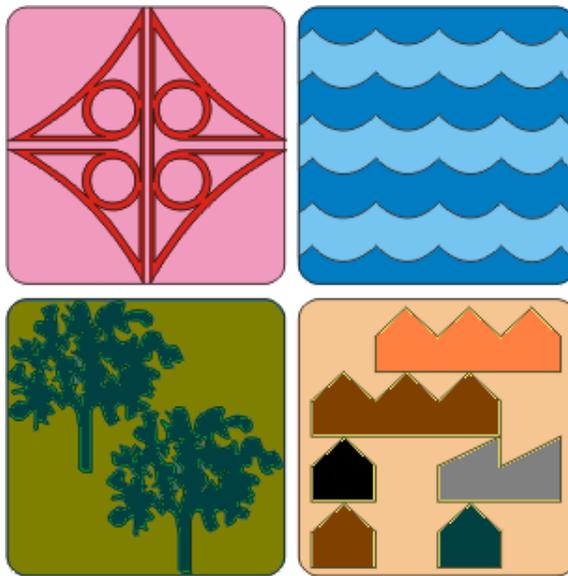


REGIONAL PLANNING COMMISSION ANNUAL REPORT 2013

Warren County, Ohio



Officers

Brian Lazor – Chairman
Chris Brausch – 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 57-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	Michael Bunner
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 Franklin	Carl Bray Dennis Centers Sonny Lewis

City of Lebanon	Pat Clements Sam Hill
City of Loveland	Tom Carroll Eva Parker
City of Mason	Ashley Chance Eric Hansen Brian Lazor – Chairman Kurt Seiler
City of Middletown	Marty Kohler
City of Monroe	Casey Sparks
City of Springboro	Barry Conway Christine Thompson
Village of Carlisle	Bryan Green Greg Wallace
Village of Corwin	Benny Purkey
Village of Harveysburg	Faith Ann Sorice
Village of Morrow	Michael Erwin
Village of South Lebanon	Linda Allen
Village of Waynesville	Patricia Higgins
Clearcreek Township	Robert Kidd Jeff Palmer Dennis Pickens
Deerfield Township	Dan Corey Brian Leary Lois McKnight Pete Patterson John Richardson Chris Romano Hayfaa Wadih
Franklin Township	Beth Callahan Greg Sample
Hamilton Township	Gary Boeres Jackie Terwilleger
Harlan Township	Mark Shelton
Massie Township	David Crisenbery
Salem Township	Mike Kassalen
Turtlecreek Township	Fred Grimm Robert Haas Michael Shaffer
Union Township	Chris Koch
Washington Township	Scott Hagemeyer
Wayne Township	Donald Gus Edwards Stephen Foley

The Executive Committee is a sub-committee of the 57-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 – Vice Chairman
Warren County Soil & Water Conservation District	Jeff Thomas
City of Franklin	Sonny Lewis
City of Lebanon	Sam Hill
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 2012 (estimated)

The Estimated 2012 Census shows that Warren County grew by 0.8 percent over the past year to 214,910.

2013 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 2011 (estimated)	Census 2012 (estimated)	
Warren County	214,910	217,241	0.9%
Butler	165	164	0.3%
Carlisle	4,761	4,822	1.0%
Corwin	424	430	0.9%
Franklin	11,869	11,819	0.2%
Harveysburg	551	545	-0.1%
Lebanon	20,242	20,387	0.8%
Loveland (pt)	800	804	0.7%
Maineville	986	1,005	1.4%
Mason	31,039	31,091	0.5%
Middletown (pt)	2,731	2,716	0.3%
Monroe (pt)	122	125	1.8%
Morrow	1,200	1,218	1.1%
Pleasant Plain	156	158	1.1%
South Lebanon	4,166	4,182	1.2%
Springboro	16,363	16,415	0.6%
Waynesville	2,863	2,917	1.3%
Clearcreek	14,225	14,510	1.4%
Deerfield	36,447	37,226	1.4%
Franklin	11,718	11,941	1.3%

Hamilton	21,034	21,505	1.4%
Harlan	4,429	4,516	1.4%
Massie	601	614	1.4%
Salem	3,234	3,292	1.3%
Turtlecreek	14,666	14,556	0.0%
Union	2,369	2,414	1.3%
Washington	2,746	2,798	1.3%
Wayne	4,976	5,071	1.3%

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 2013, the RPC received new submittals of 13 final plats, 4 preliminary plats, 10 PUD site plan reviews, 8 alternative plat, 23 replats, 0 concept plan, 0 Right of Way Dedication, 36 lot split/7.11transfer applications and 1 extension requests.

In total, **184** new lots were created in 2013 (**up from 162** in 2012) by the platting process.

Clearcreek Township

Name	Date Approved BOCC	No. of building lots created
Stokes Reserve Section Five	2-5-13	0
Stokes Reserve Section Five A	3-26-13	0
Glenridge, Section 6B	5-7-13	20
Stone Ridge Section Five A	6-18-13	-1
Country Brook North Section Seven	8-13-13	20
The Villages of Winding Creek, The Boulevards of Winding Creek Section Three	8-20-13	21
The Villages of Winding Creek, Turning Leaf at Winding Creek Section Three	10-3-13	26
Cypress Ridge Subdivision Phase V Replat of Lot 113A	10-8-13	1
Soraya Farms Lifestyle Community Section 1, Revision 3	10-15-13	0
Total new lots created		87

Deerfield Township

Name	Date Approved BOCC	No. of building lots created
Walnut Meadows	2-21-13	10
Kings Mills Baptist Church	5-28-13	0
GA Subdivision	6-4-13	1
Long Cove Phase 4C	6-4-13	7
Governors Point North Section Three Revision No. 2	6-4-13	1
Long Cove Phase 3A Replat of Lots 46 & 47	7-30-13	-1
Raga Subdivision	8-27-13	1
Afton Falls, Section 3B	9-3-13	0
Beacon Hill, Phase Seven	9-12-13	10
Landen Square Section Five	9-12-13	1
Total new lots created		30

Franklin Township

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

Total new lots created	0
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Hamilton Township

Name	Date Approved BOCC	No. of building lots created
Rowley Subdivision Section 3 Replat Lot (Lot 9)	3-19-13	1
Lynch Subdivision	5-7-13	0
Fairways at River's Glen-Siegmann Revision	5-28-13	1
Creekside at River's Bend	7-23-13	40
Miami Bluffs Section Fourteen	9-3-13	12
Heritage at Miami Bluffs Phase 2, Block "C", Rev. 4	10-29-13	0
McVey Estates	10-29-13	1
Pilot Travel Centers	11-5-13	1
Total new lots created		56

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
Pekin Baptist	6-4-13	1
Total new lots created		1

Turtlecreek Township

Name	Date Approved BOCC	No. of building lots created
The Estates Of Keever Creek Section 1 Phase 2A	3-12-13	4
Shadywood Acres	4-30-13	0
The Estates of Keever Creek Section 1 Phase 2C	5-28-13	4
Buckeye Field First Revision	8-13-13	-1
The Estates of Keever Creek Section 1 Phase 1D	8-27-13	3
Total new lots created		10

Union Township

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

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
Good Stewart Farms	6-11-13	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.

The zoning department staff processed 329 zoning applications in 2013. 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	124	8	8	88	4	16
Flood for Other Townships	0					
Swimming Pools	17	2	6	6	2	1
Signs	4	1	0	1	0	2
Tents	4	1	0	1	0	2
Additions/Remodel/Finish Basement	51	16	9	19	4	3
Home Occupations	2	0	1	1	0	0
Agricultural Buildings	15	4	4	2	2	3
Bed & Breakfast	0	0	0	0	0	0
Telecommunication Towers	11	7	1	1	1	1
Accessory Buildings	53	6	6	25	4	12
Decks	23	4	3	12	2	2
Site Plan Reviews	2	0	0	1	1	0
Rezoning Applications	10	1	3	5	1	0
Appeals Applications	7	6	0	0	0	1
Conditional Use	6	3	3	0	0	0
Total Applications	329	59	44	164	21	41

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 2013, the staff processed 506 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	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Clearcreek	256	271	213	134	97	97	122	107	126	151
Deerfield	279	295	159	122	55	30	37	28	21	41
Franklin	106	127	85	61	40	30	13	13	18	6
Hamilton	570	557	333	270	208	205	99	66	92	168
Harlan	51	38	21	16	10	7	7	6	3	6
Massie	6	4	6	0	2	2	0	0	0	1
Salem	23	22	39	11	16	21	9	4	4	4
Turtlecreek	88	97	104	121	78	45	47	55	50	81
Union	11	2	6	6	35	30	4	4	6	3
Washington	47	53	27	9	4	4	6	2	8	14
Wayne	72	63	45	49	13	17	26	22	14	31
Total	1509	1529	1038	799	558	488	370	307	342	506

OPWC

Projects Funded for Construction Year 2013

<i>Jurisdiction</i>	<i>Project</i>	<i>Total Cost</i>	<i>OPWC Funding</i>
Village of South Lebanon	East West Water Line Replacements	370,500	181,545
City of Springboro	Clearcreek-Franklin Roadway	755,000	369,950
City of Springboro	Lytle Five Points Road Roadway Improvements	360,000	176,400
City of Lebanon	Oakwood Avenue Reconstruction	901,031	386,000
Wayne Twp/Engineer	Middletown Road Streambank & Road Restoration	522,000	271,400
City of Springboro	Tamarack Hill Water Mains Replacement	1,109,750	543,750
Village of Waynesville	Main Street Waterline Replacement, Phase 2	563,937	417,313
Village of Morrow	Welch Road Reconstruction, Phase 1	327,500	225,975
<i>Total</i>		<i>4,909,718</i>	<i>2,572,333</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 2014.

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 approved it in 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. Staff will begin work on the Union Township Comprehensive Plan in 2014.

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 2014.

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. Updates on the plan began in 2013 and will be complete in 2014.

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

2013 RPC Revenue Sources

Filing Fees	\$ 88,228.00
Membership Dues	\$ 21,373.20
Commissioners Contributions	\$226,034.00
Other Income	\$ 806.47
Carry-over from 2010	\$323,195.62

Total RPC Revenue **\$659,698.29**

2013 RPC Operating Expenses

Personnel	\$289,805.22
Non-Personnel	\$ 39,334.68
Total RPC Expenses	\$329,139.90

Total Budget for 2013 **\$346,275.00**

Ending Year Balance **\$330,497.39**

Five-Year Income Comparison 2009 through 2013

<i>RPC Income</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>
Alternative Plats	\$400.00	\$650.00	\$254.00	\$710.00	\$3,045.00
Concept Plans	\$0.00	\$200.00	\$0.00	\$202.00	0
Dedication Plats	\$0.00	\$750.00	\$0.00	\$202.00	0
Final Plats	\$5,650.00	\$11,550.00	\$8,646.00	\$17,029.00	\$18,308.00
Land Use Maps	\$0.00	\$0.00	\$0.00	\$0.00	0
Lot Splits/7.11 Transfers	\$4,200.00	\$2,300.00	\$3,897.00	\$2,582.00	\$2,736.00
Membership Dues	\$20,020.80	\$20,533.90	\$20,881.10	\$21,041.80	\$21,373.20
Other Income	\$8,289.87	\$23,792.20	\$3,756.70	\$13,019.51	\$867.47
Preliminary Plans	\$0.00	\$32,300.00	\$19,659.00	\$13,958.00	\$40,807.00
Preliminary Site Plans	\$41,579.50	\$6,055.00	\$4,405.00	\$35,707.00	\$14,660.00
Quarterly Installments	\$237,930.00	\$226,034.00	\$226,034.00	\$226,034.00	\$226,034.00
Replats	\$8,050.00	\$5,380.00	\$8,588.00	\$8,693.00	\$8,611.00
Subdivision Regulations	\$0.00	\$20.00	\$0.00	\$0.00	0
Variances	\$0.00	\$300.00	\$0.00	\$0.00	0
Totals	\$326,120.17	\$329,865.10	\$296,120.80	\$339,177.00	\$336,441.67

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.

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.

Matthew Obringer is a 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 and is now full time. Daniel has a Masters of City and Regional Planning from the Ohio State University.

The RPC also had several interns throughout 2013, each bringing their own knowledge and ideas to our office. Among these were **Matt Schnipke, Elizabeth Ogg, Brooke Duncan, and Sam Schroeder. Matt Schnipke has now been hired full time in the Economic Development Department.**

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)