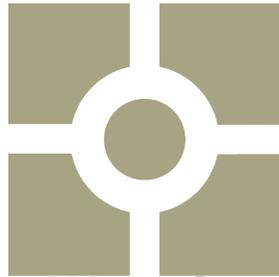
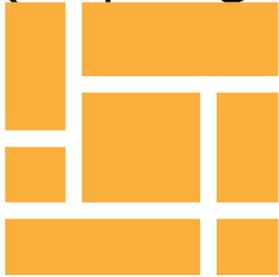




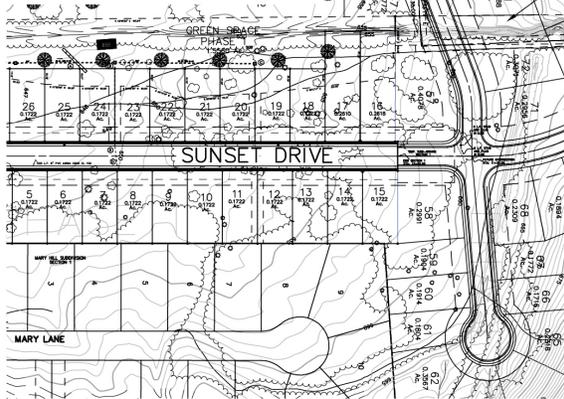
# ANNUAL REPORT



W C R P C



2018



## ANNUAL REPORT

2018

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:

<b>Organization</b>	<b>Representative</b>
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
Village of Butlerville	Susan Bitzer



Organization	Representative
Village of Carlisle	Julie Duffy Dan Casson
Village of Harveysburg	Pat Bennett
Village of Maineville	Jackie Terwilleger
Village of Morrow	Paul Zorn
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	Lelle Hedding Kristin Malhotra Sam Hill, Chairman Brian Leary Eric Reiners Lonnie Vestal Hayfaa Wadih
Franklin Township	Shane Centers Matt Jennings Traci Stivers
Hamilton Township	Brent Centers
Harlan Township	Bob Curran
Massie Township	Darrell McKinney
Salem Township	Jesse McKeehan
Turtlecreek Township	Tammy Boggs Gabriel Drake 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 crosssection 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	Traci Stivers
Hamilton Township	Brent Centers
Turtlecreek Township	Michael Shaffer, Treasurer
Wayne Township	Donald "Gus" Edwards

**Census Information 2017 (estimated)**

Estimates from the Ohio Development Services Agency show that Warren County grew by 1.0 percent, from 227,063 in 2016 to 228,882 in 2017.

2018 Census information is not available at this time.

**Population Changes (last year)  
for Warren County, Cities, Villages, and Townships**

<b>Jurisdiction</b>	<b>Census 2015 (estimated)</b>	<b>Census 2016 (estimated)</b>	<b>Census 2017(estimated)</b>
Warren County	224,469	227,063	228,882
Butler	166	166	163
Carlisle	5,047	5,128	5134
Corwin	441	444	457
Franklin	11,783	11,780	11,735
Harveysburg	551	556	558
Lebanon	20,623	20,651	20,622
Loveland (pt)	808	816	817
Maineville	979	1,056	1,070
Mason	32,662	33,037	33,235
Middletown (pt)	2,699	2,749	2,745
Monroe (pt)	142	142	141
Morrow	1,272	1,272	1,289
Pleasant Plain	158	160	162
South Lebanon	4,346	4,402	4,506
Springboro	16,962	17,188	17,292
Waynesville	2,999	3,039	3,081
Clearcreek Township	15,125	15,330	15,557

<b>Jurisdiction</b>	<b>Census 2015 (estimated)</b>	<b>Census 2016 (estimated)</b>	<b>Census 2017(estimated)</b>
Deerfield Township	38,671	39,209	39,728
Franklin Township	12,367	12,530	12,693
Hamilton Township	22,382	22,621	23,015
Harlan Township	4,691	4,756	4,824
Massie Township	636	644	652
Salem Township	3,404	3,459	3,530
Turtlecreek Township	14,853	15,077	14,846
Union Township	2,510	2,546	2,574
Washington Township	2,897	2,938	2,984
Wayne Township	5,295	5,367	5,468

*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 coordinates 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.

## Zoning Reviews

The Regional Planning Commission staff performed the following zoning reviews as required of the RPC.

<b>Zoning Applications</b>	
<b>PUD Site Plan Reviews</b>	
Stage 1 Major Modifications	10
Stage 2 Preliminary Site Plans	5
Stage 3 Final Site Plans	3
Zoning Site Plan Reviews	3
Conditional Use Reviews	3
Rezoning/Map Amendment Reviews	7
Text Amendment Reviews	4
<b>TOTAL APPLICATIONS</b>	<b>35</b>

## 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 2018, RPC staff processed a total of 121 new subdivision applications and 49 zoning applications. In total, 524 additional lots were created in 2018 (down from 546 in 2017) by the platting process. All lots created were for single family dwellings, except for 3 lots added for commercial use.

### Subdivision Applications

<b>Major Subdivisions</b>	<b>76</b>
Concept Plans	4
Preliminary Plans (new & revised)	12
Preliminary Plan Extension Requests	0
Final Plats	26
Replats	25
Alternative Plats	2
ROW Dedication Plats	2
Easement Plats	5
Access Point Waiver Requests	3
Variance Requests	2
<b>Minor Subdivisions</b>	
New or Revised Building Lots Created	45
711 Transfers of Non-Buildable Parcels	37
<b>TOTAL APPLICATIONS</b>	<b>121</b>

**Clearcreek Township**

<b>Subdivision Name</b>	<b>Date BOCC Approved</b>	<b>No. of New Building Lots</b>
Soraya Farm Lifestyle Community Section 4 Rev 1	12/19/17	0 (8 to 8)
Clearcreek Estates Two (Replat of Lot 6)	1/23/18	0 (8 to 8)
Boulevards at Winding Creek Section Six	2/27/18	75 (+1 o.s.)
Country Brook North Section Six - B	4/12/18	-1 (3 to 2)
Country Brook North Section 8 A	5/15/18	0 (2 to 2)
Soraya Farms Lifestyle Community Section 5	7/10/18	24
Country Brook North Section Nine - A	8/7/18	-1 (2 to 1)
Country Creek Estates Section One- A	8/7/18	-1 (2 to 1)
Locust Grove At Country Brook North Sec 3 - E	8/7/18	1 (1 to 2)
Country Creek Estates Section One- B	8/14/18	0 (2 to 2)
Soraya Farms Section Five	9/11/18	20
Hunters Crossing	11/20/18	25
<b>Total New Building Lots Created</b>		<b>145</b>

### Deerfield Township

Subdivision Name	Date BOCC Approved	No. of New Building Lots
Legacy At Elliott Farm Section 2 Block "B"	12/19/17	16 (+2 o.s.)
Legacy At Elliott Farm Section 2 Block "A"	1/4/18	21 (+2 o.s.)
Innovation Way & Socialville-Foster Roads R/W Ded.	1/23/18	NA
Afton Falls Section 5	2/8/18	13
Governor's Pointe North Section Four Revision 1	2/27/18	0 (r/w ded.)
Governor's Pointe North Section Four Revision 2	2/27/18	0 (r/w ded.)
Habitat of Loveland Park Subdivision	3/13/18	1
Hudson Hills Section 3 Block "A"	3/29/18	28 (+2 o.s.)
Hudson Hills Section 3 Block "A" Easement Plat	3/29/18	NA
District at Deerfield	4/3/18	2 (+r/w ded.)
District At Deerfield Phase 2	5/15/18	1 (1 to 2)
Kensington Phase 1 Block "A"	5/24/18	31
Kensington Phase 1 Block "A" Easement Plat	5/24/18	NA
Kensington Phase 1 Block "B"	6/19/18	31(+3 o.s.)
Kensington Phase 1 Block "B" Easement Plat	6/19/18	NA
Beacon Hill Phase Sixteen	7/31/18	6 (+1 o.s.)
Kensington, Phase 2, Block "A"	10/16/18	14
Deerfield Crossing Chick-Fil-A Revision	10/16/18	-1 (2 to 1)
Rose Road Sub (Replat Loveland Park Lots 5506-5511)	10/30/18	2
Loveland Park 4th Sub Replat Deerfield Trustees Revision	11/6/18	1 (+r/w ded.)
Hudson Hills Section 3 Block "C"	12/18/18	19
Hudson Hills Section 3 Block "C" Easement Plat	12/18/18	NA
Carlinda Estates Revision 1 (replat)	12/18/18	0 (2 to 2)
<b>Total New Building Lots Created</b>		<b>186</b>



**Franklin Township**

<b>Subdivision Name</b>	<b>Date BOCC Approved</b>	<b>No. of New Building Lots</b>
Greycliff Landing Section 5	2/8/18	14
Wilson Farms Section Four Block "B"	3/13/18	22 (+1 o.s.)
The Trails of Greycliff Section 4	5/15/18	0 (2 to 2)
Wilson Farms Section Five	8/28/18	37(+2 o.s.)
<b>Total New Building Lots Created</b>		<b>73</b>

**Hamilton Township**

<b>Subdivision Name</b>	<b>Date BOCC Approved</b>	<b>No. of New Building Lots</b>
River's Bend Golf Club Community Section 3B	1/9/18	0 (1 to 1)
Heritage at Miami Bluffs Phase 4 Block "D"	1/30/18	27
Wright Subdivision Two	3/13/18	0 (1 to 1)
Providence Section Three Block "D"	10/30/18	18
Providence Subdivision Section Eight Block A	12/18/18	19
<b>Total New Building Lots Created</b>		<b>64</b>

**Turtlecreek Township**

<b>Subdivision Name</b>	<b>Date BOCC Approved</b>	<b>No. of New Building Lots</b>
Rentfrow Estates Revision 1	3/13/18	0 (2 to 2)
Lakeside at Shaker Run Section One Easement Plat	4/12/18	NA
Rentfrow Estates Revision 2	5/15/18	0 (2 to 2)
Trails of Shaker Run Section Eleven-A	6/12/18	NA
Shaker Run Section Five Phase C	6/19/18	22
Taylor's Ridge	9/25/18	7
Trails of Shaker Run Section Ten-A	10/23/18	0
Shaker Run Section Five Phase D	10/30/18	27
<b>Total New Building Lots Created</b>		<b>56</b>



### Washington Township

Subdivision Name	Date BOCC Approved	No. of New Building Lots
McGregor Acres (Replat Settlemyre Acres Lots 1 & 2)	10/16/18	-1 (2 to 1)
<b>Total New Building Lots Created</b>		<b>0</b>

### Wayne Township

Subdivision Name	Date BOCC Approved	No. of New Building Lots
Haines Meadow Subdivision Gallagher II Revision	7/3/18	0 (2 to 2)
Haines Meadow Subdivision Section One - A	9/25/18	0 (1 to 1)
<b>Total New Building Lots Created</b>		<b>0</b>

## 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 505 zoning applications in 2018. 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>
Single Family	201	66	11	97	23	4
Multi-Family	2	0	0	2	0	0
New Commercial	5	2	0	2	1	0
Additions/Remodels Residential	58	20	6	25	2	5
Additions Remodels Commercial	6	0	2	4	0	0
Accessory Buildings	92	17	23	34	6	12
Agricultural Exempt	18	2	7	9	0	0
Decks	28	8	0	15	2	3
Pools	52	12	5	23	7	5
Signs	5	3	0	2	0	0
Telecommunication Towers	10	6	1	2	0	1
Amateur Radio, Wind Turbine, Solar Power, etc	13	3	1	5	2	2
Accessory Buildings	72	13	19	24	5	11
Decks	37	8	4	17	2	6

Applications	Total	Franklin	Harlan	Turtlecreek	Union	Washington
Appeals	8	5	0	0	0	3
Conditional Use	4	2	1	1	0	0
Rezoning	3	0	0	3	0	0
Site Plan Reviews	0	0	0	0	0	0
<b>Total Applications</b>	<b>505</b>	<b>146</b>	<b>57</b>	<b>224</b>	<b>43</b>	<b>35</b>

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	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Clearcreek	97	97	122	107	126	151	128	168	173	137	128
Deerfield	55	30	37	28	21	41	23	55	115	169	170
Franklin	40	30	13	13	18	6	9	18	28	28	56
Hamilton	208	205	99	66	92	168	176	217	282	299	168
Harlan	10	7	7	6	3	6	9	9	10	17	10
Massie	2	2	0	0	0	1	1	1	1	3	2
Salem	16	21	9	4	4	4	2	14	46	53	64
Turtlecreek	78	45	47	55	50	81	76	96	106	126	100
Union	35	30	4	4	6	3	7	41	21	115	147
Washington	4	4	6	2	8	14	8	11	6	7	4
Wayne	13	17	26	22	14	31	21	24	17	40	29
<b>Total</b>	<b>558</b>	<b>488</b>	<b>370</b>	<b>307</b>	<b>342</b>	<b>506</b>	<b>460</b>	<b>654</b>	<b>805</b>	<b>994</b>	<b>878</b>

## 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 2018, the projects listed below received funding through the local district office:

### Projects Funded for Construction PY32/2018

<b>Jurisdiction</b>	<b>Project</b>	<b>Total Cost</b>	<b>OPWC Funding</b>
City of Lebanon	South Broadway Reconstruction	2,382,097	990,000
City of Mason	Cox Smith Improvement	1,031,845	500,000
WC Water & Sewer	Waynesville Sewer Collection System Phase 1	912,000	446,880
WC Water & Sewer	Waynesville Wastewater Treatment Plant	1,817,000	164,150
City of Lebanon	By-Pass 48 Pavement Replacement Phase 3	1,967,898	98,590
Village of Carlisle	Dayton-Oxford Road Improvements	425,000	325,000
Village of Morrow	Morrow-Blackhawk Road Reconstruction	365,000	288,350
City of Mason	Snider Road Improvements Phase 1	1,663,468	750,000
<b>Total</b>		<b>10,564,308</b>	<b>3,562,970</b>

## PROJECTS COMPLETED IN 2018

### **1. Harbaugh Park Plan**

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 was approved by Clearcreek Board of Trustees April 9, 2018.

### **2. Warren County Airport Zoning Code Update**

RPC staff assisted the Warren County Airport in developing an updated zoning code and zoning map that is consistent with the latest Federal Aviation Regulations (Part 77) as well as state-level requirements.

### **3. 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 was carefully coordinated with ODOT, Warren County Engineer's Office, the Township, Otterbein, property owners, and many others. The Plan was approved by the Turtlecreek Township Trustees and the Board of Warren County Commissioners April 24, 2018.

### **4. Warren County Analysis of Impediment to Fair Housing Choice Report (AI)**

WCRPC completed a five-year AI report to be utilized under the implementation of applicable HUD programs, including the CDBG Program. The objective is to connect housing and community development policy and investment planning with meaningful actions that promote fair housing choice. The document improves program participants' fair housing planning processes by providing data and greater clarity to assess fair housing issues and contributing factors. The report was adopted by the BOCC on December 4, 2018.

### **5. Warren County Parks District 5-Year Plan**

WCRPC worked with the Warren County Parks Board to establish an effective five-year parks plan. The Plan includes analysis of the existing operating budget, as well as expected capital budget expenditures from 2017 through 2022. The Plan was approved by the Warren County Parks District on November 21, 2018.

### **6. Franklin Community Park**

The City of Franklin requested the WCRPC's help in developing a Master Plan for Franklin Community Park. The area consists of an established park, newly purchased property, and land under the jurisdiction of Franklin City School District. The total area for the site is 107 acres. The RPC has held meeting with City Officials and members of the Franklin Park Subcommittee

to discuss options for the site. The RPC staff used this information to expand on an existing plan developed for the City several years ago. RPC staff completed additional details to take the process from concept to implementation. The City of Franklin is currently using the plan in grant applications to develop major section of the park over the next couple of years.

**7. Local Update of Census Addresses (LUCA)**

The WCRPC served as the liaison for Warren County in conducting the LUCA operation for the upcoming 2020 Census. Staff is 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.

**8. City of Lebanon Berry Park**

The City of Lebanon requested the WCRPC's assistance in creating a packet with details on improvements for the front lawn of Berry Elementary. RPC staff provided plans and renderings to the City of Lebanon to aid in discussions with Lebanon City Schools. Portions of the project are now going through engineering review and are expected to be installed in 2019.

## PROJECTS IN PROCESS

**1. 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 has drafted the revisions to the Code, and Village is going through the process of adoption.

**2. Wilmington Zoning Code Update**

WCRPC 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. RPC staff facilitated four Task Force meetings in 2017, and five additional meetings in 2018. A draft of the updated code is going through Wilmington's process for final adoption.

**3. Eastern Turtlecreek Area Plan**

Turtlecreek Township 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. WCRPC staff has conducted stakeholder interviews and will continue to hold Citizens Advisory Committee meetings throughout year with the goal of completing the Plan later this year.

#### **4. Subdivision Regulations Amendments**

Here is a summary of the changes:

1. Section 106 – statement added using similar language from WCRZC that allows staff to make grammar/reference corrections.
2. Section 301 – clarifies that official action may be taken at the Concept Plan stage when Access Waivers are involved.
3. Section 310 – changes “no less than” to “within” when describing deadline for final copies of Preliminary Plans.
4. Section 311 – criteria to identify when a revised preliminary plan is necessary.
5. Section 403 (G&H) – revised access point standards based on prior meetings/conversations.
6. Section 415 – revised postal facilities standards in light of the issues faced with cluster mailbox units (CBUs).

#### **5. 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). The Consolidated Plan will contain a housing and homeless needs assessment, housing market analysis, a strategic Plan, and a one-year Action Plan.

#### **6. Hamilton Township Comprehensive Plan**

Hamilton Township officials are interested in completing a Comprehensive Master Plan for the Township. The exact components of the Plan will be based on public involvement through community outreach. Possible areas of interest include an analysis of existing conditions within the Township and specific recommendations on land use, community identity, greenspace, and infrastructure improvements. The planning process began in early 2019 and will be complete in 2020.

## NEW PROJECTS

#### **1. Village of South Lebanon Comprehensive Plan Update**

The Village of South Lebanon's current Comprehensive Plan was adopted in 2015. With significant recent growth and change, an updated Plan is needed to evaluate current conditions and trends that will impact future development of the Village. Particular areas of interest to highlight include recently annexed areas; new residential subdivisions; rezonings; future land use changes and future thoroughfare Plans. The Plan's latitude will reach 20 years into the future and the updated Plan will be established as a result of residents, commission and Village council feedback. Staff expects to complete the required research, interviews, and Plan update within 6 months from the date of a formal notice to proceed.

**2. City of Franklin Downtown Park Plan**

The City of Franklin has requested assistance in the planning of recently acquired land behind the City Municipal Building. The City would like to beautify and activate the space to benefit the community. This project will involve design renderings and a site Plan to be used by City officials for implementation.

**3. City of Lebanon Downtown Park Plan**

WCRPC will be contracting with the City of Lebanon to assist in updating the City of Lebanon Parks Master Plan. Among the issues identified by the City of Lebanon are updates to reflect projects already completed from the 2008 Parks Master Plan, more details for specific parks, and further analysis of the City's trail network. The Plan will include stakeholder interviews and public meetings. The process is expected to start mid 2019 and take around 14-18 months.

**4. The 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.

**5. 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 input.

**6. Subdivision Regulations Re-write**

The Warren County Subdivision Regulations have been amended numerous times since initially adopted in 1978; however, revisions are 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.

## IMPLEMENTATION PROJECTS

**1. 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.

**2. 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.

**3. Gateway West Plan**

The Plan provides the vision for 26-square miles along the rapidly growing I-75 corridor. The Plan is a collaborative effort between the County, Turtlecreek Township, the City of Monroe, and City of Middletown.

**4. 71 & 123 Plan**

The Plan established direction for growth and investment for the key intersection of I-71 and SR 123 in Turtlecreek Township. The Plan developed principles to mitigate challenges involved with sewer and water extension, transportation improvements, zoning and design standards along with economic development strategies.

**5. 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 early this year.

**6. 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.

**7. 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.

**8. 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.

**9. Warren County Analysis of Impediment to Fair Housing Choice Report (AI)**

WCRPC will complete a five-year AI report to be approved by HUD. The assessment will be utilized under the implementation of applicable HUD programs, including the CDBG Program. The objective is to connect housing and community development policy and investment Planning with meaningful actions that affirmatively further fair housing. The document aims to improve program participants' fair housing Planning processes by providing data and greater clarity to the steps that program participants must take to assess fair housing issues and contributing factors.

## FINANCIALS

### 2018 RPC Revenue Sources

Filing Fees	138,457.00
Planning Services	49,104.50
Membership Charges	24,977.13
Commissioners Contributions	235,400.00
Refunds	50.00
<b>Total Revenue</b>	<b>447,988.63</b>

### 2018 RPC Operating Expenses

Personnel	454,216.26
Non Personnel	33,041.13
<b>Total Expenses</b>	<b>487,257.39</b>

**Five-Year Comparison 2014 through 2018**

<b>RPC Income</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Alternative Plats	\$1,884.00	\$1,058.00	\$1,981.00	\$382.00	0.00
Concept Plans	\$1,414.00	\$1,237.00	\$2,407.00	\$1,487.00	\$1,085.00
Dedication Plats	\$759.00	\$259.00	\$2,537.00	\$267.00	\$273.00
Final Plats	\$39,311.00	\$46,477.00	\$40,758.00	\$54,620.00	\$52,936.00
Land Use Maps	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Lot 5plits/7.II Transfers	\$4,017.00	\$5,864.00	\$12,053.00	\$8,897.00	\$12,341.00
Membership Dues	\$21,607.00	\$21,916.60	\$22,149.30	\$22,445.40	\$24,977.13
Other Income	\$25,556.00	\$10,449.80	\$2,651.45	\$10,287.20	\$49,154.50
Preliminary Plans	\$25,382.00	\$22,834.00	\$51,198.00	\$58,040.00	\$26,895.00
PUD	\$45,550.00	\$62,657.90	\$24,900.00	\$66,315.00	\$27,715.00
Bi-Annual Installments	\$226,034.00	\$226,034.00	\$226,034.00	\$220,000.00	\$235,400.00
Replats	\$13,132.00	\$16,494.00	\$15,632.00	\$12,150.00	\$15,910.00
Subdivision Regulations	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Variances	\$303.00	\$613.00	\$626.00	\$638.00	\$435.00
Extension Request					\$867.00
<b>Totals</b>	<b>\$404,949.00</b>	<b>\$415,894.30</b>	<b>\$402,926.75</b>	<b>\$455,528.60</b>	<b>\$447,988.63</b>



## REGIONAL PLANNING COMMISSION STAFF



**Stan Williams** is the Executive Director. Stan was appointed Executive Director in 2010 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.



**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 is responsible for agency personnel and financial matters and also coordinates the OPWC process for the RPC.



**Robert Ware** is the Subdivision Specialist. Bob has been with Warren County RPC since September 1993. He served as Acting Director from May 2010 until September 2010 and received his AICP Certification in 2014. Bob reviews various types of site plan and subdivision applications and oversees the overall subdivision review process.



**Zachary Moore** is a Senior Planner. 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 II. 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 10 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.



**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 was 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.

During 2018 the RPC also had 2 Interns:



**Hadil Lababidi** comes to us with a Master of Community Planning from University of Cincinnati and a Bachelor of Science in Architecture from University of Aleppo, Aleppo, Syria. Hadil worked as an intern from November 5th to December 31st working primarily on the Warren County Consolidated Plan and Hamilton Township Comprehensive Plan.

**Kevin Miller** attends University of Cincinnati working on a Bachelor in Urban Planning. Kevin worked as an intern from May 1st to August 21st working primarily on the Warren County Analysis of Fair Housing Choice Report, Massie Township Zoning Code Update, and Eastern Turtlecreek mapping.

## 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 Conservancy
- 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
- OKI Land Use 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