

The regular meeting of the Green Township Board of Trustees held on November 14, 2016 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Chairman Callos moved to approve the minutes for the regular meeting of October 24, 2016. Trustee Linnenberg seconded the motion. All voted Aye.

RESOLUTION #16-1114-A

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

RESOLUTION #16-1114-B

Chairman Callos moved to pass a resolution accepting and approving the 2017 Temporary Appropriations. Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

RESOLUTION #16-1114-C

Chairman Callos moved to pass a resolution appointing Justin Hartfiel as a member of the Board of Directors of the Green Township Joint Economic Development District II (JEDD) effective November 14, 2016. Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Township Attorney, Frank Hyle, stated that Creighton Wright, Jr., a member of the JEDD II Board of Directors, is no longer with Christ Hospital. Justin Hartfiel has been selected to represent Christ Hospital on the JEDD II Board.

RESOLUTION #16-1114-D

Chairman Callos moved to pass a resolution appointing Tony Rosiello as a member of the Board of Directors of the Green Township Joint Economic Development District V (JEDD) effective December 16, 2016. Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Tony Rosiello has been appointed to serve on the United Dairy Farmers (UDF) Board of Directors for the JEDD V on behalf of the Green Township Board of Trustees. Two members will be appointed to that board to represent UDF. One additional member from the Green Township Board of Trustees will be appointed to the JEDD V Board on December 16, 2016.

RESOLUTION #16-1114-E

Chairman Callos moved to pass a resolution to establish the 2017 Trustee Meeting Dates. Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

RESOLUTION #16-1114-F

Chairman Callos moved to pass a resolution to establish the 2017 Township Holidays. Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

RESOLUTION #16-1114-G

Chairman Callos moved to pass a resolution to establish the 2017 Employee Pay Dates. Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

RESOLUTION #16-1114-H

Chairman Callos moved to pass a resolution declaring 32 MSA Self-Contained Breathing Apparatus (SCBA) Units and accessories as surplus property, and authorizing the donation of the units to the following departments: 14 SCBA Units to the Wayne Township Fire Department in Cherry Fork, Ohio, 6 SCBA Units to the West Union FD in West Union, OH, 4 SCBA units to the Bethel Tate Fire Department in Bethel, Ohio and 4 SCBA Units to the Otway Fire Department in Otway, Ohio. Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Fire/EMS Chief, Doug Witsken, stated that in 2015 and 2016 all of the Self-Contained Breathing Apparatus (SCBA) have been replaced with units that meet current national and Ohio Industrial Commission standards. Chief Witsken stated that there are rural areas in Ohio that do not have the financial resources to purchase updated equipment. The sales representative from Vogelpohl Fire Equipment suggested possible donation

to four fire departments in rural areas of Ohio that would greatly benefit from these surplus items. Chief Witsken asked the Board to consider donation to those four departments. Township Attorney, Frank Hyle, stated that the surplus equipment being donated has no value to Green Township. Chairman Callos stated that the donation is the best way to help out communities in need.

RESOLUTION #16-1114-I

Chairman Callos moved to pass a resolution to appoint Tony Rosiello, Frank Birkenhauer, Greg Thesing, Doug Witsken and Triffon Callos to the Volunteer Fire Fighters' Dependents Fund Board of which Tony Rosiello will serve as Chairman and Doug Witsken will serve as Secretary to serve a one year term commencing on January 1, 2017. Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Fire/EMS Chief, Doug Witsken, stated that the Volunteer Fire Fighters' Dependents is maintained by the State of Ohio to cover volunteer and part-time fire fighters benefits in the event of a line-of-duty death. The appointments to that board are maintained by the State in the event that the board has to meet in order to certify a claim. If a claim is made and certified by the board then the death benefits will be processed. A meeting of the Volunteer Fire Fighters' Dependents Fund Board would be open to the public.

RESOLUTION #16-1114-J

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. 5727 Cheviot Road (550-0081-0179), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Aye.
2. 3543 Epley Lane (550-0070-0079), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Aye.
3. 3426 North Bend Road (550-0071-0004), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Aye
4. 4828 Race Road (550-0110-0014), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Aye.
5. 3812 Ruebel Place (550-0121-0114), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Aye.
6. 5226 Sidney Road (550-0041-0306), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Aye.
7. 5565 Woodhaven Drive (550-0162-0127), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Aye.

Administrator Birkenhauer made the following announcements:

1. The Hamilton County Rural Zoning Commission will hold a public hearing on November 17, 2016 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 #6-87, Kroger Fuel Center, McBride Dale Clarion, Applicant and Monfort Heights Station LTD, Owner, 3491 North Bend Road, for approval of construction of a new Kroger Fuel Center with a total of five pump islands with 10 fueling stations sheltered by a canopy and additional landscape and signage modifications.

Development Director, Adam Goetzman, reported that the property is an existing "EE" Planned Retail District dating back to 1987, requiring a Major Modification review. The request is for construction of a fuel center on the former Blockbuster Video site. There will be five fueling pump areas with a total of ten pumps. Mr. Goetzman noted that the building has been vacant for many years. The redevelopment proposal also includes some upgraded signage. The property is located at the Cheviot Road/North Bend Road intersection. It is an approximately 5.5 acre site with frontage on both North Bend Road and Lee's Crossing, which is a private road.

Development Director Goetzman presented a site plan as well as building and signage plans. He identified the locations of two freestanding signs. One would be a new monument sign at the intersection of North Bend and Lees Crossing, the second would be additional signage to provide gas pricing information on the existing pylon sign on North Bend.

He noted that the application includes a comprehensive landscape maintenance and upgrade plan for the site that includes some parking lot reconfiguration and new site landscaping.

The applicant, Ann McBride from McBride, Dale, Clarion, representing Kroger, was present to discuss proposed signage. Ms. McBride stated that the Hamilton County Regional Planning Commission did prepare a staff report which contained a number of conditions. One of which was to consolidate the separate properties. She stated that they are working on consolidation. Ms. McBride addressed signage modifications, and stated that the new proposal is for one fuel "pricer" sign on the west side of the canopy elevation. That signage is very important to Kroger because a large percentage of the fuel customers proceed to the Kroger store. The only other signage on the canopy being proposed is the small Kroger and the logo which is 13 sq.ft. on the east side of the canopy. There would be just the one fuel "pricer" on the canopy. She noted that additional signage on the canopy will require a variance. She asked the Trustees to support a variance for additional signage on the canopy.

Chairman Callos stated that he is very pleased to see that location being redeveloped after being vacant for over a decade. Chairman Callos asked if there are any concerns over parking. Ms. McBride stated that Kroger did install a very popular click-pick service at the Kroger store, and that, coupled with the drive-through pharmacy window, allows for many cars to circulate through the area without actually having to park.

Chairman Callos asked what percentage of customer's fuel up upon entering or leaving the Kroger store. Ms. McBride stated that the percentage is approximately 70%. Chairman Callos stated that the proposal contains more than adequate signage.

Trustee Linnenberg stated that he hopes to see the Kroger store remodeled and updated.

Ms. McBride stated that the streetscaping and landscaping will be brought up to date with current code requirements. There will be shrubs and trees along Lee's Crossing as well as the two public streets.

Chairman Callos asked if there is a proposed timeframe for the project. Ms. McBride stated that construction would likely begin in spring, 2017. Construction will take approximately 6-7 weeks to complete.

RESOLUTION #16-1114-K

Chairman Callos moved to pass a resolution recommending approval of Case Green #6-87 to the Hamilton County Rural Zoning Commission subject to the following conditions, and two variances: 1. That all conditions for Zone Amendment Case Green #6-87 shall remain in effect; 2. That site landscaping be installed in conformance with the plan submitted; 3. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan for the area of the fuel center; 4. That the fuel canopy signs shall be limited to a total of 60 sq.ft.; 5. That no outdoor sales, display, storage or vending shall occur outside of the footprint of the canopy, and that all vending shall be located in accordance with Section 10-18 of the Zoning Resolution; and 6. That all parcels be consolidated prior to issuance of a Final Zoning Certificate. Variances: 1. Table-12-9 Parking be permitted at a rate of 1 space per 200 sq. ft. of retail; and 2. Section 13-12.3(f) That a second freestanding sign be permitted subject to a total freestanding sign area for the site does not exceed 150 sq. ft.

Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

- b. Case Green #2016-01, North Bend Road Lawn Care, Craig Abercrombie, Abercrombie and Associates Inc, Applicant, and Upscale Properties, Owner, 4200 North Bend Road, for approval of a Major Adjustment to an existing "EE" Planned Retail District to allow an existing row of nine storage corrals along the south boundary of the site to remain instead of constructing the approved 2,450 sq.ft., 22 ft. tall pole barn with no other changes to the site.

Development Director, Adam Goetzman, stated that the applicant is Craig Abercrombie, of Abercrombie & Associates. Mr. Abercrombie is the Engineer for this project. The case is a Major Modification request. The applicant is proposing an existing row of nine storage corrals along the south boundary of the site to remain instead of constructing an approved 2,450 sq.ft., 22 ft. tall pole barn.

Development Director Goetzman noted that the property was originally approved with a number of conditions and variances. Those conditions related to how the site was going to be organized as it moved from a non-

conforming auto repair, bakery, and large storage building to a Mixed-Use Retail lawn care business. It is recommended that those conditions stay in place, so all the conditions for the Zone Amendment Case of 2016 shall remain in effect. Development Director Goetzman also recommend a modification to include that 51 shrubs be planted on the periphery of the site to assist in the long term buffering of the project. Hamilton County Rural Zoning staff has no objection to the site plan subject to the conditions.

Chairman Callos asked if there have been any complaints from adjoining property owners. Development Director Goetzman stated that he has not received any complaints at this point.

Trustee Callos stated that he is pleased to see that the plan includes adequate buffering requirements.

RESOLUTION #16-1114-L

Chairman Callos moved to pass a resolution recommending approval of Case Green #2016-01 to the Hamilton County Rural Zoning Commission subject to the following conditions and one modification: Conditions - 1. That all conditions for Zone Amendment Case Green #2016-01 shall remain in effect; and 2. That the gravel and outdoor storage and display area shall be indicated on the Zoning Compliance Plan and shall be reduced as necessary to comply with the approximately 14,000 sq.ft. maximum permitted area in the Zone Amendment Resolution of Approval. Modification - 1. Section 14-5 - That 51 shrub plantings shall be permitted within the portion of the southern boundary buffer not adjacent to the southern wall of the storage bins where 68 shrubs are required, as the additional shrubs would serve no meaningful purpose. Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

2. The Green Township Train Show will take place at the Green Township Senior Center, 3620 Epley Road, on November 19, 2016 from 12:00 p.m. to 7:00 p.m. and November 20, 2016 from 12:00 p.m. to 5:00 p.m.
3. Green Township Clean-Up Day will take place at Kuliga Park, 6717 Bridgetown Road, on November 19, 2016 from 8:00 a.m. to 5:00 p.m.
4. Green Township Family Winterfest will take place at the Nathanael Greene Lodge, 6394 Wesselman Road, on December 2, 2016 from 5:00 p.m. to 9:00 p.m.

Chairman Callos asked if there will be shuttle bus service from the Township Administrative Complex to the Nathanael Greene Lodge for Winterfest. Administrator Birkenhauer stated that there will be bus service to the Lodge for Winterfest.

Fiscal Officer, Tom Straus, reported that so far this year the Township has received approximately \$40 million dollars and expended approximately \$34 million dollars. The General Fund has received approximately \$3.4 million dollars and expended approximately \$3.3 million dollars.

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

Township Administrator, Frank Birkenhauer, reported that the Trustee Meeting Date approved for December of 2016 will be changed from December 19, 2016 to December 12, 2016.

Director of Public Services, Joe Lambing, reported that one of the two blighted houses on Harrison Avenue at Wesselman has recently been demolished. The house containing asbestos is still there, however, the asbestos abatement company should be able to get in there to remove the asbestos soon so that the house can be demolished. Director Lambing stated that work is continuing on the new parking lot at the Senior Center. He also reported that sidewalk work along Bridgetown Road is still progressing on schedule. Director Lambing announced that Clean-Up Day will be held at Kuliga Park on Saturday, November 19, 2016. Yard Waste drop off will be from 11:30 a.m. to 5:00 p.m. There will also be a shred truck available from 10:00 a.m. to 2:00 p.m. Clean-Up Day is for Green Township residents only. No paints, herbicides, pesticides, or items containing Freon will not be accepted. Tires will also not be accepted.

Chairman Callos stated that Clean-Up Day was advertised in the Press Community Newspaper with a list of items that will NOT be accepted. Chairman Callos asked if that list is also published on the Township's website. Administrator Birkenhauer stated that he will make sure the information is there.

Chairman Callos asked Public Services Director Lambing if the snow plow trucks are ready for winter. Director Lambing stated that the trucks are ready.

Fire/EMS Chief, Doug Witsken, thanked the Board for their continued support of the Employee & Family Flu Shot Program. It is the most popular health and wellness program that the Township offers. This year 95 shots were administered. Chief Witsken thanked Tri-Health event medicine staff for their assistance with that program.

Chairman Callos thanked the Police and Fire Departments for passing out candy on Halloween. Their presence in neighborhoods is very appreciated.

Police Chief, Bart West, thanked the residents for their support of the Safety Service Levy and the Roads Levy that were on the ballot November 8, 2016. Those levies were renewed at a record approval rating. Chief West also thanked four Police Officers that volunteered in the Honor Guard at the Veterans Day Ceremony at Veterans Park on November 11, 2016.

Chairman Callos asked for an update on the progress of the Police Substation on Blue Rock Road. Chief West stated that roof and HVAC work is being done at this time. Chief West will be meeting with three of the contractor's tomorrow morning to receive updates. There is not currently a proposed date for completion, however, he stated that he is hoping that work will be completed at the end of this year or very early in 2017.

Chairman Callos thanked the residents of Green Township for their overwhelming support of the Police and Roads Levies this past Tuesday. Those are core vital services that make Green Township a great place.

Director of Development, Adam Goetzman, reported that last week he filed two grant applications with the Ohio Public Works Commission (OPWC) requesting funds for the South Road Greenspace grant being submitted in conjunction with Miami Township, and for the West Fork Road property. Both of those grants were submitted on time and will be reviewed in December, with a decision made by OPWC before the end of the year or early 2017. Those grant requests are for 75% of the purchase price of those greenspace acquisitions. Development Director Goetzman thanked the Public Services Department for their work at the Senior Center. The restroom and parking lot projects are currently well underway. Development Director Goetzman also reported that the first phase of paving on the Hike/Bike path should be completed by the end of November.

Trustee Linnenberg read several thank you letters.

Trustee Linnenberg stated that work on the Werk/Westbourne EHRT facility continues on schedule.

Trustee Linnenberg stated that over the years he has had a wonderful working relationship with Press Community Newspapers reporter Kurt Backscheider. Unfortunately, Gannett recently did layoffs, and Kurt was one of those who lost his job. Trustee Linnenberg stated that Kurt was a huge asset to Green Township and will be greatly missed in that role.

Chairman Callos stated that Kurt Backscheider was the type of reporter who would listen and report fairly on the facts. Reporter Jennie Key will be replacing Kurt in that role.

Chairman Callos stated that the Veterans Day Ceremony was attended by approximately 350-400 people. It was one of the largest audiences in attendance for that event. Chairman Callos thanked Mike Donnelly and VFW Post #10380 for hosting that event. He also thanked Green Township staff who volunteered their time to assist with that event. Chairman Callos stated that he was honored to see all of the Veterans in attendance.

The next regular meeting of the Board of Trustees will be held on Monday, November 28, 2016 at 5:30 p.m.

Chairman Callos moved to adjourn the meeting. Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Aye; Chairman Callos: Aye. Meeting was adjourned at 6:00 p.m.

ATTEST: