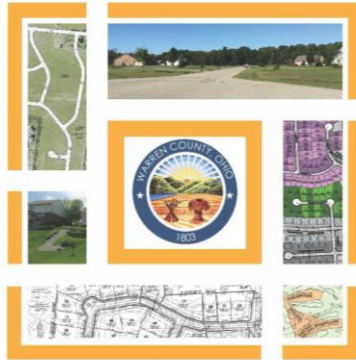


2023 Annual Report

WARRENCOUNTY REGIONAL PLANNING COMMISSION



SUBDIVISION



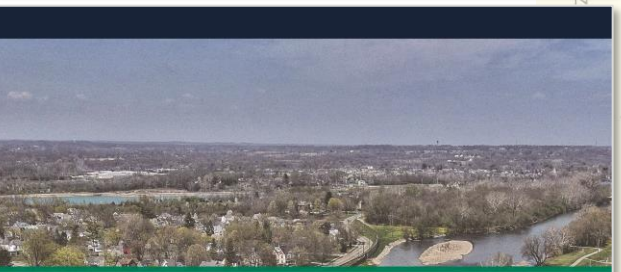
REGULATIONS

June 20th, 2023

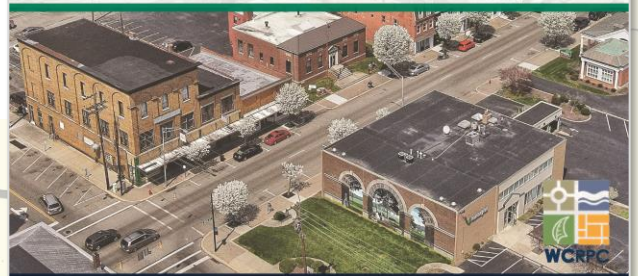


Warren County

Assessment of Fair Housing



REINVENT FRANKLIN 2040 COMPREHENSIVE PLAN





ANNUAL REPORT 2023

Warren County Regional Planning Commission



OFFICERS

Kurt Weber, Chairman

Chris Brausch, Vice Chairman

Duane Stansbury, 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 have 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 many 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 quarterly 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, Treasurer
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	Kip Ping
City of Mason	Michelle Blair Eric Hansen Jennifer Heft Brian Lazor Kurt Seiler
City of Middletown	James Metz
City of Monroe	Kameryn Jones
City of Springboro	Elmer Dudas Chris Pozzuto
Village of Butlerville	Susan Bitzer



Full Membership - Quarterly Meetings

Organization	Representative
Village of Carlisle	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	Sam Hill Lelle Hedding Kristin Malhorta Eric Reiners John Richardson Julie Seits PJ Ginty
Franklin Township	Shane Centers Matt Jennings Brian Morris
Hamilton Township	Cathy Walton
Harlan Township	Kevin Curran
Massie Township	Darrell McKinney
Salem Township	Stephanie Austin
Turtlecreek Township	Tammy Boggs Gabriel Drake Michael Shaffer
Union Township	Chris Koch
Washington Township	Wm. Jason Fisher
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 every month 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, Treasurer
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	Jordie Bacon
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	Darryl Cordrey
Hamilton Township	Cathy Walton
Turtlecreek Township	Tammy Boggs
Wayne Township	Donald "Gus" Edwards



Census Information

According to the 2020 CENSUS Report, 2021 estimate, and 2022 estimates, Warren County showed a growth percentage of 3.07% from 2020 to 2022.

Population Changes for Warren County, Cities, Villages, and Townships and Estimated

Jurisdiction	Census 2020	Census 2021 (estimated)	Census 2022 (estimated)
Warren County	242,337	246,553	249,778
Butler	155	156	213
Carlisle	5,287	5,357	5,690
Corwin	484	494	536
Franklin (City)	11,690	11,636	11,644
Harveysburg	554	554	558
Lebanon	20,841	21,191	21,483
Loveland (pt)	1,034	1,032	1,077
Maineville	1,405	1,441	1,470
Mason	34,792	35,089	35,520
Middletown (pt)	3,777	3,820	3,842
Monroe (pt)	118	120	120
Morrow	2,049	2,097	2,134
Pleasant Plain	129	131	133
South Lebanon	6,384	6,451	6,693
Springboro	17,871	18,062	19,427
Waynesville	2,669	2,728	2,778

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



Townships

Jurisdiction	Census 2020	Census 2021 (estimated)	Census 2022 (estimated)
Clearcreek Township	18,367	18,796	18,902
Deerfield Township	40,525	41,439	41,795
Franklin Township	12,154	12,417	12,747
Hamilton Township	26,299	26,901	27,105
Harlan Township	4,645	4,749	4,615
Massie Township	641	644	644
Salem Township	3,166	3,231	3,255
Turtlecreek Township	16,294	16,678	16,803
Union Township	2,750	2,814	2,832
Washington Township	2,752	2,816	2,831
Wayne Township	5,505	5,619	5,648

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, 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 a 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 the 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 Review

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

Zoning Applications	
PUD Site Plan Reviews	
Stage 1 Major Modifications	4
Stage 2 Preliminary Site Plans	3
Stage 3 Final Site Plans	1
Zoning Site Plan Reviews	5
Conditional Use Reviews	3
Rezoning/Map Amendment Reviews	15
Text Amendment Reviews	4
Total	35



Subdivision Administration

The Regional Planning Commission staff also provides consultation services for landowners, reviews new subdivision concept plans and preliminary plans, determines compliance with regulations and other adopted plans, coordinates cross-agency review, prepares maps and staff reports for Planning Commission meetings, reviews minor subdivisions (lot splits) for compliance with the Warren County Subdivision Regulations, and conduct a review of final subdivision plats, replats, easement plats, alternative plats, and right-of-way dedication plats submitted for approval.

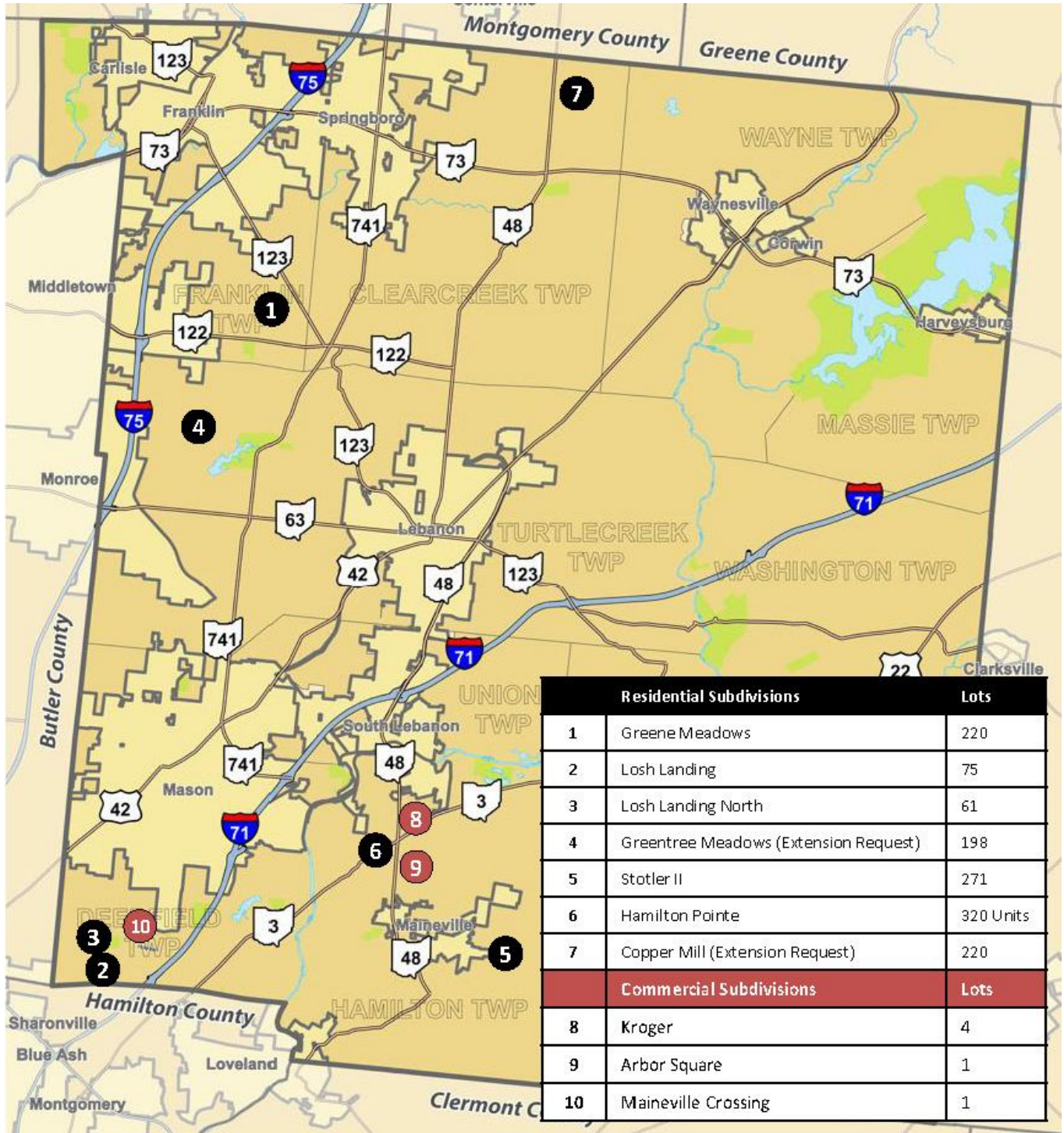
In 2023, RPC staff processed a total of 192 subdivision applications and 35 zoning applications, which included text amendments. The majority of lots were single-family dwellings and open spaces, located primarily in the western half of Warren County. The largest amount of subdivision activity was in Hamilton Township, with a total of 96 Platted lots. Deerfield Township was second with 67 platted lots, followed by Turtlecreek Township with 52 recorded lots. The map figure on the next page shows the locations of approved Preliminary Plans for the Year 2023 in the Warren County unincorporated areas and lists the number of approved lots. The tables following thereafter list the total amount of subdivision lots processed and recorded in each Township.

Subdivision Applications

Major Subdivisions	Total Processed
Concept Plans	1
Preliminary Plans (new & revised)	16
Preliminary Plan Extension Requests	2
Final Plats	21
Replats	31
Alternative Plats	3
ROW Dedication Plats	4
Easement Plats	1
Access Point Waiver Requests	1
Variance Requests	3
Minor Subdivisions	
New or Revised Building Lots Created	71
711 Transfers of Non-Buildable Parcels	27
Attachment Release	9
Lot Modification	2
Total	192

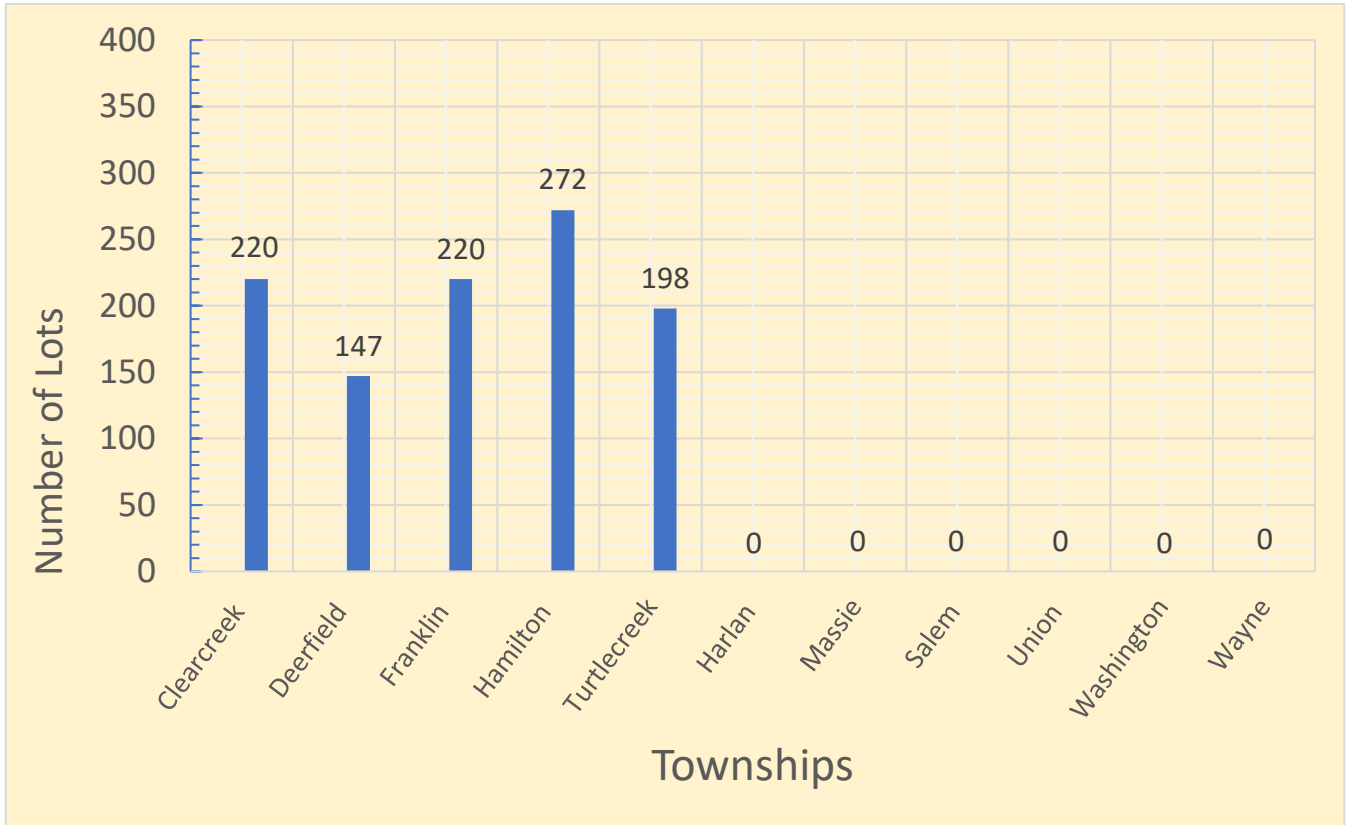


2023 Approved Preliminary Plans





2023 Approved Preliminary Plan Lots



2023 Final Plats

Rank	Township	Number of Lots
5	Clearcreek	0
2	Deerfield	67
4	Franklin	26
1	Hamilton	96
3	Turtlecreek	52
6	Harlan	0
7	Massie	0
8	Salem	0
9	Union	0
10	Washington	0
11	Wayne	0



2023 Final Plats Breakdown

Clearcreek Township

Subdivision Name	Number of Lots
Total Lots Processed	0

Harlan Township

Subdivision Name	Number of Lots
Total Lots Processed	0

Massie Township

Subdivision Name	Number of Lots
Total Lots Processed	0



Deerfield Township

Subdivision Name	Date BOCC Approved	Number of Lots
Candlestone Phase 2B	2/21/2023	11
Losh Landing Section 1	2/28/2023	40
District at Deerfield	2/21/2023	5
Duke Crossing	9/14/2023	11
Total Lots Processed		67

Union Township

Subdivision Name	Number of Lots
Total Lots Processed	0



Franklin Township

Subdivision Name	Date BOCC Approved	Number of Lots
Silver Grove Farm	2/16/2023	4
Trails of Greycliff Section 8B	9/14/2023	22
Total Lots Processed		26

Hamilton Township

Subdivision Name	Date BOCC Approved	Number of Lots
Villages of Classicway Section 7C	1/3/2023	41
Providence Section 9 Block A	8/15/2023	10
Providence Section 9 Block B	12/5/2023	5
Villages of Classicway Section (A	12/5/2023	40
Total Lots Processed		96



Turtlecreek Township

Subdivision Name	Date BOCC Approved	Number of Lots
Union Village Phase 1C	4/25/2023	13
Shaker Run, Section 12A	7/8/2023	27
Shaker Run, Section 10, Phase C	9/26/2023	12
Total Lots Processed		52

Salem Township

Subdivision Name	Number of Lots
Total Lots Processed	0

Washington Township

Subdivision Name	Number of Lots
Total Lots Processed	0

Wayne Township

Subdivision Name	Number of Lots
Total Lots Processed	0



Right-Of-Way Dedication and Easement Plats

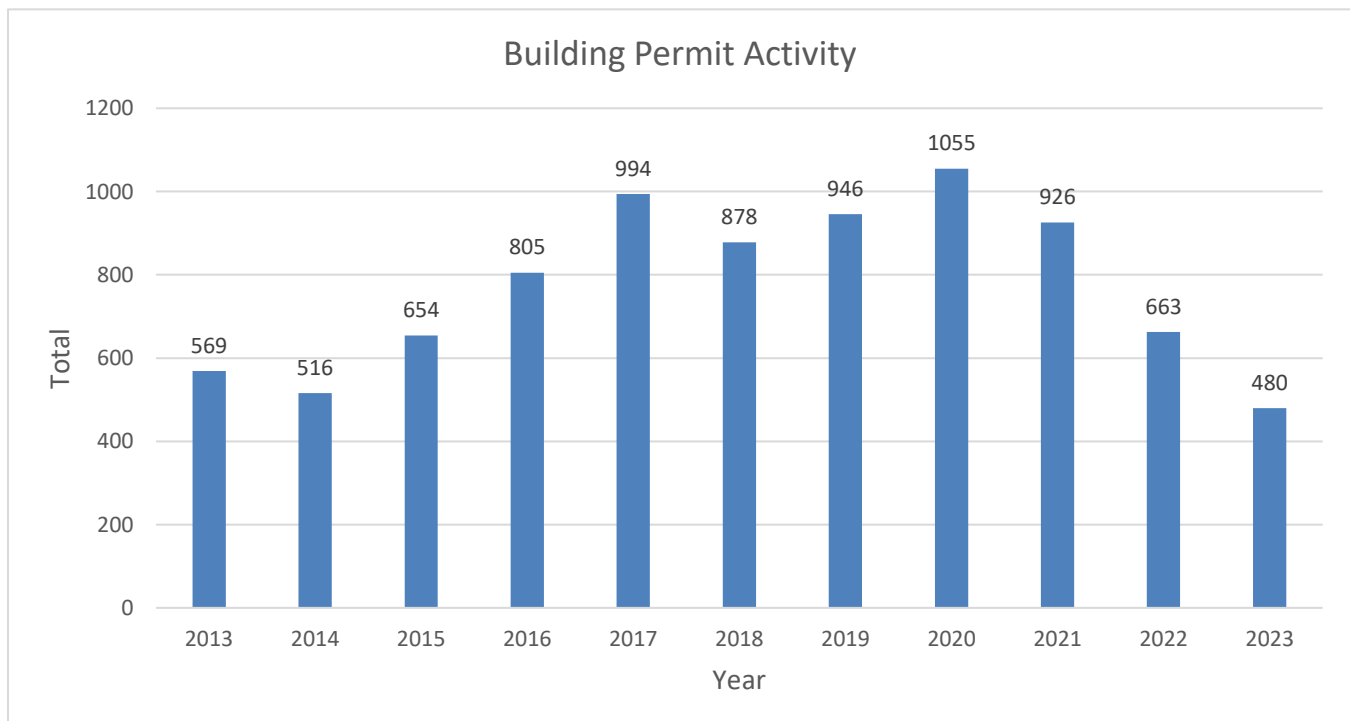
Project Name	BOCC Approval	Jurisdiction
Mercy Hospital Dedication Plat	7/18/2023	Deerfield
Morrow and Shawhan Dedication Plat	11/28/2023	Union
Mason Montgomery Road Dedication Plat	9/14/2023	Deerfield
Majors at Shaker Run, Section Two, Phase A Easement Plat	12/05/2023	Turtlecreek



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 2023, the Building Department processed 480 new single-family dwelling permits. This represents a 27% decrease in the number of permits issued when compared to the previous year in 2022.

Township	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Clearcreek	152	128	168	173	137	128	147	94	117	107	57
Deerfield	42	24	55	115	169	170	185	355	145	48	60
Franklin	6	98	18	28	28	56	99	53	34	50	70
Hamilton	178	195	217	282	299	168	161	174	266	214	136
Harlan	6	9	9	10	17	10	15	16	18	10	13
Massie	1	1	1	1	3	2	0	2	0	2	1
Salem	47	8	14	46	53	64	79	94	80	48	5
Turtlecreek	81	76	96	106	126	100	82	104	139	109	106
Union	49	32	41	21	115	147	136	115	93	26	13
Washington	14	8	11	6	7	4	11	6	16	12	7
Wayne	33	27	24	17	40	29	31	42	18	7	12
Total	569	516	654	805	994	878	946	1055	926	633	480





OPWC

The Warren County Regional Planning Commission is the clearinghouse for all OPWC-funded projects. The RPC Executive Committee approves a two-year plan each year and recommends projects for funding each August. Starting in 2024, there will no longer be a 2-year plan, it will now consist of a 1-year plan for final applications since OPWC has updated to an online submission form. In 2023, the projects listed below were funded for the Ohio Fiscal Year of 2024:

Projects Funded for Construction PY38/2024

Jurisdiction	Project	Total Cost	OPWC Funding
City of Franklin	Cincinnati-Dayton Road Pike Retaining Wall	\$2,880,000	\$785,000
Engineer’s Office	Fields-Ertel Road Widening	\$6,700,000	\$800,000
City of Lebanon	Glosser Road Improvements	\$3,303,948	\$900,000
Deerfield Township	Kings Mill Infrastructure – Phase IV	\$1,613,016	\$790,378
Engineer’s Office	Mason-Morrow-Millgrove Road Bridge #38-0.37	\$1,800,000	\$882,000
City of Franklin	Beal Road Resurfacing	\$510,000	\$250,000
Village of Maineville	Mulberry and Sycamore Culvert	\$436,795	\$257,705
City of Lebanon	North Broadway Corridor Improvements	\$3,195,509	\$250,000
Wayne Township	Corwin Avenue Repaving	\$315,135	\$154,416
City of Mason	Snider Road Improvements – Phase 2	\$2,165,989	\$1,000,000
Village of Waynesville	Franklin Street Water Main and Streets – Phase 2	\$1,300,850	\$1,027,670



2023 PROJECTS IN PROCESS

1. **Reinvent Franklin 2040**

The City of Franklin initiated an update to its 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 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 at the beginning of 2024.

2. **Warren County Rural Zoning Code Update**

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.

3. **Warren County Comprehensive Plan**

Staff will reformat the current Comprehensive Plan. These format updates will include changes to the Thoroughfare Plan, Economic Development Plan, and Land Use Plan. Staff will also be including updates to each plan as a part of the reformatting process.

NEW PROJECTS

1. **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.

2. **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, 308, 310, 311, 322, 403, 406, 416, 425, 501, 700, and 804. The majority of these amendments provide clarification improvements.



3. 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.

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 in attracting 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.

The 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 in attracting 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.

The 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.

5. Warren County 5-Year Parks Plan

The Warren County Parks Board has requested the RPC work with stakeholders, and residents to produce a Five Year Parks Plan. The RPC will gather data on the current parks and create a vision and prioritize a list of parks and the needed improvements. Staff will meet regularly with the Parks Board to discuss future plans, top priorities, and create a plan that the Parks Board can use for the next five years.

6. Warren County Assessment of Fair Housing

The Warren County Grants Administration has engaged the RPC Staff in a services contract agreement to conduct a new Assessment of Fair Housing for Warren County. This process will look at the previous goals and objectives from the last Analysis of Impediments and, more importantly, meet with focus groups and the public to be able to pinpoint issues and set new goals. This document is necessary to be completed for grants that may be needed in the future as well as inform other plans and decisions. The project was started in late February 2023, and is anticipated to take approximately 6 months to complete.

7. Warren County Consolidated Plan

The Warren County Grants Administration has engaged the RPC Staff in a services contract agreement to conduct a new Consolidated Plan for Warren County. The Plan is both an application for federal funds, as well as a blueprint for increasing and conserving affordable housing, increasing homeownership, assisting those with special needs, and upgrading low and moderate-income neighborhoods over the next five years. The Plan outlines priorities and improvement strategies for a five-year period, covering 2024-2029, and the adoption of a one-year Action Plan. The Action Plan covers the County's Fiscal Year 2024 (January 1, 2024 – December 31, 2024). Sources of funds are the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), the Emergency Shelter Grant (ESG), and the HOME Grant.

The goal of the 2024 Consolidated Plan is to promote strategies that will result in the creation of (1) suitable living environments, (2) improvement of the housing stock, and (3) expansion of economic development opportunities primarily for the county's low and moderate-income residents and minorities. Over the



duration of this plan, the RPC will engage with community stakeholders and the general public to figure out priorities and which strategies are most beneficial. The Consolidated Plan process will take place toward the end of the Assessment of Fair Housing and will take approximately 6 months to complete.

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 to make 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 2023

1. Assessment of Fair Housing Plan
2. Subdivision Regulations Code Update



FINANCIALS

2023 RPC Revenue Sources

Filing Fees	\$139,824
Planning Services	\$14,980
Membership Charges	\$32,052
Commissioners Contributions	\$235,400
Other Receipts	\$245
Total Revenue	\$422,501

2023 RPC Operating Expenses

Personnel	\$477,435
Non-Personnel	\$32,918
Total Expenses	\$510,353



Five-Year Comparison 2019 through 2023

RPC Income	2019	2020	2021	2022	2023
Alternative Plats	\$796.00	\$1,887.00	\$884.00	\$355.00	\$1,327.00
Concept Plans	\$600.00	\$1,130.00	\$460.00	\$959.00	\$256.00
Dedication Plats	\$838.00	\$570.00	\$2,914.00	\$918.00	\$1,288.00
Final Plats	\$46,053.00	\$63,501.00	\$58,116.00	\$79,193.00	\$39,472.00
Minor Subdivisions	*\$0.00	*\$0.00	*\$0.00	\$22,376.00	\$20,082.00
7.11 Transfers	\$12,536.00	\$24,977.00	\$28,595.00	\$3,191.00	\$2,439.00
Membership Dues	\$27,465.84	\$30,182.00	\$30,498.26	\$31,487.04	\$32,051.89
Other Income	\$51,271.70	\$13,048.00	\$9,005.9	\$3991.10	\$15,155.40
Preliminary Plans	\$41,529.00	\$30,047.00	\$98,819	\$61,700.00	\$52,144.00
PUD	\$75,185.00	\$23,907.00	\$103,873.00	\$82,822.00	\$5,099.00
Bi-Annual Installments	\$251,878.00	\$251,878.00	\$235,400.00	\$235,400.00	\$235,400.00
Replats	\$9,148.00	\$14,816.00	\$7,847.00	\$11,637.00	\$15,738.00
Easement Plats	**\$0.00	**\$0.00	**\$0.00	\$1,208.00	\$322.00
Variances	\$333.00	\$340.00	\$345.00	\$1,801.00	\$1,149.00
Extension Request	\$1,320.00	\$340.00	\$228.00	\$0.00	\$508.00
Site Plan Review	\$723.72	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$455,528.60	\$447,988.63	\$519,743.26	\$577,025.16	\$422,431.29

*- These numbers were included with 7.11 Transfers in years 2019, 2020, and 2021

** -These numbers were included with replats in years 2019, 2020, and 2021



REGIONAL PLANNING COMMISSION STAFF



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. Sharon left the RPC in December.



Ryan Cook is the Senior Planner. Ryan has a Bachelor of Arts in Urban Affairs from Wright State University. He served as an intern from January to September 2016 and returned for a second internship in January 2017. Ryan was hired as a 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 and manages the office operations and staff projects.



Hadil Lababidi is a Planner II. She comes to us with a Master of Community Planning from the University of Cincinnati and a Bachelor of Science in Architecture from the 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 in January 2019 and became full-time in 2022. Hadil currently works on Site Plans for County projects and reviews subdivisions, rezoning cases, and text amendments.



Elizabeth Dakin is a Planner II. 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 completed the Salem Township Zoning Code update and will work on the Warren County Assessment of Fair Housing. Elizabeth left the RPC in March 2023.



Cameron Goschinski is a Planner II. He graduated with a Bachelor's degree in sociology in 2022 from Miami University and is currently studying Public Administration and anticipates graduating with a Master's Degree in 2024. Cameron worked as an intern in 2021 and became a full-time employee in 2022. Cameron currently works on a variety of GIS projects, Census data gathering, and amendments to the Warren County Subdivision Regulations.



Duncan McDonel is a Planner I. He was a prior intern while he attended high school and graduated from Ohio University with a bachelor's degree in Urban Planning. Duncan became a full-time employee in April of 2022. He works on Conditional Use and Site Plan Review applications, rezoning applications, and will gather data for long-range planning.

Kyra Williams served as an intern for the RPC. She started in early January. She is a student at the University of Cincinnati in the DAAP program seeking a Regional Planning degree and worked on the Assessment of Fair Housing data gathering. Kyra concluded her internship at the end of April.

Jake Plummer served as an intern for the RPC. He started in early January. He is a student at the University of Cincinnati in the DAAP program seeking a Regional Planning degree and worked on the Warren County Parks data gathering. Jake concluded his internship at the end of April.



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