

The regular meeting of the Green Township Board of Trustees held on August 10, 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 July 27, 2015. Trustee Callos seconded the motion. All voted Aye.

Representatives from the Monfort Heights/White Oak Community Association were in attendance to present the "Firefighter of the Year" award for calendar year 2014 to Fire & EMS Lieutenant Jeffrey Williams. Fire Chief Doug Witsken thanked the Monfort Heights/White Oak Community Association for their continued sponsorship of this award. Sandy McCann presented a plaque to Lieutenant Williams on behalf of the Association. Lieutenant Williams thanked his family, friends, Chief Witsken, and the Board of Trustees for their support.

RESOLUTION #15-0810-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 #15-0810-B

Chairman Rosiello moved to pass a resolution granting permission for Sophie's Angel Run to take place on September 27, 2015 beginning at St. Jude Church, 5924 Bridgetown Road. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

RESOLUTION #15-0810-C

Chairman Rosiello moved to pass a resolution authorizing the Township Administrator to enter into a contract with Dynegy Energy Services for electric services to Township buildings and street lights for a period between September, 2015 and December, 2017. Total blended rate is 4.66 cents per kilowatt hour. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

RESOLUTION #15-0810-D

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. 5584 Eula Avenue (550-0171-0206), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
2. 5790 Eula Avenue (550-0171-0338), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
3. 3334 Kleeman Lake Court (550-0063-0216), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
4. 3510 Moonridge Drive (550-0171-0510), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
5. 1557 Pasadena Avenue (550-0041-0441), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
6. 5257 Ponce Lane (550-0041-0290), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.
7. 5565 Woodhaven Drive (550-0162-0127), Motion made by Chairman Rosiello and seconded by Trustee Callos. All voted Aye.

Administrator Celarek made the following announcements:

1. The Hamilton County Board of Commissioners will hold a public hearing on August 12, 2015 at 11:30 a.m. at the Hamilton County Administration Building, 138 East Court Street, Room 605B, to hear the following case:
 - a. Case Green #2015-03, Monfort Heights Medical, Thomas Dunn, Dunn and Titus Architects, Applicant and ADS Holdings LLC and Green Township, Owners, west side of North Bend Road between Boomer Road and Monfort Heights Drive (Book 550, Page 72, Parcels 4, 5, 6, 18, 59, 60 and 163), for approval of a Zone Change from "C" Single Family Residence, "E" Retail and "EE" Planned Retail to "EE" Planned Retail to construct an addition between two existing medical office buildings and to expand surrounding parking and access drives.
2. The Hamilton County Rural Zoning Commission will hold a public hearing on August 20, 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 #2015-04, North Bend and Edgewood, William Martin, Brandicorp, Applicant and CCRN MOB/Office Real Estate LLC,

Larry Ballauer and Joan Rack, Owners, west side of North Bend Road, north of Edgewood Drive (Book 550, Page 73, Parcels 25, 28, 30, 56, 94, 95 and 96), for approval of a Zone Change from "C" Single Family Residence to "OO" Planned Office to construct a two-story 26,240 square foot medical office building with parking and a new access drive onto North Bend Road.

Development Director Goetzman presented a PowerPoint overview of the proposed project and recommended approval with conditions and one modification. He noted that the Regional Planning Commission reviewed the Zone Change request for the approximately 3.53-acre assemblage on North Bend Road from "C" Single Family Residence to "OO" Planned Retail on August 6, 2015, and that the project was consistent with the Green Township Land Use Plan. He stated the building would be a two story 26,240 square foot building with parking and access onto North Bend Road and Edgewood, and that landscape, lighting and parking standards will all be met. Mr. Goetzman noted that a buffer yard setback variance on the west side of the project is being requested. The variance is adjacent to the property owned by one of the applicants. He stated that the required landscaping will be provided. There are no objections to the variance. Mr. Goetzman also discussed an existing on-site sign approved by the BZA in 2007. He recommended the sign be moved out of the right-of-way and enlarged to accommodate the office building.

Bill Martin, Brandicorp, 45 Fairfield Ave., Bellevue, Kentucky, was present to answer questions from the Board of Trustees.

Chairman Rosiello asked when the project would begin. Mr. Martin stated that they are hoping to begin construction this winter, with tenants possibly moving in during the 3rd quarter of 2016.

Sandy McCann asked if there will be parking in front of the building. Bill Martin of Brandicorp, stated that parking will be located on all three sides of the building and that parking on the front of the building has been requested by the proposed tenant to provide handicap access, as well as patient drop-off and pick-up.

Trustee Linnenberg asked about the entrance to the project off North Bend Road. That entrance will be at the intersection that already has a traffic signal. He asked if further development occurs to the north and west of the project, will the traffic light be able to handle the additional traffic. Development Director Goetzman stated that the access driveway will be designed so that future phases of the development would have access to North Bend Road.

Trustee Callos stated that the residents he has had conversations with about the project are very much in favor of the proposed development.

RESOLUTION #15-0810-E

Chairman Rosiello moved to pass a resolution recommending approval of Case Green #2015-04 to the Hamilton County Rural Zoning Commission with the following conditions: 1. 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; 2. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan; 3. That all parking spaces and aisles shall be in compliance with the requirements of the Zoning Resolution and the permitted stall dimension overhang provision; 4. 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; 5. That the building be constructed with high-quality materials in accordance with the North Bend/Cheviot Road Corridor Land Use Plan; 6. That the site shall be permitted to have one new 50 sq. ft. freestanding sign in accordance with the Zoning Resolution along North Bend Road in the area of the proposed northern access drive; and 7. That the existing BZA-approved freestanding sign along North Bend Road at Edgewood Drive shall be permitted to be relocated onto the site and enlarged to a size not to exceed 99-square feet and 12 feet above the final grade provided the square footage of the signage for the existing uses on Edgewood Drive is maintained and that all relocation and reconfiguration costs associated with the sign are borne by the applicant, maintenance and operational costs shall be shared by mutual agreement among the parties. Modification: 1. Section 14-5 - That a minimum 6-foot boundary buffer shall be permitted where a 20-foot boundary buffer is required subject to the required amount of plantings installed. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

- b. Case Green #2010-02, Bluesky and Harrison Monument Sign, ASI Signage Innovations, Applicant, northwest corner of Harrison Avenue, Bluesky Drive intersection, south of Northcrest Lane (Book 550, Page 0220, Parcel 1169) for approval of Major Adjustment to an existing "EE" Planned Retail District to move the location of a previously approved freestanding sign.

Development Director Goetzman presented a brief PowerPoint overview of the proposed project and recommended approval in accordance with the plans submitted.

Linda Hoog, 5423 Bluesky Drive, President of the Bluesky Drive Condominium Association, noted that the project number should have been 2010-02 not 2015-02, Mr. Goetzman acknowledged the wrong case number. Ms. Hoog asked about the height of the sign, expressing a concern that the sign might be taller than the building. Development Director Goetzman stated that the signage will be approximately eleven feet tall and it should not be taller than the buildings. Ms. Hoog also asked about the lighting of the sign. Development Director Goetzman stated that the plans indicate that the signage will be internally illuminated. Ms. Hoog asked if the Beacon Orthopaedics sign will be relocated. Development Director Goetzman stated that a plan has been submitted to relocate the Beacon sign.

RESOLUTION #15-0810-F

Chairman Rosiello moved to pass a resolution recommending approval of Case Green #2010-02 to the Hamilton County Rural Zoning Commission in accordance with the plans submitted. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

3. The Green Township Board of Zoning Appeals will hear the following cases on August 25, 2015 at 4:30 p.m. at the Green Township Administration Building, 6303 Harrison Avenue:
 - a. Case GTBZA #2015-02, Gary Hemmerele, Hammerle Homes LLC, Applicant, Timothy and Jennifer Probst, Owners, applicant is seeking a variance approval to construct an attached garage addition with less rear yard setback than required on a residential lot. The subject property is located in the "C" Single Family Residence District of the Northeast Green Township Zoning District.
 - b. Case GTBZA #2015-03, Jeff Wieland, Jack H. Wieland LLC, Applicant, Karen Bowman, Owner, applicant is seeking a variance approval to construct a new single-family residence with less rear yard setback than required on a residential lot. The subject property is located in the "A" Single Family Residence District of the Northeast Green Township Zoning District.

Fiscal Officer, Tom Straus, reported that the Township purchased a \$1 million dollar Fannie Mae Agency Bond that yields 1.7% and matures in December of 2019.

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

Township Administrator, Kevin Celarek, announced that the Oak Hills School District will start school on Thursday, August 13, 2015 and the Northwest School District will start school on Monday, August 24, 2015.

Trustee Linnenberg stated that if you are traveling on a four lane road and are traveling in the opposite direction of a stopped school bus you DO NOT have to stop for the school bus. If you are traveling the same direction as the stopped school bus you DO need to stop for the school bus.

Director of Public Services, Joe Lambing, reported that construction on Harrison Avenue is completed all the way to the Colerain Township line. Mr. Lambing also reported that Rybolt Road is also open all the way from I-74 to Taylor Road. Mr. Lambing reported that Wesselman Road is now closed from Rybolt Road to Ebenezer Road for the next 45 days, which will be sometime the end of September. He emphasized that you cannot access Rybolt from Wesselman. Mr. Lambing reported that saw cutting has begun in Monfort Heights for curb replacement and that sidewalk installation along West Fork Road is complete except for the portion going into the park.

Fire/EMS Chief, Doug Witsken, reported that at the end of May the Fire Department swore in a new full-time firefighter, Josh Wuebbling, who was a replacement for Mike Boeckermann who retired in January. Chief Witsken just received word that Josh will be leaving shortly due to another full-time position that he has accepted. Therefore, there is a full-time vacancy. At the next Trustees meeting there will be a candidate presented

to the Board of Trustees for their approval.

Police Chief, Bart West, reported that residents should be careful driving with schools opening shortly. He reported that vehicles must slow down in school zones. Chief West also asked residents to please respect speed limits on newly paved roads such as Harrison Avenue and Rybolt Road.

Fiscal Officer Straus reported that he has already observed speeding on newly paved Rybolt Road.

Director of Development, Adam Goetzman, reported that he has been working with Butch Nanney on improvements and upgrading of the trail at Veterans Park. Mr. Nanney met with Brian Goubeaux of JMA Engineering last week and they are preparing a final engineering estimate for that work. That information will be presented to the Trustees at their next meeting. He indicated that project could be bid in September and construction occur in October of this year.

Development Director Goetzman stated that he will have the five-year update of the Land Use Plan posted on the new Township web site. Mr. Goetzman anticipates that it will be on the agenda for review at the next Trustees Meeting on August 25, 2015. There will be a presentation at the next Trustees Meeting to go over the changes which will then be forwarded to Hamilton County Regional Planning for their consideration in October. Final adoption of the plan by the Hamilton County Regional Planning Commission will make the Land Use Plan current again.

Chairman Rosiello thanked the Land Use Planning Committee for their work on the Five Year Update of the Land Use Plan.

Trustee Callos reported that on August 1, 2015 he stopped by Oakdale School and there were over 60 volunteers working on the Scottie Yard Playground project. Trustee Callos encouraged residents to stop by and see the great work that has been done to get that playground completed.

Trustee Callos announced that the new Green Township website will be unveiled on August 24, 2015. Trustee Callos read several thank you letters.

Chairman Rosiello reminded residents that "Kids Fun Day" will be held at Veterans Park on Saturday, August 29, 2015, from 11:00 a.m. to 2:00 p.m. Trustee Rosiello stated that Jennifer Barlow and lots of volunteers from each department volunteer their time to make that a successful event. Kids Fun Day is sponsored by Cincinnati Children's Hospital.

Chairman Rosiello reminded residents that Sophie's Angel Run will be held on September 27, 2015. He asked residents to please be mindful of runners and walkers along that route.

Chairman Rosiello reminded residents to please slow down as schools begin to open shortly.

Chairman Rosiello asked residents to please not litter.

The next regular meeting of the Board of Trustees will be held on Monday, August 24, 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 6:18 p.m.

ATTEST: