

2019 ANNUAL REPORT

WARRENCOUNTY REGIONAL PLANNING COMMISSION



Beauty Integrity
Protect Healthy
Design Cluster Low
Safe Growth
Density Rich
District Values Quality
Agriculture
impact Estate Strength
Smart Rural Environment
Subdivisions





ANNUAL REPORT

2019

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 Engineer	Charles Petty
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	Molly Conley
City of Franklin	Barry Conway Dennis Centers Sonny Lewis
City of Lebanon	Meredith Snyder/Greg Orosz
City of Loveland	Dave Kennedy
City of Mason	Michelle Blair Eric Hansen Jennifer Heft 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 Terwilliger
Village of Morrow	Paul Zorn
Village of Pleasant Plain	Dale Groppenbacher
Village of South Lebanon	Linda Allen
Village of Waynesville	Gary Copeland
Clearcreek Township	John Edelmann Jeff Palmer Steve Mutterspaw
Deerfield Township	Lelle Hedding Kristin Malhotra Sam Hill, Chairman John Richardson Eric Reiners Lonnie Vestal Hayfaa Wadih
Franklin Township	Shane Centers Matt Jennings Traci Stivers
Hamilton Township	Brent Centers/Alex Kraemer
Harlan Township	Bob Curran
Massie Township	Darrell McKinney
Salem Township	Mike Yetter
Turtlecreek Township	Tammy Boggs Gabriel Drake Michael Shaffer, Treasurer
Union Township	Chris Koch
Washington Township	Wm. Jason Fisher
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 Engineer	Charles Petty
Warren County Combined Health District	Duane Stansbury
Warren County Sanitary Engineer	Chris Brausch, Vice Chairman
Warren County Soil & Water Conservation District	Molly Conley
City of Franklin	Sonny Lewis
City of Lebanon	Meredith Snyder/Greg Orosz
City of Mason	Brian Lazor
City of Springboro	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/Alex Kraemer
Turtlecreek Township	Michael Shaffer, Treasurer
Wayne Township	Donald "Gus" Edwards



Census Information 2018 (estimated)

Estimates from the Ohio Development Services Agency show that Warren County grew by 1.1 percent, from 228,859 in 2017 to 232,173 in 2018.

2019 Census information is not available at this time.

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

Jurisdiction	Census 2016 (estimated)	Census 2017(estimated)	Census 2018(estimated)
Warren County	227,063	228,859	232,173
Butlerville	166	163	162
Carlisle	5,128	5,134	5,197
Corwin	444	457	467
Franklin	11,780	11,735	11,686
Harveysburg	556	558	561
Lebanon	20,651	20,622	20,727
Loveland (pt)	816	817	838
Maineville	1,056	1,070	1,090
Mason	33,037	33,235	33,589
Middletown (pt)	2,749	2,745	2,753
Monroe (pt)	142	141	143
Morrow	1,272	1,289	1,312
Pleasant Plain	160	162	164
South Lebanon	4,402	4,506	4,600
Springboro	17,188	17,292	17,445
Waynesville	3,039	3,081	3,136
Clearcreek Township	15,330	15,557	15,847



Jurisdiction	Census 2016 (estimated)	Census 2017(estimated)	Census 2018(estimated)
Deerfield Township	39,209	39,728	40,489
Franklin Township	12,530	12,693	12,932
Hamilton Township	22,621	23,015	23,454
Harlan Township	4,756	4,824	4,921
Massie Township	644	652	663
Salem Township	3,459	3,530	3601
Turtlecreek Township	15,077	14,846	15,161
Union Township	2,546	2,574	2,625
Washington Township	2,938	2,984	3,042
Wayne Township	5,367	5,468	5,571

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.

Zoning Applications	
PUD Site Plan Reviews	
Stage 1 Major Modifications	5
Stage 2 Preliminary Site Plans	9
Stage 3 Final Site Plans	7
Zoning Site Plan Reviews	6
Conditional Use Reviews	4
Rezoning/Map Amendment Reviews	5
Text Amendment Reviews	6
TOTAL APPLICATIONS	42



Subdivision Administration

The Regional Planning Commission staff also provide consultation services for landowners, review new subdivision concept plans and preliminary 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 (lot splits) for compliance with the Warren County Subdivision Regulations, and conduct review of final subdivision plats, replats, easement plats, alternative plats and right-of-way dedication plats submitted for approval.

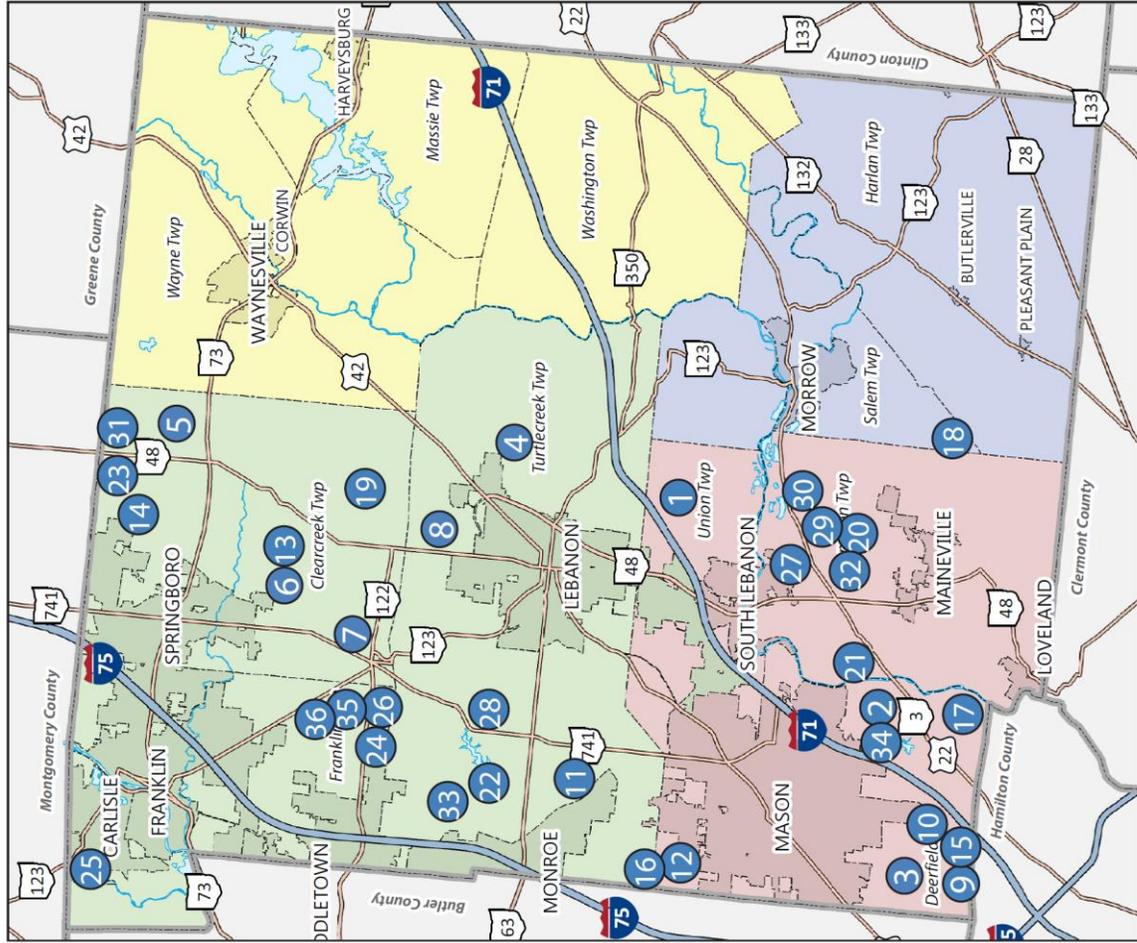
In 2019, RPC staff processed a total of 80 new subdivision applications and 40 zoning applications. In total, 561 additional lots were created by subdivisions in 2019 (up from 546 lots in 2018). All lots created were for single family dwellings, except for some commercial use lots in the S. R. 122 Medical Office Park and Union Village. The map figure on the next page shows the locations of the active subdivisions in the Warren County unincorporated areas and lists the number of lots platted in each by the end of 2019. The tables following thereafter list the lots created in 2019 by the plats approved in each Township.

Subdivision Applications

Major Subdivisions	
Concept Plans	3
Preliminary Plans (new & revised)	17
Preliminary Plan Extension Requests	5
Final Plats	22
Replats	24
Alternative Plats	2
ROW Dedication Plats	3
Easement Plats	4
Access Point Waiver Requests	3
Variance Requests	1
Minor Subdivisions	
New or Revised Building Lots Created	36
711 Transfers of Non-Buildable Parcels	26
TOTAL APPLICATIONS	146



Active Major Subdivisions in Warren County Unincorporated Areas - 2019



KEY	SUBDIVISION NAME	TOTAL LOTS	LOTS PLATTED (12-31-19)
1	Aberlin Springs	139	44
2	Afton Falls Section 5	13	13
3	Candlestone	36	8
4	Charleston Place 3rd Addition	8	8
5	Clark Farm (now Copper Mill)	116	0
6	Clearcreek Reserve	16	16
7	Country Creek Estates	76	55
8	Creek Song	62	0
9	Cross Creek Estates	55	55
10	District at Deerfield	6	6
11	Hudson Estates	17	0
12	Hudson Hills	178	132
13	Hunters Crossing	25	25
14	Kahmann Properties	12	0
15	Kensington	142	105
16	Kerrisdale	144	98
17	Legacy at Elliott Farm	210	167
18	Limwood Estates	15	0
19	Pond View Estates	22	0
20	Providence & Eagles Pointe	546	344
21	Rivercrest	217	199
22	Shaker Run	1304	589
23	Soraya Farms	379	253
24	S.R. 122 Medical Office Park	2	2
25	Tara Estates	102	78
26	Trails of Greycliff	273	156
27	Turning Leaf	226	187
28	Union Village - Phase 1	127	50
29	Villages of Classicway	521	218
30	Villages of Hopewell Valley	283	230
31	Villages of Winding Creek	809	616
32	Village on the Green	26	26
33	Vistas of Shaker Run	790	2
34	Watercrest At Landen	79	42
35	Wilson Farm	219	97
36	Wilson Farm Addition	362	97



Clearcreek Township

Subdivision Name	Date BOCC Approved	No. of New Building Lots
VOWC The Boulevards at Winding Creek, Section Seven	2/19/19	87
Country Brook North Section Six - C	2/26/19	+1 (1 to 2)
Stone Ridge Section Twelve A	4/16/19	0 (2 to 2.)
Locust Grove At Country Brook North Section Three E	5/21/19	+1 (1 to 2)
Country Brook North Section Nine B (replat)	8/13/19	0 (2 to 2)
Saddlebrook Farm Replat 5	8/20/19	0 (2 to 2)
Clearcreek Reserve	9/10/19	16 (+2 OS)
VOWC The Boulevards at Winding Creek Replat Lot 618)	11/12/19	2
Total New Building Lots Created		107



Deerfield Township

Subdivision Name	Date BOCC Approved	No. of New Building Lots
Kensington Phase 2 Block "B" final plat	1/29/19	31
Kensington Phase 2 Block "B" Easement Plat	1/29/19	NA
Hudson Hills Lane R/W Dedication Plat	2/12/19	NA (r/w ded.)
Legacy at Elliott Farm Section 2 Block "C" final plat	2/12/19	17
Legacy at Elliott Farm Section 2 Block "C" Easement Plat	2/12/19	NA
Kerrisdale Subdivision Section 1 final plat	3/5/19	37
Kerrisdale Subdivision Section 1 Easement Plat	3/5/19	NA
Cox-Smith Road Dedication Plat S-K Mason Area	3/12/19	NA (r/w ded.)
Rajauskas Subdivision replat	3/12/19	1 (7 tracts into 1)
Cross Creek Estates Phase 2 Block A final plat	3/19/19	15
Bethany Road Crooked Tree Preserve Area ROW ded.	2/4/19	NA (r/w ded.)
Beacon Hill Phase Seventeen replat	6/11/19	6
Beacon Hill Phase Eighteen replat	7/16/19	6
Cross Creek Estates Phase 2 Block B final plat	7/16/19	11(+1 o.s.)
Kerrisdale Subdivision Section 2 final plat	10/1/19	61(+3 o.s.)
Kerrisdale Subdivision Section 2 Easement Plat	10/1/19	NA
Hudson Hills Section 3 Block "B" final plat	10/29/19	21(+1 o.s.)
Brock Subdivision – Loveland Park replat	12/17/19	1
Forste Subdivision replat	12/17/19	1
Watercrest At Landen Section 1A final plat	12/17/19	21(+5 o.s.)
Watercrest At Landen Section 1B final plat	12/17/19	21(+1 o.s.)
The Falls Of Landen Section 3 D (a replat)	12/17/19	NA (r/w ded.)
Total New Building Lots Created		250



Franklin Township

Subdivision Name	Date BOCC Approved	No. of New Building Lots
S.R. 122 Medical Office Park	6/11/19	+1 (1 to 2)
The Trails of Greycliff Section 5	8/6/19	38
The Trails of Greycliff Section 6	8/6/19	2
Total New Building Lots Created		41

Hamilton Township

Subdivision Name	Date BOCC Approved	No. of New Building Lots
River's Bend Golf Club Community Section 7A	2/19/19	+1 (1 to 2)
Rivercrest Section Four Phase C	5/28/19	22 (+2 OS)
Fairways At Rivers Glen - Seigmann Revision Two	6/11/19	+1 (1 to 2)
The Villages of Hopewell Valley Section Six	7/9/19	17
Rowley Subdivision Section 4 (a replat)	7/9/19	0 (3 to 3)
Sevier Estates (replat)	9/24/19	0 (2 to 2)
Rivercrest Section Four Phase B	10/1/19	35 (+3 OS)
Abode Advantage Subdivision	10/29/19	+1 (1 to 2)
Abode Advantage Subdivision (corrective resubmittal)	11/26/19	0 (2 to 2)
Total New Building Lots Created		77

Salem Township

Subdivision Name	Date BOCC Approved	No. of New Building Lots
Taulbee Estates Revision One	6/11/19	0 (2 to 2)2
Total New Building Lots Created		0



Turtlecreek Township

Subdivision Name	Date BOCC Approved	No. of New Building Lots
Greentree Acres Burns Revision (replat)	1/22/19	-1 (4 to 3)
Buckeye Field Second Revision (replat)	6/27/19	-1 (2 to 1)
Rentfrow Estates Revision 2 (replat)	7/9/19	0 (2 to 2)
Union Village R-O-W Dedication for part S.R.741	8/6/19	NA (r/w ded.)
Macias Acres (replat)	8/13/19	0 (2 to 2)
Lakeside At Shaker Run Section One Revision One	10/8/19	0 (1 to 1)
Union Village Phase 1 A final plat	10/15/19	50 (+5 OS)
Bates-Borgemenke Estates (alternative plat)	10/29/19	0 (2 to 2)
Timbercreek II Section Five (a replat)	12/3/19	+1 (1 to 2)
Shaker Run Section Four Phase D final plat	12/17/19	12
Total New Building Lots Created		63

Union Township

Subdivision Name	Date BOCC Approved	No. of New Building Lots
Aberlin Springs Phase Two	9/3/19	22 (+2 OS)
Total New Building Lots Created		22

Washington Township

Subdivision Name	Date BOCC Approved	No. of New Building Lots
Fornshell Subdivision	12/17/19	+1 (1 to 2)
Total New Building Lots Created		1

Wayne Township

Subdivision Name	Date BOCC Approved	No. of New Building Lots
Ashcraft Estates (replat)	8/13/19	0 (1 to 1)
Total New Building 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 543 zoning applications in 2019. They break down as follows:

Applications	Total	Franklin	Harlan	Turtlecreek	Union	Washington
Single Family	234	97	17	83	27	10
Multi-Family	1	0	0	1	0	0
New Commercial	0	0	0	0	0	0
Additions/Remodels Residential	65	18	8	25	7	7
Additions Remodels Commercial	1	0	0	1	0	0
Accessory Buildings	92	24	21	26	10	11
Agricultural Exempt	13	2	0	9	0	2
Decks	40	14	3	20	1	2
Pools	33	8	2	17	4	2
Signs	4	3	1	0	0	0
Telecommunication Towers	6	1	0	5	0	0
Amateur Radio, Wind Turbine, Solar Power, etc	18	4	2	9	1	2



Applications	Total	Franklin	Harlan	Turtlecreek	Union	Washington
Appeals	18	5	3	5	3	2
Conditional Use	2	0	0	2	0	0
Rezoning	9	0	0	5	1	3
Site Plan Reviews	7	1	0	5	1	0
Total Applications	543	177	57	213	55	41

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 2019, the staff processed 946 new single-family dwelling permits. This represents an 7.7% increase in the number of permits issued when compared to the previous 2018 year.

Township	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Clearcreek	97	122	107	126	151	128	168	173	137	128	147
Deerfield	30	37	28	21	41	23	55	115	169	170	185
Franklin	30	13	13	18	6	9	18	28	28	56	99
Hamilton	205	99	66	92	168	176	217	282	299	168	161
Harlan	7	7	6	3	6	9	9	10	17	10	15
Massie	2	0	0	0	1	1	1	1	3	2	0
Salem	21	9	4	4	4	2	14	46	53	64	79
Turtlecreek	45	47	55	50	81	76	96	106	126	100	82
Union	30	4	4	6	3	7	41	21	115	147	136
Washington	4	6	2	8	14	8	11	6	7	4	11
Wayne	17	26	22	14	31	21	24	17	40	29	31
Total	488	370	307	342	506	460	654	805	994	878	946



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 2019, the projects listed below received funding through the local district office:

Projects Funded for Construction PY33/2019

Jurisdiction	Project	Total Cost	OPWC Funding
City of Lebanon	Dave Avenue Reconstruction	605,177	296,613
City of Franklin	Downtown Signal Management Phase 1`	1,174,000	167,400
City of Lebanon	Monroe Road Improvements	2,619,154	1,047,745
WC Engineer	Butler-Warren Rd at Liberty Way Improv	503,156	260,935
WC Engineer	Socialville-Fosters Rd Bridge #32-5.14	450,000	220,500
Maineville	East Foster Maineville Rd & Mulberry St	272,096	136,048
Mason	Snider Rd Roundabout	2,517,508	767,767
South Lebanon	Mason-Morrow-Milgrove Rd Phase 1	809,992	474,992
WC Water & Sewer	Waynesville Sewer Collection System	936,000	458,640
Total		9,887,083	3,830,640



PROJECTS COMPLETED IN 2019

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. **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).

4. **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.

5. **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.

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. 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.

10. Warren County Airport Zoning Code Update

RPC staff assisted 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.

11. Franklin Community Park

The City of Franklin requested the RPC’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.



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 to Union Village, the Bowyer Farm (Cincinnati Zoo), and surrounding communities in the coming years.

IN PROCESS

1. 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.

2. 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 focus could include an analysis of existing conditions within the Township and specific recommendations on land use, community identity, greenspace, and infrastructure improvements. The planning process would begin fall 2018 and be completed late 2019.



FINANCIALS

2019 RPC Revenue Sources

Filing Fees	189,127.72
Planning Services	51,250.00
Membership Charges	27,465.84
Commissioners Contributions	251,878.00
Other Receipts	8.70
County Auction	13.00
Total Revenue	519,743.26

2019 RPC Operating Expenses

Personnel	433,299.85
Non-Personnel	33,443.73
Total Expenses	466,743.58



Five-Year Comparison 2015 through 2019

RPC Income	2015	2016	2017	2018	2019
Alternative Plats	\$1,058.00	\$1,981.00	\$382.00	0.00	\$796.00
Concept Plans	\$1,237.00	\$2,407.00	\$1,487.00	\$1,085.00	\$600.00
Dedication Plats	\$259.00	\$2,537.00	\$267.00	\$273.00	\$838.00
Final Plats	\$46,477.00	\$40,758.00	\$54,620.00	\$52,936.00	\$46,053.00
Land Use Maps	\$0.00	\$0.00	\$0.00	0.00	0.00
Lot 5plits/7.II Transfers	\$5,864.00	\$12,053.00	\$8,897.00	\$12,341.00	\$12,536.00
Membership Dues	\$21,916.60	\$22,149.30	\$22,445.40	\$24,977.13	\$27,465.84
Other Income	\$10,449.80	\$2,651.45	\$10,287.20	\$49,154.50	\$51,271.70
Preliminary Plans	\$22,834.00	\$51,198.00	\$58,040.00	\$26,895.00	\$41,529.00
PUD	\$62,657.90	\$24,900.00	\$66,315.00	\$27,715.00	\$75,185.00
Bi-Annual Installments	\$226,034.00	\$226,034.00	\$220,000.00	\$235,400.00	\$251,878.00
Replats	\$16,494.00	\$15,632.00	\$12,150.00	\$15,910.00	\$9,148.00
Subdivision Regulations	\$0.00	\$0.00	\$0.00	0.00	0.00
Variances	\$613.00	\$626.00	\$638.00	\$435.00	\$333.00
Extension Request				\$867.00	\$1,320.00
Site Plan Review					\$723.72
Totals	\$415,894.30	\$402,926.75	\$455,528.60	\$447,988.63	\$519,743.26



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.



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 Arts 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 worked predominately on the Turtlecreek Crossroads Plan, Eastern Turtlecreek 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.



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. She became a permanent part time employee on January 8, 2019.



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