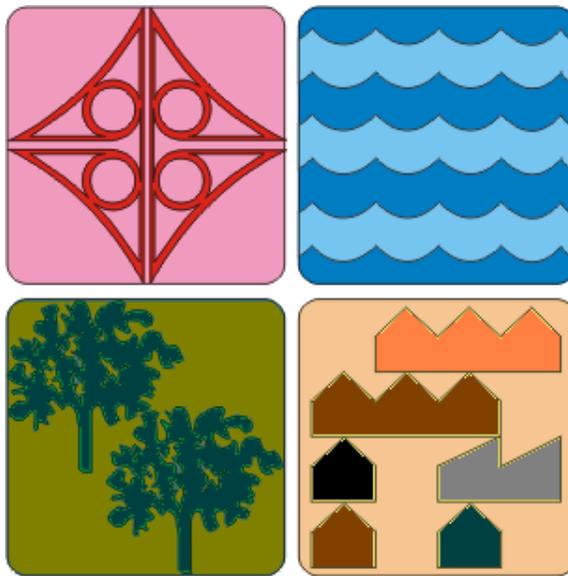


# REGIONAL PLANNING COMMISSION ANNUAL REPORT 2009

Warren County, Ohio



## Officers

Jim Lukas – Chairman  
Dave McElroy – Vice Chairman  
Kim Lapensee – Secretary  
Pat Arnold South – Treasurer

## Dispatch from the Corner Office – Executive Director’s Message

The year 2009 was anything but “just another year” for the Regional Planning Commission (RPC) from a number of notable perspectives:

The RPC witnessed the departure of Robert Craig, a 15-year Warren County Regional Planning Commission employee who was also the Executive Director for half of that time. Bob started as a Planner 2 and worked his way up to Planning Director in December of 1995 and eventually became the Executive Director in June of 2002. Bob’s expertise and sarcasm will be greatly missed around the office for years to come.

This year saw a continued halt in development activities, although Warren County still remained the second fastest growing county in Ohio. This continuing trend brought agency finances to the forefront. As a result, the staff decided to take on some outside work to help balance the budget:

- Partnership with Woolpert Consultants in completing a Comprehensive Plan for the City of Franklin;
- Completion of a Consolidated Plan for the Warren County Office of Grants Administration.

The RPC was fortunate enough to have three (3) new members this year. They include the City of Loveland, the City of Middletown and Washington Township. I wanted to welcome our newest members and offer our assistance in any of their planning endeavors.

In January of 2009, the Office of Grants Administration joined us to share in our office space on the first floor. Jerry Haddix and Vicki Perry are the grant coordinators for Warren County. The RPC has a contractual agreement with the Commissioner’s to oversee their department. They filled in the space that was once occupied by Economic Development before they spun off and moved to the 3<sup>rd</sup> floor. I would like to welcome them to our space and hope that they feel part of our team.

My personal favorite accomplishments this year was the completion and adoption of a Telecommunications Plan (December) Element of the Comprehensive Plan (check out our website for details); as well as the on-going project management of the County Zoning Code re-write process by the staff.

In closing, this marks the RPC’s second Annual Report in this extended format, which we sincerely hope proves useful. It is a distinct honor to be fortunate enough to perform such a vital function at this critical time in the history of our great County!

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## Regional Planning Commission

The Regional Planning Commission (RPC) provides advisory planning and development services to the unincorporated areas (11 townships) of the County. It also provides similar services upon request to the 16 county municipalities that are members of the Commission and pay the annual fees. The Commission’s various planning activities include programs for subdivision compliance, community planning, and development review and census/data and information systems. The Commission also monitors development trends, evaluates current policies, and updates the Warren County Comprehensive Plan and related regulations for zoning, subdivision of land and traffic circulation. The Commission is responsible for determining consistency of development proposals with adopted plans for the township areas. Land use control responsibilities include development review for consistency with zoning regulations, subdivision rules, and thoroughfare plans. Advisory zoning recommendations are made to the Warren County Rural Zoning Commission and to township zoning commissions. The RPC administers and takes final actions on land subdivision for the entire unincorporated areas. It coordinates the multi-agency review of subdivision plans and ensures conformity with the County’s regulations.

The RPC prepares and disseminates information and maps on a variety of subjects related to planning, and this information is available for public and agency use. It maintains Census and other data on population, housing, zoning, building activity, socio-economic development, school trends, and many physical and land use features.

The Warren County Regional Planning Commission is a 48-member board that encompasses all municipal and township governments across the County that meet on a quarterly basis to discuss policy issues across the County. The composition of the Full Membership is as follows:

### ***Full Membership – Quarterly Meetings***

<i>Organization</i>	<i>Representative</i>
Warren County Commissioners	C. Michael Kilburn Pat Arnold South – Treasurer David Young
Warren County Board of Education	Bonnie Milligan
Warren County Emergency Services	Frank Young
Warren County Engineer	David Mick
Warren County Extension Office	Greg Meyer
Warren County Combined Health District	Duane Stansbury
Warren County Metropolitan Housing	Joy Bankston
Warren County Park District	Larry Easterly
Warren County Sanitary Engineer	Chris Brausch
Warren County Soil & Water Conservation District	Dave McElroy – Vice Chairman
City of Carlisle	Tim Humphries
City of Franklin	Carl Bray

	Dennis Centers James Lukas - Chairman
City of Lebanon	Jason Millard
City of Loveland ( <i>New Member</i> )	Greg Hothem
City of Mason	Ashley Chance John Edwards Brian Lazor Eric Hansen
City of Middletown ( <i>New Member</i> )	Marty Kohler
City of Springboro	Barry Conway Christine Thompson
Village of Corwin	Beverly Campbell
Village of Harveysburg	Tonda Hoefler
Village of South Lebanon	Jeff Sturtevant
Village of Waynesville	Bruce Snell
Clearcreek Township	Jeff Palmer Roger Rhude
Deerfield Township	Dan Corey Mike Kean Lois McKnight Pete Patterson John Richardson Chris Romano
Franklin Township	Beth Callahan Elmo Rose
Hamilton Township	Gary Boeres Jackie Terwilleger
Harlan Township	Rick Howry
Massie Township	Wilbur Conley
Turtlecreek Township	Tim Boggs Ryan Patterson Fred Seeger
Union Township	Chris Koch
Washington Township ( <i>New Member</i> )	James Dare
Wayne Township	Donald Gus Edwards

The Executive Committee is a sub-committee of the 49-member board that includes a cross-section of the County that meets on a monthly basis to render decisions concerning development proposals, zoning change requests, and variances. The composition of the Executive Committee is as follows:

***Executive Committee Members – Monthly Meetings***

<i>Organization</i>	<i>Representative</i>
Warren County Commissioners	C. Michael Kilburn Pat Arnold South – Treasurer
Warren County Engineer	David Mick
Warren County Combined Health District	Duane Stansbury
Warren County Sanitary Engineer	Chris Brausch

Warren County Soil & Water Conservation District	Dave McElroy – Vice Chairman
City of Franklin	James Lukas - Chairman
City of Lebanon	Jason Millard
City of Mason	Brian Lazor
City of Springboro	Christine Thompson
Village of Waynesville	Bruce Snell
Clearcreek Township	Jeff Palmer
Deerfield Township	Lois McKnight
Hamilton Township	Jackie Terwilleger
Turtlecreek Township	Tim Boggs
Wayne Township	Donald Gus Edwards

## Information Technology/Data Products/Census Data

### Geographic Information Analysis

The RPC staff has been continually engaged in preparing and compiling digitized computer mapping elements to facilitate a database for geographic information analysis (GIS). This endeavor is increasingly necessary, useful and expected for reporting as to tracking the status and trends regarding the natural resource inventory and growth management in Warren County. During the past year of 2008, RPC staff preparation of GIS products included:

- updating of the Land Use Plan element of the composite County map (to include Deerfield Township);
- parks and open space areas inventory and needs data tables for the entire County;
- census tract and block group boundaries mapping;
- agricultural soils capability mapping for the entire County;
- groundwater resources availability and quality mapping countywide;
- postal zip code area boundaries mapping;
- active subdivisions mapping and tracking inventory countywide; and
- zoning district boundaries mapping for Warren County Zoning area.

### Census Information 2008

The County's population in 2008 was estimated by the Ohio Department of Development – Office of Strategic Research at 207,353 which represents approximately 3.3 percent annual population growth since 2000 (down from 4.58 percent in 2006). The County has experienced moderate to high rates of growth since the 1960's with annual averages ranging between 1.5 percent to as much as 6 percent between 2000 and 2001.

Table 1 breaks down the County's population by jurisdiction from 2000 to 2008 to reveal where the higher rates of growth have occurred within Warren County. The portion of the City of Monroe within Warren County had the largest rate of annual growth at 35.1 (down from 41.3) percent followed by Hamilton Township with 8.3 (down from 10.7) percent and Massie Township with 7.4 percent.

**Table 1: 2008 Population Estimates for Warren County, Cities, Villages and Townships**

<i>2006 Population Estimates for Warren County: Cities, Villages and Townships</i>				
Jurisdiction	Population			Average Annual Rate of Change (a)
	Census 4/1/00	Estimate 7/1/06	Estimate 7/1/08	
Warren County	158,383	201,871	207,353	3.3%

Butlerville	231	244	247	0.8%
Carlisle	4,876	5,526	5,687	1.8%
Corwin	256	322	323	2.9%
Franklin	11,396	12,695	12,941	1.6%
Harveysburg	563	624	631	1.4%
Lebanon	16,962	20,346	20,535	2.2%
Loveland (pt)	281	369	377	1.6%
Maineville	885	1,019	1,033	1.6%
Mason	22,016	29,491	29,682	3.6%
Middletown (pt)	2,031	2,303	2,370	1.3%
Monroe (pt)	47	408	562	35.1%
Morrow	1,286	1,534	1,544	2.0%
Pleasant Plain	156	167	169	1.0%
South Lebanon	2,538	3,379	3,691	3.9%
Springboro	12,227	16,696	17,275	4.3%
Waynesville	2,558	3,015	3,055	2.2%
Balance	80,074	103,732	107,230	3.7%
Clearcreek	8,747	12,038	12,379	4.3%
Deerfield	25,515	30,338	30,743	2.4%
Franklin	9,947	11,301	11,495	1.8%
Hamilton	8,645	16,098	16,322	8.3%
Harlan	3,240	4,548	4,890	5.1%
Massie	498	772	898	7.4%
Salem	2,847	3,489	3,625	3.1%
Turtlecreek	12,114	13,838	14,902	2.7%
Union	2,230	2,745	2,855	3.5%
Washington	1,855	2,721	2,971	5.9%
Wayne	4,436	5,844	6,150	4.0%

*A – The average annual population change from April 1, 2000 to July 1, 2008.*

*Source: U.S Census Bureau and Ohio Department of Development, Office of Strategic Research*

## Census Tracts

This year the Regional Planning Commission was asked to provide input on the proposed changes to census tracts around the county. Census tracts may split over time due to the influx of new persons into an area or merge due to people migrating to other areas in the county or outside the county. This year the Census Bureau had requested that two census tracts and eight block groups be split; eight census block groups be merged; and that the boundaries of four census designated places be reviewed.

- Census Tract 325 (City of Franklin) – Proposed tract split
- Census Tract 316 (Turtlecreek Township) – Tract split unnecessary
- Census Tract 301.01 (City of Carlisle/Franklin Township) – Optional Proposed Merger Block Groups 1 and 2
- Census Tract 301.02 (City of Carlisle/Franklin Township) – Proposed Merger Block Groups 2 and 3
- Census Tract 305.04 (City of Springboro/Clearcreek Township) – Proposed Merger Block Groups 1 Not Advised

- Census Tract 306 (City of Franklin/Franklin Township) – Proposed Merger Block Groups 1 and 2
- Census Tract 307 (City of Middletown/Franklin Township) – Proposed Merger Block Groups 4 and 5
- Census Tract 313 (City of Lebanon/Turtlecreek Township) – Proposed Merger Block Groups 1 and 2
- Census Tract 316 (City of Mason/Turtlecreek Township) – Proposed Merger Block Groups 3 and 4
- Census Tract 321 (Village of South Lebanon/Union Township) – Proposed Merger Block Groups 1 and 4
- Census Tract 305.03 (City of Springboro/Clearcreek Township) – Proposed Split Block Group 1
- Census Tract 309 (City of Springboro/Clearcreek Township) – Proposed Split Block Group 2
- Census Tract 312 (City of Lebanon/Turtlecreek Township) – Proposed Block Group 3 Split Undetermined
- Census Tract 319.03 (City of Mason/Deerfield Township) – Proposed Split Block Group 1
- Census Tract 319.02 (City of Mason) – Proposed Split Block Group 3
- Census Tract 319.03 (City of Mason/Deerfield Township) – Proposed Split Block Group 2
- Census Tract 319.04 (City of Mason) – Proposed Split Block Group 1
- Census Tract 319.04 (City of Mason) – Proposed Split Block Group 2
- Five Points (Clearcreek Township)– Census Designated Place Boundary Review
- Hunter (Franklin Township) – Census Designated Place Boundary Review
- Landen (Deerfield Township) – Census Designated Place Boundary Review
- Loveland Park (Deerfield Township) – Census Designated Place Boundary Review

#### Participant Statistical Areas Program

In response to a request from the U.S. Census Bureau, OKI is serving as the primary participant for the 2010 Census Participant Statistical Areas Program (PSAP) for several counties in the region. PSAP is a program which allows local data users the opportunity to review and update census tracts, block groups, census designated places and census county divisions. The goal of the PSAP is to define meaningful, relevant geographies so that data users can obtain meaningful, relevant small area and place-level statistical data. The updated boundaries frame all census 2010 tabulations, and will be used for the American Community Survey beyond 2010.

Census Tracts are special census geographies which nest within and completely cover counties nationwide. For the PSAP, census tracts whose population or housing unit counts from Census 2000 fall below a minimum must be merged with adjacent tracts. Tracts whose population or housing unit counts from Census 2000 exceed a maximum must be split along eligible boundary features and split tracts must meet both population and housing unit criteria. The mergers and splits should result in tracts whose population and housing unit counts approach the optimum to the extent possible. Census track thresholds are as follows:

	<b>2010 Census</b>	
	Population	Housing Unit
Optimum	4,000	1,600
Minimum	1,200	480
Maximum	8,000	3,200

Block Groups are statistical geographic divisions of census tracts defined for the tabulation and presentation of data from the decennial census and selected other statistical programs. For the PSAP, block groups whose population or housing unit counts from Census 2000 fall below a minimum must be merged with adjacent block groups. Block groups whose population or housing unit counts from Census 2000 exceed a maximum must be split along eligible boundary features and splits must meet either population or housing unit criteria. No optimum block group population or housing unit counts have been specified. Block group thresholds are as follows:

	<b>2010 Census</b>	
	Population	Housing Unit
Optimum	----	----
Minimum	600	240
Maximum	3,000	1,200

Census Designated Places are statistical geographic areas representing closely settled, unincorporated communities that are locally recognized and identified by name. For the PSAP, boundaries of existing CDP's can be revised to reflect their current geographic extent. In addition, new CDP's can be delineated as necessary.

All proposed census tract splits and mergers were shared with the affected political jurisdictions and asked by our office to respond to the proposals set forth by OKI in March of this year.

## Development Review

The Regional Planning Commission staffs' primary responsibility is to process and complete all development review applications. This includes preliminary subdivision plans, final subdivision plans, alternative plats, re-plats, lot splits and lot combination applications, zone change recommendations, Planned Unit Development site plans, and land use plans. The staff also reviews and recommends modifications/changes to the subdivision regulations, and the rural zoning code. The staff gathers information, prepares reports, and makes presentations on all projects requiring development review.

### Land Use Plan Administration

The purpose of adopted land use plans is to guide future development as part of a continuous planning process. Adopted Land Use Plans are advisory documents that facilitate balanced and comprehensive review of incremental zoning amendments and development decisions. Land Use Plan recommendations are created at the county level with help at the local level for Franklin Township, Harlan Township, Turtlecreek Township, Union Township and Washington Township and adopted by the RPC after approval by the Township Trustees. Land use decisions for Deerfield Township, Hamilton Township, Massie Township, Salem Township, and Wayne Township are made at the local level and then are adopted by the RPC. Adoption of the recommendations requires the RPC to maintain consistency with the plan when making advisory recommendations on zone change amendments or other development issues.

In 2009, the RPC participated in land use updates for the City of Franklin, the City of Mason and the City of Monroe as well as a Parks Master Plan for the City of Lebanon.

### Development Services

The Regional Planning Commission staff coordinates the review of the proposed developments that require approval by the RPC and the Board of County Commissioners. This review requires communication with a multitude of stakeholders, including developers, engineers, architects, attorneys, property owners, development review agencies, elected officials, and the general public. The staff strives to balance the common good with the rights of private property owners while assuring compliance with established development standards.

In 2009, staff processed and made 12 zone amendment recommendations. Of these, 5 were zone amendments in townships that have local zoning control where the RPC is required by state law to make a recommendation. The staff also reviewed 13 site plans, 8 PUD Revised Site Plans, and 5 extension approvals.

## Subdivision Administration

The Regional Planning Commission staff also provides consultation services for landowners, review of new preliminary subdivision plans, determines compliance with regulations and other adopted plans, coordinates cross-agency review, prepares maps and staff reports for Planning Commission meetings, reviews minor subdivisions (alternative plats and lot splits) for compliance with the Warren County Subdivision Regulations, and conducts review of final subdivision plats and dedication plats submitted for approval.

In 2009, the RPC received new submittals of 6 final plats, 1 alternative plat, 15 replats and 42 lot split/711transfer applications. In total, 62 new lots were created in 2009 (down from 328 in 2008) by the platting process and 28 new buildable parcels were created through the lot split process. This is the lowest number of lots ever created in Warren County in the last ten years.

### *Clearcreek Township*

Name	Date Approved BOCC	No. of building lots created
Mark Long Subdivision Section 2	01/20/2009	0
Shoppes of Soraya	06/11/2009	2
Soraya Farms Lifestyle Community Section 1	06/11/2009	48
Midvale Subdivision Section No. 2	07/21/2009	2
Stone Ridge Section 15	09/17/2009	1
Saramy Acres, Revision One	11/17/2009	0
<b>Total new lots created</b>		<b>53</b>

### *Deerfield Township*

Name	Date Approved BOCC	No. of building lots created
Arbor Square Block G	04/28/2009	0
Governor's Pointe Section 8	05/21/2009	1
Columbia Woods Subdivision Revision 1	05/21/2009	1
The Reserve at Heritage Pointe Section 4B	07/09/2009	1
Freedom Farm Section 2	08/27/2009	0
The Reserve at Heritage Pointe, Section 5	11/05/2009	2
<b>Total new lots created</b>		<b>5</b>

### *Franklin Township*

Name	Date Approved BOCC	No. of building lots created
Silver Grove Farm	01/08/2009	0
Coyle One	06/30/2009	1
<b>Total new lots created</b>		<b>1</b>

***Hamilton Township***

Name	Date Approved BOCC	No. of building lots created
Vineyards II Subdivision, Section 1 Revision	09/10/2009	0
<b>Total new lots created</b>		<b>0</b>

***Harlan Township***

Name	Date Approved BOCC	No. of building lots created
None		0
<b>Total new lots created</b>		<b>0</b>

***Salem Township***

Name	Date Approved BOCC	No. of building lots created
None		
<b>Total new lots created</b>		<b>0</b>

***Turtlecreek Township***

Name	Date Approved BOCC	No. of building lots created
Vistas of Shaker Run, Section 1	06/02/2009	2
<b>Total new lots created</b>		<b>2</b>

***Union Township***

Name	Date Approved BOCC	No. of building lots created
Timberlake Estates Phase VI	01/20/2009	0
<b>Total new lots created</b>		<b>0</b>

***Washington Township***

Name	Date Approved BOCC	No. of building lots created
None		
<b>Total new lots created</b>		<b>0</b>

***Wayne Township***

Name	Date Approved BOCC	No. of building lots created
Dotson Subdivision	02/17/2009	1
<b>Total new lots created</b>		<b>1</b>

**Development Review Highlights and Accomplishments**

This year the RPC actively sought and received additional consulting work. In January of 2009 the RPC was awarded a contract by the County Commissioners to prepare a consolidated plan for the County through the Office of Grants Administration. The plan was completed by mid June and was

submitted to the Department of Housing and Urban Development (HUD). The plan was adopted by the County Commissioners and later accepted by HUD in August.

This plan takes a look at the County as a whole as it pertains to infrastructure, economic development, population and housing. The plan prioritizes what infrastructure projects are needed over the next three (3) to five (5) years and helps the County to decide when the projects will be completed and how much Community Development Block Grant (CDBG) money will be allocated towards the project.

## Zoning Activity

The Regional Planning Commission staff reviews and makes comments on any new site plans (commercial type uses) that are located within the townships that have County zoning jurisdiction that require approval by the Board of County Commissioners. This review requires communication with the zoning department staff. The staff strives to balance the common good with the rights of private property owners while assuring compliance with established development standards. In 2009, the staff processed and made 13 site plan recommendations to the Warren County zoning department.

The zoning department staff processed over 512 zoning applications in 2009. They break down as follows:

<b>Applications</b>	<b>Total</b>	<b>Franklin</b>	<b>Harlan</b>	<b>Turtlecreek</b>	<b>Union</b>	<b>Washington</b>
Mobile Home	0	0	0	0	0	0
Wind Turbines	0	0	0	0	0	0
New Construction	129	41	8	68	4	8
Flood for Other Townships	228					
Swimming Pools	16	8	3	4	1	0
Permanent Signs	3	1	0	1	1	0
Temporary Signs	0	0	0	0	0	0
Tents	0	0	0	0	0	0
Home Occupations	0	0	0	0	0	0
Agricultural Buildings	6	0	3	2	0	1
Bed & Breakfast	0	0	0	0	0	0
Telecommunication Towers	2	1	0	1	0	0
Accessory Buildings	47	10	11	17	2	7
Decks	45	14	4	23	2	2
Site Plan Reviews	15	5	4	3	1	2
Rezoning Applications	8	0	2	2	3	1
Appeals Applications	13	6	4	1	0	2
Subdivision Reviews	0	0	0	0	0	0
<b>Total Applications</b>	<b>512</b>	<b>86</b>	<b>39</b>	<b>122</b>	<b>14</b>	<b>23</b>

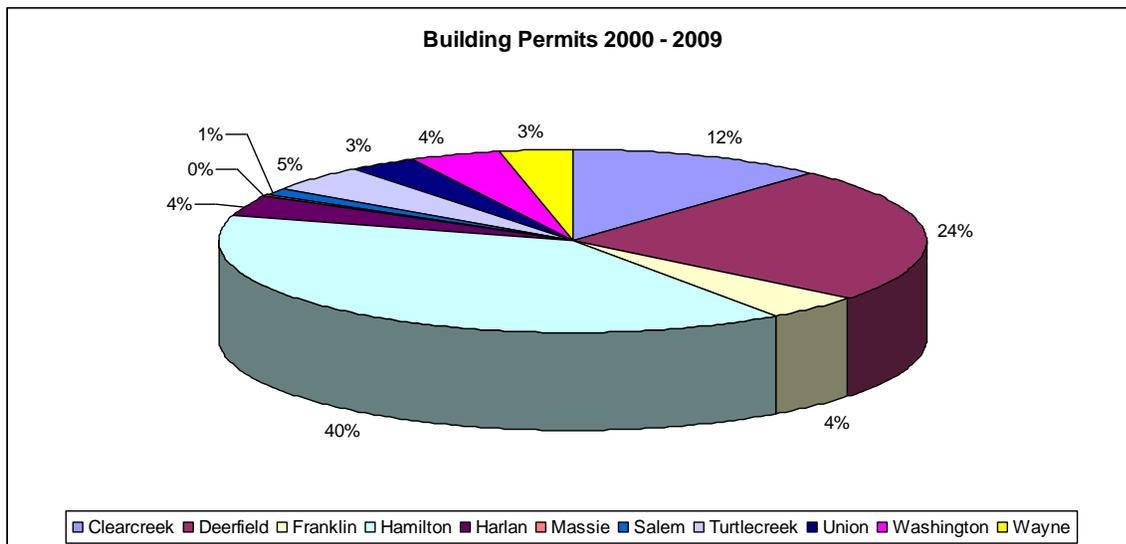
The RPC staff continued to work with the zoning department staff and the zoning commission on the re-write of the Warren County Zoning Code in 2009. The County's zoning code affects only 5 townships – Franklin, Harlan, Turtlecreek, Union and Washington – that are mentioned above. That work consists of monthly meetings of the zoning commission with a hopeful completion date in May of 2010.

The new code will hopefully address expanded definitions, flexible zoning districts, conditional uses, landscaping and signage regulations. With a lot of luck, determination, and cooperation, the public hearings for proposed new text will be held throughout the summer of 2010.

# Building Permit Activity

The Warren County Building Department staff reviews all building permits for new construction, additions, accessory structures and new electric services in all of the townships across Warren County. In 2009, the staff processed 488 new single family dwelling permits. This is a continued decline from 2005 when the number of single family permits issued peaked at 1,529.

Township	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Total
Clearcreek	133	149	230	249	256	271	213	134	97	97	1829
Deerfield	277	224	325	289	279	295	159	122	55	30	2055
Franklin	51	47	47	62	106	127	85	61	40	30	656
Hamilton	446	664	618	611	570	557	333	270	208	205	4482
Harlan	42	53	47	53	51	38	21	16	10	7	338
Massie	4	5	7	6	6	4	6	0	2	2	42
Salem	14	29	31	23	23	22	39	11	16	21	229
Turtlecreek	54	64	77	92	88	97	104	121	78	45	820
Union	37	73	27	13	11	2	6	6	35	30	240
Washington	46	34	39	51	47	53	27	9	4	4	314
Wayne	39	51	51	52	72	63	45	49	13	17	452
<b>Total</b>	<b>1143</b>	<b>1393</b>	<b>1499</b>	<b>1501</b>	<b>1509</b>	<b>1529</b>	<b>1038</b>	<b>799</b>	<b>558</b>	<b>488</b>	<b>11457</b>



## Vacant Lot Inventory

An inventory of vacant lots in active residential subdivision developments of Warren County (including in cities and villages) as of May 2009 was prepared. The inventory indicated the type of residential development, the developer and builder of each subdivision, lot sizes, total lots, how many lots already occupied, how many with spec homes, the number of available paved vacant lots, how many lots with houses that were under construction, and the number of yet undeveloped lots that could be created for recording by submittal of final plats per approved preliminary plans. Accordingly, at that time, there were 23,347 lots approved in total, with 10,083 lots occupied with houses, 345 lots having spec homes, and 167 lots then under construction with new houses. The rest (54.6%) comprised the surplus of lots, of which 3,844 lots were recorded and available for construction and over 9,036 lots could yet be created. The inventory pointed out that an even greater surplus of developable lots is potentially possible in that it did not include other additional potential subdivisions that are under current litigation (Valley View Estates, etc.) or SanMarGale (which has zoning approval to go forward).

The active residential subdivision developments tallied to generate the vacant lot inventory were also used in a counter-comparison that shows the total area of those developments removed 16,814 acres or 6.5% from the prior agricultural soils base of Warren County. As such, the area of active subdivisions in combination with the land in cities (16.9% of the County) which has been removed from farm use and the land outside cities that is now used for non-farming purposes (39.5% of the County) has diminished the agricultural area of Warren County to far below the half-way mark (43.5% of the County), before even further actual reduction by existing roads and utility lines.

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
Deerfield	Fox Hollow	55	11	10	32	2	0
Deerfield	Woods on Wilkens	102	28	0	70	4	0
Deerfield	Villas @ Hunters Green	111	80	3	28	0	0
Deerfield	20 Mile Green	76	35	11	30	0	0
Deerfield	Long Cove	207	60	13	66	3	65
Deerfield	Chestnut Hill	227	146	8	47	2	24
Deerfield	Heritage Pointe	214	184	6	20	4	0
Deerfield	Heritage Place	19	10	0	9	0	0
Deerfield	Reserves Heritage	96	92	1	3	0	0
Deerfield	Reserves Heritage	420	60	0	0	0	360
Deerfield	Beacon Hill	146	8	1	44	8	81
Deerfield	Falls of Landen II	84	45	1	19	0	19
Deerfield	Kings Meadow	39	6	2	31	0	0
Deerfield	Northgate Estates	22	15	1	5	1	0
Deerfield	Columbia Woods	26	18	0	6	2	0
Deerfield	Riverview Landen	16	2	2	11	1	0
<b>Totals</b>		<b>1860</b>	<b>800</b>	<b>59</b>	<b>421</b>	<b>27</b>	<b>549</b>

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
Mason	Rosemont Manor	44	16	6	17	5	0
Mason	Reserves Bethany	8	0	1	7	0	0
Mason	Carmelle	169	79	9	79	2	0
Mason	Falling Brook	123	10	10	44	0	59
<b>Totals</b>		<b>344</b>	<b>105</b>	<b>26</b>	<b>147</b>	<b>7</b>	<b>59</b>

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
Loveland	Butterworth Glen	105	16	4	41	0	44

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
Lebanon	Lakeside Landing	191	174	0	13	4	0
Lebanon	Poplar Hill	150	116	0	27	7	0
Lebanon	Catalpa Ridge	55	41	1	13	0	0
Lebanon	Countryside	458	445	0	11	2	0
Lebanon	Fairway Oaks	204	108	24	24	0	48
Lebanon	Reeders Run	131	3	2	19	0	107
Lebanon	Keenland Estates	170	4	3	52	0	111
Lebanon	Reveres Run	312	258	1	23	0	30
Lebanon	Walnut Creek	44	18	0	26	0	0
Lebanon	Horseshoe Falls	45	10	8	27	0	0
Lebanon	Regency Point	28	6	8	14	0	0
<b>Totals</b>		<b>1788</b>	<b>1183</b>	<b>47</b>	<b>249</b>	<b>13</b>	<b>296</b>

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
S. Lebanon	Vista Pointe	125	83	2	40	0	0
S. Lebanon	Homestead	65	0	2	28	0	35
S. Lebanon	Village Riverbend	158	30	0	70	0	58
S. Lebanon	Wynstead	193	50	2	27	0	114
S. Lebanon	Stone Brooke	292	270	2	17	3	0
S. Lebanon	Stonelake	65	4	4	57	0	0
S. Lebanon	Riversedge	39	31	0	8	0	0
<b>Totals</b>		<b>937</b>	<b>468</b>	<b>12</b>	<b>247</b>	<b>3</b>	<b>207</b>

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
Union	Shawhan Trails	64	46	0	18	0	0

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
Salem	Todds Fork Reserve	24	10	0	14	0	0
Salem	Woodlands Morrow	969	63	5	152	0	749
<b>Totals</b>		<b>993</b>	<b>73</b>	<b>5</b>	<b>166</b>	<b>0</b>	<b>749</b>

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
Hamilton	Fairways Riverbend	66	35	5	26	0	0
Hamilton	Riversbend	248	221	0	27	0	0
Hamilton	Regency Park	654	421	1	42	17	173
Hamilton	Hawthorne	194	76	3	37	1	77
Hamilton	Bishops Bend of Village Green	28	9	3	16	0	0
Hamilton	Eagles Point	161	9	2	56	0	94
Hamilton	Providence	342	10	9	83	6	234
Hamilton	Thorton Grove	230	165	4	60	1	0
Hamilton	Wedgewood	550	535	2	12	1	0
Hamilton	Turning Leaf	228	146	10	32	0	40
Hamilton	Twenty One Oaks	38	2	3	33	0	0
Hamilton	Hopewell Valley	290	71	3	68	0	148
Hamilton	Hopewell Valley	210	0	0	0	0	210
Hamilton	Saddlebrooke	164	145	0	16	3	0
Hamilton	Villages of Classicway	603	81	3	86	5	428
Hamilton	Hopewell Estates	136	0	0	0	0	136
Hamilton	Butterfield Park	237	215	2	20	0	0
Hamilton	Fosters Pointe	291	264	3	23	1	0
Hamilton	Sunrise Ridge	21	4	2	15	0	0
Hamilton	Autumn Run	46	41	0	5	0	0
Hamilton	Miami Bluffs	365	234	4	55	11	61
Hamilton	Adena @ Miami Bluffs	276	238	16	14	8	0
Hamilton	Heritage Green @ Miami Bluffs	380	271	14	56	1	38
Hamilton	Indian Lakes Res.	170	165	0	4	1	0
Hamilton	Wethersfield	550	537	2	11	0	0
Hamilton	Wellington Estates	153	0	1	36	0	116
Hamilton	Eagles Landing	371	0	0	0	0	371
Hamilton	Hildebrandt Estates	247	14	0	5	0	228
Hamilton	Laurel Glen	38	18	1	16	3	0
Hamilton	Lexington Meadows	44	6	0	14	0	24
Hamilton	Hampton Glen	31	2	0	29	0	0
<b>Totals</b>		<b>7362</b>	<b>3935</b>	<b>93</b>	<b>897</b>	<b>59</b>	<b>2378</b>

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
Turtlecreek	Cedar Trace	93	76	0	17	0	0
Turtlecreek	Timberwood Est.	10	4	0	6	0	0
Turtlecreek	Charleston Woods	44	19	0	20	1	0
Turtlecreek	Buckeye Fields	40	19	0	20	1	0
Turtlecreek	Shaker Run	649	127	3	33	1	485
Turtlecreek	Shaker Run/condo	103	2	12	48	0	41
Turtlecreek	Trails of Shaker Run	385	89	7	82	2	205
Turtlecreek	Keever Creek	95	0	0	48	0	47
<b>Totals</b>		<b>1419</b>	<b>336</b>	<b>22</b>	<b>274</b>	<b>5</b>	<b>778</b>

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
Clearcreek	Est of Bella Vista	25	2	2	20	1	0
Clearcreek	Shadow Lake	31	1	0	29	1	0
Clearcreek	Orchard Meadows	20	2	1	17	0	0
Clearcreek	Silver Lakes	91	32	1	32	2	24
Clearcreek	Soraya Farms	379	0	6	36	0	337
Clearcreek	Winding Creek	746	27	1	78	7	633
Clearcreek	Glenridge	225	158	3	35	2	27
Clearcreek	Greens of Bunnel Hill	194	90	1	42	1	60
Clearcreek	Country Brook	280	119	8	64	6	83
Clearcreek	Auteur Estates	31	8	2	64	6	83
Clearcreek	Clearcreek Estates	20	7	0	13	0	0
Clearcreek	Cypress Ridge	186	115	6	36	1	28
Clearcreek	Springboro Station	84	64	3	17	0	0
Clearcreek	Stewart Meadows	46	0	0	0	0	46
Clearcreek	Stoneridge Enclave	39	22	0	11	6	0
Clearcreek	Stoneridge North Hills	122	58	2	62	0	0
Clearcreek	Foxdale Farms	75	46	1	26	2	0
Clearcreek	Crown Point	84	64	1	19	0	0
<b>Totals</b>		<b>2678</b>	<b>815</b>	<b>38</b>	<b>601</b>	<b>35</b>	<b>1321</b>

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
Springboro	Villas @ Fairways	59	11	1	47	0	0
Springboro	Settlers Walk	1100	1059	1	40	0	0
Springboro	Springs@ Settlers Walk	347	8	10	86	0	243
Springboro	Beck Ridge	92	0	1	30	0	61
Springboro	Clearcreek Views	16	4	0	16	0	0
Springboro	Tanglewood Creek	16	2	1	13	0	0
Springboro	Richards Run	106	91	0	15	0	0
Springboro	Aston Woods	21	2	2	17	0	0
Springboro	Farms of Heatherwood	198	159	0	6	0	33
<b>Totals</b>		<b>1955</b>	<b>1336</b>	<b>16</b>	<b>270</b>	<b>0</b>	<b>337</b>

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
Franklin	Wilson Farms	581	87	2	43	9	440
Franklin	Greycliff Landing	82	54	0	14	0	14
Franklin	Greycliff Landing	273	71	1	9	4	188
Franklin	Noblecreek	102	90	0	12	0	0
Franklin	Sawyers Mill	441	43	2	40	1	355
Franklin	Tara Estates	85	25	0	20	0	40
<b>Totals</b>		<b>1564</b>	<b>370</b>	<b>5</b>	<b>138</b>	<b>14</b>	<b>1037</b>

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
Franklin Cty	Sycamore Glen	57	40	1	15	1	0
Franklin Cty	Shaker Meadows	172	49	0	1	0	122
<b>Totals</b>		<b>229</b>	<b>89</b>	<b>1</b>	<b>16</b>	<b>1</b>	<b>122</b>

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
Middletown	Renaissance/condo	400	0	0	0	0	400
Middletown	Renaissance	297	55	5	58	0	179
Middletown	Renaissance	241	1	2	54	0	184
<b>Totals</b>		<b>938</b>	<b>56</b>	<b>7</b>	<b>112</b>	<b>0</b>	<b>763</b>

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
Carlisle	Waterbury Village	106	2	3	21	0	80
Carlisle	Eagle Ridge	109	38	1	20	0	50
Carlisle	Villas of Timber Ridge	70	24	0	16	0	30
Carlisle	Timber Ridge	199	37	1	22	0	139
<b>Totals</b>		<b>484</b>	<b>101</b>	<b>5</b>	<b>79</b>	<b>0</b>	<b>299</b>

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
Washington	Hopewell Meadows	138	99	0	2	0	37
Washington	Arabian Run	23	8	0	15	0	0
<b>Totals</b>		<b>161</b>	<b>107</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>37</b>

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
Wayne	Reserves @ Waynesville	40	24	1	15	0	0
Wayne	Twin Creek	31	12	1	17	1	0
Wayne	Haines Meadow	50	25	0	25	0	0
Wayne	Sparta Meadows	20	10	0	9	1	0
Wayne	Sandy Run Estates	129	89	0	39	1	0
Wayne	Furnas Forge	175	85	3	27	0	60
Wayne	Trillium Run	21	2	0	19	0	0
<b>Totals</b>		<b>466</b>	<b>247</b>	<b>5</b>	<b>151</b>	<b>3</b>	<b>60</b>

<i>Jurisdiction</i>	<i>Development</i>	<i>Total Lots Approved</i>	<i>Lots Occupied</i>	<i>Spec Homes</i>	<i>Available Built Vacant Lots</i>	<i>Lots with house under construction</i>	<i>Undeveloped Lots</i>
<b>Totals</b>		<b>23347</b>	<b>10083</b>	<b>345</b>	<b>3844</b>	<b>167</b>	<b>9036</b>

# Grants

## Grants Administration – Housing Program

### Program Income

Program income is just as the name suggests. It is income that has come back into the county from past programs. The concept of the Community Housing Improvement Programs (CHIP) is to lend down payment assistance money to first time homebuyers to purchase a home. Upon the sale or refinance of the house, our assistance funds are reimbursed to us. Those reimbursed funds are considered Program Income. This is a revolving loan fund (RLF). We may then use those funds again to help another household to purchase a house under the same conditions; the funds are returned to us upon the sale or refinance of the house.

Because the original programs came from three sources of funds, with specific conditions, we must keep the Program Income separate also. Two of the sources are federally funded. The CDBG (Community Development Block Grant) funds may be used for down payment assistance and home repair. The HOME funds may only be used for down payment assistance. It may NOT be used for home repair. The third source is from the State of Ohio – Ohio Housing Trust Fund. Those funds may be used for down payment assistance and home repair.

Approximately 85% of our Program Income was originally federally funded. We do have to send in status reports every 6 months on all funds. If we get too big of a “bank” with no clients, we will have to return the funds to the state. These funds would then be disbursed to other communities within the state.

In 2009, our CDBG Program Income dollars funded three home repairs, totaling \$20,269. These home repairs included a roof replacement, replacement of HVAC system and the leveling/supporting of floor joists.

We did not have any First Time Home Buyer applicants that were able to complete the process last year in order to utilize the Program Income funds for down payment assistance.

### Neighborhood Stabilization Program (NSP)

The NSP is our current, most active, housing program. This funding is to purchase, rehab and resell houses that have been foreclosed upon and are empty. The purpose of the program is to not let these houses sit empty in order to keep from property values going down and to deter vandalism.

This funding is also to demolish structures that have been condemned, for the same purposes.

The NSP was opened for applications in February, 2009. After the award of funding and the signing of contracts/agreements, the preliminary work to be accomplished before the actual

expenditure of funds, included, but was not limited to, historical reviews, inspections, writing of bid specifications for demolition and submitting purchase contracts and rehab specifications on foreclosed houses. Although none of the NSP funds were actually expended in 2009, by March 15, 2010, 74% of our \$1.394 million project allocation has been earmarked with set up forms for units. These residential units have been cleared through the State of Ohio Historical Preservation Office review process and are either, ready for demolition or closings set for the purchase of properties to rehab and resell.

Statistics for entire Housing Program – since 1996

Total Clients	Open Cases	Amount Outstanding	# of clients lost	Amount of \$ lost
168	104	\$1,702,349.00	7 (4%)	\$73,984.00

**Grants Administration – CDBG Program**

About the Program

The Community Development Block Grant Program (CDBG) is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program is one of the longest continuously run programs at HUD. The CDBG program provides annual grants on a formula bases to 1209 general units of local governments and States.

The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses. The CDBG program is an important tool for helping local governments tackle serious challenges facing their communities. The CDBG program has made a difference in the lives of millions of people and their communities across the Nation.

Eligible Activities

Over a 1, 2, or 3 year period, as selected by the grantee, not less than 70 percent of the CDBG funds must be used for activities that benefit low-and moderate-income persons. In addition, each activity must meet one of the following national objectives for the program: benefit low-and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

Warren County has received funding each year for the CDBG program through the Small Cities program. In 2009, Warren County started receiving funding through the Entitlement Program which is now a direct allocation from the Department of Housing and Urban Development (HUD). In 2009, Warren County was awarded \$714,496.00 and was allocated to the following communities:

<i>Amount</i>	<i>Political Jurisdiction and Project</i>
\$40,000.00	Village of Butlerville – Street Improvements
\$100,000.00	Deerfield Township – Street Improvements
\$35,000.00	Warren County Community Services, Inc. – Public Facilities
\$126,000.00	Village of Morrow – Main Street Project
\$32,000.00	Interfaith Hospitality Network – Public Services
\$262,850.00	City of Franklin – Water and Sewer Facilities
\$118,646.00	Administration and Fair Housing
<b>\$714,496.00</b>	<b>Total Allocation</b>

In 2009, \$378,413 CDBG dollars were expended and \$139,755 other local dollars were expended. The following improvements were completed in 2009:

<i>Number of linear feet</i>	<i>Type of improvement</i>
6,640 linear feet	Street improvements (Harveysburg, Maineville, Morrow)
1,066 linear feet	Sidewalk installed (Harveysburg)
1,830 linear feet	Waterline installed (Franklin City)
800 linear feet	Storm sewer installed (Pleasant Plain)
6	Catch basins installed (Pleasant Plain)
2	Water pressure reducer valves installed (Franklin City)
148	Homeless individuals assisted (IHN)

### **Grants Administration – Warren County Transit Program**

Warren County Transit Service (WCTS) provides on-demand curb-to-curb transportation services to anyone within Warren County to any location in Warren County and limited service to Dayton and three (3) points in Middletown. WCTS provides service Monday through Friday 6:00 a.m. to 6:30 p.m. WCTS is a service of the Warren County Board of Commissioners with financial assistance provided by the Federal Transit Administration (FTA) and the Ohio Department of Transportation (ODOT). The current operator for WCTS is MV Transportation. WCTS is a convenient, low-cost public transportation for anyone in Warren County regardless of age or income.

In 2009, WCTS purchased 4 replacement transit vehicles with lifts at a cost of \$41,538.00 each. Three were purchased with CMAQ funds @100% reimbursement and 1 with rural transit funds @ 90% reimbursement.

In 2009, there were 56,527 one-way passenger trips scheduled with 531,813 miles driven. The total cost to operate the transit program in 2009 was \$1,352,059.00. Revenues received in 2009 include:

<i>Revenue Source</i>	<i>Amount received</i>
Passenger Fares	\$ 85,324.00
Contract service revenue	\$ 30,177.00
Local Cash Grants & Reimbursements	\$421,155.00
State Senior Citizens Fare Assistance	\$ 26,500.00
Federal and State Operating Funds Assistance	\$788,903.00
<b>Total Revenues</b>	<b>\$1,352,059</b>

## Grants Administration – OPWC Program

The Ohio Public Works Commission (OPWC) was created to assist in financing local public infrastructure improvements under the State Capital Improvements Program (SCIP) and the Local Transportation Improvements Program (LTIP). These programs provide financial assistance to local communities for the improvement of their basic infrastructure systems. Through the two programs the Commission provides grants, loans, and financing for local debt support and credit enhancement. Eligible projects include improvements to roads, bridges, culverts, water supply systems, wastewater systems, storm water collection systems, and solid waste disposal facilities.

The Warren County Regional Planning Commission is the clearing house for all OPWC funded projects. The Executive Committee approves a three-year plan each year and recommends projects for funding each August. In 2009, the projects listed below received funding through the local district office:

### Projects Funded for Construction Year 2009

<i>Jurisdiction</i>	<i>Project</i>	<i>Total Cost</i>	<i>OPWC Funding</i>
City of Lebanon	Burt Avenue Reconstruction	\$703,837	\$161,383
City of Lebanon	Cook Road Reconstruction	\$1,101,593	\$378,174
City of Mason	Split Phase Signal Elimination Project	\$297,880	\$145,961
City of Springboro	E. Mill Street Improvements	\$1,095,375	\$536,500
Village of Maineville	W. Fosters-Maineville Road Reconstruction	\$692,004	\$581,283
Union Township	Cox-Smith Road Improvements	\$292,578	\$292,578
Warren County Engineer's Office	Mason Montgomery Road Northbound Additional Lane	\$1,419,000	\$695,310
<b><i>Total</i></b>		<b><i>\$5,602,267</i></b>	<b><i>\$2,791,189</i></b>

## Land Use Plan Status

### **Clearcreek Township**

With the help of a consultant, Clearcreek Township completed a Comprehensive Plan for the township that was adopted by the RPC in 2005.

### **Deerfield Township**

With the help of a consultant, Deerfield Township completed their first comprehensive plan for the entire township that was adopted by the RPC in January of 2009. The Plan includes major components for land use, transportation, zoning, parks and township identity. The old land use plan was adopted by the RPC in 1997.

### **Franklin Township**

Warren County Regional Planning Commission staff completed the Land Use Plan for the township that was adopted by the full RPC in April 2007.

### **Hamilton Township**

Warren County Regional Planning Commission staff completed the Land Use Plan for the township that was adopted by the full RPC in 2005.

### **Harlan Township**

Warren County Regional Planning Commission completed the Land Use Plan for the township that was adopted by the full RPC in April 2007.

### **Massie Township\***

Warren County Regional Planning Commission staff completed the land use plan for the township that was adopted by the full RPC in 2001.

### **Salem Township\***

Warren County Regional Planning Commission staff completed the land use plan for the township that was adopted by the full RPC in April 1995.

### **Turtlecreek Township**

Warren County Regional Planning Commission staff completed the Land Use Plan for the township that was adopted by the full RPC in April 2007.

### **Union Township**

Warren County Regional Planning Commission staff completed the Land Use Plan for the township that was adopted by the full RPC in April 2007.

### **Washington Township**

Warren County Regional Planning Commission staff completed the Land Use Plan for the township that was adopted by the full RPC in April 2007.

**Wayne Township\***

Warren County Regional Planning Commission staff completed the land use plan for the township that was adopted by the full RPC in April 1996.

\* Land Use Plans scheduled for updates in 2010-2011.

## **Warren County Comprehensive Plan Status**

### **Warren County Combined Land Use Plan**

The RPC adopted an update to the County Land Use Plan in April of 2007 for the townships that are under zoning control of the Warren County Commissioners, which include Franklin, Harlan, Turtlecreek, Union, and Washington Townships. This plan recognizes traditional comprehensive planning practices, the role of land use within that context, census data, building permit trends over the last 10 years, surrounding municipal plans, land use categories, typical land use percentages, existing land use and zoning, and the concept of urban service boundaries.

### **Warren County Parks and Open Space Plan**

The RPC adopted a new County Parks, Recreation and Open Space Plan in October of 2008. This plan recognizes previous studies that pertain to the delivery of parks and recreation facilities and services within the county and surrounding area, a review of population and land use trends, and an inventory of recreation facilities and programs across the county. A Comprehensive Needs Analysis was prepared and discussed with specific interest groups and the general public and recommendations pertaining to recreation facilities and acreages were made for the entire county.

### **Warren County Thoroughfare Plan**

The RPC adopted an update to the County Thoroughfare Plan in July of 2007. The Thoroughfare Plan is designed to provide a framework for decision-making for the development of a thoroughfare system that will meet the county's existing and future transportation needs. The Thoroughfare Plan reflects a long-term vision for the County's thoroughfare system. The new plan amended functional classifications to certain roadways throughout the County.

### **Warren County Housing Plan**

The RPC adopted an update to the County Housing Plan in October of 2007. This plan recognizes the ongoing struggle of many to find housing, and the ways in which social, economic, and other external factors affect product and delivery in Warren County. The plan is an update to the 1988 document which is a result of thoughtful deliberations by many to answer the question of how to improve the outlook for housing in the future for those who choose to live and work in Warren County.

### **Warren County Economic Development Strategic Analysis**

The primary focus of the Strategic Analysis of Warren County was to identify and prioritize the most developable sites in Warren County. Current access corridors were also reviewed and an analysis was provided as to which routes deserve attention as future routes for goods, services, employers and residents. Certain industries were also reviewed and targeted so that key support industries could be identified that were already located within the county. Once they were identified, gaps can be seen where services are needed and attempts can be made to identify where infill needs to take place. This analysis provided a list of potential industry types that need to be added to the existing industry mix in Warren County to better serve its existing businesses and industrial

commercial, as well as enhance its ability to further expand the county's employment base with new industrial and business employers.

### **Capital Improvements Programming**

The Capital Improvements Program (CIP) is a major implementation tool of any comprehensive planning effort. It is intended to clearly relate basic long-term community goals, policies and objectives to project-specific physical design proposals toward the short-term maintenance of key information (i.e. roads, bridges, water supply and distribution, wastewater collection and treatment, stormwater management, and solid waste disposal), prioritizing the expenditure of scarce public funds. Warren County adopts a Five Year Capital Improvement Plan for the entire county in order to apply for Issue II funds, which is administered by the Ohio Public Works Commission (OPWC).

### **Warren County All Natural Hazards Mitigation Plan**

The Warren County Commissioners adopted an All Natural Hazards Mitigation Plan in January of 2009. This plan was developed to fulfill the mandates of the Federal Disaster Mitigation Act of 2000, and satisfy the requirements of FEMA and the Ohio EMA, as well as meets the needs of all of Warren County. This document plans for future natural hazards and suggests implementing appropriate mitigation techniques so that all of Warren County can save lives and protect property, reduce the cost of disasters and provide for a rapid and efficient recovery by coordinating response efforts, and increasing the educational awareness of natural hazard events and their effects on the people, property, and resources of all Warren County.

### **Warren County Strategic Technology Plan**

An eCommunity Leadership Team was formed under the direction of Connect Ohio, to identify the community's strengths and weaknesses and cast a vision for a future that takes full advantage of high-speed connectivity. This team developed strategies to affect positive change and lead the effort to install specific solutions to take advantage of the opportunities available to Warren County. In assessing the situation and working to identify key projects to effectively bring Broadband throughout Warren County, leaders have considered issues of Availability, Affordability, Adoption, Awareness and Applications that may be needed to bring the full benefit of the Internet to its businesses and citizens. It is envisioned that this plan will be completed in April of 2010.

### **Warren County Emergency Operations Plan**

A steering committee made up of just about every department across the county has been formed to update the Emergency Operations Plan through the Emergency Services Department. This plan was recently updated in 2005, but must be updated again to comply with the mandates of the Federal Disaster Mitigation Act of 2000, and satisfy the requirements of FEMA and the Ohio EMA, as well as meet the need of all of Warren County. This document predetermines, to the extent possible, actions to be taken by Warren County, and by cooperating organizations, to prevent disasters if possible, to reduce the vulnerability of Warren County residents to disasters that may strike, to establish capabilities for protecting citizens from the effects of disasters and to provide for recovery in the aftermath of any emergency involving extensive damage or other debilitating influence on the normal pattern of life within Warren County. It is envisioned that this plan will be completed in December of 2011 by the Emergency Management Agency with help from the RPC staff.

# Financials

## 2009 RPC Revenue Sources

Planning Services	\$ 7,770.00
Filing Fees	\$ 60,399.37
Membership Dues	\$ 20,020.80
Commissioners Contributions	\$237,930.00
Carry-over from 2008	\$ 60,790.68

**Total RPC Revenue \$386,910.85**

## 2009 RPC Operating Expenses

Personnel	\$219,844.29
Non-Personnel	\$ 29,979.56
<b>Total RPC Expenses</b>	<b>\$249,823.85</b>

**Total Budget for 2009 \$350,000.00**

**Ending Year Balance \$137,108.93**

## Five-Year Income Comparison 2005 through 2009

<i>RPC Income</i>	<i>2005</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>
Alternative Plats	\$1,025.00	\$2,450.00	\$1,025.00	\$1,450.00	\$400.00
Concept Plans	\$600.00	\$2,000.00	\$200.00	\$0.00	\$0.00
Dedication Plats	\$325.00	\$200.00	\$650.00	\$1,000.00	\$0.00
Final Plats	\$61,960.00	\$22,940.00	\$23,350.00	\$18,835.00	\$5,650.00
Land Use Maps	\$45.00	\$55.00	\$15.00	\$10.00	\$0.00
Lot Splits	\$4,550.00	\$5,200.00	\$3,450.00	\$3,600.00	\$4,200.00
Membership Dues	\$15,005.00	\$15,005.00	\$14,876.40	\$19,114.90	\$20,020.80
Other Income	\$19.35	\$7.25	\$216.24	\$21,067.67	\$8,289.87
Preliminary Plans	\$34,425.00	\$30,842.00	\$21,265.00	\$0.00	\$0.00
Preliminary Site Plans	\$10,986.00	\$9,608.00	\$4,714.37	\$17,591.20	\$41,579.50
Quarterly Installments	\$353,301.00	\$210,000.00	\$210,000.00	\$231,000.00	\$237,930.00
Replats	\$3,790.00	\$2,956.00	\$2,555.00	\$7,680.00	\$8,050.00
Subdivision Regulations	\$25.00	\$60.00	\$35.00	\$5.00	\$0.00
Variances	\$100.00	\$75.00	\$25.00	\$0.00	\$0.00
Economic Development	\$63,035.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Totals</b>	<b>\$549,191.35</b>	<b>\$301,398.25</b>	<b>\$282,377.01</b>	<b>\$321,353.77</b>	<b>\$326,120.17</b>

## 2009 Regional Planning Commission Staff

Robert Craig, AICP, was the Executive Director for the Warren County Regional Planning Commission from June 2002 until January of 2009. Mr. Craig left County government to serve the Village of South Lebanon as their administrator. Mr. Craig is a certified planner with the American Institute of Certified Planners having worked in the planning field since 1981. He has been involved with a variety of public and private sector projects in his career, including:

- Comprehensive plans, growth management plans, and land use regulations,
- Zoning and unified development codes,
- Demographic and development statistics analysis,
- Comprehensive housing plans,
- Capital improvement project budgeting and management (Issue II administration),
- Grants administration,
- Transportation planning,
- Economic development,
- Historic preservation and downtown revitalization,
- Social services needs assessment,
- Library needs assessment,
- Expert testimony on planning, zoning and land use development issues,
- Citizen outreach programs, and
- Multi-jurisdictional coordination.

Mr. Craig has authored several community plans, subdivision regulations, and zoning codes as well as smaller, more specialized projects such as downtown overlay zones, corridor plans, and redevelopment plans. Mr. Craig has extensive experience with planning in Ohio townships and cities. He has a Bachelor's Degree in Land Use Analysis from Eastern Michigan University and a Master's Degree in City and Regional Planning from the Ohio State University. Mr. Craig previously served the county as the representative to the Ohio Kentucky Indiana (OKI) Regional Council of Governments, the coordinator for the State Issue II Grant Program, etc. Mr. Craig is also a member of the American Planning Association and Ohio Planning Conference.

Kimberly A. Lapensee was the Deputy Director for the Warren County Regional Planning Commission from January 2007 until January 2009. Ms. Lapensee was appointed in February 2009 as the Executive Director upon Mr. Craig's departure from the County. Ms. Lapensee is a member of the American Planning Association, the Ohio Planning Conference and the National Parks and Recreation Association and earned her Bachelor's Degree in Urban Planning from the University of Cincinnati. She has been active in the planning profession since 1990. She has worked on planning projects throughout the greater Cincinnati area and has expertise in:

- Comprehensive plans, growth management plans, and land use regulations;
- Zoning and unified development codes;

- Design standards and guidelines;
- Parks and open space planning;
- Site development design and plan reviews;
- Demographic and development statistics analysis;
- Grant writing and administration;
- Disaster planning and training;
- Economic development;
- Capital improvement project budgeting and management (Issue II administration);
- Expert testimony on planning, zoning and land use development issues;
- Human Resources and Management;
- Citizen outreach programs; and
- Multi-jurisdictional coordination.

Ms. Lapensee has authored several community plans, subdivision regulations, and zoning codes as well as other more specialized projects such as wellhead protection plans, disaster plans, and redevelopment plans. Ms. Lapensee has extensive experience with planning in Ohio townships and cities. In addition to extensive experience with city and township plans, Ms. Lapensee has drafted or assisted with plans for the following areas:

- Various text amendments to the Warren County Subdivision Regulations and the Warren County Rural Zoning Code – Warren County, Ohio;
- Warren County Consolidated Plan – Warren County, Ohio;
- Warren County Parks, Open Space and Recreation Facilities Plan – Warren County, Ohio;
- Otterbein Master Plan Committee;
- Madeira Land Use Plan/Madeira Subdivision Regulations/Madeira Downtown Revitalization Plan/Madeira Zoning Code/Madeira Parks Master Plan/Madeira-Indian Hill Disaster Plan – City of Madeira, Ohio;
- Trenton Subdivision Regulations/Trenton Zoning Code/Trenton Parks Plan/Trenton Economic Development Plan/Trenton Wellhead Protection Plan – City of Trenton, Ohio;
- Liberty Township Land Use Plan/Liberty Township Zoning Code – Liberty Township, Ohio; and
- Butler County Subdivision Regulations/Butler County Rural Zoning Code/Butler County Wellhead Protection Plan/Butler County Comprehensive Housing Improvement Strategy/Plan (CHIP & CHIS)/Butler County Block Grant Program, Butler County, Ohio Official Thoroughfare Plan Update – Butler County, Ohio.
- City of Franklin Comprehensive Plan – City of Franklin, Ohio

Robert B. Ware is the Senior Planner for the Warren County Regional Planning Commission. Mr. Ware has worked continually in the planning field since 1977, starting with the Miami Valley Regional Planning Commission (MVRPC). He has been involved with a variety of public sector projects throughout his career and employment with Warren County, including:

- Comprehensive growth management plans;
- Land use suitability analysis and regulations;

- Demographic and development statistics analysis;
- GIS mapping, analyses and computer graphics preparation;
- Thoroughfare plan development;
- Parks and open space planning;
- Citizen outreach programs;
- Multi-jurisdictional coordination;
- Subdivision regulations and plan reviews;
- Site development design and plan reviews; and
- Zoning and unified development codes.

Mr. Ware has a Bachelor's Degree in Urban Planning from the University of Cincinnati and has authored and participated in the preparation of several community plans, zoning codes, downtown revitalization, corridor and redevelopment plans, as well as other specialized works for land use suitability analysis, water quality management planning, stormwater runoff control, floodplain management and soil erosion and sediment control. His knowledge and experience is extensive and continues to expand from his ongoing involvement with land use planning, zoning and development in this region of Ohio. In addition to extensive experience with city and township plans, Mr. Ware has drafted or assisted with plans for the following areas:

- Warren County Comprehensive Plan (Capital Improvements Programming, Housing, and Land Use Elements);
- Various text amendments to the Warren County Subdivision Regulations and Warren County Rural Zoning Code;
- Greene County, Ohio Stormwater Runoff Control Regulations;
- City of Beavercreek Land Use Plan;
- City of Fairborn Land Use Plan;
- Greene County Thoroughfare Plan; and
- City of Franklin Comprehensive Plan.

Sharon Coffman is the Office Coordinator for the Warren County Regional Planning Commission. She has been with the RPC since August of 2006 and was previously employed with the Warren County Child Support Enforcement Agency since December 1999. Ms. Coffman takes care of all our administrative needs from typing correspondence, records retention and payroll, to paying our invoices. She is the backbone of our organization and keeps all of us organized and out of trouble.

## Committees, Teams and Board Memberships

In addition to the daily work functions performed by staff, the organization was also actively involved with initiatives in the following organizations:

- American Institute of Certified Planners (AICP)
- American Planning Association (APA) and Ohio Planning Conference (OPC)
- Deerfield Township Steering Committee for Comprehensive Plan
- County Planning Directors Association of Ohio (CPDAO)
- Ohio City/County Management Association (OCMA)
- OKI Executive Committee
- OKI Intermodal Coordinating Committee
- OKI Transportation/Bicycle Plan Update Committee
- Warren County Housing Coalition
- Warren County Rural Zoning Code Technical Advisory Committee
- Warren County Transit Advisory Committee
- Warren County Interchange Modification Committee
- Warren County Housing Rehabilitation Board
- Warren County Housing Advisory Committee
- Warren County Technology Plan Steering Committee
- Warren County Emergency Operations Plan Steering Committee
- City of Monroe Steering Committee for Comprehensive Plan
- City of Mason Steering Committee for Comprehensive Plan
- City of Lebanon Steering Committee for Parks Master Plan
- City of Franklin Steering Committee for Comprehensive Plan
- Ohio Public Works Commission (OPWC) Steering Committee
- Warren County Area Progress Council (APC)
- Dayton Area Homebuilders Association (HBA)