

2020 Annual Report

WARRENCOUNTY REGIONAL PLANNING COMMISSION





ANNUAL REPORT

2020

Warren County Regional Planning Commission



OFFICERS

Kurt Weber, Chairman

Chris Brausch, Vice Chairman

Mike Shaffer, Treasurer

Stan Williams, Secretary

EXECUTIVE DIRECTOR

Stan Williams, AICP



TABLE OF CONTENTS

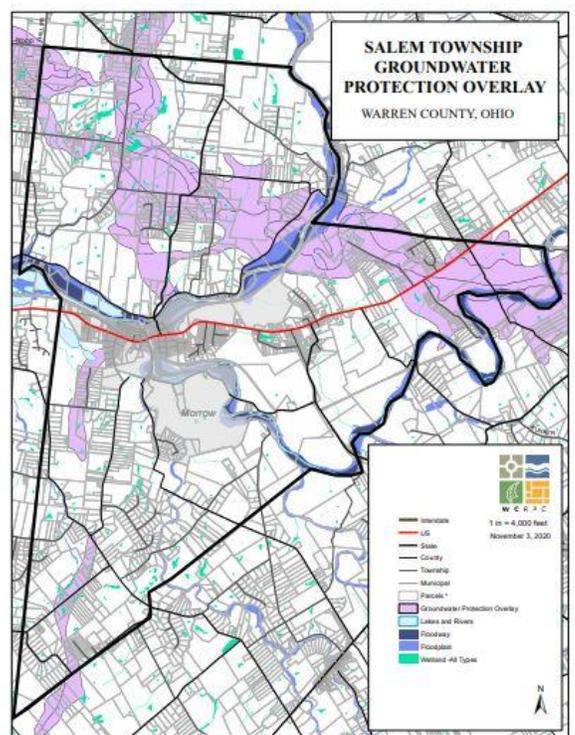
Regional Planning Commission	4
Full Membership - Quarterly Meetings	5
Executive Committee Membership - Monthly Meetings	7
Census Information 2020	8
Development Review	10
Land Use Plan Administration	10
Zoning Review	11
Subdivision Administration.....	12
Building Permit Activity	20
OPWC	21
2020 Projects in Progress	22
New Projects	24
Implementation Projects	25
Accomplishments in 2020	25
Financials	26
Regional Planning Commission Staff	29
Committees, Teams, and Board Memberships	30

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 Chairman
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	Greg Orosz
City of Loveland	Tim Butler
City of Mason	Michelle Blair Eric Hansen Jennifer Heft Brian Lazor
City of Middletown	Ashley Combs
City of Monroe	Kevin Chesar
City of Springboro	Elmer Dudas Chris Pozzuto
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	Judy Whitacre
Village of South Lebanon	Linda
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 Jim Flick James Sicilian
Franklin Township	Shane Centers Matt Jennings Brian Morris
Hamilton Township	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	Paul Schaefer
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 Chairman
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	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
Franklin Township	Shane Centers
Hamilton Township	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 231,945 in 2018 to 234,602 in 2019.

2020 Census information is not available at this time.

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

Jurisdiction	Census 2017 (estimated)	Census 2018 (estimated)	Census 2019 (estimated)
Warren County	228,859	232,173	234,602
Butlerville	163	162	162
Carlisle	5134	5,197	5,242
Corwin	457	467	473
Franklin	11,735	11,686	11,612
Harveysburg	558	561	567
Lebanon	20,622	20,727	20,659
Loveland (pt)	817	838	854
Maineville	1,070	1,090	1,107
Mason	33,235	33,586	33,870
Middletown (pt)	2,745	2,753	2,756
Monroe (pt)	141	143	143
Morrow	1,289	1,312	1,325
Pleasant Plain	162	164	168
South Lebanon	4,506	4,600	4,668
Springboro	17,292	17,445	17,562
Waynesville	3,081	3,136	3,181
Clearcreek Township	15,557	15,847	16,085



Jurisdiction	Census 2017 (estimated)	Census 2018(estimated)	Census 2019(estimated)
Deerfield Township	39,728	40,489	41,089
Franklin Township	12,693	12,932	13,113
Hamilton Township	23,015	23,454	23,743
Harlan Township	4,824	4,921	4,988
Massie Township	652	663	674
Salem Township	3,530	3,601	3,647
Turtlecreek Township	14,846	15,161	15,528
Union Township	2,574	2,625	2,666
Washington Township	2,984	3,042	3,075
Wayne Township	5,468	5,571	5,645

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	11
Stage 2 Preliminary Site Plans	8
Stage 3 Final Site Plans	4
Zoning Site Plan Reviews	5
Conditional Use Reviews	6
Rezoning/Map Amendment Reviews	4
Text Amendment Reviews	5
Total	43



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.

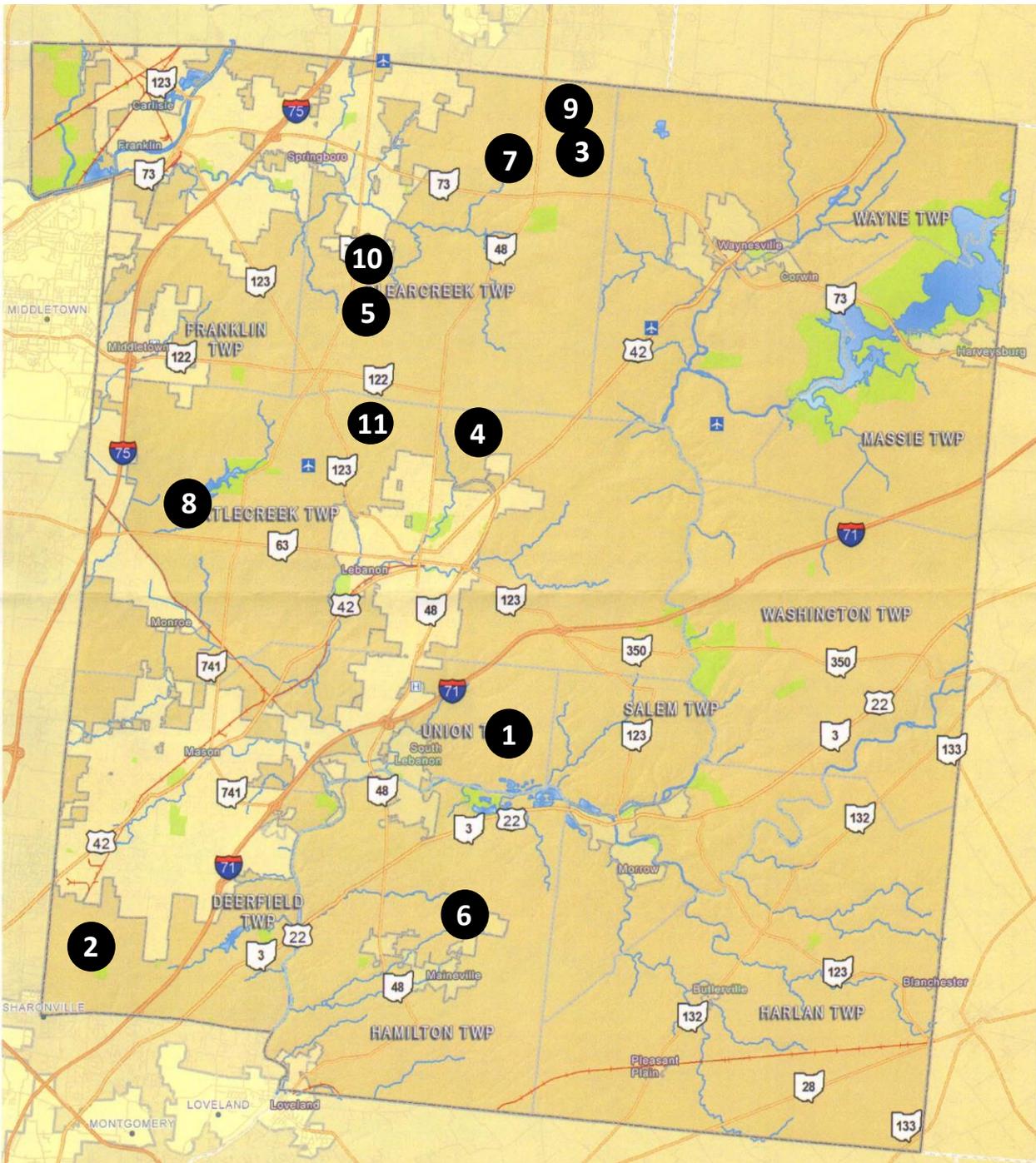
In 2020, RPC staff processed a total of 199 subdivision applications and 43 zoning applications, which includes text amendments. In total, 648 additional lots were created by subdivisions in 2020 (up from 561 lots in 2019). The majority of lots were single family dwellings and open space, located primarily in the western half of Warren County. The largest amount of subdivision activity was located in Deerfield Township, with a total of 208 Platted lots. Hamilton Township was second with 199 platted lots, followed by Clearcreek Township with 134 recorded lots. The map figure on the next page shows the locations of approved Preliminary Plans for the Year 2020 in the Warren County unincorporated areas and lists the number of approved lots. The tables following thereafter list the total amount subdivision lots processed and recorded each Township.

Subdivision Applications

Major Subdivisions	Total Processed
Concept Plans	6
Preliminary Plans (new & revised)	9
Preliminary Plan Extension Requests	2
Final Plats	27
Replats	22
Alternative Plats	3
ROW Dedication Plats	3
Easement Plats	4
Access Point Waiver Requests	2
Variance Requests	2
Minor Subdivisions	
New or Revised Building Lots Created	80
711 Transfers of Non-Buildable Parcels	39
Total	199



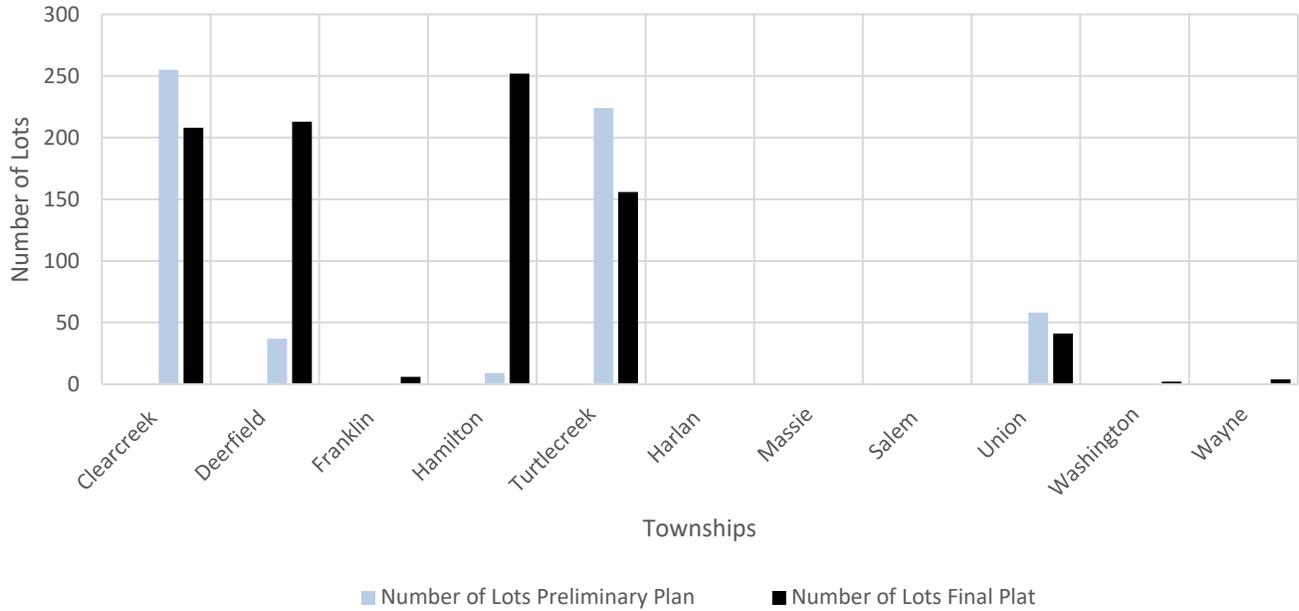
2020 Approved Preliminary Plans



- | | | |
|------------------------------------|-----------------------------------|---|
| 1 Aberlin Springs – 58 Lots | 5 Legacy Landing – 32 Lots | 9 V.O.W.C – 11 Lots |
| 2 Candlestone – 37 Lots | 6 Porters Heath – 9 Lots | 10 Woodgrove – 70 Lots |
| 3 Copper Mill – 116 Lots | 7 The Reserve – 26 Lots | 11 1 st National – 5 Lots |
| 4 Creek Song – 70 Lots | 8 Shaker Run – 148 Lots | |



2020 Preliminary Plan Approved lots Compared to Platted Lots



2020 Recorded Lots by Township

882 (745 Recorded)			
Rank	Township	Number of Lots Processed	Number of Lots Recorded
4	Clearcreek	208	141
1	Deerfield	213	212
-	Franklin	6	3
2	Hamilton	252	251
1	Turtlecreek	156	91
-	Harlan	0	0
-	Massie	0	0
-	Salem	0	0
5	Union	41	41
-	Washington	2	2
-	Wayne	0	4



Clearcreek Township

Subdivision Name	Date BOCC Approved	Number of Lots
Villages of Winding Creek, The Boulevards Section 8	9/22/2020	31
Villages of Winding Creek, The Boulevards Section 9	9/22/2020	40
Villages of Winding Creek, The Boulevards Section 8A	9/22/2020	8
Villages of Winding Creek, The Boulevards Section 9A	9/22/2020	31
The Estates at Crown Point	PENDING	8
Pond View Estates	1/12/2021	23
Woodgrove Section One Final Plat	PENDING	40
Clearcreek Self Storage Alternative Plat	2/02/2021	1
Country Creek Estates Section 3	PENDING	19
Country Brook North Section 9C Replat	2/02/2021	1
Whipps Subdivision	10/27/2021	1
Eagle Hill Replat	6/23/2020	2
Saddlebrooke Farm Replat 6	5/05/2021	2
Clearcreek Reserve Replat of Lot 18	3/17/2020	1
Total Lots Processed		208 (141 Recorded)



Deerfield Township

Subdivision Name	Date BOCC Approved	Number of Lots
Watercrest at Landen, Section 2	6/09/2020	39
Long Cove, Phase 7	8/11/2020	13
Kerrisdale Subdivision, Section 3	6/16/2020	48
Kensington, Section 2, Block C	5/26/2020	10
Kensington, Section 2, Block D	8/11/2020	22
Legacy at Elliot Farms, Section 4	8/20/2020	44
Hudson Hills, Section 3, Block D	6/09/2020	26
Hudson Hills, Section 3, Block D	6/30/2020	1
Legacy at Elliot Farms, Section 4, Block A	8/18/2020	5
Maple Park Subdivision Replat	PENDING	1
Loveland Park – Lot 5222A Replat	7/21/2020	1
Riddle Subdivision Section 1 Replat	6/09/2020	2
Meadowbrook Estates Section 2 Replat	6/30/2020	1
Total Lots Processed		213 (212 Recorded)



Franklin Township

Subdivision Name	Date BOCC Approved	Number of Lots
Lain Acres II Revised Alternative Plat	2/02/2021	1
Eric Banks Replat	1/05/2021	1
Linzie Estates – Phase Four Replat	PENDING	3
Tewart Estates 2 – Replat	2/18/2020	1
Total Lots Processed		6 (3 Recorded)

Hamilton Township

Subdivision Name	Date BOCC Approved	Number of Lots
Eagle’s Pointe Section Four	9/29/2020	44
Turning Leaf Section 7B	9/15/2020	30
Village on the Green Section 7	10/13/2020	30
Villages of Classicway Subdivision Section 7	10/06/2020	47
Villages of Hopewell Valley Section 7	11/10/2020	48
Villages of Hopewell Valley Section 8	2/16/2021	19
Maineville Crossing Outlet Alternative Plat	PENDING	1
Canterbury Section 4 Replat	12/22/2020	1
Village on the Green Section 7 Replat	10/13/2020	30
Tufts Addition to Maineville Section 1	9/22/2020	1
Freson Subdivision Replat	7/14/2020	1
Total Lots Processed		252 (251 Recorded)



Turtlecreek Township

Subdivision Name	Date BOCC Approved	Number of Lots
Lakeside at Shaker Run, Section 2	8/11/2020	2
Hudson Estates	8/11/2020	18
Union Village Phase 1B	PENDING	65
Shaker Run Section 7	12/22/2020	63
Albreton Place, Section 2 Replat	12/08/2020	1
Charleston Place 3 rd Addition Replat	7/07/2021	7
Total Lots Processed		156 (91 Recorded)

Harlan Township

Subdivision Name	Number of Lots
Total Lots Processed	0

Massie Township

Subdivision Name	Number of Lots
Total Lots Processed	0

Salem Township

Subdivision Name	Number of Lots
Total Lots Processed	0



Union Township

Subdivision Name	Date BOCC Approved	Number of Lots
Aberlin Springs Phase 3	11/03/2020	41
Total Lots Processed		41

Washington Township

Subdivision Name	Date BOCC Approved	Number of Lots
Meurer Field Estates Section One-B	11/24/2020	1
Meurer Field Estates Section One-C	2/02/2021	1
Total Lots Processed		2

Wayne Township

Subdivision Name	Date BOCC Approved	Number of Lots
Fullenkamp Replat	10/06/2020	2
Caesar Creek Estates Phase 3	11/21/2020	2
Total Lots Processed		4

Right-Of-Way Dedication and Easement Plats

Project Name	Date BOCC Approved	Jurisdiction
ROW Dedication Plat (For Dixie Highway for Sawyers Mill)	3/24/2020	Franklin TWP
Bethany Road Dedication Plat, Crooked Tree Preserve Area #2	11/03/2020	Deerfield TWP
Trenton Franklin Road ROW Dedication Plat	PENDING	Franklin TWP
Kerrisdale Subdivision Section 3 Easement Plat	6/16/2020	Deerfield TWP
Lakeside at Shaker Run, Section Two Easement Plat	8/11/2020	Turtlecreek TWP
The Estates at Crown Point Easement Plat	PENDING	Clearcreek TWP
Shaker Run Section 7 Easement Plat	2/02/2021	Turtlecreek TWP



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 2020, the staff processed 1055 new single-family dwelling permits. This represents an 11.5 % increase in the number of permits issued when compared to the previous 2019 year.

Township	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Clearcreek	122	107	126	151	128	168	173	137	128	147	94
Deerfield	37	28	21	41	23	55	115	169	170	185	355
Franklin	13	13	18	6	9	18	28	28	56	99	53
Hamilton	99	66	92	168	176	217	282	299	168	161	174
Harlan	7	6	3	6	9	9	10	17	10	15	16
Massie	0	0	0	1	1	1	1	3	2	0	2
Salem	9	4	4	4	2	14	46	53	64	79	94
Turtlecreek	47	55	50	81	76	96	106	126	100	82	104
Union	4	4	6	3	7	41	21	115	147	136	115
Washington	6	2	8	14	8	11	6	7	4	11	6
Wayne	26	22	14	31	21	24	17	40	29	31	42
Total	370	307	342	506	460	654	805	994	878	946	1055



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 Franklin	Third Street Lift Station Replacement	618,365	300,000
City of Franklin	Industrial Drive Improvements	1,360,000	660,000
Warren County Engineer	West Chester Rd at Butler-Warren Roundabout	2,225,348	329,199
Board of County Commissioners	Waynesville Sewer Collection System Phase 3	1,064,000	521,360
City of Mason	SR 741 (Weldon to Spyglass) Improvements	9,219,163	800,000
City of Franklin	N. Dixie Dr. Roadway Improvements	734,000	360,000
City of Lebanon	Summit St. & Highland Ave Reconstruction	4,317,724	900,000
City of Mason	Butler-Warren at Western Row Roundabout	2,221,695	662,151
Village of South Lebanon	Mason-Morrow-Milgrove Rd Project Phase 2	322,314	222,314
Village of Waynesville	Edwards Dr. Watermain Replacement & Resurfacing	963,310	752,500
Union Township	Wood Rd Rehab & Resurfacing	221,725	110,863 – loan
Massie Township	Brooks-Carrol Rd. & Collett Rd. Pavement	213,780	104,752
Total			5,723,139



2020 PROJECTS IN PROCESS

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 the future development of the Village. Areas of interest to highlight include recently annexed areas; new residential subdivisions; rezoning's; 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. The next steps are to receive a recommendation from the Village Planning Commission, followed by a plan adoption from Village Council Members.

2. City of Lebanon Parks Master Plan

The Warren County Regional Planning Commission partnered with the City of Lebanon to update their Parks Plan in the summer of 2019. The WCRPC worked with Council, stakeholders, and residents to produce a Parks Master Plan for the City. The plan identifies all parks within the City and provides a master plan vision for park improvements. The Plan is expected to be adopted by the City of Lebanon and the Parks Board in early 2021.

3. Franklin Township Government Complex Master Plan

Franklin Township reached out to the WCRPC to develop a Master Plan for Franklin Township's Government Complex. The total area of the complex site is 8.7 acres, and includes the Township's administration offices building, a maintenance building, a salt storage shed, and parking lot. The Township will use the plan to apply for funding to develop the site over the next 5 to 10 years. The Township would like to replace the existing maintenance building with a larger facility to include the following: five commercial car garages; a secondary maintenance building for two commercial car garages; and to demolish and replace the existing salt shed with a new salt containment building. The plan will also include the development of the following: a wildflower field between the administration building and the maintenance facility; walking paths and sidewalks; a replacement for the parking lot and the basketball court; and tree installation. Plans will be finalized in early 2021.

4. Salem Township Zoning Code Update

The Salem Township Board of Trustees has engaged the RPC Staff in a service agreement to review and prepare updates to the Salem Township Zoning Code and Map. The amendments will in part be to fulfill objectives identified in the Salem Township Comprehensive Plan, as well as being necessary to address changes in the ORC enabling law and in response to Court cases pertinent to zoning regulation.



5. Warren County Rural Zoning Code Standards

Architectural Review Board Standards

In early 2020, the staff of the Regional Planning Commission and the Zoning Department conducted several meetings with the Board of County Commissioners and the trustees of Turtlecreek, Franklin, Union, Harlan, and Washington Township to get their approval for crafting Design Standards and a Review Process within the Warren Rural Zoning Code. Design review was identified in several Warren County Comprehensive Plans as a needed tool to achieve quality design. The design review often assists communities to attract better developers, and to better achieve their goals for economic development. The review will include the non-residential and multi-family developments plus PUDs and mixed zoning within the five townships.

Next steps will be to meet with the townships to present the proposed text and get their approval, and then proceed with the required steps for a zoning code change of the Warren County Rural Zoning Code.

Vacation Rentals

In early 2020, the staff of the Regional Planning Commission and the Zoning Department conducted several meetings with the Board of County Commissioners and the trustees of Turtlecreek, Franklin, Union, Harlan, and Washington Township to get their approval for crafting Design Standards and a Review Process within the Warren Rural Zoning Code. Design review was identified in several Warren County Comprehensive Plans as a needed tool to achieve quality design. The design review often assists communities to attract better developers, and to better achieve their goals for economic development. The review will include the non-residential and multi-family developments plus PUDs and mixed zoning within the five townships.

Next steps will be to meet with the townships to present the proposed text and get their approval, and then proceed with the required steps for a zoning code change of the Warren County Rural Zoning Code.

PUD Standards

Update the Warren County Rural Zoning Code to clarify the three PUD processes. The update will involve the reformatting of the existing text and adding text to clarify the development standards that apply to each PUD process. The RPC will work closely with the Warren County Prosecutor's Office and the Warren County Zoning Department to ensure the proposed amendments are legally defensible and clear. This amendment will permanently impact Article 2, Chapter 5 Planned Unit Developments.

6. Warren County Comprehensive Plan Update

It has been several years since certain elements of the Warren County Comprehensive Plan have been updated and each of the current elements is in a different format. The updates to the Comprehensive Plan will focus on updating the information contained in each of the elements to better reflect the current state of the County as well as updating the design of the plan to make it a more cohesive whole. These updates will



make important information more readily and easily available, so that the County can continue to make informed decisions in the future. The updated version will consist of an introductory section describing the County's vision for the future and important background information, a Land Use section, a Housing section, a Thoroughfare Plan section, an Economic Development section, and a Parks, Recreation, & Trails section. As of now, a new design for the plan has been established and work is being done to get each section into this format. The Economic Development section has been edited to include up-to-date data as well as new and relevant information.

7. Village of Morrow – Phegley Park Plan

Phegley Park is strategically located in Downtown Morrow, along the Little Miami River Trail. The total area 1 acre and currently has a basketball field, playground, shelter, gazebo, and restrooms. The Village Council would like to update and improve the parks facilities and transform the area into a catalyst for social interaction; community events; bikers; and downtown revitalization. The WCRPC has conducted a compressed planning process to determine improvements and a vision for this park. A Visual Preference Survey and several stakeholders' interviews with residents, business owners, and Village officials were conducted to develop an enhanced vision about the plan and the improvements that the community would like to have at Phegley Park

The WCRPC staff prepared design renderings and a cost estimate for each phase of the proposed plan, both elements assisted the Village of Morrow to receive a grant of approximately \$160,000 that will cover the major expenses of the first phase of the project.

NEW PROJECTS

1. City of Franklin Comprehensive Plan

The City of Franklin has requested the RPC work with Council, stakeholders, and residents to produce a comprehensive plan for the City. While a list of comprehensive planning topics has yet to be identified through a public participation process, other Comprehensive Plans have focused on strengthening a community's identity, encouraging a healthy and vibrant downtown, and making recommendations regarding future development areas and transportation connections.

2. 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.



3. 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 grant applications. It will also utilize the ideas and recommendations from existing township plans, parks plans, and other community plans.

4. 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.

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 the identification of routes and alternatives with the goal of making regional connections. This project will also look at route feasibility and costs, including 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.

ACCOMPLISHMENTS IN 2020

- 1. Eastern Turtlecreek Area Plan**
- 2. Hamilton Township Comprehensive Plan**
- 3. Census Complete Count 2020**
- 4. Subdivision Regulations Amendments**



FINANCIALS

2020 RPC Revenue Sources

Filing Fees	161,615.00
Planning Services	13,000.00
Membership Charges	30,182.00
Commissioners Contributions	251,878.00
Other Receipts	44.00
Total Revenue	456,723

2020 RPC Operating Expenses

Personnel	407,727.00
Non-Personnel	29,683.00
Total Expenses	437,410.00



Five-Year Comparison 2016 through 2020

RPC Income	2016	2017	2018	2019	2020
Alternative Plats	\$1,981.00	\$382.00	0.00	\$796.00	1,887.00
Concept Plans	\$2,407.00	\$1,487.00	\$1,085.00	\$600.00	1,130.00
Dedication Plats	\$2,537.00	\$267.00	\$273.00	\$838.00	570.00
Final Plats	\$40,758.00	\$54,620.00	\$52,936.00	\$46,053.00	63,501.00
Land Use Maps	\$0.00	\$0.00	0.00	0.00	0.00
Lot 5plits/7.II Transfers	\$12,053.00	\$8,897.00	\$12,341.00	\$12,536.00	24,977.00
Membership Dues	\$22,149.30	\$22,445.40	\$24,977.13	\$27,465.84	30,182.00
Other Income	\$2,651.45	\$10,287.20	\$49,154.50	\$51,271.70	13,048.00
Preliminary Plans	\$51,198.00	\$58,040.00	\$26,895.00	\$41,529.00	30,047.00
PUD	\$24,900.00	\$66,315.00	\$27,715.00	\$75,185.00	23,907.00
Bi-Annual Installments	\$226,034.00	\$220,000.00	\$235,400.00	\$251,878.00	251,878
Replats	\$15,632.00	\$12,150.00	\$15,910.00	\$9,148.00	14,816.00
Subdivision Regulations	\$0.00	\$0.00	0.00	0.00	0.00
Variances	\$626.00	\$638.00	\$435.00	\$333.00	340.00
Extension Request			\$867.00	\$1,320.00	340.00
Site Plan Review				\$723.72	0.00
Totals	\$402,926.75	\$455,528.60	\$447,988.63	\$519,743.26	456,723.00



REGIONAL PLANNING COMMISSION STAFF



1.

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 was the WCRPC's Subdivision Specialist. Bob worked for the Warren County RPC since September 1993 and retired this year. He served as Acting Director from May 2010 until September 2010 and received his AICP Certification in 2014. Bob reviewed various types of site plans and subdivision applications and oversaw the overall subdivision review process.



Ryan Cook is a Planner II. 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 has worked predominately on short, mid, and long range Plans. He also reviews subdivisions for compliance with County Standards.



Doug Obringer is a Planner II. 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 on Park, Area, and Comprehensive Plans. His primary duty is reviewing Subdivision Applications.



Hadil Lababidi is a Planner 1. She 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. Hadil currently works on Site Plans for County projects and reviews subdivisions, rezoning cases, and text amendments.



Tara Allen is an intern. She is currently an undergraduate student studying Environmental Science and French at The Ohio State University. Her interests include sustainable and equitable development and planning, downtown revitalization, and parks/open spaces planning. Since July 2020, Tara has been working as an intern. She is currently working on reformatting and updating the Warren County Comprehensive Plan to make it more cohesive and ready to guide the County in the future.



Elizabeth Dakin is a Planner 1. Elizabeth graduated in 2017 from Wright State University with her bachelor's degree in Urban Affairs with a concentration in Planning and a certificate in Geographical Information Systems (GIS). She completed a Co-Op with the City of Kettering and has a background in zoning and enforcement working for Franklin County, OH and Sherburne County, MN. Elizabeth is currently working on wrapping up the Salem Township Zoning Code draft and she will be working on further input and implementation



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