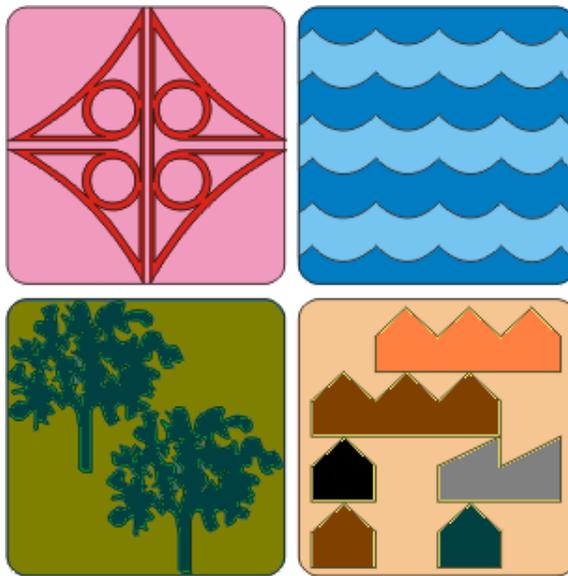


# REGIONAL PLANNING COMMISSION ANNUAL REPORT 2008

Warren County, Ohio



## Officers

Jim Lukas – Chairman  
Dave McElroy – Vice Chairman  
Robert Craig – Secretary  
Pat Arnold South – Treasurer

## **Dispatch from the Corner Office – Executive Director’s Message**

The year 2008 was anything but “just another year” for the Regional Planning Commission (RPC) from a number of notable perspectives:

The RPC witnessed the departure of Larry Wiser, a 20-year Warren County Health Department representative to the RPC. His sage counsel in RPC meetings will be sorely missed, but we also benefit from his replacement’s (Duane Stansbury) expertise.

The RPC also witnessed the departure of Dick Renneker, a 33-plus year Warren County Sanitary Engineer representative to the RPC. His leadership in RPC meetings will be sorely missed, but we also benefit from his replacement’s (Chris Brausch) expertise.

This year saw a continued slowdown in development activities, although going from a “top 50” to a top “100” county in annual growth rate is not really much of a breather. This continuing trend brought agency finances to the forefront. As a result, the staff undertook a successful three-pronged effort to ensure financial sustainability in December of 2007:

- For the first time in 14 years, it was necessary to raise filing fees commensurate with the cumulative change in the cost of development review;
- The resolution of Cooperation (aka RPC Bylaws) was amended to increase membership dues commensurate with inter-Census population estimates; and
- The Board of County Commissioner’s contribution was increased (our collective appreciation to the BOCC) consistent with inflation.

My personal favorite accomplishments this year was the completion and adoption of the updated Parks, Recreation and Open Space Plan (October) Element of the Comprehensive Plan (check out our website for details); as well as the on-going project management of the County Zoning Code re-write process by Bob Ware.

In closing, this marks the RPC’s initial Annual Report in this extended format, which we sincerely hope proves useful. It is a distinct honor to be fortunate enough to perform such a vital function at this critical time in the history of our great County! We have much work ahead of us. Are your sleeves rolled-up?

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## Regional Planning Commission

The Regional Planning Commission (RPC) provides advisory planning and development services to the unincorporated areas (11 townships) of the County. It also provides similar services upon request to the 16 county municipalities that are members of the Commission and pay the annual fees. The Commission’s various planning activities include programs for subdivision compliance, community planning, and development review and census/data and information systems. The Commission also monitors development trends, evaluates current policies, and updates the Warren County Comprehensive Plan and related regulations for zoning, subdivision of land and traffic circulation. The Commission is responsible for determining consistency of development proposals with adopted plans for the township areas. Land use control responsibilities include development review for consistency with zoning regulations, subdivision rules, and thoroughfare plans. Advisory zoning recommendations are made to the Warren County Rural Zoning Commission and to township zoning commissions. The RPC administers and takes final actions on land subdivision for the entire unincorporated areas. It coordinates the multi-agency review of subdivision plans and ensures conformity with the County’s regulations.

The RPC prepares and disseminates information and maps on a variety of subjects related to planning, and this information is available for public and agency use. It maintains Census and other data on population, housing, zoning, building activity, socio-economic development, school trends, and many physical and land use features.

The Warren County Regional Planning Commission is a 48-member board that encompasses all municipal and township governments across the County that meet on a quarterly basis to discuss policy issues across the County. The composition of the Full Membership is as follows:

### ***Full Membership – Quarterly Meetings***

<i>Organization</i>	<i>Representative</i>
Warren County Commissioners	C. Michael Kilburn Pat Arnold South – Treasurer David Young
Warren County Board of Education	Bonnie Milligan
Warren County Emergency Services	Frank Young
Warren County Engineer	David Mick
Warren County Extension Office	Greg Meyer
Warren County Combined Health District	Larry Wisner
Warren County Metropolitan Housing	Joy Bankston
Warren County Park District	Larry Easterly
Warren County Sanitary Engineer	Richard Renneker
Warren County Soil & Water Conservation District	Dave McElroy – Vice Chairman
City of Carlisle	Tim Humphries
City of Franklin	Carl Bray

	Dennis Centers James Lukas - Chairman
City of Lebanon	Jason Millard
City of Mason	Ashley Chance John Edwards Brian Lazor Eric Hansen
City of Springboro	Barry Conway Christine Thompson
Village of Corwin	Beverly Campbell
Village of Harveysburg	Tonda Hoefler
Village of South Lebanon	Jeff Sturtevant
Village of Waynesville	Bruce Snell
Clearcreek Township	Jeff Palmer Roger Rhude
Deerfield Township	Dan Corey Jim Klatte Lois McKnight John Richardson Chris Romano Pete Patterson
Franklin Township	Elmo Rose
Hamilton Township	Gary Boeres Jackie Terwilleger
Harlan Township	Rick Howry
Massie Township	David Crisenbery
Turtlecreek Township	Tim Boggs Michael Schaefer Fred Seeger
Union Township	Chris Koch
Wayne Township	Donald Gus Edwards

The Executive Committee is a sub-committee of the 45-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 Executive Committee is as follows:

***Executive Committee Members – Monthly Meetings***

<i>Organization</i>	<i>Representative</i>
Warren County Commissioners	C. Michael Kilburn Pat Arnold South – Treasurer
Warren County Engineer	David Mick
Warren County Combined Health District	Larry Wiser
Warren County Sanitary Engineer	Richard Renneker
Warren County Soil & Water Conservation District	Dave McElroy – Vice Chairman
City of Franklin	James Lukas - Chairman
City of Lebanon	Jason Millard

City of Mason	Brian Lazor
City of Springboro	Christine Thompson
Village of Waynesville	Bruce Snell
Clearcreek Township	Jeff Palmer
Deerfield Township	Lois McKnight
Hamilton Township	Jackie Terwilleger
Turtlecreek Township	Tim Boggs
Wayne Township	Donald Gus Edwards

## Information Technology/Data Products/Census Data

### Geographic Information Analysis

The RPC staff has been continually engaged in preparing and compiling digitized computer mapping elements to facilitate a database for geographic information analysis (GIS). This endeavor is increasingly necessary, useful and expected for reporting as to tracking the status and trends regarding the natural resource inventory and growth management in Warren County. During the past year of 2008, RPC staff preparation of GIS products included:

- updating of the Land Use Plan element of the composite County map;
- parks and open space areas inventory and needs data tables for the entire County;
- thoroughfare network intersections to interchanges and road functional class areas countywide;
- agricultural soils capability mapping for the entire County; and
- groundwater resources availability and quality mapping countywide.

Ongoing GIS database building for the coming Year 2009 thus far includes:

- census tract and block group boundaries mapping;
- postal zip code area boundaries mapping;
- active subdivisions mapping and tracking inventory countywide; and
- zoning districts boundaries mapping for Warren County Zoning area.

### Census Information and Analysis

The County's population in 2006 was estimated by the Ohio Department of Development – Office of Strategic Research at 201,871, which represents approximately 4.58 percent annual population growth since 2000. The County has experienced moderate to high rates of growth since the 1960's with annual averages ranging between 1.5 percent to as much as 6 percent between 2000 and 2001.

Presented below is a table that illustrates the population trends for the County from 1960 through 2006. Table 1 reveals that the County's population grew 30 percent between 1960 and 1970, 17.0 percent between 1970 and 1980, 15 percent between 1980 and 1990, and 39 percent between 1990 and 2000. From 2000 until 2006, the County has grown 27.5 percent.

**Table 1: Historic Population**

<i>Year</i>	<i>1960</i>	<i>1970</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>2002</i>	<i>2004</i>	<i>2006</i>
Total Population	65,711	84,925	99,276	113,909	158,383	175,294	189,823	201,871

*Source: U.S Census Bureau and Ohio Department of Development, Office of Strategic Research*

Figure 1 Historic Population from 1960 to 2006

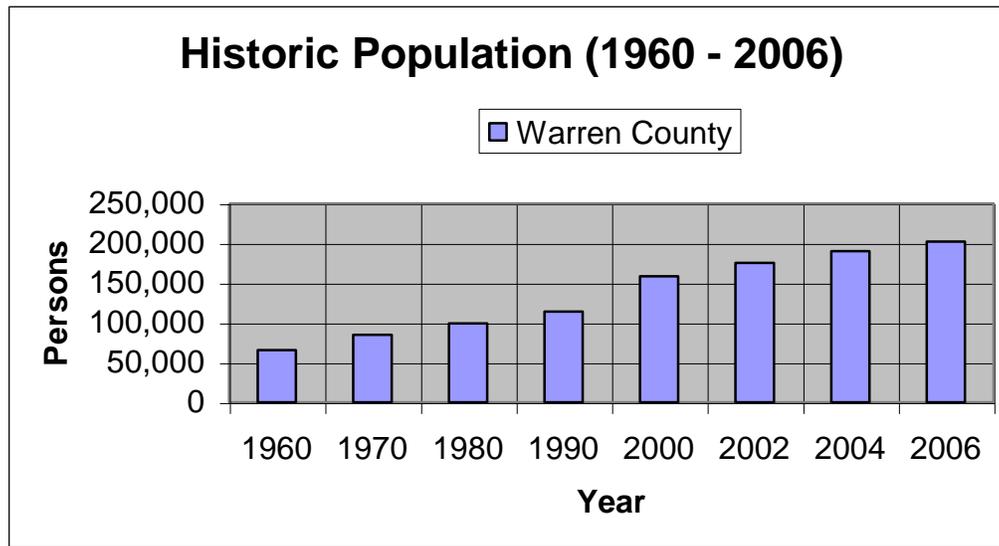


Table 2 breaks down the County’s population by jurisdiction from 2000 to 2006 to reveal where the higher rates of growth have occurred within Warren County. The portion of the City of Monroe within Warren County had the largest rate of annual growth at 41.3 percent followed by Hamilton Township with 10.7 percent and Massie Township with 7.4 percent.

**Table 2: 2006 Population Estimates for Warren County, Cities, Villages and Townships**

<i>2006 Population Estimates for Warren County: Cities, Villages and Townships</i>				
Jurisdiction	Population			Average Annual Rate of Change (a)
	Census 4/1/00	Estimate 7/1/05	Estimate 7/1/06	
Warren County	158,383	196,793	201,871	3.9%
Butlerville	231	241	244	0.9%
Carlisle	4,876	5,372	5,526	1.9%
Corwin	256	318	322	4.1%
Franklin	11,396	12,422	12,695	1.8%
Harveysburg	563	613	624	1.6%
Lebanon	16,962	20,000	20,346	2.9%
Loveland (pt)	281	361	369	1.8%
Maineville	885	1,009	1,019	2.4%
Mason	22,016	28,879	29,491	4.7%
Middletown (pt)	2,031	2,249	2,303	1.3%
Monroe (pt)	47	274	408	41.3%
Morrow	1,286	1,512	1,534	2.0%
Pleasant Plain	156	164	167	1.1%
South Lebanon	2,538	3,176	3,379	4.1%
Springboro	12,227	16,159	16,696	5.1%
Waynesville	2,558	2,979	3,015	2.7%
Balance	80,074	101,065	103,732	4.1%

Clearcreek	8,747	11,728	12,038	5.2%
Deerfield	25,515	29,973	30,338	2.5%
Franklin	9,947	11,101	11,301	2.0%
Hamilton	8,645	15,858	16,098	10.7%
Harlan	3,240	4,237	4,548	5.3%
Massie	498	663	772	7.4%
Salem	2,847	3,352	3,489	3.4%
Turtlecreek	12,114	13,439	13,838	2.1%
Union	2,230	2,649	2,745	4.5%
Washington	1,855	2,502	2,721	6.2%
Wayne	4,436	5,563	5,844	4.5%

*A – The average annual population change from April 1, 2000 to July 1, 2006.*

*Source: U.S Census Bureau and Ohio Department of Development, Office of Strategic Research*

### Population Density

The County is currently approximately 260,672 acres or 407 square miles. With a population of 201,871, the County’s average population density is 496 persons per square mile or 1.29 persons per acre.

### Age

The figure to the right shows the 1990, 2000 and 2006 statistics for each year and the changes between the years. The school age populations in the county increased by 21,124 persons although school aged children remain only 26 percent of the total population. The percentage of population in every category increased at the same rates from 1990 to 2006 except for the 18 to 24 years old where it decreased from 1990 to 2000 by 23 percent, but then increased by 138 percent from 2000 to 2006. This could be largely due to the number of college aged children that both went away to college and came back or they chose to stay at home and attend colleges that are local to the area.

Figure 2: Warren County Population by Age

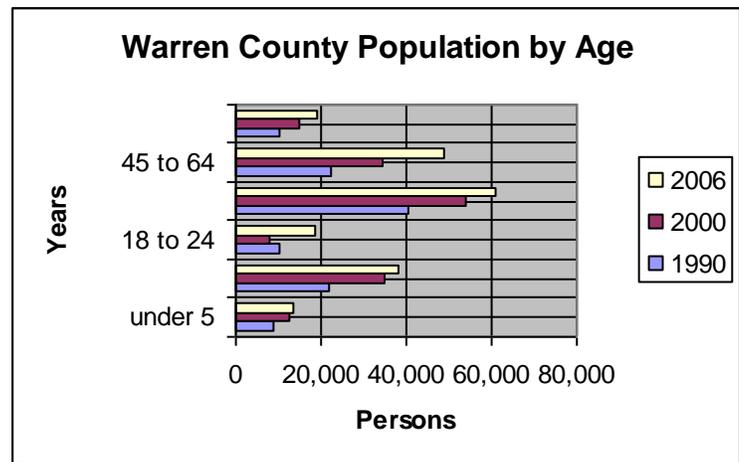


Table 3: Warren County Population by Age

	1990	2000	2006	% change
Under 5	8,789	12,369	13,475	53%
5 to 17	21,867	34,909	38,305	75%
18 to 24	10,161	7,827	18,630	83%
25 to 44	40,555	53,844	61,148	50%
45 to 64	22,219	34,576	48,936	120%
65 and over	10,318	14,858	19,020	84%

**Table 4: Warren County Percentage of Population by Age**

	<i>1990</i>	<i>2000</i>	<i>2006</i>
Total Pop	113,909	158,383	201,871
Under 5	8%	8%	7%
5 to 17	19%	22%	19%
18 to 24	9%	5%	10%
25 to 44	36%	34%	30%
45 to 64	19%	22%	24%
65 and over	9%	9%	10%

Race

Warren County's 2006 population was primarily white (92.37 percent) with Black or African American accounting for almost 3.34 percent and Asian Americans approximately 2.64 percent. This was only a slight shift since 1990.

Housing

In a 2006 report conducted by Claritas, the County has an inventory of 58,692 housing units. In the subsequent years (2000 to 2006), the inventory has increased substantially to 74,369 units (15,677 units or 28 percent), which is slightly lower than the rate of population growth for this same period. The average household size for the County in 2000 was 2.72 persons, which decreased to 2.68 persons in 2006.

The 2006 Claritas report also showed that 27 percent of the housing was constructed between 1999 and 2006 with 13 percent of the units constructed between 1995 and 1998. The housing stock in the County is relatively new. The median value of an owner-occupied housing unit in 2006 was \$176,740 and \$142,200 in 2000.

**Table 5: Year Structures Were Built in Warren County**

	<i>Number</i>	<i>Percent</i>
Total Housing Units	74,369	100%
1999 to 2006	20,253	27.23%
1995 to 1998	9,900	13.31%
1990 to 1994	6,439	8.66%
1980 to 1989	8,745	11.76%
1970 to 1979	9,176	12.34%
1960 to 1969	6,713	9.03%
1950 to 1959	6,311	8.49%
1940 to 1949	2,173	2.92%
1939 or earlier	4,659	6.26%

Population Forecasts

The County has grown at variable annual rates over the past forty-five years with the greatest rate of growth experienced during the 1990's. The average annual rate during a decade has fluctuated between 1.5 percent and 6 percent. The growth rate is affected by the starting population and the amount of new growth. From 1990 to 2000 the County gained an average of 4,447 new residents every year for the ten year period and had an average annual growth rate of 3.39 percent. The tables

below show the historic population changes and corresponding annual rates of growth based on historic trends.

**Table 6: New Warren County Population Growth**

	1960 – 1970	1970 – 1980	1980 – 1990	1990 – 2000	2000 – 2004	2004 – 2005	2005 – 2006	1960 – 2006	1990 – 2006
Total in Period	19,214	14,351	14,633	44,474	31,440	6,970	5,078	136,160	87,962
Average Per Yr	1,921	1,435	1,463	4,447	7,860	6,970	5,078	3,025	5,864

**Table 7: Warren County Historic Average Annual Growth Rates**

	1960 – 1970	1970 – 1980	1980 – 1990	1990 – 2000	2000 – 2006	1960 – 2006	1970 – 2006	1990 – 2006
Average Annual Growth Rate	3%	1.7%	1.5%	3.9%	3.9%	4.6%	3.9%	5.1%

Forecasting population is a challenge because it is impossible to predict the future; however, using historic trends to create an estimate of what future growth may occur provides a point of comparison for how long it may take a community to reach a certain population. The Ohio Department of Development – Office of Strategic Research has provided those projections into the year 2030 in the table below.

**Table 8: Warren County Population Projections**

	2006	2010	2015	2020	2025	2030
Population	201,871	215,020	245,635	276,250	307,300	338,350

Table 9, Population Age Trends, identifies the current trends in the age of the population. This table shows that there has been a small increase in the median age of 32.7 years of age in 1990 to 35.2 years in 2000. It is expected to change very little by 2010 but will increase to 38.8 by the year 2030. The percent over age 65 grew very little from 1990 to 2000 from 9.1 % to 9.4 %, but that percentage is expected to grow by 3% as the year 2030 approaches. Another factor is the average household size, which was 2.80 in 1990 and is expected to drop to 2.60 by 2010 and continue to decrease to 2.45 by 2030.

**Table 9: Population Age Trends**

Year	Median Age	Percent Over 65	Average Household Size
1990	32.7	9.1%	2.80
2000	35.2	9.4%	2.72
2006	35.56	9.5%	2.68
2010	35.92	9.6%	2.60
2020	36.8	10.8%	2.50
2030	38.8	12.8%	2.45

Source: U.S Census Bureau and Ohio Department of Development, Office of Strategic Research

## Development Review

The Regional Planning Commission staffs' primary responsibility is to process and complete all development review applications. This includes preliminary subdivision plans, final subdivision plans, alternative plats, re-plats, 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 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 are 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.

In 2008, the RPC participated in land use updates for Deerfield Township, the City of Mason and the City of Monroe as well as a Parks Master Plan for the City of Lebanon.

### 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.

In 2008, staff processed and made 12 zone amendment recommendations. Of these, 5 were zone amendments in townships that have local zoning control where the RPC is required by state law to make a recommendation. The staff also reviewed 15 site plans, 3 zoning text amendments, 1 revised preliminary subdivision and 3 extension approvals.

## Subdivision Administration

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

In 2008, the RPC received new submittals of 16 final plats, 25 replats and 50 lot split applications. Also, conclusion of the review process in approval of submittals from prior years consisted of 16 final plats and 29 replats. In total, 329 new lots were created in 2008 by the platting process and 20 new buildable parcels were created through the lot split process. While this was considerably less than in recent years past, the ranking of lot creation, as shown in the following tables, and coinciding building permit activity in the Warren County Townships remains consistent, with the order of the greatest degree of double-digit growth percentages continuing to take place in Hamilton, Deerfield, Clearcreek and Turtlecreek.

### ***Clearcreek Township***

Name	Date Approved BOCC	No. of building lots created
Shadow Lake	01/10/2008	29
Oakland Hills Section 2	04/22/2008	From 4 to 6
Clear Spring Estates Section 5	04/29/2008	3
Country Book North Section 5A	05/13/2008	From 2 to 1
Stone Ridge Section 14	07/17/2008	From 2 to 1
Fry Estates Revision 1	10/30/2008	From 3 to 2
Soraya Farms Section 1	12/04/2008	From 1 to 26
Mark Long Sub Section 2	01/20/2009	None
<b>Total new lots created</b>		<b>56</b>

### ***Deerfield Township***

Name	Date Approved BOCC	No. of building lots created
Arbor Square Block E	03/25/2008	From 1 to 3
Deerfield Crossing Section 3A	05/08/2008	None
Beacon Hill Phase 1 (Deerfield Towne Center 2, Village Square)	07/01/2008	17
The Falls of Landen Section 3	07/03/2008	24
Long Cove Pointe Phase 1	07/29/2008	1
Meadowbrook Estates Section 1	07/21/2008	From 4 to 8
Rath Subdivision	10/23/2008	From 12 to 2
Deerfield Crossing Section 2A	10/23/2008	From 1 to 2
Chestnut Hill Phase 2 Block F	12/09/2008	From 1 to 3
<b>Total new lots created</b>		<b>41</b>

***Franklin Township***

Name	Date Approved BOCC	No. of building lots created
Carter Subdivision	01/29/2008	3
Silver Grove Farm	01/08/2009	None
<b>Total new lots created</b>		<b>3</b>

***Hamilton Township***

Name	Date Approved BOCC	No. of building lots created
Hildebrandt Estates 8B Phase 1	01/17/2008	None
Heritage at Miami Bluffs Phase 2, Block C, Revision C, Replat 167	01/31/2008	3
Regency Park Section 8A	02/05/2008	12
Regency Park Section 10A	02/05/2008	10
Miami Bluffs Section 12	02/28/2008	16
The Villages of Hopewell Valley Section 2B	03/13/2008	14
Saddlebrook Section 4	03/20/2008	43
Replat of Part Lot 1 & all of lot 2 Knecht Subdivision	06/10/2008	None
The Estates at Hawthorne Manor (Regency Park Estates Section 3)	06/17/2008	25
Rivers Bend Golf Club Community Section 6, Rev. 1	06/26/2008	None
Walton Commercial Center	07/29/2008	From 1 to 2
Heritage at Miami Bluffs Phase 2 Block B Revision 1	08/19/2008	From 1 to 3
McNk Properties Subdivision	07/21/2008	5
Heritage at Miami Bluffs Phase 2 Block C Revision 2	09/25/2008	From 1 to 3
Miami Bluffs Section 13	11/13/2008	From 1 to 9
<b>Total new lots created</b>		<b>141</b>

***Harlan Township***

Name	Date Approved BOCC	No. of building lots created
Clark's First Add. To Butlerville Replat of Lots 10 & 11	01/24/2008	None

***Salem Township***

Name	Date Approved BOCC	No. of building lots created
Morgan's Canoe Plat	03/20/2008	From 7 to 3
<b>Total new lots created</b>		<b>- 4</b>

### ***Turtlecreek Township***

Name	Date Approved BOCC	No. of building lots created
Replat of No. 7 & 8 Ronsara Estates	01/03/2008	None
Trails of Shaker Run 6	01/10/2008	18
Trails of Shaker Run 7	01/10/2008	31
Magnolia Trails Section 3	02/19/2008	None
Shadywood Acres Section 2	02/13/2008	From 3 to 2
Shaker Run Section 3	07/21/2008	From 1 to 2
Shaker Run Section 1 Phase F	10/23/2008	20
<b>Total new lots created</b>		<b>69</b>

### ***Union Township***

Name	Date Approved BOCC	No. of building lots created
Rivers Crossing 1A (ROW dedication plat)	06/26/2008	None
Columbia Business Park Section 13 (ROW dedication plat)	07/03/2008	None
Timberlake Estates Phase 6	01/08/2009	From 2 to 3
<b>Total new lots created</b>		<b>1</b>

### ***Washington Township***

Name	Date Approved BOCC	No. of building lots created
Replat of Lot 1 in Howard's Run & 0.2655 Acres of Unplatted Land	01/10/2008	None

### ***Wayne Township***

Name	Date Approved BOCC	No. of building lots created
Ferry Road Estates Section 2A	04/08/2008	None

## **Development Review Highlights and Accomplishments**

This year marked the first year that the RPC actively sought and received outside consulting work. In May of 2008 the RPC was awarded a contract, in conjunction with Woolpert Consultants, to prepare a comprehensive plan for the City of Franklin. The preliminary analysis was completed over the summer and the final plan was submitted to the City prior to the end of 2008. The revised plan is hoped to be completed and adopted by the City of Franklin by the summer of 2009.

This plan will articulate a vision of what Franklin wants to become over the next ten years and describes how to achieve that vision. While long-term and broad in its focus, the plan also includes short-term actions that the City can commence immediately or within the next 5 years, in furtherance of the long-term vision.

The RPC staff felt very fortunate to be part of this process for one of our member cities. We generally do not get to see the subdivisions or commercial development that occurs within municipal borders. It was very interesting to hear the issues of importance to the city residents, staff and council.

## 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. In 2008, the staff processed and made 4 site plan recommendations to the zoning department.

The zoning department staff processed over 1,371 zoning applications in 2008. They break down as follows:

Applications	Total	Franklin	Harlan	Turtlecreek	Union	Washington
Mobile Home	0	0	0	0	0	0
Non-Conforming Use	0	0	0	0	0	0
New Construction	205	58	22	101	12	12
Flood for Other Townships	961					
Swimming Pools	27	4	7	10	4	2
Permanent Signs	0	0	0	0	0	0
Temporary Signs	0	0	0	0	0	0
Tents	1	0	0	1	0	0
Home Occupations	2	1	0	1	0	0
Agricultural Buildings	10	2	2	5	1	0
Bed & Breakfast	0	0	0	0	0	0
Telecommunication Towers	6	3	2	1	0	0
Accessory Buildings	74	23	16	21	3	11
Decks	56	14	5	30	4	3
Site Plan Reviews	4	1	2	1	0	0
Rezoning Applications	7	2	2	2	0	1
Appeals Applications	15	10	0	1	1	0
Subdivision Reviews	3	1	0	1	1	0
Total Applications	1371	119	58	177	26	30

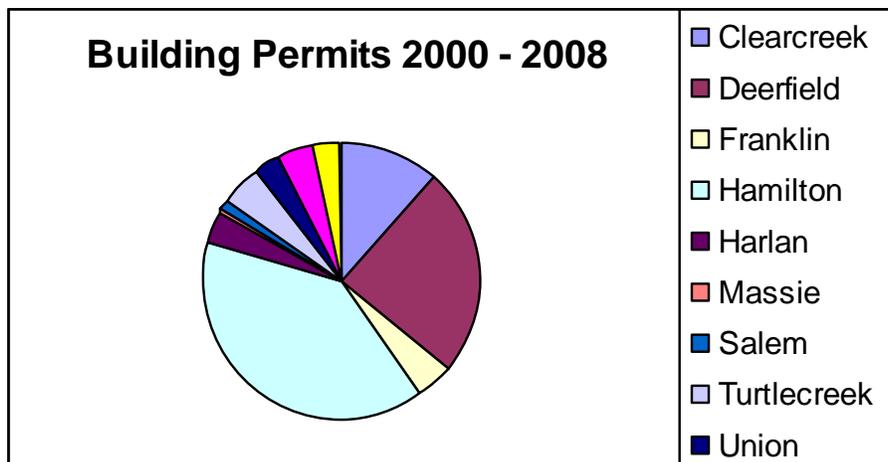
The RPC staff worked with the zoning department staff and the zoning commission on the re-write of the Warren County Zoning Code in 2008. The County's zoning code affects only 5 townships – Franklin, Harlan, Turtlecreek, Union and Washington – that are mentioned above. That work continues today with monthly meetings of the zoning commission with a hopeful completion date in September of 2009.

The new code will hopefully address expanded definitions, dual use zoning districts, conditional uses, landscaping and signage regulations. With a lot of luck, determination, and cooperation, the public hearings for proposed new text will be held toward the end of 2009.

## 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 2008, the staff processed 558 new single family dwelling permits. This is a continued decline from 2005 when the number of single family permits issued peaked at 1,529.

Township	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total	%	Rank
Clearcreek	133	149	230	249	256	271	213	134	97	1732	16.6%	3
Deerfield	277	224	325	289	279	295	159	122	55	2025	19.4%	2
Franklin	51	47	47	62	106	127	85	61	40	626	6%	5
Hamilton	446	664	618	611	570	557	333	270	208	3720	36%	1
Harlan	42	53	47	53	51	38	21	16	10	331	3.1%	7
Massie	4	5	7	6	6	4	6	0	2	40	.3%	11
Salem	14	29	31	23	23	22	39	11	16	208	2%	10
Turtlecreek	54	64	77	92	88	97	104	121	78	775	7.4%	4
Union	37	73	27	13	11	2	6	6	35	210	2%	9
Washington	46	34	39	51	47	53	27	9	4	310	3%	8
Wayne	39	51	51	52	72	63	45	49	13	435	4.2%	6
Total	1143	1393	1499	1501	1509	1529	1038	799	558	10412	100%	



## Land Use Plan Status

### **Clearcreek Township**

With the help of a consultant, Clearcreek Township completed a Comprehensive Plan for the township that was adopted by the RPC in 2005.

### **Deerfield Township**

With the help of a consultant, Deerfield Township completed their first comprehensive plan for the entire township that was adopted by the RPC in January of 2009. The Plan includes major components for land use, transportation, zoning, parks and township identity. The old land use plan was adopted by the RPC in 1997.

### **Franklin Township**

Warren County Regional Planning Commission staff completed the Land Use Plan for the township that was adopted by the full RPC in April 2007.

### **Hamilton Township**

Warren County Regional Planning Commission staff completed the Land Use Plan for the township that was adopted by the full RPC in 2005.

### **Harlan Township**

Warren County Regional Planning Commission completed the Land Use Plan for the township that was adopted by the full RPC in April 2007.

### **Massie Township\***

Warren County Regional Planning Commission staff completed the land use plan for the township that was adopted by the full RPC in 2001.

### **Salem Township\***

Warren County Regional Planning Commission staff completed the land use plan for the township that was adopted by the full RPC in April 1995.

### **Turtlecreek Township**

Warren County Regional Planning Commission staff completed the Land Use Plan for the township that was adopted by the full RPC in April 2007.

### **Union Township**

Warren County Regional Planning Commission staff completed the Land Use Plan for the township that was adopted by the full RPC in April 2007.

### **Washington Township**

Warren County Regional Planning Commission staff completed the Land Use Plan for the township that was adopted by the full RPC in April 2007.

**Wayne Township\***

Warren County Regional Planning Commission staff completed the land use plan for the township that was adopted by the full RPC in April 1996.

\* Land Use Plans scheduled for updates in 2009-2010.

## **Warren County Comprehensive Plan Status**

### **Warren County Combined Land Use Plan**

The RPC adopted an update to the County Land Use Plan in April of 2007 for the townships that are under zoning control of the Warren County Commissioners, which include Franklin, Harlan, Turtlecreek, Union, and Washington Townships. This plan recognizes traditional comprehensive planning practices, the role of land use within that context, census data, building permit trends over the last 10 years, surrounding municipal plans, land use categories, typical land use percentages, existing land use and zoning, and the concept of urban service boundaries.

### **Warren County Parks and Open Space Plan**

The RPC adopted a new County Parks, Recreation and Open Space Plan in October of 2008. This plan recognizes previous studies that pertain to the delivery of parks and recreation facilities and services within the county and surrounding area, a review of population and land use trends, and an inventory of recreation facilities and programs across the county. A Comprehensive Needs Analysis was prepared and discussed with specific interest groups and the general public and recommendations pertaining to recreation facilities and acreages were made for the entire county.

### **Warren County Thoroughfare Plan**

The RPC adopted an update to the County Thoroughfare Plan in July of 2007. The Thoroughfare Plan is designed to provide a framework for decision-making for the development of a thoroughfare system that will meet the county's existing and future transportation needs. The Thoroughfare Plan reflects a long-term vision for the County's thoroughfare system. The new plan amended functional classifications to certain roadways throughout the County.

### **Warren County Housing Plan**

The RPC adopted an update to the County Housing Plan in October of 2007. This plan recognizes the ongoing struggle of many to find housing, and the ways in which social, economic, and other external factors affect product and delivery in Warren County. The plan is an update to the 1988 document which is a result of thoughtful deliberations by many to answer the question of how to improve the outlook for housing in the future for those who choose to live and work in Warren County.

### **Warren County Economic Development Strategic Analysis**

The primary focus of the Strategic Analysis of Warren County was to identify and prioritize the most developable sites in Warren County. Current access corridors were also reviewed and an analysis was provided as to which routes deserve attention as future routes for goods, services, employers and residents. Certain industries were also reviewed and targeted so that key support industries could be identified that were already located within the county. Once they were identified, gaps can be seen where services are needed and attempts can be made to identify where infill needs to take place. This analysis provided a list of potential industry types that need to be added to the existing industry mix in Warren County to better serve its existing businesses and industrial

commercial, as well as enhance its ability to further expand the county's employment base with new industrial and business employers.

### **Capital Improvements Programming**

The Capital Improvements Program (CIP) is a major implementation tool of any comprehensive planning effort. It is intended to clearly relate basic long-term community goals, policies and objectives to project-specific physical design proposals toward the short-term maintenance of key information (i.e. roads, bridges, water supply and distribution, wastewater collection and treatment, stormwater management, and solid waste disposal), prioritizing the expenditure of scarce public funds. Warren County adopts a Five Year Capital Improvement Plan for the entire county in order to apply for Issue II funds, which is administered by the Ohio Public Works Commission (OPWC).

### **Warren County All Natural Hazards Mitigation Plan**

The Warren County Commissioners adopted an All Natural Hazards Mitigation Plan in January of 2009. This plan was developed to fulfill the mandates of the Federal Disaster Mitigation Act of 2000, and satisfy the requirements of FEMA and the Ohio EMA, as well as meets the needs of all of Warren County. This document plans for future natural hazards and suggests implementing appropriate mitigation techniques so that all of Warren County can save lives and protect property, reduce the cost of disasters and provide for a rapid and efficient recovery by coordinating response efforts, and increasing the educational awareness of natural hazard events and their effects on the people, property, and resources of all Warren County.

# Financials

## 2008 RPC Revenue Sources

Planning Services	\$ 20,160.00
Filing Fees	\$ 51,078.87
Membership Dues	\$ 19,114.90
Commissioners Contributions	\$ 231,000.00
Carry-over from 2007	\$ 58,800.88

**Total RPC Revenue \$380,154.65**

## 2008 RPC Operating Expenses

Personnel	\$297,819.53
Non-Personnel	\$ 21,544.44
<b>Total RPC Expenses</b>	<b>\$319,363.97</b>

**Total Budget for 2008 \$327,400.00**

**Ending Year Balance \$ 60,790.68**

## Five-Year Income Comparison 2004 through 2008

<i>RPC Income</i>	<i>2004</i>	<i>2005</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>
Alternative Plats	\$1,650.00	\$1,025.00	\$2,450.00	\$1,025.00	\$1,450.00
Concept Plans	\$0.00	\$600.00	\$2,000.00	\$200.00	\$0.00
Dedication Plats	\$0.00	\$325.00	\$200.00	\$650.00	\$1,000.00
Final Plats	\$45,395.00	\$61,960.00	\$22,940.00	\$23,350.00	\$18,835.00
Land Use Maps	\$50.00	\$45.00	\$55.00	\$15.00	\$10.00
Lot Splits	\$7,100.00	\$4,550.00	\$5,200.00	\$3,450.00	\$3,600.00
Membership Dues	\$15,005.00	\$15,005.00	\$15,005.00	\$14,876.40	\$19,114.90
Other Income	\$29.40	\$19.35	\$7.25	\$216.24	\$21,067.67
Preliminary Plans	\$62,425.00	\$34,425.00	\$30,842.00	\$21,265.00	\$0.00
Preliminary Site Plans	\$65,587.00	\$10,986.00	\$9,608.00	\$4,714.37	\$17,591.20
Quarterly Installments	\$310,000.00	\$353,301.00	\$210,000.00	\$210,000.00	\$231,000.00
Replats	\$3,645.00	\$3,790.00	\$2,956.00	\$2,555.00	\$7,680.00
Subdivision Regulations	\$30.00	\$25.00	\$60.00	\$35.00	\$5.00
Variances	\$200.00	\$100.00	\$75.00	\$25.00	\$0.00
Economic Development	\$48,493.00	\$63,035.00	\$0.00	\$0.00	\$0.00
<b>Totals</b>	<b>\$559,609.40</b>	<b>\$549,191.35</b>	<b>\$301,398.25</b>	<b>\$282,377.00</b>	<b>\$321,353.77</b>

## 2008 Regional Planning Commission Staff

Robert Craig, AICP, was the Executive Director for the Warren County Regional Planning Commission from June 2002 until January of 2009. Mr. Craig left County government to serve the Village of South Lebanon as their administrator. Mr. Craig is a certified planner with the American Institute of Certified Planners having worked in the planning field since 1981. He has been involved with a variety of public and private sector projects in his career, including:

- Comprehensive plans, growth management plans, and land use regulations,
- Zoning and unified development codes,
- Demographic and development statistics analysis,
- Comprehensive housing plans,
- Capital improvement project budgeting and management (Issue II administration),
- Grants administration,
- Transportation planning,
- Economic development,
- Historic preservation and downtown revitalization,
- Social services needs assessment,
- Library needs assessment,
- Expert testimony on planning, zoning and land use development issues,
- Citizen outreach programs, and
- Multi-jurisdictional coordination.

Mr. Craig has authored several community plans, subdivision regulations, and zoning codes as well as smaller, more specialized projects such as downtown overlay zones, corridor plans, and redevelopment plans. Mr. Craig has extensive experience with planning in Ohio townships and cities. He has a Bachelor's Degree in Land Use Analysis from Eastern Michigan University and a Master's Degree in City and Regional Planning from the Ohio State University. Mr. Craig previously served the county as the representative to the Ohio Kentucky Indiana (OKI) Regional Council of Governments, the coordinator for the State Issue II Grant Program, etc. Mr. Craig is also a member of the American Planning Association and Ohio Planning Conference.

Kimberly A. Lapensee was the Deputy Director for the Warren County Regional Planning Commission from January 2007 until January 2009. Ms. Lapensee was recently appointed the Executive Director upon Mr. Craig's departure from the County. Ms. Lapensee is a member of the American Planning Association and the Ohio Planning Conference and earned her Bachelor's Degree in Urban Planning from the University of Cincinnati. She has been active in the planning profession since 1990. She has worked on planning projects throughout the greater Cincinnati area and has expertise in:

- Comprehensive plans, growth management plans, and land use regulations;
- Zoning and unified development codes;

- Design standards and guidelines;
- Parks and open space planning;
- Site development design and plan reviews;
- Demographic and development statistics analysis;
- Grant writing and administration;
- Disaster planning and training;
- Economic development;
- Capital improvement project budgeting and management (Issue II administration);
- Expert testimony on planning, zoning and land use development issues;
- Citizen outreach programs; and
- Multi-jurisdictional coordination.

Ms. Lapensee has authored several community plans, subdivision regulations, and zoning codes as well as other more specialized projects such as wellhead protection plans, disaster plans, and redevelopment plans. Ms. Lapensee has extensive experience with planning in Ohio townships and cities. In addition to extensive experience with city and township plans, Ms. Lapensee has drafted or assisted with plans for the following areas:

- Warren County Parks, Open Space and Recreation Facilities Plan – Warren County, Ohio;
- Otterbein Master Plan Committee;
- Madeira Land Use Plan/Madeira Subdivision Regulations/Madeira Downtown Revitalization Plan/Madeira Zoning Code/Madeira Parks Master Plan/Madeira-Indian Hill Disaster Plan – City of Madeira, Ohio;
- Trenton Subdivision Regulations/Trenton Zoning Code/Trenton Parks Plan/Trenton Economic Development Plan/Trenton Wellhead Protection Plan – City of Trenton, Ohio;
- Liberty Township Land Use Plan/Liberty Township Zoning Code – Liberty Township, Ohio; and
- Butler County Subdivision Regulations/Butler County Rural Zoning Code/Butler County Wellhead Protection Plan/Butler County Comprehensive Housing Improvement Strategy/Plan (CHIP & CHIS)/Butler County Block Grant Program, Butler County, Ohio Official Thoroughfare Plan Update – Butler County, Ohio.

Robert B. Ware is the Senior Planner for the Warren County Regional Planning Commission. Mr. Ware has worked continually in the planning field since 1977, starting with the Miami Valley Regional Planning Commission (MVRPC). He has been involved with a variety of public sector projects throughout his career and employment with Warren County, including:

- Comprehensive growth management plans;
- Land use suitability analysis and regulations;
- Demographic and development statistics analysis;
- GIS mapping, analyses and computer graphics preparation;
- Thoroughfare plan development;
- Parks and open space planning;
- Citizen outreach programs;

- Multi-jurisdictional coordination;
- Subdivision regulations and plan reviews;
- Site development design and plan reviews; and
- Zoning and unified development codes.

Mr. Ware has a Bachelor's Degree in Urban Planning from the University of Cincinnati and has authored and participated in the preparation of several community plans, zoning codes, downtown revitalization, corridor and redevelopment plans, as well as other specialized works for land use suitability analysis, water quality management planning, stormwater runoff control, floodplain management and soil erosion and sediment control. His knowledge and experience is extensive and continues to expand from his ongoing involvement with land use planning, zoning and development in this region of Ohio. In addition to extensive experience with city and township plans, Mr. Ware has drafted or assisted with plans for the following areas:

- Warren County Comprehensive Plan (Capital Improvements Programming, Housing, and Land Use Elements);
- Various text amendments to the Warren County Subdivision Regulations and Warren County Rural Zoning Code;
- Greene County, Ohio Stormwater Runoff Control Regulations;
- City of Beavercreek Land Use Plan;
- City of Fairborn Land Use Plan; and
- Greene County Thoroughfare Plan.

Sharon Coffman is the Office Coordinator for the Warren County Regional Planning Commission. She has been with the RPC since August of 2006 and was previously employed with the Warren County Child Support Enforcement Agency since December 1999. Ms. Coffman takes care of all our administrative needs from typing correspondence, records retention and payroll, to paying our invoices. She is the backbone of our organization and keeps all of us organized and out of trouble.

## Committees, Teams and Board Memberships

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

- American Institute of Certified Planners (AICP)
- American Planning Association (APA) and Ohio Planning Conference (OPC)
- Deerfield Township Steering Committee for Comprehensive Plan
- County Planning Directors Association of Ohio (CPDAO)
- Ohio City/County Management Association (OCMA)
- OKI Executive Committee
- OKI Intermodal Coordinating Committee
- OKI Transportation/Bicycle Plan Update Committee
- Warren County Housing Coalition
- Warren County Rural Zoning Code Technical Advisory Committee
- Warren County Transit Advisory Committee
- Warren County Interchange Modification Committee
- Warren County Housing Rehabilitation Board
- City of Monroe Steering Committee for Comprehensive Plan
- City of Mason Steering Committee for Comprehensive Plan
- City of Lebanon Steering Committee for Parks Master Plan
- City of Franklin Steering Committee for Comprehensive Plan
- Ohio Public Works Commission (OPWC) Steering Committee
- Warren County Area Progress Council (APC)
- Dayton Area Homebuilders Association (HBA)