

The regular meeting of the Green Township Board of Trustees held on January 25, 2010 was called to order at 5:30 p.m. with the Pledge of Allegiance.

Roll Call: Chairman Linnenberg, present; Trustee Upton, present; Trustee Winkler, present; Fiscal Officer Straus, present.

Trustee Winkler moved to approve the minutes for the regular meeting of January 11, 2010. Trustee Upton seconded the motion. All voted Aye.

Sean Messerschmidt and Timmy Jones of Troop #98, Monfort Heights, were present working on their Communications Merit Badge.

Trustee Linnenberg congratulated Ryan J. Matthews for obtaining the rank of Eagle Scout. Ryan's project was beautification of the Green Township Senior Center.

RESOLUTION #10-0125-A

Trustee Winkler moved to pass a resolution accepting and approving the financial reports as submitted. Chairman Linnenberg seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

RESOLUTION #10-0125-B

Chairman Linnenberg moved to pass a resolution authorizing the promotion of Lt. Tom Dietz to the rank of EMS District Chief, effective January 30, 2010, at the starting salary for District Chief of \$35.87 per hour or \$74,605 annually. Trustee Winkler seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

Fiscal Officer Straus swore in EMS District Chief Tom Dietz. District Chief Dietz thanked the Trustees and introduced his family that were present.

RESOLUTION #10-0125-C

Trustee Winkler moved to pass a resolution authorizing internet usage for the Green Township Departments to sell surplus equipment in 2010. Chairman Linnenberg seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

RESOLUTION #10-0125-D

Chairman Linnenberg moved to pass a resolution to recognize the Larkin Family, the owner's of Ron's Roost Restaurant, for accomplishing fifty years of business success in the neighborhood of Bridgetown. Trustee Winkler seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

RESOLUTION #10-0125-E

Chairman Linnenberg moved to pass a resolution authorizing the issuance and sale of not to exceed \$2,126,500 road improvement bonds, and declaring an emergency. Trustee Upton seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

RESOLUTION #10-0125-F

Chairman Linnenberg moved to pass a resolution authorizing the issuance and sale of not to exceed \$3,835,000 real estate acquisition bonds, and declaring an emergency. Trustee Upton seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

RESOLUTION #10-0125-G

Trustee Winkler moved to pass a resolution authorizing the issuance and sale of not to exceed \$3,938,500 park improvement bonds, and declaring an emergency. Chairman Linnenberg seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

RESOLUTION #10-0125-H

Chairman Linnenberg moved to pass a resolution authorizing the issuance and sale of not to exceed \$9,900,000 various purpose bonds, series 2010, and declaring an emergency. Trustee Winkler seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

Bill Church, 3646 Rackacres, asked what the emergency was regarding Resolutions 10-0125-E through 10-0125-H. Attorney Hyle explained that there is no emergency, the wording was recommended by bond counsel.

RESOLUTION #10-0125-I

Trustee Winkler moved to pass a resolution approving a no parking restriction on the east side of Homelawn Ave. beginning at the southeast corner of Pinecroft Dr. and extending to a point 53' south of the centerline of Pinecroft Dr. Chairman Linnenberg seconded the motion.

Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

RESOLUTION #10-0125-J

Trustee Winkler moved to pass a resolution to solicit bids for the construction of a salt dome on Blue Rock Road. Chairman Linnenberg seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

RESOLUTION #10-0125-K

Trustee Upton moved to pass a resolution authorize the Township Administrator to sign an agreement with Queen City HiRailers to provide a train show at the Green Township Senior Center from November 20, 2010 to November 21, 2010. Trustee Winkler seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

RESOLUTION #10-0125-L

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. 3218 Balsamridge Dr. (550-0080-0190), Motion made by Chairman Linnenberg and seconded by Trustee Upton. All voted Aye.
2. 3536 Jessup Rd. (550-0083-0183), Motion made by Trustee Winkler and seconded by Chairman Linnenberg. All voted Aye.
3. 4435 West Fork Rd. (550-0102-0020), Motion made by Trustee Winkler and seconded by Chairman Linnenberg. All voted Aye.

Administrator Celarek made the following announcements:

1. The Green Township Land Use Committee will hold their second meeting for the 5-year Update of the Green Township Land Use Plan on February 1, 2010 at 7:00 p.m. at the Green Township Administration Building.
2. The Northeast Green Township Zoning Commission will hold a public hearing on January 28, 2010 at 7:00 p.m. at the Township Administration Building, for the purpose of initiating proposed amendments to Northeast Green Township Zoning Resolution and forwarding text amendment recommendations to the Hamilton County Regional Planning Commission for comment and review.
3. The Hamilton County Regional Planning Commission will hold a public hearing for Case: LUPA Green 2010-01, 5705 Harrison Avenue, on February 4, 2010 at 1:00 p.m. in Room 805, County Administration Building, 138 East Court St. to review the Land Use Plan Amendment.

Fiscal Officer, Tom Straus, stated that he has been carefully reviewing the Township's financial situation. He reported that two of the Township's accounts are actually being charged more in fees than they are receiving in interest. Fiscal Officer Straus also reported that he has spoken with Fifth Third Bank and is considering liquidating the LAM account and buying bonds directly.

Township Attorney, Frank Hyle, stated that he has provided information to the Board regarding a grant program that would grant funding to some properties within the Township that have problems, particularly the property at Gloria Dei Church. Attorney Hyle encouraged the Trustees to apply for those grant funds. Trustee Winkler recommended that Attorney Hyle gather additional information regarding the private property and possible future issues. Attorney Hyle will follow up on this matter.

Township Attorney, Frank Hyle, stated that recently the Trustees passed a resolution appointing Chairman Linnenberg to the Ohio-Kentucky-Indiana Regional Counsel of Governments, however, an alternate was not appointed in the event that Chairman Linnenberg was unable to attend. Township Administrator, Kevin Celarek, recommended that Development Director, Adam Goetzman, be named as alternate.

RESOLUTION #10-0125-M

Trustee Winkler moved to pass a resolution recommended that Development Director, Adam Goetzman, be named as alternate for Chairman Linnenberg to the Ohio-Kentucky-Indiana Regional Counsel of Governments. Chairman Linnenberg seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

Township Attorney, Frank Hyle, stated need for executive session for the purpose of discussing personnel matters and acquisition of property. Action may be anticipated.

Township Administrator, Kevin Celarek, stated that he had nothing to report.

Director of Public Services, Fred Schlimm, reported that he has been working with the Ohio Township Association to get support for House Bill #393, which would greatly enhance the ability to go after some of the repeat offender nuisance cases. Currently a 7 - 10 day notification is required before action can be taken. If House Bill #393 passes it would state that any property that has already been declared a nuisance once in the last 12 months could be acted upon with only a 4 day notification. Mr. Schlimm stated that he has expressed his desire to see House Bill #393 passed to State Representative Robert Mecklenborg.

Mr. Schlimm thanked the Board of Trustees for sending a letter to the Hamilton County Engineer asking that the construction bonds for the Westchase Park and Highland Oaks subdivisions be pulled. The County Engineer is ready to recommend to the Board of Hamilton County Commissioners that those construction bonds be pulled so that anything that needs to be addressed can be taken care of and those streets can be publicly accepted. Mr. Schlimm hopes that those subdivisions can be publicly accepted by spring.

Director of Development, Adam Goetzman, asked if a resolution approving out of state travel is necessary for attending the bond hearing in Chicago. Administrator Celarek advised that a resolution needs to be passed.

RESOLUTION #10-0125-N

Trustee Winkler moved to pass a resolution authorizing out of state travel for Administrator Kevin Celarek, Development Director Adam Goetzman, and Trustee Tony Upton to attend a bond rating hearing in Chicago, IL from January 27 through 28, 2010. Chairman Linnenberg seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

Development Director, Adam Goetzman, stated that a Land Use Plan Amendment hearing will be held at the conclusion of this meeting.

Fire Chief, Doug Witsken, thanked the Trustees for permission to fill the position vacated by the retirement of Asst. Chief Jim Rutenschroer. Chief Witsken stated that with the promotion of Lt. Tom Dietz to the position of EMS District Chief, the critical task of day-to-day administration of the Emergency Medical Service operations which accounts for about 2/3rd of their emergency runs is resolved.

Police Chief, Bart West, reported that a \$2400 D.A.R.E. grant was received from the State of Ohio to offset salary costs associated with providing the D.A.R.E. program to eight elementary schools in Green Township.

Trustee Upton read several thank you letters.

Sgt. Matt Guy, Hamilton County Sheriff's Department, stated that he had nothing to report.

The next regular meeting of the Board of Trustees will be held on Monday, February 8, 2010 at 5:30 p.m.

LAND USE PLAN AMENDMENT HEARING

The Trustees considered a change to the Adopted Green Township Land Use Plan for property located at 5904-5914 Bridgetown Road. Lakeshore Development Group, LLC has requested consideration of a proposal that would change the current land use designation of Transitional Residence (low density multi-family) to Planned Office, in advance of seeking a zone change with Hamilton County. The preliminary development concept calls for the property to be utilized for a branch bank facility.

Development Director Goetzman presented a PowerPoint slide presentation outlining the request. During his presentation he stated that the Green Township Land Use Planning Committee held a public meeting on December 21, 2009 to consider the change in Land Use for the referenced parcels. The development concept reviewed by the Land Use Planning Committee called for the property to be utilized for an approximately 2,750 square foot branch bank facility with drive-thru service windows and an automated teller machine. At the Land Use meeting the Land Use Planning Committee heard a brief presentation from both the applicant, Allan Hilsinger, who discussed potential uses for the site, and the project engineer, Tom Abercrombie, who discussed general site development capacity issues. Mr. Goetzman stated that the Land Use Planning Committee members asked questions about the character of the building, buffering, setbacks and site access. Several members questioned whether it would be possible to combine the

project entrance with the adjacent church/school, St. Jude, or MRDD Margaret Rost/Frank Center.

The applicant, Allan Hilsinger, provided a brief overview of the proposal. He expressed a willingness to explore the option of consolidating access with an adjacent property. Tom Abercrombie, the Project Engineer, indicated that there did not seem to be any readily observable physical obstacles to accommodating cross easement access. It was noted that the adjacent (west) church property is used as a rectory, the garage for the home is located on the side of the building closest to the subject property and that the church may not wish to have commercial traffic circulating through its property. It was felt that any activity on the subject property could be adequately screened from the rectory property.

After Mr. Hilsinger and Mr. Abercrombie spoke, Mr. Goetzman stated that the Land Use Planning Committee had found justification for an amendment to the Adopted Land Use Plan, and had voted unanimously to recommend a change for the subject site, subject to conditions.

Mr. Goetzman indicated that he presented the Trustees with a written report recommending the change based on a finding by the Land Use Planning Committee and subject to specific implementation strategies.

RESOLUTION #10-0125-O

Trustee Winkler moved to pass a resolution recommending approval of the Land Use Plan Amendment for property located at 5904-5914 Bridgetown Road subject to the following conditions: 1. That the property be limited to office uses only; 2. That development of the site be limited to an overall impervious surface ratio (ISR) not to exceed 60%; 3. That any building constructed on the property be constructed with a brick masonry exterior and a pitched shingled roof; 4. That a streetscape landscape buffer be installed that meets the requirements of the Hamilton County Zoning Resolution along Bridgetown Road; 5. That the buffering on the west side of the property (next to the Parish Home) be "enhanced" to help protect the character of the adjacent property; 6. That any dumpster or trash handling location on the site be housed in a masonry enclosure; 7. An access easement should be provided, where feasible, between the subject property and adjacent institutional uses; 8. Sidewalks along Bridgetown Road should be maintained; 9. That a right-of-way dedication on Bridgetown Road be made in conformance with the Hamilton County Thoroughfare Plan; and 10. The site should be limited to one ground mounted sign a maximum of 37.5 square feet in area and 8 feet in height, located in a landscape area at its base equal to twice the area of the sign. Chairman Linnenberg seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

Trustee Upton stated that a letter has been received from Don Marshall, Eagle Energy, stating that the total savings for the nine months that the Township has been enrolled in the electric aggregation program has been approximately \$2.7 million dollars. The average resident saved approximately \$135, the average business saved approximately \$385. There are approximately 16,000 residential customers and 1,300 businesses enrolled in the program.

Chairman Linnenberg made a motion to recess into Executive Session for the purpose of discussing personnel matters and acquisition of property. Action may be anticipated. Trustee Upton seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye, Chairman Linnenberg: Aye. The meeting was recessed at 6:16 p.m.; reconvened at 6:45 p.m.

Chairman Linnenberg moved to adjourn the meeting. Trustee Winkler seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye. Meeting was adjourned at 6:45 p.m.

ATTEST: