

# PLANNING COMMISSION AGENDA



**Planning Commission Meeting  
6:00 PM Monday, July 15, 2015**

**Village Administration Building  
99 High Street  
South Lebanon, Ohio 45065**

	Agenda Item
1.	Call to Order
2.	Pledge of Allegiance
3.	Roll Call
4.	Open Forum
5.	Review and Approval of Minutes A. Minutes of June 1, 2015
6.	Public Hearing – None
7.	Old Business A. None
8.	New Business A. Approval of the Village of South Lebanon Comprehensive Plan B. Case 15-02P: Application for Final Development Plan & Construction Plans for The Villages at River's Bend, Grants Frederick Section 2
10.	Communications
12.	Adjournment

Members of the public may address the Planning Commission during the Open Forum segment of the agenda and shall be limited to five minutes each. After the speaker concludes remarks, the Planning Commission may comment or ask questions at that time. The Chairperson may at his or her discretion restrict duplicate testimony on a particular subject.



Village of South Lebanon  
99 N. High Street, South Lebanon, Ohio 45065  
513-494-2296 fax: 513-494-1656  
[www.southlebanonohio.org](http://www.southlebanonohio.org)

**PLANNING COMMISSION  
MEETING MINUTES**

**June 01, 2015  
6:00 P.M.**

**Members:**

Thomas Hunsche - present  
Skip Lawhorn - present  
Dennis Rees – present  
Steve Riley – present  
Darrick Zucco – present

**Staff:**

Jerry Haddix  
Mickey Dillion

**1. Call to Order**

Chairman Zucco called the meeting to order at 6:00 P.M.

**2. Pledge of Allegiance**

**3. Roll Call – All present**

**4. Open Forum – none**

**5. Review and approval of minutes**

Minutes from November 19, 2014 were presented for approval. Dennis Rees made the motion to approve; Mr. Lawhorn seconded with all yeas.

**6. Public Hearing: none**

**7. Old Business:: none**

**8. New Business:**

**A. Case 15-01P: Application for Site Plan and Landscape Plan approval for Country Attic Treasures:**

Mr. Haddix stated that the property is currently zoned as B-1. The Planning Commission Application was originally submitted on May 14, 2015, was reviewed by the Village

Engineer and sent back to the Applicant for changes to be made. The changes were received on May 27, 2015. Mr. Haddix went over a checklist from the Village Engineer of items to be corrected or included on the site plan: These items are as follows: 1) the point of entry needs to be added to the site plan; 2) there are some storm drainage issues, such as the site plan did not show the proposed outlet structure or how it was routed from the catch basin to detention system; the storm sewer should be shown on the site plan and clearly labeled; and the drainage area map still needs to be submitted. Mr. Haddix states that there still needs to be shown the front side and the rear setback dimensions on the site plan to indicate the height of all proposed buildings and facades; elevation behind the parking lot; landscape calculations; how the parking lot lighting will be directed away from adjoining property and residential district; proper elevation for wheel chair ramps; landscape islands being 2 ft. shorter than parking spaces. Signage will be reviewed at a later date. The Village has not received comments from the Union Township Fire Dept.

Mr. Zucco asked for any comments. There were none. Mr. Haddix recommended approval of the conditions.

The Applicant, Scott Ready, the owner of Country Attic Treasures, LLC, stated that he and Bill Lichtenburg, the Applicant's contractor, have communicated extensively with the Village Engineer, the company's engineer and architect, to make sure they understood the requirements that were being presented. He states that his understanding is that they are aware of the requirements and will be fulfilling the requirements.

Mr. Haddix states the site presents some challenges based on the rear elevations which is the reason for all the storm drainage calculations and requirements. Mr. Ready states that this is not a typical site with as much elevation changes occurring on the property. He states they are doing the project correctly, but within their budget.

Bill Lichtenburg of Lichtenburg Construction Development states the water retention is below ground in a 5 ft. diameter pipe and there is 330 linear ft. of storm pipe interconnected, and three (3) down spouts. There are 34 parking spaces. The hillside water coming down from the East wraps around the building into catch basins; drainage into Dry Run Creek through 5ft. pipe. Mr. Hunsche asked if there should be an inspection of that. Mr. Lichtenburg states when finished, the surveyor will come out to approve it and then turn it over to the Village Engineer.

Mr. Zucco asked if there were any plans to put in a firing range, the answer from Mr. Ready was no. Also asked if the new commercial design guidelines had been approved by Council. The answer to that was yes from Mr. Haddix.

Tracy Loper, Property Manager of Water's Bend Apartments, states she has had no communication with anyone about this project. She states that this business will greatly reduce the number of residents at her apartment complex. She was asked how many residents she thought this would affect. She states that she doesn't know. She has asked the School Board to move the bus stop there so that it isn't as close to this business. She also asked who is going to take care of the road and could there be a 4-way stop there. She is trying to protect her residents and she is not on board. She asked how far along they are concerning the bus stop and the business being built. She states there is a large

population against guns. She has issues with the business being so close to the community. She wishes that someone would have come to her in the beginning instead of finding out at the eleventh hour. This is very frustrating to her. She wants her concerns addressed and wants to try and talk the school system into coming through Waters Bend Apartments instead of stopping outside the entrance. Mr. Lawhorn states that the school system is like that with others as well. Mr. Ready stated he was in favor of improving the safety of the bus stop. He stated that his business is different and does create some emotional reactions, but states that their business is much more secure in this location and if any of the residents were interviewed, they would be happy to live in the vicinity. He also states they are a pro shop for sporting guns, including sporting and hunting items. He states it will be very nice and family friendly. Mr. Ready gave the hours of operation.

Mr. Lawhorn stated that the Village does not have control of the intersecting roads at Lebanon Road and Corwin Nixon Boulevard. He stated they would have to go through the Township and County Engineer to get a 4-way stop at the intersection. He also stated that the Village should try to address the issue with the Township.

Mr. Zucco made a motion to approve the site plan. Mr. Lawhorn seconded. All yeas.

**Communications:** Recent emails from the Warren County Regional Planning Commission re: the Village's Comprehensive Plan was discussed.

**Adjournment:**

Mr. Zucco made the motion to adjourn, Dennis Rees seconded. All yeas.

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Darrick Zucco -- Chairman

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Mickey Dillion - Clerk

**VILLAGE OF SOUTH LEBANON  
MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Jerry Haddix, Village Administrator  
**RE:** Village Comprehensive Plan  
**DATE:** July 10, 2015

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On the agenda for the upcoming Planning Commission meeting is the approval of the Village's Comprehensive Plan prepared by the Warren County Regional Planning Commission (WCRPC). Here is a link to the complete Plan: <http://www.co.warren.oh.us/villagesouthlebanon/slcp.pdf> .

If you have any questions or comments re: the Plan prior to the meeting, please contact me or Daniel Geroni of the WCRPC at 513-695-1224.

## VILLAGE OF SOUTH LEBANON MEMORANDUM

**TO:** Planning Commission

**FROM:** Jerry Haddix, Village Administrator

**RE:** Case 15-02P, Final Development Plan & Construction Drawings for The Villages at River's Bend, Grants Frederick Section 2

**DATE:** July 10, 2015

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On the agenda for July 15<sup>th</sup> meeting is Case #15-02P, an application for approval of the Final Development Plan & Construction Drawings (FDP) for The Villages at River's Bend, Grants Frederick Section 2 (the "Property") submitted by Grand Communities, LTD (aka Fischer Homes) (the "Owner").

### **Background**

On May 19, 2011 the Village Council approved the Preliminary Development Plan for the property known as "Villages of River's Bend Parcel 2" comprised of 25.609 acres on the south of Zoar Road. This is now known as the Grants Frederick subdivision. In November, 2011, the Village Council approved the Final Development Plan and Plat for Grants Frederick Section 1. This included 23 single-family detached homes.

On June 8, 2015, the Owner submitted the FDP for Section 2 of Grant's Frederick consisting of a total of 58 lots spread over three (3) phases: Block "A". The FDP has been sent to a number of officials and agencies for the purpose of study and recommendations. The FDP has been reviewed by the Village Engineer, the Warren County Water & Sewer Department, the Hamilton Township Fire Department and the Warren County Sheriff's Office. Comments have not been received from any other agency as of this date.

### **Code Analysis**

Section 15.14.18 of the Village Zoning Code lists the requirements for the Final Development Plan. The Owner plans to plat the FDP in 3 phases. The Owner will be required to submit Final plats for each phase and be reviewed by the Planning Commission.

### **Zoning Process**

The Planning Commission shall approve, approve with conditions, or disapprove the final development plan within sixty (60) days after it has been filed.

## **Recommendation**

The submitted FDP is consistent with the Preliminary Development Plan approved in 2011. Staff recommends that the Planning Commission adopt a motion to approve the Final Development plan & Construction Drawings with the following conditions:

1. Enter into a Development Agreement with the Village and fulfill bonding requirements as required by the Village Solicitor in accordance with the Village Zoning Regulations;
2. Approval of the FDP by the Village Engineer and the Warren County Water & Sewer Department, per their comments received by the Village;
3. Dedicate 30' of right-of-way from the centerline of Zoar Road the length of Lot# 77 of the FDP when said section is recorded;
4. Submit a detailed street lighting plan;
5. Review and approval of the "Declaration of Covenants and Restrictions" by the Village Solicitor; and
6. Approval of the Construction Drawings by the Warren County Soil & Water District.

## **Attachments**

Choice One Engineering Letter

June 26, 2015

Jerry Haddix  
Village Administrator  
Village of South Lebanon  
99 High Street  
South Lebanon, OH 45065

Dear Mr. Haddix:

Subject: Grants Frederick Subvision – Section Two Review #1  
Village of South Lebanon, Warren County, Ohio

Attached are our comments after reviewing the Grants Frederick Section Two subdivision plans provided to us on June 9, 2015. The water main and water service items were not reviewed by Choice One as those are maintained and managed by Warren County Water & Sewer.

Choice One recommends the plans be revised and resubmitted along with the additional storm calculations being requested. An electronic resubmission of the revised drawings would be acceptable to Choice One.

**Mark-ups**

- Ensure the plans reference 2013 ODOT specifications.
- Please see the physically marked-up plans for the majority of our review comments.
- Frederick Trail only has one catch basin on the entire street. Please provide inlet spacing calculations to show the pavement spread will not be too large.
- On Grants Frederick, provide inlet spacing calculations between STA. 8+50 and 17+48 for both sides of the road.

If you have any questions, please contact our office.

Sincerely,

*Nicholas J. Selhorst*

**Nicholas J. Selhorst, P.E.**

440 E. Hoewisher Road  
Sidney, OH 45365  
937-497-0200

203 W. Loveland Ave.  
Loveland, OH 45140  
513-239-8554



*The Villages at Rivers Bend (Grants Frederick)*  
*Section Two, Blocks A, B, C*  
**ENGINEER'S ESTIMATE OF PROBABLE COST**  
 May 28, 2015

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
<b>SITE</b>					
S-1	Excavation	7,685	C.Y.	\$ 2.25	\$ 17,291.25
S-2	Embankment	3,034	C.Y.	\$ 1.50	\$ 4,551.00
Site Sub-Total					\$ 21,842.25
<b>PAVEMENT</b>					
P-1	Item 448 Asphalt Surface Coarse (1.5")	6,150	S.Y.	\$ 6.25	\$ 38,437.50
P-2	Item 448 Ashault Base Coarse (1.5")	6,150	S.Y.	\$ 6.25	\$ 38,437.50
P-3	Item <u>304</u> Aggregate Base (5") <i>plans call out 301, asphalt base</i>	6,150	S.Y.	\$ 14.00	\$ 86,100.00
P-4	Curb & Gutter - Warren County Type C	4,048	L.F.	\$ 12.00	\$ 48,576.00
P-5	Item 608 Sidewalk (4")	855	S.Y.	\$ 32.00	\$ 27,370.67
P-6	Curb Ramps	2	Ea.	\$ 250.00	\$ 500.00
Pavement Sub-Total					\$ 239,421.67
<b>STORM</b>					
ST-1	12" Storm Sewer	893	L.F.	\$ 22.00	\$ 19,646.00
ST-2	15" Storm Sewer	193	L.F.	\$ 24.00	\$ 4,632.00
ST-3	24" Storm Sewer	330	L.F.	\$ 36.00	\$ 11,880.00
ST-4	CB-2-2B Catch Basin	1	EA.	\$ 1,100.00	\$ 1,100.00
ST-5	CB-2-3 Catch Basin	1	EA.	\$ 1,800.00	\$ 1,800.00
ST-6	CB-3A Catch Basin	7	EA.	\$ 1,500.00	\$ 10,500.00
ST-7	CB-3 Catch Basin	3	EA.	\$ 2,500.00	\$ 7,500.00
ST-8	CB-3 Mod Catch Basin	1	EA.	\$ 2,600.00	\$ 2,600.00
ST-9	Storm Manhole	2	EA.	\$ 1,500.00	\$ 3,000.00
ST-10	ODOT HW-1	2	EA.	\$ 1,360.00	\$ 2,720.00
ST-11	Rock Channel Protection, Type "B"	6	C.Y.	\$ 100.00	\$ 555.00
ST-12	Rock Channel Protection, Type "C"	3	C.Y.	\$ 100.00	\$ 333.00
ST-13	4" Sump Drain	624	L.F.	\$ 6.00	\$ 3,744.00
ST-14	6" Sump Drain	1,239	L.F.	\$ 8.00	\$ 9,912.00
Storm Sub-Total					\$ 79,922.00
<b>SANITARY</b>					
SAN-1	8" Sanitary Sewer	1,532	L.F.	\$ 34.00	\$ 52,088.00
SAN-2	Sanitary Manhole	10	Ea.	\$ 2,100.00	\$ 21,000.00
SAN-3	8"x 6" Wyes	50	Ea.	\$ 100.00	\$ 5,000.00
SAN-4	6" Sanitary Laterals	2,576	L.F.	\$ 30.00	\$ 77,280.00
SAN-5	Connect to Existing	2	Ea.	\$ 1,825.00	\$ 3,650.00
SAN-6	Connect to Existing (Doghouse MH)	1	Ea.	\$ 4,000.00	\$ 4,000.00
Sanitary Sub-Total					\$ 159,018.00
<b>MISCELLANEOUS</b>					
M-1	Seeding & Mulching	4,118	S.Y.	\$ 0.32	\$ 1,317.87
Miscellaneous Sub-Total					\$ 1,317.87
Grand Total					\$ 501,521.78

NOTE:

WARREN COUNTY  
WATER & SEWER DEPARTMENT

CHRIS G. BRAUSCH, P.E.  
COUNTY SANITARY ENGINEER

June 25, 2015

Jerry Haddix  
Village of South Lebanon  
99 N. High Street  
South Lebanon, OH 45065

Re: Grants Frederick, Section 2  
South Lebanon

Dear Mr. Haddix,

Please be advised that detail plans for the subject project have been reviewed and our comments are enclosed to alleviate confusion with respect to the proposed sanitary water improvements.

It is requested that the plans be modified in accordance with the above and the revised drawings be resubmitted to us so that our review can be finalized. If you have any questions or comments, please contact this office.

Sincerely,



Chris Wojnicz, P.E., LEED AP  
Assistant Sanitary Engineer

cc: Jeff Byrd  
File

# VILLAGE OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

## 1. Application Type: (check the appropriate box) (all plans must be folded when submitted)

<input type="checkbox"/>	Draft Plan-Discussion Only	<input type="checkbox"/>	Preliminary PUD
<input type="checkbox"/>	Site Plan	<input checked="" type="checkbox"/>	Final PUD
<input type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	Rezoning
<input checked="" type="checkbox"/>	Construction Drawings. (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Preliminary Plat (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Conditional Use Special Use - Telecommunications Tower
<input type="checkbox"/>	Final Plat or Replat	<input type="checkbox"/>	Special Meeting
<input type="checkbox"/>	Right-of-Way Dedication Plat	<input type="checkbox"/>	Other:

(See Page 3 for complete Fee Schedule and Submittal Requirement Information)

## 2. Development Information:

<b>Development/Business Name:</b> The Village at Rivers Bend Grant Frederick	
<b>Type of Business/Project Description:</b> Subdivision	
<b>Location:</b> Military Survey No. 1548	<b>Size of Building:</b>
<b>Current Zoning:</b> R-3 PUD	<b>Rezone to:</b>
<b>Total Acreage:</b> 23.161	<b>Acres to be Rezoned:</b>
<b>Number of Employees:</b>	<b>Number of Fleet Vehicles:</b>
<b>Current Owner of the Property</b>	<b>Project Contact (Architect, Engineer, Planner)</b>
Name: Grand Communities, LTD.	Name: Bayer Becker
Address: 2670 Chancellor Dr, Suite 300	Address: 6900 Tylersville Road, Suite A
City: Crestview Hills State: KY Zip: 41017	City: Mason, State: OH Zip: 45040
Telephone: (859) 341-4709 Fax:	Telephone: (513) 336-6600 Fax:
<b>Applicant(s):</b> Grand Communities, LTD.	
Address: 2670 Chancellor Drive, Suite 300	
City: Crestview Hills State: KY Zip: 41017	
Telephone: (859) 341-4709 Fax:	
Please Print Applicant's Name Here: <u>David Straup - Land Development Manager</u>	
* Applicant's Signature: <u>[Signature]</u>	
* Applicant is responsible for payment of all fees (See Fee Schedule and Footnotes on Pages 3 and 4 respectively.)	

## TO BE COMPLETED BY THE VILLAGE OF SOUTH LEBANON

Application Number: _____	Date of Zoning Commission Meeting: _____
Fee Paid: _____	Drawn: _____ Check #: _____ Date: _____ Initial: _____
Legal Notices Advertised: _____	Mailed to Surrounding Property Owners: _____

### 3. Rezoning and Preliminary PUD Plan Requests

Surrounding Property Owners: Please list the names and addresses of all **Owners of Real Property** within 300 feet of any part of the property as such names and addresses appear on the most recent tax duplicate on 2 sets of mailing labels. (See submittal requirements on page 3).

### 4. Signatures Required

*By signing this application, I attest under penalty of law that all the information given above is correct to the best of my knowledge.*

Please Print Applicant's Name: David Strong - Land Development Manager

Applicant's Signature: [Signature] Date: 6-1-2015

Property Owner's Signature: [Signature] - Construction Manager Date: 6-1-2015

### 5. Fee Determination for Construction Drawings and Preliminary Plat Submittals

Please create a detailed breakdown of the estimated infrastructure breakdown cost for the project and attach it to this application. For Construction Drawings complete Item 1 and for Preliminary Plats complete Item 2.

Total Infrastructure Cost \$ 501,521.78 (A)

#### 1 - Construction Drawing Fee Breakdown

1.25% of Total Infrastructure Cost\* (Line A x 0.0125) \$ 6,269.02 (B)

1.50% of Total Infrastructure Cost\*\* (Line A x 0.015) + \$ 7,522.83 (C)

Application Fee - \$ 150.00 (D)

**Total Construction Drawing Fee (Line B + C + D)** \$ 13,941.85 (E)

#### 2 - ~~Preliminary Plat~~ <sup>Final PUD</sup> Fee Breakdown:

0.25% of Total Infrastructure Cost\* (Line A x 0.0025) \$ 1,253.80 (F)

Application Fee + \$ 150.00 (G)

**Total Preliminary Plat Fee (Line F + G)** \$ 1,403.80 (H)

**Total Paid with Application/Submittals (Line E+H)** \$ 15,345.65

\* Due upon submittal

\*\* Due prior to construction

*The Villages at Rivers Bend (Grants Frederick)*  
*Section Two, Blocks A, B, C*  
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*May 28, 2015*

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**NOTE:**