

The regular meeting of the Green Township Board of Trustees held on March 24, 2014 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Trustee Linnenberg moved to approve the minutes for the regular meeting of March 10, 2014. Trustee Callos seconded the motion. All voted Aye.

**RESOLUTION #14-0324-A**

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

**RESOLUTION #14-0324-B**

Chairman Rosiello moved to pass a resolution to recognize the LaRosa Family, the owner's of the LaRosa's Pizzeria Inc. franchise of restaurants, for accomplishing sixty years of business success. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

**RESOLUTION #14-0324-C**

Chairman Rosiello moved to pass a resolution declaring March 28, 2014 Monfort Heights Garden Club Day in Green Township in recognition of their eighty-fifth anniversary of service to Green Township. Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

**RESOLUTION #14-0324-D**

Chairman Rosiello moved to pass a resolution authorizing out of state travel for Lieutenant Rob Wohlfrom to attend the Fire Department Instructors Training Conference (FDIC) on April 11, 2014 and April 12, 2014 in Indianapolis, Indiana. There will be no cost to Green Township. The conference fees will be paid by the Western Hamilton County Fire Chiefs Association. Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

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

- a. Goldshot Holdings Inc, DBA Abby's Pub and Grill, 5753 Harrison Avenue, Green Township, Cincinnati, Ohio 45248. The Police Chief had no objection. The Trustees had no objection.

Trustee Rosiello stated that discussion of the Green Township Electric Aggregation Program was originally on the schedule this evening, however, due to pending litigation the Trustees will not be discussing the matter.

Gary Dressler, Sidney Road, asked if Duke Energy Retail would meet any of the bids received by the Township. Chairman Rosiello stated that the Law Director has instructed the Trustees not to make any comment at this time due to pending litigation.

Administrator Celarek made the following announcements:

1. The Hamilton County Regional Planning Commission will hold a public hearing on April 3, 2014 at 1:00 p.m. in Room 801, Hamilton County Administration Building, 138 East Court Street, to hear the following case:
  - a. Green/Miami Case #2014-01, Applicant, Joe Allen, Wesselman LLC and Hillview Golf Course and Mr. and Mrs. Andrew Macke, Owners, for approval of a Zone Change from "D-D" and "A-2 PUD" to "A-2 PUD" to permit the construction of 239 single-family subdivision located off Wesselman Road.

Development Director Goetzman stated that this project will go before the Hamilton County Regional Planning Commission and provided a status update on the proposed project. He stated that this project dates back to 2007 when a zone change was granted permitting the property to be developed as a mixed use residential development which included 293 units of assorted multi-family, garden style apartments, apartments, condominiums, town houses, and single-family homes. Currently, the owner of the property has applied for a zone change to allow it to be constructed as all single-family, which takes it back to the original land use. The site is the current Hillview Golf Course. The new name will be Greenshire. It is an approximately 100-acre site that sits on Wesselman Road on the Township's western border.

The Land Use Plan identified the site as a mixed use residential district, with specific implementation strategies geared towards the fact that multi-family and single family uses would be adjacent to one another. The Land Use Plan called for a mix of residential types, the applicant is actually showing the four different types of single-family houses ranging from larger homes on traditional lots to smaller empty-nester ranch type homes on compact lots.

The development implementation required there to be some architectural themeing involved. So in this instance there is an entrance road that will be decorated with retaining wall and there will be heavy landscaping. There will also be interior monumentation and signage. There will be standards that require the houses to have brick first levels. Development Director Goetzman noted that the issue with the Planning and Zoning Commissions isn't going to be if single-family is a permitted use in a multi-family district, but does the general character of development and theme development fit with this kind of location.

He noted that the Hamilton County Regional Planning Commission will also undertake a technical review of the site with respect to the subdivision code. The Trustees will be looking at this proposed project at their meeting on April 14, 2014.

Trustee Rosiello stated that he thought the single-family homes that are already in the area would be in favor of this type of a project versus what had been previously proposed.

Development Director Goetzman stated that the biggest issue for the adjoining property owners is change in general and traffic, and that the Hamilton County Engineer will review traffic.

Trustee Linnenberg stated that the Township is upgrading the Rybolt and Wesselman intersection this year whether this project happens or not.

Trustee Linnenberg asked Development Director Goetzman to meet with Todd Yohey of the Oak Hills School District to make sure that the Oak Hills elementary schools can handle this type of increase, even though this project would be great for them in the long term.

Gary Dressler, Sidney Road, asked how far the entrance to the proposed development would be from the Rybolt/Wesselman Road intersection. Development Director Goetzman stated that they are approximately one mile apart.

Jeffrey Smith, 2810 Mt. Airy Avenue, asked if Hillview Golf Course is entirely located in Green Township. Development Director Goetzman stated that the property of the golf course is partly located in Miami Township. However, all of the proposed housing to be constructed would be located in Green Township. Mr. Goetzman stated that the golf course property outside of Green Township would be maintained as green space.

Development Director Goetzman stated that when he goes to Hamilton County Regional Planning he will stress Green Township's support of the proposed project.

2. The Hamilton County Board of Zoning Appeals will hold a public hearing on April 9, 2014 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805, to hear the following case:

- a. Case Green #2014-03, Dwayne Boso, MSA Architects, and John Beckemeyer, Oak Hills School District, Applicants, for approval of a Conditional Use Certificate for the construction of a 476 square foot canopy for the protection of students from weather that are being dropped off and picked up at Springmyer Elementary School located at 4179 Ebenezer Road.

Development Director Goetzman stated that conditional uses are uses that have some sort of special impact or uniqueness that will require a careful review of their location, design, configuration and special impact to determine against fixed standards the desirability of permitting their establishment on any given site. Schools and other institutional uses are typically referred to as conditional uses by their very nature. Changes to the site requiring the issuance of a building permit are required to undergo a conditional use review.

Mr. Goetzman stated that the proposed canopy will be an open covered porch on a school to permit kids to not get rained on when they get dropped off to school. It will be an approximately 400 sq. ft. awning that is going

to be placed over the north side of the school. There is an existing set of doors at that location that are currently being used. No changes in the routing of cars will take place. The paved surface is now going to have a roof over it. Development Director Goetzman recommended approval as submitted.

**RESOLUTION #14-0324-E**

Trustee Linnenberg moved to pass a resolution recommending approval of Case Green #2014-03 to the Hamilton County Board of Zoning Appeals as submitted. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

3. The Green Township VFW Post #10380 will host their Second Annual Car Show at the Rave Cinemas, 5870 Harrison Avenue on Saturday, April 26, 2014 from 10:00 a.m. to 3:00 p.m. The cost for car entry is \$10.00. Admission is free. For more information call #675-4249.

Fiscal Officer, Tom Straus, stated that he asked Public Services Director, Joe Lambing, to give him some financial numbers for this year. Mr. Straus reported that because of the frequency of snow storms this year we have paid \$59,000 in overtime and spent \$105,000 on salt.

Gary Dressler, Sidney Road, asked if the \$105,000 for salt was in addition to the budgeted amount. Assistant Director of Public Services Butch Nanney stated that the \$105,000 was in the budget.

Township Attorney, Frank Hyle, was excused.

Township Administrator, Kevin Celarek, reported that the Green Township newsletter will be coming out at the end of April or the first part of May with the Annual Report from 2013. Administrator Celarek then reported that the following businesses were recipients of Clean Kitchen Awards in 2013 awarded by the Hamilton County Public Health Department: GFS Marketplace, Angilo's Pizza, Hillebrand Nursing and Rehabilitation Center, Margaret B. Rost School, St. Ignatius School Cafeteria, White Oak Middle School, Gold Top Dairy Bar, St. James School Cafeteria, Diamond Oaks Vocational School, Creative Kids Learning Center, Hillview Golf Course, and Monfort Heights Elementary.

Assistant Director of Public Services Butch Nanney reported in the absence of Director of Public Services, Joe Lambing. Mr. Nanney reported that Yard Waste Recycling will begin on Saturday, March 29, 2014. They will be open on Saturdays and Sundays from 11:30 a.m. to 5:00 p.m. at Kuliga Park. There will not be collection on Easter Sunday, April 20, 2014.

Asst. Chief Scott Souders reported in the absence of Fire/EMS Chief, Doug Witsken, stated that he had nothing to report.

Police Chief, Bart West, announced that the Police Department is currently accepting applications for the Green Township Citizens Police Academy classes. He stated that this is a three hour per week, twelve week program, designed for residents to learn about the Police Department. Chief West encouraged interested residents to call the Police Department at #574-0007.

Director of Development, Adam Goetzman, stated that he had nothing to report.

Trustee Callos stated that he wished to address an item that was brought up by a resident at the last Trustees Meeting. Trustee Callos stated that his name was listed on a Hamilton County website with the department he works in. He contacted the website administrator for Hamilton County to make this easier to understand. Every Hamilton County employee is listed by department and not by job title in the Hamilton County phone directory.

Chairman Rosiello asked if anyone has any comments that they wish to be on record regarding the appointment of Trustee Triffon Callos.

Gary Dressler, Sidney Road, stated that he did submit a public records request asking for documents related to the hiring of Triffon Callos. Mr. Dressler stated that he was disappointed that he only received nine documents. Mr. Dressler read the request he submitted. Administrator Celarek stated that if Mr. Dressler wishes to review all of the applications submitted he is welcome to do so.

Chairman Rosiello announced that the Oak Hills Kiwanis Club will be having their annual Pancake Breakfast this Sunday, March 30, 2014 at Oak Hills High School from 8:00 a.m. to 1:00 p.m. Admission is \$6.00.

Chairman Rosiello thanked Joe and Shirley Knecht, Sandy Wakelam and his wife, Sally Rosiello for picking up trash on Muddy Creek at Westbourne.

Trustee Linnenberg stated that someone at the Township needs to contact ODOT regarding the trash along 74 West. Administrator Celarek stated that he and Butch Nanney will follow up on that.

Gary Dressler, Sidney Road, asked who would be responsible for picking up litter along Ebenezer Road. Trustee Linnenberg stated that the Hamilton County Sheriff's Department is going to take care of that.

Gary Dressler, Sidney Road, asked what has to be done with the Board of Hamilton County Commissioners regarding the treatment facility at Werk and Westbourne. Trustee Linnenberg stated that he will be having a meeting within the next few weeks with Hamilton County Commissioner Chris Monzel, Dave Meyer from Hamilton County, and Tony Parrot from Metropolitan Sewer District regarding the problems there. Trustee Linnenberg stated that his focus will be on getting them to get started on the dry weather channel now. That will solve the "paper" issue but will not resolve the sewage issue. He stated that the dry weather channel will take care of the smell and the objects hanging from the trees along the creek.

Jeffry Smith, Mt. Airy Avenue, asked if the Township has received bids for Electric Aggregation Program rates. Chairman Rosiello stated that the Law Director for the Township has advised the Trustees not to answer any questions regarding the matter due to pending litigation.

Chairman Rosiello announced that the Greater Cincinnati Chapter of the American Society of Public Administration has awarded the 2014 Public Administrator of the Year, Career Achievement Award to Green Township Administrator, Kevin T. Celarek. Mr. Rosiello stated that Kevin has served as Administrator of Green Township for 12 years. Chairman Rosiello read a list of Mr. Celarek's accomplishments and praised him for his 38 years of public service. He congratulated Administrator Celarek on this well deserved honor. Administrator Celarek stated that Green Township is a wonderful place to work and it has been an honor to serve the Township and its Trustees.

Trustee Callos thanked Administrator Celarek for his continued leadership over the past 12 years with Green Township.

Trustee Linnenberg stated that Administrator Celarek will be honored with a luncheon on April 11, 2014 and he hopes that current and former Trustees will be able to attend to honor Kevin's achievement.

The next regular meeting of the Board of Trustees will be held on Monday, April 14, 2014 at 5:30 p.m.

Trustee Linnenberg moved to adjourn the meeting. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye. Meeting was adjourned at 6:04 p.m.

ATTEST: