

The regular meeting of the Green Township Board of Trustees held on August 12, 2013 was called to order at 5:30 p.m. with the Pledge of Allegiance.

Roll Call: Chairman Boiman, present; Trustee Rosiello, present; Trustee Linnenberg, excused; Fiscal Officer Straus, present.

Trustee Rosiello moved to approve the minutes for the special meeting of July 22, 2013. Chairman Boiman seconded the motion. All voted Aye.

Trustee Rosiello moved to approve the minutes for the regular meeting of July 22, 2013. Chairman Boiman seconded the motion. All voted Aye.

Mike Sullivan, 5506 Julmar, addressed the Board regarding the proposed construction of an electronic message board on the Saint Antoninus Church property. Mr. Sullivan asked the Board to reconsider their recent approval of the proposed signage.

Maryann Sullivan, 5506 Julmar, stated that she attended the Wednesday, July 10, 2013, hearing at Hamilton County Board of Zoning Appeals. She stated that when she found about the proposed sign she initiated a petition against the sign. She stated that many of her neighbors in the area surrounding St. Antoninus signed the petition in opposition to the proposed electronic message board sign. Mrs. Sullivan stated that she and her neighbors are not opposed to new signage at the Church, but they are opposed to an electronic message board.

Fr. Christopher Armstrong, 1500 Linneman, stated that St. Antoninus has been discussing the need for updated signage for quite some time. The parish engaged Steve Smith as the architect for the project to make sure that all necessary permits were obtained for the proposed signage. Fr. Armstrong stated that he was unable to attend the Hamilton County Board of Zoning Appeals meeting on July 10th. After the matter was continued by the Board of Zoning Appeals, a meeting was held at St. Antoninus on July 21, 2013, so specifics of the sign could be presented to neighbors. The meeting also provided neighbors an opportunity to express any concerns about the signage. Fr. Armstrong stated that a mock-up of the sign installed to give a better idea of what will be installed. Fr. Armstrong stated that the purpose of the sign is to let people know where they are and what is going on at the Church.

Norb Guetle, 5968 Beechtop Drive, stated that there was discussion with the neighbors on July 27, 2013 to let them know about the new signage being proposed. Mr. Guetle stated that a mock-up of the proposed sign was on display at the meeting that showed the neighbors accurate size and dimensions.

Fran Feldman, 2225 Rollingridge Lane, stated that signs similar to the proposed sign have been installed at other churches in the area and that she is in favor of the proposed signage.

Tim Hornsby, 2117 Beechcreek Lane, asked the Trustees to let the Hamilton County Board of Zoning Appeals make the decision. Mr. Hornsby stated that the sign will enhance the area and is consistent with signage at other similar facilities.

Development Director, Adam Goetzman, stated that the sign has been slightly changed from its original proposal as a full-color sign and that the change would warrant revisiting the previous recommendation. Development Director Goetzman has recommended that the recommendations from the Regional Planning Commission be approved.

Jim Dolle, 5520 Julmar, 5530 Julmar, and 5535 Julmar, stated that his father was Harry Linneman, that Linneman Road is named after him, and that he has lived in the parish since its inception. Mr. Dolle stated that a safety expert should be consulted before construction of the sign to ensure safety. Mr. Dolle stated that he is not in favor of the sign and does not believe that a commercial type sign will add character to the neighborhood.

Development Director Goetzman stated that the Zoning Resolution contains specific setback requirements in what is called an intersection sight distance triangle. He suggested that a further clarification condition could assure that neither the sign nor any landscape walls encroach into site distance triangle, helping to ensure that there is adequate site distance from cars parked at either side of the four-way stop and that the concern could be addressed in an additional approval condition.

Mary Beth McIntyre, 5450 Julmar Drive, stated that she thinks the sign is beautifully designed and feels that it is an enhancement to the church and

school.

Development Director Goetzman gave a summary of recommended conditions.

Trustee Rosiello stated that with the conditions recommended, he does not think the requested sign is unreasonable.

RESOLUTION #13-0812-A

Trustee Rosiello moved to pass a resolution recommending approval of Case Green #CU2013-09 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. That the electronic message sign shall not include any animation, flashing graphics, running copy, or moving images; 2. That the electronic message sign shall be equipped with an auto dimming photocell system to adjust the ambient light levels to reduce the brightness of the sign depending upon the amount of ambient light; 3. That each message or copy must be displayed for at least eight (8) seconds; 4. That all message or copy changes shall be accomplished instantaneous or in three (3) seconds or less when using fade or dissolve feature; 5. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Conditional Use Request; 6. That landscaping shall be installed in the area of the improvements as shown on the submitted landscape plan; 7. That the wall, landscaping and sign be located outside the Sight Distance Triangle; 8. That the operation of the message board only be activated between the hours of 6 a.m. and 9 p.m.; and 9. That there only be one color used in the LED display board. Chairman Boiman seconded the motion. Trustee Linnenberg: Excused; Trustee Rosiello: Aye; Chairman Boiman: Aye.

Bill Matthews, 5521 Julmar, asked if the Green Township Trustees are the approving body for this matter. Attorney Hyle stated that the Township Trustees are only making a recommendation to the Hamilton County Board of Zoning Appeals who will make the final determination on this matter.

Lt. Chris Godfrey, 7012 Pickway Drive, Secretary/Treasurer for the Green Township Professional Firefighters was present to present the proceeds from the 2013 Lt. Terry Tate Memorial Golf Outing for Charity to the family of Courtney Ross. Lt. Godfrey stated that a sellout crowd of 144 golfers packed Aston Oaks this year for a gorgeous day of golf that concluded with a dinner banquet. Lt. Godfrey presented Courtney Ross with a check in the amount of \$11,166. The Ross Family thanked everyone involved for their generosity.

Larry Vickery, President of the Green Township Citizen Police Academy Alumni, was present to present Green Township Police Officer Brian Ibold with the 2012 Police Officer of the Year Award. Officer Ibold thanked everyone for their support. The Trustees thanked Officer Ibold for all that he has done for the Police Department and the citizens of Green Township.

Chairman Boiman stated that during the meeting this evening and over the next few meetings they will be presenting a brief slideshow presentation that will describe what services Green Township provides to its citizens. The presentation covered Taxes by Government Type; Ohio Local Government Populations; Local Government Expenditures in Ohio; Key Findings About Ohio Townships; and Assessed Valuation and Effective Millage Comparisons. Chairman Boiman gave a brief explanation of each slide and highlighted the Township's Core Values.

Chairman Boiman reported that the State of Ohio has eliminated revenues to the Township including Tangible Personal Property Tax which amounts to approximately \$300,000 per year; the Utility Tax revenue, which accounts for approximately \$200,000 per year. The State has also cut in half the Local Government Fund Revenue, which is a loss of approximately \$500,000 per year and eliminated the Estate Tax revenue, which is approximately \$1.8 million dollars per year. Therefore, the Township is facing revenue cuts of approximately \$2.9 million dollars for next year. Chairman Boiman stated that they will be providing additional information from each department over the next few Trustees Meetings.

Administrator Celarek stated that Green Township is doing a very good job maintaining quality services with a very lean millage rate.

Trustee Rosiello stated that the Township will do everything it can to deal with these difficult economic times and continue to be fiscally responsible.

Gary Dressler, Sidney Road, stated that the population density in the Townships is unique in that they are not as densely populated as cities and villages. He stated that many people come to Townships to get away from big government and high costs.

RESOLUTION #13-0812-B

Chairman Boiman moved to pass a resolution accepting and approving the financial reports as submitted. Trustee Rosiello seconded the motion. Trustee Linnenberg: Excused; Trustee Rosiello: Aye; Chairman Boiman: Aye.

RESOLUTION #13-0812-C

Chairman Boiman moved to pass a resolution accepting and approving the Amended Certificate of Estimated Resources for 2013. Trustee Rosiello seconded the motion. Trustee Linnenberg: Excused; Trustee Rosiello: Aye; Chairman Boiman: Aye.

RESOLUTION #13-0812-D

Chairman Boiman moved to pass a resolution designating The Merchant's Bank and Trust Company as a Public Depository. Trustee Rosiello seconded the motion. Trustee Linnenberg: Excused; Trustee Rosiello: Aye; Chairman Boiman: Aye.

RESOLUTION #13-0812-E

Chairman Boiman moved to pass a resolution authorizing the hiring of Matt Niemer and Derek Ziegler as Full Time Firefighters with an effective start date of August 24, 2013 at a starting salary of \$49,741 annually. Trustee Rosiello seconded the motion. Trustee Linnenberg: Excused; Trustee Rosiello: Aye; Chairman Boiman: Aye.

Fiscal Officer Thomas J. Straus swore in Firefighters Matt Niemer and Derek Ziegler. Firefighters Niemer and Ziegler introduced their family and friends that were present.

RESOLUTION #13-0812-F

Chairman Boiman moved to pass a resolution authorizing the donation of a retired ambulance cot to the Emergency Department at Mercy Hospital Western Hills. Trustee Rosiello seconded the motion. Trustee Linnenberg: Excused; Trustee Rosiello: Aye; Chairman Boiman: Aye.

RESOLUTION #13-0812-G

Chairman Boiman moved to pass a resolution authorizing out of state travel for District Chief Edward Thomas to attend an exercise with FEMA Urban Search and Rescue Team "Ohio Task Force One" in Muscatatuck, Indiana from August 14, 2013 to August 16, 2013. All expenses associated with the training are paid by FEMA. Trustee Rosiello seconded the motion. Trustee Linnenberg: Excused; Trustee Rosiello: Aye; Chairman Boiman: Aye.

RESOLUTION #13-0812-H

Chairman Boiman moved to pass a resolution to allow the Hamilton County Storm Water District to continue invoicing Green Township property owners for the fees associated with the 2014 Hamilton County Storm Water District services. Trustee Rosiello seconded the motion. Trustee Linnenberg: Excused; Trustee Rosiello: Aye; Chairman Boiman: Aye.

RESOLUTION #13-0812-I

The following properties were declared as nuisances. The Township Attorney was directed to notify the owners of the properties listed below of this resolution:

1. 3936 Janett Avenue (550-0121-0177), Motion made by Chairman Boiman and seconded by Trustee Rosiello. All voted Aye.
2. 6868 Jennifer Lynn Drive (550-0310-0712), Motion made by Chairman Boiman and seconded by Trustee Rosiello. All voted Aye.
3. 5921 North Glen Road (550-0172-0276), Motion made by Chairman Boiman and seconded by Trustee Rosiello. All voted Aye.
4. 2870 Parkwalk Drive (550-0022-0131), Motion made by Chairman Boiman and seconded by Trustee Rosiello. All voted Aye.
5. 6257 Sharlene Drive (550-0252-0189), Motion made by Chairman Boiman and seconded by Trustee Rosiello. All voted Aye.
6. 2222 Sylved Lane (550-0140-0171), Motion made by Chairman Boiman and seconded by Trustee Rosiello. All voted Aye.

The Ohio Department of Liquor Control has sent notice of application from:

1. Alicea Investments LLC, 3269 North Bend Road, Cincinnati, Ohio 45239. The Police Chief had no objection. The Trustees had no objection.

Administrator Celarek made the following announcements:

1. The Hamilton County Rural Zoning Commission will hold a public hearing on August 15, 2013 at the Hamilton County Administration

Building, 138 East Court Street, at 1:00 pm to hear the following case:

- a. Green Case #2013-04; Harrison Greene Retail, Applicant, Green Township Trustees, Owners, 5661 Harrison Avenue LLC & Green Township Trustees for approval of a zone change request from "B" Residence, "C" Residence & "EE" Planned Retail to "EE" Planned Retail & "OO" Planned Office to permit construction of a 16,870 sq.ft. multi-tenant restaurant building with 169 parking spaces as part of the front Phase I and a 16,200 sq.ft. medical office building with 82 parking spaces as part of the rear Phase II with access provided from Harrison Avenue and Lee Court.

Development Director Goetzman presented background information regarding the property and the proposed project. He noted that the Township is listed as the applicant in the notice, and that this is something of a misnomer, that while the Township is the owner of the property, Neyer Properties is the contractor purchaser of the property and they will be the developer. He stated that while the announcement referenced a 16,000 square foot office building in phase two of the project, the size reference is for the building footprint, and that the will be closer to 32,000 net square feet with closer to 200 parking spaces.

Mr. Goetzman provided an overview of the Regional Planning Commission's review of the zone change application. He noted that site falls within the Harrison Avenue Corridor with specific implementation strategies associated with that corridor. He provided an overview of the implementation strategies.

Mr. Goetzman stated that the Planning Commission held a Public Staff Review Conference for the project. The meeting was held in June and the main issues raised at the meeting centered around traffic and drainage. Mr. Goetzman explained that the Township had hired TEC Engineering to evaluate traffic on the section of Harrison Avenue between Drew Avenue and the new Christ Hospital/Children's Hospital site. Mr. Goetzman noted that Ed Williams with TEC was in attendance and would provide a brief overview of the current study.

Mr. Goetzman spoke about the proposed improvements on the site including building and site design as well as signage. Jeff Schamot, Neyer Properties, 2135 Dana Avenue, gave a brief presentation about the project and answered questions from the Board.

Development Director Goetzman presented conditions, modifications and endorsements as approved by the Regional Planning Commission.

Green 2013-04; Harrison Greene Retail, a request for a Zone Amendment from B Residence, C Residence and EE Planned Retail to EE Planned Retail and OO Planned Office, with the standard covenants and the following conditions, variances and modification:

Conditions:

1. That a landscape plan in compliance with the requirements of Sections 12-6, 14-7, and 14-8 of the Zoning Resolution and Modification #1 below shall be submitted as part of the Zoning Compliance Plan.
2. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan.
3. That a 40-foot access easement for future vehicular use shall be identified from Lee Court to the northern property line to allow adjacent properties to connect to the subject site if/when these properties were to redevelop as a commercial use.
4. That a written agreement for shared parking between the owners or assigns of any future lots within the Zone Amendment area shall be submitted as part of the Zoning Compliance Plan.
5. That the site be permitted one freestanding monument sign along Harrison Avenue at a maximum of 16 feet, 6 inches in height and 97.5 square feet in area, and one freestanding sign along Lee Court at a maximum of 7 feet in height and 24 square feet in area.
6. That the Final Zoning Compliance Plan for the phase 2 building shall be reviewed and approved as part of a public hearing by the Rural Zoning Commission.
7. That all lots within the phase 1 and phase 2 areas shall be consolidated prior to the issuance of any Zoning Certificate for the site.

Variances:

1. Section 10-7.4 - That the retaining wall bordering the western (rear) property line shall be permitted to be setback a minimum of 1-foot for each foot in height where a 2-foot setback is required.
2. Table 12-4 - That phase 1 shall be permitted 18-foot long parking spaces where 19-foot long spaces are required provided that the phase 1 building be oriented and a patio/plaza provided as indicated on the preliminary development plan.
3. Section 13-12.3 (d) - That the site be permitted to have a second freestanding sign at the Lee Court entrance where no sign is permitted.
4. Section 13-12.4 (a) - That the phase 1 building be permitted to have building signage on the southern and western facades where no building signage is permitted.

Modification:

1. Section 14-7 - That minimum 5-foot boundary buffer along the northern and western property lines shall be permitted where a 20-foot boundary buffers is required; and that a minimum 5-foot streetscape be permitted where a 10-foot streetscape is required provided that the phase 1 building be oriented and patio/plaza provided as indicated on the preliminary development plan.

Trustee Rosiello asked if water retention and run-off issues are being addressed in this Phase. Development Director Goetzman stated that they are.

Sandy Hoskins, 4055 Lee Ct., asked about the construction of retaining walls and roadways. Development Director Goetzman answered her questions about the retaining walls and ingress/egress issues.

Clayton Ahr, 4077 Lee Ct., asked questions regarding the number of parking spaces, traffic control, and traffic studies. Development Director Adam Goetzman answered questions about those aspects of the project.

Ed Williams, 161 Northland Blvd, TEC Engineering, presented traffic study information and stated that the goal of their study is to work with the developer in looking at the broader picture of the corridor as a whole.

Clayton Ahr, 4077 Lee Ct., asked if widening for Lee Ct. is planned. Development Director Goetzman stated that widening is not currently planned.

Gary Dressler, Sidney Road, asked if Green Township has sold the Harrison Avenue property to the developer at this time. Attorney Frank Hyle stated that the Township does have a contract with Neyer Properties that does contain an option to purchase. Once zoning is completed, the developer would move forward with purchase of the property from Green Township. Attorney Hyle stated that the sale price is expected to be \$1.7 million, which is less than the approximately \$2.2 million dollars that was paid for the property, however, a TIFF and JEDD is being considered for the property. The terms of those have not been determined at this time. Attorney Hyle further stated that the developer is currently in negotiations with adjoining property owners to possibly acquire additional properties to extend the development. Mr. Dressler asked the residents of Lee Ct. if they were asking the Trustees for a speed hump. Mr. Ahr stated that several options could be considered to separate their street from the project. Mr. Ahr asked the Trustees to please drive down Lee Ct. and reconsider widening.

Administrator Celarek, stated that TEC Engineering was hired to make sure that this development is done properly from a traffic safety point of view.

Attorney Hyle stated that the Green Township Board of Trustees is going to take action on whether or not they accept these conditions or not. The final decision will be made by the Hamilton County Rural Zoning Commission and encouraged residents to be there to take part in that meeting.

RESOLUTION #13-0812-J

Chairman Boiman moved to pass a resolution accepting the conditions recommended by the Hamilton County Regional Planning Commission for Green Case #2013-04. Trustee Rosiello seconded the motion. Trustee Linnenberg: Excused; Trustee Rosiello: Aye; Chairman Boiman: Aye.

2. Green Township will be hosting the 5th Annual Kids Fun Day on August 31st from 11:00 a.m. to 2:00 p.m. at Veterans Park. There will be free food, games, prizes and plenty of fun for the children of Green Township. Cincinnati Children's Hospital is the major sponsor for this event.

Fiscal Officer, Tom Straus, reported that the Ohio Township Association estimates that Townships in the State of Ohio will lose approximately \$1.5 billion dollars in tax revenue from 2010 to 2014 due to State budget cuts.

Township Attorney, Frank Hyle, stated that there is need for executive session for the purpose of discussing acquisition of property and sale of property.

Township Administrator, Kevin Celarek, reported that the Township has received notification that Verizon plans to put a cellular tower at 6349 Cheviot Road, which is just north of St. James. Currently, there is nothing that a township, city or village can do when those towers locations are chosen.

Director of Public Services, Joe Lambing, reported that street rehabilitation projects are going well and that the new playground at Veterans Park will be getting its soft surface installed this week.

Fire/EMS Chief, Doug Witsken, reported that the Green Township Fire Department has received a very generous donation of a CPR and Automated Defibrillator Training Mannequin from the Cincinnati Auto Dealers Association and from Walt Sweeney Ford. Those organizations partnered together to apply for this donation for the Fire Department. This mannequin will greatly enhance CPR training programs.

Police Chief, Bart West, announced that the Police Department has received the semi-annual crime statistics. There are nine major categories on this report. Crime in six of those categories have gone down during the first six months of 2013 and three of them have gone up. Chief West thanked Det. Lampe, Det. Conforti, and Det. LaFace in making an arrest of a burglary suspect in a case on Sydney Road.

Director of Development, Adam Goetzman, reported that at the last meeting he reported that he has been working with Dr. Steven Wachendorf at 6059 Bridgetown Road regarding a new freestanding sign at that location. He noted that several aspects of this issue had been resolved through modification of his sign plans, however, there is a provision in the Zoning Resolution that identifies a 60 inch high knee wall the length of the proposed building on the submitted plan be installed with a maximum of 9 inch letters to be permitted thereon. Because that specific condition is written into the Zone Change Resolution, the owner cannot put anything larger than a 9 inch letter on the knee wall. Dr. Wachendorf had originally been proposing an identification type board as well as enhanced signage on his building. Mr. Goetzman stated that he has negotiated with Dr. Wachendorf to install a more standard sign, however, he has shown interest in expanding the letters slightly on the knee wall. Mr. Goetzman recommended that a reconsideration of that requirement of the Zoning Change Resolution allowing the signage on the existing knee wall to be installed in conformance with permitted limits for building signage in an office district is warranted.

Mr. Goetzman also recommended that the freestanding sign be permitted to have a 1 ft. setback from adjacent properties. These changes would be initiated through a letter to Hamilton County Regional Planning Commission that would then be forwarded on to the Hamilton County Board of County Commissioners. They would hold a public hearing to modify the language of the Zone Change Resolution.

RESOLUTION #13-0812-K

Chairman Boiman moved to pass a resolution recommending that the Hamilton County Board of County Commissioners reconsider the approval of conditions for Case # Green 99-2, Bridgetown Dental Office. Trustee Rosiello seconded the motion. Trustee Linnenberg: Excused; Trustee Rosiello: Aye; Chairman Boiman: Aye.

Trustee Rosiello reported that Duke Energy Retail Services, the Townships partner for Electric Aggregation Services, has submitted a check to Green Township in the amount of \$18,596 that will be put into the General Fund. To date the Township has received approximately \$50,000 from Duke Energy Retail.

Chairman Boiman read several thank you letters.

Chairman Boiman announced that on Wednesday, September 11, 2013, the Township will be holding a Dedication Ceremony for the piece of World Trade Center steel that will be displayed in front of the Green Township Administration Building. That ceremony will take place at the Administrative Complex, 6303 Harrison Avenue, at 8:40 a.m. Everyone is

encouraged to attend.

Chairman Boiman made a motion to recess into Executive Session for the purpose of discussing acquisition of property and sale of property. Trustee Rosiello seconded the motion. Trustee Linnenberg: Excused; Trustee Rosiello: Aye; Chairman Boiman: Aye. The meeting was recessed at 7:50 p.m.; reconvened at 8:25 p.m.

The next regular meeting of the Board of Trustees will be held on Monday, August 26, 2013 at 5:30 p.m.

Trustee Rosiello moved to adjourn the meeting. Chairman Boiman seconded the motion. Trustee Linnenberg: Excused; Trustee Rosiello: Aye; Chairman Boiman: Aye. Meeting was adjourned at 8:25 p.m.

ATTEST: