

The regular meeting of the Green Township Board of Trustees held on July 13, 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 June 22, 2015. Trustee Callos seconded the motion. All voted Aye.

**RESOLUTION #15-0713-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 #15-0713-B**

Chairman Rosiello moved to pass a resolution accepting and approving the Amended Appropriations for 2015. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

**RESOLUTION #15-0713-C**

Chairman Rosiello moved to pass a resolution to approve the agreement with Ohio Department of Transportation for the Bridgetown Road Sidewalk Project. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

**RESOLUTION #15-0713-D**

Chairman Rosiello moved to pass a resolution declaring a Printronix PSA high speed line printer as surplus property and authorizing the sale of the printer through the Hamilton County On-Line-Auction Service. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

**RESOLUTION #15-0713-E**

Chairman Rosiello moved to pass a resolution to approve the promotion of Officer Brian Ibold to Corporal effective July 13, 2015 with a starting salary of \$33.45 per hour. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

Fiscal Officer Straus swore in Corporal Brian Ibold. Corporal Ibold thanked the Board and Police Chief West for the opportunity. Corporal Ibold introduced his friends and family that were present.

**RESOLUTION #15-0713-F**

Chairman Rosiello moved to pass a resolution authorizing permission to advertise for bid for the Harrison Avenue Bike Path-Phase I Project. The Engineer's Estimate is \$894,096. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

**RESOLUTION #15-0713-G**

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. 3602 Ridgewood Avenue (550-0061-0370), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
2. 7060 Taylor Road (550-0300-0141), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
3. 2221 Townhill Drive (550-0140-0225) and (550-0140-0529), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
4. 5010 Western Hills Avenue (550-0041-0165), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
5. 5869 Willow Oak Lane (550-0083-0208), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
6. 5529 Windridge Drive (550-0180-0052), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.

Administrator Celarek made the following announcements:

1. The Hamilton County Rural Zoning Commission will hold a public hearing on July 16, 2015 at 1:00 p.m. in Room 805B, Hamilton County Administration Building, 138 East Court Street, to hear the following cases:
  - a. Case Green #2015-03, Monfort Heights Medical, Thomas Dunn AIA, Dunn and Titus Architects, Applicant, for approval of a zone change from "C" Residence, "E" Retail, and "EE" Planned Retail to "E" Planned Retail, for the purpose of constructing an addition connecting two existing medical office buildings and expanding on-site parking.

Tom Dunn, Architect, presented pictures of the front elevation of the proposed building. Mr. Dunn stated that the proposal consists of a building addition that will connect two existing medical office buildings on the site as well as parking lot expansion.

**RESOLUTION #15-0713-H**

Chairman Rosiello moved to pass a resolution recommending approval of Case Green #2015-03 to the Hamilton County Rural Zoning Commission subject to the following nine conditions, modification and variance:

1. That right-of-way shall be dedicated along North Bend Road and Boomer Roads in accordance with the requirements of the Hamilton County Thoroughfare Plan; 2. That a landscape plan in compliance with the requirements of Sections 12-6, 14-7, and 14-8 of the Zoning Resolution, Conditions #3 and #4, and Modification #1 below shall be submitted as part of the Zoning Compliance Plan; 3. That two additional canopy trees shall be planted within the North Bend Road streetscape buffer at the corner of Monfort Heights Drive; 4. That a 6-foot privacy fence and five trees shall be installed along the length of the rear yard of the adjacent single-family residence on Boomer Road and the fence be installed on the east side of the required landscaping so that the landscaping faces the residence; 5. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan; 6. That all mechanical equipment and dumpsters shall be screened in compliance with the requirements of the Zoning Resolution and details shall be submitted as part of the Zoning Compliance Plan; 7. That a 30-foot access easement for future vehicular use shall be identified along the eastern property line to permit the adjacent corner property to connect through the subject site to Boomer Road; 8. That no parking spaces shall be located within 30 feet of any right-of-way line in compliance with the requirements of the Zoning Resolution; 9. That the site shall be permitted to have an 11 sq. ft. freestanding sign along North Bend Road and a second 11 sq. ft. sign along Boomer Road; Variance: Table 5.5 C - That the existing building along North Bend Road shall be permitted a 6-ft front yard setback where a 30-ft front setback is required; Modification: Section 14.5 - That a minimum 6-foot streetscape buffer along North Bend Road shall be permitted where a 10-ft streetscape is required and that the required 35 shrubs be permitted as foundation plantings around the front of the building. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

- b. Case Green #2013-01, 5600 Harrison Retail (Niehaus, William Schalk AIA, KBA Incorporated Architects, Applicant for approval of an approximately 3,900 square foot dental office on an "EE" Planned Retail property.

Administrator Celarek gave an overview of the proposed project.

**RESOLUTION #15-0713-I**

Chairman Rosiello moved to pass a resolution recommending approval of Case Green #2013-01 to the Hamilton County Rural Zoning Commission subject to the following conditions: 1. That all conditions and requirements of the Board of County Commissioners Resolution for Case Green #2013-01 shall remain in effect for the subject site; 2. That the parking space identified on the plan in the location of the base of the proposed freestanding sign along Harrison Avenue shall be removed and planted with grass and/or landscaping. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

- c. Case Green #3-90, (Harrison Retail/Kroger) #4-90 (VG Rack/Kroger Fuel Center), Anne McBride FAICP, Applicant for approval of a Major Modification of an existing "EE" Planned Retail Site Plan for the purpose of constructing an approximately 116,000 sq. ft. Kroger Marketplace store with expanded fuel center on property currently approved for retail use.

**RESOLUTION #15-0713-J**

Chairman Rosiello moved to pass a resolution recommending approval of Case Green #3-90 to the Hamilton County Rural Zoning Commission subject to the following conditions: Approval Conditions: Green 3-90 1. That all conditions and variances approved as part of the Board of County Commissioners Resolution #857 shall remain in effect for the Zone Amendment area; 2. That a landscape plan in compliance with the requirements of Sections 12-6, 14-7, and 14-8 of the Zoning Resolution, and Condition #3 below shall be submitted as part of the Zoning Compliance Plan; 3. That a 6-foot privacy fence shall be located on the Kroger side of all required plantings so that the landscaping faces the adjacent

condominiums; 4. That a lighting plan in compliance with the requirements of the Zoning Resolution and Variance #1 below shall be submitted as part of the Zoning Compliance Plan; 5. That all ground level and roof top mechanical equipment shall be screened in accordance with Section 5-1.2 of the Zoning Resolution; 6. That fuel canopy signs shall only be permitted on two sides of the canopy, as determined by the applicant, not to exceed a maximum total area of 126 sq. ft. and that all other canopy signs shall be removed; and 7. That no outdoor sales, display, storage or vending shall occur outside of the footprint of the fuel canopy and that any vending shall be located in accordance with Section 10-18 of the Zoning Resolution; Approval Conditions: Green 4-90 1. That all conditions and variances approved as part of the Board of County Commissioners Resolution #858 shall remain in effect for the Zone Amendment area; 2. That a lighting plan in compliance with the requirements of the Zoning Resolution and Variance #1 below shall be submitted as part of the Zoning Compliance Plan; 3. That a landscape plan in compliance with the requirements of Sections 12-6, 14-7 and 14-8 of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan for the area of the fuel center only; 4. That fuel canopy signs shall only be permitted on two sides of the canopy, as determined by the applicant, not to exceed a maximum total area of 126 sq. ft. and that all other canopy signs shall be removed; 5. That no outdoor sales, display, storage or vending shall occur outside of the footprint of the fuel canopy and that any vending shall be located in accordance with Section 10-18 of the Zoning Resolution; Variance: 1. Section 12-7.2 - That there shall be no maximum illumination level along the internal property lines between any retail development, cinema, or fuel center where a maximum illumination level of 0.5 footcandles is required. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

Terry Klein, 4911 North Arbor Woods, stated that their Arbor Woods Condominium Association has had meetings regarding the proposed construction of a Kroger store. Mr. Klein stated that the majority of residents are opposed to the store due to four things: 1. The Kroger store is going to use Arbor Woods Ct. for their truck traffic; 2. The residents are concerned about the width of the Arbor Woods; 3. Trucks will be turning right in front of their road; and 4. The residents are concerned about noise and debris. Mr. Klein also expressed concerns about where the ingress/egress for the pharmacy and bank drive-thru's are located. Mr. Klein expressed concerns about where all the water run-off was going to go.

Anne McBride, FAICP, Representing Kroger, stated that this is the implementation of a 25 year old project. The property was zoned for this use in 1990. Ms. McBride stated that she has been working with Hamilton County Regional Planning Staff, which is recommending approval of the project with a series of conditions.

Ms. McBride addressed traffic issues. She stated that when the Zone Change was done for this project back in 1990 a Traffic Impact Study was completed at that time and again in 1992 when there were some modifications made. That study included all of the square footage that was approved. Modifications to the roadway system were required at that time to mitigate any negative impact that the development might have on the transportation system. The traffic study was further upgraded when Christ Hospital came in and added yet a second signal which services this development.

Ms. McBride stated that truck traffic would be coming down Arbor Woods. There is space in the rear where the trucks will turn and they will exit out at that same traffic signal.

Ms. McBride stated that pharmacy and banking drive-thru customer lanes will be a significant improvement for the customers.

Trustee Rosiello asked how Kroger's handles debris on their property. Ms. McBride stated that there will be a compactor that will handle the trash from the store. They have also added a fence to the rear of the property to catch any liter or trash that may come from the development.

Trustee Rosiello stated that he would like to maintain communications with Kroger's so that they continue to be good neighbors.

Monte Chesko, Real Estate Manager, Kroger Company, stated that he will make a commitment to the Trustees and to the community that Kroger will implement a program to make sure that conditions behind the new store are well maintained.

Trustee Linnenberg asked what the current square footage is of the current

Kroger Store. Anne McBride stated that the existing Kroger store gross square footage is 71,600 sq. ft., the net area, without the loading docks, would be 68,500 sq. ft. The new store will be 124,000 sq. ft.

Fiscal Officer, Tom Straus, reported that the Township has been working with Perry & Associates on the two-year audit. He also reported that he has sent out Request for Applications for Financial Institutions if they want to do business with the Township.

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

Township Administrator, Kevin Celarek, reported that July 14, 2015 is the All-Star Summer Celebration at St. Ignatius Ballfields from 5:00 p.m. to 10:30 p.m. There will be a home run challenge, relay races, fast pitch, face painting, souvenirs, prizes, food, and a big screen television for viewing the All-Star Game. There will also be a special guest appearance from Livvy Stubenrauch who was the voice of "young" Anna in the movie Frozen. Administrator Celarek stated that the activities are free and encouraged everyone to attend.

Director of Public Services, Joe Lambing, reported that construction projects are moving along on schedule.

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

Police Chief, Bart West, stated that he had nothing to report.

Director of Development, Adam Goetzman, was excused.

Trustee Callos thanked all of the Township employees who helped out on July 3<sup>rd</sup> for the Concert and Fireworks Event.

Trustee Linnenberg stated that his report on MSD activities has been delayed due to illness and vacation. He hopes to have that report to the Trustees at their August 10, 2015 meeting.

The next regular meeting of the Board of Trustees will be held on Monday, July 27, 2015 at 5:30 p.m.

Chairman Rosiello moved to adjourn the meeting. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye. Meeting was adjourned at 6:14 p.m.

ATTEST: