

UNION TOWNSHIP – WARREN COUNTY

BOARD OF TRUSTEES – Special Meeting – November 13, 2023

CALLING THE MEETING TO ORDER: The special meeting of the Union Township Board of Trustees concerning the proposal of Blue Rock Properties I1 & I2 PUD Stage 1 (2300 Lebanon Road, Lebanon, OH) in Union Township, Warren County, Ohio (see attached) was called to order by President of the Board, Chris Koch on Monday, 11/13/23 at 4:30 p.m. at the Union Township Municipal Building. Fred Vonderhaar & Chris Koch were in attendance. The prayer was led by Mr. Vonderhaar. Mr. Koch led everyone in The Pledge of Allegiance.

NEW BUSINESS: Mr. Koch stated the City of Lebanon wants to annex these Blue Rock Properties parcels to provide sewers & water to the development. Mr. Koch suggested entering a joint economic development or “JED” with the City of Lebanon concerning the property, as he believes the owner(s) wants to remain in Union Township. Union Township would get the tax revenue from the property and the City of Lebanon would get the sewer and water fees. Mr. Koch made a motion to pursue this “JED” by contacting the Warren County Regional Planning & Economic Development offices, seconded by Mr. Vonderhaar. The motion was carried by all “yeas”.

PUBLIC SPEAKERS: Mr. Mark Burton of 2358 Lebanon Road, stated he believed the majority of the property owners in the area of this proposed development also want to remain in Union Township. They are not interested in annexation to the City of Lebanon.

ADJOURNMENT: Mr. Koch made a motion, seconded by Mr. Vonderhaar to adjourn the meeting at 4:49 p.m. The motion was carried by all “yeas”. The next regular meeting will be held on Monday, November 20, 2023, at 6:00 p.m.

From: Goschinski, Cameron <Cameron.Goschinski@co.warren.oh.us>

Sent: Tuesday, November 7, 2023 10:17 AM

Enclosed is a copy of the Blue Rock Properties I1 & I2 PUD Stage 1, proposed in Union Township, Warren County, Ohio. This applicant proposes a total of 10 parcels located at 2300 Lebanon Road, Lebanon OH 45036. Parcel ID #'s 13331000110. The plan includes 10 lots (6 zoned I1, and 4 zoned I2) for the development of an industrial park. The proposal includes a 60' proposed public road, with two cul-de-sacs to support the industrial uses. The existing pond on-site is identified to maintain stormwater management.

The proposed PUD Stage 1 is scheduled to be considered at the **November 16th, 2023**, Warren County Regional Planning Commission (RPC) Executive Committee meeting.

The RPC meeting will begin at 1:00 P.M at the Warren County Administration Building, 406 Justice Drive, Lebanon OH 45036.

Your review of the plan and written comments and/or requirements are requested via email to the email listed above or hard copy to our office. Please respond by **November 9th, 2023**.

Best,

Cameron Goschinski | Planner II

Warren County Regional Planning Commission

406 Justice Drive

Lebanon, OH 45036

(513) 695-1767



SCALE: 1" = 200'
 DWG TYPE: SURVEY
 JOB NO: 2023-027
 DATE: 10/15/23
 SHEET NO: 1.0

ELLISON SURVEYING, INC.
 726 E. MAIN STREET, SUITE F-251
 LEBANON, OHIO 45036
 (513) 228-1282

BLUE ROCK PROPERTIES
 MXU-N TO I-1 AND I-2 PUD OVERLAY
 2300 LEBANON ROAD
 SECTION 3.3, TOWN 5, RANGE 3
 UNION TOWNSHIP
 WARREN COUNTY, OHIO
 PUD STAGE 1 CONCEPT P_LAN

