

The regular meeting of the Green Township Board of Trustees held on May 08, 2017 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 April 24, 2017. Trustee Linnenberg seconded the motion. All voted Yes.

Trustee Linnenberg announced that raffle tickets for the Mack Fire Inc. Raffle have begun to arrive in the mail. Trustee Linnenberg stated that these raffle tickets are a legitimate opportunity to support Mack Fire, Inc., which in turn, supports the Green Township Fire Department.

Fire & EMS Chief Doug Witsken stated that there are many unsolicited phone calls that go out from different organizations that are collecting for Police & Fire that Green Township does not receive monies from, however, Mack Fire Inc. is a long time community group that does raise money to support the Green Township Fire & EMS Department, and encouraged residents to participate.

**RESOLUTION #17-0508-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 #17-0508-B**

Chairman Callos moved to pass a resolution authorizing one way streets on Coral Gables Road and Neiheisel Avenue for the St. Jude Festival beginning Friday, June 2, 2017 from 7:00 P.M. until midnight, Saturday, June 3, 2017 from 5:00 P.M. until midnight and Sunday, June 4, 2017 from 4:00 P.M. until 10:00 P.M. Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Trustee Linnenberg stated that the street closures have been reviewed by the Police and Fire Departments and will not put anyone in danger.

**RESOLUTION #17-0508-C**

Chairman Callos moved to pass a resolution authorizing lease of Township real property to the Oak Hills Local School District. Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Trustee Linnenberg stated that teachers at Dulles Elementary inquired about an 8.5 acre parcel of landlocked property owned by Green Township behind the Green Township Library on Bridgetown Road. The school would like to use the land for a walking trail and possibly an outdoor classroom. The Township Attorney and Elected Officials agree that the use by Dulles Elementary would be a good use of the property. The Township will be granting a five year lease, however, the lease can be terminated at any point, so if a buyer wished to purchase the land it can be sold.

**RESOLUTION #17-0508-D**

Chairman Callos moved to pass a resolution to approve the hiring of the following Event Attendants: Abby Bamberger at \$8.50 per hour; Nancy Kenney at \$8.50 per hour; and Cynthia Wright at \$8.50 per hour. Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Development Director Goetzman stated that the Event Attendants will fill an ongoing need at the Nathanael Greene Lodge. The Event Attendants are only on staff during events.

**RESOLUTION #17-0508-E**

Chairman Callos moved to pass a resolution authorizing contract with Briggs Creative Services, LLC for Appraisal and Negotiation Services for the Harrison Avenue Bike Trail Project (PID100031). Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Development Director Goetzman stated that the contract is a requirement for the ODOT Certified Project Management and Acquisition Negotiation and Appraisal process. The following Resolution is for Review Appraisal Services for the same grant process.

**RESOLUTION #17-0508-F**

Chairman Callos moved to pass a resolution authorizing contract with Integra Realty Resources for Review Appraisal Services for the Harrison Avenue Bike Trail Project (PID 100031). Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

**RESOLUTION #17-0508-G**

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 (550-0011-0031), (550-0011-0033), (550-0011-0034), (550-0011-0074), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
2. 3272 Floridale Lane (550-0082-0080), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
3. 3442 Greenvalley Terrace (550-0080-028), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
4. 6867 Menz Lane (550-0281-0103), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
5. 1557 Pasadena Avenue (550-0041-0441), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.

Chairman Callos stated that residents may call regarding nuisance properties in their neighborhoods and remain anonymous.

Mr. Ed Wortman, Mack Fire Inc., was present to discuss the upcoming Mack Fire Inc. Raffle and other activities. Mr. Wortman reported that 14 members of Mack Fire Inc. recently completed a CPR/AED class presented by Asst. Chief Scott Souders. Mr. Wortman thanked Asst. Chief Souders. Mr. Wortman thanked members of the Mack Fire Inc. Honor Guard for their recent guarding of the casket of a deceased member of Mack Fire Inc. Mr. Wortman then announced that the 2017 Mack Fire Inc. raffle tickets are out in the mail and encouraged residents to participate in this very worthwhile fundraiser. Mack Fire Inc. is hoping to raise the necessary funding to purchase a Gator to donate to the Green Township Fire & EMS Department.

The drawing will be held at the end of the month.

Administrator Birkenhauer made the following announcements:

1. The Hamilton County Board of Zoning Appeals will hold a public hearing on May 10, 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 #2017-07, Brian Eilerman, Riley's Pools & Spa, Applicant and Mary Lee Moeller, Owner, 3096 Werkridge Drive, for a variance to allow for the construction of an in-ground swimming pool and shed to be located partially within a front yard in a "B" Residence District.

Development Director Goetzman presented a PowerPoint presentation with information about the case. He stated that this case revolves around the fact that the subject property is a corner lot with front yard setback requirements on both Werk Road and Werkridge Drive. The applicant has requested permission to install the pool in the front yard facing Werk Road. The pool is to have privacy fence shielding it from view from the adjacent roads. Mr. Goetzman noted that the fence would be approximately 40 ft. from Werkridge and approximately 55 ft. from Werk Road. The pool and associated fencing will not cause any site distance issues and is very similar to other cases where privacy fences have been permitted on corner lots in the front-side yards. Development Director Goetzman recommended approval as submitted.

Chairman Callos stated that it appears that the pool will not have any negative impact on properties in the surrounding area.

**RESOLUTION #17-0508-H**

Chairman Callos moved to pass a resolution recommending approval of Case Green #2017-07 to the Hamilton County Board of Zoning Appeals. Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

- b. Case Green #2017-08, David Sweeney AIA, DPS Architects, Applicant and Archbishop of Cincinnati, Owner, 3172 South Road, for Conditional Use approval for a church use located in an existing "A-2" Residence District.

Development Director Goetzman presented a PowerPoint presentation with information about the case. Development Director Goetzman stated that the Conditional Use approval is for Our Lady of Visitation Church. The applicant is requesting approval for a building addition and parking lot expansion. The Church is located in an existing "A-2" Residence District. The application is for a 9,000 sq.ft. addition to the Church as well as the creation of additional parking. They will be adding an approximately 2 acre parking lot north of the Church building. The parking area addition will increase parking spaces from 253 spaces to almost 460 spaces. The Church/School building is located in the northeast corner of South Road and Werk Road. He stated that Conditional Uses are uses that have some special impact or uniqueness which require careful review of their location, design, configuration, and special impact to determine against fixed standards the desirability of permitting their establishment of any given site. This site is already an existing Church, school, and ballfields. The site has gone through a number of these kinds of reviews in the past when they have expanded operations. The four touchstones that are looked at are the spirit and intent of the code, protection of public interests, consistency with adopted plans, and no adverse impact. The spirit of the code does state that Churches and schools are permitted in residential locations subject to the review of the Conditional Use. In regards to protecting public interests there are no specific public interests at this location as they are not imposing additional burden on the streets or utilities. Consistent with adopted plans, the only portion of the Township plan affected would be the Green Township Land Use Plan, which has designated the property as an Institutional site. As far as adverse impact it is noteworthy that there is a large increase in size of the property, specifically the parking lot. Mr. Goetzman indicated that the neighboring property owner has expressed concerns about the impact that the proposed expansion would have on his property.

Mr. Goetzman stated that Hamilton County staff had recommended elimination of a number of parking spaces to enhance the buffer in the vicinity of the neighboring property owner in an effort to help mitigate potential adverse impacts caused by the expanded parking lot.

Chairman Callos asked Development Director Goetzman if he has spoken by phone with the resident who lives in close proximity. Development Director Goetzman stated that he has not spoken with the property owner, however, the owner has been in contact with the Hamilton County Board of Zoning Appeals staff, and will be attending the hearing at the County.

Chairman Callos stated that he agrees that enhanced buffering between the parking lot and adjacent property owner will help.

Trustee Linnenberg asked about possible encroachment of the neighbor's driveway onto the Church/School property.

Development Director Goetzman stated that there may be an encroachment on the property, however, CAGIS maps do not show an encroachment. He noted that if one does exist, the owners would have to work together to resolve the issue.

Trustee Linnenberg asked about new homes to be built adjacent to the Church/School property.

Development Director Goetzman identified the location of the subdivision.

Trustee Linnenberg noted that the neighbor concerned about the project will have a new parking lot on one side, and new homes on the other. A significant change of the character of that location.

Trustee Linnenberg stated that Our Lady of Visitation does need more parking.

Chairman Callos stated that there is a strong need for parking with the expansion.

#### **RESOLUTION #17-0508-I**

Chairman Callos moved to pass a resolution recommending approval of Case Green #2017-08 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. That a Landscape Plan that complies with Sections 12-6, 14-7, and 14-8 of the Zoning Resolution and Conditions #2 & #3 below shall be submitted as part of the Zoning Compliance Plan; 2. That the row of 16 parking spaces along the north property line adjacent to the single-family home to the north shall be replaced with a minimum 30-foot wide Boundary Buffer designed to meet

the Buffer "B" plus 20 feet standards of the Zoning Resolution; 3. That all areas cleared for construction of the detention basin shall be replanted in accordance with the Boundary Buffer standards of the Zoning Resolution; 4. That a Lighting Plan that complies with the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan; 5. That all properties shall be consolidated prior to the issuance of a Zoning Compliance Certificate for the proposed parking lot extension; 6. That the relocated walking path shall be located a minimum 10 feet from any property line; and 7. That all parking spaces and access aisles shall meet the minimum dimension requirements of the Zoning Resolution. Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes.

2. The Hamilton County Board of County Commissions will hold a public hearing on May 17, 2017 at 11:30 a.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear the following case:

- a. Case Green #2017-03, Valley Ridge Retail, Mike Gilbert, Development Management Group, Applicant, and Philip Pamer, Trustee/Owner, Book 550, Page 193, Parcel 70, for approval 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 stated this location is the site for the proposed Panera Bread. The hearing before the Commissioners is the last step in the Zone Change Process, and that if all goes smoothly, a building permit could be issued in about 60 days.

Fiscal Officer, Tom Straus, reported that the Township recently purchased an \$800,000 Fannie Mae Bond which yields 1.76%. The Township also purchased a \$250,000 Certificate of Deposit.

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

Township Administrator, Frank Birkenhauer, reported that there are scammers going door to door requesting to see resident's Duke Energy bill. The Township recently completed its 3 year renewal for the Electric Aggregation rate of .539, therefore, the letter received with the Green Township logo is the correct information for the Township's program. Administrator Birkenhauer cautioned residents about giving their Duke Energy information to anyone knocking on doors. Administrator Birkenhauer also reported that the Rumpke mailer regarding free recycling to Green Township residents has gone out this past week. The Township has received quite a bit of positive feedback.

Chairman Callos encouraged residents to look for the Rumpke mailer and consider cost saving alternatives. The new program will provide free recycling and save residents money on their trash collection service.

Director of Public Services, Joe Lambing, reported on renovation of the restrooms at Blue Rock Park. He stated that the new restrooms look very nice. Director Lambing also reported on construction of a wedding gazebo at the Nathanael Greene Lodge. Employees of the Public Services Department spent several weeks removing the old structure that was there and replacing it with a new gazebo. He stated that the new gazebo will greatly enhance the appearance of wedding ceremonies held at the Lodge. Director Lambing then reported on the Five-Points Intersection Improvement Project. He stated that trees have been removed from Bridgetown Road to Taylor. Director Lambing also reported that sidewalk construction along Bridgetown is beginning.

Trustee Linnenberg asked if telephone poles are still in the middle of the sidewalk along Bridgetown Road.

Director Lambing stated that the poles are still there.

Chairman Callos thanked staff from the Public Services Department for their hard work on the gazebo project at the Nathanael Greene Lodge.

Fire/EMS Chief, Doug Witsken, reported that for the past year the Department has been involved in planning for a disaster exercise that took place last week here in western Hamilton County. The exercise is done in partnership with the Hamilton County Emergency Management Agency and the local Emergency Planning Commission to plan response and actions taken in the event of a large scale disaster. Last week they trained with a scenario that included a CSX train hitting a truck parked on the train tracks, resulting in the rupture of railcar containing a very

dangerous chemical, which then caught fire, with the resulting smoke plume threatening all of western Hamilton County, and the product running into the Great Miami and Ohio Rivers. Chief Witsken stated that members of the Green Township Fire Department were on scene working in the Hamilton County Fire Chiefs Command van. Chief Witksen, Asst. Chief Souders, and EMS District Chief Mooney were at the Regional Operations Center. That location is where all the government and private sector agencies come together to mitigate the emergency. All of those agencies and private entities were represented at that training. Chief Witsken wanted the public to know that there is a large amount of emergency and disaster planning that goes on in Green Township and Hamilton County. The training exercise was very successful and he is very proud to say that the County and the Region are very well prepared.

Chairman Callos stated that there has been a change in leadership in the Fire & EMS Department over the last six months and asked Chief Witsken how that transition is going.

Fire & EMS Chief Witsken stated that transitions have gone well.

Police Chief, Jim Vetter, announced that the Police Department is currently accepting applications for a Green Township Citizens Police Academy Class that will begin in the fall of this year. That program has been very successful and is a great opportunity to learn more about the Police Department, get to know the Officers, and get to ride-along and learn what Police Officers do and the challenges they face. Applications are available at the Police Department office.

Chairman Callos asked about the first training that took place at the new Police substation on Blue Rock Road.

Chief Vetter reported that several Officers, along with the Hamilton County Strategic Response Team (SWAT) had their first training there on Friday morning. Training took place on the Firearms Training Simulator (FTS) using various simulations where an Officer is challenged with a "shoot" "no-shoot" situation. The training was a great success and received lots of positive feedback.

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

Trustee Linnenberg thanked the voters of the Northwest Local School District and the Oak Hills Local School District for their overwhelming support of the levies at the recent election. Trustee Linnenberg stated that strong schools are key to keeping Green Township a great community. Trustee Linnenberg encouraged young families to move to Green Township and enjoy all it has to offer.

Chairman Callos thanked staff who worked on the Annual Touch-A-Truck event this past Saturday. Jennifer Barlow did an excellent job spearheading that effort along with many volunteers. This year's Touch-A-Truck drew the largest crowd ever for that event. Chairman Callos again thanked Jennifer Barlow and everyone who worked hard to make that event happen. Chairman Callos stated that Green Township has events offered to the community throughout the year that are second to none. Chairman Callos reported that the back of the recent mailer sent out by Rumpke regarding the new Recycling Program lists all of the events put on by Green Township in 2017. Chairman Callos encouraged residents to take advantage of all the family-friendly events.

The next regular meeting of the Board of Trustees will be held on Monday, May 22, 2017 at 5:30 p.m.

Chairman Callos moved to adjourn the meeting. Trustee Linnenberg seconded the motion. Trustee Rosiello: Excused; Trustee Linnenberg: Yes; Chairman Callos: Yes. Meeting was adjourned at 6:06 p.m.

ATTEST: