

The regular meeting of the Green Township Board of Trustees held on April 26, 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 April 12, 2010. Trustee Upton seconded the motion. All voted Aye.

Chairman Linnenberg recognized students from Mother of Mercy High School who were present at the meeting to fulfill a requirement for government class.

**RESOLUTION #10-0426-A**

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

**RESOLUTION #10-0426-B**

Trustee Winkler moved to pass a resolution to authorize the advertising for bid for the 2010 Township Sidewalk Repair Program with an estimated cost of \$141,250. The 2010 sidewalks to be repaired are Eula Avenue (Aurora to Moonridge), Maylee Place, Harwinton Lane (Lawrence to North Terminus), Haubner Drive, Hocking Drive, Brandtmanor Drive, Green Acres Court (Moonridge to West Terminus), Willowdale Drive, Joey Terrace, North Glen Road (Aurora to East Terminus). Chairman Linnenberg seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

**RESOLUTION #10-0426-C**

Trustee Upton moved to pass a resolution to approve the bid from John R. Jurgensen Company of \$953,975.50 for the 2010 Street Rehabilitation Contract subject to review and approval by the Township Attorney. Chairman Linnenberg seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

**RESOLUTION #10-0426-D**

Trustee Winkler moved to pass a resolution to approve the bid from Jackson Construction, Inc. of \$496,335.35 for the 2010 Curb Rehabilitation Contract subject to review and approval by the Township Attorney. Chairman Linnenberg seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

**RESOLUTION #10-0426-E**

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. 5349 Orchard Valley Drive (550-0021-0315), Motion made by Chairman Linnenberg and seconded by Trustee Winkler. All voted Aye.
2. 3355 Albus Lane (550-0282-0039), Motion made by Trustee Upton and seconded by Trustee Winkler. All voted Aye.
3. 6412 Taylor Road (550-0240-0057), Motion made by Trustee Winkler and seconded by Trustee Upton. All voted Aye.
4. 7060 Taylor Road (550-0300-0141), Motion made by Trustee Winkler and seconded by Trustee Upton. All voted Aye.

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

- a. P M Golf Management LLC, DBA Hillview Golf Course, 6954 Wesselman Road, Cleves, OH 45002, 1<sup>st</sup> Floor and basement deck and patio area and golf course. Chief West had no objection. The Trustees did not request a hearing.

Administrator Celarek made the following announcements:

1. The Hamilton County Board of Zoning Appeals will have three Green Township cases on their agenda for May 12<sup>th</sup>: 6581 Harrison Avenue, new signage; 6318 Kingoak Drive, fence and shed replacement; and 3706 Centurion Drive, 8 ft. privacy fence. More information on each case will be presented at the May 10, 2010 Trustees Meeting.
2. The Green Township Trustees will consider the recommendation of the Northeast Green Township Zoning Commission to change the text of the NEGT Zoning Resolution at their public meeting on May 24, 2010.

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

Township Attorney, Frank Hyle, stated need for executive session for the

purpose of discussing acquisition of property. Action may be anticipated.

Township Administrator, Kevin Celarek, reported that the spring newsletter will be ready soon and should be mailed around mid May. He also reported that as of May 1, 2010 there will be Census takers going door-to-door to visit residents who have not filled out and returned their Census forms. Administrator Celarek stated that the Census takers will have identification and will not enter resident's homes to complete the form. He also stressed the importance of everyone taking the time to participate in the Census process.

Director of Public Services, Fred Schlimm, reported that curb repair and street repair rehabilitation bids came in under the Engineer's estimate. Since the bid was less than the Engineer's estimate additional streets will be added to the list at the next Trustees Meeting. Mr. Schlimm stated that he anticipates the sidewalk rehabilitation bid will come in close to the Engineer's estimate.

Police Chief, Bart West, reported that on April 1, 2010 the Police Department began running the additional seventh "beat". Chief West stated that this additional beat should improve response times throughout the Township.

Trustee Upton read several thank you letters.

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

Director of Development, Adam Goetzman, reported that the Harrison Avenue contract has gone through the vetting of the County Prosecutor's Office and a P.O. has been forwarded. As soon as the P.O. is completed it will be sent to the County and the work on Harrison Avenue associated with the Tri-Health development will begin. Mr. Goetzman also reported that the Land Use Planning Update Meeting will begin at the conclusion of this meeting.

Trustee Upton stated that Phase III work will begin to upgrade the intersection at Rybolt Road and Harrison Avenue. That work will include two left hand turn lanes, a right hand turn lane, and extension of the storage lane on I-74. There will also be a continuous right hand turn lane. The entrance to the westbound I-74 ramp off of Harrison Avenue will be upgraded to include a right turn lane and two left turn lanes. Phase III will be the completion of the Rybolt Road/Harrison Avenue Intersection Improvement Project which was begun in the fall of 1999.

Gary Dressler, 5742 Sidney Road, addressed the Board regarding the hiring of the Executive Assistant to the Administrator. Mr. Dressler stated that it is his opinion that the hiring was unethical. Mr. Dressler also asked who is responsible for the minutes of the Trustees meeting. The Trustees explained that the minutes are a synopsis of the meeting and that there is a DVD of the meeting in its entirety available for view. Mr. Dressler stated that he reviewed the minutes of the March 22, 2010 Trustees Meeting, which state that he said he disagreed with the hiring. Mr. Dressler stated that it was his belief that the minutes as written were inaccurate and that he wanted them amended. Chairman Linnenberg stated that the minutes from the March 22, 2010 meeting will not be amended; however, the minutes from this meeting will state that he said the hiring was unethical. Mr. Dressler then asked why performance evaluations for the Township Administrator were not completed in 2006 and 2007. He stated that he had reviewed the evaluation for 2008 and asked when the 2009 evaluation will be completed. Chairman Linnenberg stated that performance evaluations will be completed in the next month or two.

Chairman Linnenberg dismissed the Police Chief, Fire Chief and Director of Public Services from the remainder of the meeting.

#### **LAND USE PLAN AMENDMENT HEARING**

Development Director Adam Goetzman made introductory remarks concerning the Land Use Plan Amendment Hearing. He stated that he had provided the Trustees with a written report containing a detailed overview of the recommendations of the Land Use Planning Committee. Mr. Goetzman then provided background on the purpose of the hearing and the process employed by the Green Township Land Use Planning Committee (LUPC) to finalize their recommendations. He noted that the Green Township Land Use Plan (LUP) has been in place since 1989, and that in the intervening decades it has undergone periodic review. The review has been formalized into 5-year updates begun in 2000. The 2010 review marks the first comprehensive review of the entire unified plan, where the text and map were both reviewed simultaneously. Mr. Goetzman noted that the LUPC met six times over the winter to accomplish the task of updating the plan. He introduced

Bryan Snyder from the Regional Planning Commission who acted as the project manager for the process.

Bryan Snyder, Hamilton County Regional Planning, stated that each of the Township's planning areas, or corridors, was reviewed separately. Mr. Snyder presented a PowerPoint presentation that followed the sequence of the LUPC meetings. He noted that prior to the recommendations being presented to the Trustees at the hearing the general public had the opportunity to review them at a Land Use Plan "Open House" meeting held at the Lodge on April 15, 2010. For that meeting approximately 1,500 invitations were mailed out and approximately 150 attendees registered.

Mr. Snyder stated that the LUP update began on January 19, 2010 with an initial introductory meeting that discussed the Land Use Plan Update Process and provided an overview of the role of the Land Use Planning Committee and the Land Use Plan document in the overall development process. The discussion then turned to developments and zone changes that have occurred in the last five years since adoption of the last Land Use Plan Update to determine any pattern of recommendations consistent within the planning area.

Mr. Snyder then presented the recommendations for the Bridgetown Road Corridor from the second meeting held February 1, 2010. He noted that the Bridgetown Road corridor was identified in 2005 as a local business corridor, and that during the period from 2005 to 2010 there had been several office developments proposed for the corridor and one relatively controversial retail proposal that was never endorsed by the Township. Review of the conditions associated with these cases formed the foundation for the text and map recommendations for Bridgetown Road. Special attention was paid to the potential for future office uses in the corridor, identification of likely development sites, and creation of strategies to protect the residential character of the area. After his presentation Chairman Linnenberg asked if anyone from the audience had any questions.

Mr. James Shockey, 3772 Ebenezer Road, addressed the Board regarding a change at the 5-points intersection that includes expanded office use on parcels surrounding his property.

Mr. Snyder responded to Mr. Shockey's question noting that the recommendations for changes near Mr. Shockey's home were reviewed by the LUPC after the Open House meeting and that the committee felt the changes reflected a logical stopping point.

There were no additional comments from the audience on the Bridgetown Road recommendations.

Mr. Snyder next spoke about the Glenway Avenue Corridor. The recommendations concentrated on redevelopment in this area of the Township. Special attention was given to revising existing strategies to ensure that potential redevelopment sites include high quality development and improved appearance. At the conclusion of Mr. Snyder's presentation regarding the Glenway Avenue corridor Chairman Linnenberg asked if anyone from the audience had any questions. Having no questions from the audience Mr. Snyder continued his presentation.

Mr. Snyder moved on to Harrison Avenue, where attention was paid to the potential for future retail uses in the corridor. He noted that the current language of the Land Use Plan identifies Harrison Avenue as a retail commercial area. He noted that the LUP had extensive conversations about the former Legacy Place site and the impact of the project. The LUP modified the Legacy Place site and identified additional development opportunities for recommended land use changes, they also recommended revisions to the existing strategies to better reflect the different character of different portions of Harrison Avenue. At the conclusion of Mr. Snyder's presentation regarding the Harrison Avenue corridor Chairman Linnenberg asked if anyone from the audience had any questions. Having no questions from the audience Mr. Snyder continued his presentation.

Mr. Snyder moved on to the North Bend/Cheviot Road Corridor. He noted that while the Mercy Hospital zoning case had focused a lot of attention on North Bend Road in reality there were few proposed modifications for the corridor. Much of the emphasis for the corridor focused on implementation strategies to help ensure quality development outcomes stem from the various office and institutional uses proposed for the area. He reviewed specific recommendations in several areas. At the conclusion of Mr. Snyder's presentation regarding the North Bend/Cheviot Road corridor Chairman Linnenberg asked if anyone from the audience had any questions. Having no questions from the audience Mr. Snyder continued his

presentation.

Mr. Snyder concluded his presentation with discussion of the Remainder Area of the LUP. Stating that all areas not specifically delineated as being within a development corridor are located in the Remainder Area. Implementation strategies for this area focus on preserving residential character. He indicated that most of the map changes were for openspace areas within specific development areas and institutional uses. At the conclusion of Mr. Snyder's presentation regarding the Glenway Avenue corridor Chairman Linnenberg asked if anyone from the audience had any questions.

Mr. Gerald Gerrin, 2184 Flomar Ct., addressed the Board regarding the South Road greenspace (remaining Timberchase property). He stated that the greenspace was purchased by the Macke family in 1985 for the golf course and Deer Run. Mr. Gerrin maintained that Mr. Macke was told that the property was greenspace. The fight between the neighbors and the Macke Family over the use of this property went all the way to the Supreme Court, and neighbors lost. Mr. Gerrin stated that he was pleased that the site had been designated as greenspace and thanked Bryan Snyder for his prompt and efficient communications.

Chairman Linnenberg, asked if anyone else wished to speak. There were no further comments from the audience.

Chairman Linnenberg thanked the LUPC for their efforts.

Trustee Upton complimented the Land Use Planning Committee for a great job and thanked them for their many hours of work on the update of the plan. He also thanked Bryan Snyder for his time and effort.

Trustee Winkler thanked the members of the LUPC, especially those members whose terms had expired at the end of 2009, but stayed on through the update process.

Development Director, Adam Goetzman, thanked the Land Use Planning Committee for their efforts to update the plan.

**RESOLUTION #10-0426-F**

Chairman Linnenberg moved to pass a resolution accepting the recommendations from Hamilton County Regional Planning Commission and the Green Township Land Use Planning Committee as submitted. Trustee Winkler seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye.

Development Director, Adam Goetzman, stated that the change/recommendations will be sent to Hamilton County Regional Planning Commission for their review and approval at their June 3, 2010 meeting.

The next regular meeting of the Board of Trustees will be held on Monday, May 10, 2010 at 5:30 p.m.

Trustee Winkler made a motion to recess into Executive Session for the purpose of discussing acquisition of property. Action may be anticipated. Chairman Linnenberg seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye, Chairman Linnenberg: Aye. The meeting was recessed at 7:00 p.m.; reconvened at 7:28 p.m.

Trustee Winkler moved to adjourn the meeting. Trustee Upton seconded the motion. Trustee Winkler: Aye; Trustee Upton: Aye; Chairman Linnenberg: Aye. Meeting was adjourned at 7:28 p.m.

ATTEST: