

The regular meeting of the Green Township Board of Trustees held on April 14, 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, excused; Fiscal Officer Straus, present.

Trustee Linnenberg moved to approve the minutes for the regular meeting of March 24, 2014. Chairman Rosiello seconded the motion. All voted Aye.

A group of citizens and Green Township personnel were present to discuss life saving procedures performed on Ms. Eleanor Goldschmidt at the TGI Fridays Restaurant located in Green Township. Ms. Goldschmidt is present along with Green Township Firefighters Jim Duke, Alex Gunn, Josh Wuebbling, Mike Branigan, Kristi Heidi, Fire and EMS Lieutenant Rob Wohlfrom and Police Officer Ken Poppe. Ms. Jessica Story, a patron at TGI Friday's Restaurant is present along with Dr. Tim Brennan from Mercy West Hospital. Chief Doug Witsken described the events that allowed for a successful outcome during a very serious medical emergency that occurred on January 29, 2014 at the TGI Friday's Restaurant on Glenway Avenue. During the sudden cardiac arrest of Ms. Goldschmidt, restaurant patron Jessica Story began CPR until Police Officer Ken Poppe arrived on scene with an AED to deliver several defibrillation shocks to Mrs. Goldschmidt.

A few minutes later Medic 107 and Engine 54 arrived to administer advanced life support care, during which Mrs. Goldschmidt's heart began beating again. Cardiac monitoring revealed that the patient was experiencing a massive heart attack and was transported to Mercy West Hospital where she was taken to the Cardiac Catheterization Lab to open up the blocked arteries. Due to immediate recognition of the problem and quick intervention Mrs. Goldschmidt survived.

Dr. Tim Brennan thanked everyone for their intervention and stated that he is happy to have full cardiac services available to his patients at the new Mercy Hospital West.

Trustee Rosiello presented a plaque to Jessica M. Story for her role in saving a life on January 29, 2014. Mrs. Goldschmidt's family then presented Ms. Story a gift for saving their mother's life.

Chief Doug Witsken announced that the Green Township Fire Department offers community CPR classes and encouraged interested parties to call Firefighter/Paramedic Mike Scherer at #574-0474.

Trustee Linnenberg stated that he is pleased that the new Mercy Hospital West is available in Green Township to save lives.

Mr. Charles Wurster, Mr. Bob Wurster and Ms. Sharlene Mohr were present to make a donation to the Green Township 2014 Concert and Fireworks Celebration. The Trustees thanked them for their generous donation.

RESOLUTION #14-0414-A

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

RESOLUTION #14-0414-B

Chairman Rosiello moved to pass a resolution setting public hearing for purpose of considering the creation of a Community Entertainment District. Trustee Linnenberg seconded the motion. Trustee Callos: Excused; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0414-C

Chairman Rosiello moved to pass a resolution authorizing addendum to Development Agreement with Neyer Properties Inc. and 5661 Harrison Avenue LLC to extend closing date. Trustee Linnenberg seconded the motion. Trustee Callos: Excused; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0414-D

Chairman Rosiello moved to pass a resolution authorizing addendum to Purchase Agreement with Beau Vita extending the closing date. Trustee Linnenberg seconded the motion. Trustee Callos: Excused; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0414-E

Chairman Rosiello moved to pass a resolution authorizing addendum to Lease Agreement with Beau Vita extending the original term. Trustee Linnenberg seconded the motion. Trustee Callos: Excused; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0414-F

Chairman Rosiello moved to pass a resolution setting public hearing for purpose of considering the creation of a Tax Incentive District. Trustee Linnenberg seconded the motion. Trustee Callos: Excused; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

Gary Dressler, Sidney Road, asked when the public hearing will be. Attorney Frank Hyle stated that the date is June 9, 2014 at 5:30 p.m. at the Green Township Administrative Complex, 6303 Harrison Avenue, Cincinnati, OH 45247.

RESOLUTION #14-0414-G

Trustee Linnenberg moved to pass a resolution declaring a 2011 Crown Victoria with a VIN number of 2FABP7BV1BX119725 and a 2010 Crown Victoria with a VIN number of 2FABP7BVXAx116191 and a 2009 Crown Victoria with a VIN number of 2FAHP71V69X126513 as surplus property and authorizing the sale of the vehicle through the Hamilton County On-Line Auction Service. Chairman Rosiello seconded the motion. Trustee Callos: Excused; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0414-H

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. 6998 Bridgetown Road (550-0292-0060), Motion made by Chairman Rosiello and seconded by Trustee Linnenberg. All voted Aye.
2. 6022 Sheed Road (550-0211-0031), Motion made by Chairman Rosiello and seconded by Trustee Linnenberg. All voted Aye.

Administrator Celarek made the following announcements:

1. The Hamilton County Rural Zoning Commission will hold a public hearing on April 17, 2014 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear the following cases:
 - a. Case Green/Miami #2014-01 Greenshire (Hillview Revision), Joe Allen, Applicant and Wesselman LLC and Hillview Gold Course, Owners, for approval of a Zone Change from "D-D" and "A-2 PUD" to "A-2 PUD" to permit the construction of a 235 lot single family subdivision located off Wesselman Road.

Development Director, Adam Goetzman, gave a presentation regarding the proposed Greenshire Project. He stated that the project is the former Hillview property and it is now being called Greenshire. He stated that the requested Zone Change was from an existing "A-2" PUD and "DD" Planned Multi-Residence district approved for 293 units of mixed multi-family and single-family housing to an all single-family "A-2" PUD with 235 lots.

He noted the project is an assemblage of multiple parcels totaling approximately 103 acres, most of the acreage is currently dedicated to a commercial golf course. In 2007, the property was rezoned from single-family for the multi-family project, but at the time sewers were not available and the project was never constructed, and it is now envisioned to be developed at a lower overall density as a single-family PUD. Mr. Goetzman stated that the Regional Planning Commission reviewed the project on April 3, 2014 at a Public Hearing and found the project to be in compliance with the Green Township Land Use Plan. He noted that the Hamilton County Regional Planning Commission had looked closely at specific implementation strategies contained in the Land Use Plan for the site. He indicated that the RPC concluded that compliance with several specific conditions related to the site were no longer relevant, with the move from a multi-family project to one containing all single-family homes. Mr. Goetzman provided an overview of the applicable implementation strategies, stating that the RPC unanimously endorsed the project subject to specific conditions. Mr. Goetzman stated that his written report went into more detail related to the site and recommended conditions. He provided an overview of the proposed development conditions.

The developer of the project, Mr. Joe Allen, addressed the Board. He stated that he is a long term resident of Green Township, and that he has developed numerous subdivision in western Hamilton County over the years, and that he was especially pleased to be working on this project in Green Township. He provided the Trustees with information on the four types of homes to be built in the project. He indicated that prices will range from empty nester single story ranch type homes in the mid to high \$200's to large traditional homes with prices starting in the \$450K range. After

providing the information on the homes he introduced the project landscape architect, Gail Frasier, who spoke about landscape and site amenities for the project. She stated that the entrance will be heavily landscaped and that each of the single-family areas within the project would have unique landscape features and amenities.

Mr. Allen asked Mr. Goetzman to clarify one of his recommended conditions. He asked if a condition associated with buffering on the north and east sides of the property were still required. Mr. Goetzman stated that his final recommendations in his staff report did not include the condition, that it was included in his presentation by mistake. He removed the condition prior to the Trustees resolution.

RESOLUTION #14-0414-I

Trustee Linnenberg moved to pass a resolution recommending approval of Case Green/Miami #2014-01 to the Hamilton County Rural Zoning Commission subject to the following conditions: 1. That the development shall contain a maximum of 235 single family lots; 2. That further subdividing of the development shall be prohibited to assure conservation of all open space lots; 3. That prohibitions/restrictions for the open space areas shall be submitted as part of the Zoning Compliance Plan; 4. That all dedicated open space areas shall be owned and maintained by a homeowner's association; 5. That a Pedestrian Path/Sidewalk shall be provided from the existing golf course driveway through the development along the western railroad right-of-way, except in the area of the entry road and the lots on the southwestern side of the entry road where the path may be located along the proposed public street, and that the path shall be constructed in conjunction with each phase of the development and shall be shown on the Subdivision Improvement Plan for any phase adjacent to the path; 6. That the existing pathway located in the railroad right of way shall be connected to the sidewalk system of the project and that an internal dedicated pedestrian connection be made between the green space on the western side of the project and the northeast portion of the development; 7. That all private access roads shall be designed to comply with the standards of the Subdivision Rules and Regulations including recommended pavement width and lack of curbs and gutters unless signs are installed at the entrance to such private access roads indicating that the roads are privately maintained; 8. That sidewalks shall be provided along both sides of all public streets within the development, except for the main access road from Wesselman Road into the project; 9. That the first floor facades of all residential buildings shall be constructed with masonry brick or stone veneer or other natural material; 10. That all lots within the development shall be designed to meet the minimum lot width, size, and setback requirements of the Single-family Cluster section of the Zoning Resolution; 11. That all notes related to reduced setbacks adjacent to greenbelts, on corner lots, and for construction of pools shall be removed from all plans submitted as part of the Zoning Compliance Plan; 12. That a comprehensive site landscape and amenity plan in substantial compliance with preliminary plans submitted be submitted prior to the issuance of a grading permit for the site; and 13. That an emergency access connection to Wesselman Road including emergency gates where needed, designed to meet all applicable requirements of the Green Township Fire Department be established prior the issuance of the first building permit in Phase 2 of the project. Chairman Rosiello seconded the motion. Trustee Callos: Excused; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

- b. Case Green #2009-06, Mercy Hospital Parking Expansion, Robert Schilling, Champlin Architecture, Applicant, Mercy Hospital West, Owner, 3300 Mercy Health Boulevard, for approval to expand the upper level of the existing parking deck to include 48 new parking spaces and to construct a new 104 space parking lot to be constructed in two phases.

Development Director, Adam Goetzman, gave a presentation regarding the proposed project. He noted that the proposed parking lot and parking deck improvements are in accord with the original Zone Change Resolution for the Mercy Hospital Campus. The parking lot will be a surface lot just west of the round-about located at the hospital entrance. It is planned to be constructed in phases. The expansion of the existing parking deck will cover open air surface parking on the hospital property. He provided several slides showing the locations of each area. He also stated that a landscape plan had been submitted with the application. He noted that even though parking is a permitted use on the property, the Zoning Resolution required any additional phases of construction to be reviewed and approved independently.

Bob Schilling was present from Champlin Architects. Mr. Schilling introduced The COO for Mercy West Hospital, Mr. Mike Kramer, who stated the need for additional parking.

Trustee Linnenberg asked if the parking lot construction would limit future development on the site. Mr. Kramer said that the parking lot would serve as parking for additional buildings in the future and would not limit development on campus.

RESOLUTION #14-0414-J

Chairman Rosiello moved to pass a resolution recommending approval of Case Green #2009-06 to the Hamilton County Rural Zoning Commission subject to the following conditions: 1. That all conditions of the BCC Resolution of Approval for Case 2009-06 shall remain in effect; and 2. That a landscape plan providing buffering for the north side of both Phase 1 and Phase 2 parking lots shall be submitted as part of the Zoning Compliance Plan. Trustee Linnenberg seconded the motion. Trustee Callos: Excused; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

- c. Case Green #2011-04, Harrison Auto Body PUD, Applicant, Mark Ackerman, Glenway Auto Center, Owner, Wullenweber Motors, Inc., for approval of a Major Modification to install a 20 foot concrete driveway from the parking lot onto Harrison Avenue and a 6 foot by 8 foot sign along Harrison Avenue.

Development Director, Adam Goetzman, gave a presentation regarding the proposed project. He noted that in 2011 the "Wullenweber body shop" was separated from the former dealership via a PUD approval and permitted to operate as an independent business. PUD approval was required because body shops are not permitted "as of right" in commercial/retail districts. They are only permitted in industrial and light industrial districts. However, they are permitted in retail districts if approved as a PUD, where specific review and analysis has been performed, and since the body shop was approved as a PUD any significant change in the property would require a Public Hearing. He noted the applicant is seeking permission to construct a new freestanding sign and a driveway. Mr. Goetzman noted that the Hamilton County Engineer had recommended against permitting the driveway citing noncompliance with the County Access Management standards.

Mr. Goetzman stated that one of the conditions for a new sign in the PUD approval for the property required the property to be sold to an independent entity and separated from the dealership property. He stated that the application for the modification did not indicate that the property had been sold.

Mr. Goetzman stated that with the concerns raised by the County Engineer and the fact that lack of a sale of the property, he did recommend approval as submitted.

Trustee Rosiello moved to pass a resolution in support of the project, there was no second. Therefore, the motion died for lack of a second.

Fiscal Officer, Tom Straus, reported that he recently attended a seminar on Public Investment Management to be certified again this year to handle public funds. He stated that the yield on investments is down significantly and it is not anticipated to go up significantly any time soon.

Township Attorney, Frank Hyle, asked the Board to consider a resolution amending the Development Agreement with Mercy Hospital West.

RESOLUTION #14-0414-K

Chairman Rosiello moved to pass a resolution authorizing amending the Development Agreement with Mercy Hospital West. Trustee Linnenberg seconded the motion. Trustee Callos: Excused; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

Township Attorney, Frank Hyle, stated need for Executive Session for the purpose of discussing pending litigation.

Gary Dressler, Sidney Road, asked a procedural question regarding a resolution. Attorney Hyle answered his question.

Township Administrator, Kevin Celarek, announced that computer and television recycling will be held on Sunday, April 27, 2014 from 12:00 noon to 6:00 p.m. at the Goodwill Store on Springfield Pike. There will also be computer and television recycling on Thursday, May 1, 2014 from 7:00 a.m. and 4:00 p.m. at Kroger's, 9650 Colerain Avenue.

Administrator Celarek then announced that Clean Up Day will be Saturday, April 26, 2014 at Bicentennial Park to clean up brush from 9:00 a.m. to 3:00 p.m. There will also be a second cleanup crew working at the corner

of Werk and Westbourne to pick up trash and litter along those roads from 9:00 a.m. to 12:00 Noon.

Administrator Celarek also announced that Saturday, May 10, 2014 will be Touch A Truck Day in Green Township. That event will be sponsored by the Green Township Police, Fire & EMS Department employees from 10:00 a.m. to 2:00 p.m. at Green Township Administrative Complex, 6303 Harrison Avenue. There will be fire engines, police cars, military vehicles, the U.C. helicopter, demonstrations, free food, and free photos available.

Administrator Celarek announced that the Green Township newsletter will be coming out during the first week of May, 2014.

Administrator Celarek thanked the Green Township Trustees for nominating him for the ASPA Administrator of the Year, Career Achievement Award.

Director of Public Services, Joe Lambing, reported that the restroom building at Kuliga Park has been demolished. Construction of the new building is scheduled to begin this week. He also announced that there will be no yard waste collection on Easter Sunday, April 20, 2014. Mr. Lambing reported that the street rehabilitation list is not ready yet due to weather; however, he hopes to have that list ready for approval at the Trustees Meeting on April 28, 2014. Mr. Lambing also reported that the street sweeper has been out cleaning Township roads every day.

Fire/EMS Chief, Doug Witsken, stated that he had nothing to report.

Police Chief, Bart West, asked residents to please call the Green Township Police Department when they see a crime being committed or learn information that can help police solve a crime. Chief West also reported that the Monfort Heights/White Oak Community Association that cleans up the area around North Bend Road and I-74. They were up there this past weekend to pick up litter and clean the area.

Police Chief West reported that an arrest was made in regards to a theft that occurred at the Huntington Bank on Harrison Avenue. Bank employees reported that the suspect went into the woods. A perimeter was quickly set up and boxed the suspect in a wooded area. The canine unit was called and the suspect was found hiding in the woods with the stolen money still on him. A second suspect was also arrested a short time later. Both suspects were charged with aggravated robbery.

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

Trustee Linnenberg stated that it was a pleasure to honor Township Administrator, Kevin Celarek, at a luncheon held on Friday, April 11, 2014, where he received the Career Achievement Award from ASPA.

Chairman Rosiello stated that it is an honor for Green Township Administrator, Kevin Celarek, to be honored with the Career Achievement Award from ASPA.

Chairman Rosiello read several thank you letters.

The next regular meeting of the Board of Trustees will be held on Monday, April 28, 2014 at 5:30 p.m.

Trustee Linnenberg made a motion to recess into Executive Session for the purpose of discussing pending litigation. Chairman Rosiello seconded the motion. Trustee Callos: Excused; Trustee Linnenberg: Aye; Chairman Rosiello: Aye. The meeting was recessed at 6:50 p.m.; reconvened at 7:15 p.m.

Chairman Rosiello moved to adjourn the meeting. Trustee Linnenberg seconded the motion. Trustee Callos: Excused; Trustee Linnenberg: Aye; Chairman Rosiello: Aye. Meeting was adjourned at 7:16 p.m.

ATTEST: