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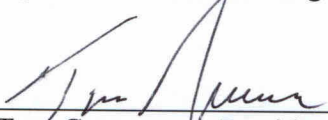
Glenn Hoffman, Hamilton Township resident, was present to discuss his complaint relative to no snow removal services being provided to his River's Bend Subdivision.

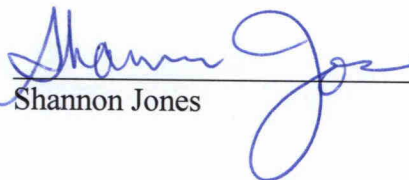
The Board informed Mr. Hoffman that the Hamilton Township Trustees provide snow removal services to this area and directed him to contact Brent Centers, Hamilton Township Administrator, for assistance.



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Upon motion the meeting was adjourned.

  
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Tom Grossmann, President

  
\_\_\_\_\_  
Shannon Jones

\_\_\_\_\_  
David G. Young

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 February 8, 2022, in compliance with Section 121.22 O.R.C.

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

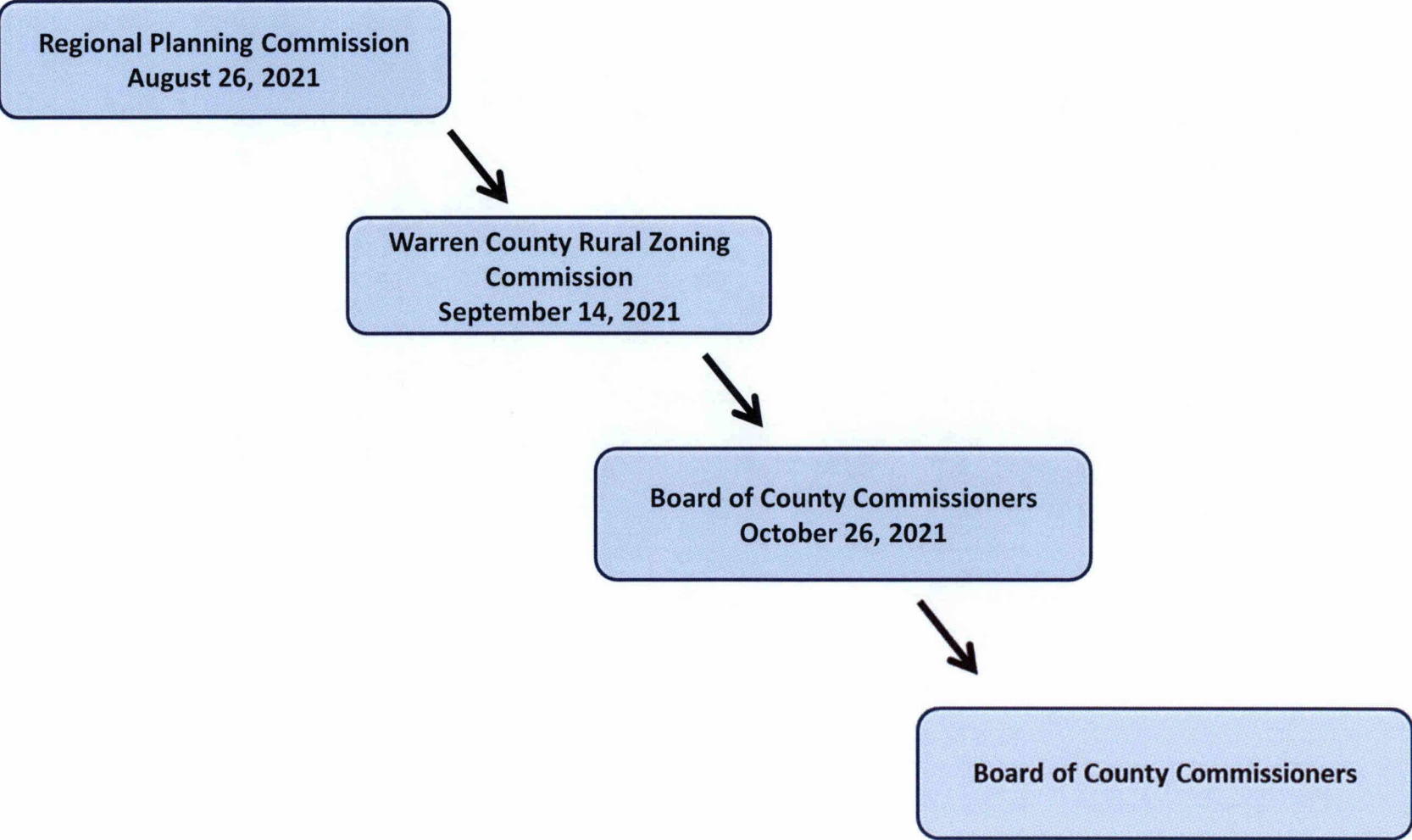


<b>SITE PLAN #</b>	<b>101-2022</b>	
<b>APPLICANT/OWNER/AGENT</b>	<b>Blanchester DOHP, LLC. (Dollar General)</b>	
<b>TOWNSHIP</b>	<b>Harlan</b>	
<b>PROPERTY LOCATION</b>	<b>ADDRESS</b>	<b>9079 St. Rt. 123</b>
	<b>PIN</b>	<b>18-03-377-002-0</b>
<b>PROPERTY SIZE</b>	<b>4.3 acres 430 feet of frontage</b>	
<b>CURRENT ZONING DISTRICT</b>	<b>“B2” Community Commercial Business Zone</b>	
<b>FUTURE LAND USE MAP (FLUM) DESIGNATION</b>	<b>Commercial</b>	
<b>EXISTING LAND USE</b>	<b>Residential</b>	
<b>ISSUE FOR CONSIDERATION</b>	<b>Site plan approval for a new Dollar General store.</b>	



# Rezoning to Site Plan

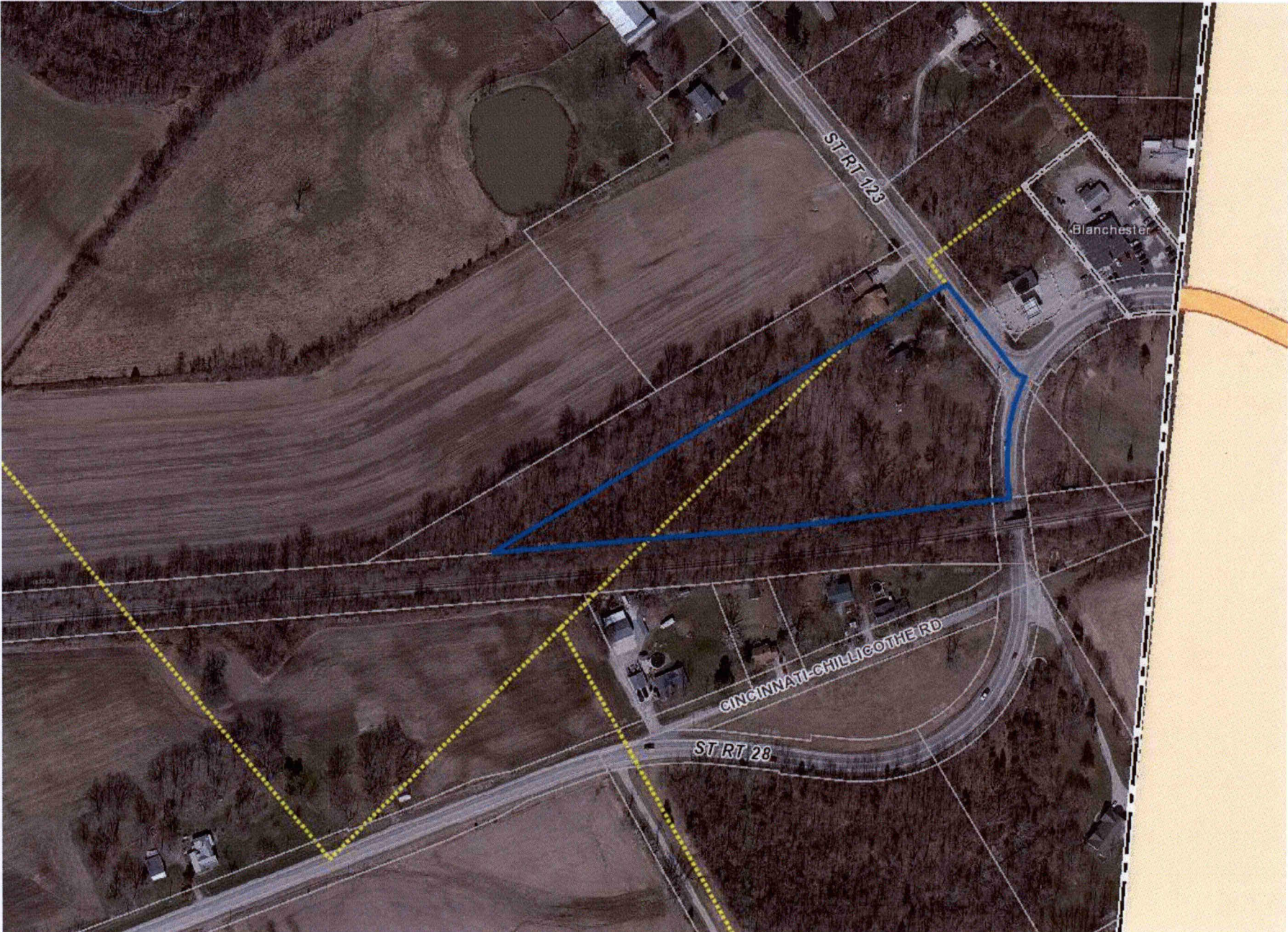
101-2022





# Aerial Map

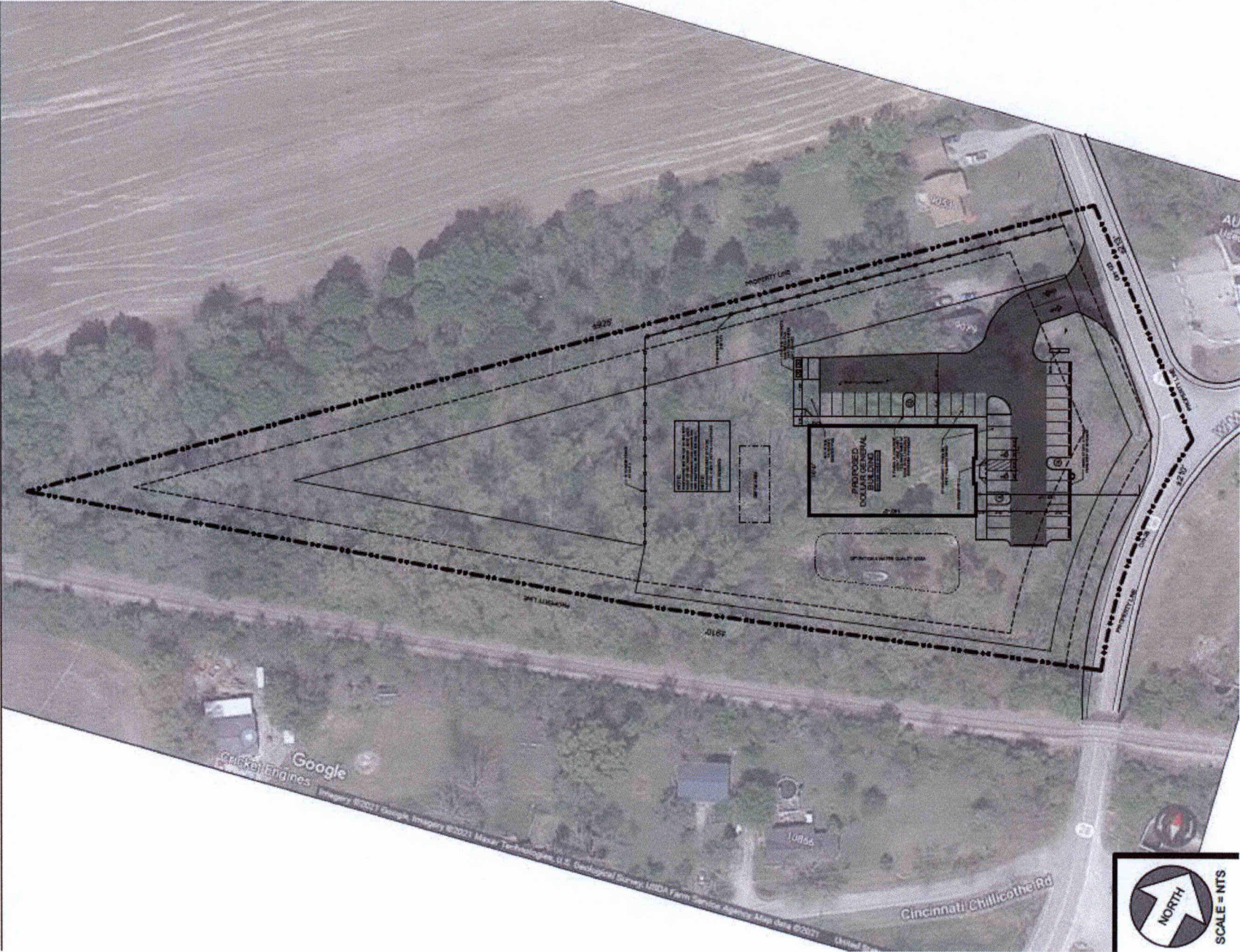
101-2022





# Site Proposal

# 101-2022





# Submittal Overview



**DOLLAR GENERAL**

Blanchester, OH

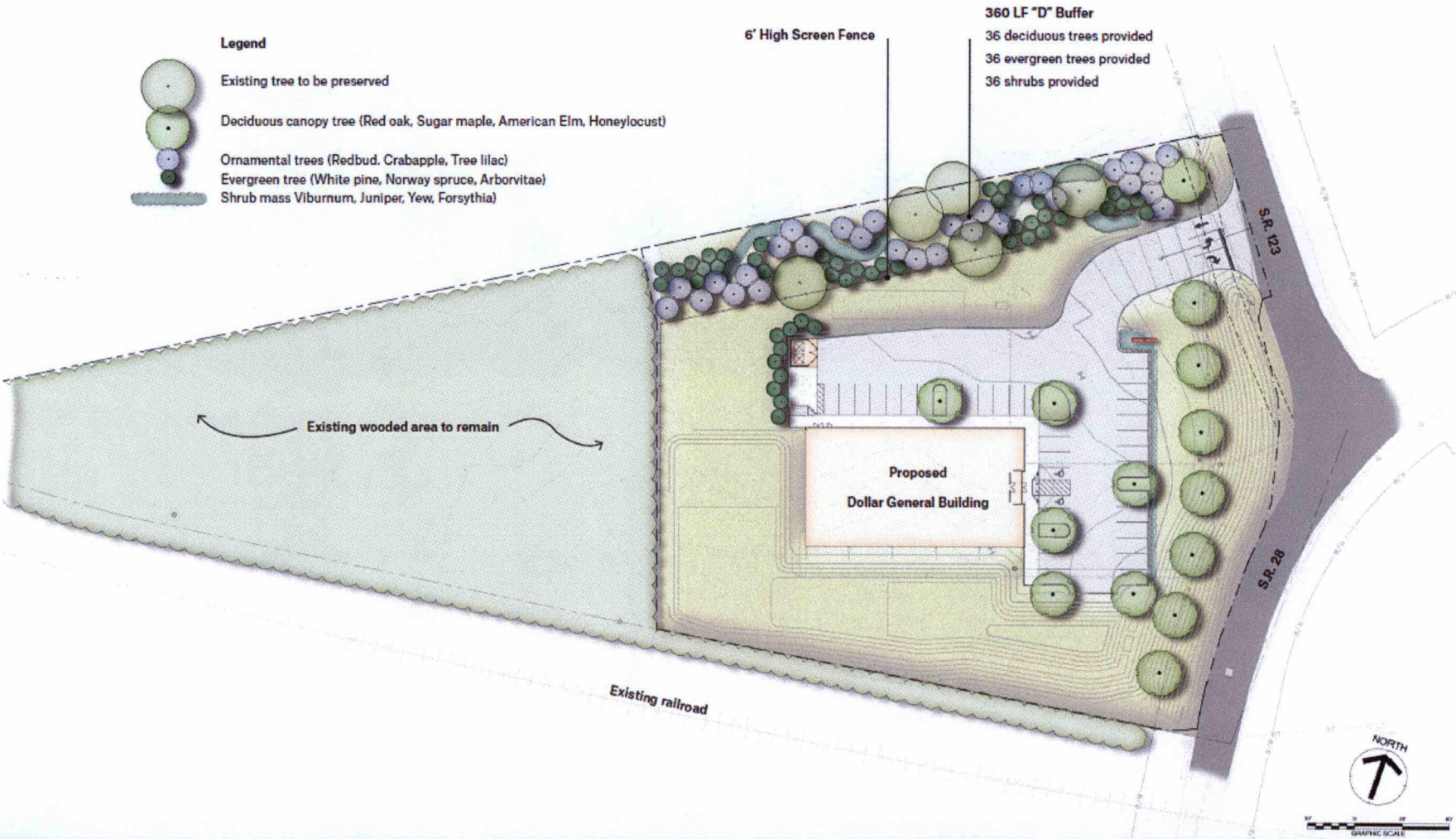
**DOLLAR GENERAL**

  
GPD GROUP



# Site Plan

101-2022



Conceptual site and landscape layout

Blanchester (123) Dohp, LLC

Store #08812  
 9079 South State Route 123  
 Blanchester, Ohio 45107

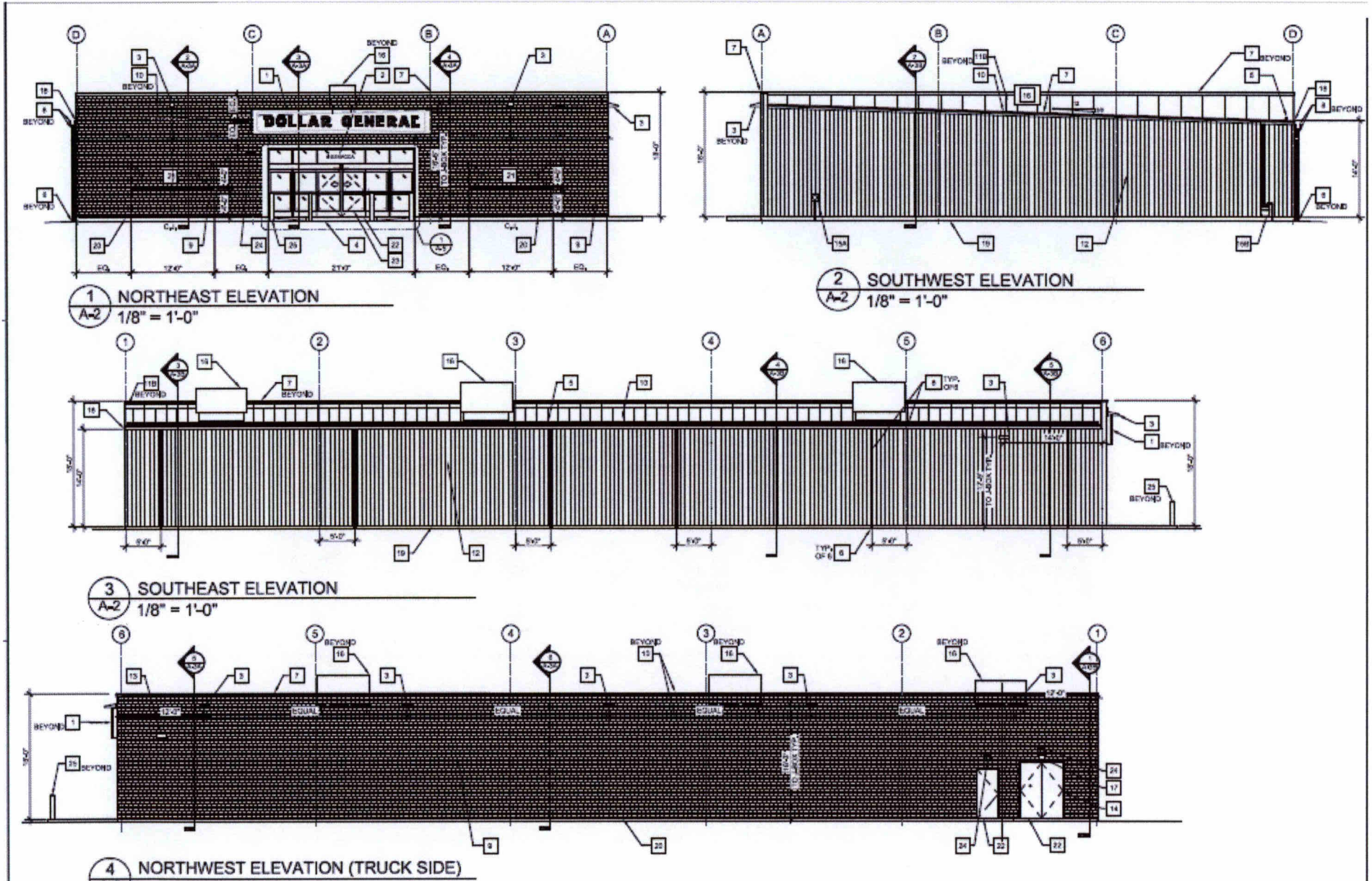


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# Elevations

# 101-2022





# Summary

**101-2022**

Building size: 76 x 140 = 10,640 sq. ft.

Acreage: 4.3

Landscaping: meets or exceeds the requirements.

Parking: 34 spaces and 2 ADA compliant spaces are shown -35 are required.

Lighting: Bollards on the building and 2 parking lights, all shielded, no light will spill to the property lines.

Signage: 1 ground mount sign and 1 above the entrance. Signage be approved under a separate zoning certificate.

ANY  
QUESTIONS?







## DOLLAR GENERAL

Blanchester, OH

**DOLLAR GENERAL**

THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

  
**GPD GROUP**  
www.gpdgroup.com  
1.800.955.4731



2022 CDBG Application Summary

Estimated Funding for CDBG: \$ 725,000.00

Public Service Projects					
Project Name	Recent Awards	Current Request	Match	Notes	Awarded Amount
Family Promise of Warren County (FKA Interfaith Hospitality Network) Assistance to homeless	2021: \$30,000 2021: \$22,550 2021: \$270,515 2020: \$69,450 2020: \$100,000 etc.	\$ 75,000.00	\$500,000 from various sources		
Safe on Main (FKA ARCS) Assistance to victims of domestic abuse	2021: \$30,000 2021: \$67,640 2020: \$42,000 2020: 50,000 etc.	\$ 42,000.00	\$1.3 million from various sources		
<b>Total for Public Service Projects:</b>					\$ -

Total allocation should be between \$0 and \$100,000

Construction Projects					
Project Name	Recent Awards	Current Request	Match	Notes	Awarded Amount
Harveysburg: Wilson & Grant Storm & Street Improvements Widen and repair Grant & Wilson Street. Replace storm sewer	2019: \$124,500	\$ 90,000.00	Local: \$35,500 Loan: \$95,495 OPWC: \$212,325		
Deerfield Twp: Loveland Park Road Repair Full depth repair of 1.85 miles of deteriorated roadway.	2018: \$258,000	\$ 196,089.00			
City of Franklin: Patricia Street Project Repair curb, gutter, sewer, pavement, etc. along 500 feet of Patricia Street	2021: \$180,000 2019: \$165,000 2018: \$175,000	\$ 187,500.00	Local: \$62,500		
City of Franklin: Vernon Street Project Repair curb, gutter, sewer, pavement, watermain, etc. along 200 feet of Vernon Street	2021: \$180,000 2019: \$165,000 2018: \$175,000	\$ 93,750.00	Local: \$31,250		
Morrow: Water Valve Replacement Project Replacement of 21 water valves within the Village	2021: \$170,000 2020: \$158,500 2019: \$77,000	\$ 80,000.00	Local: \$11,000	FYI - Morrow has two CDBG projects that they have not started.	
Union Township: Highland Park Project Resurface streets with asphalt concrete of entire subdivision	2020: \$200,000 (jointly w/ S. Leb)	\$ 107,800.00	Local: \$20,000		

Please select up to five projects equaling approx. \$645,000 minus the public service amount below.



<b>Pleasant Plain: Sidewalk Project</b> Install 1700 feet of sidewalk along neighborhoods within Village	2021: \$49,000	\$ 99,000.00	Local: \$1,000	
<b>Franklin Township: NE Pennyroyal Paving - Part 2</b> Resurface Bertha, Vaughn, Roberts as phase two of CDBG project from 2021	2021: \$160,000 2020: \$87,600 2019: \$49,300	\$ 140,654.00		
<b>Butlerville: Street Resurfacing Project</b> Repave Main and Circle Tail within Village		\$ 17,512.00		
<b>South Lebanon: Pauline Drive Storm Sewer</b> Upgrade storm sewer from cemetery drainage along Pauline Drive	2020: \$200,000 (jointly w/ Union Twp)	\$ 100,000.00	Local: \$23,791  S Leb's ARPA: \$244,488	
<b>Total for Construction Projects:</b>				\$ -

**Administration Costs** Estimated Portion for Administration: \$ 80,000.00

<b>Ineligible Projects</b>				
Project Name		Current Request		Notes

Total: \$ 80,000.00  
This amount should not exceed \$725,000