

PLANNING COMMISSION AGENDA



Planning Commission Meeting
5:30 PM Tuesday, May 31, 2016

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 April 6, 2016
6.	Public Hearing – None
7.	Old Business A. None
8.	New Business A. Case 16-04P: Application for Final Development Plan & Construction Plans for Wynstead Section 3 B. Case 16-05P; Replat Application re: Ritchey Acres Section 3
9.	Communications
10.	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

Planning Commission Meeting
MEETING MINUTES
April 6, 2016

Members:

Tom Hunsche
Jim Smith
Dennis Rees
Bill Madison
Darrick Zucco

Staff:

Jerry Haddix, Administrator
Elbert Allen, Clerk

1. Call to order at 6:00 PM
2. Pledge of Allegiance
3. Roll Call. All present.
4. Open Forum
5. Review and Approval of Minutes of February 11, 2016. After the minutes were reviewed a motion to approve was made by Jim Smith and was second by Dennis Rees. All yeas.
6. Public hearing – None
7. Old Business: None
8. New Business:

A. Case 16-02P: Acceptance & Dedication of Public Improvements for Corwin Nixon Boulevard. The improvements included a 405' extension of Corwin Nixon Boulevard West of State Route 48. Also right turn lanes were added to both North and South bound lanes on State Route 48 at the intersection of Corwin Nixon Boulevard going West. A motion to approve the public improvements was made by Jim Smith and was second by Darrick Zucco. All yeas.

B. Case 16-03P: Consider Amendment to Woodknoll PUD. The original PUD included an extension of Sunset Drive from the lower elevation leading to a no outlet development at the higher elevation. In 2012 the PUD was revised to include a connection to Shepherd's Way, a new subdivision off of Snook Road. After review of the current PUD they determined that constructing the street up the hill for the next phase was not feasible or cost effective due to the steep slope and location of water mains. Therefore, the Developer is proposing to eliminate this connection with access to the upper portion coming off of Shepherd's Way. Also the Developer is requesting to allow the sideyard setbacks to 6' on either side (12' total) as to accommodate wider house plans.

Shepherds Crossing Development, LLC was represented by Joe Farruggia in the meeting. He answered several questions concerning the size, quantity and quality of the homes that were going to be built during the development of phase 3,4 and 5. Homes in phase 3 and 4 would range between 1,400 to 2,800 square feet and would total 24 units. They would be built by Fisher Homes and he considered them to be a slight upgrade to what was built by the previous builder Ryan Homes. Phase 5 homes would be even larger and would total 42 units with a projected start date in July. They would be built by Drees Homes and consistent with the style of the existing Drees homes on Shepherd's Way. A motion to approve Revision to Woodknoll PUD was made by Dennis Rees and was second by Jim Smith. All yeas.

9. Motion to adjourn. Jim Smith made the motion; Tom Hunsche seconded. All yeas.

Darrick Zucco – Chairman

Elbert Allen - Clerk

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 16-04P, Final Development Plan & Construction Drawings for Wynstead Section 3

DATE: May 26, 2016

On the agenda for May 31st meeting is Case #16-04P, an application for approval of the Final Development Plan & Construction Drawings (FDP) Wynstead Section 3 (the “Property”) submitted by Grand Communities, LTD (aka Fischer Homes) (the “Owner”).

Background

On May 9, 2016, the Owner submitted the FDP for Section 3 of Wynstead Subdivision consisting of a total of 29 single family lots comprising 7.997 acres. This development will connect the existing Wynstead development to Zoar Road. Currently, the only access to the Wynstead subdivision is via Cochran Road which is not designed for that purpose. The FDP has been sent to the Village’s engineer on this development and to a number of officials and agencies for the purpose of study and recommendations. The FDP has been reviewed by the Warren County Water & Sewer Department. Comments have not been received from any other agency as of this date. Engineering comments will be received and distributed on May 31 prior to the meeting.

Code Analysis

Section 15.14.18 of the Village Zoning Code lists the requirements for the Final Development Plan. The Owner will be required to submit a Final plat and will need to 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. 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. Review and approval of the “Declaration of Covenants and Restrictions” by the Village Solicitor; and
4. Approval of the Construction Drawings by the Warren County Soil & Water District and the Hamilton Township Fire Department.

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission
FROM: Jerry Haddix, Village Administrator
RE: Case 16-05P, Replat – Ritchey Acres Section 3
DATE: May 26, 2016

On the agenda for May 31, 2016 is a request to approve a replat for Ritchey Acres Section 3 submitted by King-Hasselbring & Associates on behalf of Kenneth & Deborah Osburn and Victor & Sharon Ricketts (Owners)

Background

The case in question involves the transfer of 1.001 acres between adjoining property owners. Ritchey Acres is a one lot subdivision in the unincorporated area of Hamilton Township owned by the Osburns. The Ricketts, family members of the Osburns and owners of the adjoining property are proposing to transfer 1.001 acres within the Village to the Osburns to increase the size of their back yard. No new lots will be created from this transfer, nor will any non-conformities be created as a result of this transfer.

Code Analysis

Pursuant to Section 15.20.15 of the Village Zoning Code, outlines the requirements for the transfer of property between adjoining property owners.

Zoning Process

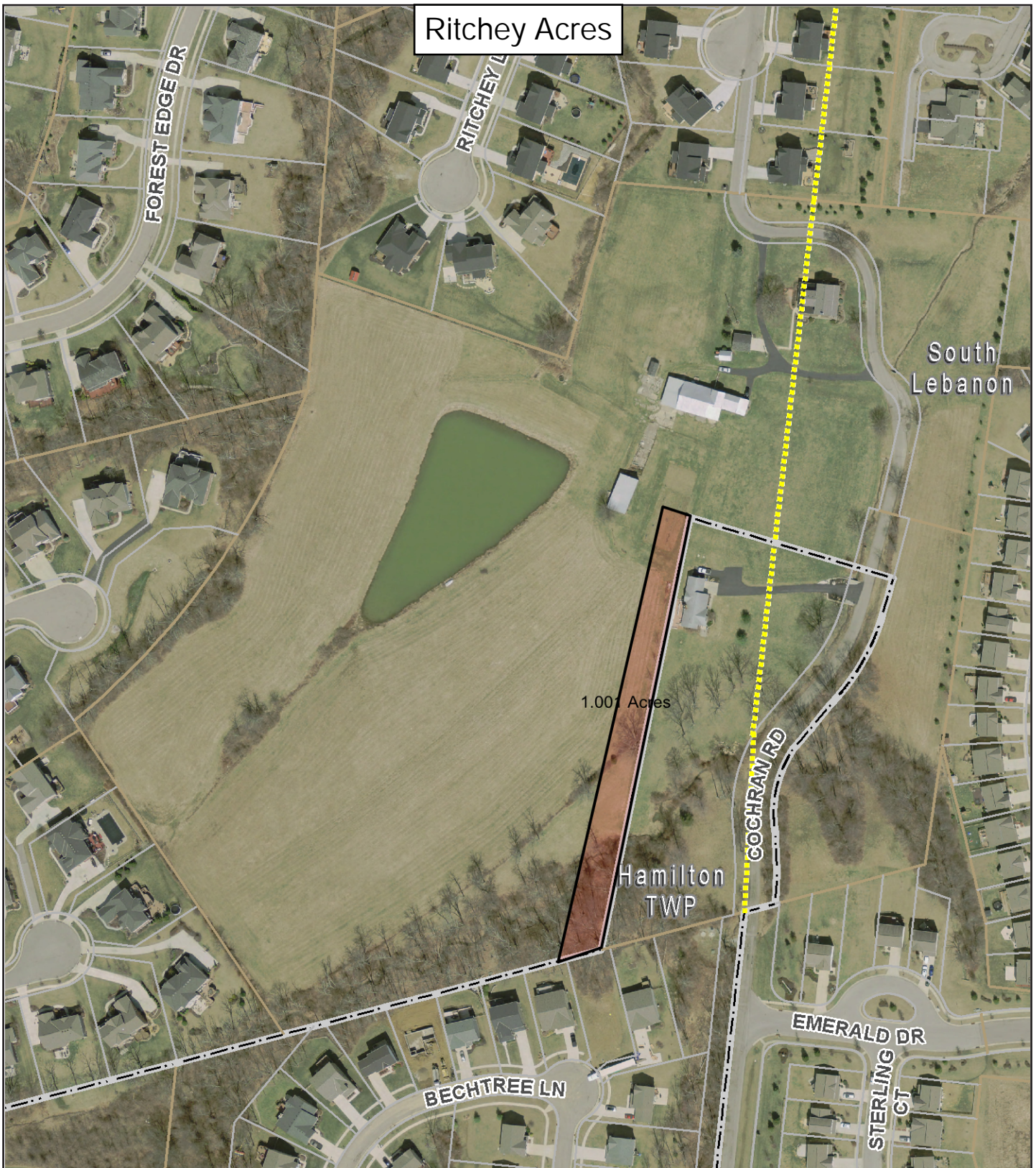
The Planning Commission shall either approve, approve with conditions, or deny said application.

Recommendation

It is Staff's recommendation that, since the application meets the requirements of the zoning code it should be approved.

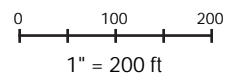
Attachments

Ritchey Acres Replat



Warren County Legend

Interstate	County Boundary	Overpass Line	School Line	Township & Range
US Route	Auditors Tract Line	Parcel Line	Section Line	Tract Line
State Route	Civil Township Line	ROW Unknown Width	Subdivision Limit	VMS Line
Local Road	Corporate Line	Road ROW	Subdivision Lot Line	Vacated Road Line



DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY, VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES. STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING, OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO [1] REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; [2] IMPAIR THE LAND SUPPORT OF SAID FACILITIES; [3] IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR [4] CREATE A HAZARD. THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO DAYTON POWER & LIGHT AND SUBSIDIARIES, GTE PHONES & WESTERN WATER CO. (SEE EXHIBIT "A" BELOW).

_____, WITNESS _____, WITNESS

_____, WITNESS _____, WITNESS

ACKNOWLEDGMENT

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 15 DAY OF April, 2016, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME VICTOR RICKETTS & SHARON RICKETTS, HIS WIFE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

01/13/2019
MY COMMISSION EXPIRES: _____
JOSH STEVENS
Notary Public, State of Ohio
My Commission Expires 01/13/2019
NOTARY PUBLIC, STATE OF OHIO

_____, WITNESS _____, WITNESS

_____, WITNESS _____, WITNESS

ACKNOWLEDGMENT

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 15 DAY OF April, 2016, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME KENNETH A. OSBURN & DEBORAH ANN OSBURN, HIS WIFE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

01/13/2019
MY COMMISSION EXPIRES: _____
JOSH STEVENS
Notary Public, State of Ohio
My Commission Expires 01/13/2019
NOTARY PUBLIC, STATE OF OHIO

COVENANTS & RESTRICTIONS

NONE

DRAINAGE STATEMENT

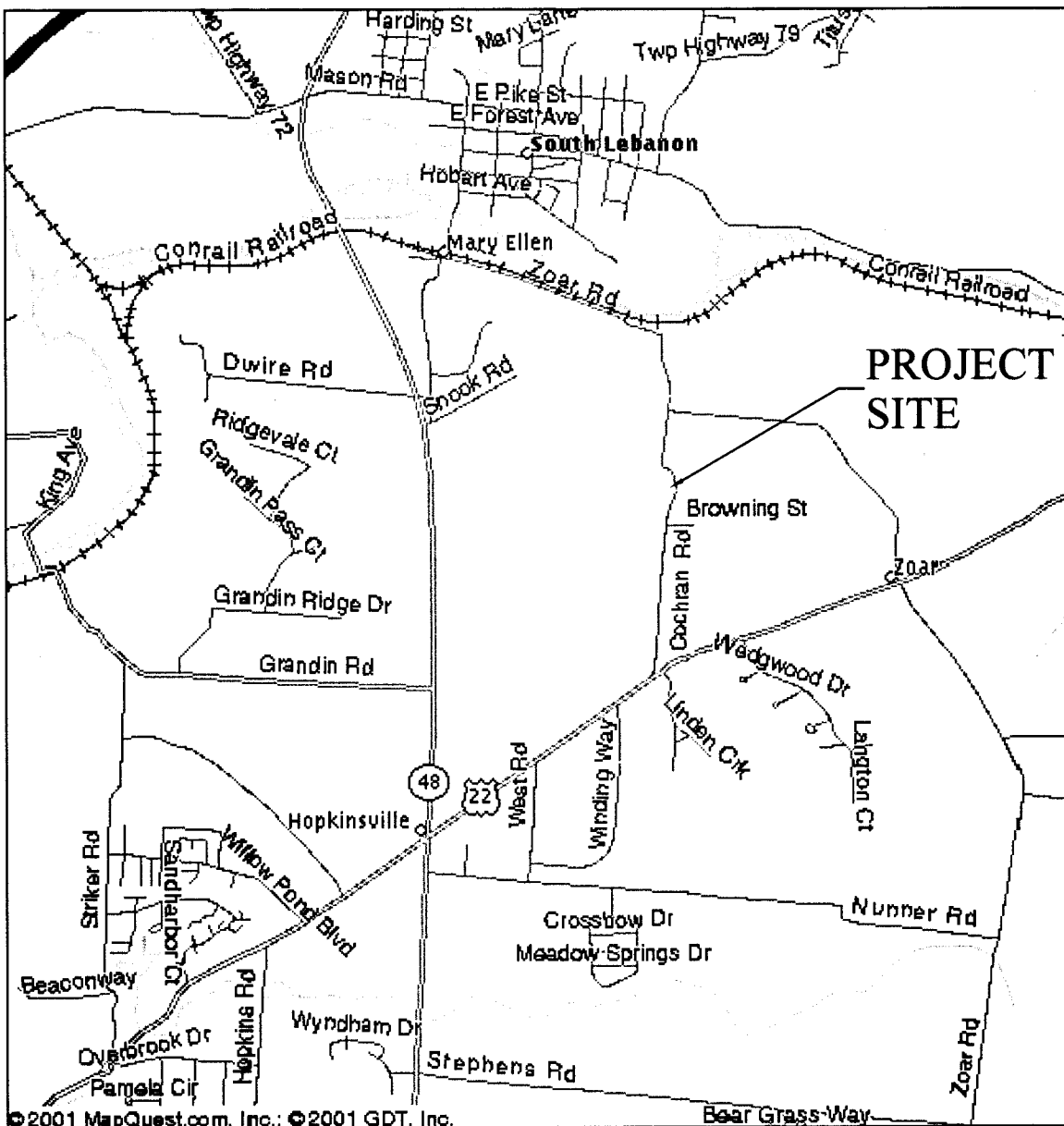
IMPROVEMENT MAINTENANCE BONDING PERIOD, AS APPLICABLE, THE DEVELOPER (OR THEIR AGENT) RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE ESTABLISH DRAINAGE SWALES WITHIN ALL DRAINAGE EASEMENTS, FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORM WATER TO COLLECTION FACILITIES OR DRAINAGE CHANNELS.

THE WARREN COUNTY COMMISSIONERS ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS DRAINAGE EASEMENTS ON THIS PLAT. EXCEPT AS STIPULATED ABOVE, WITH RESPECT TO DEVELOPER MAINTENANCE, THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER. WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

THE HOME OWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP MAINS.

DEED REFERENCE

SITUATED IN MILITARY SURVEY Nos. 1546 & 1547, SOUTH LEBANON, CORP. & HAMILTON TOWNSHIP, WARREN COUNTY, OHIO, AND BEING 1.001 ACRES OF THE 20.370 ACRE TRACT AS CONVEYED TO VICTOR & SHARON RICKETTS AND DESCRIBED IN DOC. NUMBER: 2015-038146 BEING ALL OF THE SAME TRACT CONVEYED TO KENNETH A. & DEBORAH ANN OSBURN, AS LOT 1, RITCHEY ACRES SECTION 1, P.B. 55, PG. 21 AS DESCRIBED IN OFFICIAL RECORD, VOL. 2314, PG. 86.



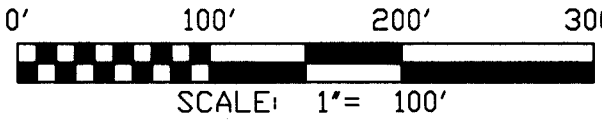
VICINITY MAP

RITCHEY ACRES, SECTION 3 BEING A REPLAT OF LOT 1 OF RITCHEY ACRES, SECTION 1, P.B. 55, PG. 21 AND UNPLATTED LAND

SITUATED IN
MILITARY SURVEYS
1546 & # 1547
HAMILTON TOWNSHIP
AND SOUTH LEBANON, CORP.
WARREN COUNTY, OHIO

APRIL, 2016

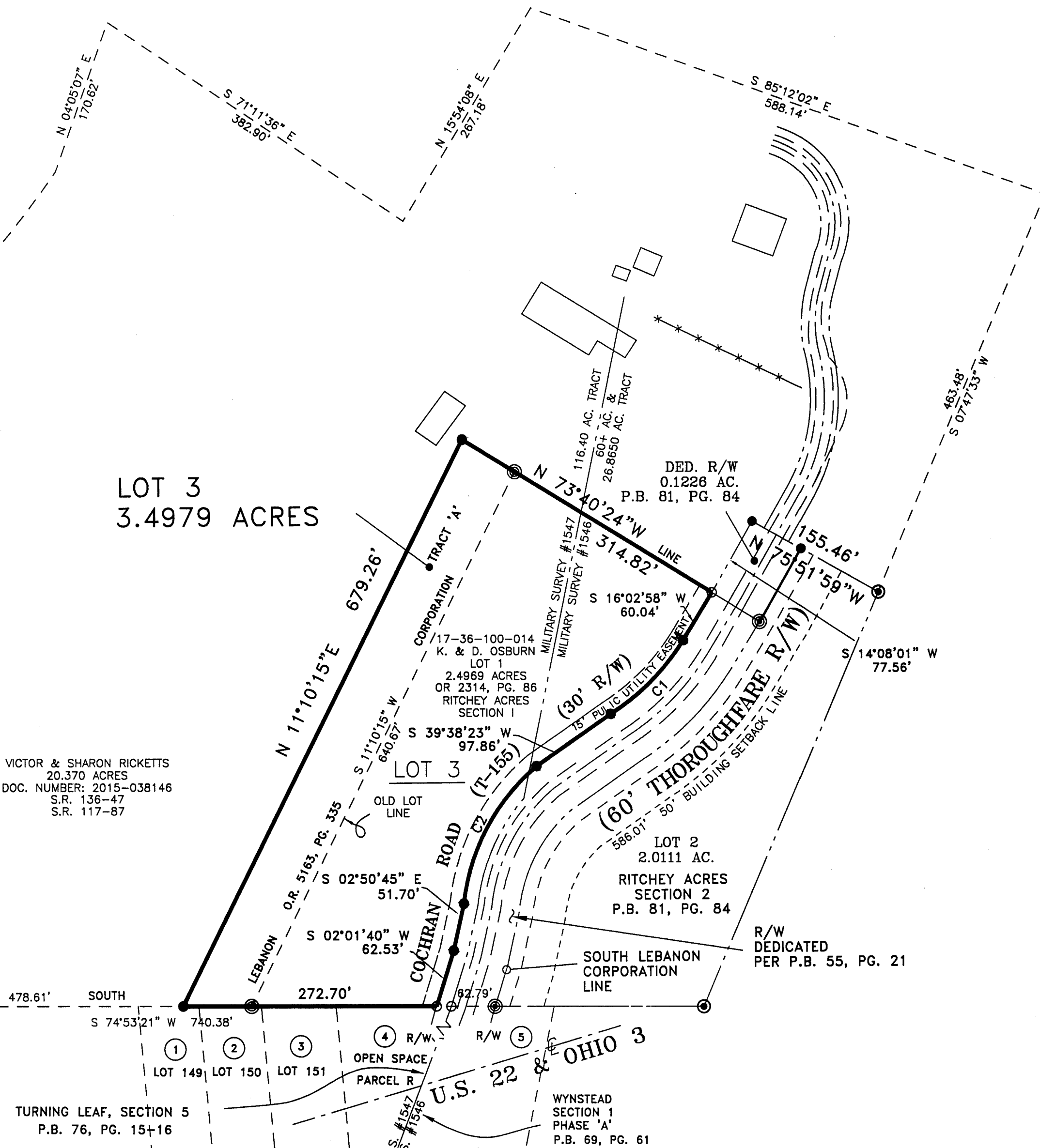
NORTH BASED ON
BEARINGS DEPICTED ON
RITCHEY ACRES, SEC. 1
P.B. 55, PG. 21



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	111.84'	251.30'	S 29°30'41" W	110.92'
C2	171.38'	225.29'	S 12°49'39" W	167.27'

- LEGEND
STANDARD SYMBOLS THAT MAY
APPEAR ON THIS DRAWING:
- IP FOUND - 5/8"
 - IP FOUND - 1"
 - IP SET - 5/8"
 - IP SET - 1"
 - IRON PIPE FOUND
 - PK FOUND
 - MAG NAIL SET
 - RR SPIKE FOUND
 - RR SPIKE SET
 - CONC. MON. FOUND
 - HUB & TACK SET
 - STONE FOUND
 - CROSS NOTCH SET
 - BENCH MARK
 - LATH SET ON-LINE

RAD.: 1100.00'
ARC: 593.39'
CH.: N 34°53'01" E
LEN.: 586.35'



OWNERS & DEVELOPERS

KENNETH A. & DEBORAH ANN OSBURN
5395 COCHRAN ROAD
MORROW, OHIO 45152
(513) 218-0525

VICTOR & SHARON RICKETTS
5315 COCHRAN ROAD
MORROW, OHIO 45152

KING-HASSELBRING & ASSOCIATES
CIVIL ENGINEERS-LAND SURVEYORS
9200 MONTGOMERY ROAD, SUITE 21B
CINCINNATI, OHIO 45242
(513) 932-3806
www.king-hasselbring.com

NOTES:

BEARING SYSTEM FROM O.R. 5163, PG. 335.
DEED RECORDS AS SHOWN ON PLAT ARE SOURCE DOCUMENTS.
OCCUPATION IN GENERAL FITS SURVEY.
ALL MONUMENTS ARE IN GOOD CONDITION.
OTHER SOURCE DOCUMENTS:
1. P.B. 55, PG. 21, RITCHEY ACRES, SECTION 1
2. S.R. 136-47
3. S.R. 117-87
4. P.B. 81, PG. 84, RITCHEY ACRES, SECTION 2
5. S.R. 112-84

COUNTY COMMISSIONERS

WE, THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, DO HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 20____.

COMMISSIONERS: _____

WARREN COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE WARREN COUNTY REGIONAL PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

EXECUTIVE DIRECTOR _____

WARREN COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 25th DAY OF April, 2016

COUNTY HEALTH COMMISSIONER

HAMILTON TOWNSHIP ZONING INSPECTOR

I HEREBY APPROVE THIS PLAT ON THIS 20th DAY OF April, 2016

HAMILTON TOWNSHIP ZONING INSPECTOR

VILLAGE OF SOUTH LEBANON

I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 20____.

VILLAGE OF SOUTH LEBANON ADMINISTRATOR _____

COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 20th DAY OF APRIL, 2016

COUNTY ENGINEER

COUNTY AUDITOR

TRANSFERRED ON THIS _____ DAY OF _____, 20____.

BY _____ DEPUTY _____ COUNTY AUDITOR

COUNTY RECORDER

FILE NO. _____
RECEIVED ON THIS _____ DAY OF _____, 20____ AT _____ M
RECEIVED ON THIS _____ DAY OF _____, 20____ AT _____ M
RECORDED IN PLAT BOOK No. _____, PAGE _____
FEE _____

BY _____ DEPUTY _____ COUNTY RECORDER

ACREAGE TABLE (ALL VALUES IN ACRES)			
	O.R. 2314, PG. 86 (LOT 1)	O.R. 5163, PG. 335 (20.370 ACRES)	TOTAL - LOT 3
TRACT 'A'	0.000	1.001	1.0010
LOT 1 RITCHEY ACRES, SEC. 1	2.4969	0.000	2.4969
TOTAL - LOT 3	2.4969	1.001	3.4979

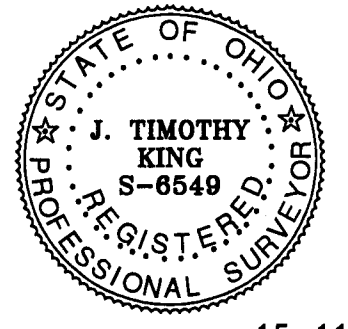
	MS#1546	MS#1547	TOTAL
LOT 3	0.5868	2.9111	3.4979

	HAMILTON TOWNSHIP	SOUTH LEBANON	TOTAL
LOT 3	2.4969	1.001	3.4979

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION IN MAY 1998 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.

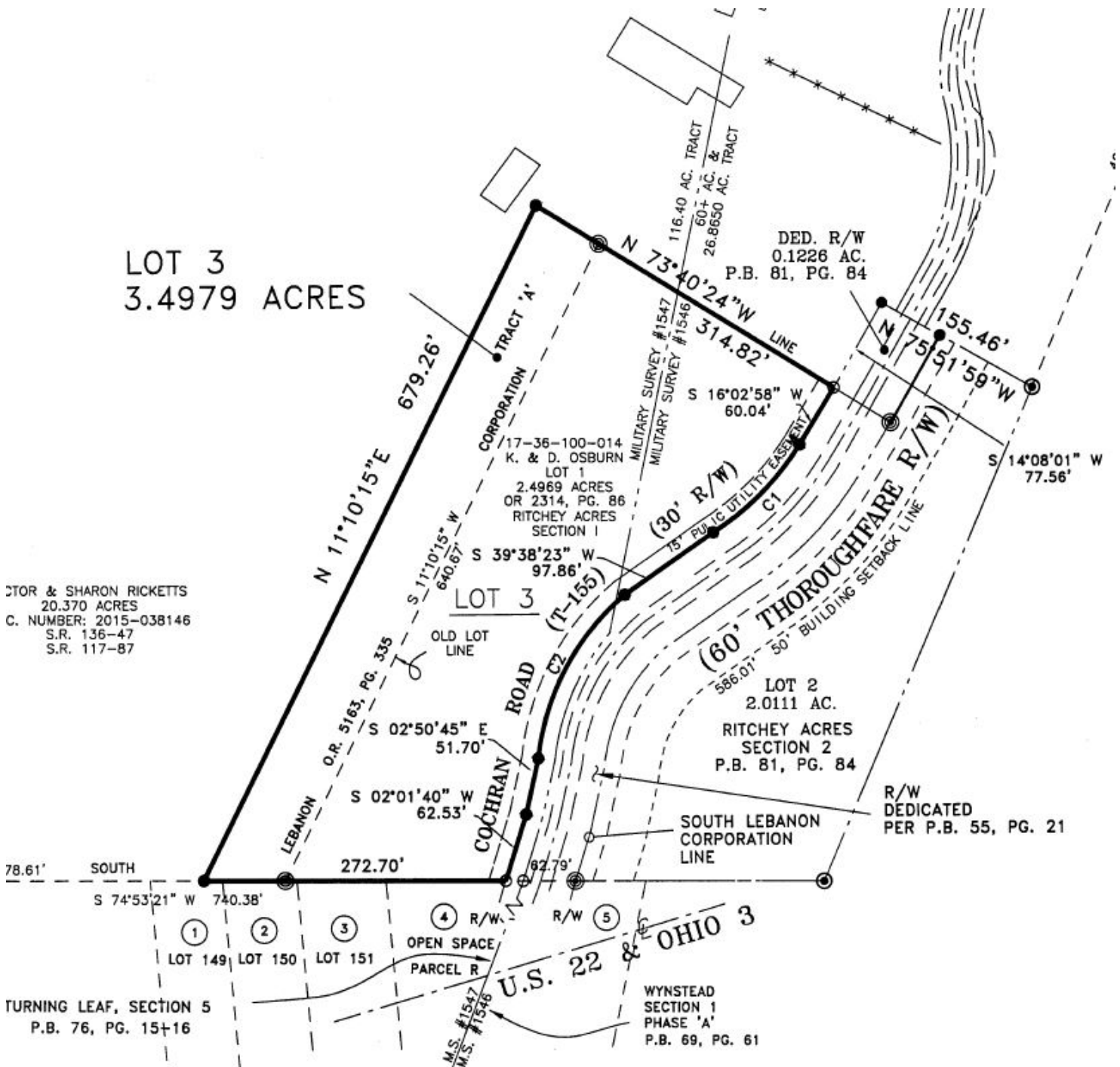
J. TIMOTHY KING, PE-PS
OHIO REG. SUR. NO. 6549



15-11377
RITCHEY ACRES, SEC. 3
RICKETTS.DWG

LOT 3
3.4979 ACRES

CTOR & SHARON RICKETTS
20.370 ACRES
C. NUMBER: 2015-038146
S.R. 136-47
S.R. 117-87



OWNERS & DEVELOPERS

EBORAH ANN OSBURN

VICTOR & SHARON RICKETTS