

The regular meeting of the Green Township Board of Trustees held on February 13, 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 23, 2017. Trustee Linnenberg seconded the motion. All voted Yes.

Boy Scout Michael Bellman from St. Ignatius Parish, Troop 850, was present to be recognized for earning the Boy Scout's highest rank of Eagle Scout. Chairman Callos, on behalf of the Board, presented him with a Certificate of Achievement.

RESOLUTION #17-0213-A

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

RESOLUTION #17-0213-B

Chairman Callos moved to pass a resolution approving the hiring of Adam Baumann, Jacob Luning, Hunter Morgan, David Sanker, Kyle Shires and Ryan Smith as Part-Time Firefighters in the Department of Fire & EMS effective February 14, 2017, at Pay Grade FF-3, \$14.35 per hour and Justin Moody and Eric Weil at Pay Grade PM-3, \$15.59 per hour. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Fire/EMS Chief Doug Witksen stated that the hiring of these Firefighters is necessary due to a large amount of attrition over the last 18 months within the Part-Time Firefighter ranks. The department tries to maintain 42 - 45 Part-Time Firefighters. The department currently has just 38, with two or three more resignations likely occurring in the next few months. The eight Part-Time Firefighters being hired at this meeting will bring the department back to full staff for Part-Time Firefighters.

Fiscal Officer Tom Straus swore in Part-Time Firefighters Adam Baumann, Jacob Luning, Hunter Morgan, David Sanker, Kyle Shires, Ryan Smith, Justin Moody and Eric Weil.

The Firefighters thanked the Board and Chief Witsken for the opportunity to serve, and introduced their friends and family that were present.

Annual meeting of the Tax Incentive Review Council Regarding the Green Township Tax Increment Financing Program

Chairman Callos convened the annual meeting of the Tax Incentive Review Council.

Present were: Dusty Rhodes, Hamilton County Auditor
Steve Bain, Oak Hills School District
Ken Dietz, City of Cincinnati Schools

No one was present to represent Northwest or Great Oaks School Districts.

Chairman of the Tax Incentive Review Council, Dusty Rhodes, called the meeting to order.

David Linnenberg moved to appoint Triffon Callos as Vice Chairman of the Tax Incentive Review Council. Trustee Rosiello seconded the motion. All voted Aye.

Chairman Rhodes asked Fiscal Officer Tom Straus to review the 2016 history of receipts of service payments and accounting to the school districts

Fiscal Officer Straus reported that during 2016 Green Township received \$24.2 million dollars in TIF dollars, of that, the Township pays Auditors and Treasurers fees of approximately \$275,000. Approximately \$9.4 million dollars went to the Oak Hills School District; \$3.3 million to the Northwest School District; \$911,000 to the Cincinnati School District; and approximately \$743,000 to Great Oak School District. There was a balance of approximately \$9.3 million dollars to the Township. The carry-over from the TIF was approximately \$18.8 million dollars. The total revenue for the TIF Fund was \$28.2 million dollars. As of December 31, 2016 there was an unencumbered TIF balance of approximately \$17.8 million dollars.

Administrator Frank Birkenhauer reported that the total TIF expenses for 2016 were \$8.3 million dollars. Major projects in the Township were the 2016 Street Rehabilitation Projects, Hiker/Biker Trail improvements, various Fire Station improvements, police vehicles, and body cameras for the Police Officers, as well as the completion of acquisition of right-of-way for the 5-Points Intersection Improvement Project.

Administrator Birkenhauer stated that the large TIF projects in 2017 will be large improvement projects at West Fork Park, the 2017 Annual Street Rehabilitation Program, and payment for the Township's share of the County project for the Harrison Avenue and Westwood-Northern Boulevard Improvement Project.

Triffon Callos stated that he is very pleased with the extension of the TIF Program through 2039. That program allowed the Township to disburse 62% of funds received (\$15 million dollars) to the school districts in 2016. Mr. Callos stated that the investment in our school districts is very important to the Green Township community.

David Linnenberg thanked former Green Township Trustee Bill Seitz for his foresight and implementation of the TIF Fund Program.

Tony Rosiello stated that TIF Funds in Green Township are used very judiciously. He also thanked Bill Seitz for fighting to get the 15 year extension for the TIF Fund.

Triffon Callos stated that there are many projects that the Township has helped the school districts with over the last several years to keep the school districts good and keep young families here in Green Township.

Dusty Rhodes stated that the residents on the west side are very fortunate because the school districts on the west side are doing a tremendous job keeping education standards up while having one of the lowest tax rates in the whole County.

Dusty Rhodes stated that the residents of Green Township are very fortunate for the leadership that they have had. He stated that Green Township was the first Township to use TIF Funds, and they have used them very wisely. He congratulated the Trustees on the fine job they do and thanked them for leading the way.

Steve Bain, Oak Hills School District, thanked the Board of Trustees and Auditor Rhodes for their partnerships and support.

David Linnenberg moved to adjourn the annual meeting of the Tax Incentive Review Council. Trustee Callos seconded the motion. All voted Aye.

RESOLUTION #17-0213-C

Chairman Callos moved to pass a resolution approving the hiring of Scott Braun in the Public Services Department effective February 18, 2017 with a starting salary of \$17.12 per hour. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Public Services Director Lambing reported that Mr. Braun has worked for the Township for approximately the last eight years as a custodial employee at the Nathanael Greene Lodge and Green Township Senior Center. Mr. Braun obtained his CDL and is very enthusiastic about making the move to the Public Services Department. Mr. Braun knows the staff very well, and will make a fine addition to the department.

RESOLUTION #17-0213-D

Chairman Callos moved to pass a resolution to approve the hiring of Matthew Comarata as an Event Attendant for the Green Township Senior Center at a pay rate of \$8.50 per hour for weekday events and \$11.00 per hour Captain I pay for weekend events. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Development Director Goetzman stated that the hiring of Matthew Camarata will help round out event staff at the Senior Center and fill in gaps in staffing with Scott Braun's transfer to Public Services until we can backfill the position with additional part-time facility maintenance employees.

RESOLUTION #17-0213-E

Chairman Callos moved to pass a resolution authorizing advertising for bids for the Veteran's Park Restroom Facility. The engineer's estimate is \$200,000. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Public Services Director Lambing reported that the current restroom facility was installed in 1994 and is in need of expansion and replacement. The new restrooms will have a radiant heat system so that they can remain open longer in colder weather.

Chairman Callos stated that the restroom improvement project will be paid for with TIF Funds.

RESOLUTION #17-0213-F

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. 5915 Colerain Avenue (550-0011-0118), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
2. 4015 Hutchinson Road (550-0232-0089), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
3. 3868 Maywood Court (550-0121-0397), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
4. 5093 Rybolt Road (550-0310-0231), Motion made by Chairman Callos

and seconded by Trustee Linnenberg. All voted Yes.

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

- a. RNR Partners 3 LLC, Dent Drive Thru, 5869 Filview Circle, Cincinnati, Ohio 45247. The Police Chief had no objection. The Trustees had no objection.

Administrator Birkenhauer made the following announcements:

1. Green Township will be advertising for Request for Proposals for the Green Township Interchange Gateway Plan. This would be for engineering and design services for the North Bend Road Interchange and the Harrison/Rybolt Interchange. The announcement will be advertised in the newspaper in the next couple of weeks. The bid opening date will be mid to late March.
2. The Hamilton County Rural Zoning Commission will hold a public hearing on February 16, 2017 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 #2017-02, Harrison and Belclare PUD, Belclare Properties LLC, Applicant and Owner, 6302 Harrison Avenue, for approval of a Planned Unit Development (PUD) in an existing "E" Retail District and a Major Adjustment in an "EE" Planned retail District.

Development Director Goetzman stated that Case #2017-02 is a Planned Unit Development (PUD). The overall Impervious Surface Ratio (ISR) for the site will exceed 60%, which triggers the PUD process, which is a process that allows the Zoning Commission to look at individual standards of the Zoning Code with setbacks, surface area, landscaping, etc. in a finite process in creating a plan that must be then followed to move forward. In this instance, the applicant is the owner and the applicant. The site is located right across the street from the Green Township Administrative Complex. It is the shopping center that has the bank in it, military recruiting station, and parking lot in the rear that is going to be modified with the addition of a building. It will be an approximately 15,000 sq.ft. building for private personal training purposes. Parking will be provided in the area and shared parking agreements with the existing tenants will be required.

Mr. Goetzman provided a PowerPoint presentation with plans showing the building location and landscape plan. He noted that the building will be behind the Penn Station and the bank. You will be able to see the facility from Belclare. He noted that the existing area of the proposed building is largely covered by an existing paved parking lot, that was initially approved for a Frisch's several years ago. The County has identified additional landscaping that would be required to comply with the zoning resolution.

Scott Huber, Abercrombie & Associates, Site Civil Engineer, representing the owner, Dave Humel, along with his partner Shay Wardwell were in attendance.

Mr. Huber clarified that when the public notice mailing went out it stated that the building was a 15,000 sq.ft building. The 15,000 sq.ft. is actually the total square footage between the first floor and the basement. The building will have a full basement that will be 7,800

sq.ft. and a first floor with 7,800 sq.ft. Therefore, the footprint is only 7,800 sq.ft., but the total square footage between the first floor and the basement is 15,000 sq. ft. There may have been some confusion during the Staff Conference about the exact size of the building.

He stated that the building is going to be used for a mixture of baseball academy training and armed forces training. The recruiting center is just to the north so the owner has worked with the armed forces recruiting center, and they are going to be able to use the facilities. The baseball academy is a private lesson type setup. It will not have a coin operated auto-pitch mechanism, or anything like that. The services provided will be personalized one-on-one training by appointment only.

Development Director Goetzman stated that he wished to clarify Condition #12. Specifically, the public sidewalk. We are willing to do that but I just want you to know that this is just going to be in front of the retail building, it is not going to be in front of the bank property, as the back property is not part of this PUD process or the major modification.

Mr Huber stated that the applicant is in general agreement with the conditions as presented, but he'd like a little flexibility just to work with staff to kind of insert a little bit more just to kind of clear it up for future use.

Chairman Callos asked if there any residents present that wish to speak.

Amy Weston, 5254 Belclare, stated that she can appreciate that the owner of the land owns the property where this is going to be abutting, but, he does not live there. It's rental property. This is a very residential area between Belclare and Bluelake, which goes down the opposite way but wraps around. Harrison Avenue has gotten very large and there is a lot going on and lots of things popping up. She stated that the residents do not need one more thing squeezed in to this little piece of land that going to go right up against the houses that it's going to be by, plus it's a lot of kids in the area, and I can appreciate that it's going to be private people signing up to come here, but there's no saying that, how's it going to be regulated, if people are hanging out there or not. She stated that she does not like the proposed project and doesn't think that it should be squeezed in there, and there is plenty of other property, even on Harrison Avenue.

Development Director Goetzman stated that there were approximately a dozen residents that attended the staff conference. Generally, it was relatively reviewed favorably. Several residents spoke in support of the project. There was some concern about trash. The majority of the conversations were with residents who live back on Belclare, behind the property, because they're actually more impacted by the location. There was discussion about additional screening, which prompted the landscaping recommendations from the County.

Dave Hummel, owner of the building, stated that originally a two-story bank was planned for the site, with the bank on the lower level and office space on the second floor. And when that didn't go through, a Frisch's with a drive-through was proposed and approved for the site, which also didn't go through. Mr. Hummel stated that it was probably a good thing, because of the trash and volume of cars. He stated that currently there is a low intensity bank with three or four employees. Mr. Hummel stated that there is a need for kids that are in baseball to have a training facility. The building will be well constructed, and well insulated, so noise should not be an issue. The building will also

be used by the military recruiting center located in the shopping center. The military recruits will be able to use the facility at no charge, and their use should not conflict with the use for baseball training.

Chairman Callos stated that he sees the value for the community and for those who will take advantage. Chairman Callos asked what the peak months will be for the center for maximum usage

Dave Hummel introduced Shay Wardell, a former minor league player for Boston, who will be running the facility. Mr. Wardell stated that the peak times will typically be during winter months.

Chairman Callos stated that there are 13 conditions associated with the project on a variety of different things. There was a staff conference held for the residents. Chairman Callos stated that the Trustees always welcome comments and feedback from the residents. So that is very important when considering various projects that come up.

Trustee Linnenberg asked how many people will be in the facility during specific hours. Mr. Hummel stated that he does not anticipate that hours would exceed 8:30 or 9:00 p.m. Mr. Hummel stated that a team could come in, which would be up to 12 kids, but most lessons are one to four kids.

Chairman Callos stated that Condition #4 lists hours of operation from 7:00 a.m. to 10:00 p.m. Mr. Hummel stated that those hours should not be a problem from a noise standpoint.

Mr. Hummel stated that he will ensure that the building is extra insulated because he does not want noise for the other tenants in his strip building, or at the bank.

Development Director Goetzman stated that since this is kind of a hybrid facility it can't turn into a public gym, like a health/fitness gym, so it will have to remain a private training facility. It can't be a general purpose gym because the site does not have enough parking.

Mr. Hummel questioned the cross easement condition presented by Mr. Goetzman.

Attorney Hyle stated that as he reads the condition it's saying that the adjoining parcel, not the subject property, would be responsible for the cost of creating and maintaining the shared access drive.

Attorney Hyle stated that the owners shall grant each other commercially reasonable cross-access easement, to grant each other necessary access rights.

Chairman Callos stated that condition 12 currently states that a public sidewalk shall be constructed along the frontage of Harrison Avenue.

Trustee Rosiello asked if it would be a sidewalk to nowhere. Development Director Goetzman stated that it would be very similar to the sidewalk installed in front of Chipotle and Starbucks. The condition is in keeping with promoting sidewalks along Harrison Avenue.

Trustee Linnenberg stated that he would like to see the developers paying for sidewalk installation up and down Harrison Avenue. The Township can potentially connect them at a later date. But his goal is to have sidewalk along Harrison Avenue to access Veterans Park.

Chairman Callos stated that sidewalk along Harrison Avenue is a long term vision.

RESOLUTION #17-0213-F

Chairman Callos moved to pass a resolution recommending approval of Case Green #2017-02 to the Hamilton County Rural Zoning Commission subject to the following conditions: 1. That all applicable Conditions of case Green 2010-01 shall remain in effect for the "EE" area; 2. That a landscape plan which complies with Sections 14-7 of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan; 3. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan; 4. The training facility shall be limited to the following hours of operation: 7:00 a.m. to 10:00 p.m.; 5. That any training facility door along the northern or eastern property lines shall remain closed during training; 6. That the site shall be permitted a maximum of one freestanding sign located in the PUD area in compliance with the Zoning Resolution; 7. That building mounted signage shall comply with the requirements of the Zoning Resolution; 8. That all dumpsters shall be screened in compliance with the Zoning Resolution; 9. That all ground level and roof top mechanical equipment shall be screened in compliance with the Zoning Resolution; 10. That a shared parking agreement between the owners of the subject site and the adjacent bank property shall be submitted as part of the Zoning Compliance Plan indicating that the total number of parking spaces required for the subject site is available to the subject site; 11. That the two lots within the subject site shall be consolidated prior to the issuance of a Zoning Certificate; 12. That a public sidewalk shall be constructed along the frontage of Harrison Avenue; and 13. That in the event the Adjoining Parcel at 6308 Harrison Avenue is redeveloped, the owner of the Subject Property shall permit the reasonable reconfiguration of its parking lot such that the Subject Property and the Adjoining Parcel share cross-easement access. The owners of the Subject Property and the Adjoining Parcel shall grant each other a commercially reasonable cross access easement to grant each other the necessary vehicular and pedestrian access rights over the shared access drive. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

- b. Case Green #2017-01, Race and Bridgetown Retail, Anne F. McBride, McBride Dale Clarion, Applicant and Kenneth and Gertrude Meyers TR, Dennis and Nancy Haussler C/O Corelogic, Green Township Board of Trustees, Owners, northeast corner of Bridgetown Road and Race Road (Book 550, Page 121, Parcels 98,99,100,101,102,425,523,639,640), for approval of an "E PUD" Retail Planned Unit Development from and "E" Retail and "C" Residence.

Development Director Goetzman made a PowerPoint presentation in which he stated that the site is an approximately 1-acre site at the northeast corner of Bridgetown and Race, which is the commonly referred to as the Gary's Cheesecake site. It does incorporate some of the adjacent residential properties. This case is for a zone change for a single-family lot on Ruebel and if approved the overall site will be incorporated into Planned Unit development for a proposed Tim Horton's. The site will incorporate the two single-family homes as well as the former Gary's Cheesecake property and the former Wagon Wheel site.

Mr. Goetzman provided an overview of the proposed development. He noted that an existing fence line on the Ruebel lot has been discussed both at a Land Use Hearing and at Public/Staff Conference. That fence line will be upgraded and turned into some of the buffering for the site. A

notable issue on this site is its topography. The walls that were constructed during the widening of Race Road a number of years ago will be eliminated as part of this access both to create sight distance for traffic entering and exiting the site as well as to meet grades.

One of the conditions that has caused some concerns for the neighbors is the belief that Ruebel will be made a through street again.

With the elimination of those retaining walls site distance is freed up and that will enable this proposed Tim Horton's to use Ruebel as a re-established connection to Race Road, however, there will be no direct access to the residential portion of Ruebel from the restaurant site. There is a proposal with the Bridgetown Church of Christ in conjunction with the developer to place a new turnaround in the vicinity of their ingress/egress point on Ruebel from their parking lot.

Mr. Goetzman stated that part of the discussion at Land Use and Staff Conference focused on buffering. The proposal shows buffer on all sides of the property. A vehicular cross-easement with the car wash adjacent to the property is planned.

Mr. Goetzman stated that there is one slight modification required. No additional changes to Race Road are proposed. The applicant is seeking a variance from a 10 ft. streetscape buffer. It will provide the required amount of landscaping material required but they will be asking for a 6 ft. streetscape buffer. Modification has been recommended and sample elevations have been provided.

Mr. Goetzman noted that the applicant and developer were present to answer any questions.

Development Director Goetzman recommended approval subject to conditions.

Mike Ricke, Anchor Properties, stated that Anchor is the proposed developer for the Tim Horton's. Mr. Ricke stated that he is a resident of Green Township and drives through the Glenway/Race/Bridgetown intersection every day. Mr. Ricke stated that the property has been vacant for quite some time and would like to see the corner redeveloped and put to good use. Mr. Ricke stated that Tim Horton's is looking at opening several new locations throughout the greater Cincinnati area and he is pleased to have them looking at a location in Green Township. A small residential parcel on Ruebel will have to be rezoned, and then the entire site would be overlaid with a PUD so that the plan you see is what you will get. Mr. Ricke stated that at the Public/Staff Conference and Land Use meetings they have had the opportunity to meet with neighbors and the neighbors seemed generally pleased with the proposal. There have been a few modifications made regarding the landscape plan so that the fence between the adjacent residential structure and the driveway is now located 15 ft. off of the property line and the landscaping is all along the residential side of the fence. That modification gives the adjacent property owner an extra 15 ft. to consider their property. Other neighbors expressed concerns over lighting, therefore condition #6 in the approval package recommends that the lighting fixtures on the site be located a minimum of 44 ft. from the property line and basically at 44 ft. is the width of the existing residential lot that Mr. Ricke is proposing to rezone.

Mr. Ricke asked that the wording of two of the recommendations be changed slightly, noting that RPC staff initially inserted a specific condition that restricted their access, but the County Engineer knowingly admits

that there may be modifications. So, Mr. Ricke wants to make sure that the condition reads that they will comply with the recommendations of the County Engineer's Office and not specifically that the access be "in" only.

The second condition makes reference to a 30 ft. wide access easement. Mr. Ricke stated that he did discuss that with County staff and he is requesting that the 30 ft. easement be reduced down to a 24 ft. access easement, thereby aligning with the access drive that runs directly in front of the building, which is 24 ft. wide.

Attorney Hyle clarified that Mr. Ricke is asking for Condition #1 to state that the entrance drive from Bridgetown Road shall be constructed in accordance with the recommendations of the Hamilton County Engineer and that Condition # 2 reduce the 30 ft. wide access easement be reduced to 24 ft. wide.

Chairman Callos stated that there has been a Public/Staff Conference and a Land Use Hearing on this matter, which involved extensive conversation with residents, members of the Church, and staff. From those discussions came several recommendations that benefitted the neighboring properties. Chairman Callos stated that cleaning up the corner is a benefit for the community. Having the support from the Church is very important. There are also nine conditions associated with this project. Chairman Callos stated that he supports the project and is in favor of it moving forward.

Trustee Rosiello asked Mr. Ricke if there is a need for any further buffering necessary between the proposed project and the car wash. Mr. Ricke stated that additional buffering is not necessary, and one of the conditions requires the project to grant an easement to the car wash property. That easement will be a 24 ft. wide access easement. That easement does allow for future connection between the properties.

Trustee Rosiello asked about the number of outdoor seating tables. Mr. Ricke stated that there will be a maximum of four tables.

Trustee Rosiello suggested some large flower pots along the inside part of the fencing would soften the look of the inside when you are driving by. Mr. Ricke stated that he will forward that suggestion.

Nathan Hardesty, Pastor, Bridgetown Church of Christ, 3854 Race Road, stated that the Church is in support of the project and are looking forward to seeing those properties cleaned up and redeveloped. Pastor Hardesty asked if there is a timeline for the remaining properties to be cleaned up. Development Director Goetzman stated that cleanup of the properties will be a requirement because of sight distance. Originally, leaving part of the retaining wall was discussed, however, it looks like all of the wall on the north side of Ruebel will have to be removed. The entire site will be graded to facilitate sight distance.

Chairman Callos asked about a proposed timeline for construction. Mr. Ricke stated that construction could potentially begin in May and completion of the restaurant by late summer or early fall of this year.

RESOLUTION #17-0213-F

Chairman Callos moved to pass a resolution recommending approval of Case Green #2017-01 to the Hamilton County Rural Zoning Commission subject to the following conditions and modification: 1. That entrance drive from Bridgetown Road shall be permitted per the requirements of the Hamilton County Engineer's Office; 2. That a 24-foot access easement for future vehicular use shall be identified to the east property line to

permit the adjacent property to connect through the subject site to be effective if/when this adjacent property is redeveloped; 3. That a landscape plan that complies with Sections 12-6, 14-7, and 14-8 of the Zoning Resolution and Condition #4 and Modification #1 below shall be submitted as part of the Zoning Compliance Plan; 4. That the 20-foot boundary buffer along the east property line shall include the required privacy fence and five canopy trees and shall also include an additional four evergreen trees placed between the five canopy trees; 5. That a lighting plan that complies with the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan; 6. That no site light fixtures shall be permitted within 44 feet of the adjacent residential lot to the east of the site; 7. That all ground level and roof top mechanical equipment shall be screened from view of public streets and adjacent residential districts; 8. That the site shall be limited to two freestanding signs and each sign shall be a maximum of 12 feet in height and 75 sq. ft. in area; 9. That elevations consistent with Glenway Avenue Corridor Strategy 5 shall be submitted as part of the Zoning Compliance Plan and Modification: 1. Section 14-7 - That a 6-foot wide streetscape buffer shall be permitted along Race Road as proposed where a 10-foot wide streetscape is required provided that all required landscaping is installed and maintained within the reduced buffer area. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Fiscal Officer, Tom Straus, reported that the Annual Report has been completed for 2016. He also reported that the Township has responded to the Hamilton County Auditor regarding a new accounting standard in regard to Tax Abatement Disclosures. Fiscal Officer Straus has determined that the Township does not have any Tax Abatement Disclosures. The Township recently purchased \$1.8 million dollars in Federal Home Loan Bonds, they are step bonds that start out at 1% and go up to 3.25%.

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

Township Administrator, Frank Birkenhauer, stated that he had nothing to report.

Director of Public Services, Joe Lambing, reported that they are continuing to work on the 2017 Street Rehabilitation Program list and hopes to have the list completed by the first Trustees Meeting in March. Director Lambing also reported that he made another phone call today to Cincinnati Bell to make sure that they are on track to remove the phone pole from the middle of the sidewalk on Bridgetown Road. Mr. Lambing did not receive a return call.

Trustee Rosiello asked about Cincinnati Bell's installation of Fiber Optics in Green Township. He stated that Cincinnati Bell contractors are leaving yards quite messy. Trustee Rosiello asked Public Services Director Lambing what the policy is for a utility company when they come through to do work. Director Lambing stated that he can place a call to Cincinnati Bell regarding specific properties that may need to be cleaned up. Administrator Birkenhauer encouraged residents to call Cincinnati Bell directly if the property is not returned to an acceptable state. If the owner is not able to get an acceptable outcome they are encouraged to call the Township for intervention. Trustee Rosiello stated that if the contractor for Cincinnati Bell continues to leave properties a mess he will be discussing the issue during his campaign.

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

Chairman Callos reported that he attended the retirement reception for

District Chief Mark Wagner. District Chief Mark Wagner retires with 38 years of service to Green Township and its residents. Chairman Callos thanked District Chief Wagner for all of his hard work and dedication.

Trustee Linnenberg announced that there was a very nice post on Facebook today acknowledging Lt. Mike Nie and the excellent work he does.

Police Chief, Bart West, reported that last week an assessor from the Ohio Collaborative Project did an onsite visit in the Police Department. Chief West hopes to receive their final certification from the Ohio Collaborative Project shortly. Chief West also reported that work on the Blue Rock Training Center is moving forward. Drywall work is being done this week, and he anticipates that next month work will be approximately 95% complete. Police Chief West also reported that applications for the position of Police Officer are due in the Police Department before February 17, 2017. To apply for the position a candidate must already be certified as a Police Officer in Ohio or have at least an Associate's Degree. The written test will be held on February 25, 2017 at the Nathanael Greene Lodge.

Director of Development, Adam Goetzman, reported that Request for Qualifications for right-of-way consultants for the Cheviot Road Project had been reviewed by Township and County Engineer's staff. There were five consultants that showed interest in right-of-way appraisal and acquisition, and two for review appraisal. Staff has recommended Beth Riggs of Integrated Realty Solutions, and Dennis Ziccardi & Associates for appraisal and negotiation services. Contracts for those services will be presented to the Board for approval at their next meeting on February 27, 2017. The scoping meeting has been set for February 27, 2017.

Trustee Rosiello asked how many properties will be involved. Development Director Goetzman stated that there will be 28 properties total. Approximately half of them will involve property takes.

The next regular meeting of the Board of Trustees will be held on Monday, February 27, 2017 at 5:30 p.m.

Chairman Callos moved to adjourn the meeting. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes. Meeting was adjourned at 6:45 p.m.

ATTEST: