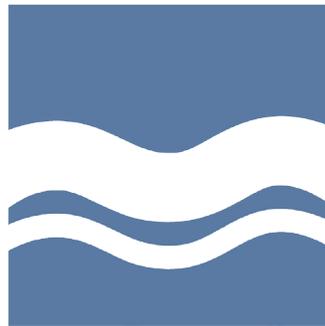
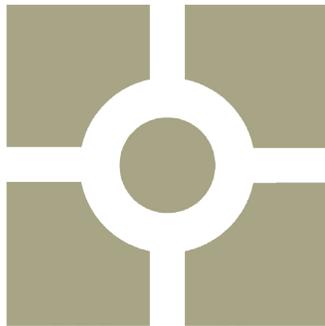
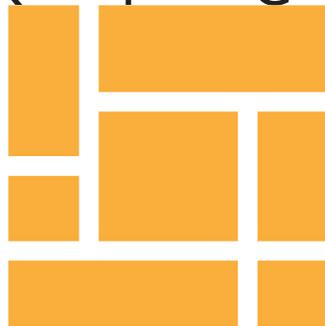


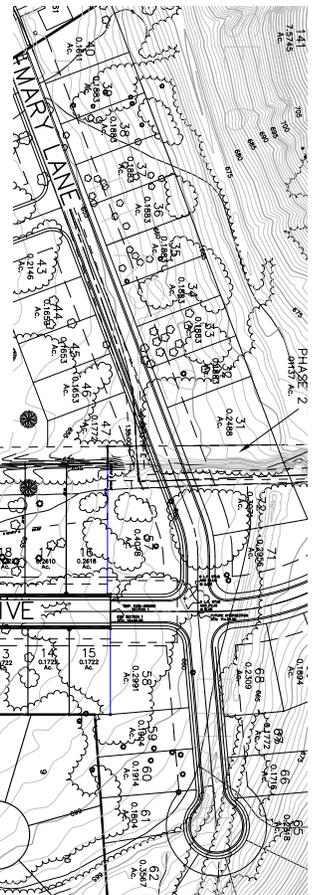
# ANNUAL REPORT



W C R P C



# 2016





# **ANNUAL REPORT**

## 2016

Warren County Regional Planning Commission



### **Officers**

Lois McKnight, Chairman  
Chris Brausch, Vice Chairman  
Brian Morris, Treasurer  
Stan Williams, Secretary

### **Executive Director**

Stan Williams, AICP



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## REGIONAL PLANNING COMMISSION

The Regional Planning Commission (RPC) is a planning organization that is semi-autonomous from county government, with a separate budget and distinct bylaws. The Commission was created in 1972 to ensure the County's 11 townships and 16 municipalities each had a voice on planning and development issues that affected the County as a whole.

The original focus of the RPC was to review new subdivisions. More recently, the agency's scope and mission has been broadened and diversified, to take on a diverse range of projects of community-wide significance. These projects have included community plans, regional plans, local area plans, conservation plans, grant writing, zoning code rewrites and updates, HUD entitlement planning, and downtown planning.

Planners working for the RPC are as much facilitators as they are technicians, bringing diverse groups of people together to lay a wide range of ideas on the table. In doing so, the staff of RPC synthesizes a wealth of information that technical data alone (though vital), cannot provide. As a mission-driven organization, the RPC strives to make planning services available to all member communities.





## Full Membership - Quarterly Meetings

The Warren County Regional Planning Commission is a 56-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 (Apr - Dec 2016)
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, Vice Chairman
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	Dave Kennedy
City of Mason	Ashley Chance Eric Hansen Brian Lazor, Chairman (Jan - Mar 2016)
City of Middletown	Ashley Combs
City of Monroe	Kevin Chesar
City of Springboro	Elmer Dudas Christine Thompson
Village of Carlisle	Sherry Callahan Dan Kasson



Village of Corwin	Beverly Campbell
Village of Harveysburg	Charles Camp
Village of Maineville	Jackie Terwilleger
Village of Morrow	William Thompson
Village of South Lebanon	William Madison
Village of Waynesville	Gary Copeland
Clearcreek Township	Jack Cameron Jeff Palmer Steve Mutterspaw
Deerfield Township	Dan Corey Tim Grieve Lois McKnight, Chairwoman (Apr - Dec 2016) Pete Patterson John Richardson Chris Romano Hayfaa Wadih
Franklin Township	Beth Callahan Brian Morris, Treasurer (Apr - Dec 2016) Traci Stivers
Hamilton Township	Ray Warrick
Harlan Township	Bob Curran
Massie Township	Darrell McKinney
Salem Township	Mike Kasselen
Turtlecreek Township	Tammy Boggs Michele Niewierowski Michael Shaffer
Union Township	Chris Koch
Washington Township	Scott Hagemeyer
Wayne Township	Donald "Gus" Edwards Pat Foley



## Executive Committee Membership - Monthly Meetings

The Executive Committee is a sub-committee of the 56-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 Carlisle	Sherry Callahan
Village of Waynesville	Gary Copeland
Clearcreek Township	Jeff Palmer
Deerfield Township	Lois McKnight
Franklin Township	Brian Morris
Hamilton Township	Ray Warrick
Turtlecreek Township	Michael Shaffer
Wayne Township	Donald "Gus" Edwards

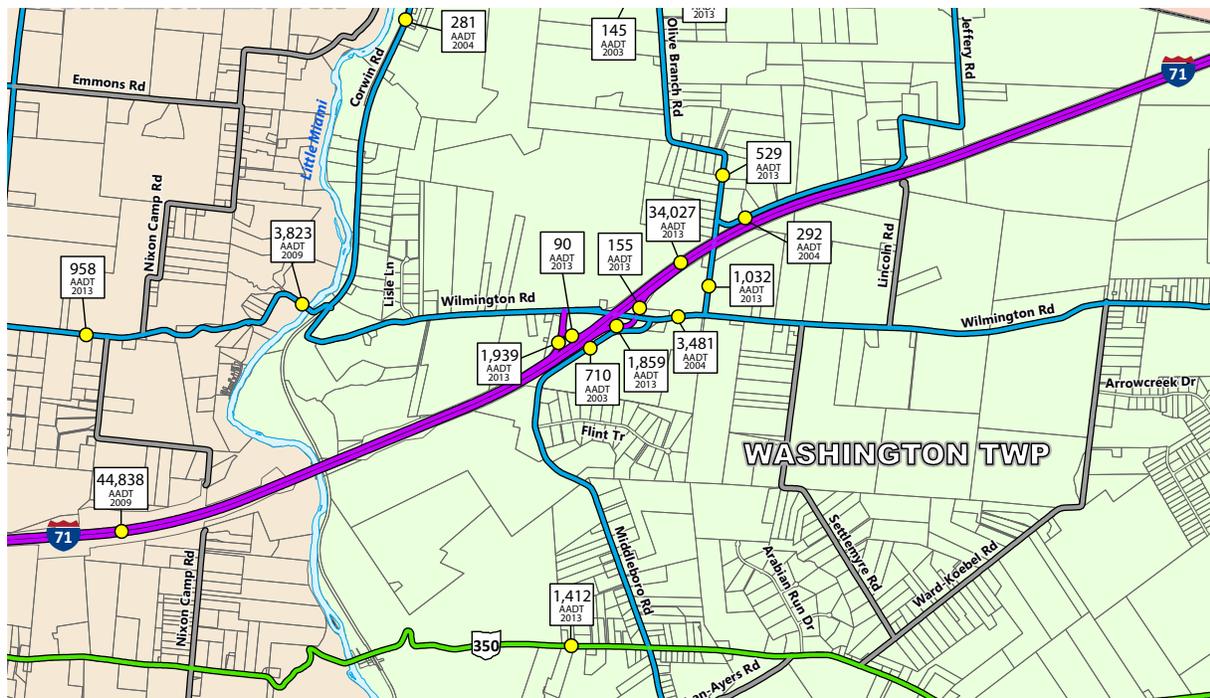


# INFORMATION TECHNOLOGY

## Geographic Information Systems

Since 2015, RPC staff have worked to assemble an interactive, easy-to-use mapping database of geographic information and data for internal office use. Known as the “RPCGIS” system, this database includes multiple information layers relevant to the execution of planning functions. Elements readily accessible within the system include such features as existing land uses, planned land uses, park locations, school district boundaries, fire districts, wetland locations, thoroughfare classifications, utility lines, floodplain boundaries, and other pertinent data.

The creation and subsequent updating of RPCGIS has greatly increased the efficiency of collecting and communicating existing conditions information, allowing for the speedy creation of quality cartographic products. This endeavor is also increasingly necessary, useful, and expected for representing ideas and recommendations, as well as conducting spatial analyses for both short-range and long-range projects.





## Census Information 2015 (estimated)

The Estimated 2015 Census shows that Warren County grew by 0.07 percent over the past year to 221,816.

2016 Census information is not available at this time.

<b>Population Changes (last year) for Warren County, Cities, Villages, and Townships</b>			
<b>Jurisdiction</b>	<b>Census 2013 (estimated)</b>	<b>Census 2014 (estimated)</b>	<b>Census 2015 (estimated)</b>
Warren County	219,169	221,659	221,816
Butler	165	166	166
Carlisle	4,896	4,989	5,047
Corwin	434	437	441
Franklin	11,829	11,811	11,783
Harveysburg	545	552	551
Lebanon	20,476	20,434	20,623
Loveland (pt)	810	798	808
Maineville	1,015	969	979
Mason	31,282	31,613	32,662
Middletown (pt)	2,721	2,703	2,699
Monroe (pt)	128	142	142
Morrow	1,229	1,261	1,272
Pleasant Plain	158	155	158
South Lebanon	4,216	4,303	4,346
Springboro	16,621	16,776	16,962
Waynesville	2,945	2,968	2,999
Clearcreek Township	14,669	14,990	15,125



Deerfield Township	37,651	38,228	38,671
Franklin Township	12,067	12,235	12,367
Hamilton Township	21,716	22,134	22,382
Harlan Township	4,558	4,642	4,691
Massie Township	621	629	636
Salem Township	3,316	3,369	3,404
Turtlecreek Township	14,725	14,765	14,853
Union Township	2,440	2,483	2,510
Washington Township	2,826	2,867	2,897
Wayne Township	5,110	5,240	5,295

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



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## **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 2016, RPC staff approved 23 record plats, 31 replats, 3 right-of-way dedication plats, 5 easement plats, 29 minor subdivisions, and 22 transfers. RPC staff also reviewed 8 concept plans, 16 preliminary plans, 11 PUD site plan reviews, 2 variances, and 1 extension request.

In total, **546** new lots were created in 2016 (**down from 745** in 2015) by the platting process.

<b>Subdivision Applications</b>	
<b>Major Subdivisions</b>	<b>93</b>
Concept Plans	8
Preliminary Plans	16
Final Plats	23
Replats	31
Alternative Plats	5
ROW Dedication Plats	3
Easement Plats	5
Variance Requests	2
<b>Minor Subdivisions</b>	<b>51</b>
New or Revised Building Lots Created	29 (7 by ROW ded.)
711 Transfers of Non-Buildable Parcels	22
<b>TOTAL APPLICATIONS</b>	<b>144</b>



<b>Zoning Applications</b>	
<b>PUD Site Plan Reviews</b>	<b>11</b>
Stage 1 Major Modifications	4
Stage 2 Preliminary Site Plans	5
Stage 3 Final Site Plans	2
<b>Zoning Site Plan Reviews</b>	<b>2</b>
<b>Conditional Use Reviews</b>	<b>9</b>
<b>Rezoning/Map Amendment Reviews</b>	<b>9</b>
<b>Text Amendment Reviews</b>	<b>7</b>
<b>TOTAL APPLICATIONS</b>	<b>119</b>

<b>Clearcreek Township</b>		
<b>Name</b>	<b>Date Approved by BOCC</b>	<b>No. of Building Lots Created</b>
Clear Springs Estates Section 6	2-2-16	3
Deerfield Reserve Section 3	3-1-16	-1
Locust Grove at Country Brook North Section Three C	3-1-16	-1
Lawhorn Acres Two	3-8-16	0
Soraya Farms Lifestyle Community Section 1 Revision 4	4-19-16	0
Shadow Lake Revision One	4-26-15	0
Soraya Farms Lifestyle Community Section 3 Revision 1	7-12-16	20
The Villages of Winding Creek The Boulevards at Winding Creek Section Five	8-9-16	29



The Villages of Winding Creek Turning Leaf at Winding Creek Section Four	8-9-16	38
Cypress Ridge Subdivision Phase VI Truscott Revision	8-23-16	0
Springboro Station Phase II-A	11-15-16	-1
Origins Church	11-22-16	0
<b>Total New Lots Created</b>		<b>90</b>

<b>Deerfield Township</b>		
<b>Name</b>	<b>Date Approved by BOCC</b>	<b>No. of Building Lots Created</b>
Roberts Park Section 2 Block B	1-26-16	36
Roberts Park Section 2 Block B Easement Plat	1-26-16	0
Ashwood Estates Addition	2-2-16	12
Beckett Ridge Section 1	3-1-16	-1
Natorp Subdivision Section 3	3-1-16	-2
Beacon Hill, Phase 12	3-15-16	7
Fourth Map Loveland Park Jeffers Revision	5-3-16	1
Vintage Oaks Subdivision	8-23-16	39
Long Cove Phase 6B	9-6-16	12
Beacon Hill Phase Thirteen	9-8-16	5
Legacy at Elliott Farm Section 1 Block "A"	11-8-16	17
Legacy at Elliott Farm Section 1 Block "A" Easement Plat	11-8-16	0
Drury Hotels Plat	11-22-16	-1
Roberts Park Section 2 Block "C"	12-13-16	24
Roberts Park Section 2 Block "C" Easement Plat	12-13-16	0



Legacy at Elliott Farm Section 1 Block "B" Easement Plat	12-20-16	0
The Woods of Squires Gate Phase 1A	12-20-16	0
<b>Total New Lots Created</b>		<b>153</b>

<b>Franklin Township</b>		
<b>Name</b>	<b>Date Approved by BOCC</b>	<b>No. of Building Lots Created</b>
The Trails of Greycliff Section Three	2-2-16	35
<b>Total New Lots Created</b>		<b>35</b>

<b>Hamilton Township</b>		
<b>Name</b>	<b>Date Approved by BOCC</b>	<b>No. of Building Lots Created</b>
The Villages of Hopewell Valley Section Three	1-26-16	13
Tuft's Addition Taylor Revision	4-5-16	-1
Ritchey Acres Section 3	6-14-16	0
The Estates at Hawthorne Manor Section 5C	7-12-16	16
Rivercrest Section Two	8-23-16	17
The Villages of Classicway Section 6	9-27-16	55
Rivercrest Section Three Phase B	11-8-16	13
Providence Section Three Block "B"	12-6-16	14
Providence Section Four	12-6-16	24
The Villages of Hopewell Valley, Section Four	12-27-16	15
<b>Total New Lots Created</b>		<b>167</b>



<b>Massie Township</b>		
<b>Name</b>	<b>Date Approved by BOCC</b>	<b>No. of Building Lots Created</b>
Caesar Creek Lake Estates Section 1	3-1-16	0
<b>Total New Lots Created</b>		<b>0</b>

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

<b>Turtlecreek Township</b>		
<b>Name</b>	<b>Date Approved by BOCC</b>	<b>No. of Building Lots Created</b>
Trails of Shaker Run Section Four-B	4-26-16	19
Lebanon Junior High School Record Plat	5-17-16	0
McGowan Acres Phase I	5-24-16	0
McGowan Acres Phase II	5-24-16	3
McGowan Acres Phase III	10-11-16	-1
Shaker Run Section Four Phase C	12-6-16	27
Shaker Run Section Five Phase B	12-6-16	7
<b>Total New Lots Created</b>		<b>81</b>



<b>Union Township</b>		
<b>Name</b>	<b>Date Approved by BOCC</b>	<b>No. of Building Lots Created</b>
Highlands at Heritage Hill Section One	7-19-16	28
<b>Total New Lots Created</b>		

<b>Washington Township</b>		
<b>Name</b>	<b>Date Approved by BOCC</b>	<b>No. of Building Lots Created</b>
Meurer Field Estates	1-26-16	-1
<b>Total New Lots Created</b>		<b>0</b>

<b>Wayne Township</b>		
<b>Name</b>	<b>Date Approved by BOCC</b>	<b>No. of Building Lots Created</b>
Haines Meadow Subdivision, Section One	12-27-16	0
Windfield Estates	12-27-16	17
<b>Total New Lots Created</b>		<b>17</b>



## 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 427 zoning applications in 2016. They break down as follows:

<b>Applications</b>	<b>Total</b>	<b>Franklin</b>	<b>Harlan</b>	<b>Turtlecreek</b>	<b>Union</b>	<b>Washington</b>
Mobile Home	1	0	0	1	0	0
Wind Turbines	0	0	0	0	0	0
New Construction	167	25	11	113	8	10
Flood for Other Townships	11	1	4	4	1	1
Swimming Pools	28	5	1	14	5	3
Signs	6	0	0	2	3	1
Tents	2	0	0	1	0	1
Additions/Remodel/ Finish Basement	47	16	4	22	1	4
Home Occupations	1	1	0	0	0	0
Agricultural Buildings	16	0	6	2	1	7
Bed & Breakfast	0	0	0	0	0	0
Telecommunication Towers	6	1	1	3	0	1
Accessory Buildings	68	15	6	28	5	14
Decks	41	5	4	24	4	4



<b>Applications</b>	<b>Total</b>	<b>Franklin</b>	<b>Harlan</b>	<b>Turtlecreek</b>	<b>Union</b>	<b>Washington</b>
Site Plan Reviews	2	1	0	1	0	0
Rezoning Applications	6	0	0	2	1	3
Appeals Applications	14	1	3	6	2	2
Conditional Use	9	4	1	2	0	2
<b>Total Applications</b>	<b>427</b>	<b>75</b>	<b>38</b>	<b>229</b>	<b>30</b>	<b>55</b>

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 2016, the staff processed 805 new single-family dwelling permits. This represents a 23% increase in the number of permits issued when compared to the previous 2015 year.

Township	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Clearcreek	213	134	97	97	122	107	126	151	128	168	173
Deerfield	159	122	55	30	37	28	21	41	23	55	115
Franklin	85	61	40	30	13	13	18	6	9	18	28
Hamilton	333	270	208	205	99	66	92	168	176	217	282
Harlan	21	16	10	7	7	6	3	6	9	9	10
Massie	6	0	2	2	0	0	0	1	1	1	1
Salem	39	11	16	21	9	4	4	4	2	14	46
Turtlecreek	104	121	78	45	47	55	50	81	76	96	106
Union	6	6	35	30	4	4	6	3	7	41	21
Washington	27	9	4	4	6	2	8	14	8	11	6
Wayne	45	49	13	17	26	22	14	31	21	24	17
<b>Total</b>	<b>1038</b>	<b>799</b>	<b>558</b>	<b>488</b>	<b>370</b>	<b>307</b>	<b>342</b>	<b>506</b>	<b>460</b>	<b>654</b>	<b>805</b>



## 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:

<b>Projects Funded for Construction PY30/2016</b>			
<b>Jurisdiction</b>	<b>Project</b>	<b>Total Cost</b>	<b>OPWC Funding</b>
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
<b>Total</b>		<b>14,363,464</b>	<b>2,626,500</b>



In 2014, the projects listed below received funding through the local district office:

<b>Projects Funded for Construction PY29/2015</b>			
<b>Jurisdiction</b>	<b>Project</b>	<b>Total Cost</b>	<b>OPWC Funding</b>
Carlisle	Fairview Dr. Reconstruction	561,644	331,369
Warren County BCC	Wayne-Massie Sewer System Improvements	1,643,190	508,620
Turtlecreek Township	Liberty-Keuter Retaining Wall	200,000	98,000
South Lebanon	Zoar Road Repaving	344,242	344,242 (loan)
Springboro	Red Lion-Five Points Roadway Improvements	800,000	392,000
Springboro	East Mill St./Lower Springboro Rd. Improvements	500,000	245,000
Mason	Kings Island Dr. Safety Improvements	5,793,047	600,000
Mason	SR 741 Intersection Upgrade	780,130	380,000
Mason	Tylersville/US 42 Sewer Overflow Reduction	687,000	336,000
Warren County BCC	Little Miami Bike Trail Sanitary Sewer	524,000	256,760
Warren County BCC	Manchester Rd. Water Main	279,000	136,000
County Engineer	County Road Repair & Resurfacing	1,000,000	1,000,000 (loan)
Lebanon	Maple Ave. Reconstruction	1,452,335	404,892
Waynesville	Main St. Water Line Replacements, Phase 2	658,000	486,612
<b>Total</b>		<b>15,209,588</b>	<b>5,519,495</b>



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## PROJECTS COMPLETED IN 2016

### **Wayne Township Zoning Code Update**

WCRPC agreed to assist Wayne Township in rewriting their zoning code, due to a number of difficulties and shortcomings in the current resolution. This project served as an opportunity to implement many of the land use policies expressed in the Wayne Township Comprehensive Plan, as well as bring zoning regulations up to date with regard to recent case law. Community leaders and residents were brought together to form a Citizens Advisory Committee (CAC), which kicked off the process in August 2015 and met twice a month for a little over a year. A public open house was held in December 2016, and a new draft code is now complete and is set to be adopted sometime in March or April of 2017.

### **Transit Initiative**

Staff worked with WCTS to assess the feasibility of service sharing between several County agencies that frequently use WCTS. This Initiative concluded with the successful implementation of “The Lebanon Loop” in October 2016, a flex-route with scheduled stops. The route carries approximately 50 passengers per day.

### **Massie Township Zoning Code Amendment**

WCRPC worked with Massie Township to amend the Township’s Zoning Code. The amendments fulfill the specific implementation objectives of the Massie Township Comprehensive Plan.

### **Maineville Comprehensive Plan Update**

WCRPC worked with Village Council, stakeholders, and residents to update the comprehensive plan for the Village of Maineville. The updated plan includes maps, graphs, and recommendations regarding the newly annexed areas of the Village. The reformatted Plan captures the character of the community while identifying future development areas and addressing transportation connections.



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## **Warren County Park District Planning Guidelines**

WCRPC has updated the Warren County Park District's Planning Guidelines for 2017-2021. The revised plan has changed the layout of the document to emphasize county maps, park aerials, park pictures, and readability. The new format will serve as the base for further analysis of the County's "Green" Plan.



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## PROJECTS IN PROGRESS

### **71/Wilmington Road Area Plan**

This plan involved reconnaissance and analysis of the area within a 2-mile radius from the Wilmington Road interchange with Interstate 71 (exit 36). WCRPC collaborated with Washington Township to facilitate the project, together forming a Citizens Advisory Committee (CAC) made up of area property owners, developers and residents who helped steer the process. The planning of land uses, development character, and infrastructure were key components of this project and recommendations are included for all three.

### **The Turtlecreek Crossroads Plan**

This area plan focuses on State Route 63 and 741 and corresponding growth in western Turtlecreek Township. The Plan addresses streetscape design, aesthetics, and economic development between Monroe and Lebanon including rerouting SR 741, adding lanes to SR 63, relocating utilities, and defining the character of future development. This planning effort has been carefully coordinated with ODOT, the Warren County Engineer's Office, the Township, Otterbein, property owners, and many others.

### **Hunter-Red Lion Area Plan**

Franklin Township, Clearcreek Township, and WCRPC identified the Hunter-Red Lion area as a prime opportunity for a long range planning project. The planning process began in 2016 and is to conclude in spring 2017. This planning effort has involved many community meetings and input from local agencies. The Hunter-Red Lion Area Plan will provide a unified vision for the two communities while maintaining a separate identity for each community. The Plan addresses community identity, infrastructure improvements, traffic improvements, trails and park planning, and land use.



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## **Wilmington Zoning Update**

WCRPC has contracted with the Clinton County Regional Planning Commission (CCRPC) to assist in updating the City of Wilmington's zoning code. Among the issues identified by CCRPC are a lack of development flexibility, excessive parking requirements, and a pre-Reed v. Gilbert sign code. The update will involve a five step process: (1) development of an Issues Report to identify sections and policies within the Code that need to be addressed and/or amended; (2) creation of a new draft Code and Summary Report of major changes; (3) meetings with a Zoning Task Force consisting of city council and planning commission members as well as other interested citizens, to discuss each of the proposed changes; (4) holding an Open House event and posting an Online Survey to further elicit public input; and (5) final adoption of the updated Code.



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## **NEW PROJECTS FOR 2017**

### **Subdivision Regulations Amendments**

The Warren County Subdivision Regulations have been amended numerous times since initially adopted in 1978; however, a more comprehensive revision is needed to remove ambiguous language; to enhance sections of the regulations such as variance procedures and definitions; and to add criteria for what constitutes major revisions to proposed subdivision plans. The subdivision committee will also review the current subdivision regulations to determine other amendments that are needed.

### **Clearcreek Park Charrette**

Clearcreek Township and the WCRPC are working toward the initiation of a public participation process, a one-day charrette, which would determine the design of a future 140-acre park in Clearcreek Township. Recreational amenities and connections to surrounding trails and parks would be included in the analysis. The WCRPC would provide maps and charrette supplies to the Township in addition to facilitating the event. The results of the design charrette would serve as the guide to a master plan for the park. This process would be organized with the Township for implementation according to the Trustees' direction.

### **The Warren County Green Plan**

The "Green" Plan will address three core elements: Parks & Trails, Greenspace Conservation, and Farmland Preservation and is intended to be a resource for Clean Ohio grants applications. It will also utilize the ideas and recommendations from existing township plans, parks plans, and other community plans. The planning process will begin in early 2017.

### **The Bridge Plan**

The "Bridge" Plan for the northwest corner of the County will take a broad, initial look at transportation and multimodal mobility issues related to how to provide better connections—conceptually, physically, and visually—from the surrounding communities to and across the Great Miami River. The Plan will also address land use, recreation, economic development and will study the possible river crossing under several future growth scenarios. The primary



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objective is to provide more convenient access between Middletown, Franklin Township, other communities and to encourage economic development.

### **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 the year.

### **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.



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## IMPLEMENTATION PROJECTS

### **Maineville Zoning Code Rewrite**

A rewrite of the Village's zoning code is anticipated following the completion of the comprehensive plan. Staff will work with the Maineville Village Council and Planning Commission to identify specific sections that need revised and a full rewrite process will commence involving area stakeholders.

### **Village of Morrow Trails Planning and Implementation**

RPC staff will work with the Village of Morrow to assist in trail planning and implementation. This will involve identification of routes and alternatives with the goal of making regional connections. This project will also look at route feasibility and costs, include public engagement, and require coordination with surrounding jurisdictions including Salem Township, Washington Township, and Clinton County.

### **Lebanon-Turtlecreek Trails Initiative (LTTI)**

Approximately 70 miles of bike trails, on-street bike lanes, and shared roads are planned within Turtlecreek Township and the City of Lebanon. Staff will apply for several Clean Ohio grants, Transportation Alternative grants, and State Capital funds to implement trail connections to Union Village, the Bowyer Farm (Cincinnati Zoo), and surrounding communities in the coming years.



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## FINANCIALS

### 2016 RPC Revenue Sources

Filing Fees	\$ 152,506.00
Membership Dues	\$ 22,149.30
Commissioners Contributions	\$ 226,034.00
Other Income	\$ 2,237.45
Carry-over from 2015	\$ 307,989.56
<b>Total RPC Revenue</b>	<b>\$ 710,916.31</b>

### 2016 RPC Operating Expenses

Personnel	\$ 445,888.99
Non-Personnel	\$ 44,547.28
<b>Total RPC Expenses</b>	<b>\$ 490,436.27</b>

**Total Budget for 2016** \$ 493,270.00

**Ending Year Balance** \$ 220,430.04



### Five-Year Comparison 2012 through 2016

RPC Income	2012	2013	2014	2015	2016
Alternative Plats	\$710.00	\$3,045.00	\$1,884.00	\$1,058.00	\$1,981.00
Concept Plans	\$202.00	\$0.00	\$1,414.00	\$1,237.00	\$2,407.00
Dedication Plats	\$202.00	\$0.00	\$759.00	\$259.00	\$2,537.00
Final Plats	\$17,029.00	\$18,308.00	\$39,311.00	\$46,477.00	\$40,758.00
Land Use Maps	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lot Splits/7.11 Transfers	\$2,582.00	\$2,736.00	\$4,017.00	\$5,864.00	\$12,053.00
Membership Dues	\$21,041.80	\$21,373.20	\$21,607.00	\$21,916.60	\$22,149.30
Other Income	\$13,019.51	\$867.47	\$25,556.00	\$10,449.80	\$2,651.45
Preliminary Plans	\$13,958.00	\$40,807.00	\$25,382.00	\$22,834.00	\$51,198.00
PUD	\$35,707.00	\$14,660.00	\$45,550.00	\$62,657.90	\$24,900.00
Quarterly Installments	\$226,034.00	\$226,034.00	\$226,034.00	\$226,034.00	\$226,034.00
Replats	\$8,693.00	\$8,611.00	\$13,132.00	\$16,494.00	\$15,632.00
Subdivision Regulations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Variances	\$0.00	\$0.00	\$303.00	\$613.00	\$626.00
<b>Totals</b>	<b>\$339,177.00</b>	<b>\$336,441.67</b>	<b>\$404,949.00</b>	<b>\$415,894.30</b>	<b>\$402,926.75</b>



## REGIONAL PLANNING COMMISSION STAFF



**Stan Williams** is the Executive Director. Stan was appointed Executive Director in September 2010 upon the departure of Kim Lapensee, and has extensive experience in land use and comprehensive planning. He 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.



**Matthew Obringer** is the Senior Planner. Matt has a Bachelor of Science in Urban Affairs from Wright State University and has over five 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.



**Sharon Coffman** is the Office Manager. She has been with the Warren County Regional Planning Commission since August of 2006 and was previously employed with the Warren County Child Support Enforcement Agency since December 1999.



**Robert Ware** is the Subdivision Specialist. Bob has worked continually in the planning field since 1977, starting with the Miami Valley Regional Planning Commission (MVRPC). He served as Acting Director from May 2010 until September 2010 and received his AICP Certification in 2014.



**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 code amendments and rewrites, development review, and GIS mapping and database support.



**Greg Orosz** is a Planner I. Greg has a Master of City and Regional Planning and a Bachelor of Arts in Political Science from the Ohio State University. He has worked as a planner with the City of Norwood for the last 6 years and worked at Natorp's as a Landscape Architect/Designer. His interests include community development, downtown revitalization, and parks/recreation planning. He has worked predominately on area plans, park plans, and development review.

The RPC also had several interns throughout 2016, each bringing their own knowledge and ideas to our office. Among these were **Jackson Bennett, Alex Byrd, Ryan Cook, P.J. Ginty,** and **Michael Kettler.**



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## 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)
- Cardinal Land Trust
- City of Lebanon Steering Committee for Downtown Master Plan
- County Planning Directors Association of Ohio (CPDAO)
- Cincinnati Homebuilders Association (HBA)
- Dayton Area Homebuilders Association (HBA)
- Green Umbrella
- Little Miami Incorporated
- Main Street Lebanon
- Miami Conservancy
- Miami Valley Regional Planning Commission
- Ohio City/County Management Association (OCMA)
- Ohio Department of Transportation (ODOT)
- Ohio Public Works Commission (OPWC) Steering Committee
- OKI Executive Committee
- OKI Intermodal Coordinating Committee
- OKI Transportation/Bicycle Plan Update Committee
- Tri-State Trails Executive Committee
- Warren County Area Progress Council (APC)
- Warren County Combined Health District
- Warren County Emergency Operations Plan Steering Committee
- Warren County Housing Coalition
- Warren County Housing Advisory Committee
- Warren County Township Association
- Warren County Transit Advisory Committee
- Women in Transportation