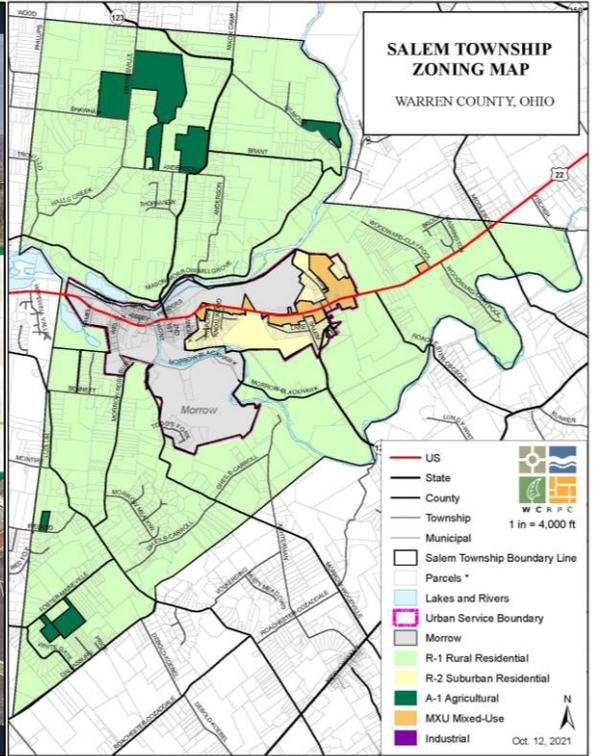
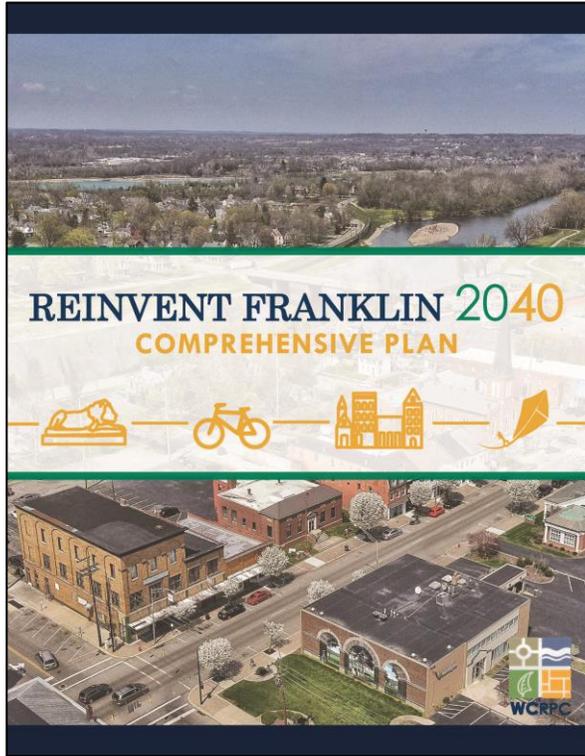


2022 Annual Report

WARRENCOUNTY REGIONAL PLANNING COMMISSION





ANNUAL REPORT 2022

Warren County Regional Planning Commission



OFFICERS

Kurt Weber, Chairman

Chris Brausch, Vice Chairman

Duane Stansbury, 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 have 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 many 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 quarterly 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, Treasurer
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 Jonathan Westendorf
City of Lebanon	Greg Orosz
City of Loveland	Kip Ping
City of Mason	Michelle Blair Eric Hansen Jennifer Heft Brian Lazor Kurt Seiler
City of Middletown	James Metz
City of Monroe	Kameryn Jones
City of Springboro	Elmer Dudas Chris Pozzuto
Village of Butlerville	Susan Bitzer



Organization	Representative
Village of Carlisle	Cathy Walton Dan Casson
Village of Harveysburg	Pat Bennett
Village of Maineville	Mayor Bob Beebe
Village of Morrow	Paul Zorn
Village of Pleasant Plain	Judy Whitacre
Village of South Lebanon	Linda Burke
Village of Waynesville	Gary Copeland
Clearcreek Township	John Edelman Jeff Palmer Steve Mutterspaw
Deerfield Township	Sam Hill Lelle Hedding Kristin Malhorta Eric Reiners John Richardson Julie Seits PJ Ginty
Franklin Township	Shane Centers Matt Jennings Brian Morris
Hamilton Township	Lindsey Gehring
Harlan Township	Kevin Curran
Massie Township	Darrell McKinney
Salem Township	Stephanie Austin
Turtlecreek Township	Tammy Boggs Gabriel Drake Michael Shaffer
Union Township	Chris Koch
Washington Township	Wm. Jason Fisher
Wayne Township	Donald "Gus" Edwards Stacey Lowing



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 every month 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, Treasurer
Warren County Sanitary Engineer	Chris Brausch, Vice Chairman
Warren County Soil & Water Conservation District	Molly Conley
City of Franklin	Jonathan Westendorf
City of Lebanon	Greg Orosz
City of Mason	Jordie Bacon
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	Darryl Cordrey
Hamilton Township	Lindsey Gehring
Turtlecreek Township	Tammy Boggs
Wayne Township	Donald "Gus" Edwards



Census Information 2020

According to the 2020 CENSUS Report and the 2021 estimate, Warren County showed a growth percentage of 1.73% from 2020 to 2021.

Population Changes for Warren County, Cities, Villages, and Townships and Estimated

Jurisdiction	Census 2019 (estimated)	Census 2020	Census 2021 (estimated)
Warren County	234,602	242,337	246,553
Butler	162	155	156
Carlisle	5,242	5,287	5,357
Corwin	473	484	494
Franklin	11,612	11,690	11,636
Harveysburg	567	554	554
Lebanon	20,659	20,841	21,191
Loveland (pt)	854	1,034	1,032
Maineville	1,107	1,405	1,441
Mason	33,870	34,792	35,089
Middletown (pt)	2,756	3,777	3,820
Monroe (pt)	143	118	120
Morrow	1,325	2,049	2,097
Pleasant Plain	168	129	131
South Lebanon	4,668	6,384	6,451
Springboro	17,562	17,871	18,062
Waynesville	3,181	2,669	2,728

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



Townships

Jurisdiction	Census 2019 (estimated)	Census 2020	Census 2021 (estimated)
Clearcreek Township	16,085	18,367	18,796
Deerfield Township	41,089	40,525	41,439
Franklin Township	13,113	12,154	12,417
Hamilton Township	23,743	26,299	26,901
Harlan Township	4,988	4,645	4,749
Massie Township	674	641	644
Salem Township	3,647	3,166	3,231
Turtlecreek Township	15,528	16,294	16,678
Union Township	2,666	2,750	2,814
Washington Township	3,075	2,752	2,816
Wayne Township	5,645	5,505	5,619

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



Zoning Reviews

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

Zoning Applications	
PUD Site Plan Reviews	
Stage 1 Major Modifications	8
Stage 2 Preliminary Site Plans	6
Stage 3 Final Site Plans	8
Zoning Site Plan Reviews	2
Conditional Use Reviews	7
Rezoning/Map Amendment Reviews	8
Text Amendment Reviews	2
Total	41



Subdivision Administration

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

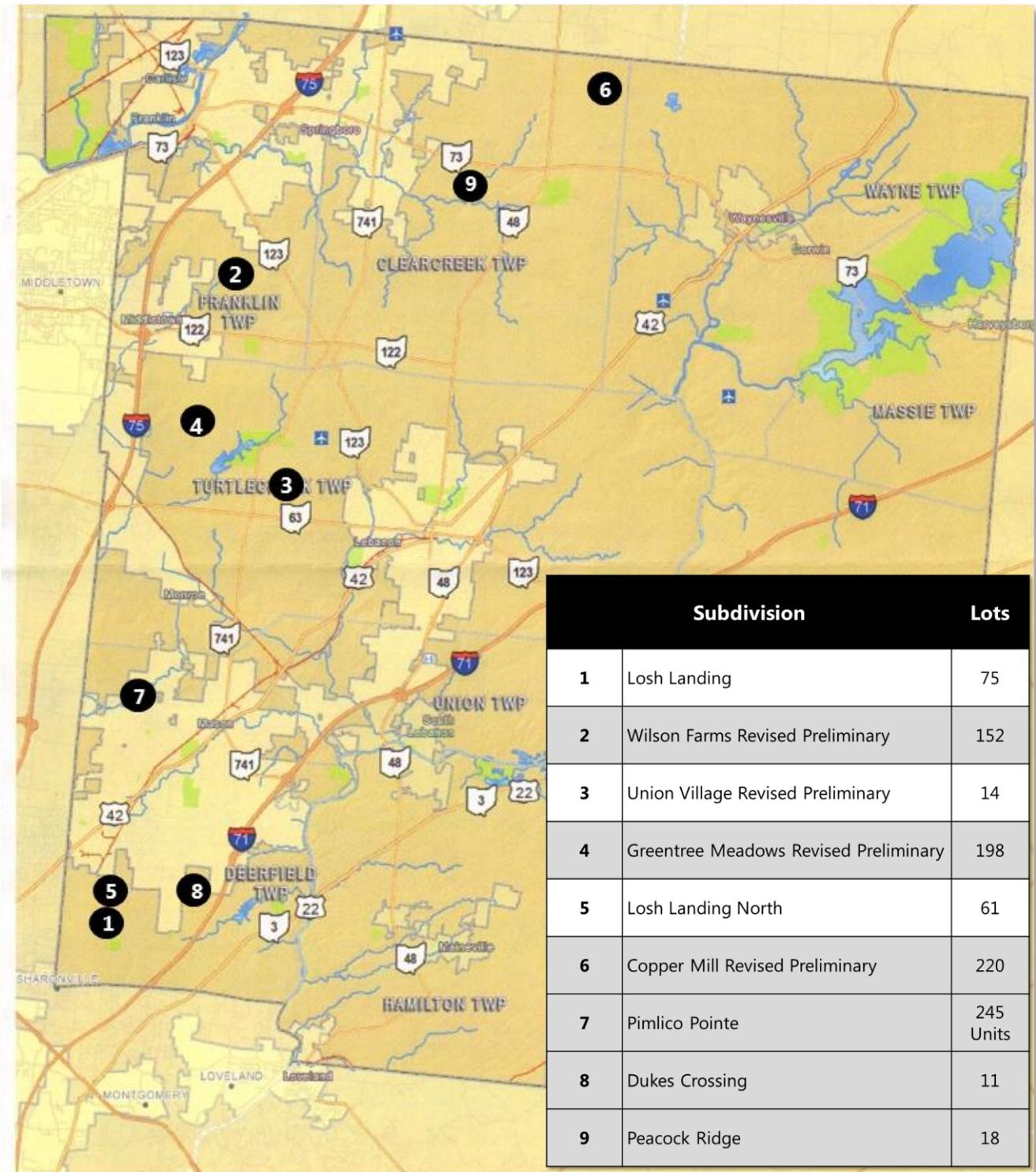
In 2022, RPC staff processed a total of 196 subdivision applications and 41 zoning applications, which includes text amendments. The majority of lots were single-family dwellings and open spaces, located primarily in the western half of Warren County. The largest amount of subdivision activity was in Turtlecreek Township, with a total of 150 Platted lots. Hamilton Township was second with 142 platted lots, followed by Clearcreek Township with 122 recorded lots. The map figure on the next page shows the locations of approved Preliminary Plans for the Year 2022 in the Warren County unincorporated areas and lists the number of approved lots. The tables following thereafter list the total amount of subdivision lots processed and recorded in each Township.

Subdivision Applications

Major Subdivisions	Total Processed
Concept Plans	4
Preliminary Plans (new & revised)	15
Preliminary Plan Extension Requests	0
Final Plats	21
Replats	17
Alternative Plats	1
ROW Dedication Plats	3
Easement Plats	4
Access Point Waiver Requests	1
Variance Requests	5
Minor Subdivisions	
New or Revised Building Lots Created	72
711 Transfers of Non-Buildable Parcels	53
Total	196



2022 Approved Preliminary Plans





2022 Approved Preliminary Plans



2022 Final Plats

Rank	Township	Number of Lots
4	Clearcreek	79
5	Deerfield	38
3	Franklin	122
2	Hamilton	142
1	Turtlecreek	150
7	Harlan	4
9	Massie	0
8	Salem	1
6	Union	5
10	Washington	0
11	Wayne	0



2022 Final Plats Breakdown

Clearcreek Township

Subdivision Name	Date BOCC Approved	Number of Lots
Woodwind Estates Replat	2/1/2022	1
Woodgrove, Section 2A	3/8/2022	11
Soraya Farms, Section Eight	1/18/2022	45
Fry Estates Revision 02	4/12/2022	1
The Reserve at Cedar Ridge Phase 1	3/29/2022	1
Clear Spring Estates Section 7	8/30/2022	1
Woodgrove, Section 2B	10/25/2022	19
Total Lots Processed		79

Harlan Township

Subdivision Name		Number of Lots
Barricklow (Knight) Alternative Plat	2/1/2022	2
Porginski Subdivision 1 Replat	10/11/2022	2
Total Lots Processed		4

Massie Township

Subdivision Name	Number of Lots
Total Lots Processed	0



Deerfield Township

Subdivision Name	Date BOCC Approved	Number of Lots
Brookwood Final Plat	3/22/2022	21
Kensington, Phase 3	1/25/2022	4
Candlestone, Phase 2A	2/22/2022	1
Long Cove Lakes, Phase 1	8/16/2022	10
Foster Park Replat	8/2/2022	1
Loveland Park, Section A Replat	8/23/2022	1
Total Lots Processed		38

Union Township

Subdivision Name		Number of Lots
Brausch Alternative Plat	1/4/2022	3
Oeder Estates, Section 2 Replat	8/23/2022	2
Total Lots Processed		5



Franklin Township

Subdivision Name	Date BOCC Approved	Number of Lots
Trails of Greycliff, Section 8A	3/8/2022	61
Wilson Farms, Section 6A	4/12/2022	26
Wilson Farms, Section 6B	10/4/2022	35
Total Lots Processed		122

Hamilton Township

Subdivision Name	Date BOCC Approved	Number of Lots
Villages of Classicway, Section 8	1/4/2022	46
Valley View, Section 1	2/22/2022	27
Providence, Section 8, Block B	9/20/2022	25
Valley View, Section 2	10/25/2022	44
Total Lots Processed		142



Turtlecreek Township

Subdivision Name	Date BOCC Approved	Number of Lots
Shaker Run, Section 8, Phase A	3/1/2022	12
Shaker Run, Section 6, Phase C	3/15/2022	25
Shaker Run, Section 8A	4/26/2022	12
Union Village, Phase A2 Replat	5/7/2022	14
Shaker Run, Section 8, Phase B	8/23/2022	25
Shaker Run, Section 11	9/20/2022	37
Wooded Creek, Section 2, Revision 1	8/23/2022	2
Shaker Run Phase 6, Phase C, Part 2	10/25/2022	12
Shaker Run, Section 10B	11/22/2022	11
Total Lots Processed		150

Salem Township

Subdivision Name		Number of Lots
Town of Roachester, Section 1 Replat	1/11/2022	1
Total Lots Processed		1

Washington Township

Subdivision Name	Number of Lots
Total Lots Processed	0

Wayne Township

Subdivision Name	Number of Lots
Total Lots Processed	0



Right-Of-Way Dedication and Easement Plats

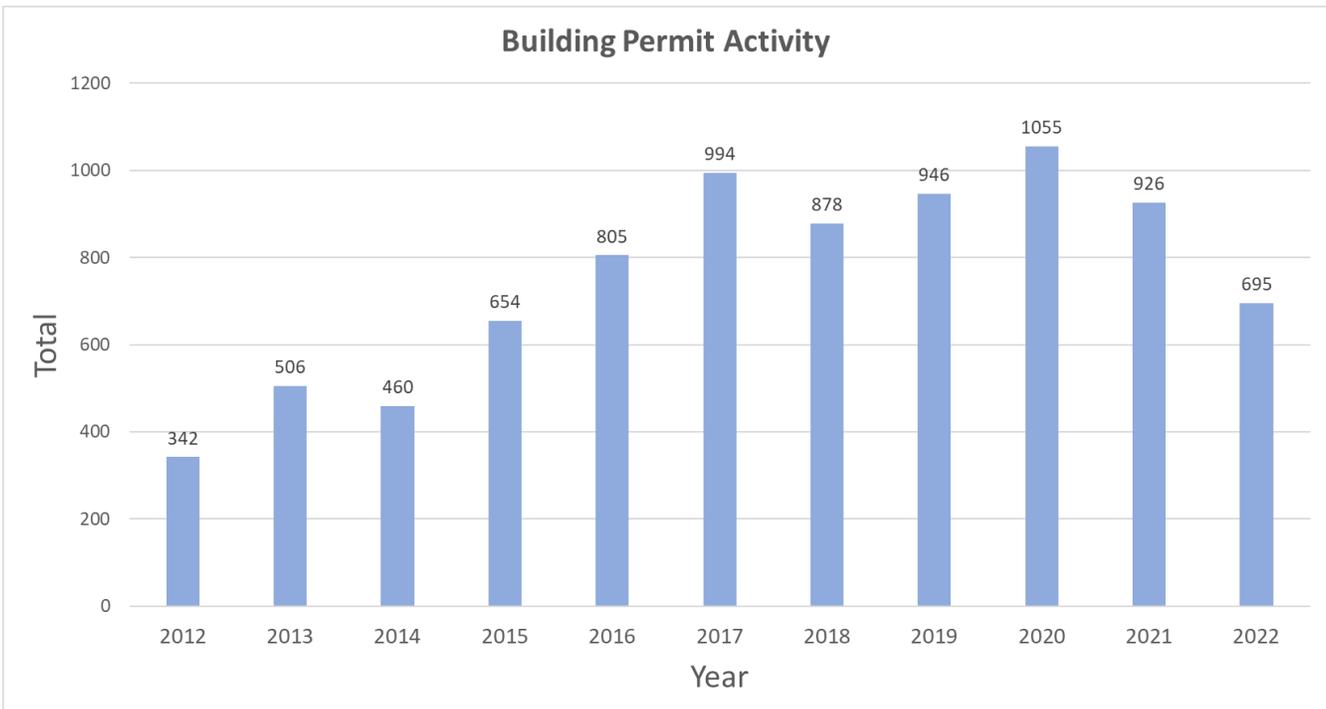
Project Name	BOCC Approval	Jurisdiction
Majors at Shaker Run, Section 1 Easement Plat	3/1/2022	Turtlecreek
Columbia Road Right-of-Way Dedication Plat	4/5/2022	Union
Majors at Shaker Run, Section 1 Easement Plat	5/24/2022	Turtlecreek
Encore Drive Right-of-Way Dedication Plat	12/6/2022	Turtlecreek
Corwin Avenue Right-of-Way Dedication Plat	9/27/2022	Wayne
Core 5 Logistics Center Easement Plat	12/6/2022	Turtlecreek



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 the townships across Warren County. In 2022, staff processed 659 new single-family dwelling permits. This represents a 33% decrease in the number of permits issued when compared to the previous year in 2021.

Township	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Clearcreek	126	151	128	168	173	137	128	147	94	117	114
Deerfield	21	41	23	55	115	169	170	185	355	145	50
Franklin	18	6	9	18	28	28	56	99	53	34	45
Hamilton	92	168	176	217	282	299	168	161	174	266	228
Harlan	3	6	9	9	10	17	10	15	16	18	13
Massie	0	1	1	1	1	3	2	0	2	0	2
Salem	4	4	2	14	46	53	64	79	94	80	48
Turtlecreek	50	81	76	96	106	126	100	82	104	139	114
Union	6	3	7	41	21	115	147	136	115	93	25
Washington	8	14	8	11	6	7	4	11	6	16	13
Wayne	14	31	21	24	17	40	29	31	42	18	7
Total	342	506	460	654	805	994	878	946	1055	926	659



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 2022, the projects listed below received funding through the local district office:

Projects Funded for Construction PY35/2022

Jurisdiction	Project	Total Cost	OPWC Funding
Warren Co. Engineer's	Pike St. (Mason-Morrow-Millgrove Rd) Bridge	570,000	290,700
Warren Co. Engineer's	Warren Co & Turtlecreek Twp Wall Project	576,750	294,143
Village of Harveysburg	Wilson & Grant Storm & Street Improvements	433,317	125,500
Village of Waynesville	Franklin Rd Watermain & Street Improvements Phase 1	1,081,500	443,415
Village of Waynesville	3 rd Street Watermain & Street Resurfacing	846,600	347,107
Deerfield Township	Kings Mills Infrastructure Phase III	2,459,419	1,586,316
City of Mason	Mason-Montgomery Rd (Concord Crossing to Enterprise)	739,481	379,481
City of Lebanon	Cherry Street Reconstruction	2,563,884	1,663,884
City of Mason	SR 741 Resurfacing Project	910,000	473,200
Village of Morrow	Welch Rd Rehabilitation Phase 2	523,000	214,430
City of South Lebanon	Forrest Ave Reconstruction Phase One	645,442	200,100
City of South Lebanon	Morrow Rd Phase One	752,594	233,350



2022 PROJECTS IN PROCESS

1. **Reinvent Franklin 2040**

The City of Franklin initiated an update to its Comprehensive plan starting in June of 2021 with the Warren County Regional Planning Commission. The plan aims to preserve the City's rich history, encourage prosperity, improve quality of life, and bring the community together to reinvent Franklin for the Future. The City has already conducted a downtown area plan, which will supplement the Comprehensive Plan. Staff is currently working with the City of Franklin's Advisory Committee to begin drafting the document. Plan adoption is anticipated towards the middle of 2023.

2. **Warren County Rural Zoning Code Update**

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.

3. **Warren County Comprehensive Plan**

Staff will reformat the current Comprehensive Plan. These format updates will include changes to the Thoroughfare Plan, Economic Development Plan, and Land Use Plan. Staff will also be including updates to each plan as a part of the reformatting process.

NEW PROJECTS

1. **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.

2. **Subdivision Regulation Amendments**

The County has experienced steady growth in the past decade. With growth comes positive change, which makes it essential to modify the subdivision regulations to ensure best practices. Amendments to the subdivision regulations will include updates to the following sections: 201, 308, 310, 311, 322, 403, 406, 416, 425, 501, 700, and 804. The majority of these amendments provide clarification improvements.

3. Turtlecreek Township Comprehensive Plan

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



WARREN COUNTY REGIONAL PLANNING COMMISSION

2022 ANNUAL REPORT

4. 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.

The 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.

The 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.

5. Warren County 5-Year Parks Plan

The Warren County Parks Board has requested the RPC work with stakeholders, and residents to produce a Five Year Parks Plan. The RPC will gather data on the current parks and create a vision and prioritize a list of parks and the needed improvement. Staff will meet regularly with the Parks Board to discuss future plans, top priorities, and create a plan that the Parks Board can use for the next five years.

6. Warren County Assessment of Fair Housing

The Warren County Grants Administration has engaged the RPC Staff in a services contract agreement to conduct a new Assessment of Fair Housing for Warren County. This process will look at the previous goals and objectives from the last Analysis of Impediments and, more importantly, meet with focus groups and the public to be able to pinpoint issues and set new goals. This document is necessary to be completed for grants that may be needed in the future as well as inform other plans and decisions. The project was started in late February 2023, and is anticipated to take approximately 6 months to complete.

7. Warren County Consolidated Plan

The Warren County Grants Administration has engaged the RPC Staff in a services contract agreement to conduct a new Consolidated Plan for Warren County. The Plan is both an application for federal funds, as well as a blueprint for increasing and conserving affordable housing, increasing homeownership, assisting those with special needs, and upgrading low and moderate income neighborhoods over the next five years. The Plan outlines priorities and improvement strategies for a five-year period, covering 2024-2029, and the adoption of a one-year Action Plan. The Action Plan covers the County's Fiscal Year 2024 (January 1, 2024 – December 31, 2024). Sources of funds are the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), the Emergency Shelter Grant (ESG), and the HOME Grant.

The goal of the 2024 Consolidated Plan is to promote strategies that will result in the creation of (1) suitable living environments, (2) improvement of the housing stock, and (3) expansion of economic development opportunities primarily for the county's low and moderate income residents and minorities. Over the duration of this plan, the RPC will engage with community stakeholders and the

general public to figure out priorities and which strategies are most beneficial. The Consolidated Plan process will take place toward the end of the Assessment of Fair Housing and will take approximately 6 months to complete.

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 to make 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 2022

1. Salem Township Zoning Code Rewrite
2. Phegley Park Plan



FINANCIALS

2022 RPC Revenue Sources

Filing Fees	266,160
Planning Services	3,990
Membership Charges	31,487.04
Commissioners Contributions	235,400.00
Other Receipts	1.10
Total Revenue	537,038.14

2022 RPC Operating Expenses

Personnel	433,185.77
Non-Personnel	36,242.58
Total Expenses	469,428.35



Five-Year Comparison 2018 through 2022

RPC Income	2018	2019	2020	2021	2022
Alternative Plats	\$0.00	\$796.00	\$1,887.00	\$884.00	\$355.00
Concept Plans	\$1,085.00	\$600.00	\$1,130.00	\$460.00	\$959.00
Dedication Plats	\$273.00	\$838.00	\$570.00	\$2,914.00	\$918.00
Final Plats	\$52,936.00	\$46,053.00	\$63,501.00	\$5,8116.00	\$79,193.00
Minor Subdivisions	*\$0.00	*\$0.00	*\$0.00	*\$0.00	\$22,376.00
7.11 Transfers	\$12,341.00	\$12,536.00	\$24,977.00	\$28,595.00	\$3,191.00
Membership Dues	\$24,977.13	\$27,465.84	\$30,182.00	\$30,498.26	\$31,487.04
Other Income	\$49,154.50	\$51,271.70	\$13,048.00	\$9,005.9	\$3991.10
Preliminary Plans	\$26,895.00	\$41,529.00	\$30,047.00	\$98,819	\$61,700.00
PUD	\$27,715.00	\$75,185.00	\$23,907.00	\$103,873.00	\$82,822.00
Bi-Annual Installments	\$235,400.00	\$251,878.00	\$251,878	\$235,440.00	\$235,400.00
Replats	\$15,910.00	\$9,148.00	\$14,816.00	\$7,847.00	\$11,637.00
Easement Plats	**\$0.00	**\$0.00	**\$0.00	**\$0.00	\$1,208.00
Variances	\$435.00	\$333.00	\$340.00	\$345.00	\$1,801.00
Extension Request	\$867.00	\$1,320.00	\$340.00	\$228.00	\$0.00
Site Plan Review	\$0.00	\$723.72	\$0.00	\$0.00	\$0.00
Totals	\$455,528.60	\$447,988.63	\$519,743.26	\$577,025.16	\$537,038.14

*- these numbers were included with 7.11 Transfers in years 2018, 2019, 2020, and 2021

** -these numbers were included in with replats in years 2018, 2019, 2020, and 2021



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.



Ryan Cook is the Senior Planner. 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 hired as a 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 and oversees staff projects.



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 many parks plans and Comprehensive Plans. His primary duty is reviewing transfer and minor subdivision applications. Doug left the RPC at the end of March 2022.



Hadil Lababidi is a Planner II. She comes to us with a Master of Community Planning from the University of Cincinnati and a Bachelor of Science in Architecture from the 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.



Elizabeth Dakin is a Planner II. 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 completed the Salem Township Zoning Code update and will work on the Warren County Assessment of Fair Housing.



Cameron Goschinski is a Planner I. He graduated with a Bachelor's degree in sociology in 2022 from Miami University and is currently studying Public Administration and anticipates graduating with a Master's Degree in 2024. Cameron worked as an intern in 2021 and became a full-time employee in 2022. Cameron currently works on a variety of GIS projects, Census data gathering, and amendments to the Warren County Subdivision Regulations.



Duncan McDonel is a Planner I. He was a prior intern while he attended high school and graduated from Ohio University with a bachelor's degree in Urban Planning. Duncan became a full-time employee in April of 2022. He works on Conditional Use and Site Plan Review applications, rezoning applications, and will gather data for long-range planning.



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