

The regular meeting of the Green Township Board of Trustees held on April 10, 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 March 27, 2017. Trustee Linnenberg seconded the motion. All voted Yes.

RESOLUTION #17-0410-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 #17-0410-B

Chairman Callos moved to pass a resolution to approve the Amended Appropriations for 2017. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

RESOLUTION #17-0410-C

Chairman Callos moved to pass a resolution to appoint Frank Hyle and Adam Goetzman to the Hamilton County Tax Incentive Review Council. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Attorney Hyle reported that Zwanenberg Enterprises, located on Muddy Creek Rd, is located in an Enterprise Zone. The Enterprise Zones are reviewed by the Hamilton County Tax Incentive Review Council. Attorney Hyle reported that he has been attending those meetings for approximately 10+ years.

RESOLUTION #17-0410-D

Chairman Callos moved to pass a resolution appointing James Vetter as Green Township Chief of Police effective April 1, 2017. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Chairman Callos stated that he and Chief Vetter have worked together on several issues in the last six months and together they formed a strong relationship. Chairman Callos stated that he has full confidence and support in Chief Vetter. Chairman Callos stated that he has learned a great deal about Chief Vetter in their discussions and talked about ideas that he has, and how the Trustees and Police Chief will work collectively in the best interest of the residents of Green Township. Chairman Callos stated that Chief Vetter came highly recommended by many and is certainly the best leader to take over the role as Chief of Police in Green Township. Chairman Callos stated he looks forward to working with Chief Vetter and considers him the best Police Chief in Southwest, Ohio.

Trustee Linnenberg stated that he is always pleased to see that Green Township has talented and capable individuals to promote from within the Department. Trustee Linnenberg stated that Chief Vetter is certainly worthy of the position and was happy to see many members of the Police Department in attendance to witness Chief Vetter being sworn in.

Trustee Rosiello stated that Chief Vetter and the Police Officers are good people. There is nothing better for morale and performance than when employees can see a good quality man move through the ranks and become their Chief. Trustee Rosiello stated that the real winners in this promotion are the residents and business owners in Green Township. Trustee Rosiello congratulated Chief Vetter on his promotion.

Fiscal Officer Tom Straus swore in Chief of Police James Vetter.

Chief Vetter thanked the Board of Trustees for having the confidence in him to appoint him as Chief of Police. Chief Vetter stated that the position is an awesome responsibility and it is an honor to serve as Chief. Chief Vetter thanked the Board for the support and thanked former Police Chief, Bart West, for his support and mentorship. Chief Vetter stated that the counsel of Chief West has been vitally important to his development as a professional. Chief Vetter stated that he is a lifelong westsider and is one of six children in his family. Chief Vetter stated that he loves his community, he loves this area, and there is no place else that he would rather be. Chief Vetter introduced his family and friends that were present. Chief Vetter thanked all of the Police Officers for being in attendance to support him and stated that he is proud to lead them.

Chairman Callos stated that he has the full support of the Board of

Trustees and they look forward to working with him.

RESOLUTION #17-0410-E

The following property was declared a nuisance. The Township Attorney was directed to notify the owner of the property listed below of this resolution:

1. Werk Manor Condominium Association (550-0132-0379) and (550-0132-0384), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.

Fiscal Officer Tom Straus made the following announcements:

1. The Hamilton County Board of Zoning Appeals will hold a public hearing on April 12, 2017 at 1:00 p.m. in Room 805B, Hamilton County Administration Building, 138 East Court Street, to hear the following cases:
 - a. Case Green #2017-04, Brian Eilerman, Riley's Pools and Spa, Applicant and Thomas W. and Constance A. Robison, Owners, 6265 Berauer Road, for approval of a variance to allow for the construction of an in ground swimming pool to be partially located within a front yard in an "A" Residence District.

Development Director Goetzman presented a PowerPoint presentation with information about the case. He stated that this case revolves around an unusual yard configuration and easements on the west side of the property which limit the ability to put the pool in a location that is conforming. Mr. Goetzman noted that there are other homes in the immediate area that have pools. Development Director Goetzman recommended approval subject to conditions.

Trustee Linnenberg asked if the back yard easements are the reason the pool is being requested in the proposed location. Development Director Goetzman stated that the easements, as well as grading, contribute to the variance request, adding that if the lot had a more conventional configuration the pool would be located in the traditional rear yard.

Trustee Linnenberg asked where the front door to the home was located. Mr. Goetzman pointed it out on an aerial photograph displayed in the presentation. Trustee Linnenberg followed up with a question about fencing. Development Director Goetzman stated that the plan shows a 4 ft. high standard patio fence around the pool area.

Chairman Callos asked if buffering is included in the plan. Development Director Goetzman stated that buffering was not included in the plan because the pool company is the Applicant. The pool plans submitted illustrate the pool and patio area only.

Trustee Rosiello asked if any objection has been heard from neighboring property owners. Development Director Goetzman stated that he not heard from any neighboring property owners.

RESOLUTION #17-0410-F

Chairman Callos moved to pass a resolution recommending approval of Case Green #2017-04 to the Hamilton County Board of Zoning Appeals subject to the following condition: 1. That a landscape buffer be installed on the east and south sides of the pool to adequately screen the pool from the neighboring property owners to the south and from the roadway.

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

- b. Case Green #CUGT2017-06, Dwayne Boso, MSA Architects, Applicant, Oak Hills Local School District, Owner, 3200 Ebenezer Road, to permit the construction of replacement lighting on the existing stadium poles.

Development Director Goetzman presented a PowerPoint presentation with information about the case. He stated that Conditional Uses are uses that have some special impact, or uniqueness, which requires careful review of their location, design, and configuration. These are uses that do not necessarily match zoning. In this case a large High School is located in a "B" Residence District. He noted that any time a Building Permit must be issued on a Conditional Use property there is a requirement for Conditional Use Review by the Board of Zoning Appeals. Those reviews can be for anything from a garden shed to expansion of the school. In this case, the Owner is requesting permission to replace the stadium lights which require the issuance of a Building Permit,

therefore, the request requires BZA approval. Development Director Goetzman recommended approval subject to compliance with the plans submitted.

RESOLUTION #17-0410-G

Chairman Callos moved to pass a resolution recommending approval of Case Green #CUGT 2017-06 to the Hamilton County Board of Zoning Appeals subject to compliance with the plans submitted. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

2. The Hamilton County Rural Zoning Commission will hold a public hearing on April 20, 2017 at 1:00 p.m. in Room 805B, Hamilton County Administration Building, 138 East Court Street, to hear the following cases:
 - a. Case Green #2017-03, Valley Ridge Retail, Mike Gilbert, Development Management Group, Applicant and Philip Pamer, Trustee, Owner, for property located at the southeast corner of Harrison Avenue and Valley Ridge Road intersection (Book 550, Page 193, Parcel 70), for a Zone Amendment from "E" Retail and "A-2" Residence to "EE" Planned Retail to construct a 5,019 square feet drive-thru restaurant with 70 parking spaces and driveways onto Harrison Avenue and Valley Ridge Road.

Development Director Goetzman presented a PowerPoint presentation with information about the case. Development Director Goetzman stated that Case Green #2017-03 began in the fall of 2016 when the Township was approached by the Applicant seeking a Land Use Plan Amendment for the site. The site has since gone through a Land Use Analysis and the Land Use Plan was modified, which was ultimately modified by the Regional Planning Commission after a thorough review by the Township. The frontage of the property, which is zoned "E" Retail, had been Land Use Planned for Retail, the rear of the property was Land Use Planned for Transitional Low-Density Multi-Family, or Conversion Office. It was determined that a Retail designation of the entire property was appropriate.

The front of the property is zoned as an Unrestricted Retail District. The rear of the property is zoned "A-2". Because of that, the Applicant is requesting an "EE" Planned Retail Zone Change for the entire property, which involves dedication of right-of-way on Harrison Avenue, as well as the approval of a site plan. The site contains an existing single-family home that has been vacant for quite some time. The adjacent commercial use is an O'Reilly's Auto Parts store. There is one contiguous residential property owner to the rear of the property on Valley Ridge. There will be a common buffer strip between the house on Valley Ridge Road and the subject property. Mr. Goetzman noted, that the referenced buffering was the subject of considerable discussion at the Hamilton County Regional Planning Commission meeting last Thursday. The Regional Planning Commission did approve the site subject to conditions. Analysis by the Regional Planning Commission focused on the eastern portion of the site where an extensive landscaping plan has been submitted with internal vehicular circulation. Mr. Goetzman presented PowerPoint slides depicting detailed landscaping on the common residential property line and the driveway pattern in the vicinity of the building. The landscape plan calls for relocating some of the landscaping material that would be required as general buffering to locations where it would be more visible and would provide more privacy to the adjacent residential lot. He noted that condition #3 of his recommendations incorporates the Landscape Plans into the final Zoning Compliance Plan.

He also explained the need for a variance to the streetscape buffer on Valley Ridge caused by maintaining two lanes of traffic around the building. He clarified that while a small section of the buffer will be reduced, overall the width of the streetscape buffer exceeds the standards of the Zoning Resolution.

Development Director Goetzman stated that the Applicant is not present at the meeting, however, he did attend the Hamilton County Regional Planning Committee meeting last week.

Chairman Callos stated that there has been extensive vetting of the proposed project as well as discussion with the surrounding community. The project has been reviewed by the Hamilton County Regional Planning Committee, which approved the project with six conditions. Chairman Callos stated that the Board received a full report regarding the

proposal prior to the meeting.

Trustee Linnenberg asked for an explanation of Condition #2. Development Director Goetzman stated that O'Reilly's has a driveway curb cut, and there will be a dedicated easement so that if the O'Reilly's were to ever redevelop in a way that required them to dedicate additional right-of-way a common entrance point for the two properties one could be established. He noted that initially the Panera developer and the owner of the adjacent property tried to work with O'Reilly's to consolidate curb cuts into one curb cut that would allow O'Reilly's to have access, Panera to have access, and provide additional access to acreage to the rear of O'Reilly's. The property owner was more than cooperative, as were the representatives of Panera, however, O'Reilly's did not want to participate. Condition #2 is looking beyond the current use and planning for future redevelopment.

Wayne McKinsey, representing 5044 Valley Ridge Road, which is adjacent to the Panera site, asked is zoning at 5044 Valley Ridge Road has been changed. Development Director Goetzman stated that it has not been changed.

RESOLUTION #17-0410-H

Chairman Callos moved to pass a resolution recommending approval of Case Green #CUGT 2017-03 to the Hamilton County Rural Zoning Commission subject to the following conditions, variance and modification: 1. That a 30-foot access easement for future vehicular use shall be identified to the south property line to permit the adjacent property to connect through the subject site to be effective if/when this adjacent property is redeveloped; 2. That the curb-cut on Harrison Avenue shall be removed in the event that the adjacent property to the south is redeveloped for commercial use as part of a Planned Unit Development and permitted to construct a full-movement driveway onto Harrison Avenue with a requirement to provide cross-access to the subject site; 3. That the submitted Landscape Plan shall be made part of the Zoning Compliance Plan; 4. That a lighting plan that complies with the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan; 5. That the site shall be limited to one freestanding monument sign with a maximum of 8 feet in height and 65 sq.ft. in area; and 6. That a sidewalk shall be constructed along the entire frontage of Harrison Avenue. Variance to Section 14-8.1(a) - permitting the streetscape on Valley Ridge to be reduced to a minimum of 4 feet in conformance with the plans submitted. Modification of Section 14-5 to permit the material required for the boundary buffer to be installed per the Landscape Plan submitted. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

- b. Case Green #75-03, Imperial House West, John Aneveski, Applicant, Sentinel LLC, Owner, 5510 Old Rybolt Road, for a Major Adjustment to an existing "EE" Planned Retail District to permit the construction of a permanent outdoor roof structure to cover the existing outdoor patio area.

Development Director Goetzman stated that the property is the old Imperial House property, which is why the Case dates back to 1975. The establishment has continued operation and this is a manifestation of that. The proposed project is part of the Gastropub on the site. The Applicant has stated that an awning covering a portion of an outdoor patio area has sustained wind damage and that he would like to replace the awning with a fixed roof covering. He also noted that the owners are in the process of reconstructing the patio, converting it from a paver surface to poured concrete.

Development Director Goetzman stated that while he had met with the applicant, he has not received a copy of the building plans. Development Director Goetzman stated that there are no issues associated with the parking. It is an expansion of the Retail use, but that was taken into account when the actual patio was approved a number of years ago. Due to the fact that the permanent awning requires a Building Permit and it will change the roofline of the property, the proposal is viewed as a Major Modification by the County requiring a public hearing. That hearing will be held on April 20, 2017.

The Applicant was not present.

Chairman Callos stated that the old two-story motel building has been an eyesore for quite some time and asked if the Applicant has any plans for demolition of the building. Development Director Goetzman stated that the Applicant has indicated that he is in the process of gutting the rooms and removing old fixtures and furniture. There is currently

a dumpster on the site, so it appears that gutting might be moving forward. The Applicant states that his plan is to raze the old motel building.

Trustee Linnenberg asked what the plan is for the old shed to the right of Imperial House. Development Director Goetzman stated that he does not know if there is a plan for that structure.

Trustee Linnenberg asked what the plan is for the land on the other side of the motel where there is currently gravel and bulldozers. Development Director Goetzman stated that the property has been marketed, and over the years the Township has been approached by commercial entities interested in that site, however, there are no plans at this time.

Trustee Linnenberg asked what Mr. Anevski's plan is for the building that he built in front of Tri-Health five years ago. Development Director Goetzman stated that he has talked to a couple of prospective tenants over the last few years, however, those deals have fallen through. Mr. Anevski has indicated that he is adjusting his market strategy to attract possible tenants.

Trustee Linnenberg stated that Mr. Anevski is asking for approval of a patio covering because he needs a place for his smoking customers to go when it's raining, and in return, he once again wants the Board to overlook the fact that the rest of the site is very unsightly and falling apart. Trustee Linnenberg stated that he feels it is not appropriate to approve a smoking lounge when the rest of the property is falling apart. He further stated that if Mr. Anevski put some effort into fixing up the site that he would then entertain his request at a future date.

Development Director Goetzman stated that he is not making a recommendation for approval or denial of the Case.

Chairman Callos stated that the Applicant has come before the Board many times asking for things he needs, however, he needs to be held accountable for maintaining the old motel property. Chairman Callos recommended that Mr. Anevski take care of razing the old motel property and then come back to the Board with his request.

Trustee Linnenberg and Trustee Rosiello agreed that Mr. Anevski should clean up the old motel property before making further requests.

Development Director Goetzman stated that he will be attending the Hamilton County Rural Zoning Commission meeting on April 20th and will convey the Trustees desire to have the old motel property cleaned up before any further requests are granted.

RESOLUTION #17-0410-I

Chairman Callos moved to pass a resolution recommending denial of Case Green #75-03 to the Hamilton County Zoning Commission. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

c. Case Green #08-01, Hendy Commercial, Phase II.

Development Director Goetzman stated that Case Green #08-01 is the Final Development Plan for the Mayfield Clinic. Mayfield is building an approximately 7,000 sq.ft. Medical Office Building with 38 parking spaces on property next to Lowe's on Harrison Avenue, behind the Huntington Bank building. The Case is not coming before the Board for review, it is just for informational purposes, because the project did go through a Zone Change in 2008. At that time the lot was an undeveloped lot and there was not a plan for an end user. With the Zone Change Resolution there was a requirement for the Hamilton County Rural Zoning Commission to revisit the site to ensure that it met all of the buffering, landscaping, and parking requirements. The Hamilton County Rural Zoning Commission approved the Final Development Plan in advance of the issuance of a Zoning Compliance Certificate. Access to the site will be shared with the existing Huntington Bank driveway of the Lowe's common access driveway. Development Director Goetzman stated that this Case will be on the April 20, 2017 Zoning Commission agenda.

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

Township Attorney, Frank Hyle, stated there is need for Executive Session to discuss acquisition of property and Collective Bargaining strategy.

Township Administrator, Frank Birkenhauer, was excused from the meeting.

Director of Public Services, Joe Lambing, reported that he and Butch Nanney will be attending the preconstruction meeting for 5-points on April 13, 2017 at 9:30 a.m. at the Hamilton County Garage on Seymour Avenue. Public Services Director Lambing invited Chief Witsken and Chief Vetter to attend the meeting. Director of Public Services Lambing reported that construction of sidewalks along Bridgetown Road between South Road and the Library will begin on April 17, 2017.

Trustee Linnenberg stated that he was happy that the telephone poles have finally been removed from the sidewalk.

Director of Public Services Lambing reported that renovations of the restroom at Blue Rock Park are nearing completion.

Chairman Callos asked Public Services Director Lambing to thank his staff for their efforts at the unveiling of the traveling 9/11 Memorial Steel.

Trustee Rosiello asked Public Services Director Lambing what the timetable is for restroom renovations at Veterans Park. Director of Public Services Lambing stated that the project will be let out for bid on April 14, 2017. A timeline may not be established until he has had time to speak with the contractor.

Trustee Rosiello asked if the restrooms will be able to be open a month earlier and open a month later than the current restroom facilities. Director of Public Services Lambing stated that the new restrooms will be open longer during the season.

Fire/EMS Chief, Doug Witsken, thanked the Board for approving travel and expenses for him to represent Green Township at the Congressional Fire Services Institute Symposium and Dinner in Washington, DC. The event had approximately 2,000 attendees. The first day of the Symposium he attended seminars. The second day he accompanied the Executive Board from the Ohio Fire Chiefs Association over to Capitol Hill to visit Ray Berns Office Building for the U.S. House of Representatives. Chief Witsken visited the offices of Representative Steve Chabot and Representative Brad Wenstrup. Chief Witsken stated Representative Wenstrup was not available, however, his meeting with Representative Chabot went very well. Representative Chabot is a very strong supporter of public safety services. The Congressional Fire Service Institute dinner was attended by approximately 1,500 attendees who were addressed by two Senators and one Representative. Chief Witsken stated that the event was a very good networking and educational event.

Police Chief, Jim Vetter, stated his appreciation to the Board for his promotion to Chief of Police.

Trustee Linnenberg stated that the retirement party for former Chief of Police, Bart West, was well attended by many.

Chairman Callos stated that Chief West had a great impact on so many individuals throughout Hamilton County who came to pay their respects to an individual who served for 34 years.

Trustee Rosiello expressed kudos to Jennifer Barlow for doing a great job of setting the place up and having refreshments available for guests at the retirement party. Trustee Rosiello stated that the party was very well done.

Director of Development, Adam Goetzman, stated that he had nothing to report.

Chairman Callos thanked Jennifer Barlow, and everyone who put forth great effort, to prepare for the Annual Easter Egg Hunt on Saturday, April 8, 2017 at Veterans Park.

Trustee Linnenberg stated that the Easter Egg Hunt was very well attended and was a very fun event.

Chairman Callos stated that Green Township offers numerous events to the community and the Township is very fortunate to be able to offer those events.

Trustee Linnenberg reported that Nishime Karate gave away coupons for free lessons. He also reported that the seniors at the Green Township Senior Center filled thousands of eggs with candy and prizes. Trustee Linnenberg thanked Jennifer Barlow as well as her husband, Andy Barlow, and daughter, Bethany Barlow, who were a big help at that event. Trustee Linnenberg stated that the event was packed and was over in 30 seconds.

The next regular meeting of the Board of Trustees will be held on Monday, April 24, 2017 at 5:30 p.m.

Chairman Callos made a motion to recess into Executive Session for the purpose of discussing acquisition of property and Collective Bargaining strategy. Trustee Linnenberg seconded the motion. Trustee Rosiello, Yes; Trustee Linnenberg, Yes; Chairman Callos, Yes. The meeting was recessed at 6:21 p.m.; reconvened at 6:55 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 6:55 p.m.

ATTEST: