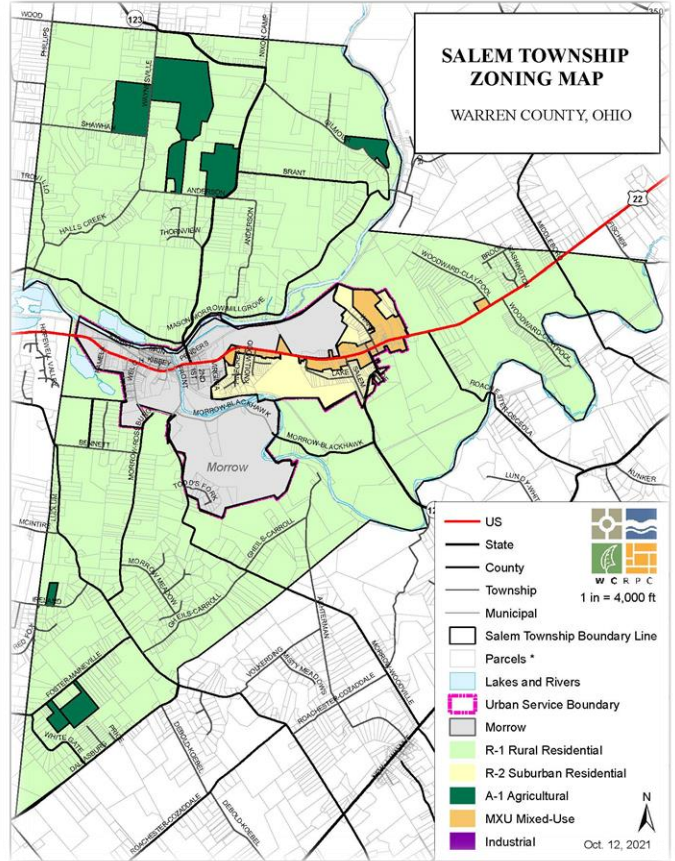
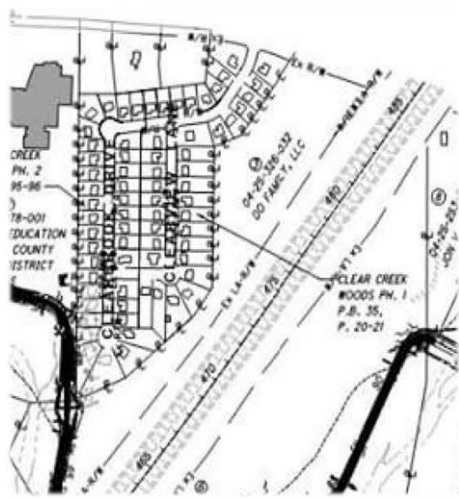


2021 Annual Report

WARRENCOUNTY REGIONAL PLANNING COMMISSION





ANNUAL REPORT 2021

Warren County Regional Planning Commission



OFFICERS

Kurt Weber, Chairman

Chris Brausch, Vice Chairman

Mike Shaffer, 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 Shannon Jones
Warren County Board of Education	Tom Isaacs
Warren County Emergency Services	Melissa Bour
Warren County Engineer	Kurt Weber Chairman
Warren County Engineer	Charles Petty
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	Molly Conley
City of Franklin	Barry Conway Dennis Centers Jonathan Westendorf
City of Lebanon	Greg Orosz
City of Loveland	Tim Butler
City of Mason	Michelle Blair Eric Hansen Jennifer Heft Brian Lazor Kurt Seiler
City of Middletown	Ashley Combs
City of Monroe	Kevin Chesar
City of Springboro	Elmer Dudas Chris Pozzuto
Village of Butlerville	Susan Bitzer



Organization	Representative
Village of Carlisle	Julie Duffy Dan Casson
Village of Harveysburg	Pat Bennett
Village of Maineville	Mayor Bob Beebe
Village of Morrow	Paul Zorn
Village of Pleasant Plain	Judy Whitacre
Village of South Lebanon	Linda Burke
Village of Waynesville	Gary Copeland
Clearcreek Township	John Edelmann Jeff Palmer Steve Mutterspaw
Deerfield Township	Lelle Hedding Kristin Malhotra Sam Hill, Chairman John Richardson Eric Reiners Jim Flick James Sicilian
Franklin Township	Shane Centers Matt Jennings Brian Morris
Hamilton Township	Brent Centers
Harlan Township	Bob Curran
Massie Township	Darrell McKinney
Salem Township	Mike Yetter/Stephanie Austin
Turtlecreek Township	Tammy Boggs Gabriel Drake Michael Shaffer, Treasurer
Union Township	Chris Koch
Washington Township	Paul Schaefer
Wayne Township	Donald "Gus" Edwards Stacey Lowing



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 18-member Executive Committee is as follows:

Organization	Representative
Warren County Commissioners	Tom Grossman Shannon Jones
Warren County Engineer	Kurt Weber Chairman
Warren County Engineer	Charles Petty
Warren County Combined Health District	Duane Stansbury
Warren County Sanitary Engineer	Chris Brausch, Vice Chairman
Warren County Soil & Water Conservation District	Molly Conley
City of Franklin	Jonathan Westendorf
City of Lebanon	Greg Orosz
City of Mason	Brian Lazor
City of Springboro	Elmer Dudas
Village of Carlisle	Julie Duffy
Village of Waynesville	Gary Copeland
Clearcreek Township	Jeff Palmer
Deerfield Township	Sam Hill
Franklin Township	Shane Centers
Hamilton Township	Brent Centers
Turtlecreek Township	Michael Shaffer, Treasurer
Wayne Township	Donald "Gus" Edwards



Census Information 2020

According to the 2020 CENSUS Report the Warren County showed a growth percentage of 13.9%.

Population Changes (last year) for Warren County, Cities, Villages, and Townships

Jurisdiction	Census 2018 (estimated)	Census 2019 (estimated)	Census 2020
Warren County	232,173	234,602	242,337
Butler	162	162	163
Carlisle	5,197	5,242	5,287
Corwin	467	473	484
Franklin	11,686	11,612	11,690
Harveysburg	561	567	554
Lebanon	20,727	20,659	20,841
Loveland (pt)	838	854	1,034
Maineville	1,090	1,107	1,405
Mason	33,586	33,870	34,792
Middletown (pt)	2,753	2,756	3,777
Monroe (pt)	143	143	118
Morrow	1,312	1,325	2,049
Pleasant Plain	164	168	129
South Lebanon	4,600	4,668	6,384
Springboro	17,445	17,562	17,871
Waynesville	3,136	3,181	2,669
Clearcreek Township	15,847	16,085	18,367



Jurisdiction	Census 2018 (estimated)	Census 2019 (estimated)	Census 2020
Deerfield Township	40,489	41,089	40,525
Franklin Township	12,932	13,113	12,154
Hamilton Township	23,454	23,743	26,299
Harlan Township	4,921	4,988	4,645
Massie Township	663	674	641
Salem Township	3,601	3,647	3,166
Turtlecreek Township	15,161	15,528	16,294
Union Township	2,625	2,666	2,750
Washington Township	3,042	3,075	2,752
Wayne Township	5,571	5,645	5,505

Source: U.S. Census Bureau and Ohio Development Services Agency, Office of 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 coordinates 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.



Zoning Reviews

The Regional Planning Commission staff performed the following zoning reviews as required of the RPC.

Zoning Applications	
PUD Site Plan Reviews	
Stage 1 Major Modifications	8
Stage 2 Preliminary Site Plans	7
Stage 3 Final Site Plans	8
Zoning Site Plan Reviews	7
Conditional Use Reviews	5
Rezoning/Map Amendment Reviews	6
Text Amendment Reviews	4
Total	45



Subdivision Administration

The Regional Planning Commission staff also provide consultation services for landowners, review new subdivision concept plans and preliminary 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 (lot splits) for compliance with the Warren County Subdivision Regulations, and conduct review of final subdivision plats, replats, easement plats, alternative plats and right-of-way dedication plats submitted for approval.

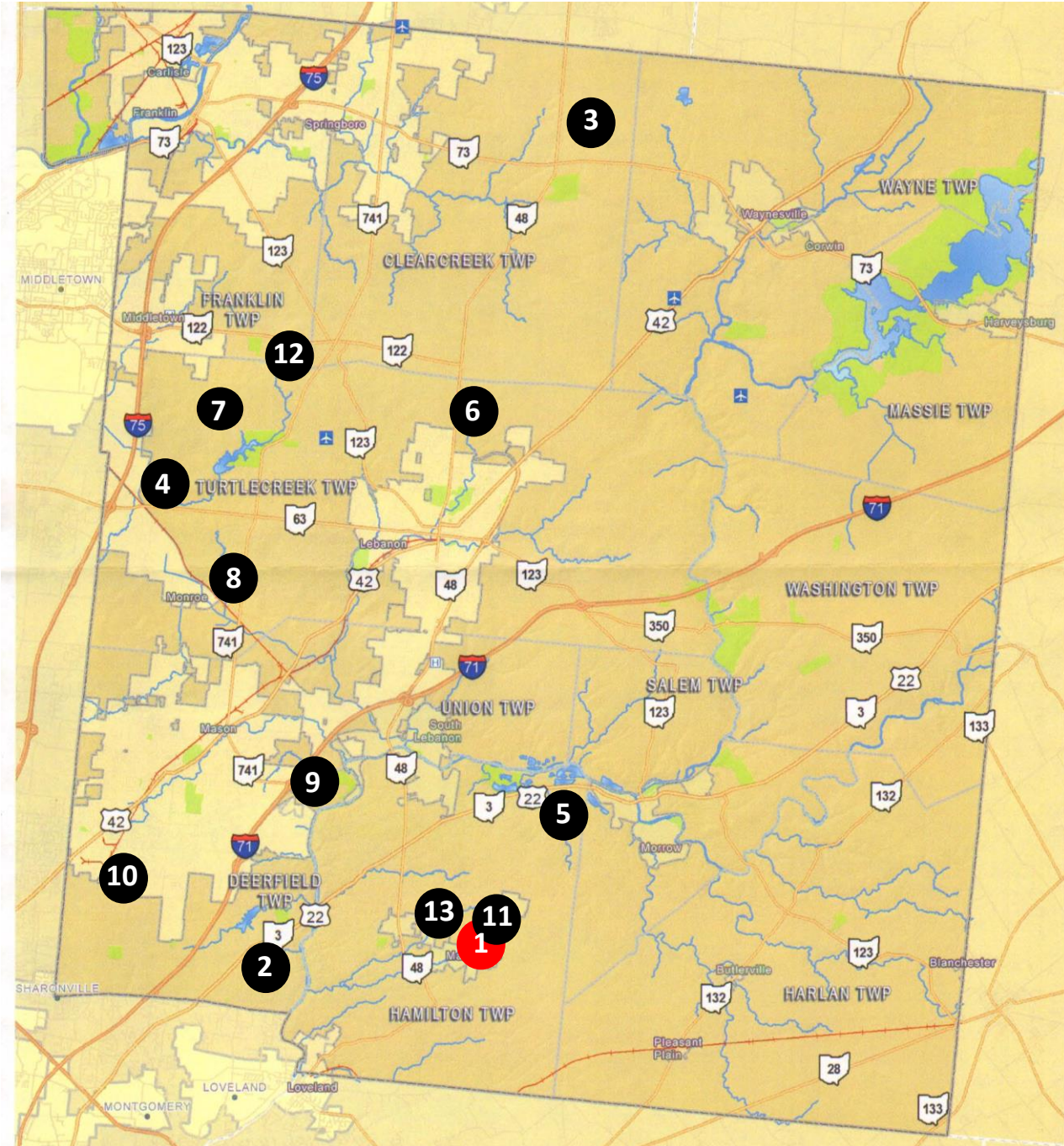
In 2021, RPC staff processed a total of 219 subdivision applications and 45 zoning applications, which includes text amendments. In total, 651 additional lots were process in 2021 (492 were recorded). The majority of lots were single family dwellings and open space, located primarily in the western half of Warren County. The largest amount of subdivision activity was in Hamilton Township, with a total of 243 Platted lots. Turtlecreek Township was second with 142 platted lots, followed by Clearcreek Township with 119 recorded lots. The map figure on the next page shows the locations of approved Preliminary Plans for the Year 2021 in the Warren County unincorporated areas and lists the number of approved lots. The tables following thereafter list the total amount subdivision lots processed and recorded each Township.

Subdivision Applications

Major Subdivisions	Total Processed
Concept Plans	2
Preliminary Plans (new & revised)	13
Preliminary Plan Extension Requests	1
Final Plats	31
Replats	23
Alternative Plats	3
ROW Dedication Plats	3
Easement Plats	4
Access Point Waiver Requests	3
Variance Requests	1
Minor Subdivisions	
New or Revised Building Lots Created	103
711 Transfers of Non-Buildable Parcels	32
Total	219



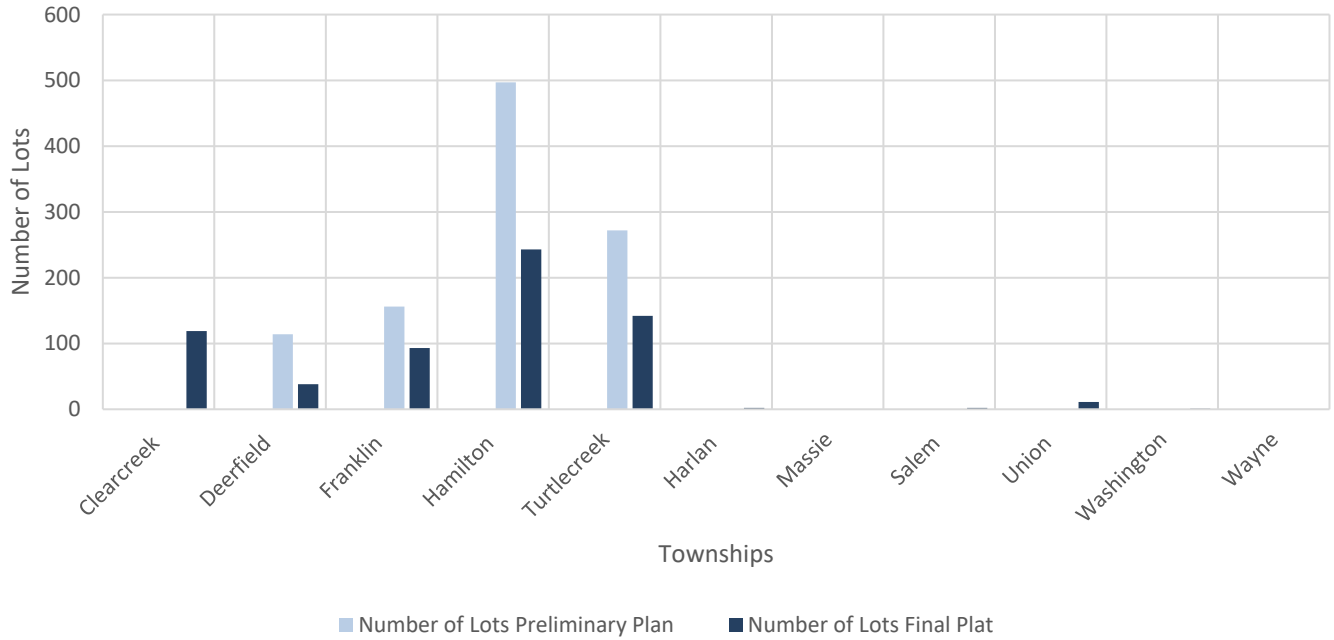
2021 Reviewed & Approved Preliminary Plans



- 1 Abt Property (Denied)
- 2 Brookwood
- 3 Clark Farm (Copper Mill)
- 4 C5 Logistics Center
- 5 Villages of Hopewell Valley Parcel E Revised
- 6 Creek Song
- 7 Greentree Meadows
- 8 Hudson Estates Revised
- 9 Kings Mills Resort
- 10 Long Cove Lakes
- 11 Stotler II
- 12 Trails of Greycliff Revised
- 13 Village on the Green Revised



2021 Preliminary Plan Approved lots Compared to Platted Lots



2021 Record Plats

Rank	Township	Number of Lots
3	Clearcreek	119
5	Deerfield	38
4	Franklin	93
1	Hamilton	243
2	Turtlecreek	142
7	Harlan	2
9	Massie	0
7	Salem	2
6	Union	11
8	Washington	1
9	Wayne	0



Clearcreek Township

Subdivision Name	Date BOCC Approved	Number of Lots
Sycamore Trails Section 14 Replat	PENDING	2
Country Creek Estates, Section 2A Replat	4/27/2021	1
Legacy Landing Final Plat	12/7/2021	31
Springboro Station Subdivision Phase II-B Replat	7/20/2021	1
The Reserve at Cedar Ridge	10/12/2021	26
Soraya Farms Section Eight	1/18/2022	45
Woodwind Estates Subdivision Replat	2/1/2022	1
Woodgrove Section 2	PENDING	11
Fry Estates Subdivision Revision 2	PENDING	1
Total Lots Processed		119

Harlan Township

Subdivision Name		Number of Lots
Barricklow (Knight) Alternative Plat	2/1/2022	2
Total Lots Processed		2

Massie Township

Subdivision Name	Number of Lots
Total Lots Processed	0



Deerfield Township

Subdivision Name	Date BOCC Approved	Number of Lots
Bruekman Consolidation Replat	5/11/2021	1
Snidercrest Subdivision Revision Three - Replat lots 59, 60, 61	10/5/2021	2
Boldt Subdivision Replat	7/27/2021	1
Candlestone Phase 2A	2/22/2022	1
Miami Park, Section "B" Replat	9/28/2021	1
Brookwood Subdivision	PENDING	21
Deerfield Office Condominiums Two, Phase 3	11/23/2021	1
Crowe's Nest Subdivision	9/28/2021	1
Kensington, Phase 3	1/25/2022	4
Taylor's Loveland Park Replat	10/26/2021	5
Total Lots Processed		38

Union Township

Subdivision Name		Number of Lots
Snook Valley Acres Alternative Plat	9/14/2021	3
Aberlin Springs, Phase 3, Revision 1 Replat	8/10/2021	5
Brausch Alternative Plat	1/4/2021	3
Total Lots Processed		11



Franklin Township

Subdivision Name	Date BOCC Approved	Number of Lots
The Trails of Greycliff, Section 8A	PENDING	61
Brock's Estate Section 1 Replat	7/27/2021	2
Bereda Property Replat	7/27/2021	3
Elizabethtown Subdivision, No 2-A	10/5/2021	1
Wilson Farm Section 6A	PENDING	26
Total Lots Processed		93

Hamilton Township

Subdivision Name	Date BOCC Approved	Number of Lots
The Villages of Classicway - Section 7B	5/4/2021	29
Providence Section 10	6/29/2021	25
Eagle's Pointe Section 5, Block A	8/10/2021	38
Eagle's Pointe Section 5, Block B	10/26/2021	20
Eagle's Pointe Section 5, Block C	10/12/2021	26
Providence Section 12, Block A	10/12/2021	22
Providence Section 3, Block E	7/20/2021	1
Porter's Heath Subdivision	11/2/2021	9
The Villages of Classicway, Section 8	1/4/2022	47
Valley View Section 1	2/22/2022	27
Total Lots Processed		243



Turtlecreek Township

Subdivision Name	Date BOCC Approved	Number of Lots
Lakeside at Shaker Run, Section Three Final Plat	4/13/2021	3
1st National Subdivision Replat Lot 4A	3/23/2021	1
Lakeside at Shaker Run, Section Three Easement Plat	8/10/2021	0
Hudson Estates II Final Plat	7/20/2021	3
Shaker Run Section 6, Phase A2 Final Plat	7/27/2021	14
Union Village Phase 1B	12/14/2021	30
Shaker Run Section 9 Final Plat	10/5/2021	25
Shaker Run Section 10A	10/26/2021	22
Lakeside at Shaker Run, Section 4	10/19/2021	5
Charleston Place, 4th Addition	11/2/2021	2
Shaker Run Section 8, Phase A	PENDING	12
Shaker Run, Section 6C	PENDING	25
Total Lots Processed		142

Salem Township

Subdivision Name		Number of Lots
Town of Roachester, Section 1 Replat	1/11/2022	1
Martin's Subdivision Replat Lots 1 and 2	12/14/2021	1
Total Lots Processed		2



Washington Township

Subdivision Name	Date BOCC Approved	Number of Lots
Meurer Field Estates Replat Lots 13 and 14	5/11/2021	1
Total Lots Processed		1

Wayne Township

Subdivision Name	Number of Lots
Total Lots Processed	0

Right-Of-Way Dedication and Easement Plats

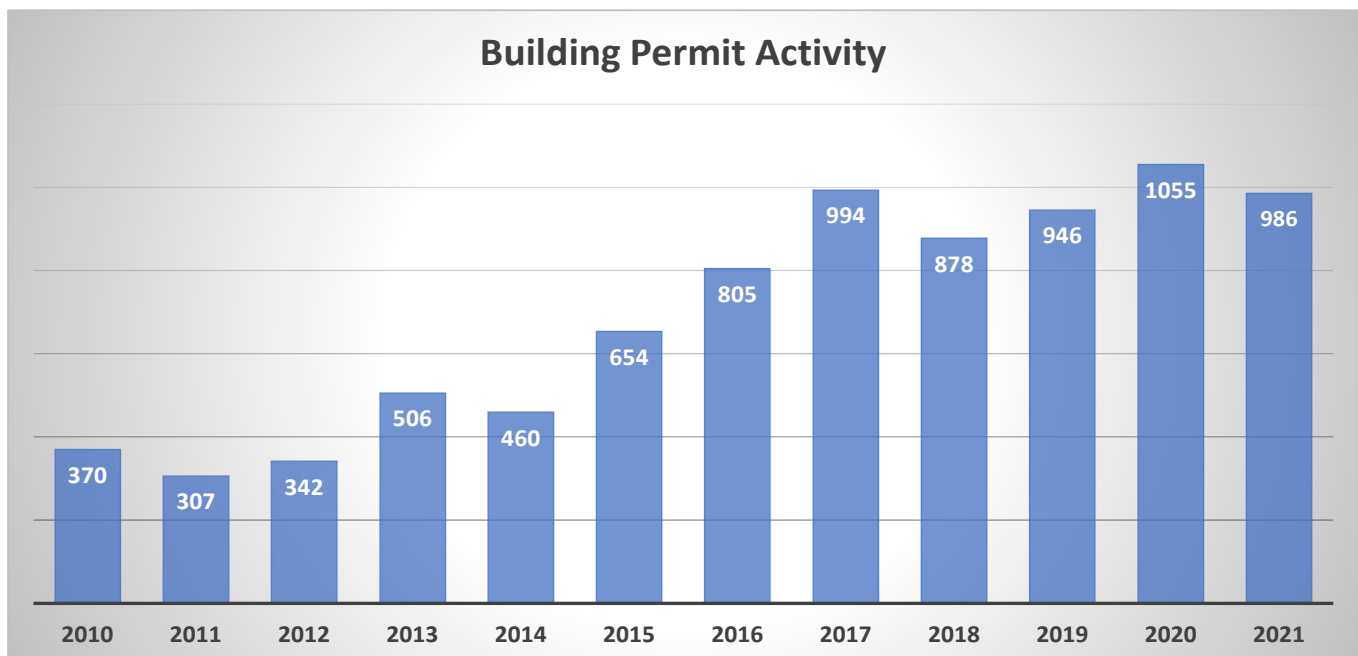
Project Name	BOCC Approval	Jurisdiction
Lakeside at Shaker Run, Section Three Easement Plat	8/10/2021	Turtlecreek
Shaker Run Section 9 Easement Plat	12/07/2021	Turtlecreek
Majors at Shaker Run ROW Dedication Plat	1/25/2022	Turtlecreek
Town of Roachester, Section 1 – ROW Dedication Plat	1/11/2022	Salem
Majors at Shaker Run Section 1 – Shadow Wood Easement Plat	2/1/2022	Turtlecreek
Shaker Run, Section 8A Easement Plat	PENDING	Turtlecreek
Brewer Road Right of Way Dedication Plat	12/21/2021	Deerfield



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 the townships across Warren County. In 2021, staff processed 986 new single-family dwelling permits. This represents a 6.5 % decrease in the number of permits issued when compared to the previous year in 2020.

Township	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Clearcreek	122	107	126	151	128	168	173	137	128	147	94	117
Deerfield	37	28	21	41	23	55	115	169	170	185	355	145
Franklin	13	13	18	6	9	18	28	28	56	99	53	34
Hamilton	99	66	92	168	176	217	282	299	168	161	174	266
Harlan	7	6	3	6	9	9	10	17	10	15	16	18
Massie	0	0	0	1	1	1	1	3	2	0	2	0
Salem	9	4	4	4	2	14	46	53	64	79	94	80
Turtlecreek	47	55	50	81	76	96	106	126	100	82	104	139
Union	4	4	6	3	7	41	21	115	147	136	115	93
Washington	6	2	8	14	8	11	6	7	4	11	6	16
Wayne	26	22	14	31	21	24	17	40	29	31	42	18
Total	370	307	342	506	460	654	805	994	878	946	1055	986





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 2021, the projects listed below received funding through the local district office:

Projects Funded for Construction PY35/2021

Jurisdiction	Project	Total Cost	OPWC Funding
City of Lebanon	New Street Construction	\$ 2,065,811	\$ 900,000
City of Mason	US 42 Roundabouts	\$ 3,570,399	\$ 687,844
Deerfield Township	Kings Mills Infrastructure Improvement Phase 1	\$ 1,512,982	\$ 721,539
Warren County Engineer	King Avenue Bridge #282-0.97 over Little Miami River Improvements	\$ 13,859,784	\$ 800,000
Total			\$ 3,109,383



2021 PROJECTS IN PROCESS

1. **Reinvent Franklin 2040**

The City of Franklin initiated an update to their Comprehensive plan starting in June of 2021 with the Warren County Regional Planning Commission. The plan aims to preserve the City's rich history, encourage prosperity, improve quality of life, and bring the community together to reinvent a Franklin for the Future. The City has already conducted a downtown area plan, which will supplement the Comprehensive Plan. Staff is currently working with the City of Franklin's Advisory Committee to begin drafting the document. Plan adoption is anticipated towards the end of the year in 2022.

2. **Salem Township Zoning Code Update**

The Salem Township Board of Trustees has engaged the WCRPC Staff in a service agreement to review and prepare updates to the Salem Township Zoning Code and Map. The amendments were to fulfill objectives identified in the Salem Township Comprehensive Plan, as well as being necessary to address changes in the ORC enabling law and in response to Court cases pertinent to zoning regulation.

NEW PROJECTS

1. **Warren County Comprehensive Plan**

It has been several years since certain elements of the Warren County Comprehensive Plan have been updated and each of the current elements is in a different format. The updates to the Comprehensive Plan will focus on updating the information contained in each of the elements to better reflect the current state of the County as well as updating the design of the plan to make it a more cohesive whole. These updates will make important information more readily and easily available, so that the County can continue to make informed decisions in the future. The updated version will consist of an introductory section describing the County's vision for the future and important background information, a Land Use section, a Housing section, a Thoroughfare Plan section, an Economic Development section, and a Parks, Recreation, & Trails section. As of now, a new design for the plan has been established and work is being done to get each section into this format. The Economic Development section has been edited to include up-to-date data as well as new and relevant information.



2. The Warren County Airport Plan

The Airport Plan will focus on land uses for the property surrounding the Airport, transportation connections, and general development recommendations for the airport itself.

3. Subdivision Regulation Amendments

The County has experienced steady growth in the past decade. With growth comes positive change, which makes it essential to modify the subdivision regulations to ensure best practices. Amendments to the subdivision regulations will include updates to the following sections: 201, 302, 308, 310, 403, 425, 428 and 804.

4. Warren County Rural Zoning Code Standards

Architectural Review Board Standards

In early 2020, the staff of the Regional Planning Commission and the Zoning Department conducted several meetings with the Board of County Commissioners and the trustees of Turtlecreek, Franklin, Union, Harlan, and Washington Township to get their approval for crafting Design Standards and a Review Process within the Warren Rural Zoning Code. Design review was identified in several Warren County Comprehensive Plans as a needed tool to achieve quality design. The design review often assists communities to attract better developers, and to better achieve their goals for economic development. The review will include the non-residential and multi-family developments plus PUDs and mixed zoning within the five townships.

Next steps will be to meet with the townships to present the proposed text and get their approval, and then proceed with the required steps for a zoning code change of the Warren County Rural Zoning Code.

Vacation Rentals

In early 2020, the staff of the Regional Planning Commission and the Zoning Department conducted several meetings with the Board of County Commissioners and the trustees of Turtlecreek, Franklin, Union, Harlan, and Washington Township to get their approval for crafting Design Standards and a Review Process within the Warren Rural Zoning Code. Design review was identified in several Warren County Comprehensive Plans as a needed tool to achieve quality design. The design review often assists communities to attract better developers, and to better achieve their goals for economic development. The review will include the non-residential and multi-family developments plus PUDs and mixed zoning within the five townships.

Next steps will be to meet with the townships to present the proposed text and get their approval, and then proceed with the required steps for a zoning code change of the Warren County Rural Zoning Code.



PUD Standards

Update the Warren County Rural Zoning Code to clarify the three PUD processes. The update will involve the reformatting of the existing text and adding text to clarify the development standards that apply to each PUD process. The RPC will work closely with the Warren County Prosecutor's Office and the Warren County Zoning Department to ensure the proposed amendments are legally defensible and clear. This amendment will permanently impact Article 2, Chapter 5 Planned Unit Developments.

IMPLEMENTATION PROJECTS

1. 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 the identification of routes and alternatives with the goal of making regional connections. This project will also look at route feasibility and costs, including public engagement, and require coordination with surrounding jurisdictions including Salem Township, Washington Township, and Clinton County.

2. 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.

ACCOMPLISHMENTS IN 2021

1. Lebanon Parks Plan adoption
2. City of South Lebanon Updated Comprehensive Plan adoption



FINANCIALS

2021 RPC Revenue Sources

Filing Fees	\$ 302,081
Planning Services	\$ 8,960.00
Membership Charges	\$ 30,498.26
Commissioners Contributions	\$ 235,440.00
Other Receipts	\$ 45.90
Total Revenue	\$ 577,025.16

2021 RPC Operating Expenses

Personnel	\$ 395,715.82
Non-Personnel	\$ 27,691.50
Total Expenses	\$ 423,407.32



Five-Year Comparison 2017 through 2021

RPC Income	2017	2018	2019	2020	2021
Alternative Plats	\$382.00	\$0.00	\$796.00	\$1,887.00	\$884.00
Concept Plans	\$1,487.00	\$1,085.00	\$600.00	\$1,130.00	\$460.00
Dedication Plats	\$267.00	\$273.00	\$838.00	\$570.00	\$2,914.00
Final Plats	\$54,620.00	\$52,936.00	\$46,053.00	\$63,501.00	\$5,811.60
Land Use Maps	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lot 5plits/7.II Transfers	\$8,897.00	\$12,341.00	\$12,536.00	\$24,977.00	\$28,595.00
Membership Dues	\$22,445.40	\$24,977.13	\$27,465.84	\$30,182.00	\$30,498.26
Other Income	\$10,287.20	\$49,154.50	\$51,271.70	\$13,048.00	\$9,005.90
Preliminary Plans	\$58,040.00	\$26,895.00	\$41,529.00	\$30,047.00	\$98,819.00
PUD	\$66,315.00	\$27,715.00	\$75,185.00	\$23,907.00	\$103,873.00
Bi-Annual Installments	\$220,000.00	\$235,400.00	\$251,878.00	\$251,878.00	\$235,440.00
Replats	\$12,150.00	\$15,910.00	\$9,148.00	\$14,816.00	\$7,847.00
Subdivision Regulations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Variances	\$638.00	\$435.00	\$333.00	\$340.00	\$345.00
Extension Request		\$867.00	\$1,320.00	\$340.00	\$228.00
Site Plan Review			\$723.72	\$0.00	\$0.00
Totals	\$455,528.60	\$447,988.63	\$519,677.26	\$456,623.00	\$524,720.76



REGIONAL PLANNING COMMISSION STAFF



1.

Stan Williams is the Executive Director. Stan was appointed Executive Director in 2010 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.



Sharon Coffman is the Office Manager. She has been with the Warren County Regional Planning Commission since August 2006 and was previously employed with the Warren County Child Support Enforcement Agency since December 1999. Sharon is responsible for agency personnel and financial matters and also coordinates the OPWC process for the RPC.



Ryan Cook is a Planner II. Ryan has a Bachelor of Arts in Urban Affairs from Wright State University. He served as an intern from January to September in 2016, and returned for a second internship in January 2017. Ryan was eventually hired full time in May 2017, and since then has worked predominately on short, mid, and long range Plans. He also reviews subdivisions for compliance with County Standards.



Doug Obringer is a Planner II. Doug has a Bachelor of Arts in Environmental Biology from Ohio University. He served as an intern from April to August in 2015, and returned in January 2017 as a permanent hire. Since being hired full time, Doug has worked on Park, Area, and Comprehensive Plans. His primary duty is reviewing Subdivision Applications.



Hadil Lababidi is a Planner 1. She comes to us with a Master of Community Planning from University of Cincinnati and a Bachelor of Science in Architecture from University of Aleppo, Aleppo, Syria. Hadil worked as an intern from November 5th to December 31st working primarily on the Warren County Consolidated Plan and Hamilton Township Comprehensive Plan. She became a permanent part time employee on January 8, 2019. Hadil currently works on Site Plans for County projects and reviews subdivisions, rezoning cases, and text amendments.



Elizabeth Dakin is a Planner 1. Elizabeth graduated in 2017 from Wright State University with her bachelor's degree in Urban Affairs with a concentration in Planning and a certificate in Geographical Information Systems (GIS). She completed a Co-Op with the City of Kettering and has a background in zoning and enforcement working for Franklin County, OH and Sherburne County, MN. Elizabeth is currently working on wrapping up the Salem Township Zoning Code draft and she will be working on further input and implementation



Tara Allen Planning intern 2020-2021. She came as an undergraduate student studying Environmental Science and French at The Ohio State University. Her interests include sustainable and equitable development and planning, downtown revitalization, and parks/open spaces planning. She is currently working on reformatting and updating the Warren County Comprehensive Plan to make it more cohesive and ready to guide the County in the future.



David Delworth Planning intern 2021. He is currently enrolled in a Master of Community Planning program at the University of Cincinnati. He has a bachelor's degree of Science in Business Administration from the University of Dayton. He worked on reformatting and updating the Warren County Comprehensive, he also worked on data analysis and GIS maps for the City of Franklin Comprehensive Plan.

Riley McLaren Planning intern 2021. He is currently an undergraduate student studying Urban Planning and Real Estate at The University of Cincinnati. He also worked on data analysis and GIS maps for the City of Franklin Comprehensive Plan. He worked on data analysis and GIS maps for the City of Franklin Comprehensive Plan.



COMMITTEES, TEAMS, AND BOARD MEMBERSHIPS

In addition to the daily work functions performed by staff, the organization has also been 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 THINK! Downtown Master Plan
- County Planning Directors Association of Ohio (CPDAO)
- Cincinnati Homebuilders Association (HBA)
- Dayton Area Homebuilders Association (HBA)
- Green Umbrella
- Little Miami Conservancy
- 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
- OKI Land Use 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