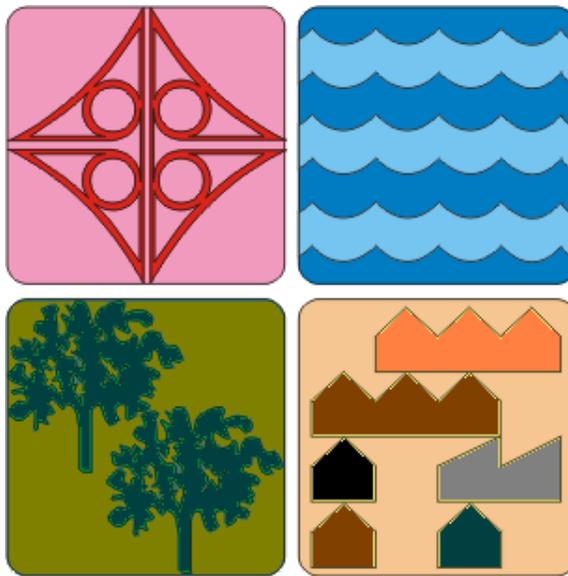


REGIONAL PLANNING COMMISSION ANNUAL REPORT 2011

Warren County, Ohio



Officers

Brian Lazor – Chairman
Jason Millard – Vice Chairman
Stan Williams – Secretary
Pat Arnold South – Treasurer

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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 51-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:

2011-Full Membership – Quarterly Meetings

<i>Organization</i>	<i>Representative</i>
Warren County Commissioners	Tom Ariss Pat Arnold South – Treasurer
Warren County Board of Education	Tom Isaacs
Warren County Emergency Services	Bill Becker
Warren County Engineer	Kurt Weber
Warren County Extension Office	Greg Meyer
Warren County Combined Health District	Duane Stansbury
Warren County Metropolitan Housing	Joy Bankston
Warren County Park District	Larry Easterly
Warren County Sanitary Engineer	Chris Brausch
Warren County Soil & Water Conservation District	Jeff Thomas
City of Carlisle	Sherry Callahan Tim Humphries
City of Franklin	Carl Bray

	Dennis Centers Sonny Lewis
City of Lebanon	Scott Brunka Jason Millard – Vice Chairman
City of Loveland	Tom Carroll Gary Vidmar
City of Mason	Ashley Chance Eric Hansen Brian Lazor - Chairman
City of Middletown	Marty Kohler
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	John Edelman Robert Kidd Jeff Palmer
Deerfield Township	Dan Corey Lois McKnight Pete Patterson Marianne Pressman John Richardson Chris Romano
Franklin Township	Beth Callahan Ronald Ruppert
Hamilton Township	Gary Boeres Jackie Terwilleger
Harlan Township	Mark Shelton
Massie Township	Susan Huddleson
Salem Township	Leland Short
Turtlecreek Township	Michael Shaffer Fred Seeger Joe Wilson
Union Township	Chris Koch
Washington Township	Scott Hagemeyer
Wayne Township	Donald Gus Edwards

The Executive Committee is a sub-committee of the 51-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	Tom Ariss Pat Arnold South – Treasurer

Warren County Engineer	Kurt Weber
Warren County Combined Health District	Duane Stansbury
Warren County Sanitary Engineer	Chris Brausch
Warren County Soil & Water Conservation District	Jeff Thomas
City of Franklin	Sonny Lewis
City of Lebanon	Jason Millard – Vice Chairman
City of Mason	Brian Lazor - Chairman
City of Springboro	Christine Thompson
Village of Waynesville	Bruce Snell
Clearcreek Township	Jeff Palmer
Deerfield Township	Lois McKnight
Hamilton Township	Jackie Terwilleger
Turtlecreek Township	Michael Shaffer
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.

Census Information 2010

The 2010 Census shows that Warren County grew by 34.3 percent over the past decade to 212,693. The growth has changed its status by the state to urban. Hamilton Township is the fastest growing township increasing its population from 9,630 in 2000 to 23,556 in 2010 (145 percent).

Table 1: Population changes (last decade) for Warren County, Cities, Villages and Townships

Jurisdiction	Population		Average Annual Rate of Change (a)
	Census 2010	Census 2000	
Warren County	212,693	158,383	34.3%
Butler	163	231	-29.4%
Carlisle	4,710	4,876	-3.4%
Corwin	421	256	64.5%
Franklin	11,771	11,396	3.3%
Harveysburg	546	563	-3.0%
Lebanon	20,033	16,962	18.1%
Loveland (pt)	792	281	181.9%
Maineville	975	885	10.2%
Mason	30,712	22,016	39.5%
Middletown (pt)	2,700	2,031	32.9%
Monroe (pt)	120	47	155.3%
Morrow	1,188	1,286	-7.6%
Pleasant Plain	154	156	-1.3%
South Lebanon	4,115	2,538	62.1%
Springboro	16,191	12,227	32.4%
Waynesville	2,834	2,558	10.8%
Balance	115,268	80,074	44.0%
Clearcreek	30,265	20,974	44.3%

Deerfield	36,059	25,515	41.3%
Franklin	30,312	27,794	9.1%
Hamilton	23,556	9,630	144.6%
Harlan	4,698	3,627	29.5%
Massie	1,141	1,061	7.5%
Salem	4,389	4,133	6.2%
Turtlecreek	15,143	12,617	20.0%
Union	4,696	4,668	0.6%
Washington	2,717	1,855	46.5%
Wayne	8,180	7,250	12.8%

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.

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.

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 2011, the RPC received new submittals of 7 final plats, 2 preliminary plats, 3 PUD site plan reviews, 1 alternative plat, 21 replats and 46 lot split/7.11transfer applications. In total, 102 new lots were created in 2010 (down from 187 in 2010) by the platting process.

Clearcreek Township

Name	Date Approved BOCC	No. of building lots created
Stone Ridge, Section Six Helffrich Revision	1-13-11	0
Mad Run Estates Replat	6-2-11	1
Whitaker Record Plan	6-14-11	1
Saramy Acres Revision Two	12-20-11	0
Country Brook North Section Six A	12-20-11	-1
Total new lots created		2

Deerfield Township

Name	Date Approved BOCC	No. of building lots created
Palmera Apartments	1-4-11	1
Agile Pursuits Subdivision	3-8-11	0
Long Cove Phase 4B	7-12-11	7
Beacon Hill Phase Three	7-19-11	2
Arbor Square-Block C	7-19-11	2
Beacon Hill Section Three	8-23-11	2
Beacon Hill Phase Four	9-27-11	6
Total new lots created		20

Franklin Township

Name	Date Approved BOCC	No. of building lots created
None		
Total new lots created		0

Hamilton Township

Name	Date Approved BOCC	No. of building lots created
Providence Subdivision Section II Phase II	5-12-11	18
The Estates At Hawthorne Manor Section 3A	6-14-11	0
Little Miami Schoold District Easement Plat	6-16-11	0
Miami Bluffs Section One Phase A	7-12-11	0
The Villages of Hopewell Valley Revision One	7-26-11	0
Heritage At Miami Bluffs Phase 2 Block	10-18-11	3

C		
Fairways At Rivers Glen Replat	12-20-11	0
Wedgewood Block "S" Subdivision Revision One	12-20-11	-1
Total new lots created		20

Harlan Township

Name	Date Approved BOCC	No. of building lots created
None		0
Total new lots created		0

Salem Township

Name	Date Approved BOCC	No. of building lots created
None		
Total new lots created		0

Turtlecreek Township

Name	Date Approved BOCC	No. of building lots created
Liberty Heights Revision	4-28-11	0
Shaker Run Section Three Phase B	9-20-11	5
Shaker Run Section One Phase G	10-25-11	9
Shaker Run Section Four Phase A	10-25-11	44
Total new lots created		58

Union Township

Name	Date Approved BOCC	No. of building lots created
Kings Acres Section One Revision One Replat	8-23-11	2
Total new lots created		2

Washington Township

Name	Date Approved BOCC	No. of building lots created
None		
Total new lots created		0

Wayne Township

Name	Date Approved BOCC	No. of building lots created
None		0
Total new lots created		0

Zoning Activity

The Regional Planning Commission staff reviews and makes comments on any new site plans (commercial type uses) that are located within the townships that have County zoning jurisdiction that require approval by the Board of County Commissioners. This review requires communication with the zoning department staff. The staff strives to balance the common good with the rights of private property owners while assuring compliance with established development standards. In 2011, the staff processed and made 7 site plan recommendations to the Warren County zoning department.

The zoning department staff processed 503 zoning applications in 2011. They break down as follows:

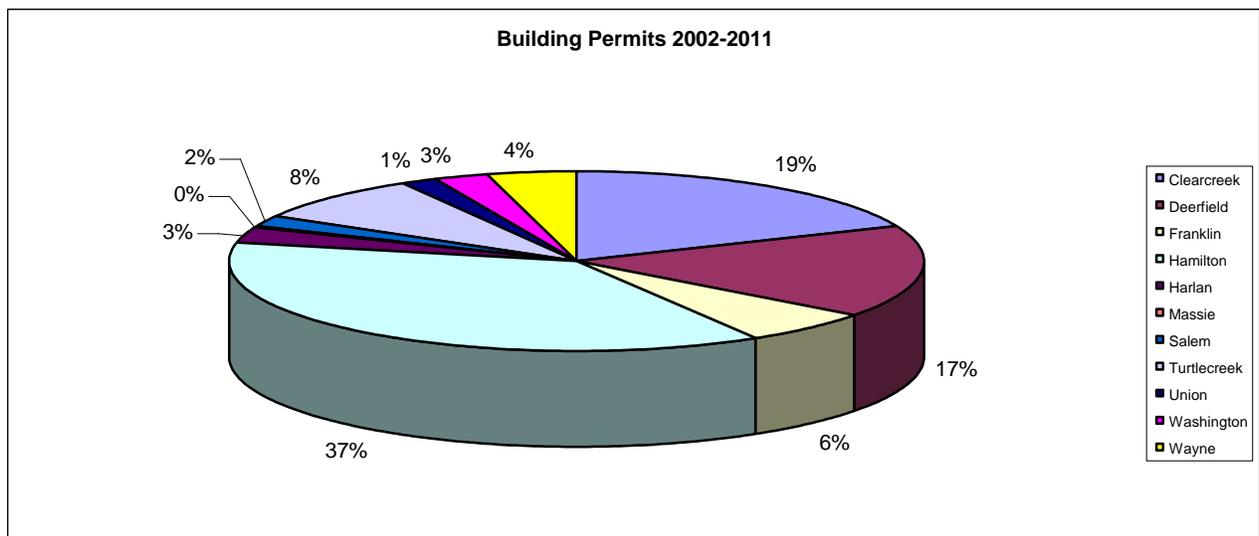
Applications	Total	Franklin	Harlan	Turtlecreek	Union	Washington
Mobile Home	0	0	0	0	0	0
Wind Turbines	0	0	0	0	0	0
New Construction	78	18	8	33	6	13
Flood for Other Townships	356					
Swimming Pools	17	5	2	7	1	2
Permanent Signs	3	1	0	2	0	0
Temporary Signs	0	0	0	0	0	0
Tents	2	0	0	2	0	0
Home Occupations	0	0	0	0	0	0
Agricultural Buildings	1	0	0	0	0	1
Bed & Breakfast	0	0	0	0	0	0
Telecommunication Towers	1	0	0	1	0	0
Accessory Buildings	26	9	5	7	2	3
Decks	13	3	1	8	1	0
Site Plan Reviews	4	2	1	0	1	0
Rezoning Applications	1	0	0	0	1	0
Appeals Applications	0	0	0	0	0	0
Subdivision Reviews	1	0	0	0	1	0
Total Applications	503	38	17	60	13	19

The RPC staff continued to work with the zoning department staff and the zoning commission on the re-write of the Warren County Zoning Code and completed the process in 2011. The Warren County Board Of Commissioners approved the Zoning Code on December 20, 2011. The County's zoning code affects only 5 townships – Franklin, Harlan, Turtlecreek, Union and Washington – that are mentioned above.

Building Permit Activity

The Warren County Building Department staff reviews all building permits for new construction, additions, accessory structures and new electric services in all of the townships across Warren County. In 2011, the staff processed 307 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	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Total
Clearcreek	230	249	256	271	213	134	97	97	122	107	1776
Deerfield	325	289	279	295	159	122	55	30	37	28	1619
Franklin	47	62	106	127	85	61	40	30	13	13	584
Hamilton	618	611	570	557	333	270	208	205	99	66	3537
Harlan	47	53	51	38	21	16	10	7	7	6	256
Massie	7	6	6	4	6	0	2	2	0	0	33
Salem	31	23	23	22	39	11	16	21	9	4	199
Turtlecreek	77	92	88	97	104	121	78	45	47	55	804
Union	27	13	11	2	6	6	35	30	4	4	138
Washington	39	51	47	53	27	9	4	4	6	2	242
Wayne	51	52	72	63	45	49	13	17	26	22	410
Total	1499	1501	1509	1529	1038	799	558	488	370	307	9598



Grants

Grants Administration – Housing Program

Program Income

Program income is just as the name suggests. It is income that has come back into the county from past programs. The concept of the Community Housing Improvement Programs (CHIP) is to lend down payment assistance money to first time homebuyers to purchase a home. Upon the sale or refinance of the house, our assistance funds are reimbursed to us. Those reimbursed funds are considered Program Income. This is a revolving loan fund (RLF). We may then use those funds again to help another household to purchase a house under the same conditions; the funds are returned to us upon the sale or refinance of the house.

Because the original programs came from three sources of funds, with specific conditions, we must keep the Program Income separate also. Two of the sources are federally funded. The CDBG (Community Development Block Grant) funds may be used for down payment assistance, total rehab of a house or home repair. The HOME funds may only be used for down payment assistance or total rehab. It may NOT be used for home repair. The third source is from the State of Ohio – Ohio Housing Trust Fund. Those funds may be used for down payment assistance and home repair.

Approximately 85% of our Program Income was originally federally funded. We do have to send in status reports every 6 months on all funds. If we get too big of a “bank” with no activity, we will have to return the funds to the state. These funds would then be disbursed to other communities within the state.

In 2011, our CDBG Program Income dollars funded two home repair projects, totaling \$6,831. These home repairs included co-funding with the Council on Aging the installation and hook up of a water line, and the repairing and sanitizing of a cistern.

Neighborhood Stabilization Program (NSP)

The NSP is our current, most active, housing program. This funding is to purchase, rehab and resell houses that have been foreclosed upon and are empty. The purpose of the program is to not let these houses sit empty in order to keep from property values going down and to deter vandalism.

This funding is also to demolish structures that have been condemned, for the same purposes.

The NSP was opened for applications in February, 2009. After the award of funding and the signing of contracts/agreements, the preliminary work to be accomplished before the actual expenditure of funds, included, but was not limited to, historical reviews, inspections, writing of bid specifications for demolition and submitting purchase contracts and rehab

specifications on foreclosed houses. Although none of the NSP funds were actually expended in 2009, by July 2010, 85% of our \$1.215 million project allocation had been earmarked with set up forms for units.

By the end of December, 2011, a total of 11 condemned units has been demolished, 4 houses had been completed in the ARR program, 4 more had been purchased with rehab in progress, and two families had received down payment assistance

Statistics for entire Housing Program – since 1996

Total Clients	Open Cases	Amount Outstanding	# of clients lost	Amount of \$ lost
177	108	1,682,025	8 (5%)	\$86,334.00

Grants Administration – CDBG Program

About the Program

The Community Development Block Grant Program (CDBG) is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program is one of the longest continuously run programs at HUD. The CDBG program provides annual grants on a formula bases to 1209 general units of local governments and States.

The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses. The CDBG program is an important tool for helping local governments tackle serious challenges facing their communities. The CDBG program has made a difference in the lives of millions of people and their communities across the Nation.

Eligible Activities

Over a 1, 2, or 3-year period, as selected by the grantee, not less than 70 percent of the CDBG funds must be used for activities that benefit low-and moderate-income persons. In addition, each activity must meet one of the following national objectives for the program: benefit low-and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

Warren County has received funding each year for the CDBG program through the Small Cities program. In 2009, Warren County started receiving funding through the Entitlement

Program, which is now a direct allocation from the Department of Housing and Urban Development (HUD). In 2011, Warren County was awarded \$649,259.00 and was allocated to the following communities:

<i>Amount</i>	<i>Political Jurisdiction and Project</i>
\$53,922.00	Franklin Township – Street Improvements
\$93,614.00	Vlg of Harveysburg – Street Improvements & water main
\$280,842.00	City of Lebanon – W. Mulberry St. Improvements
\$26,212.00	Vlg of Pleasant Plain – Storm Water Improvements
\$43,062.00	Vlg of South Lebanon – Street Improvements
\$37,446.00	Interfaith Hospitality Network – Public Service
\$114,161.00	Administration and Fair Housing
\$649,259.00	Total Allocation

In 2011, \$556,021.15 in FY2009 & 2010 CDBG dollars were expended and \$2,217,717.50 in other Federal, State, and local dollars were expended. The following improvements were completed in 2011:

<i>Number of linear feet</i>	<i>Type of improvement</i>
20,863 linear feet	Street improvements (Franklin Twp & Wayne Twp, Village of Morrow)
3,950 linear feet	Curbs & Sidewalk (Morrow)
21	Street lights (Morrow)
307 linear feet	Storm sewer installed (Morrow)
8	Catch basins installed (Morrow)
616	Domestic violence assistance (ARCS)
151	Homeless individuals assisted (IHN)

Grants Administration – Warren County Transit Program

Warren County Transit Service (WCTS) provides on-demand curb-to-curb transportation services to anyone within Warren County to any location in Warren County and limited service to Dayton and three (3) points in Middletown. WCTS provides service Monday through Friday 6:00 a.m. to 6:30 p.m. WCTS is a service of the Warren County Board of Commissioners with financial assistance provided by the Federal Transit Administration (FTA) and the Ohio Department of Transportation (ODOT). The current operator for WCTS is Universal Transportation Systems. WCTS is a convenient, low-cost public transportation for anyone in Warren County regardless of age or income.

In 2011, there were 51,829 one-way passenger trips completed with 628,997 total miles driven. The total cost to operate the transit program in 2011 was \$1,093,648.78. Revenues received in 2011 include:

<i>Revenue Source</i>	<i>Amount received</i>
Passenger Fares	\$ 80,058.01
Contract service revenue	\$ 21,283.00
Local Cash Grants & Reimbursements	\$326,164.77
State Senior Citizens Fare Assistance	\$ 22,488.00
Federal and State Operating Funds Assistance	\$643,655.00
<i>Total Revenues</i>	<i>\$1,093,648.78</i>

In 2011, WCTS also replaced eight (8) vehicles at a total cost of \$343,696.

Grants Administration – OPWC Program

The Ohio Public Works Commission (OPWC) was created to assist in financing local public infrastructure improvements under the State Capital Improvements Program (SCIP) and the Local Transportation Improvements Program (LTIP). These programs provide financial assistance to local communities for the improvement of their basic infrastructure systems. Through the two programs the Commission provides grants, loans, and financing for local debt support and credit enhancement. Eligible projects include improvements to roads, bridges, culverts, water supply systems, wastewater systems, storm water collection systems, and solid waste disposal facilities.

The Warren County Regional Planning Commission is the clearinghouse for all OPWC funded projects. The Executive Committee approves a three-year plan each year and recommends projects for funding each August. In 2011, the projects listed below received funding through the local district office:

Projects Funded for Construction Year 2011

<i>Jurisdiction</i>	<i>Project</i>	<i>Total Cost</i>	<i>OPWC Funding</i>
City of Mason	US 42 Widening Butler Warren to Tylersville	7,794,846	978,714
Warren County Engineers Office	WAR 59-0.00 Bethany Rd	6,820,000	536,888
City of Franklin	Second St.-Deardoff Rd to Commerce Center	1,417,982	694,811
City of Springboro	W. Factory Rd Improvements	1,147,050	562,050
Clearcreek Township	Mound Ct. Reconstruction	876,895	280,000
Hamilton Township	Nunner Rd. Widening	825,000	825,000 SCIP loan
<i>Total</i>		<i>18,881,773</i>	<i>3,877,463</i>

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. The staff is working on a new plan that should be completed in 2012.

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. The staff is working on a new plan that should be completed in 2012

* Land Use Plans scheduled for updates in 2012 and 2013.

Warren County Comprehensive Plan Status

The Warren County Comprehensive Plan was adopted by the RPC on October 11, 2011. The Warren County Commissioners approved the adoption on November 15, 2011.

Warren County Combined Land Use Plan

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

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 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

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.

Warren County Strategic Technology Plan

An eCommunity Leadership Team was formed under the direction of Connect Ohio, to identify the community's strengths and weaknesses and cast a vision for a future that takes full advantage of high-speed connectivity. This team developed strategies to affect positive change and lead the effort to install specific solutions to take advantage of the opportunities available to Warren County. In assessing the situation and working to identify key projects to effectively bring Broadband throughout Warren County, leaders have considered issues of Availability, Affordability, Adoption, Awareness and Applications that may be needed to bring the full benefit of the Internet to its businesses and citizens.

Warren County Emergency Operations Plan

A steering committee made up of just about every department across the county has been formed to update the Emergency Operations Plan through the Emergency Services Department. This plan was recently updated in 2005, but must be updated again to comply with the mandates of the Federal Disaster Mitigation Act of 2000, and satisfy the requirements of FEMA and the Ohio EMA, as well as meet the need of all of Warren County. This document predetermines, to the extent possible, actions to be taken by Warren County, and by cooperating organizations, to prevent disasters if possible, to reduce the vulnerability of Warren County residents to disasters that may strike, to establish capabilities for protecting citizens from the effects of disasters and to provide for recovery in the aftermath of any emergency involving extensive damage or other debilitating influence on the normal pattern of life within Warren County.

Financials

2011 RPC Revenue Sources

Planning Services	\$ 350.00
Filing Fees	\$ 45,632.00
Membership Dues	\$ 20,881.10
Commissioners Contributions	\$226,034.00
Other Income	\$ 3,573.70
Carry-over from 2010	\$234,129.76

Total RPC Revenue \$530,600.56

2011 RPC Operating Expenses

Personnel	\$236,405.03
Non-Personnel	\$ 24,799.72
Total RPC Expenses	\$261,204.75

Total Budget for 2011 \$269,700.00

Ending Year Balance \$269,045.81

Five-Year Income Comparison 2007 through 2011

<i>RPC Income</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>
Alternative Plats	\$1,025.00	\$1,450.00	\$400.00	\$650.00	\$254.00
Concept Plans	\$200.00	\$0.00	\$0.00	\$200.00	\$0.00
Dedication Plats	\$650.00	\$1,000.00	\$0.00	\$750.00	\$0.00
Final Plats	\$23,350.00	\$18,835.00	\$5,650.00	\$11,550.00	\$8,646.00
Land Use Maps	\$15.00	\$10.00	\$0.00	\$0.00	\$0.00
Lot Splits	\$3,450.00	\$3,600.00	\$4,200.00	\$2,300.00	\$3,897.00
Membership Dues	\$14,876.40	\$19,114.90	\$20,020.80	\$20,533.90	\$20,881.10
Other Income	\$216.24	\$21,067.67	\$8,289.87	\$23,792.20	\$3,756.70
Preliminary Plans	\$21,265.00	\$0.00	\$0.00	\$32,300.00	\$19,659.00
Preliminary Site Plans	\$4,714.37	\$17,591.20	\$41,579.50	\$6,055.00	\$4,405.00
Quarterly Installments	\$210,000.00	\$231,000.00	\$237,930.00	\$226,034.00	\$226,034.00
Replats	\$2,555.00	\$7,680.00	\$8,050.00	\$5,380.00	\$8,588.00
Subdivision Regulations	\$35.00	\$5.00	\$0.00	\$20.00	\$0.00
Variances	\$25.00	\$0.00	\$0.00	\$300.00	\$0.00
Totals	\$282,377.01	\$321,353.77	\$326,120.17	\$329,865.10	\$296,120.80

2011 Regional Planning Commission Staff

Stanley C. Williams was appointed Executive Director in September 2010 upon the departure of Kim Lapensee. Mr. Williams comes to us with extensive experience in land use and comprehensive planning. Mr. Williams is a member of the American Planning Association and The American Institute of Certified Planners. Stan earned his Bachelor's of Arts, Public Administration in 1993 at Florida International University and his Master's of Science in Urban and Regional Planning in 1996 at the University of Tennessee at Knoxville.

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). Mr. Ware served as Acting Director from May 2010 until September 2010. He has been involved with a variety of public sector projects throughout his career and employment with Warren County.

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:

Sharon Coffman is the Office Manager 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 and human resource needs and keeps the office running smoothly.

Garrett Burns was a Part time Planner I from January 4, 2011 until July 7, 2011. Garrett graduated from Miami University with a degree in Urban Planning.

Christine Celsor was a Part time Planner I from September 6, 2011 to December 29, 2011. Ms. Celsor has a Masters of Community Planning from the University of Cincinnati. She has experience in transportation planning, subdivision/development review, zoning administration and GIS analysis.

The RPC also had several interns throughout 2011, each bringing their own knowledge and ideas to our office. Among these were **Philip Hagee, Olena Plyushch, Graham Gilmer, Daniel Kamenar and Matt Obringer.**

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
- Warren County Housing Advisory Committee
- Warren County Technology Plan Steering Committee
- Warren County Emergency Operations Plan Steering Committee
- 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)