



BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

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SHANNON JONES

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BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Work Session – February 4, 2025

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the February 4, 2025 General Session meeting.

Tom Grossmann – present

David G. Young – absent

Shannon Jones – present

Krystal Powell, Clerk – present

25-0164 A resolution was adopted approving the request from the Myers Y. Cooper Company allowing departure from the Hopkinsville 2010 Access Management Plan component of the Warren County Official Thoroughfare Plan for development of parcels 16-05-276-005 and 16-05-276-008 in Hamilton Township, subject to the Myers Y. Cooper Company and Hamilton Township Board of Trustees recording an agreement for cross-access easements, etc. acceptable to the County Engineer. Vote: Unanimous

25-0165 A resolution was adopted continuing the public hearing for the rezoning application of Immobiltec USA (Case #2024-04) to rezone approximately 10.0059 acres from Community Commercial Business Zone “B2” to Light Industrial Manufacturing Zone “I1” in Franklin Township. Vote: Unanimous

DISCUSSIONS

PUBLIC HEARING CONTINUATION

TO CONSIDER THE REQUEST FROM THE MYERS Y. COOPER COMPANY TO DEPART
FROM THE ORIGINAL THROUGHFARE PLAN RELATIVE TO THE HOPKINSVILLE
2010 ACCESS MANAGEMENT PLAN IN HAMILTON TOWNSHIP

The continuation of the public hearing to consider the request from The Myers Y. Cooper Company to depart from the original throughfare plan relative to the Hopkinsville 2010 access management plan in Hamilton Township was convened this 4th day of February 2025 in the Commissioners' Meeting Room.

Bruce McGary, Assistant Prosecuting Attorney, stated that Commissioner Grossmann was not in attendance for the original public hearing on December 3, 2024. He asked Commissioner Grossmann to confirm he had reviewed the video from the previous public hearing and asked the applicant if they had any objection to Commissioner Grossmann making a decision on the matter.

Commissioner Grossmann acknowledged watching the meeting video from the original public hearing held on December 3, 2024, and confirmed he had reviewed the case.

Jeff Baumgardner, Vice President of The Myers Y. Cooper Company, stated he had no objection to Mr. Grossmann participating in the decision of the matter.

Kurt Weber, County Engineer, stated he has met several times with the applicant and Hamilton Township Administrator, Jeff Wright, to discuss the impact of the Thoroughfare Plan on the property. He stated the Engineer's Office recommends the applicant enter into a cross-easement agreement with Hamilton Township.

Commissioner Jones reiterated that the Engineer's Office is satisfied with the cross-easement agreement between Hamilton Township and The Myers Y. Cooper Company. She further stated the agreement does not affect the main roadway and suggested there is no need for the Board to state their opinion on the matter.

Mr. McGary stated the applicant filed a request to depart from the Thoroughfare Plan and a vote by the Board is the only option that allows the departure.

Mr. Baumgardner stated he had no questions at this time and appreciated the time and support given from the Engineer's Office.

Hamilton Township Trustees, Daryl Cordrey and Joseph Rozzi stated they are satisfied with the proposed cross-easement presented.

The Board resolved (Resolution #25-0164) to approve the request from the Myers Y. Cooper Company allowing departure from the Hopkinsville 2010 Access Management Plan component of the Warren County Official Thoroughfare Plan for development of parcels 16-05-276-005 and 16-05-276-008 in Hamilton Township, subject to the Myers Y. Cooper Company and Hamilton

Township Board of Trustees recording an agreement for cross access easements, etc. acceptable to the County Engineer.

Mrs. Jones moved to enter into executive session being seconded by Mr. Grossmann and upon unanimous call of the roll, the Board entered into executive session at 9:17 a.m. to discuss pending litigation with legal counsel, Assistant Prosecuting Attorney, Bruce McGary present pursuant to Ohio Revised Code Section 121.22(G)(3). Mrs. Jones moved to exit executive session being seconded by Mr. Grossmann and upon unanimous call of the roll, the Board exited executive session at 9:28 a.m. with no action being taken.

Barney Wright, Treasurer, was present for a meeting of the Investment Advisory Board. He stated there is currently problem with our custodian bank keeping track of our bond portfolio so the current report is incorrect.

Commissioner Jones questioned if we could consider a new custodian bank.

Mr. Wright stated while the problem with the current custodian bank is an irritation and requires extra work on behalf of the Treasurer's Office there is no harm in keeping them as the custodian bank.

Mr. Wright stated the portfolio yield continues to increase slowly and that the 5-year Treasury rates are the highest they have been in 20 years.

PUBLIC HEARING


REZONING APPLICATION OF IMMOBILTEC USA TO REZONE APPROXIMATELY 10.0059 ACRES FROM COMMUNITY BUSINESS ZONE "B2" TO LIGHT INDUSTRIAL MANUFACTURING ZONE "I1" IN FRANKLIN TOWNSHIP

The continuation of the public hearing to consider the rezoning application of Immobiltec USA to (Case #2024-04) to rezone approximately 10.0059 acres from Community Business Zone "B2" to Light Industrial Manufacturing Zone "I1" in Franklin Township was convened this 4th day of February 2025 in the Commissioners' Meeting Room.

Krystal Powell, Clerk to the Commissioners, stated that the Board received a written request from the applicant requesting a continuation of the hearing.

The Board resolved (Resolution #25-0165) to continue the public hearing for the rezoning application of Immobiltec USA (Case #2024-04) to rezone approximately 10.0059 acres from Community Commercial Business Zone "B2" to Light Industrial Manufacturing Zone "I1" in Franklin Township. The time and date of said hearing to be determined once agreed upon by the applicant and the Board of County Commissioners.


Upon motion the meeting was adjourned.



Tom Grossmann, President




Shannon Jones



David G. Young

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on February 4, 2025, in compliance with Section 121.22 O.R.C.



Krystal Powell, Clerk
Board of County Commissioners
Warren County, Ohio