

The regular meeting of the Green Township Board of Trustees held on January 23, 2017 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Chairman Callos moved to approve the minutes for the regular meeting of January 09, 2017. Trustee Rosiello seconded the motion. All voted Yes.

Representatives from LaSalle High School were present to receive a plaque commemorating The LaSalle Lancer Football Team winning the 2016 Ohio Division II State Football Championship. Present are: Greg Tankersley-Executive Director, Tom Doerger-Coach, and players Brady Reynolds, Shane Dashley, Nick Rielage, Ethan Campbell, Nathan Boeckermann, and Bobby Froehlich.

Chairman Callos congratulated the LaSalle Lancers for winning the Ohio Division II State Football Championship three years in a row. Chairman Callos stated that he is a proud graduate of LaSalle High School.

Trustee Linnenberg congratulated the Lancers on their win and stated that he hopes to see them again next year.

Trustee Rosiello congratulated the Lancers on their win and stated that he is proud member of LaSalle Alumnus.

Chairman Callos presented the team with a plaque commemorating their win.

Trustee Rosiello announced that Township Attorney, Frank Hyle, is also a proud graduate of LaSalle High School.

**RESOLUTION #17-0123-A**

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

**RESOLUTION #17-0123-B**

Chairman Callos moved to pass a resolution authorizing the promotion of Lieutenant Chris Godfrey to the rank of District Chief-Shift Supervisor with an effective start date of February 4, 2017 with a salary of \$28.00 per hour, Step 1 of the District Chief Pay Scale. Trustee Rosiello seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Asst. Chief, Scott Souders, explained the promotional process and stated that District Chief Godfrey has been with the department for 22 years.

Chairman Callos congratulated District Chief Godfrey on his promotion and thanked his friends and family that were present at the meeting to mark the occasion.

Fiscal Officer Tom Straus swore in District Chief Godfrey.

Asst. Chief Souders stated that District Chief Godfrey has chosen his wife's grandfather, Ken Durbin, to pin him. Ken is a resident of Green Township and is a retired City of Cincinnati Firefighter. As a Lieutenant, Mr. Durbin was in command of one of the cities heavy rescue units, Squad 52, and finished up his tenure in the Training Bureau with Cincinnati Fire. Mr. Durbin pinned Chris and congratulated him on his promotion.

District Chief Chris Godfrey thanked his family, friends, co-workers, and mentors who have supported him throughout his career.

Chairman Callos thanked retiring District Chief, Mark Wagner, for his service to the Fire Department, Green Township, and its residents.

Trustee Linnenberg stated that he is grateful that the Township has very qualified and talented personnel to promote from within.

Trustee Rosiello congratulated District Chief Godfrey on his promotion.

**RESOLUTION #17-0123-C**

Chairman Callos moved to pass a resolution assenting to the acceptance of Forestview Gardens Drive in the Forestview Gardens Phase I Subdivision. Trustee Rosiello seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

**RESOLUTION #17-0123-D**

Chairman Callos moved to pass a resolution to approve participation with the Ohio Department of Transportation for Project PID #889790, Ham SR 264-6.90 Bridgetown, Ebenezer and Taylor Roads Project. Trustee Rosiello seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Development Director Goetzman stated that the above resolution is the final legislation before the bidding process before the project begins. The resolution also triggers payment of the Township's matching share of the estimated project costs per the ODOT contract.

**RESOLUTION #17-0123-E**

Chairman Callos moved to pass a resolution declaring January 29, 2017 Antoinette Grace Barlag Day. Trustee Rosiello seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Chairman Callos announced that Ms. Barlag will be celebrating her 95<sup>th</sup> Birthday on January 29th. Ms. Barlag has been a resident of Green Township for over 75 years. She is a devoted mother, proud grandmother, and dedicated parishioner to St. Aloysius Church, as well as an active member of the Green Township Senior Center, and Women's Veterans Organization. Chairman Callos presented a proclamation declaring January 29, 2017 as Antoinette Barlag Day in Green Township.

**RESOLUTION #17-0123-F**

Chairman Callos moved to pass a resolution declaring School Choice Week in Green Township from January 22, 2017 to January 28, 2017. Trustee Rosiello seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Administrator Birkenhauer explained that Green Township has been asked to recognize School Choice Week. That program focuses on the K through 12 education options that are available for children of families in Green Township.

**RESOLUTION #17-0123-G**

Chairman Callos moved to pass a resolution authorizing Lieutenant Jim Vetter to attend the Non-escalation, De-escalation and Crisis Intervention Tactics Instructor's Course in Franklin, Tennessee from January 30, 2017 to February 3, 2017. The course fee, lodging and meals to be paid by the Township. Trustee Rosiello seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Chief West reported that the training is an instructor's course, so Lieutenant Vetter will be able to return from this training and train others in the department.

Chairman Callos stated that training is very important and he fully supports training efforts.

**RESOLUTION #17-0123-H**

The following properties were declared as nuisances. The Township Attorney was directed to notify the owner of the properties listed below of this resolution:

1. 5791 Childs Avenue (550-0171-0491), Motion made by Chairman Callos and seconded by Trustee Rosiello. All voted Yes.
2. 5975 Colerain Avenue (550-0011-0380), Motion made by Chairman Callos and seconded by Trustee Rosiello. All voted Yes.
3. 3685 Muddy Creek Road (550-0131-0153), Motion made by Chairman Callos and seconded by Trustee Rosiello. All voted Yes.

**RESOLUTION #17-0123-I**

Chairman Callos moved to pass a resolution for acquisition of real property for greenspace purposes located at 2797 West Fork Road (550-0031-0015) for \$300,000 and 2804 Kleeman Road (550-0031-0049) for \$100,000. Trustee Rosiello seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Attorney Hyle stated that 2797 West Fork Road is a 16.39 acre tract that was the subject of some proposed apartment development in the past. The property at 2804 Kleeman Road is a 2.6 acre tract adjacent to the West Fork Road property and is owned by the same family. The Township is applying for a Clean Ohio Grant to help with purchase of the property. Attorney Hyle stated that he is very confident that the Township will receive a 75% grant for the larger purchase. Attorney Hyle hopes that

the process will be completed by the end of the year in order to keep the property as greenspace.

Administrator Birkenhauer had no announcements to make.

Fiscal Officer, Tom Straus, stated that he had nothing to report.

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

Township Administrator, Frank Birkenhauer, thanked Mike Nie for his photography services.

Director of Public Services, Joe Lambing, reported that the weather has been good lately and the Public Services Department is doing general maintenance at this time.

Trustee Linnenberg asked if there has been any word on when the telephone pole in the middle of the sidewalk at South and Bridgetown will be moved. Public Services Director Lambing stated that the supervisor at Cincinnati Bell assured him that the telephone pole will be removed shortly.

Chairman Callos asked about the 2017 Street Rehabilitation Program. Public Services Director Lambing stated that the list has been narrowed down to approximately 22 streets. The list has now been turned over to Butch Nanney to further narrow down. A final list will be determined from there. Chairman Callos stated that he does not want rehabilitation projects taking place in the area of the North Bend Road Bridge Replacement Project while construction is still taking place.

Asst. Chief, Scott Souders, reported in the absence of Fire/EMS Chief, Doug Witsken, reported that with the promotion of Chris Godfrey there is now an opening in the Lieutenants position. Asst. Chief Souders hopes to have a candidate ready for presentation to the Board sometime in March.

Police Chief, Bart West, reported that the Police Department is currently accepting applications for Police Officers. The deadline to submit an application is February 17, 2017. Applicants must already be certified as a Police Officer or have at least an Associate's Degree from an accredited college or university. The written exam will take place on February 25, 2017 at the Nathanael Greene Lodge.

Director of Development, Adam Goetzman, reported that there will be a Land Use Amendment Hearing at the conclusion of this meeting. He also reported that the Township is currently seeking Request for Proposals for the acquisition work associated with the ODOT project for the Cheviot-Jessup project. Qualification statements are due at the end of January. Development Director Goetzman stated that he hopes to have a consultant ready for recommendation at the Trustees Meeting on February 13, 2017.

Trustee Rosiello reported that he attended a ribbon cutting ceremony this week at the Artis Memory Care facility on Bridgetown Road, and stated that the facility is a tremendous asset to Green Township. Trustee Rosiello stated that Police Chief West and Administrator Birkenhauer were present for that ceremony.

Chairman Callos recognized several Boy Scouts that were in attendance at the meeting.

The next regular meeting of the Board of Trustees will be held on Monday, February 13, 2017 at 5:30 p.m.

Chairman Callos moved to adjourn the meeting. Trustee Rosiello seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes. Meeting was adjourned at 6:10 p.m.

The Trustees released the department heads from the meeting.

ATTEST:

**LAND USE AMENDEMENT REQUEST HEARING BEGAN AT 6:15 p.m.**

The Land Use Amendment Request Hearing, 4551 Ruebel Place, Parcel 550-0121-0098 began at 6:15 p.m. The Green Township Board of Trustees considered a request submitted by Anchor Properties Inc. to amend the Green Township Land Use Plan for an approximately 0.15 acre site at the

western end of Ruebel Place. The site is currently developed as a single-family residence. The request is to change the land use designation for a single lot at 4551 Ruebel Place (550-0121-0098) from Single-Family to General Retail.

Administrator, Frank Birkenhauer, read the meeting announcement. Adam Goetzman gave a PowerPoint presentation about the land use amendment request. He stated that the request is for a change to the Land Use Plan for Green Township. The Green Township Land Use Planning Commission reviewed the matter on December 21, 2016. The LUPC found that there was new information not available when the plan was adopted that warranted additional review. The LUPC recommended changing the site from a land use of Single-family to Retail subject to three specific development strategies:

1. That the parcel should only be developed if it is incorporated into a larger development site encompassing the adjacent properties located at the northeast corner of the Bridgetown/Race intersection, developed with one single-tenant structure of a scale and massing similar to neighboring commercial structures.
2. That a detailed landscape screening plan should be developed to adequately screen adjoining residential uses on Ruebel Place.
3. That cross easement access with existing adjacent commercial uses should be encouraged.

Mr. Goetzman stated that after the LUPC meeting, a meeting was held with the pastor of Bridgetown Church of Christ to discuss the Land Use Amendment and the associated redevelopment of the northeast corner of the Race Road/Bridgetown Road intersection. Mr. Goetzman indicated that the applicant and several residents were present and that they could provide additional information.

Mike Ricke, Anchor Properties, explained that they are were seeking the Land Use Plan amendment in advance of changing the zoning on the subject property to allow the site to be developed as part of a plan to bring a Tim Horton's restaurant to Green Township. He stated that as a resident and west sider he feels this would be a great addition to the community. He noted that the lot under consideration would be used for buffer and driveway purposes only, and that plans call for a privacy fence and landscaping to be installed to buffer the adjacent residential lot. He stated that he would be happy to work with the neighbors to accommodate their preferences in fence location and buffer landscaping.

Triffon Callos asked if there is anyone who would like to speak on the issue or have questions for the applicant.

Nathan Hardesty, Pastor, Bridgetown Church of Christ, stated that he and his congregation are in favor of the change. He stated the houses are looking run down, are not secured, and there is evidence of squatters on the premises as well as possible drug activity. Tim Horton's will be a great improvement for the area.

Pastor Hardesty stated that one of his congregation is from Canada and is very excited for a Tim Horton's as they have great coffee and donuts. Wayne Bielefeld stated that he owns the house next door and stated that he will be looking directly at the fence and project. Development Director Goetzman stated that there is an existing fence that will be replaced. Mr. Bielfeld asked what grade they are going to place the fence. Mr. Ricke stated it will be at the same grade as the existing fence. Wayne Bielefeld stated this is very close to his house. Mr. Ricke stated he would be fine with putting trees and landscaping on his side of the fence so they can soften the buffer. Mr. Ricke asked Mr. Bielfeld to call him so they can work together to place the fence and landscaping in the best possible location to achieve the best butter possible.

James Daffin, owner of the neighboring car wash, stated that he wished someone would have discussed this with him prior to developing the plan. He stated he's sure there were back room deals made for the property and he would like to buy the property, he said he has an easement that he shared with Gary's Cheesecake and they agreed no trucks, however Gary never honored the agreement. He said he is concerned about the one access on Glenway that no one can access the site during certain times of the day.

Frank Hyle said there have been no back room deals and that no contract has been signed on this property. If a contract is negotiated it will be announced at a public meeting.

Triffon Callos stated that there have never been backroom deals on this board and that they have been very transparent. He further stated that the Board needs to look at the benefit of the entire community in every development and that's what they base their decisions on. This development will clean up this property and make it safer for those around the neighborhood.

Trustee Linnenberg stated that the hearing at this meeting is just for Land Use and not on zoning. The Board will make recommendations on dumpsters and fencing at a future date and there will be many more meetings on this issue.

Trustee Rosiello stated he thinks the project is a good use and is in favor of redevelopment for the site.

Finding that new information not available when the plan was adopted substantially altered the basis or rationale for a portion of the plan. That a designation of General Retail would permit the parcel to be incorporated into a suitable development site that if developed with a single use/user would attain compatibility and service levels appropriate to the adjacent residential neighborhood.

**Specific Development Strategies:**

1. That the parcel should only be developed if it is incorporated into a larger development site encompassing the adjacent properties located at the northeast corner of the Bridgetown/Race intersection, developed with one single-tenant structure of a scale and massing similar to neighboring commercial structures.
2. That a detailed landscape screening plan should be developed to adequately screen adjoining residential uses on Ruebel Place.
3. That cross easement access with existing adjacent commercial uses should be encouraged.
4. That direct commercial access to Ruebel Place (east of the site) shall be prohibited

All voted in favor of the Land Use Amendment.  
Meeting was adjourned 6:45 p.m.