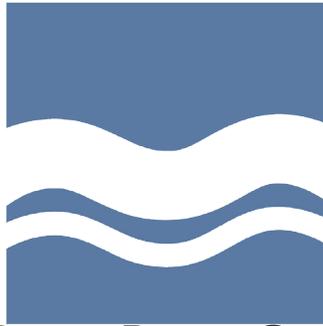
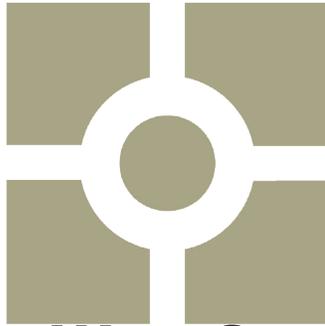
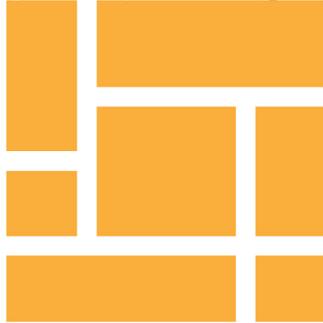


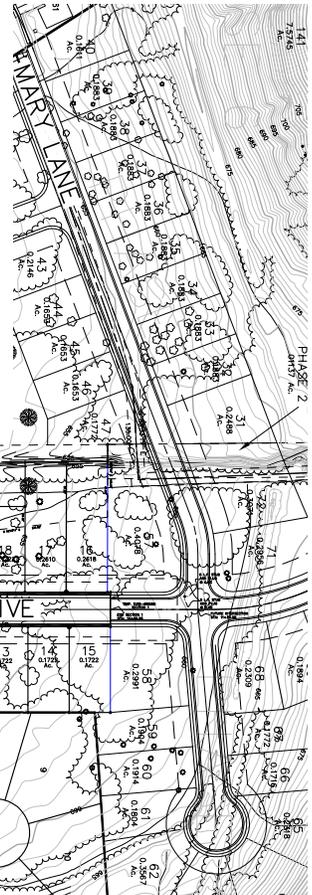
ANNUAL REPORT



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2017



ANNUAL REPORT

2017

Warren County Regional Planning Commission



Officers

Sam Hill, Chairman
Chris Brausch, Vice Chairman
Mike Shaffer, Treasurer
Stan Williams, Secretary

Executive Director

Stan Williams, AICP



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REGIONAL PLANNING COMMISSION

The Regional Planning Commission (RPC) is a planning organization that is semi-autonomous from county government, with a separate budget and distinct bylaws. The Commission was created in 1972 to ensure the County's 11 townships and 16 municipalities each had a voice on planning and development issues that affected the County as a whole.

The original focus of the RPC was to review new subdivisions. More recently, the agency's scope and mission has been broadened and diversified, to take on a diverse range of projects of community-wide significance. These projects have included community plans, regional plans, local area plans, conservation plans, grant writing, zoning code rewrites and updates, HUD entitlement planning, and downtown planning.

Planners working for the RPC are as much facilitators as they are technicians, bringing diverse groups of people together to lay a wide range of ideas on the table. In doing so, the staff of RPC synthesizes a wealth of information that technical data alone (though vital), cannot provide. As a mission-driven organization, the RPC strives to make planning services available to all member communities.





Full Membership - Quarterly Meetings

The Warren County Regional Planning Commission is a 56-member board that encompasses all municipal and township governments across Warren County that meet on a quarterly basis to discuss policy issues across the County. The composition of the Full Membership is as follows:

Organization	Representative
Warren County Commissioners	Tom Grossman Shannon Jones
Warren County Board of Education	Tom Isaacs
Warren County Emergency Services	Melissa Bour
Warren County Engineer	Kurt Weber
Warren County Extension Office	Greg Meyer
Warren County Combined Health District	Duane Stansbury
Warren County Metropolitan Housing	Jacqueline Adkins
Warren County Park District	Larry Easterly
Warren County Sanitary Engineer	Chris Brausch, Vice Chairman
Warren County Soil & Water Conservation District	Jeff Thomas
City of Franklin	Barry Conway Dennis Centers Sonny Lewis
City of Lebanon	Meredith Snyder
City of Loveland	Dave Kennedy
City of Mason	Ashley Chance Eric Hansen Brian Lazor
City of Middletown	Ashley Combs
City of Monroe	Kameryn Jones
City of Springboro	Elmer Dudas Christine Thompson (partial)
Village of Butlerville	Susan Bitzer



Village of Carlisle	Julie Duffy Dan Casson
Village of Harveysburg	Dick Verga
Village of Maineville	Jackie Terwilleger
Village of Morrow	William Thompson
Village of Pleasant Plain	Dale Groppenbacher
Village of South Lebanon	William Madison
Village of Waynesville	Gary Copeland
Clearcreek Township	John Edelman Jeff Palmer Steve Mutterspaw
Deerfield Township	Dan Corey Matt Evans Sam Hill, Chairman Brian Leary Chris Romano Wayne Speer Hayfaa Wadih
Franklin Township	Beth Callahan Brian Morris Traci Stivers
Hamilton Township	Ray Warrick
Harlan Township	Bob Curran
Massie Township	Darrell McKinney
Salem Township	Jesse McKeenan
Turtlecreek Township	Tammy Boggs Michele Niewierowski (partial) Michael Shaffer, Treasurer
Union Township	Chris Koch
Washington Township	Scott Hagemeyer
Wayne Township	Donald "Gus" Edwards Pat Foley



Executive Committee Membership - Monthly Meetings

The Executive Committee is a sub-committee of the 56-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 18-member Executive Committee is as follows:

Organization	Representative
Warren County Commissioners	Tom Grossman Shannon Jones
Warren County Engineer	Kurt Weber
Warren County Combined Health District	Duane Stansbury
Warren County Sanitary Engineer	Chris Brausch, Vice Chairman
Warren County Soil & Water Conservation District	Jeff Thomas
City of Franklin	Sonny Lewis
City of Lebanon	Meredith Snyder
City of Mason	Brian Lazor
City of Springboro	Christine Thompson / Elmer Dudas
Village of Carlisle	Julie Duffy
Village of Waynesville	Gary Copeland
Clearcreek Township	Jeff Palmer
Deerfield Township	Sam Hill, Chairman
Franklin Township	Brian Morris
Hamilton Township	Ray Warrick
Turtlecreek Township	Michael Shaffer, Treasurer
Wayne Township	Donald "Gus" Edwards



Census Information 2016 (estimated)

Estimates from the Ohio Development Services Agency show that Warren County grew by 1.2 percent, from 224,469 in 2015 to 227,063 in 2016.

2017 Census information is not available at this time.

Population Changes (last year) for Warren County, Cities, Villages, and Townships			
Jurisdiction	Census 2014 (estimated)	Census 2015 (estimated)	Census 2016 (estimated)
Warren County	221,659	224,469	227,063
Butler	166	166	166
Carlisle	4,989	5,047	5,128
Corwin	437	441	444
Franklin	11,811	11,783	11,780
Harveysburg	552	551	556
Lebanon	20,434	20,623	20,651
Loveland (pt)	798	808	816
Maineville	969	979	1,056
Mason	31,613	32,662	33,037
Middletown (pt)	2,703	2,699	2,749
Monroe (pt)	142	142	142
Morrow	1,261	1,272	1,272
Pleasant Plain	155	158	160
South Lebanon	4,303	4,346	4,402
Springboro	16,776	16,962	17,188
Waynesville	2,968	2,999	3,039
Clearcreek Township	14,990	15,125	15,330



Deerfield Township	38,228	38,671	39,209
Franklin Township	12,235	12,367	12,530
Hamilton Township	22,134	22,382	22,621
Harlan Township	4,642	4,691	4,756
Massie Township	629	636	644
Salem Township	3,369	3,404	3,459
Turtlecreek Township	14,765	14,853	15,077
Union Township	2,483	2,510	2,546
Washington Township	2,867	2,897	2,938
Wayne Township	5,240	5,295	5,367

Source: U.S. Census Bureau and Ohio Development Services Agency, Office of Research



DEVELOPMENT REVIEW

The Regional Planning Commission staff's primary responsibility is to process and complete all development review applications. This includes preliminary subdivision plans, final subdivision plans, alternative plats, replats, 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 Warren County 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 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.

Development Services

The Regional Planning Commission staff coordinate 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.



Subdivision Administration

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

In 2017, RPC staff processed a total of 136 subdivision applications and 49 zoning applications. In total, **609** additional lots were created in 2017 (**up from 546** in 2016) by the platting process. All lots created were for single family dwellings, except for 3 lots added for commercial use.

Subdivision Applications	
Major Subdivisions	92
Concept Plans	7
Preliminary Plans	12
Preliminary Plan Extension Requests	1
Final Plats	29
Replats	32
Alternative Plats	3
ROW Dedication Plats	1
Easement Plats	5
Access Point Waiver Requests	5
Variance Requests	2
Minor Subdivisions	44
New or Revised Building Lots Created	20
711 Transfers of Non-Buildable Parcels	24
TOTAL APPLICATIONS	136



Zoning Applications	
PUD Site Plan Reviews	13
Stage 1 Major Modifications	2
Stage 2 Preliminary Site Plans	5
Stage 3 Final Site Plans	6
Zoning Site Plan Reviews	2
Conditional Use Reviews	4
Rezoning/Map Amendment Reviews	26
Text Amendment Reviews	4
TOTAL APPLICATIONS	49

Clearcreek Township		
Name	Date Approved by BOCC	No. of Building Lots Created
Soraya Farms Section Four	2-21-17	19
Locust Grove at Country Brook North Section Three-D	2-28-17	-1 (2 to 1)
The Villages of Winding Creek - The Falls at Winding Creek	3-7-17	0 (2 to 2)
Stone Ridge Section Eleven "A"	3-28-17	-1 (2 to 1)
Soraya Lifestyle Community Section 1 Revision 4	4-4-17	0 (2 to 2)
Savannah Farms	4-11-17	15
Clearcreek Trails Section 2	5-9-17	0 (2 to 2)
The Villages of Winding Creek - The Boulevards at Winding Creek Section Two - Revision One	7-25-17	N/A



Auteur Estates Revision 3	8-8-17	0 (3 to 3)
Country Creek Estates Section One	11-14-17	27
Soraya Farms Lifestyle Community Section 4 Revision 1	12-29-17	0 (8 to 8)
Total New Lots Created		61

Deerfield Township		
Name	Date Approved by BOCC	No. of Building Lots Created
The Woods of Squires Gate Phase 1 B	1-24-17	0 (2 to 2)
Long Cove Phase 4 D	1-31-17	9
Roberts Park Section 2 Block "B" Rev. 1	1-31-17	0 (1 to 1)
Hudson Hills Section 1 Easement Plat	1-31-17	N/A
Legacy at Elliott Farm Section 1 Block "C" Easement Plat	1-31-17	N/A
Hudson Hills Section 1	2-7-17	33
Legacy at Elliott Farm Section 1 Block "B"	2-7-17	18
Legacy at Elliott Farm Section 1 Block "C"	2-14-17	25
Cross Creek Estates Phase 1 Block A	4-4-17	0 (2 to 2)
Cincy Hospitality Subdivision Phase 2	4-4-17	1 (1 to 2)
ELBE Properties Subdivision Section Two	5-2-17	0 (2 to 2)
Beacon Hill Section 8	5-2-17	5
Long Cove Phase 2D	5-9-17	5
The Enclave at Long Cove	5-23-17	5
Beacon Hill Phase Fourteen	5-23-17	6 (1 to 7)
Mason-Montgomery Road Proctor and Gamble Right-of-Way Dedication	5-30-17	N/A
Legacy at Elliott Farm Section 1 Block "D"	7-18-17	25



Snidercrest Subdivision Revision Two	7-18-17	0 (2 to 2)
Roberts Park Section 2 Block "D"	8-1-17	20
Cross Creek Estates Phase 1 Block B	8-8-17	27
Meijer Subdivision Section 2	9-5-17	1 (1 to 2)
Hudson Hills Section 2	9-19-17	49
Legacy at Elliott Farm Section 2 Block "A" Easement Plat	11-14-17	N/A
Legacy at Elliott Farm Section 2 Block "B" Easement Plat	11-14-17	N/A
Beacon Hill Phase Fifteen	12-14-17	6 (1 to 7)
Legacy at Elliott Farm Section 2 Block B	12-19-17	16
Total New Lots Created		251

Franklin Township		
Name	Date Approved by BOCC	No. of Building Lots Created
Manchester Acres Prater Revision	2-7-17	0 (1 to 1)
Wilson Farms Remainder Plat	2-7-17	0 (1 unbuildable)
Total New Lots Created		0

Hamilton Township		
Name	Date Approved by BOCC	No. of Building Lots Created
Vineyards II Section One Weber Revision	1-31-17	0 (2 to 2)
The Reserves at Indian Lake Section 2 Revision 1	5-2-17	0 (2 to 2)
Rivercrest Section Four Phase A	6-27-17	25
Rivercrest Section Four Phase A Easement Plat	6-29-17	N/A



Rivercrest Section Three Phase B Revision 1	6-29-17	N/A
McNk Properties Subdivision Revision 1	7-18-17	1 (1 to 2)
The Fairways at River's Glen Estate	7-25-17	-1 (2 to 1)
Regency Park Section 11 C	8-1-17	25
Turning Leaf Section 7A	9-5-17	13
Miami Bluffs Section Seventeen	9-5-17	11
Providence Subdivision Section Five	9-5-17	17
Soraya Farms Lifestyle Community Section 4	9-19-17	24
River's Bend Golf Club Community Section 3A	10-12-17	-1 (2 to 1)
Providence Section Six	11-21-17	28
Providence Section Three Block "C"	11-21-17	21
The Villages of Hopewell Valley Section Five	12-12-17	18
Total New Lots Created		183

Harlan Township		
Name	Date Approved by BOCC	No. of Building Lots Created
West Woodville - Church / Oliver Revision	6-29-17	-1 (3 to 2)
Davenport Acres	9-19-17	1 (1 to 2)
Total New Lots Created		1

Massie Township		
Name	Date Approved by BOCC	No. of Building Lots Created
None	-	-
Total New Lots Created		0



Salem Township		
Name	Date Approved by BOCC	No. of Building Lots Created
None	-	-
Total New Lots Created		0

Turtlecreek Township		
Name	Date Approved by BOCC	No. of Building Lots Created
Timberwood Estates Revision One	1-31-17	0 (3 to 3)
Trails of Shaker Run Section Nine-B	3-14-17	21
Gillen-Bates Subdivision	5-9-17	1 (1 to 2)
The Trails of Shaker Run Section Eleven	9-26-17	32
Lakeside at Shaker Run Section One	12-14-17	3
Total New Lots Created		57

Union Township		
Name	Date Approved by BOCC	No. of Building Lots Created
Highlands at Heritage Hill Section One - A	2-7-17	0 (1 to 1)
Shawhan Trails Phase VII	9-19-17	18
Highlands at Heritage Hill Section Two	11-14-17	15
Aberlin Springs Phase One	11-14-17	22
Total New Lots Created		55



Washington Township		
Name	Date Approved by BOCC	No. of Building Lots Created
Settlemyre Acres	10-31-17	1 (1 to 2)
Total New Lots Created		1

Wayne Township		
Name	Date Approved by BOCC	No. of Building Lots Created
Sunshine Acres Subdivision Revision No. 1	1-24-17	-1 (2 to 1)
Gaglione Subdivision	2-21-17	-2 (3 to 1)
Caesar Creek Estates Phase 2	11-21-17	0 (2 to 2)
Total New Lots Created		0



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.

The zoning department staff processed 486 zoning applications in 2017. They break down as follows:

Applications	Total	Franklin	Harlan	Turtlecreek	Union	Washington
Mobile Home	0	0	0	0	0	0
Wind Turbines	0	0	0	0	0	0
New Construction	218	29	20	125	36	8
Flood for Other Townships	14	1	2	10	0	1
Swimming Pools	32	4	5	17	3	3
Signs	4	2	0	2	0	0
Tents	0	0	0	0	0	0
Additions/Remodel/ Finish Basement	48	11	10	22	2	3
Home Occupations	5	0	0	5	0	0
Agricultural Buildings	18	2	3	8	3	2
Bed & Breakfast	3	1	1	0	1	0
Telecommunication Towers	8	4	1	2	1	0
Accessory Buildings	72	13	19	24	5	11
Decks	37	8	4	17	2	6



Applications	Total	Franklin	Harlan	Turtlecreek	Union	Washington
Site Plan Reviews	3	1	0	1	1	0
Rezoning Applications	6	0	1	2	1	2
Appeals Applications	14	6	3	4	0	1
Conditional Use	4	2	0	1	1	0
Total Applications	486	84	69	240	56	37

The re-write of the Warren County Rural Zoning Code was completed in 2011. The Warren County Board of Commissioners approved the Zoning Code on December 20, 2011. The County's zoning code affects only 5 townships (Franklin, Harlan, Turtlecreek, Union, and Washington), that are mentioned above.



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 2017, the staff processed 994 new single-family dwelling permits. This represents a 23.5% increase in the number of permits issued when compared to the previous 2016 year.

Township	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Clearcreek	134	97	97	122	107	126	151	128	168	173	137
Deerfield	122	55	30	37	28	21	41	23	55	115	169
Franklin	61	40	30	13	13	18	6	9	18	28	28
Hamilton	270	208	205	99	66	92	168	176	217	282	299
Harlan	16	10	7	7	6	3	6	9	9	10	17
Massie	0	2	2	0	0	0	1	1	1	1	3
Salem	11	16	21	9	4	4	4	2	14	46	53
Turtlecreek	121	78	45	47	55	50	81	76	96	106	126
Union	6	35	30	4	4	6	3	7	41	21	115
Washington	9	4	4	6	2	8	14	8	11	6	7
Wayne	49	13	17	26	22	14	31	21	24	17	40
Total	799	558	488	370	307	342	506	460	654	805	994



OPWC

The Warren County Regional Planning Commission is the clearinghouse for all OPWC funded projects. The Executive Committee approves a two-year plan each year and recommends projects for funding each August. In 2017, the projects listed below received funding through the local district office:

Projects Funded for Construction PY31/2017			
Jurisdiction	Project	Total Cost	OPWC Funding
Clearcreek Township	ByPass 48 Pavement Replacement Phase II	1,043,817	102,294
Village of Maineville	Zoar Rd. Improvements	368,000	253,920
City of Franklin	Hemlock St. Roadway Improvements	232,500	112,500
Village of Carlisle	Beachler Rd. Improvements	308,370	212,770
City of Mason	Bethany Rd. Improvements	2,113,160	1,040,000
Village of South Lebanon	St. Rt. 48 & Mason-Morrow-Millgrove Rd. Project	3,373,691	628,320
City of Franklin	Stadia Dr. - Skokian Dr. at East Second St. Intersection	101,215	49,215
Union Township	Turtlecreek- Union Rd. Rehabilitation & Resurfacing	543,325	543,325 (loan)
Total		8,084,078	2,942,344



PROJECTS COMPLETED IN 2017

71/Wilmington Road Area Plan

This plan involved reconnaissance and analysis of the area within a 2-mile radius from the Wilmington Road interchange with Interstate 71 (Exit 36). The public participation process concluded and a full draft plan was completed, but the plan has not been brought forward for adoption.

Access Point Subdivision Regulations Amendments

In response to suggestions from the RPC Executive Committee, staff engaged the Cincinnati HBA, Warren County Engineer's Office, and Warren County Prosecutor's Office in developing a set of objective access standards to be included in the Warren County Subdivision Regulations. The new standards, effective May 25th, address connectivity to major roads, existing and proposed street stubs, and providing new street stubs to adjoining undeveloped properties.

Hunter-Red Lion Area Plan

The Hunter-Red Lion Area Plan, the result of participation by Franklin and Clearcreek Townships as well as hundreds of volunteer hours, was adopted by the Board of County Commissioners on November 16, 2017. The plan recommends "town center" style mixed use development, as well as strategies to enhance the identity of the two communities.

Wayne Township Zoning Code Update

WCRPC agreed to assist Wayne Township in rewriting their zoning code, due to a number of difficulties and shortcomings in the current resolution. This project served as an opportunity to implement many of the land use policies expressed in the Wayne Township Comprehensive Plan, as well as bring zoning regulations up to date with regard to recent case law. Community leaders and residents were brought together to form a Citizens Advisory Committee (CAC), which kicked off the process in August 2015 and met twice a month for a little over a year. A public open house was held in December 2016, and the new Code became effective on April 6th, 2017.



PROJECTS IN PROGRESS

Harbaugh Park Plan

In 2017, Clearcreek Township and the RPC conducted a public participation process to determine the design of a future 140 acre park in Clearcreek Township. The results of a one-day design charrette guided the development of a master plan for the park, which includes recommendations for certain amenities sought by residents such as ball fields, a playground, and a disc golf course. Also included in the plan are estimated dollar figures to implement the capital improvements proposed. The master plan document is in the final drafting stages and is intended to go before the Clearcreek Board of Trustees sometime in early 2018.

Maineville Zoning Code Update

RPC staff began work on this project in 2017, conducting 8 stakeholder interviews and assembling a Citizens Advisory Committee to provide guidance on revisions to the Village of Maineville's Zoning Code. Staff is now working on drafting the actual revisions to the Code, and a kickoff meeting for the CAC is planned to occur sometime in early 2018.

The Turtlecreek Crossroads Plan

This area plan focuses on State Route 63 and 741 and corresponding growth in western Turtlecreek Township. The Plan addresses streetscape design, aesthetics, and economic development between Monroe and Lebanon including rerouting SR 741, adding lanes to SR 63, relocating utilities, and defining the character of future development. This planning effort has been carefully coordinated with ODOT, Warren County Engineer's Office, the Township, Otterbein, property owners, and many others.

Warren County 5-Year Parks Plan

WCRPC is working with the Warren County Parks Board to establish an effective five-year parks plan. The plan will include analysis of the existing operating budget, as well as expected capital budget expenditures from 2017 through 2022.



Wilmington Zoning Code Update

WCRPC has contracted with the Clinton County Regional Planning Commission (CCRPC) to assist in updating the City of Wilmington's zoning code. Among the issues identified by CCRPC are a lack of development flexibility, excessive parking requirements, and a pre-Reed v. Gilbert sign code. The update involves a five step process: (1) development of an Issues Report to identify sections and policies within the Code that need to be addressed and/or amended; (2) creation of a new draft Code and Summary Report of major changes; (3) meetings with a Zoning Task Force consisting of city council and planning commission members as well as other interested citizens, to discuss each of the proposed changes; (4) holding an Open House event and posting an Online Survey to further elicit public input; and (5) final adoption of the updated Code. RPC staff facilitated four Task Force meetings in 2017, and five additional meetings are scheduled for 2018 prior to adoption.



NEW PROJECTS FOR 2018

Eastern Turtlecreek Area Plan

Turtlecreek Township has requested an area plan be conducted for the eastern portion of the township, encompassing all land east of State Route 48 stretching to the Little Miami River. The plan will address the rural "estate" character intended for future development in this area, and will also recommend updates to proposed trail routes. As part of the process, a specialized study and planning effort will be conducted for the Genntown area located northeast of Lebanon along US Route 42.

Local Update of Census Addresses (LUCA)

The RPC will be serving as the liaison for Warren County in conducting the LUCA operation for the upcoming 2020 Census. Staff will be using GIS to perform the operation, which will ensure a more accurate master list of addresses receiving the appropriate Census forms in 2020. The operation is expected to last from February to May.

Subdivision Regulations Amendments

The Warren County Subdivision Regulations have been amended numerous times since initially adopted in 1978; however, a more comprehensive revision is needed to remove ambiguous language; to enhance sections of the regulations such as variance procedures and definitions; and to add criteria for what constitutes major revisions to proposed subdivision plans. The subdivision committee will also review the current subdivision regulations to determine other amendments that are needed.

Turtlecreek Township Comprehensive Plan

Utilizing the ideas and concepts from the Gateway Plan-West and the 71/123 Area Plan, RPC staff will assist Turtlecreek Township in developing a township-wide comprehensive plan.

Warren County Airport Plan

The Airport Plan will focus on land uses for the property surrounding the Airport, transportation connections, and general development recommendations for the airport itself.



Warren County Airport Zoning Code Update

RPC staff will assist the Warren County Airport in developing an updated zoning code and zoning map, to be consistent with the latest Federal Aviation Regulations (Part 77) as well as state-level requirements.

Warren County Parks Plan

The Warren County Parks & Open Space Plan will address three core elements: Parks & Trails, Greenspace Conservation, and Farmland Preservation. The plan is intended to become a resource for Clean Ohio grants applications. It will also utilize the ideas and recommendations from existing township plans, parks plans, and other community plans. The process is expected to begin in the fall of 2018.

Warren County Consolidated Plan

WCRPC will complete a five-year Consolidated Plan which describes community needs, resources, priorities and proposed activities to be undertaken under certain U.S. Department of Housing and Urban Development (HUD) programs, including the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA). The Consolidated Plan will contain the following elements:

1. A housing and homeless needs assessment;
2. A housing market analysis;
3. A strategic plan (5 years in length); and
4. A one-year Action Plan.

Warren County Analysis of Impediments to Fair Housing Report

WCRPC will complete a five-year assessment of fair housing as required by HUD, which will in turn become a component of the Consolidated Plan. The objective is to analyze and record the analysis of the impediments to fair housing choice and then take appropriate actions to overcome those impediments and also record those actions. The Consolidated Plan, in turn, uses the assessment to determine general priorities for allocating investment within the County.



IMPLEMENTATION PROJECTS

Village of Morrow Trails Planning and Implementation

RPC staff will work with the Village of Morrow to assist in trail planning and implementation. This will involve identification of routes and alternatives with the goal of making regional connections. This project will also look at route feasibility and costs, include public engagement, and require coordination with surrounding jurisdictions including Salem Township, Washington Township, and Clinton County.

Lebanon-Turtlecreek Trails Initiative (LTTI)

Approximately 70 miles of bike trails, on-street bike lanes, and shared roads are planned within Turtlecreek Township and the City of Lebanon. Staff will apply for several Clean Ohio grants, Transportation Alternative grants, and State Capital funds to implement trail connections to Union Village, the Bowyer Farm (Cincinnati Zoo), and surrounding communities in the coming years.



FINANCIALS

2017 RPC Revenue Sources

Filing Fees	\$ 202,796.00
Membership Dues	\$ 22,445.40
Commissioners Contributions	\$ 220,000.00
Other Income	\$ 10,287.20
Carry-over from 2016	\$ 220,430.04
Total RPC Revenue	\$ 675,958.64

2017 RPC Operating Expenses

Personnel	\$ 460,730.72
Non-Personnel	\$ 40,811.85
Total RPC Expenses	\$ 501,542.57

Total Budget for 2017 \$ 524,875.00

Ending Year Balance \$ 174,416.07



Five-Year Comparison 2013 through 2017

RPC Income	2013	2014	2015	2016	2017
Alternative Plats	\$3,045.00	\$1,884.00	\$1,058.00	\$1,981.00	\$382.00
Concept Plans	\$0.00	\$1,414.00	\$1,237.00	\$2,407.00	\$1,487.00
Dedication Plats	\$0.00	\$759.00	\$259.00	\$2,537.00	\$267.00
Final Plats	\$18,308.00	\$39,311.00	\$46,477.00	\$40,758.00	\$54,620.00
Land Use Maps	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lot Splits/7.11 Transfers	\$2,736.00	\$4,017.00	\$5,864.00	\$12,053.00	\$8,897.00
Membership Dues	\$21,373.20	\$21,607.00	\$21,916.60	\$22,149.30	\$22,445.40
Other Income	\$867.47	\$25,556.00	\$10,449.80	\$2,651.45	\$10,287.20
Preliminary Plans	\$40,807.00	\$25,382.00	\$22,834.00	\$51,198.00	\$58,040.00
PUD	\$14,660.00	\$45,550.00	\$62,657.90	\$24,900.00	\$66,315.00
Bi-Annual Installments	\$226,034.00	\$226,034.00	\$226,034.00	\$226,034.00	\$220,000.00
Replats	\$8,611.00	\$13,132.00	\$16,494.00	\$15,632.00	\$12,150.00
Subdivision Regulations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Variances	\$0.00	\$303.00	\$613.00	\$626.00	\$638.00
Totals	\$336,441.67	\$404,949.00	\$415,894.30	\$402,926.75	\$455,528.60



REGIONAL PLANNING COMMISSION STAFF



Stan Williams is the Executive Director. Stan was appointed Executive Director in September 2010 upon the departure of Kim Lapensee, and has extensive experience in land use and comprehensive planning. He is a member of the American Planning Association and The American Institute of Certified Planners. Stan earned his Bachelor of Arts in Public Administration in 1993 at Florida International University and his Master of Science in Urban and Regional Planning in 1996 at the University of Tennessee at Knoxville.



Matthew Obringer is the Senior Planner. Matt has a Bachelor of Science in Urban Affairs from Wright State University and has over six years of planning experience in Warren County. He started as an intern in 2011 and was hired full time in January 2012. Since that time, Matt focused primarily on projects in Turtlecreek Township including the Union Village PUD, Gateway Plan, and the 71/123 Area Plan. Matt left the RPC in December 2017.



Sharon Coffman is the Office Manager. She has been with the Warren County Regional Planning Commission since August 2006 and was previously employed with the Warren County Child Support Enforcement Agency since December 1999. Sharon coordinates the OPWC process for the RPC.



Robert Ware is the Subdivision Specialist. Bob has worked continually in the planning field since 1977, beginning with the Miami Valley Regional Planning Commission (MVRPC). He served as Acting Director from May 2010 until September 2010 and received his AICP Certification in 2014.



Zachary Moore is a Planner II. Zach has a Master of Community Planning from the University of Cincinnati and a Bachelor of Arts in Urban Affairs and Geography from Wright State University. Since being hired full time in May 2015, he has worked on a variety of projects including comprehensive plans, zoning code amendments/rewrites, development review, and GIS analysis/mapping. Zach was promoted to Senior Planner in June 2017 and received his AICP Certification in December 2017.



Greg Orosz is a Planner I. Greg has a Master of City and Regional Planning and a Bachelor of Arts in Political Science from the Ohio State University. He previously worked at Natorp's as a Landscape Architect/Designer and has also worked as a planner with the City of Norwood for the last 6 years. His interests include community development, downtown revitalization, and parks/recreation planning. He has worked predominately on area plans, park plans, and development review. Greg was promoted to Planner II in June 2017 and received his AICP Certification in July 2017.



Alex Byrd is a Planner I. Alex started as an intern in August 2016, and was made a permanent part time hire in January 2017. She graduated from the University of Cincinnati in April 2017 with a Bachelor of Urban Planning. During her time with the RPC, she worked primarily on the Turtlecreek Crossroads Plan and the 71/Wilmington Road Area Plan. Alex left the RPC in April 2017.



Ryan Cook is a Planner I. Ryan has a Bachelor of Science in Urban Affairs from Wright State University. He served as an intern from January to September in 2016, and returned for a second internship in January 2017. Ryan was eventually hired full time in May 2017, and since then has worked predominately on the Turtlecreek Crossroads Plan, as well as several development review projects.



Doug Obringer is the Environmental Planner. Doug has a Bachelor of Arts in Environmental Biology from Ohio University. He served as an intern from April to August in 2015, and returned in January 2017 as a permanent hire. Since being hired full time, Doug has worked predominately on the Harbaugh Park Plan for Clearcreek Township and the Warren County 5-Year Parks Plan.



COMMITTEES, TEAMS, AND BOARD MEMBERSHIPS

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

- American Institute of Certified Planners (AICP)
- American Planning Association (APA) and Ohio Planning Conference (OPC)
- Cardinal Land Trust
- City of Lebanon Steering Committee for THINK! Downtown Master Plan
- County Planning Directors Association of Ohio (CPDAO)
- Cincinnati Homebuilders Association (HBA)
- Dayton Area Homebuilders Association (HBA)
- Green Umbrella
- Little Miami Incorporated
- Main Street Lebanon
- Miami Conservancy
- Miami Valley Regional Planning Commission
- Ohio City/County Management Association (OCMA)
- Ohio Department of Transportation (ODOT)
- Ohio Public Works Commission (OPWC) Steering Committee
- OKI Executive Committee
- OKI Intermodal Coordinating Committee
- OKI Transportation/Bicycle Plan Update Committee
- Tri-State Trails Executive Committee
- Warren County Area Progress Council (APC)
- Warren County Combined Health District
- Warren County Emergency Operations Plan Steering Committee
- Warren County Housing Coalition
- Warren County Housing Advisory Committee
- Warren County Township Association
- Warren County Transit Advisory Committee
- Women in Transportation



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