

The regular meeting of the Green Township Board of Trustees held on July 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 June 26, 2017. Trustee Linnenberg seconded the motion. All voted Yes.

RESOLUTION #17-0710-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 #17-0710-B

Chairman Callos moved to pass a resolution to approve the bid of \$95,312.85.00 from John P. Tumlin and Sons LTD for Bicentennial Park Pickle Ball Court. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Public Services Director Lambing reported that the bid came in approximately \$3,500 below the Engineer's estimate. A pre-construction meeting will be held later in the week.

RESOLUTION #17-0710-C

Chairman Callos moved to pass a resolution to approve the hiring of Jessica R. Grgas as a Police Officer/Constable effective immediately and with a starting salary of \$27.24 per hour. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Police Chief Jim Vetter reported that approximately 70 applications were received and Officer Grgas has been selected to fill the position.

Fiscal Officer Straus swore in Officer Grgas.

Officer Grgas introduced her family and friends that were present.

RESOLUTION #17-0710-D

Chairman Callos moved to pass a resolution authorizing the purchase of real property located at 3451 South Road, 3461 South Road, 6635 Bridgetown Road, 6647 Bridgetown Road, consisting of approximately 4.277 acres for \$407,453. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Attorney Hyle stated that the properties are adjoining Kuliga Park and will provide additional access to the park from South Road.

RESOLUTION #17-0710-E

Chairman Callos moved to pass a resolution authorizing the purchase of real property located at 6677 Bridgetown Road, consisting of approximately 1 acre for \$124,547. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Trustee Linnenberg stated that the Township has great parks and the Board is interested in continuing to improve them. Trustee Linnenberg thanked the sellers of the property for working with the Township to purchase those. The purchase of the property will expand the park and be a benefit to everyone in Green Township.

RESOLUTION #17-0710-F

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

1. 3236 Boudinot Avenue (550-0061-0240), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
2. 5076 Casa Loma Blvd (550-0042-0238), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
3. 1357 Devils Backbone Road (550-0154-0169), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
4. 2059 Faywood Avenue (550-0140-0264), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
5. 6736 Hayes Road (550-0300-0067), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
6. 5281 Leona Drive (550-0140-0150), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
7. 5403 North Bend Road (550-0070-0272), Motion made by Chairman

- Callos and seconded by Trustee Linnenberg. All voted Yes.
8. 5168 Sidney Road (550-0041-0032), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
 9. 6903 Taylor Road (550-0300-0082), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
 10. 6909 Taylor Road (550-0300-0079), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
 11. 6935 Taylor Road (550-0300-0084), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.

Trustee Linnenberg thanked Officer Biggs for his efforts to get these nuisance properties cleaned up. He encouraged residents to call the Township when there is an unsightly property in their neighborhood.

Administrator Birkenhauer made the following announcements:

1. The Hamilton County Board of Zoning Appeals will hold a public hearing on July 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 #2017-09, Jim Rack Jr., Applicant and The Monfort Supply, Owner, 4916 North Bend Road, for approval of a variance to allow for the habitation of livestock and the construction of a livestock enclosure to be located within the front yard in a "C" Residence District.

Development Director Goetzman made a PowerPoint Presentation providing an overview of the Board of Zoning Appeals Case. Development Director Goetzman noted that subject property is the former Monfort Supply property on North Bend Road. He stated that Table 3-2 of the Zoning Resolution permits livestock on lots greater than one acre and that Section 3-8 states that except for lots over five acres standards shall apply to structures incident to lots over one acre for agricultural purposes. He noted that Section 3-9.3 specifically requires livestock enclosures to be at least one hundred (100) feet from every property line.

Mr. Goetzman presented a slide that illustrated the existing non-compliant livestock enclosure juxtaposed next to a compliant livestock enclosure on the subject property. He noted that the compliant enclosure would be larger than the requested enclosure, which is partially located on the south property line of the parcel.

The applicant, James Rack, 3702 Westwood-Northern Blvd., addressed the Board and stated that the property has had a pony in that location for many years, but has not had one for the last few years. The horse stall is located in the rear of the existing barn located on the property. Mr. Rack stated that the fence would not be easy to locate in the permitted area because there is concrete there. In its current location the mini horse gets shade from a large tree and has access to a stall area. Mr. Rack stated that he would like the support of the Board to keep the mini pony enclosure in its current location.

Trustee Linnenberg stated that the applicant is not asking for a zone change, but is requesting a variance.

Chairman Callos stated that this request is for one pony.

Development Director Goetzman stated non-compliant approval could be restricted to house only one pony.

Trustee Rosiello stated that he is happy to engage in dialogue with the Rack family and would like to sit down sometime to discuss buffering on North Bend Road.

Mr. Rack stated that he would welcome that opportunity.

Trustee Rosiello stated that improvement of the property would go a long way in improving the appearance of the North Bend Road corridor.

Chairman Callos stated that he looks forward to meeting with the Racks to discuss improvements to their property for the greater good of the community and appreciates their willingness to meet and discuss the issue.

RESOLUTION #17-0710-G

Chairman Callos moved to pass a resolution recommending approval of Case #2017-09 to the Hamilton County Board of Zoning Appeals subject to the

following condition: 1. That the enclosure be limited to one animal in the non-conforming enclosure. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

- a. Case Green #2017-10, Craig Abercrombie, Abercrombie and Associates, Inc., Applicant and Archbishop of Cincinnati, Owner, 5222 North Bend Road, for approval of a Conditional Use for a school located in an existing "B" Residence District.

Development Director Goetzman made a PowerPoint Presentation providing an overview of the Board of Zoning Appeals Case. Development Director Goetzman stated that this request is for a deck/press box to be built below and surrounding an existing scoreboard structure on the property. The structure will be used for sporting events, including game announcing, stat keeping, video-taping and scoreboard operation. There are no other improvements being proposed at this time.

This case is coming before the Board because Schools, Churches and other Institutional Uses are Conditional Uses in Residential Districts, meaning that there is a lengthy review process that they have to go under whenever they're going to do anything that requires a building permit.

The four key areas that are looked at are spirit and intent of the Zoning Resolution to ensure there are no adverse impacts on adjacent properties, protection of public interests, and consistency with adopted plans.

In this case the proposed deck/press box is not near any adjacent residential properties. The structure will be covered and have power and lighting associated with it. It will be located on the existing scoreboard so there are no changes to the physical improvements other than the construction of the deck.

Development Director Goetzman recommended approval with conditions.

RESOLUTION #17-0710-H

Chairman Callos moved to pass a resolution recommending approval of Case #2017-10 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. That the Zoning Certificate for the deck/press box shall be obtained within six months of the Conditional Use approval, and 2. That the deck/press box shall be constructed in accordance with the plats and 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 July 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 #2000-06, James Kenning, Kennsey Development, LLC, Applicant and Owner, 7024 Harrison Avenue, for approval of a Major Adjustment to an existing "E" Retail PUD.

Development Director Goetzman made a PowerPoint Presentation providing an overview of the Major Adjustment to an existing "E" Retail PUD request. Development Director Goetzman stated that the request is for property located on Harrison Avenue, approximately 400 ft. south of Mullen Road. The property is an existing "E" Retail PUD that houses an "F" Light Industrial use as a building/contracting operation. The property is approximately 1.5 acres with 180 ft. of frontage on Harrison Avenue. The applicant is proposing an expansion of an existing gravel parking lot.

Development Director Goetzman stated that the applicant is proposing to expand the paved parking area on the subject property in a manner consistent with the adjacent similar use. He noted that there is an existing pine tree buffer in place that was installed when the property was initially built.

Development Director Goetzman recommended approval subject to standard compliance conditions associated with the landscape material, site lighting, and dumpster screening.

The applicant was not present.

Chairman Callos asked if the expansion will have any impact on the Monte Vista Condominium Complex. Development Director Goetzman stated that the property is currently being used as a parking area, so the unimproved

parking area will now be subject to striping regulations and will be paved. The applicant has presented drainage calculations that will work with the existing drainage system on the site, so there will be no adverse effect and will clean up the site.

Development Director Goetzman recommended approval with conditions.

RESOLUTION #17-0710-I

Chairman Callos moved to pass a resolution recommending approval of Case #2000-06 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. That the parking area be paved in conformance with the plans submitted; and 2. That any dumpster located on the site shall be located and installed with the applicable standards of the Zoning Resolution.

- b. Case Green #2003-06, Brian Johnson, Fischer Homes, Applicant and Fischer Single Family Homes II LTD, Owner, 7469 Bridge Point Pass, for approval of a Major Adjustment to an existing "A PUD" Residence District.

Development Goetzman made a PowerPoint Presentation providing an overview of the Major Adjustment to an existing "A PUD" Residential District. Development Director Goetzman stated that this is a case where a spec. home being built by Fischer Homes on a lot in the Bridgepoint Subdivision has been constructed with a 20 ft. long, 8 ft. high retaining wall that fails to meet the minimum setback requirements for the PUD because when the project was approved, PUD standards were applied that were slightly different than those of a standard subdivision. The way that this lot is configured creates the non-conformity.

He noted that there are dedicated open space tracts to the rear of the property as well as to the side and rear of the property where the wall is located. Therefore, any impact to adjacent residential uses is minimal.

Development Director Goetzman recommended approval as submitted.

RESOLUTION #17-0710-J

Chairman Callos moved to pass a resolution recommending approval of Case #2003-06 to the Hamilton County Board of Zoning Appeals as submitted. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Fiscal Officer, Tom Straus, reported that the Annual Financial Report, Annual Appropriations, and Auditor of State's Audit have been added to the Green Township website.

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

Township Administrator, Frank Birkenhauer, reported that the Green Township logo over the I-74 Bridge has been installed and he has received very positive comments.

Chairman Callos stated that he is looking forward to working on the gateways to Green Township and to the improvements to be made at the Harrison/Rybolt area in the near future.

Director of Public Services, Joe Lambing, reported that the 2017 Street Rehabilitation Program is moving along as planned and sidewalk installation along Bridgetown Road has been completed. Director Lambing stated that at the conclusion of the July 3rd Concert and Fireworks event many people left the park via the new sidewalks instead of waiting for the shuttle buses.

Chairman Callos thanked Director Lambing and his staff for all of the hard work that was put into the Concert and Fireworks Event.

Fire/EMS Chief, Doug Witsken, reported on the promotional process for the five vacant full-time firefighter positions. Chief Witsken stated that they are currently in the second round of interviews and are down to eight finalist. Chief Witsken stated that five candidates will be presented to the Board for their approval at the next Trustees Meeting. Chief Witsken stated that he will also be presenting some part-time firefighters for the Board's approval.

Police Chief, Jim Vetter, stated he had nothing to report.

Chairman Callos asked if there were any police incidents at the Concert and Fireworks Event.

Chief Vetter stated that there were no incidents of note.

Chairman Callos again thanked staff for all of their hard work at the Concert and Fireworks Event.

Chairman Callos reported that there was a shooting in Colerain Township and expressed his appreciation for the joint partnership between Green and Colerain Townships.

Chief Vetter stated that Green Township Police Officers did cover some beats for Colerain while they were busy with that incident and stated that he was happy to be there for the Colerain Police Department in their time of need.

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

Chairman Callos, reported on the recent passing of Tony Rosiello's mother and expressed sympathy on behalf of the Board.

Chairman Callos also reported that Tony Rosiello is now a grandfather to Maggie Williams, born to Tony's daughter Allie and her husband Casey, at 8:00 a.m. this morning. Chairman Callos extended congratulations to them and their families.

The next regular meeting of the Board of Trustees will be held on Monday, July 24, 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 6:12 p.m.

ATTEST: