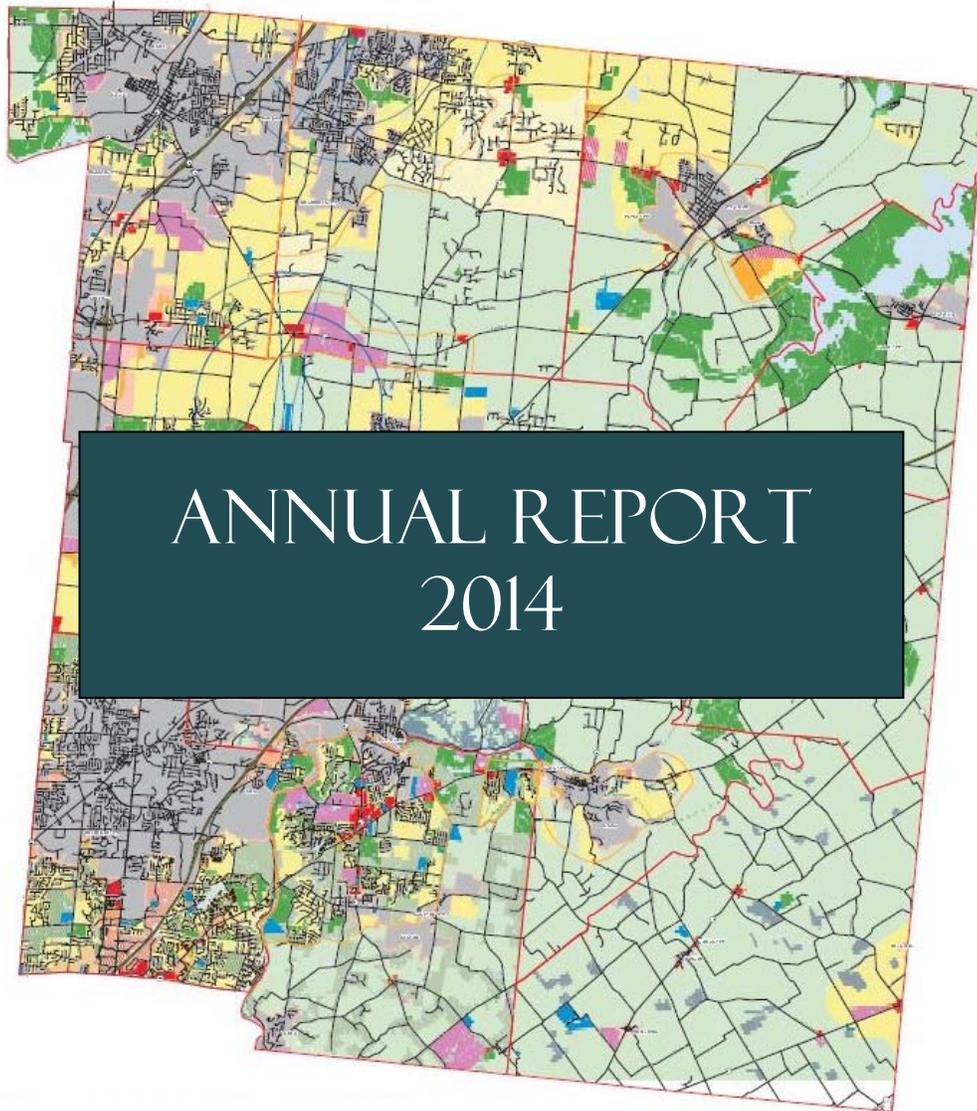




WARREN COUNTY OHIO REGIONAL PLANNING COMMISSION



ANNUAL REPORT 2014

OFFICERS

Brian Lazor – Chairman
Stan Williams – Secretary

Chris Brausch – Vice Chairman
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	Barry Conway Dennis Centers Sonny Lewis

City of Lebanon	Pat Clements Sam Hill
City of Loveland	Corey Schmidt Dave Kennedy
City of Mason	Ashley Chance Eric Hansen Brian Lazor – Chairman
City of Middletown	Marty Kohler Scott Tadych
City of Monroe	Casey Sparks
City of Springboro	Elmer Dudas Christine Thompson
Village of Carlisle	Dan Kasson Greg Wallace
Village of Corwin	Beverly Campbell
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 Pickett
Deerfield Township	Dan Corey Jim Klatte Lois McKnight Pete Patterson John Richardson Chris Romano Hayfaa Wadih
Franklin Township	Beth Callahan Greg Sample
Hamilton Township	Gary Boeres Michelle Tegtmeier
Harlan Township	Mark Shelton
Massie Township	David Crisenbery
Salem Township	Mike Kassalen
Turtlecreek Township	Fred Grimm Michele Niewierowski Michael Shaffer
Union Township	Chris Koch
Washington Township	Scott Hagemeyer
Wayne Township	Donald Gus Edwards Erin Hartsock

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	Gary Boeres
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 2013 (estimated)

The Estimated 2013 Census shows that Warren County grew by 0.9 percent over the past year to 219,169.

2014 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)	Census 2013 (estimated)		
Warren County	214,910	217,241	219,169	0.9%	0.9%
Butlerville	165	164	165	0.4%	0.3%
Carlisle	4,761	4,822	4,896	1.2%	1.0%
Corwin	424	430	434	0.9%	0.9%
Franklin	11,869	11,819	11,829	0.2%	0.2%
Harveysburg	551	545	545	-0.1%	-0.1%
Lebanon	20,242	20,387	20,476	0.6%	0.8%
Loveland (pt)	800	804	810	0.7%	0.7%
Maineville	986	1,005	1,015	1.2%	1.4%
Mason	31,039	31,091	31,282	0.6%	0.5%
Middletown (pt)	2,731	2,716	2,721	0.2%	0.3%
Monroe (pt)	122	125	128	2.0%	1.8%
Morrow	1,200	1,218	1,229	1.0%	1.1%
Pleasant Plain	156	158	158	0.8%	1.1%
South Lebanon	4,166	4,182	4,216	1.0%	1.2%
Springboro	16,363	16,415	16,621	0.8%	0.6%
Waynesville	2,863	2,917	2,945	1.2%	1.3%
Clearcreek Township	14,225	14,510	14,669	1.3%	1.4%
Deerfield Township	36,447	37,226	37,651	1.3%	1.4%

Franklin Township	11,718	11,941	12,067	1.2%	1.3%
Hamilton Township	21,034	21,505	21,716	1.3%	1.4%
Harlan Township	4,429	4,516	4,558	1.2%	1.4%
Massie Township	601	614	621	1.3%	1.4%
Salem Township	3,234	3,292	3,316	1.1%	1.3%
Turtlecreek Township	14,666	14,556	14,725	0.4%	0.0%
Union Township	2,369	2,414	2,440	1.3%	1.3%
Washington Township	2,746	2,798	2,826	1.2%	1.3%
Wayne Township	4,976	5,071	5,110	1.1%	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 2014, the RPC received new submittals of 29 final plats, 6 preliminary plats, 8 PUD site plan reviews, 5 alternative plat, 24 replats, 4 concept plan, 3 Right of Way Dedication, 32 lot split/7.11transfer, 1 Easement Plat applications and 0 extension requests.

In total, **184** new lots were created in 2014 (**up from 162** in 2013) by the platting process.

Clearcreek Township

Name	Date Approved BOCC	No. of building lots created
Soraya Farms Section Three	2-4-14	27
Auteur Estates Revision Two	2-25-14	0
Country Brook North Section Seven A	4-1-14	-1
Livia-James Subdivision, Being a Replat of Lots 8&9, & Part of Lot 10 of Kendrick Subdivision	5-13-14	1
Country Brook North Section Eight, Replat Combining Lots 179 & 180	6-10-14	-1
Cypress Ridge Subdivision Phase III, Replat of Lots 84 & 85	7-1-14	-1
Cypress Ridge Subdivision, Phase VII	8-26-14	21
Hathaway Farms	9-30-14	2
Country Brook North Section Nine	10-14-14	21
Silver Lake Section Four, Replat of Lot 23 & 62	10-21-14	0
Total new lots created		69

Deerfield Township

Name	Date Approved BOCC	No. of building lots created
Beacon Hill, Section 5 Being a Replat of Part of Lot # 1 of the Village Square Deerfield Towne Center	2-11-14	0
Beacon Hill, Phase 8 being a Replat of Lot 47	4-8-14	9
Kings Island Commercial Center Section D	5-6-14	1
Freedom Farm Section 3	7-22-14	-1
Beacon Hill Section 6	8-12-14	0
Snidercrest Subdivision Revision One	8-12-14	0
Beacon Hill Phase Nine	10-21-14	3
Heritage at Miami Bluffs Subdivision Phase 2, Block "C", Rev. 6	11-6-14	3
Long Cove Phase 6A	11-6-14	16
Bardes-Wilkens Subdivision	11-13-14	1
Townsley Drive Subdivision	11-20-14	1
Beacon Hhill Phase 7 (Replat of Lot 1)	12-23-14	3

Beacon Hill Phase 7 (Replat of Lot 77)	12-23-14	0
Total new lots created		36

Franklin Township

Name	Date Approved BOCC	No. of building lots created
Hunter LCNB Subdivision	6-24-14	1
Lain Acres	7-14-14	1
Minton Acres	10-14-14	1
Total new lots created		3

Hamilton Township

Name	Date Approved BOCC	No. of building lots created
Heritage at Miami Bluffs Subdivision Phase 2, Block "C", Rev. 5, Replat of Lot 197	3-18-14	3
Thompson Meadows	4-29-14	0
Heritage at Miami Bluffs, Phase 4, Block "A"	6-24-14	8
The Estates at Hawthorne Manor Section 5A	8-5-14	21
Heritage at Miami Bluffs, Phase 3, Block "C", Part 3	9-23-14	20
Regency Park Section 11A	10-14-14	27
Total new lots created		79

Harlan Township

Name	Date Approved BOCC	No. of building lots created
Misty Meadows Estate, Replat of Lots 13 & 14	3-4-14	-1
Faith & Hope Acres, Being a Replat of Lot 2 and 3 of the First Addition to Shelby Subdivision Combined with an adjacent 1.1699 Acre Tract	6-3-14	-1
Total new lots created		-2

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
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		created
Trails of Shaker Run Section 4 A	4-1-14	17
Shaker Run Section Four, Phase B	4-15-14	24
The Estates of Keever Creek Section 1 Phase 1E	4-29-14	0
Burns Subdivision, Being a Replat of Lots 12 & 13 of Apple Ridge Subdivision, Section Two	5-13-14	0
Greentree Road Dedication Trails of Shaker Run	5-20-14	0
Greentree Road Dedication Armco Park	5-20-14	0
The Estates of Keever Creek Section 1 Phase 2D	6-10-14	3
The Estates of Keever Creek Section 1 Phase 2E	8-5-14	21
M and M Acres	8-26-14	0
Trails of Shaker Run Section Ten	10-2-14	30
The Estates of Keever Creek Section 1 Phase 2F	10-2-14	2
Hillcrest Farms Subdivision 2	11-13-14	1
Shaker Run, Section 5, Phase A	12-23-14	1
Total new lots created		99

Union Township

Name	Date Approved BOCC	No. of building lots
Howard's Acres Section 2	10-14-14	0
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
Creekview Acres Subdivision (only r/w dedication in Township)	6-24-14	0
Hidden Trails	10-7-14	13
Ameri-Park Subdivision (r/w dedication in Township)	12-9-14	0
Total new lots created		13

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 331 zoning applications in 2014. 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	108	10	9	75	5	9
Flood for Other Townships	0					
Swimming Pools	20	0	3	13	2	2
Signs	48	8	0	0	0	0
Tents	5	0	0	2	0	3
Additions/Remodel/Finish Basement	50	15	4	17	4	10
Home Occupations	1	0	0	1	0	0
Agricultural Buildings	16	0	7	5	1	3
Bed & Breakfast	0	0	0	0	0	0
Telecommunication Towers	20	9	1	3	4	3
Accessory Buildings	53	12	11	14	2	14
Decks	25	5	4	14	1	1
Site Plan Reviews	2	1	1	0	0	0
Rezoning Applications	6	0	1	3	1	1
Appeals Applications	11	3	2	2	0	4
Conditional Use	6	1	2	2	0	1
Total Applications	331	64	45	151	20	51

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 2014, the staff processed 460 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	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Clearcreek	271	213	134	97	97	122	107	126	151	128
Deerfield	295	159	122	55	30	37	28	21	41	23
Franklin	127	85	61	40	30	13	13	18	6	9
Hamilton	557	333	270	208	205	99	66	92	168	176
Harlan	38	21	16	10	7	7	6	3	6	9
Massie	4	6	0	2	2	0	0	0	1	1
Salem	22	39	11	16	21	9	4	4	4	2
Turtlecreek	97	104	121	78	45	47	55	50	81	76
Union	2	6	6	35	30	4	4	6	3	7
Washington	53	27	9	4	4	6	2	8	14	8
Wayne	63	45	49	13	17	26	22	14	31	21
Total	1529	1038	799	558	488	370	307	342	506	460

OPWC

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 2014

<i>Jurisdiction</i>	<i>Project</i>	<i>Total Cost</i>	<i>OPWC Funding</i>
City of Lebanon	South East Street Construction	1,366,108	669,550
City of Lebanon	West St. Construction	895,311	298,900
Warren County Engineer	Greentree Road Improvements, Phase 2	1,236,000	605,640
Village of Carlisle	Lower Carlisle Road	400,345	315,345
City of Mason	Hanover Drive Bridge Replacement	523,560	256,000
City of Mason	Donna Jean Blvd Bridge Replacement	470,200	230,000
City of Mason	Meadows/Downtown Sanitary Sewer Rehab	308,250	151,000
<i>Total</i>		<i>5,199,774</i>	<i>2,526,435</i>

PROJECTS COMPLETED IN 2014

1. Consolidated Plan:

The Department of Housing and Urban Development (HUD) requires a Consolidated Plan to be submitted by the County every 5 years as part of the Community Development Block Grant (CDBG) Entitlement Program. The plan was drafted with the collaboration of diverse county agencies, nonprofit organizations, businesses, and community stakeholders. The plan was approved by HUD in August 2014 and represents a major achievement in synthesizing community input on how to most effectively allocate limited funds to foster self sufficiency and independence among low and moderate income residents of Warren County.

2. Source Water Assessment & Protection (SWAP) Plan:

On request of the Warren County Water Department, the RPC Staff prepared the SWAP Plan for the groundwater source area of the well fields that supply the Richard A. Renneker Water Treatment Plant (RARWTP) in producing the drinking water for the unincorporated areas on the southern part of the Warren County system. Following nearly 2 years of preparation and review, the Plan is in the final stage of review for approval by the Ohio Environmental Protection Agency (OEPA) and subsequent adoption by the Warren County Board of County Commissioners.

3. Massie Township Comprehensive Plan:

The RPC staff has been assisting Massie Township over the past 18 months in the process of preparing a comprehensive plan. It was needed to update what was first only prepared as a land use plan and report for the Township in 1974 and that was last updated in 2001. Massie Township's completion of the process has produced a comprehensive plan document by which they can address their growth management concerns regarding considerations of land use, transportation, community facilities, utilities, parks and economic development consistent with their vision for the Township through the year 2030. The key elements of the plan are Quality of Life; Natural Resources and Rural Preservation; and Land Use. Completion of the plan adoption process is anticipated in early 2015.

PROJECTS IN PROGRESS

1. Gateway Plan-West (formerly I-75 Area Plan):

This project began in May 2013 and is currently going through the adoption process. The Plan focuses primarily on the western portion of Turtlecreek Township and portions of Monroe and Middletown. When approved, the Plan will be a significant guide to manage growth pressures in a positive manner along Union Road and the surrounding area.

2. Union Township Comprehensive Plan:

Since June 2014, staff has facilitated the development of a comprehensive plan on behalf of the Union Township Trustees, for the purpose of updating previous land use plans from 1994 and 2007. Between June and November, staff engaged public input through a 12-member Citizens Advisory Committee, an electronic community-wide survey, stakeholder interviews, and an open community Charrette event. The Plan will focus on four critical elements: Land Use, Quality of Life, Natural Resources, and Infrastructure. Completion and adoption of the Plan is anticipated in early 2015.

3. South Lebanon Comprehensive Plan:

The Village of South Lebanon Comprehensive Plan will be completed in the first several months of 2015. The plan is the product of an approximately year-long planning process that included a Charrette and multiple public meetings. It focuses on revitalization of the Village's core, guidelines for new neighborhoods, and specific plans for several different commercial areas within the Village that are expected to be developed or redeveloped within the plan's 15-20 year time horizon.

NEW PROJECTS

1. **Lebanon-Turtlecreek Trails Initiative (LTTI):**

The mission of the Lebanon-Turtlecreek Trails Initiative is to enhance the quality of life of current and future residents, employees, and visitors through the careful planning and implementation of a multi-use trail network. This will be a joint effort between the City of Lebanon and Turtlecreek Township to identify points of interest and preferred routes; prioritize routes; determine costs; obtain grants and funding; establish right-of-way; and construct trails.

2. **Ft. Ancient Heritage Plan:**

This plan will analyze the regional impacts associated with World Heritage designation to Ft. Ancient and address a wide array of topics including small town revitalization, land use planning, preservation, tourism, branding and marketing, infrastructure, and public service needs. This project will likely require the involvement of Washington Township, Harlan Township, Salem Township, the Village of Morrow, and Turtlecreek Township. The I-71/Wilmington Road interchange (exit 36) will also be a major point of interest for this plan.

3. **Turtlecreek Township Comprehensive Plan:**

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

4. **Subdivision Regulation Review & Amendments:**

The subdivision committee will review the current subdivision regulations and determine if any updates and amendments are needed.

5. **Wayne Township Zoning Code Update:**

Wayne Township has solicited the RPC staff to update the Township's zoning code. This project will include updating antiquated terminology, improving the code's organization, and revising elements in the code that will make it easier for Township staff to administer.

IMPLEMENTATION PROJECTS

1. **Village of Morrow Zoning Code update:**

An update to the Village of Morrow's Zoning Code is anticipated to last 18 months beginning in early 2015. The update will focus on addressing a number of conflicting provisions in the current code; reformatting much of the code's content in a more intuitive manner; and converting the business districts from a Euclidean to a form-based zone.

2. **Der Dutchman Zoning Project:**

The RPC will be collaborating with the Village of Waynesville to create a zoning overlay district or a new underlying zone for the former Der Dutchman property. The new zoning will implement design and zoning strategies promulgated in the area plan created for this property in 2013.

3. **Transit Initiative:**

The RPC will be participating in an effort organized by a variety of county agencies to improve transit service for Warren County residents. The initiative will include action steps for short term implementation (less than 5 years.) Identifying funding opportunities and collaborating with partner agencies will likely be the most significant action steps to address.

FINANCIALS

2014 RPC Revenue Sources

Filing Fees	\$131,752.00
Membership Dues	\$ 21,607.00
Commissioners Contributions	\$226,034.00
Other Income	\$ 25,556.00
Carry-over from 2013	\$330,497.39

Total RPC Revenue **\$759,581.25**

2014 RPC Operating Expenses

Personnel	\$341,423.30
Non-Personnel	\$ 39,390.84
Total RPC Expenses	\$380,814.14

Total Budget for 2014 **\$394,950.00**

Ending Year Balance **\$354,632.25**

Five-Year Income Comparison 2010 through 2014

<i>RPC Income</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>
Alternative Plats	\$650.00	\$254.00	\$710.00	\$3,045.00	\$1,884.00
Concept Plans	\$200.00	\$0.00	\$202.00	\$0.00	\$1,414.00
Dedication Plats	\$750.00	\$0.00	\$202.00	\$0.00	\$759.00
Final Plats	\$11,550.00	\$8,646.00	\$17,029.00	\$18,308.00	\$39,311.00
Land Use Maps	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lot Splits/7.11 Transfers	\$2,300.00	\$3,897.00	\$2,582.00	\$2,736.00	\$4,017.00
Membership Dues	\$20,533.90	\$20,881.10	\$21,041.80	\$21,373.20	\$21,607.00
Other Income	\$23,792.20	\$3,756.70	\$13,019.51	\$867.47	\$25,556.00
Preliminary Plans	\$32,300.00	\$19,659.00	\$13,958.00	\$40,807.00	\$25,382.00
Preliminary Site Plans	\$6,055.00	\$4,405.00	\$35,707.00	\$14,660.00	\$45,550.00
Quarterly Installments	\$226,034.00	\$226,034.00	\$226,034.00	\$226,034.00	\$226,034.00
Replats	\$5,380.00	\$8,588.00	\$8,693.00	\$8,611.00	\$13,132.00
Subdivision Regulations	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00
Variances	\$300.00	\$0.00	\$0.00	\$0.00	\$303.00
Totals	\$329,865.10	\$296,120.80	\$339,177.00	\$336,441.67	\$404,949.00

2014 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 and received his AICP Certification in 2014.

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 has a Bachelor of Science from Wright State University and has over three years of planning experience in Warren County, starting as an intern in 2011 and was hired in January of 2012. Matt has focused primarily on projects in Turtlecreek Township including the Union Village PUD, Gateway Plan, and the 71/123 Area Plan.

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 and received his AICP Certification in 2014. His interests include development review, community development, downtown revitalization, and rightsizing communities. He has worked predominantly on municipal plans, HUD entitlement planning, and development review.

Zachary Moore was hired as an intern in 2014 and is now a part time permanent employee. Zach will become a full time Planner upon his graduation. Zach has a Bachelor of Arts in Urban Affairs and Geology and also in Urban Affairs Concentration in Urban Planning. He will graduate in 2015 with a Master of Community Planning.

Ciera Barr is a Part Time Temporary Office Clerk. Ciera is in the process of scanning all of the Regional Planning Commission files on to OnBase and helps with various office duties.

The RPC also had several interns throughout 2014, each bringing their own knowledge and ideas to our office. Among these were **Jonathan Kitts, Delaney Bolger, and Duncan McDonel.**

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)