



**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

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**TOM GROSSMANN  
SHANNON JONES  
DAVID G. YOUNG**

**WORK SESSION AGENDA**

*June 4, 2024*

- #1     9:30     *ADMINISTRATIVE HEARING—to Consider the Site Plan Review Application of DC Engineering and Consulting, LLC to Construct Individual Self Storage Units in Harlan Township*
- #2     9:45     *Work Session—Sheriff Larry Sims and Prosecutor David Fornshell to Discuss Details Relative to the Child Advocacy Center of Warren County*

The Board of Commissioners' public meetings can now be streamed live at [Warren County Board of Commissioners - YouTube](#)

**CASE # 101-2024**

**Site Plan Review- Justin Demint/ DC Engineering and Consulting, LLC & Eric White; A1 Storage**

<b>APPLICANT</b>	Justin Demint, DC Engineering and Consulting, LLC	
<b>OWNER</b>	Eric White; A1 Storage	
<b>TOWNSHIP</b>	Harlan	
<b>PROPERTY LOCATION</b>	<b>ADDRESS</b>	6846 Route 28 Pleasant Plain, Ohio 45162
	<b>PIN</b>	18-31-400-019
<b>PROPERTY SIZE</b>	3.267 in Warren County, an additional 4.753 in Clermont County.	

<b>CURRENT ZONING DISTRICT</b>	<b>“B2” Community Commercial Business Zone</b>
<b>FUTURE LAND USE MAP (FLUM) DESIGNATION</b>	<b>Agricultural</b>
<b>EXISTING LAND USE</b>	<b>Self/Individual Storage Units</b>
<b>ISSUE FOR CONSIDERATION:</b>	<b>Approval for the Storage Units on the site.</b>

**Review Process**

**101-2024**

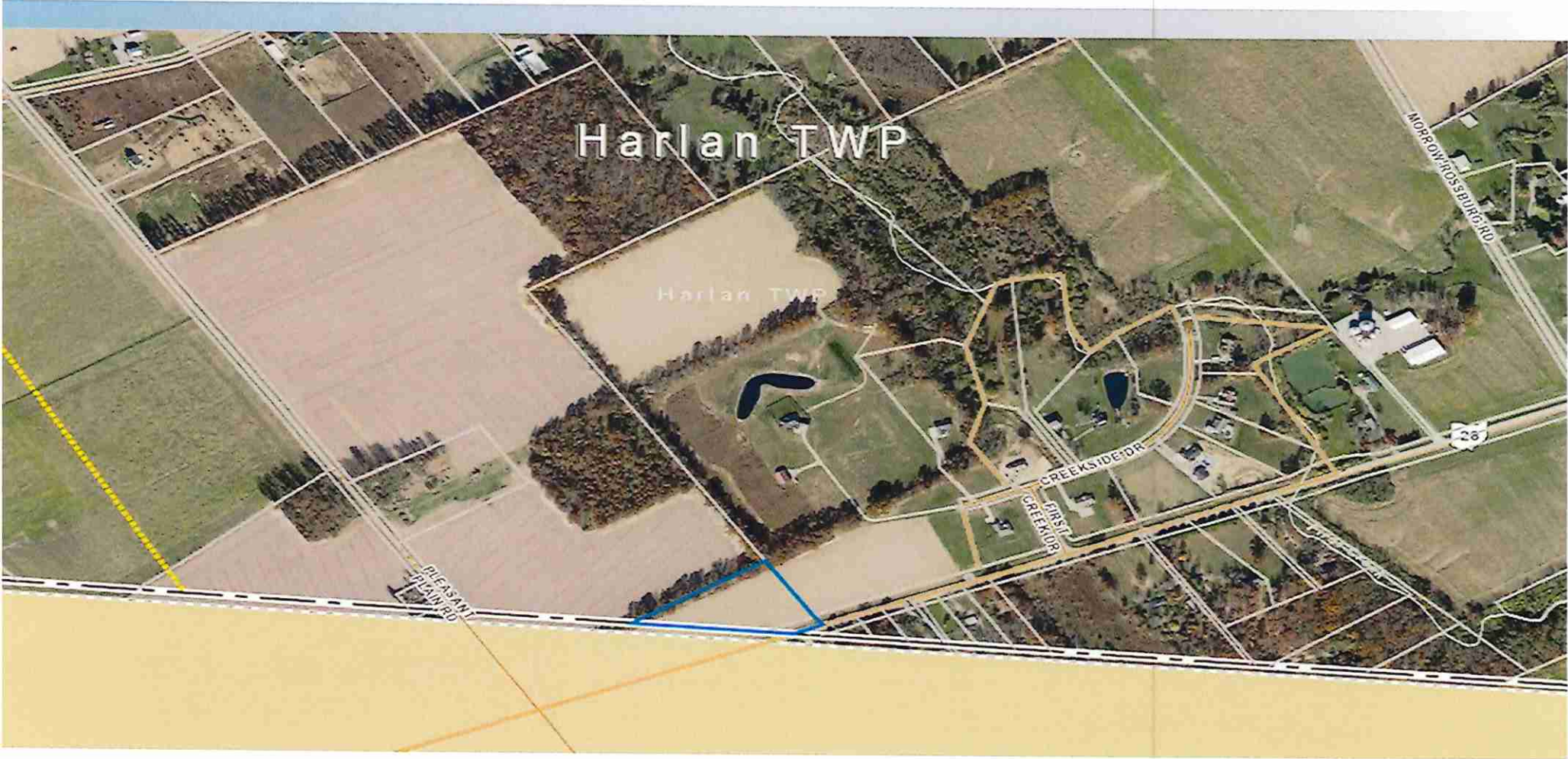
**Site Plan Approval**

**Board of County Commissioners**

June 4, 2024

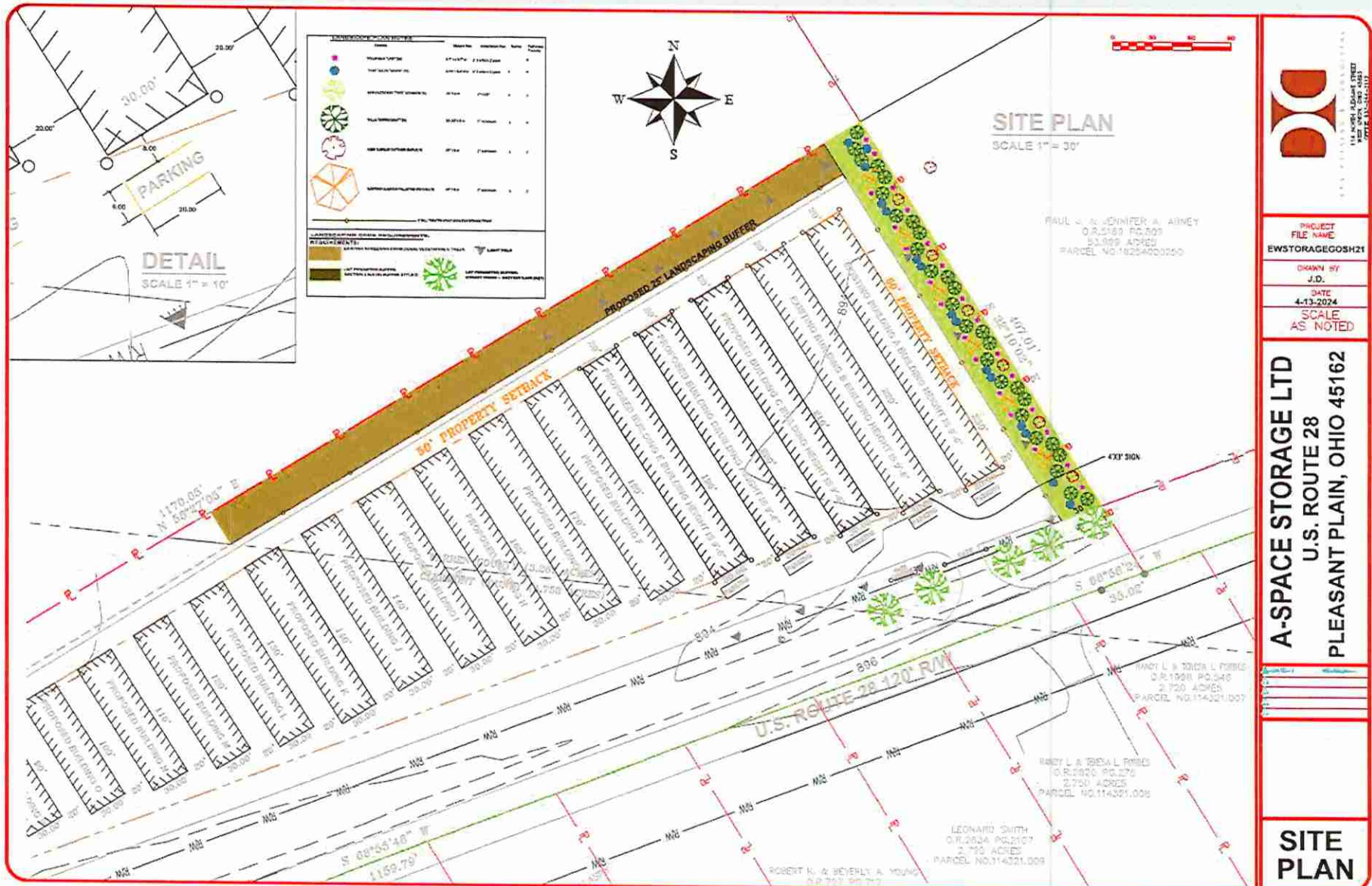
# Aerial Map

101-2024



# Provided Site Plan

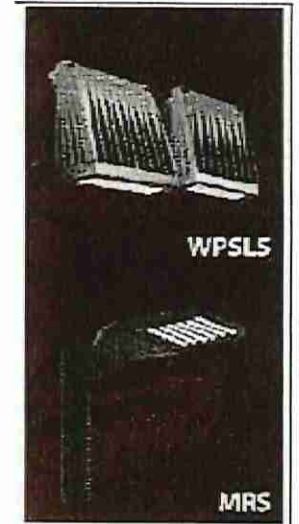
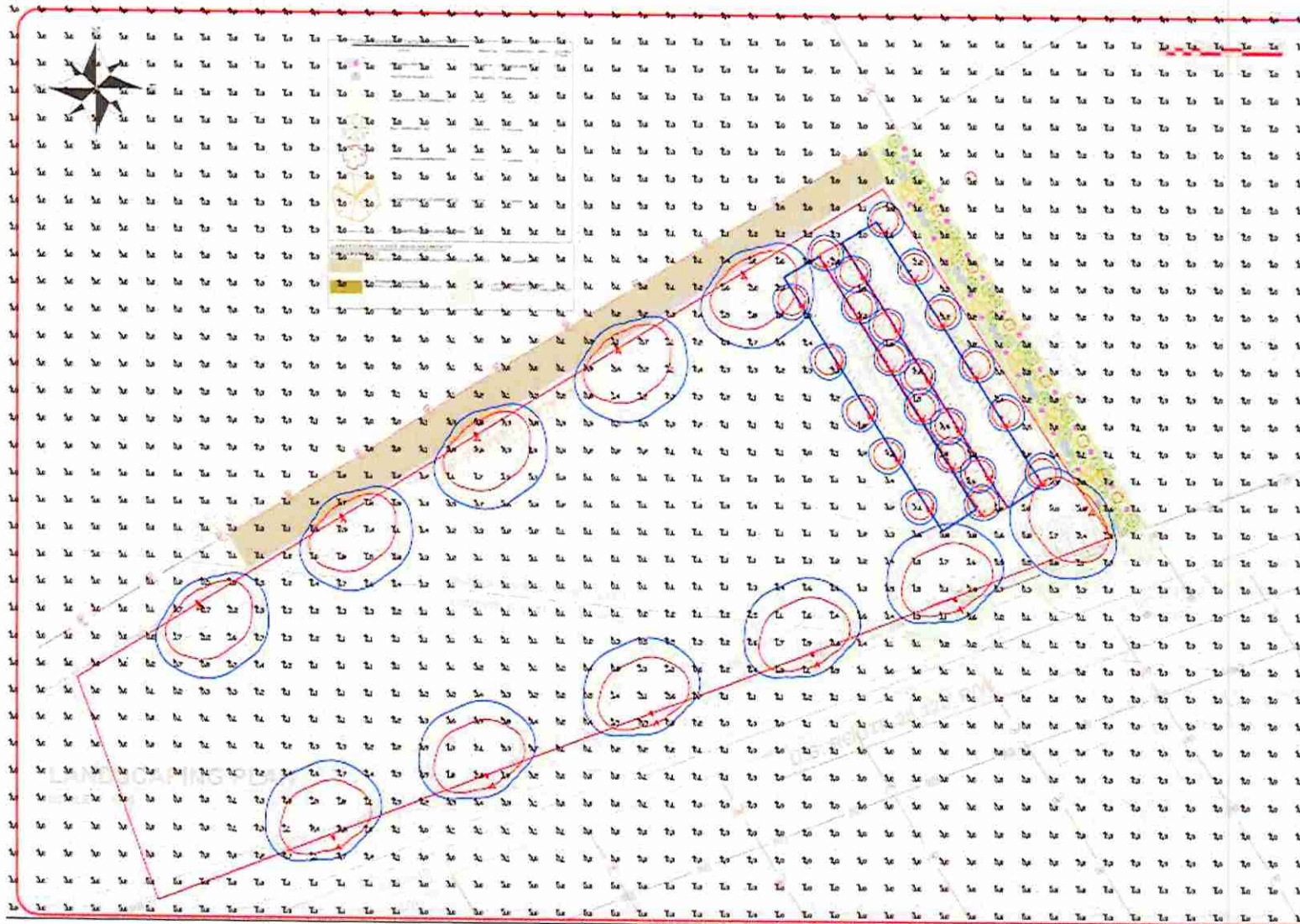
# 101-2024





# Lighting Plan

101-2024

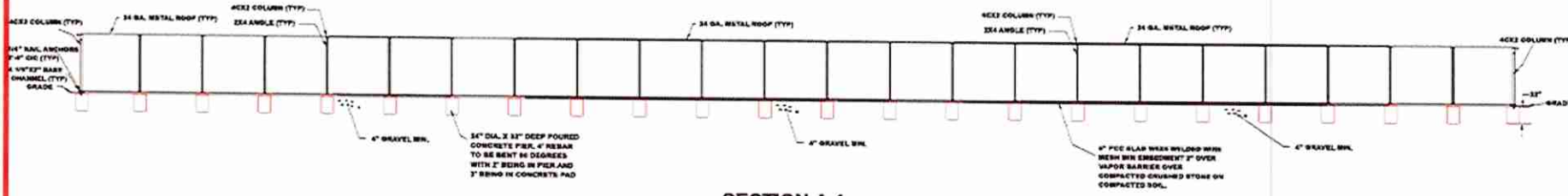


Pole height shown at 20 ft. and 2.0 ft candles at the property line.

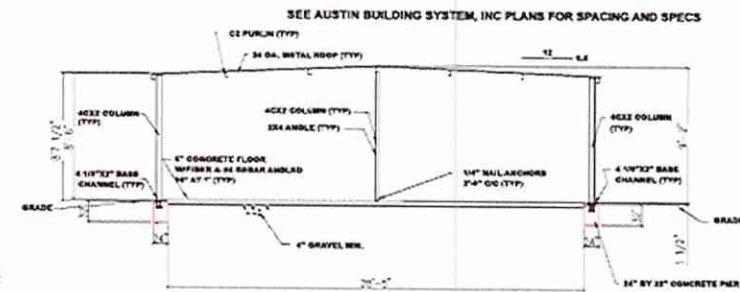


# Building (A) Height/Elevation – 9' 2"

# 101-2024



**SECTION A 1**  
SCALE: 1/2"=1'-0"



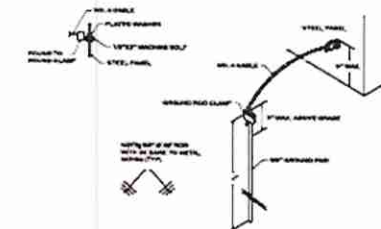
**SECTION A 2**  
SCALE: 1/2"=1'-0"



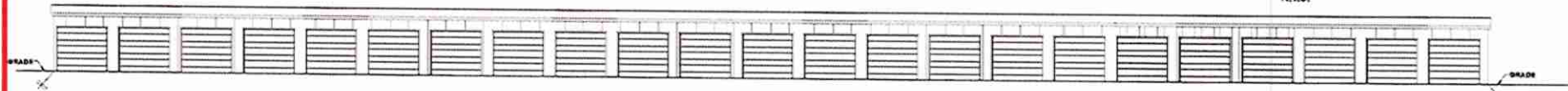
**NORTH ELEVATION BUILDING A**  
SCALE: 1/8"=1'-0"



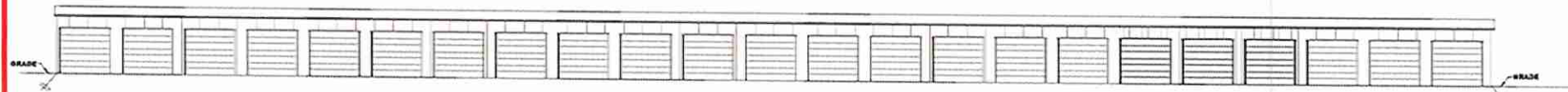
**SOUTH ELEVATION BUILDING A**  
SCALE: 1/8"=1'-0"



**GROUNDING DETAIL**  
N.T.S.



**WEST ELEVATION BUILDING A**  
SCALE: 1/8"=1'-0"



**EAST ELEVATION BUILDING A**  
SCALE: 1/8"=1'-0"

**INSTALLATION NOTES:**

FIELD CUTTING OF STRUCTURAL SHEETING AND TRIMS FOR SPICE AND FINAL FITTING OF COMPONENTS IS REQUIRED.

ALL ROOF PANEL LAPS SHALL BE SEALED WITH 3/8" (MINIMUM) WIDTH MASTIC TAPE AS PROVIDED FOR PRODUCT. ALL SHEET PROFILE TOAM JOINTS AT SKEW, WALL AND ROOF CONDITIONS AS PROVIDED FOR PRODUCT MUST BE INSTALLED AS SHOWN HEREIN.

WALL PANELS AND WALL TRIMS AT INTERIOR AND EXTERIOR ARE TO BE SET WITH 1/4" CLEARANCE ABOVE CONCRETE SURFACES AND AT ANY LOCATIONS WHICH MAY BE SUBJECTED TO CONTACT WITH STANDING WATER.

LAP ALL FLASHINGS 2" MINIMUM AND SEAL AS REQUIRED FOR WATER TIGHTNESS.

ALLOW 1/4" TOLERANCE AT EACH END FOR PURLINS, HEADERS AND TRIMS.

**JOBSITE / FIELD CONDITIONS NOTES:**

ALL CONCRETE AND MASONRY CONSTRUCTION MUST BE FLAT, LEVEL AND SQUARE PER THE SLAB PLAN DIMENSIONS HEREIN.

ALL JOBSITE DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BEFORE ERECTION OF BUILDING STRUCTURE.

ALL OBSTRUCTIONS, CONFLICTS AND DISCREPANCIES SHALL BE REPORTED TO THE BUILDING MANUFACTURER BEFORE PROCEEDING WITH PRODUCT WORK.

ALL TEMPORARY SUPPORTS SUCH AS CUMPS, BRACKETS, FALSEWORK, CRIBBING, WINDBRACKS OR OTHER ELEMENTS REQUIRED FOR THE BUILDING ERECTION ARE TO BE OBTAINED BY AND SUPPLIED BY BUILDER/CONTRACTOR.

BUILDING MANUFACTURER HAS MADE A COMMITMENT TO MANUFACTURE QUALITY BUILDING COMPONENTS THAT CAN BE SAFELY ERECTED. JOBSITE SAFETY INSTRUCTIONS, SAFETY EQUIPMENT AND CONDITIONS ARE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR.

ALL COMPONENTS SHIPPED SHALL BE THOROUGHLY INSPECTED AND ACCOUNTED FOR AT THE TIME OF DELIVERY. ALL MATERIAL, SHIPMENTS OR DELAYS MUST BE REPORTED WITHIN FIVE (5) WORKING DAYS OF MATERIAL DELIVERY TO THE BUILDING MANUFACTURER.

DOWNWARD ACTION OF THE METAL PANELS AT INTERIOR PARTITION WALLS IS UTILIZED FOR THE STABILITY OF THIS BUILDING. ANY MODIFICATION OR UNAUTHORIZED CUTTING OF INTERIOR PARTITION PANELS IS EXPRESSLY PROHIBITED BY THE BUILDING MANUFACTURER.

PARTITION PANELS HAVE BEEN SUPPLIED TO REACH ROOF LINE. THE TOP PARTITION PANEL CAN BE NOTICED TO MATCH ROOF LINE AND CLOSE PURLIN TO BE CLOSED IN THE UNIT AS DESIRED.



PROJECT FILE NAME:  
**EWSTORAGESTR222**

DRAWN BY:  
**J.R.**

DATE:  
**4/11/2022**

SCALE:  
**AS NOTED**

**A-SPACE STORAGE LTD**  
**U.S. ROUTE 28**  
**PLEASANT PLAIN, OHIO 45162**

DATE: 4/11/2022



**SHEET A-2**



# Staff Summary

101-2024

**Parking-** 0 spaces are shown on the application and since the business has no employees, none are required.

**Landscaping-** On the eastside, the required 50 ft buffer is shown. The northside has minimal landscaping and the addition of 1 evergreen per 20 feet should be added and continued onto the Goshen Township side for consistency. Street trees of 1 per 40 feet are also required.

**Lighting-** meets the requirements of the code.

**Signage-** a small sign attached near the eave a building is all that is proposed on the Warren County side of the site.

# Reviewing Departments

101-2024

- Warren County Deputy Administrator
- Warren County Engineer
- Warren County Water and Sewer Department
- Warren County Soil and Water Conservation
- Warren County Regional Planning Commission
- Harlan Township Fire Department
- Harlan Township Trustees
- Warren County Combined Health District
- Warren County Building Department
- Warren County Sheriff

# RPC Department Comments

101-2024

**Approve** the site plan application subject to the following conditions:

1. Compliance with the standards of the Warren County Rural Zoning Code; Section 1.303.3.
2. Prior to zoning permit approval, the applicant shall provide additional details on the site plan providing the following:
  - a. The width of drive lanes.
  - b. Parking location and dimensions of each parking space and ensure that the site plan illustrates the required number of parking spaces as determined in the WCRZC Table 3.307-1 (1 parking space per 80 storage units). The parking locations shall be illustrated and constructed 15 feet from the street right-of-way line, in conformance with the WCRZC Section 3.308.
  - c. Proposed landscaping and location (as applicable). The applicant shall identify the necessary buffer type along the eastern and northern property lines. Pavement is not permitted within the buffer area.
  - d. All structures that are to be constructed shall be illustrated on the plan, including structures where a portions are to be constructed within Clermont County.
  - e. Location and dimensions of the existing easements.
  - f. Location of the septic system.
  - g. A diagram that shows the height dimensions of the building; measured as illustrated in the Warren County Rural Zoning Code.

Prior to zoning permit approval, the applicant shall provide updated photometric study providing the following:

- a. A legend.
  - b. Light fixtures shall be placed on the property and be oriented towards the facility.
  - c. The cut-off for light fixtures and illustrating the total foot-candle illuminating off of the property is in accordance with the WCRZC Section 3.506.
  - d. All existing, proposed and future structures, including structures where a portions are to be constructed within Clermont County.
4. The applicant shall comply with the requirements of the Warren County Rural Zoning Code for the landscape buffer, Section 3.405(B) except as amended by the Board of County Commissioners.
  5. The applicant shall provide information about the equipment that will be sheltered in the storage building and confirm that no toxic or hazardous substances will be stored in the building.
  6. A signage permit shall be filled at the time of installation of the sign.
  7. Prior to Zoning Permit approval, the applicant shall receive an access permit approval for the Warren County Engineer's Office for the use (the existing structures, and expansion of new storage facilities).

# Department Comments from WC Soil and Water

101-2024

May 9, 2024

Jackie,

I have no comment.

Thank you,

**Molly M. Conley**

Director

PHONE - (513) 695-3085 EMAIL [Molly.Conley@co.warren.oh.us](mailto:Molly.Conley@co.warren.oh.us)



Warren County Soil and Water Conservation District  
320 E. Silver St.  
Lebanon, Ohio 45036  
PHONE (513) 695-1337  
<http://www.warrenswcd.com/>

ANY  
QUESTIONS?





# Site Plan Review Criteria – Section 1.303.6

The site plan review is conducted to determine anticipated impacts on the public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable. The factors to be considered and weighed by the Approving Authority include but are not limited to the following, but no single factor controls in making a decision, nor must all of the factors support the decision:

<b>(A) Adequacy of Information and Compliance with Zoning Code</b>	<b>(I) Exterior Lighting</b>
<b>(B) Design Layout Sufficiency and Sensitivity</b>	<b>(J) Signage</b>
<b>(C) Design Character, Operational Compatibility, and Coordination</b>	<b>(K) Public Service Impact</b>
<b>(D) Preservation of Significant Features</b>	<b>(L) Stormwater Drainage Stormwater Management Plan</b>
<b>(E) Pedestrian Access and Circulation</b>	<b>(M) Soil Erosion and Sediment Control</b>
<b>(F) Vehicular Access and Circulation Streets</b>	<b>(N) Emergency Access and Service Facilities and Public Safety</b>
<b>(G) Parking and Loading</b>	<b>(O) Building Design</b>
<b>(H) Landscaping and Screening</b>	<b>(P) Compliance with Public Health and Safety</b>

**BACKUP SLIDES**

# CONDITIONS FROM GOSHEN TWP ON ADJACENT PARCEL FOR SAME PROJECT

- Inside storage only
  - No cell or communication towers
  - Entrance and all drive aisles are to be paved with concrete or asphalt
  - A minimum of 20 feet between each building
  - Owner/tenant to provide 24-hour access to Goshen Township Fire Department, by means of a lockbox
  - Controls to be put in place to minimize retention pond outlet on adjoining property owners
  - Minimum of 8' tall privacy fence to be installed around perimeter of property
  - All buildings to maintain a minimum 50-foot setback distance from all property lines
  - Streetscape Buffer to be provided along South property line
  - 30-foot minimum Boundary Buffer to be provided along East property line
  - Existing buffer along north property line, is not to be disturbed
  - Proposed sign to be of Monument style, with a brick or stone base and landscaping per GTZR
  - Owner to apply and receive permits for all temporary signs
  - Owner is to provide yearly maintenance and cleanout of retention pond
- Item for relief:
- 150 feet minimum between storage building and residential property lines: 5.04(E)(3)(a)
  - Privacy fence in the front yard: 8.02(E)(5)(a) & 8.02(E)(5)(c)

Warren County  
Rural Zoning  
Commission  
Recommendation

Ms. Haddix made a motion to recommend approval to the BOCC, Warren County Commissioners, for the map amendment of parcel #'s 18-31-400-019-0 from "RU" Rural Residential to "B2" Community Commercial Businesses Zone in Harlan Township with the same conditions and requirements that Goshen township required for Mr. White. They are as followed:

1. Inside storage only
2. No cell or communication towers
3. Entrance and all drive aisles are to be paved with concrete or asphalt
4. A minimum of 20 feet between each building
5. Owner/tenant to provide 24-hour access to Goshen Township Fire Department, by means of a lockbox
6. Controls to be put in place to minimize retention pond outlet on adjoining property owners
7. Minimum of 8' tall privacy fence to be installed around perimeter of property
8. All buildings to maintain a minimum 50-foot setback distance from all property lines
9. Streetscape Buffer to be provided along South property line
10. 30-foot minimum Boundary Buffer to be provided along East property line
11. Existing buffer along north property line, is not to be disturbed
12. Proposed sign to be of Monument style, with a brick or stone base and landscaping per GTZR
13. Owner to apply and receive permits for all temporary signs
14. Owner is to provide yearly maintenance and cleanout of retention pond
15. **Item for relief:**
  - 150 feet minimum between storage building and residential property lines: 5.04(E)(3)(a)
  - Privacy fence in the front yard: 8.02(E)(5)(a) & 8.02(E)(5)(c)

Mr. Cesta seconded the motion.

Ginger Haddix	Yes
Ralph Campbell	Yes
Joe Cesta	Yes
Jim Gibbs	Yes