

The regular meeting of the Green Township Board of Trustees held on May 12, 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 April 28, 2014. Trustee Callos seconded the motion. All voted Aye.

Trustee Callos stated that it was an honor this evening to recognize U.S. Army Air Corps Major Thomas C. Griffin, at Veterans Park with the dedication of a memorial boulder in his name. Maj. Griffon was a World War II, B-25 Bomber Navigator and Doolittle Raider. A memorial plaque was presented to Don Griffin and Rita Griffin. Don is the nephew of Thomas C. Griffin. Trustee Callos read a proclamation in honor of Maj. Griffon declaring May 12, 2014 as Thomas C. Griffin Day in Green Township.

Don Griffin, stated that it was an honor to receive the memorial plaque in honor of his uncle Maj. Thomas C. Griffin.

RESOLUTION #14-0512-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 #14-0512-B

Trustee Linnenberg moved to pass a resolution accepting and approving the Amended Estimated Resources for 2014. Chairman Rosiello seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0512-C

Trustee Callos moved to pass a resolution declaring May 12, 2014 Mr. Thomas C. Griffin Day in Green Township. Chairman Rosiello seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0512-D

Chairman Rosiello moved to pass a resolution appointing Adam Goetzman and Frank Hyle to the Hamilton County Tax Incentive Review Council. Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0512-E

Chairman Rosiello moved to pass a resolution authorizing execution of deed dividing Township parcel on Harrison Avenue into two lots. Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0512-F

Chairman Rosiello moved to pass a resolution authorizing the advertising for bids for the Green Township 2014 Street Rehabilitation Program with an engineer's estimate of \$1,303,050.00. The streets to be repaired are Airycrest Lane, Anniston Drive, Beechcreek Lane (Muddy Creek to Beechcroft Court), Dickinson Road, Farview Drive, Lakewood Drive, Oakville Drive, Quail Run Farm (Phase 1), Tallahassee Drive (Cheviot Road to Lauderdale Drive), Topichills Drive, Werkmeadow Drive. Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0512-G

Trustee Linnenberg moved to pass a resolution to approve the bid of \$2,606,099.63 from Ford Development Corporation for the Harrison Avenue Improvements I-74 to Mullen Road. Chairman Rosiello seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0512-H

Chairman Rosiello moved to pass a resolution authorizing one way streets on Coral Gables Road and Neiheisel Avenue, for the St. Jude Festival beginning Friday, May 30, 2014 from 7:00 p.m. until midnight; Saturday, May 31, 2014 5:00 p.m. until midnight; and Sunday, June 1, 2014 from 4:00 p.m. until 10:00 p.m. Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0512-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. 4783 North Bend Road (550-0062-0050), Motion made by Trustee Linnenberg and seconded by Chairman Rosiello. All voted Aye.
2. 3290 Tallahassee Drive (550-0080-00429), Motion made by Trustee Linnenberg and seconded by Trustee Callos. All voted Aye.

Administrator Celarek made the following announcements:

1. The Hamilton County Board of Zoning Appeals will hold a public hearing on May 14, 2014 at 1:00 p.m. in Room 805B, Hamilton County Administration Building, 138 East Court Street, to hear the following case:
 - a. Case Green #2014-04, Paul Von Holle, Applicant and Owner, 2200 Van Blaricum Road, for approval of the construction of a second floor addition and room addition with less side yard setback than required to be added to existing non-complying residence.

Development Director Goetzman gave an overview of the proposed project. He stated that the house was constructed in a manner that did not meet the underlying setback of 25 ft. So an addition on that house that it is in line with the existing footprint of the house, would not comply. There is no history to explain why the house, was built non-compliant, but for the owner to expand the house would require a variance. The property is a five acre lot on a private drive. The owner wishes to add a second story to the home as well as an addition to the rear of the home. Development Director Goetzman recommended approval subject to the plans submitted.

RESOLUTION #14-0512-J

Chairman Rosiello moved to pass a resolution recommending approval of Case Green #2014-04 to the Hamilton County Board of Zoning Appeals subject to the plans submitted. Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

2. The Hamilton County Rural Zoning Commission will hold a public hearing on May 15, 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 #2014-04, Harrison Greene Retail, John Kennedy and Neyer Properties, Applicant, 5661 Harrison Avenue LLC and Green Township Trustees for approval of a Major Adjustment to an approved "EE" and "OO" Planned Retail and Office district to reconfigure retaining wall adjacent to residential properties along Lee Court for a phased restaurant and office development.

Development Director Goetzman stated that this is an approved PUD, of a double letter district. Significant changes to approved plans must go before the Hamilton County Rural Zoning Commission for review. In this case the changes to the plans have been deemed significant enough to warrant additional review, they have been classified as a major modification. The property will include an approximately 16,000 - 17,000 sq. ft. retail project and will be the future home of Dewey's Pizza and Graeter's Ice Cream. The rear will be an approximately 30,000 sq. ft. office building, that would be developed on the property as a second phase. There will be an access road that would split the two properties from Phase I and Phase II and then the access road would also provide access to future development to the north and west of the property.

The original site and grading plans show proposed retaining walls. The original plan called for retaining walls to wrap around the driveway that connects to Lee Ct. all the way around the property for the purpose of maintaining grade between the front and back of the site. The site plan has been changed and those retaining walls are no longer necessary. However, there change requires additional grading. There is also some discussion about shared parking with the Cincinnati Central Credit Union, and that also is a factor. Mr. Goetzman stated that the approved landscape plan will be modified to meet the requirements of the original Zone Change case.

Mr. Goetzman noted two specific items associated with approval of the modification, Hamilton County has recommended that that be only a one-way connection between the band and the development, Development Director Goetzman recommended a two-way connection be permitted at such time as improvements to Lee Court restrict the bank's full movement access to the Lee Court. Additionally he noted the applicant has requested phasing the construction of the access road to install a median in the road as a component of the second phase of the project.

Development Director Goetzman recommended approval subject to conditions.

Chairman Rosiello asked if there is any proposed timeline for Phase II of the project. Development Director Goetzman stated that there is not a timeline for Phase II at this time.

Chairman Rosiello asked when construction might begin on Phase I. Development Director Goetzman stated that construction is likely to begin within the next 90 days. The goal is to have the buildings ready to be turned over to potential tenants by the end of the year, with occupancies occurring in the spring of 2015.

Gary Dressler, Sidney Road, asked about the landscaping. Development Director Goetzman answered his questions.

RESOLUTION #14-0512-K

Chairman Rosiello moved to pass a resolution recommending approval of Case Green #2014-04 to the Hamilton County Rural Zoning Commission subject to the following conditions: 1. That all applicable conditions of the Hamilton County Board of County Commissioners Resolution for Case # Green 2013-04 shall remain in effect; 2. The a landscaped median shall be provided within the internal cross-access drive between Phases 1 and 2 in substantial compliance with the Zone Amendment approval prior to the issuance of a Final Zoning Certificate for any portion of Phase 2; and 3. That the pavement markings and signage indicating one way traffic movement from the bank on Lee Court into the subject property shall be indicated on the site plan as recommended by the Traffic Analysis Conclusions and Recommendations and approved by the County Engineer, until such time as full movement access to Lee Court from the Cincinnati Central Credit Union is eliminated or modified. Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

3. The Green Township Financial Review Committee will hold a public meeting on May 14, 2014 at 4:00 p.m. at the Green Township Administration Building, 6303 Harrison Avenue.

Fiscal Officer, Tom Straus, reported that so far this year the Township has received approximately \$17.2 million dollars and expended approximately \$13.8 million dollars. The General Fund has taken in approximately \$1.2 million dollars and expended approximately \$1.4 million dollars. On a positive note, the Township has received approximately \$161,000 in Estate Taxes, which is more than was anticipated.

Township Attorney, Frank Hyle, stated that he had nothing to report.

Township Administrator, Kevin Celarek, congratulated the Green Township Fire Department and Police Department employees for the success of their Touch-A-Truck event held on Saturday, May 10, 2014. It is estimated that approximately 1,000 people attended between 10:00 a.m. and 2:00 p.m. This event was sponsored 100% by employees of the Police and Fire Departments.

Chief West reported that approximately 550 hot dogs, 1,000 drinks and 550 bags of potato chips were served at the Touch-A-Truck event. Chief West also reported that approximately 400 photos of children were taken with the Green Township Police Department motorcycle. Chief West reported that the event was enjoyed by all.

Township Administrator, Kevin Celarek, reported that the Green Township newsletter was mailed out today, so residents should be receiving that within the next few days. That newsletter includes the 2013 Annual Report. If residents have any questions please contact Kevin Celarek at #574-4848. He also reported that if you have all electric usage in your home you should call the Township in regards to the Electric Aggregation Program. If your home is all electric you may be getting a better deal by staying with Duke Ohio.

Director of Public Services, Joe Lambing, reported that walls will be poured for the new restroom/storage building at Kuliga Park tomorrow, weather permitting. The estimated completion date is the end of July.

Trustee Linnenberg asked about construction on Rybolt Road. Director of Public Services, Joe Lambing, stated that construction has already begun on that project. At this time utility poles are being moved back in preparation for construction to begin.

Trustee Linnenberg asked about the progress of sidewalk installation on Bridgetown Road. Director of Public Services, Joe Lambing, reported that letters are out to all affected residents. Out of the 17 letters mailed approximately 10 have been returned with a response to whether or not they would like sidewalks installed along Bridgetown Road.

Asst. Chief Scott Souders reported in the absence of Fire/EMS Chief, Doug Witsken. Asst. Chief Souders thanked everyone involved in the Touch-A-Truck event.

Police Chief, Bart West, thanked all the committee members for their efforts on making the Touch-A-Truck event a big success. He also thanked all of the businesses for their support, as well as the Green Township Citizens Police Academy Alumni group for their assistance. Chief West also thanked Walt Sweeney Ford for use of their parking lot, as well as the DJ, who provided his services for free. Chief West extended his gratitude to the Green Township Police Officers who donated their time and money to help with the event.

Trustee Callos thanked Jennifer Barlow for her efforts in organizing the Touch-A-Truck event.

Police Chief, Bart West, stated that the Touch-A-Truck event was a huge success and expressed his desire to have the event again next year.

Director of Development, Adam Goetzman, reported that late this afternoon he was informed that the proposed Potbelly restaurant that was being proposed for the old Taco Bell location on Glenway Avenue has been withdrawn due to a halt in negotiations with the property owners.

The next regular meeting of the Board of Trustees will be held on Tuesday, May 27, 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 6:09 p.m.

ATTEST: