

The regular meeting of the Green Township Board of Trustees held on January 12, 2015 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Chairman Rosiello moved to approve the minutes for the regular meeting of December 19, 2014. Trustee Callos seconded the motion. All voted Aye.

Chairman Rosiello read a list of goals for the Board of Trustees for 2015. Those goals included hiring safety services personnel; continue road improvement projects at 5 points, Wesselman and Rybolt and Harrison Avenue; designing a hike/bike trail; installation of sidewalks along Bridgetown and West Fork Roads; field renovation at Kuliga Park; Administrative Complex improvements; and to convene small neighborhood meetings with residents.

**RESOLUTION #15-0112-A**

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

**RESOLUTION #15-0112-B**

Chairman Rosiello moved to pass a resolution approving the Estimated Resources for 2015. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

**RESOLUTION #15-0112-C**

Chairman Rosiello moved to pass a resolution authorizing internet usage for the Green Township departments to sell surplus equipment/property in 2015. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

**RESOLUTION #15-0112-D**

Chairman Rosiello moved to pass a resolution to authorize the agreement with Horton Emergency Vehicles for the purchase of a new ambulance. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

**RESOLUTION #15-0112-E**

Chairman Rosiello moved to pass a resolution authorizing out of state travel for Fire and EMS Chief Douglas Witsken to attend the 2015 EMS Today Conference in Baltimore, MD from February 27, 2015 to February 28, 2015. Payment of fees related to travel, lodging and meal expenses will be discussed at the next Trustees Meeting. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

**RESOLUTION #15-0112-F**

Chairman Rosiello moved to pass a resolution declaring two Mini Pro 575 salt spreaders with serial numbers B1-414779 and B1-474780 and seventeen Cramer Stacker chairs as surplus property and authorizing the sale of two Mini Pro 575 salt spreaders with serial numbers B1-414779 and B1-474780 and seventeen Cramer Stacker chairs through the Hamilton County On-Line-Auction Service. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

**RESOLUTION #15-0112-G**

Chairman Rosiello moved to pass a resolution assenting to the acceptance of Hutchinson Glen Drive in the Glens of Hutchinson Phase II Subdivision. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

**RESOLUTION #15-0112-H**

Chairman Rosiello moved to pass a resolution appointing Michael Kramer as a business member of the Board of Directors of the Green Township Joint Economic Development District III (Mercy Hospital). This appointment fills the unexpired term of Pat Kowalski who resigned during the December 4, 2014 JEDD board meeting. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

**RESOLUTION #15-0112-I**

Chairman Rosiello moved to pass a resolution to approve the annual Green Township Inventory for 2014. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

**RESOLUTION #15-0112-J**

Chairman Rosiello moved to pass a resolution approving Development Agreement with Wesselman Road LLC. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

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

- a. TJT1196 LLC, DBA Timmers Brothers Drive Thru, 1196 Anderson Ferry Road, Cincinnati, Ohio 45238. 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 January 15, 2015 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 #2015-01, Artis Senior Living, Thomas Scott Jones, Applicant and Generoso and Edna Simon and Jenny E. Dawson, Owners, 5789, 5809 and 5815 Bridgetown Road, for approval of a "C" Single-Family Residence to "OO" Planned Office to construct a 72 unit assisted living facility.

Development Director Adam Goetzman presented information regarding the case and recommended approval with conditions.

Thomas Jones, Artis Senior Living, thanked Development Director Goetzman for all the work he has done to ensure a quality development. Mr. Jones answered several questions from the Board.

#### **RESOLUTION #15-0112-K**

Chairman Rosiello moved to pass a resolution recommending approval of Case Green #2015-01 to the Hamilton County Rural Zoning Commission subject to the following conditions: 1. That a landscape plan in compliance with the requirements of the Zoning Resolution and Conditions #2 and #3 below shall be submitted as part of the Zoning Compliance Plan; 2. That the approximately 1.94 acre proposed woodland preservation area in the rear of the site shall remain undisturbed as indicated on the landscape plan; 3. That four additional evergreen trees shall be planted within the boundary buffer on the western property line adjacent to the proposed privacy fence; 4. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan; 5. That all mechanical equipment shall be screened in compliance with the Zoning Resolution; 6. That the site shall be permitted a maximum of one freestanding sign at a maximum of 12 feet in height and 50 sq. ft. in area; 7. That the use and development of the residential lot fronting on Lakewood Drive be restricted to the current proposal and that no access drives, structures or buildings be permitted on the lot other than necessary utility improvements connecting to Lakewood Drive or other improvements specifically required by the Green Township Fire/EMS Department; 8. That 30-foot access easements for future vehicular use shall be identified to the western and eastern property lines to permit the adjacent property to connect through the subject site to Bridgetown Road to be effective if/when adjacent property to the west is developed with a compatible office use with access to Lakewood Drive, and the property to the east is redeveloped, and that these easements shall allow for a connection to the adjacent developments; and 9. That paved access drives be constructed within the 30-foot access easement from the end of the parking lot to the western property line at such time the adjacent compatible developments are constructed. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

- b. Case Green #2-78, Gabriel Brothers Sign, Richard A. Paolo, Applicant, and Daniel G. Kamin, Cincinnati LLC, Owner, 5750 Harrison Avenue, for approval of a Major Adjustment to an existing "EE" Planned Retail District to permit a second freestanding sign for an existing shopping center.

Development Director Adam Goetzman presented information regarding the case and recommended approval with conditions.

#### **RESOLUTION #15-0112-L**

Chairman Rosiello moved to pass a resolution recommending approval of Case Green #2002-78 to the Hamilton County Rural Zoning Commission subject to the following conditions: 1. That all conditions of BCC Resolution #567 shall remain in effect for the sites; 2. That one additional freestanding monument style sign shall be permitted for the site at the northwest entrance drive with a maximum sign face area of 50 sq. ft. at a maximum

height of 12 ft. as measured from the centerline grade of Harrison Avenue; 3. That the sign shall contain a minimum of three panels allocated for the existing tenant of the building at 5750 Harrison Avenue (Gabriel Brothers), the vacant portion of the building, and the freestanding restaurant building located on the out-lot in front of 5750 Harrison Ave; 4. That no freestanding signage be permitted within the right-of-way; 5. That the sign be located within a landscape area or bed, a minimum of twice the size of the sign; 6. That existing landscape beds located in the 5750 parking lot shall be planted in accordance with the final development plan approved with BCC Resolution #567; 7. That a streetscape buffer that meets requirements of the Zoning Resolution be installed across the frontage of 5750 Harrison Avenue. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

- c. Case Green #2010-02, Bluesky and Harrison, Michael E. Doty, Brandicorp LLC, Applicant and Bluesky Shoppes LLC, Owner, Harrison Avenue and Bluesky Drive intersection, for approval of a Major Adjustment to an existing "EE" Planned Retail District to reduce the building size and number of parking spaces, relocate the curb cut from Bluesky Drive to Northcrest Lane and maintain Northcrest Lane in its existing location.

Development Director Adam Goetzman presented information regarding the case and recommended approval with conditions.

Mike Doty, Brandicorp, stated that the proposed development will be a 5,280 sq. ft. retail establishment housing three tenants.

Tom Gerdes, representing the adjoining property owners, expressed concerns regarding Northcrest Lane. Development Director Goetzman addressed those issues.

A representative from Brandicorp stated that they are willing to work with the owner of Northcrest Lane to resolve any issues related to the roadway.

#### **RESOLUTION #15-0112-M**

Chairman Rosiello moved to pass a resolution recommending approval of Case Green #2010-02 to the Hamilton County Rural Zoning Commission subject to the following conditions: 1. That all conditions and requirements of the BCC Resolution for the case #Green 2010-02 shall remain in effect for the subject site; 2. That the hours of operation for the outdoor seating portion of all restaurant uses shall be limited to 7:00 a.m. to 10:00 p.m. and that no outdoor music or loudspeakers shall be permitted during this time; 3. That the hours of operation of the drive-thru lane shall be limited to 6:00 a.m. to 10:00 p.m.; 4. If required by the Hamilton County Engineer, appropriate signage shall be placed on Bluesky Drive to ensure that the new curb cut on Northcrest Lane will not block traffic; 5. That all ground and rooftop mechanical equipment shall be screened per Section 5-1.2a. of the Zoning Resolution; 6. That the proposed dumpster shall be screened per Section 10-5 of the Zoning Resolution; 7. That a signage plan that meets the requirements of the Zoning Resolution and the BCC Resolution of Approval shall be submitted with the required Zoning Compliance Plan; 8. That a landscape plan that meets the requirements of the Zoning Resolution and the BCC Resolution of Approval shall be submitted with the required Zoning Compliance Plan; 9. That there shall be no signage permitted on the northwestern or northeastern facades of the building; 10. That sufficient stacking space for drive-thru vehicles shall be provided pursuant to Section 10-9.3 of the Zoning Resolution; and 11. That two lots be permitted on the site (one containing the commercial development the other containing Northcrest Lane). Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

Fiscal Officer, Tom Straus, reported that for the year 2014 the Township received approximately \$42 million dollars and expended approximately \$38 million dollars. Some of those revenue funds are TIF Funds that are sent to the schools. In the General Fund the Township received approximately \$4.1 million dollars and expended approximately \$5.2 million dollars. Fiscal Officer Straus reported that during 2009 the Township had received \$7.75 million dollars in the General Fund. Therefore, it is easy to see how the cuts from the State are dramatically affecting the Township finances. The Township is receiving money from the JEDD's and also the Safety Services Levy that passed in November, which will generate approximately \$3 million to offset the \$3 million in cuts from the State of Ohio. Fiscal Officer Straus reported that the Township recently purchased a \$1 million dollar Federal Home Loan Bank Bond that is a step bond starting out at a 1% interest rate.

Township Attorney, Frank Hyle, stated that there is need for executive

session for the purpose of discussing employment of personnel.

Township Administrator, Kevin Celarek, reported that the Green Township newsletter will be coming out in March with the Annual Report information.

Director of Public Services, Joe Lambing, reported that the Rybolt and Wesselman and Rybolt and Taylor intersections are scheduled to be completed in 2015, as well as Harrison Avenue from Sheed to the Township line. Mr. Lambing reported that acquisition for 5-points will take place in 2015. Westwood-Northern Blvd. and Harrison to improve the ingress and egress of traffic at the new development. Lee Ct., Harrison Avenue, and Westwood-Northern Blvd. will be receiving roadway improvements in 2015. Diehl Road and Reemelin are both County roads that will be receiving improvements in 2015. Mr. Lambing also reported that there have been two snow call-outs since January and stated that the Public Services Department does the best that they can to get out treating the roads as soon as possible.

Fire/EMS Chief, Doug Witsken, reported that Firefighter Mike Boeckermann, retired this week. Mike began his career in 1977 with the Mack Volunteer Fire Department and has been with the Fire Department for 38 years. Mike not only served the Fire Department, but also served our Country with four years of active duty in the U.S. Navy, as well as 13 years with the Air Force Reserves. Mike has also worked on both State and National Committees in the area of Fire Code Enforcement. A retirement reception was held on Wednesday, January 7, 2015.

Police Chief, Bart West, announced that the Police Department is preparing to hire two new Police Officers. The candidates have completed interviews, written tests, polygraphs, and psychological examinations. If all goes well the candidates will be presented at the next Board meeting to be hired. Police Chief West also reported that a new test will be given for any future hires.

Director of Development, Adam Goetzman, reported that he has been working with working with Butch Nanney as well as JMA Engineering on some of the sidewalk program issues. The revised Sidewalk and Pedestrian Connectivity Plan will be presented to the Board of Trustees in February. JMA Engineering will be making a presentation at that time. Mr. Goetzman reported that he and Butch Nanney have been working together to review how the fields in the parks are being used and what upgrades may be necessary in the future.

Trustee Callos read several thank you letters.

The next regular meeting of the Board of Trustees will be held on Monday, January 26, 2015 at 5:30 p.m.

Chairman Rosiello made a motion to recess into Executive Session for the purpose of discussing employment of personnel issue. Action is not anticipated. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye. The meeting was recessed at 6:45 p.m.; reconvened at 7:56 p.m.

Chairman Rosiello moved to adjourn the meeting. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye. Meeting was adjourned at 6:58 p.m.

ATTEST: