

The regular meeting of the Green Township Board of Trustees held on September 22, 2014 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Chairman Rosiello moved to approve the minutes for the regular meeting of September 8, 2014. Trustee Callos seconded the motion. All voted Aye.

Fire/EMS Chief Doug Witsken presented background information regarding Mack Fire, Inc. Mack Fire is a social and service organization that began in 1984. They support the Green Township Fire Department and the Community. Each year Mack Fire conducts a fundraising raffle to purchase "Wish List" items that are donated to the Green Township Fire Department. The total amount of "Wish List" items donated to Green Township since 1984 totals over \$300,000. This year the Green Township Fire Department "Wish List" was for two modern hydraulic rescue tools to be added to the new aerial truck. The value of the 2014 "Wish List" items totaled \$8,700.

Frank Hoh from Mack Fire, Inc. formally presented the Department of Fire & EMS with the equipment that was purchased through the 2014 Wish List Program. He introduced the Mack Fire, Inc. members that were present, which included Donald Aisenbrey, Mike Pursifull, Chick Hastie, Don Kamuf, Henry Peters, Hal Welge, and Gene Ruwe.

Trustee Callos thanked Mack Fire, Inc. for their very generous donation to the Green Township Fire Department and for their many generous donations since 1984.

RESOLUTION #14-0922-A

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

RESOLUTION #14-0922-B

Chairman Rosiello moved to pass a resolution approving the Amended Appropriations for 2014. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Absent; Chairman Rosiello: Aye.

RESOLUTION #14-0922-C

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

RESOLUTION #14-0922-D

Chairman Rosiello moved to pass a resolution accepting the amounts and rates as determined by the Hamilton County Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor for 2015. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

Trustee Linnenberg arrived at meeting.

RESOLUTION #14-0922-E

Chairman Rosiello moved to pass a resolution appointing Jennifer Shipman as a member of the Board of Directors of the Green Township Joint Economic Development District 1 (Good Samaritan Western Ridge). Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0922-F

Chairman Rosiello moved to pass a resolution appointing Triffon Callos as a member of the Board of Directors of the Green Township Joint Economic Development District II (Christ Hospital/Children's Hospital). Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0922-G

Chairman Rosiello moved to pass a resolution appointing Triffon Callos as a member of the Board of Directors of the Green Township Joint Economic Development District III (Mercy Hospital). Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0922-H

Chairman Rosiello moved to pass a resolution appointing David Linnenberg as a member of the Board of Directors of the Green Township Joint Economic

Development District IV (Neyer). Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0922-I

Chairman Rosiello moved to pass a resolution declaring a continuing emergency and extending authority for snow removal on unaccepted roads. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0922-J

Chairman Rosiello moved to pass a resolution for permission to travel for Firefighter/Paramedic Joe Spears to attend the EMS World Expo from November 10, 2014 to November 12, 2014 in Nashville, Tennessee. Cost to the Township will be limited to a \$25 exhibit hall pass. Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0922-K

Chairman Rosiello moved to pass a resolution authorizing the donation of a 1992 E-One Cyclone Fire Pumper with VIN number 46JBAA86L1003517 and assorted surplus fire equipment to the Cincinnati State Technical and Community College Fire Training Program. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0922-L

Chairman Rosiello moved to pass a resolution designating a handicap no parking zone at 3556 Lakewood Drive. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

RESOLUTION #14-0922-M

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. 4282 Boudinot Avenue (550-0064-0133) and (550-0064-0262), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
2. 2059 Faywood Avenue (550-0140-0264), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
3. 3741 Monfort Heights Drive (550-0072-0045), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
4. 5511 Muddy Creek Road (550-0143-0353), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
5. 5462 Philloret Drive (550-0071-0027), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
6. 5613 Samver Road (550-0010-0661), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
7. 6412 Taylor Road (550-0240-0057), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.

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

- a. BS Market LLC, 6364 Bridgetown Road, Cincinnati, Ohio 45248. The Trustees had no objection. The Police Chief had no objection.

Administrator Celarek made the following announcements:

1. The Hamilton County Board of Zoning Appeals will hold a public hearing on October 8, 2014 at 1:00 p.m. in Room 805B, Hamilton County Administration Building, 138 East Court Street, to hear the following cases:
 - a. Case Green #2014-16 Nicholas and Catherine Kreiner, Applicants and Owners, 1781 Anderson Ferry Road, for approval of a 30' x 40' detached garage addition with less side yard setback than required.

Development Director Goetzman stated that the applicant is seeking approval for a 1,200 sq. ft., 30' x 40' accessory garage with a 10 ft. side yard setback. The 10 ft. setback is less than required because the size of the garage is over 1,032 sq. ft. Mr. Goetzman stated that on parcels that are 1 acre or more, and have 150 ft. of frontage, you are permitted to have up to a 2,000 sq. ft. accessory garage that is up to 24 ft. in height, provided that it is 25 ft. from the property line. If the structure is 1,032 sq. ft. it can be 3 ft. from the property line. The subject property is 1.5 acres with more than 150 sq. ft. of frontage. Development Director Goetzman recommended approval with conditions.

RESOLUTION #14-0922-N

Chairman Rosiello moved to pass a resolution recommending approval of Case Green #2014-16 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. That the garage be used for residential and storage purposes only; and 2. That the structure be constructed in conformance with the plans submitted with a hipped style roof. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

- b. Case Green #2014-17, Schwab Nursery, Applicant and Dan Schwab, Owner, 3478 Ebenezer Road, for approval of a modification of an existing non-conforming use to permit the relocation of mulch bins.

Development Director Goetzman stated that non-conforming uses are loosely defined as "grandfathered uses". The Schwab Nursery has been in operation since prior to zoning in the early 1950's. Therefore, it is a lawful use that has been in place for a long period of time. Because it is an established non-conforming use it is subject to Chapter 9-2.4 of the Zoning Resolution which states that "except as authorized by the Board of Zoning Appeals pursuant to Section 9-5 no structure that is devoted in whole or in part to non-conforming use or the accessory or a non-conforming use of land shall be structurally altered unless the use thereof shall therefore after conform to the use regulations of the Zoning District in which it is located". Development Director Goetzman stated that the business is allowed to operate, but if the owner would like to make substantive changes to the property, it requires prior approval by the Board of Zoning Appeals. Development Director Goetzman stated that the property is a little over 2.5 acres. The matter is being considered by the Board of Zoning Appeals because Mr. Schwab relocated and expanded an existing on-site mulch handling/bulk storage operation on the property. The relocation took place in part because the applicant removed a deteriorated shade trellis that housed for sale landscape material from the site, replacing it with a mulch handling/bulk storage area.

Dan Schwab, third generation owner of Schwab's Nursery, addressed the Board regarding removal of the old wooden trellis and concrete mulch bins that rotted and fell apart. The old mulch bins were removed and reconstructed in a slightly different location of the property. He stated that he is requesting permission to keep the mulch bins in their new location and stated that landscaping has been added to the area.

Development Director Goetzman explained what the possible options are for the mulch bins to remain in their current location and recommended approval with conditions.

Trustee Linnenberg noted that he passes this location on a regular basis, and that he did not find the relocated mulch handling/bulk storage area to be objectionable.

RESOLUTION #14-0922-O

Trustee Linnenberg moved to pass a resolution recommending approval of Case Green #2014-17 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. Except for routine maintenance or repair that no other changes could occur on the site without going to the Hamilton County Board of Zoning Appeals; 2. That the landscape buffering installed to screen the bulk mulch area shall be maintained as installed; and 3. That the bulk materials stored in bay closest to Ebenezer Road shall not be routinely stacked or stored to a height in excess of 6 ft. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

2. The Green Township Board of Trustees will meet on October 13, 2014 at The Green Township Administration Building, 6303 Harrison Avenue, at 5:30 p.m. to review a recommendation from the Green Township Land Use Planning Committee to endorse the change of use from Transitional Residence to General Office for property located at 6730 Ruwe's Oak Drive.

Development Director Goetzman stated that this case will be heard at the Trustees Meeting on October 13, 2014. The Land Use Planning Committee met a few weeks ago to review the site. The Ruwe's Oak Drive site is currently dedicated for low density multi-family use. The site has been marketed for a number of years, however, with its proximity along I-74's off ramp there has been no interest in the property. There is currently an application submitted to modify the Land Use Plan to permit a small office building on this site. The Land Use Planning Committee reviewed the application and endorsed a change of use to Office by unanimous vote. Their recommendations are being forwarded on to the Trustees for review.

Development Director Goetzman stated that he will have a PowerPoint presentation regarding this case at the next Trustees Meeting.

3. The Hamilton County Regional Planning Commission will meet on October 1, 2014 at 1:00 p.m., at the Hamilton County Administration Building, 138 East Court Street, Room 801, to consider approval for the Greenshire Commons Subdivision located at 6852 Wesselman Road at the Hillview Golf Course.

Development Director Goetzman stated that this is just the plat recording. The Zone Change took place three to four months ago. This hearing only addressed the actual plats being recorded by Hamilton County Regional Planning Commission.

Fiscal Officer, Tom Straus, reported that Green Township had a \$2 million dollar bond called. The Township purchased a \$2 million dollar Federal Home Loan Bank Bond which is a callable step bond that starts out at 1% and goes up to 4% over the next four years. He also reported that the Township has received the estimated Local Government Fund income. That amount will be \$458,000.

Township Attorney, Frank Hyle, was not present.

Township Administrator, Kevin Celarek, reported that today there was an article in the Cincinnati Enquirer entitled "State Budget Cuts Hurt Local Communities". The article, written by Wendy Patton, Senior Project Director for Policy Matters Ohio, stated that the State budget cuts have hurt all local communities across Ohio. Administrator Celarek also reported that there will be an Open House for Police, Fire & EMS at the Green Township Administrative Complex, 6303 Harrison Avenue, on Saturday, October 4, 2014, from 11:00 a.m. to 3:00 p.m. The Fire Department and the Police Department will be doing demonstrations every 30 minutes. At 11:45 there will be a Fire Truck Water Demonstration; 12:15 Police Canine "Dino" Demonstration; 12:45 Victim Rescue Demonstration; 1:15 Fire Canine "Rudy" Demonstration; and 1:45 Auto Extrication Demonstration. Administrator Celarek stated that the event is free to the public and encouraged all residents of Green Township to attend and bring a camera.

Director of Public Services, Joe Lambing, reported that Albus Lane is closed until September 25, 2014. A storm water crossover pipe had to be replaced. Mr. Lambing also reported that BP Oil is removing three very large oak trees on Krierview Drive near Bridgetown Road. BP will temporarily have the road closed between 9:00 a.m. and 5:00 p.m. for a large part of this week.

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

Police Chief, Bart West, thanked everyone who helped at, and participated in, the Green Township Citizens Police Academy Alumni Car Show that was held this past Saturday, September 20, 2014. The event provided free food and some very nice trophies. The funds generated by the Car Show are donated to the Green Township Police Department. Chief West also thanked Green Township and Delhi Township Police Detectives for their recent arrest of a suspect that has been breaking into sheds. Chief West announced that there will be free hot dogs, homemade firehouse chili and drinks available at the Police, Fire & EMS Open House on Saturday, October 4, 2014 from 11:00 a.m. to 3:00 p.m.

Director of Development, Adam Goetzman, reported that the hearing regarding the cell tower proposed for West Fork Road has been continued in progress at the request of the Hamilton County Board of Zoning Appeals. The hearing should be rescheduled for mid to late October. Mr. Goetzman reported that an alternative site survey has been conducted and has forwarded that information to interested parties. Development Director Goetzman stated that the Township has contracted with a local engineering company to do a visual impact analysis on a cell tower issue and is in the process of hiring outside counsel to review the application for completeness.

Chairman Rosiello reported that there was a Heroin Summit held last week at Mt. St. Joseph. Chairman Rosiello thanked the Oak Hills Local School District and Oak Hills Superintendent Todd Yohey for hosting the event. Chairman Rosiello thanked Green Township Police Chief Bart West and Delhi Township Police Chief Jim Howarth for helping to put that event together.

Police Chief Bart West stated that the Heroin Summit was very well attended and many options will be explored to see what can be done to curb the heroin problem.

Chairman Rosiello recommended Green Township host the next meeting in 2015 regarding the heroin problem. Police Chief West thanked Chairman Rosiello for the offer and thought it was a great idea.

Chairman Rosiello announced that the groundbreaking ceremony for the Harrison Greene project on Harrison Avenue took place last week. The project will be under roof in December, 2014 and anticipates an opening date around April 1, 2015.

Trustee Callos thanked Congressman Steve Chabot for coming to the Green Township Administrative Complex to present medals of service to Rosemary Reiter for her service in the Navy during World War II.

The next regular meeting of the Board of Trustees will be held on Monday, October 13, 2014 at 5:30 p.m.

Chairman Rosiello moved to adjourn the meeting. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye. Meeting was adjourned at 6:15 p.m.

ATTEST: