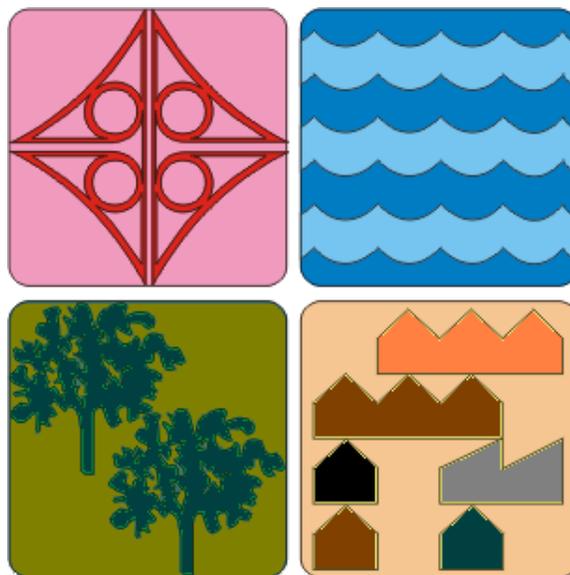


REGIONAL PLANNING COMMISSION ANNUAL REPORT 2012

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 54-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	Rick Murray
Warren County Engineer	Kurt Weber
Warren County Extension Office	Greg Meyer
Warren County Combined Health District	Duane Stansbury
Warren County Metropolitan Housing	Jacqueline Adkins
Warren County Park District	Larry Easterly
Warren County Sanitary Engineer	Chris Brausch
Warren County Soil & Water Conservation District	Jeff Thomas
City of Carlisle	Bryan Green Greg Wallace
City of Franklin	Carl Bray

	Dennis Centers Sonny Lewis
City of Lebanon	Jason Millard – Vice Chairman
City of Loveland	Tom Carroll Gary Vidmar
City of Mason	Ashley Chance Eric Hansen Brian Lazor – Chairman Kurt Seiler
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	Patricia Higgins
Clearcreek Township	Robert Kidd Jeff Palmer Dan Puthoff
Deerfield Township	Dan Corey Lois McKnight Pete Patterson Marianne Pressman John Richardson Chris Romano Hayfaa Wadih
Franklin Township	Beth Callahan Greg Sample
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 54-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	Patricia Higgins
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 2011 (estimated)

The Estimated 2011 Census shows that Warren County grew by 0.8 percent over the past year to 214,910.

2012 Census information is not available at this time.

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

Jurisdiction	Population		Average Annual Rate of Change (a)
	Census 2010	Census 2011 (estimated)	
Warren County	212,693	214,910	0.8%
Butler	163	165	1.0%
Carlisle	4,710	4,761	0.9%
Corwin	421	424	0.6%
Franklin	11,771	11,869	0.8%
Harveysburg	546	551	0.7%
Lebanon	20,033	20,242	0.8%
Loveland (pt)	792	800	0.8%
Maineville	975	986	0.9%
Mason	30,712	31,039	0.9%
Middletown (pt)	2,700	2,731	0.9%
Monroe (pt)	120	122	1.3%
Morrow	1,188	1,200	0.8%
Pleasant Plain	154	156	1.0%
South Lebanon	4,115	4,166	0.8%
Springboro	16,191	16,363	0.8%
Waynesville	2,834	2,863	0.8%
Clearcreek	14,074	14,225	0.9%
Deerfield	36,059	36,447	0.9%

Franklin	11,131	11,718	0.8%
Hamilton	16,531	21,034	0.9%
Harlan	4,381	4,429	0.9%
Massie	595	601	0.8%
Salem	3,699	3,234	0.8%
Turtlecreek	15,447	14,666	0.6%
Union	2,351	2,369	0.9%
Washington	2,717	2,746	0.9%
Wayne	4,925	4,976	0.8%

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 2012, the RPC received new submittals of 14 final plats, 6 preliminary plats, 15 PUD site plan reviews, 2 alternative plat, 22 replats, 1 concept plan, 1 Right of Way Dedication, 29 lot split/7.11transfer applications and 2 extension requests. In total, **162** new lots were created in 2012 (**up from 102** in 2011) by the platting process.

Clearcreek Township

Name	Date Approved BOCC	No. of building lots created
Stone Ridge, Section Six Helffrich Revision	1-13-12	0
Soraya Farms Lifestyle Community Section 1 Revision Number 1	3-8-12	0
Soraya Farms Lifestyle Community Section 1 Revision Number 2	3-8-12	0
Soraya Farms Section 1 Revision Number 1	3-8-12	0
Clearcreek Acres-Allen One	4-3-12	0
Gitzinger Plat, Phase 2	5-8-12	1
The Villages of Winding Creek-The Boulevards at Winding Creek Section 1	10-18-12	50
Total new lots created		51

Deerfield Township

Name	Date Approved BOCC	No. of building lots created
Palmera Apartments	1-4-12	0
The Woods Section Ten	1-17-12	-1
Kings Island Commercial Center Sec C	2-7-12	2
Loveland Park Subdivision 2 nd Map Brayton Revision	4-17-12	1
Beacon Hill Phase 5	5-3-12	2
Beacon Hill Section 4	7-17-12	4
Deerfield Crossing Section Eight	9-18-12	1
Lifetime Fitness Park	10-9-12	4
Beacon Hill Phase Six	10-16-12	4
Utility Easement Plat for Palmera Apartments	10-23-12	0
Deerfield Crossing Section Nine	12-13-12	0
Total new lots created		17

Franklin Township

Name	Date Approved BOCC	No. of building lots created
Wells Knoll Estates Section Three	3-8-12	0
Total new lots created		0

Hamilton Township

Name	Date Approved BOCC	No. of building lots created
Regency Park Section 9 Block B	1-17-12	13
The Estates At Hawthorne Manor Section 3A	6-14-11	0
Heritage at Miami Bluffs Phase 3, Block "C" Part 1	2-28-12	2
Eagles Pointe Section 2 Phase B	3-20-12	0
Fairways at Rivers Glen-Stillson Revision	4-19-12	0
Gorman Vineyards	7-31-12	1
The Estates at Hawthorne Manor Sec 4	8-16-12	15
Heritage at Miami Bluffs Phase 3, Block "C", Part 2	8-16-12	20
Miami Bluffs, Sec 10, Revision One, Replat of Lots 295 & 296	11-15-12	0
Total new lots created		51

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
Shaker Run Section Three Phase C	6-26-12	2
The Estates of Keever Creek Section 1 Phase 1B	7-10-12	2
Green-McGowan Acres	7-31-12	1
Lane Airpark Revision Two	9-18-12	0
The Estates of Keever Creek Section 1 Phase 1C	9-20-12	2
Trails of Shaker Run-Section Eight	12-27-12	34
Total new lots created		41

Union Township

Name	Date Approved BOCC	No. of building lots created
Homan Lebanon Farms Plat Replat	3-20-12	1

Turtlecreek-Union Rd R/W Ded Plat	3-20-12	0
Woodshill Estates Subdivision	12-27-12	0
Total new lots created		1

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
Kenrick Rd Estates Section Two Barkley Snider Revision	9-27-12	0
Garrett Acres	10-18-12	1
Creekview Acres R/W Dedication	12-4-12	0
Total new lots created		1

Zoning Activity

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

The zoning department staff processed 880 zoning applications in 2012. They break down as follows:

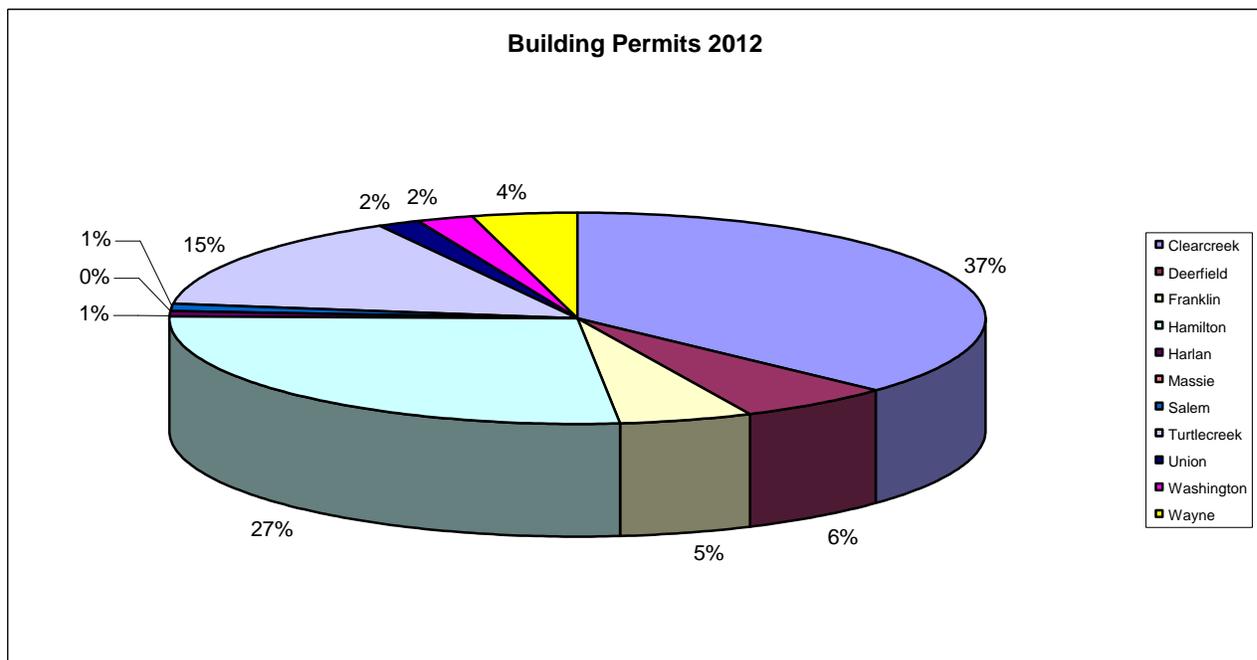
Applications	Total	Franklin	Harlan	Turtlecreek	Union	Washington
Mobile Home	1	0	1	0	0	0
Wind Turbines	0	0	0	0	0	0
New Construction	125	22	7	68	9	19
Flood for Other Townships	544					
Swimming Pools	25	6	3	10	1	5
Permanent Signs	3	1	0	2	0	0
Temporary Signs	0	13	5	16	4	5
Tents	2	0	0	2	0	0
Home Occupations	2	2	0	0	0	0
Agricultural Buildings	15	1	4	4	0	6
Bed & Breakfast	0	0	0	0	0	0
Telecommunication Towers	3	0	1	1	1	0
Accessory Buildings	72	19	16	21	6	10
Decks	19	7	1	10	1	0
Site Plan Reviews	9	4	1	3	1	0
Rezoning Applications	3	2	0	0	1	0
Appeals Applications	6	1	2	1	1	1
Subdivision Reviews	8	1	3	2	1	1
Total Applications	880	79	44	140	26	47

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	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total
Clearcreek	249	256	271	213	134	97	97	122	107	126	1672
Deerfield	289	279	295	159	122	55	30	37	28	21	1315
Franklin	62	106	127	85	61	40	30	13	13	18	555
Hamilton	611	570	557	333	270	208	205	99	66	92	3011
Harlan	53	51	38	21	16	10	7	7	6	3	212
Massie	6	6	4	6	0	2	2	0	0	0	26
Salem	23	23	22	39	11	16	21	9	4	4	172
Turtlecreek	92	88	97	104	121	78	45	47	55	50	777
Union	13	11	2	6	6	35	30	4	4	6	117
Washington	51	47	53	27	9	4	4	6	2	8	211
Wayne	52	72	63	45	49	13	17	26	22	14	373
Total	1501	1509	1529	1038	799	558	488	370	307	342	8441



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 2012, our Program Income dollars were not called upon to fund any qualifying projects.

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 2012, a total of 18 condemned units has been demolished, 10 houses had been completed in the ARR program and two families had received down payment assistance. This will be the final statistics because the program completion date is January 31, 2013.

Statistics for entire Housing Program – since 1996

Total Clients	Open Cases	Amount Outstanding	# of clients lost	Amount of \$ lost
177	108	1,650,272	11 (6%)	\$124,569.00

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 2012, Warren County was awarded \$739,925.00 and was allocated to the following communities:

<i>Amount</i>	<i>Political Jurisdiction and Project</i>
\$124,000.00	Village of Morrow - Street Improvements
\$90,895.00	Village of Pleasant Plain - Storm Sewer Installation

\$82,800.00	Village of South Lebanon - Street Improvements
\$130,460.00	Deerfield Township - Street Improvements
\$101,430.00	Union Township - Storm Sewer Installation
\$29,352.00	Abuse & Rape Crises Center – Public Service
\$5,000.00	Deardoff Senior Center – Energy Efficiency Improvements
\$40,000.00	Interfaith Hospitality Network – Public Service
\$125,988.00	Administration and Fair Housing
\$10,000.00	To be reallocated
<i>\$739,925.00</i>	<i>Total Allocation</i>

In 2012, \$637,336.20 was expended for current and previous years' CDBG projects.

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 2012, there were 47,949 one-way passenger trips completed with 539,341 total miles driven. The total cost to operate the transit program in 2012 was \$1,081,329.40. Revenues received in 2012 include:

<i>Revenue Source</i>	<i>Amount received</i>
Passenger Fares including contracted services	\$ 99,147.00
Local Cash Grants & Reimbursements	\$ 31,857.46
State Senior Citizens Fare Assistance	\$ 22,444.00
Federal and State Operating Funds Assistance	\$ 592,613.00

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. This year the board voted to approve a two-year plan. In 2012, the projects listed below received funding through the local district office:

Projects Funded for Construction Year 2012

<i>Jurisdiction</i>	<i>Project</i>	<i>Total Cost</i>	<i>OPWC Funding</i>
Village of South Lebanon	Water System Improvements	180,000	88,200
City of Franklin	SR 123 Park Entrance turn lane	140,438	70,079
Clearcreek Township	Columbia Road Reconstruction	1,983,407	550,519
City of Springboro	Pennyroyal Road-West End Roadway Improvements	784,120	384,120
City of Franklin	Mackinaw Subdivision Sanitary Sewer Improvement	306,450	180,805
Village of Carlisle	SR 123, Phase X	1,326,325	233,929
Village of Harveysburg	Harveysburg Rd Widening project	520,070	333,017
<i>Total</i>		<i>5,240,810</i>	<i>1,840,669</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. The updated Comprehensive Plan will be completed in 2013.

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 completed the new Comprehensive Plan and the Salem Township Trustees will approve in February of 2013.

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 completed the Comprehensive Plan and the Wayne Township Trustees approved the plan August 7, 2012.

* Land Use Plans scheduled for updates in 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.

Analysis of Impediments to Fair Housing

RPC staff worked together to complete the Analysis of Impediments (AI) to Fair Housing Choice (FHC). This is a federally mandated assessment that provides the foundation for Fair Housing Planning (FHP) and development of safe, affordable housing within the community. The AI presents the current state and situation of housing and provides policymakers, stakeholders and members of the larger community an evaluation of specific needs and potential programs, policies and corrective actions to address local housing issues. The purpose of the AI is to increase housing

choice across the county to guarantee equal access and identify problems that impede choice and therefore restrict personal, educational, employment, or other goals. The intent of the AI is to support FHP by identifying impediments to FHC in the public and private sector. At its core the AI is an assessment of conditions, both public and private, affecting FHC for all protected classes.

Financials

2012 RPC Revenue Sources

Planning Services	\$ 11,987.50
Filing Fees	\$ 79,083.00
Membership Dues	\$ 21,041.80
Commissioners Contributions	\$226,034.00
Other Income	\$ 1,032.01
Carry-over from 2010	\$269,045.81

Total RPC Revenue \$608,222.81

2012 RPC Operating Expenses

Personnel	\$258,877.16
Non-Personnel	\$ 25,964.34
Total RPC Expenses	\$284,841.50

Total Budget for 2012 \$293,935.00

Ending Year Balance \$323,195.62

Five-Year Income Comparison 2008 through 2012

<i>RPC Income</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>
Alternative Plats	\$1,450.00	\$400.00	\$650.00	\$254.00	\$710.00
Concept Plans	\$0.00	\$0.00	\$200.00	\$0.00	\$202.00
Dedication Plats	\$1,000.00	\$0.00	\$750.00	\$0.00	\$202.00
Final Plats	\$18,835.00	\$5,650.00	\$11,550.00	\$8,646.00	\$17,029.00
Land Use Maps	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00
Lot Splits	\$3,600.00	\$4,200.00	\$2,300.00	\$3,897.00	\$2,582.00
Membership Dues	\$19,114.90	\$20,020.80	\$20,533.90	\$20,881.10	\$21,041.80
Other Income	\$21,067.67	\$8,289.87	\$23,792.20	\$3,756.70	\$13,019.51
Preliminary Plans	\$0.00	\$0.00	\$32,300.00	\$19,659.00	\$13,958.00
Preliminary Site Plans	\$17,591.20	\$41,579.50	\$6,055.00	\$4,405.00	\$35,707.00
Quarterly Installments	\$231,000.00	\$237,930.00	\$226,034.00	\$226,034.00	\$226,034.00
Replats	\$7,680.00	\$8,050.00	\$5,380.00	\$8,588.00	\$8,693.00
Subdivision Regulations	\$5.00	\$0.00	\$20.00	\$0.00	\$0.00
Variances	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00
Totals	\$321,353.77	\$326,120.17	\$329,865.10	\$296,120.80	\$339,177.00

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.

Matthew Obringer is a Part time Planner I. He started as an intern in 2011 and was hired in January of 2012. Matt has a Bachelor of Science from Wright State University.

Daniel Geroni was hired in January 2012 as a Part time Planner I. Daniel has a Masters of City and Regional Planning from the Ohio State University.

The RPC also had several interns throughout 2012, each bringing their own knowledge and ideas to our office. Among these were **Yulin Tsou, Huaiqing Han, Bobby Tyra and Daria Branham.**

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)