

October 28, 2004

James Lukas, Chairman
Warren Co. Regional Planning Commission
406 Justice Drive
Lebanon, OH 45036

Dear Chairman Lukas,

Residential subdivisions bordering agricultural land often leads to difficulties for the agricultural landowner. Litter, grass clippings, fence damage and trespass are seemingly inherent. Even with no malicious intent, adjacent agricultural land is often perceived as open space and usable, on occasion, for passive recreation.

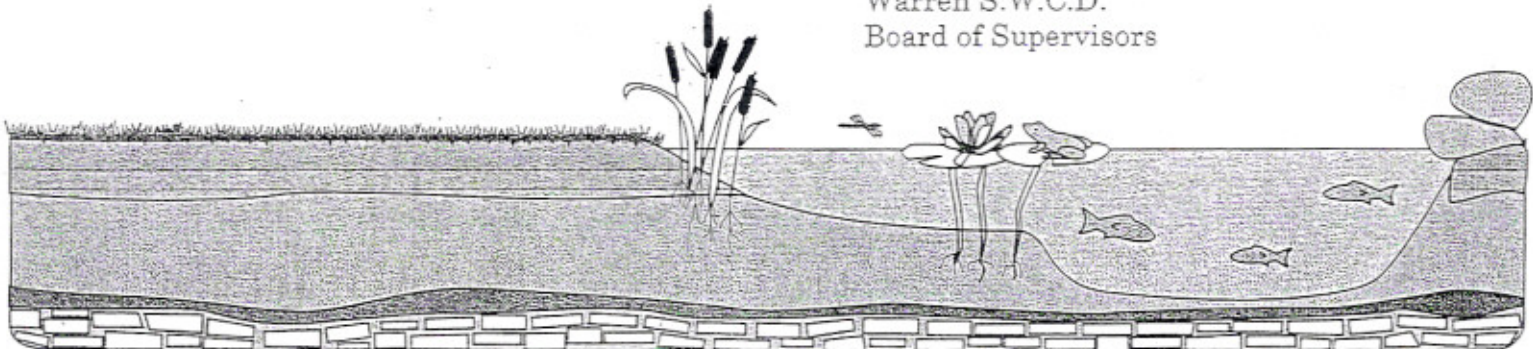
Buffer areas are a common method of transition between different land uses. Please consider the following amendment to the Warren Co. Subdivision Regulations. The Board of Supervisors of the Warren County Soil and Water Conservation District voted at their October 20, 2004 Board meeting to request the following amendment to the Subdivision Regulations:

All residential subdivisions adjacent to lands in agricultural use (as defined by being enrolled in the CAUV Tax Program and/or an Agricultural District) shall provide a 100 ft. buffer. The buffer shall only apply to that portion bordering the agricultural land. The buffer will be common open space and managed by the Homeowner Association. At such time when the agricultural land of the adjoining property changes (is taken out of CAUV and/or Agricultural District designation) the Homeowner Association may, at their discretion, sell the buffer to the adjacent developer or eliminate the buffer by selling to individual, adjacent lot owners.

Respectfully Submitted,

Bruce Goodwin for

Bruce Goodwin, Chairman
Warren S.W.C.D.
Board of Supervisors



Warren County Soil & Water Conservation District

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