

ANNUAL REPORT



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2015

Warren County Regional Planning Commission



Officers

Brian Lazor, Chairman
Chris Brausch, Vice Chairman
Pat Arnold South, Treasurer
Stan Williams, Secretary

Executive Director

Stan Williams, AICP



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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 Warren County, Ohio. 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, development review, and census data/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.



Full Membership - Quarterly Meetings

The Warren County Regional Planning Commission is a 60-member board that encompasses all municipal and township governments across Warren County that meet on a quarterly basis to discuss policy issues across the County. The composition of the Full Membership is as follows:

Organization	Representative
Warren County Commissioners	Tom Grossman 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 Butlerville	Susan Bitzer



Village of Carlisle	Dan Casson Greg Wallace
Village of Corwin	Beverly Campbell
Village of Harveysburg	Charles Camp
Village of Maineville	Jackie Terwilleger
Village of Morrow	Michael Erwin
Village of South Lebanon	Linda Allen
Village of Waynesville	Gary Copeland
Clearcreek Township	Jack Cameron Jeff Palmer Steve Mutterspaw
Deerfield Township	Dan Corey Tim Grieve Lois McKnight Pete Patterson John Richardson Chris Romano Hayfaa Wadih
Franklin Township	Beth Callahan Greg Sample Traci Stivers
Hamilton Township	Gary Boeres Michelle Tegtmeier
Harlan Township	Bob Curran
Massie Township	Darrell McKinney
Salem Township	Mike Kasselen
Turtlecreek Township	Michele Niewierowski Michael Shaffer James VanDeGriff
Union Township	Chris Koch
Washington Township	Scott Hagemeyer
Wayne Township	Donald "Gus" Edwards Erin Hartsock



Executive Committee Membership - Monthly Meetings

The Executive Committee is a sub-committee of the 60-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:

Organization	Representative
Warren County Commissioners	Tom Grossman 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	Gary Copeland
Clearcreek Township	Jeff Palmer
Deerfield Township	Lois McKnight
Hamilton Township	Gary Boeres
Turtlecreek Township	Michael Shaffer
Wayne Township	Donald "Gus" Edwards



INFORMATION TECHNOLOGY

Geographic Information Analysis

RPC staff have 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 2014 (estimated)

The Estimated 2014 Census shows that Warren County grew by 1.0 percent over the past year to 221,659.

2015 Census information is not available at this time.

Population Changes (last year) for Warren County, Cities, Villages, and Townships			
Jurisdiction	Census 2012 (estimated)	Census 2013 (estimated)	Census 2014 (estimated)
Warren County	217,241	219,169	221,659
Butlerville	164	165	166
Carlisle	4,822	4,896	4,989
Corwin	430	434	437
Franklin	11,819	11,829	11,811
Harveysburg	545	545	552
Lebanon	20,387	20,476	20,434
Loveland (pt)	804	810	798
Maineville	1,005	1,015	969
Mason	31,091	31,282	31,613
Middletown (pt)	2,716	2,721	2,703



Monroe (pt)	125	128	142
Morrow	1,218	1,229	1,261
Pleasant Plain	158	158	155
South Lebanon	4,182	4,216	4,303
Springboro	16,415	16,621	16,776
Waynesville	2,917	2,945	2,968
Clearcreek Township	14,510	14,669	14,990
Deerfield Township	37,226	37,651	38,228
Franklin Township	11,941	12,067	12,235
Hamilton Township	21,505	21,716	22,134
Harlan Township	4,516	4,558	4,642
Massie Township	614	621	629
Salem Township	3,292	3,316	3,369
Turtlecreek Township	14,556	14,725	14,765
Union Township	2,414	2,440	2,483
Washington Township	2,798	2,826	2,867
Wayne Township	5,071	5,110	5,240

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



DEVELOPMENT REVIEW

The Regional Planning Commission staff's primary responsibility is to process and complete all development review applications. This includes preliminary subdivision plans, final subdivision plans, alternative plats, replats, 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 Warren County 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 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 coordinate 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 provide consultation services for landowners, review new preliminary subdivision plans, determine compliance with regulations and other adopted plans, coordinate cross-agency review, prepare maps and staff reports for Planning Commission meetings, review minor subdivisions (alternative plats and lot splits) for compliance with the Warren County Subdivision Regulations, and conduct review of final subdivision plats and dedication plats submitted for approval.

In 2015, the RPC reviewed new submittals of 29 final plats, 10 preliminary plans, 15 PUD site plan reviews, 3 alternative plats, 22 replats, 6 concept plans, 1 Right of Way Dedication, 33 lot splits (including 7.11 Transfers), 3 Easement Plat applications, 1 variance and 0 extension requests.

In total, **745** new lots were created in 2015 (**up from 299** in 2014) by the platting process. **21** minor subdivision lots and **28** 7.11 Transfers were approved in 2015.

Clearcreek Township		
Name	Date Approved by BOCC	No. of Building Lots Created
The Villages of Winding Creek, The Blvds at Winding Creek Section 4 Block A	1-13-15	63
The Villages of Winding Creek, The Blvds at Winding Creek Section 4 Block B	1-13-15	34
Stone Ridge Section Ten "B"	6-30-15	0
Country Brook North Section Ten	9-29-15	12
Country Brook North Section Eleven	9-29-15	17
Soroya Farms Lifestyle Community Section 3	11-10-15	22
The Villages of Winding Creek, The Meadows of Winding Creek Section 2	11-17-15	13
Country Brook North Section Seven B	12-10-15	0
Crown Point Section 6	12-28-15	18
Total New Lots Created		179



Deerfield Township		
Name	Date Approved by BOCC	No. of Building Lots Created
The Falls of Landen Section 2A	1-27-15	0
The Falls of Landen Section 3A	1-27-15	0
The Falls of Landen Section 3B	1-27-15	22
R/W Dedication Plat for Butler-Warren Road - Robert's Park	1-27-15	0
Easement Plat Robert's Park Section 1 Block "A"	1-27-15	0
Robert's Park Section 1 Block "A"	1-27-15	20
Waterstone Section 20	3-26-15	0
Fox Hollow Subdivision Revision 3	4-7-15	27
Parkway Drive R/W Dedication Plat	4-21-15	0
Beacon Hill Phase 11	6-9-15	5
Cincy Hospitality Subdivision Phase 2	6-31-15	1
Robert's Park Section 1 Block B	8-11-15	29
Robert's Park Section 1 Block B Easm	8-11-15	0
The Falls of Landen Section 3C	10-13-15	33
Life Time Fitness Park Section 1	11-3-15	1
Robert's Park Section 2 Block A	11-10-15	24
Robert's Park Section 3	11-24-15	19
Greenfield Reserve	12-1-15	4
Robert's Park Section 1 Block C	12-15-15	9
Total New Lots Created		194



Franklin Township		
Name	Date Approved by BOCC	No. of Building Lots Created
Rolling Acres Subdivision Revision Two	8-11-15	-1
Total New Lots Created		-1

Hamilton Township		
Name	Date Approved by BOCC	No. of Building Lots Created
Miami Bluffs Section Fifteen	2-24-15	13
The Heritage at Miami Bluffs Phase 4 Block "B"	2-24-15	25
Rivercrest Section 1	2-24-15	55
Rivercrest Section 1 Easement Plat	2-24-15	0
Holiday Glass Subdivision Phase 1	3-26-15	2
Heritage at Miami Bluffs Phase 2 Block B Rev 1	4-21-15	3
Striker Road Plat R/W Dedication	6-9-15	0
Heritage at Miami Bluffs Phase 2 Block B Lot 141 Replat	6-16-15	3
Sullivan Subdivision	6-16-15	0
Lakewood Farms No. 3	6-30-15	0
The Estates at Hawthorne Manor Section 5B	7-7-15	25
Miami Bluffs Section 16	8-4-15	25
McLennon Knoll	8-13-15	1
Regency Park Section 11B	9-29-15	43
Rivercrest Section 3 Phase A	11-3-15	44
Heritage at Miami Bluffs Phase 4 Block C	11-10-15	35



Heritage at Miami Bluffs Subdivision Phase 4 lock C Easement Plat	11-24-15	0
Providence Section 3 Block A	12-28-15	15
Total New Lots Created		289

Harlan Township		
Name	Date Approved by BOCC	No. of Building Lots Created
McVey Estates	4-7-15	0
Keller Farms Subdivision Section 2	4-14-15	0
Parker Place Subdivision	8-11-15	1
Total New Lots Created		1

Salem Township		
Name	Date Approved by BOCC	No. of Building Lots Created
None	-	-
Total New Lots Created		0

Turtlecreek Township		
Name	Date Approved by BOCC	No. of Building Lots Created
The Estates of Keever Creek Section 1 Phase 1F	1-20-15	12
Trails of Shaker Run Section 9	1-27-15	26
R/W Dedication Plat for Red Lion-Blackburn Road	1-27-15	0
Park North Phase Two R/W Dedication	3-10-15	0



Pilot Travel Centers Record Plat	5-19-15	1
Shaker Run Section 4 Phase E	9-1-15	30
Charleston Place 2nd Addition	11-3-15	1
Hauser Subdivision	12-8-15	0
The Estates of Keever Creek Section 2	12-22-15	11
Total New Lots Created		81

Union Township		
Name	Date Approved by BOCC	No. of Building Lots Created
Mason-Morrow-Millgrove Road & Cox-Smith Road R/W dedication - Willow Brooke	1-13-15	0
Shawhan Trails Subdivision Phase VI	10-13-15	0
Total New Lots Created		0

Washington Township		
Name	Date Approved by BOCC	No. of Building Lots Created
The Woods of Middleboro Section 2 Revision 1	12-10-15	0
Total New Lots Created		0

Wayne Township		
Name	Date Approved by BOCC	No. of Building Lots Created
None	-	-
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 398 zoning applications in 2015. 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	147	19	10	100	6	12
Flood for Other Townships	11	1	4	4	1	1
Swimming Pools	22	3	5	9	2	3
Signs	4	2	0	2	0	0
Tents	3	0	0	1	0	2
Additions/Remodel/ Finish Basement	68	12	9	35	4	8
Home Occupations	1	0	0	0	1	0
Agricultural Buildings	1	0	0	0	1	0
Bed & Breakfast	0	0	0	0	0	0
Telecommunication Towers	14	9	0	1	1	3
Accessory Buildings	63	14	11	24	2	9
Decks	21	2	3	11	4	1



Applications	Total	Franklin	Harlan	Turtlecreek	Union	Washington
Site Plan Reviews	7	1	1	4	0	1
Rezoning Applications	11	3	1	3	2	2
Appeals Applications	12	2	0	6	1	3
Conditional Use	5	0	1	3	1	0
Total Applications	398	68	53	204	25	48

The re-write of the Warren County Rural Zoning Code was completed 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 2015, the staff processed 654 new single-family dwelling permits. This is a 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	2015
Clearcreek	271	213	134	97	97	122	107	126	151	128	168
Deerfield	295	159	122	55	30	37	28	21	41	23	55
Franklin	127	85	61	40	30	13	13	18	6	9	18
Hamilton	557	333	270	208	205	99	66	92	168	176	217
Harlan	38	21	16	10	7	7	6	3	6	9	9
Massie	4	6	0	2	2	0	0	0	1	1	1
Salem	22	39	11	16	21	9	4	4	4	2	14
Turtlecreek	97	104	121	78	45	47	55	50	81	76	96
Union	2	6	6	35	30	4	4	6	3	7	41
Washington	53	27	9	4	4	6	2	8	14	8	11
Wayne	63	45	49	13	17	26	22	14	31	21	24
Total	1529	1038	799	558	488	370	307	342	506	460	654



OPWC

The Warren County Regional Planning Commission is the clearinghouse for all OPWC funded projects. The Executive Committee approves a two-year plan each year and recommends projects for funding each August. In 2015, the projects listed below received funding through the local district office:

Projects Funded for Construction Year 2015			
Jurisdiction	Project	Total Cost	OPWC Funding
County Engineer	Columbia/Lebanon/Fields Ertel Intersection	2,920,220	517,500
City of Lebanon	North East Street Reconstruction	1,400,722	625,000
City of Mason	Bethany Road Bridge Replacement	198,730	98,000
Village of Morrow	Water Plant - Wellfield Upgrade Project	1,977,000	577,500
Deerfield Township	Mason Road Improvements	7,866,792	808,500
Total		14,363,464	2,626,500



PROJECTS COMPLETED IN 2015

Gateway Plan-West (formerly I-75 Area Plan)

The Gateway Plan was adopted on April 14, 2015. It provides the vision for 26 square miles along the rapidly growing I-75 corridor. The Plan is a collaborative effort between the County, Turtlecreek Township, the City of Monroe, and the City of Middletown.

Lebanon-Turtlecreek Trails Initiative (LTTI)

The Trails Initiative bike plan was adopted on October 13, 2015. 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 is 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.

South Lebanon Comprehensive Plan

The Village of South Lebanon's first comprehensive plan was adopted in the summer of 2015 after more than a year of community meetings and collecting public input. The plan focuses on revitalization of the Village's core, guidelines for new neighborhoods, and detailed area plans for several commercial locations on State Route 48. Chapters were also dedicated to enhancing the community identity, parks, and trails.

Union Township Comprehensive Plan

RPC staff facilitated the development of the Union Township Comprehensive Plan on behalf of the Union Township Trustees. Between June 2014 and June 2015, staff engaged public input and participation through a 12-member Citizens Advisory Committee, an electronic community-wide survey, stakeholder interviews, a charrette, and an open house. The Plan focuses primarily on the topics of land use, quality of life, natural resources, and infrastructure, and includes a variety of policy recommendations in an implementation chapter. The Plan was formally adopted by the Trustees on September 21, 2015, and incorporated into the Warren County Comprehensive Plan through resolution by the County Commissioners on November 24, 2015.



PROJECTS IN PROGRESS

71/Wilmington Road Area Plan

This plan will involve reconnaissance and analysis of the area within a 2-mile radius from the Wilmington Road interchange with Interstate 71 (exit 36), and involve a public participation process to create a cohesive development vision for the area. The planning of land uses, development density, and infrastructure will be key components of this project. A Citizens Advisory Committee (CAC) made up of area property owners, developers, and residents has been formed to help steer the process and provide input during the visioning phase. The process is projected to last 9 to 12 months, which began with a kickoff meeting on December 3, 2015.

Wayne Township Zoning Code Update

RPC staff have agreed to assist Wayne Township in rewriting their zoning code, due to a number of difficulties and shortcomings in the current resolution. In addition, this project serves as an opportunity for many of the land use policies expressed in the Wayne Township Comprehensive Plan to be implemented within a new zoning code document. Community leaders and residents were brought together to form a Citizens Advisory Committee (CAC), which kicked off the process in August 2015. The CAC meets twice a month, and it is projected the creation of a new draft code will conclude by the end of 2016, at which time it will be taken through the public approval process.



NEW PROJECTS FOR 2016

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.

Subdivision Regulations Review and Amendments

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

Hunter-Red Lion Area Plan

Clearcreek Township and the RPC have identified the Red Lion area as a prime opportunity for a long range planning project. This planning project may be enlarged to include the unincorporated community of Hunter in Franklin Township. The planning process is expected to begin in winter 2016 and to conclude in the fall of 2017. The plan will likely address strengthening community identity, infrastructure availability and improvements, and identifying land uses that are desired in the study area.

Warren County Airport Plan

The Commissioner's Office has requested an area plan for the Warren County Airport in Turtlecreek Township. The plan will focus on land uses for the property surrounding the Airport, transportation connections, and general development recommendations for the airport itself. The project will begin in winter 2016 with an advisory committee and a public participation process. The project is expected to be completed no later than the end of 2016.

Maineville Comprehensive Plan

The Village of Maineville has requested the RPC work with Council, stakeholders, and residents to produce a comprehensive plan for the Village. A rewrite of the Village's zoning code is expected to follow the completion of the comprehensive plan. While a list of comprehensive planning topics has yet to be identified through a public participation process, other Village Comprehensive Plans have focused on strengthening a community's identity, encouraging a



healthy and vibrant downtown, and making recommendations regarding future development areas and transportation connections.



IMPLEMENTATION PROJECTS

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.

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.

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

2015 RPC Revenue Sources

Filing Fees	\$ 157,493.90
Membership Dues	\$ 21,916.60
Commissioners Contributions	\$ 226,034.00
Other Income	\$ 10,449.80
Carry-over from 2014	\$ 354,632.25
Total RPC Revenue	\$ 770,526.55

2015 RPC Operating Expenses

Personnel	\$ 410,842.34
Non-Personnel	\$ 51,694.65
Total RPC Expenses	\$ 462,536.99

Total Budget for 2015 \$ **482,940.00**

Ending Year Balance \$ **307,989.56**



Five-Year Comparison 2011 through 2015

RPC Income	2011	2012	2013	2014	2015
Alternative Plats	\$254.00	\$710.00	\$3,045.00	\$1,884.00	\$1,058.00
Concept Plans	\$0.00	\$202.00	\$0.00	\$1,414.00	\$1,237.00
Dedication Plats	\$0.00	\$202.00	\$0.00	\$759.00	\$259.00
Final Plats	\$8,646.00	\$17,029.00	\$18,308.00	\$39,311.00	\$46,477.00
Land Use Maps	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lot Splits/7.11 Transfers	\$3,897.00	\$2,582.00	\$2,736.00	\$4,017.00	\$5,864.00
Membership Dues	\$20,881.10	\$21,041.80	\$21,373.20	\$21,607.00	\$21,916.60
Other Income	\$3,756.70	\$13,019.51	\$867.47	\$25,556.00	\$10,449.80
Preliminary Plans	\$19,659.00	\$13,958.00	\$40,807.00	\$25,382.00	\$22,834.00
PUD	\$4,405.00	\$35,707.00	\$14,660.00	\$45,550.00	\$62,657.90
Quarterly Installments	\$226,034.00	\$226,034.00	\$226,034.00	\$226,034.00	\$226,034.00
Replats	\$8,588.00	\$8,693.00	\$8,611.00	\$13,132.00	\$16,494.00
Subdivision Regulations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Variances	\$0.00	\$0.00	\$0.00	\$303.00	\$613.00
Totals	\$296,120.80	\$339,177.00	\$336,441.67	\$404,949.00	\$415,894.30



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 of Arts in Public Administration in 1993 at Florida International University and his Master of Science in Urban and Regional Planning in 1996 at the University of Tennessee at Knoxville.



Robert Ware is the Subdivision Specialist 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 the Senior Planner. Matt has a Bachelor of Science in Urban Affairs from Wright State University and has over four 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 is a Planner II. Daniel has a Master 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 predominately on municipal plans, HUD entitlement planning, and development review.



Zachary Moore is a Planner II. Zach has a Master of Community Planning from the University of Cincinnati and a Bachelor of Arts in Urban Affairs and Geography from Wright State University. Zach started as an intern in 2014 and was hired full-time in May of 2015. He has worked on a variety of projects and tasks, including comprehensive planning, zoning amendments, development review, and GIS mapping and database support.

The RPC also had several interns throughout 2015, each bringing their own knowledge and ideas to our office. Among these were **Michael Kettler**, **Kyle Lynch**, **Doug Obringer**, **David Ward**, and **Sabrina Wyrick**.



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)



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