

The regular meeting of the Green Township Board of Trustees held on May 12, 2008 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Trustee Upton moved to approve the minutes for the regular meeting of April 28, 2008. Trustee Mitchell seconded the motion and all voted aye.

Andy Huhn from Fifth Third Bank presented Fifth Third's Major Sponsorship check for \$5,000 for the Township's 2008 Summer Concert and Movies in the Park Series. They have served as a major sponsor for 11 years.

Joy and Mark Ackerman from Glenway Chevrolet presented Glenway Chevrolet's Major Sponsorship check for \$5,000 for the Township's 2008 Summer Concert and Movies in the Park Series. They have served as a major sponsor for 11 years.

Trustee Upton thanked Fifth Third Bank and Glenway Chevrolet for being a major sponsor.

RESOLUTION #08-0512-A

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

RESOLUTION #08-0512-B

Trustee Upton moved to pass a resolution for permission to travel for Fred Schlimm and Butch Nanney to the Center for Domestic Preparedness (CDP) in Anniston, Alabama from September 22 - 27, 2008 to attend the federally mandated required NIMS training course to deal with terrorist attacks involving Weapons of Mass Destruction and other types of Hazardous Materials. The training is offered at no cost to the Township as all fees, travel, meals and lodging are funded by the federal government. Trustee Mitchell seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Excused.

RESOLUTION #08-0512-C

Trustee Upton moved to pass a resolution for permission to travel for Captain Kevin Hummeldorf to attend the Incident Management & Unified Command Course (IMUC) from July 28 - August 1, 2008 at the National Emergency Response & Rescue Training Center in College Station, Texas. There will be no cost to the Township as all course fees, travel expenses, lodging and meals are paid by the federal government. Trustee Mitchell seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Excused.

RESOLUTION #08-0512-D

Trustee Mitchell moved to pass a resolution to lease Township property at 4085 Lee Court to Julie Hopkins for \$700 per month plus utilities and maintenance. Trustee Upton seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Excused.

RESOLUTION #08-0512-E

Trustee Upton moved to pass a resolution to purchase property at 3887 Ebenezer for \$90,000. Trustee Mitchell seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Excused.

RESOLUTION #08-0512-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. 3718 Eyrich Road (550-0173-0123), Motion made by Trustee Upton and seconded by Trustee Mitchell. All voted Aye.
2. 4581 Rybolt Road (550-0300-0089), Motion made by Trustee Mitchell and seconded by Trustee Upton. All voted Aye.
3. 5621 Werk Road (550-0163-0007), Motion made by Trustee Mitchell and seconded by Trustee Upton. All voted Aye.
4. 4491 West Fork Road (550-0102-0017), Motion made by Trustee Upton and seconded by Trustee Mitchell. All voted Aye.
5. 3151 Westbourne (550-0132-0136), Motion made by Trustee Upton and seconded by Trustee Mitchell. All voted Aye.

Administrator Celarek made the following announcements:

1. The Hamilton County Board of Commissioners will have a hearing at 10:00 a.m. Wednesday, May 21, 2008 in Room 605B, Hamilton County Administration Building, 138 E. Court Street, Cincinnati, Ohio 45202

to hear the following case:

- a. Case # Green 2008-01, applicant is Dan Hendy for Hendy Commercial at 6126 Harrison Avenue for major revision to an existing "EE" Planned Retail District. Change requested from "E" Retail and "A-2" Residence to "EE" Planned Retail. Request is to alter an approved Zoning Compliance Plan (Case # Green 2002-02) for construction of a new 3,000 square foot bank building and 6,500 square foot commercial building on the property with no access points to Harrison Avenue and two access points to the proposed Valley Ridge Connector Road.
2. There will be a Public Staff Review Conference on Tuesday, May 20, 2008 at 7:00 p.m. at the Green Township Administration Building on a ZONE CHANGE application from "B" and "C" Residence to "OO" Planned Office with a major revision to an "EE" Planned Retail Business District. Case: Green # 03-77; B. Evans for the construction of a 100,000 square foot medical office building on the property located behind the properties fronting on the north side of Monfort Heights Road and fronting on the south side of I-74.
 3. The Hamilton County Board of Zoning Appeals will meet on Wednesday, May 14, 2008 at 1:00 P.M. in Room 805, County Administration Building at 138 E. Court Street, Cincinnati, Ohio 45202 to hear the following cases:
 - a. Case # Green 2008-05, applicant is Artisan Estate Homes, for Brad and Julie Stewart, 6711 Sally Court, for the approval of the construction of a new single-family residence with less front and side yard setback than required.

Development Director Goetzman gave a brief overview of the project. The applicant was present and gave a brief explanation of why the variance is necessary. Development Director Goetzman recommended approval with conditions.

RESOLUTION #08-0512-G

Trustee Upton moved to pass a resolution recommending approval of Case # Green 2008-05 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. That the home be constructed in conformance with the plans submitted; 2. That a minimum distance of 30 feet between residences on Sally Court be maintained; and 3. That the streetscape buffer installed on Kildare be maintained for the full width of the lot frontage on Kildare Drive. Trustee Mitchell seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Excused.

- b. Case # Green 2008-06, applicant is Chris Record Construction, Inc., for Mark and Marie Connors of 4616 Summit Oak, for the approval of a room addition with less side yard setback than required.

Development Director Goetzman gave a brief overview of the project. The applicant was present and gave an explanation of why the variance is necessary. Development Director Goetzman recommended approval as submitted.

RESOLUTION #08-0512-H

Trustee Mitchell moved to pass a resolution recommending approval of Case # Green 2008-06 to the Hamilton County Board of Zoning Appeals as submitted. Trustee Upton seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Excused.

- c. Case # Green 2008-07, applicant is Charles R. Wallace for Pente Realty Partnership (Skyline Chili), at 5444 North Bend Road, seeking permission to maintain a non-conforming roof mounted sign.

Development Director Goetzman gave a brief overview of the project and recommended approval as submitted. The applicant was not present.

RESOLUTION #08-0512-I

Trustee Mitchell moved to pass a resolution recommending approval of Case # Green 2008-07 to the Hamilton County Board of Zoning Appeals as submitted. Trustee Upton seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Excused.

4. The Hamilton County Board of Commissioners will reconsider a request to revise two conditions set forth in the Board of County

Commissioner resolution for case:

- a. Case # Green 2003-09; David House III a zone amendment from "A" Residence to "EE" Planned Retail Business and "OO" Planned Office for the property located on the east side of Harrison avenue, north of Pinnacle Drive and south of Summit Lake Drive.

Development Director Goetzman gave a brief overview of the project, he stated that there are only two specific conditions subject to reconsideration, and that while the two items are specific to the proposed development of the site by TriHealth the changes would apply to the balance of the site as well. He recommended approval as submitted. The applicant was present to give a presentation about the proposed project and answer questions from the Board.

RESOLUTION #08-0512-J

Trustee Upton moved to pass a resolution recommending approval of the reconsideration in Case # Green 2003-09 to the Hamilton County Board of County Commissioners with the recommendation that Condition No. 8 be amended to reduce the minimum size of any building on the site used for retail purposes to 3,000 square feet, and that Condition No. 10 be amended to increase the maximum impervious surface ratio of 59%. Trustee Mitchell seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Excused.

5. The Green Township Board of Zoning Appeals has two upcoming cases to be heard on May 29, 2008:
 - a. GTBZA Case # 2008-01 is requesting a variance to construct a nonconforming detached garage at 6006 Gaines Road.
 - b. GTCU Case # 2008-02 is seeking a Conditional Use Approval for White Oak Athletic Association to construct a covered shelter addition to an existing concession stand and an addition of a vestibule to an existing field house to be used as a staging and concession area for patrons and to expand usage of the field house to 12 months per year for sporting events and social gatherings.
6. There will be a Special Green Township Trustees Meeting on Monday, June 2, 2008 at 5:30 p.m. The purpose of this meeting is to discuss personnel issues.

Fiscal Officer Straus reported that so far this year the Township has received \$11.5 million dollars in revenue and expended \$10.8 million dollars. The General Fund has received \$2.2 million dollars and expended approximately \$2.1 million dollars. All of the real estate tax money has not yet been received from the County.

Attorney Frank Hyle recommended that the Board pass a resolution to purchase property located at 4131 Boudinot Avenue. The property is a vacant lot consisting of .35 acre that adjoins the property that was recently purchased from Thomas Hater. The purchase price on the property is \$15,000.

RESOLUTION #08-0512-K

Trustee Upton moved to pass a resolution to purchase .35 acres of property located at 4131 Boudinot Avenue for \$15,000. Trustee Mitchell seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Excused.

Administrator Celarek stated that the first draft of the newsletter has been received. The newsletter should be going out to residents around the end of this month.

Director of Public Services Schlimm was not present.

Director of Development Goetzman stated that there is a Land Use Planning Committee hearing at the conclusion of this meeting.

Fire Chief Witsken stated that he had nothing to report.

Police Chief West reported that Lt. James Vetter has returned from ten weeks of training at the Northwestern School of Command. Chief West also reported that their newest recruit, Dan Vath, has been released from his Field Training Officer and has begun patrolling on his own.

Lt. Mike Horton of the Hamilton County Sheriff's Department was not present.

LAND USE PLAN HEARING

The Green Township Board of Trustees reviewed a recommendation by the Green Township Land Use Planning Committee to amend the land use plan designation for properties located at 5968, 5972, & 5976 Bridgetown Road to change from a "Single-Family" to "General Office" designation.

Development Director Goetzman gave an overview of the proposed land use plan change and recommended approval with conditions.

David House, 2831 Devils Backbone Road, was present to provide additional information regarding the proposed land use plan change.

Mr. & Mrs. Ralph Overberg, 3783 Chatwood Ct. and Audrey Meyers, 3775 Chatwood Ct., addressed the Board with questions regarding the proposed plan and voiced opposition to the access from Chatwood Ct. and requested that the curb cut on Chatwood Ct. be removed from the plan. Trustee Mitchell recommended that there be no curb cut on Chatwood for the project.

RESOLUTION #08-0512-L

Trustee Mitchell moved to pass a resolution recommending approval of an amendment to the Land Use Plan for properties located at 5968, 5972, & 5976 Bridgetown Road to change from a "Single-Family" to "General Office" designation:

That the proposed amendment is consistent with the overall stated goals of the Township Land Use Plan, is consistent with the underlying Bridgetown Road Corridor Policy and in compliance with the Detailed Implementation Strategies stated in Section 4.1.3 of the Green Township Land Use Plan, there is a specific finding that the importance of the amendment warrants a Special Public Hearing to Approve the modification of the Green Township Land Use Plan, subject to the following conditions:

- a) That the property be limited to office uses only.
- b) That development of the site be limited to an overall impervious surface ratio (ISR) not to exceed 60%.
- c) That any building constructed on the property be constructed with a brick masonry exterior and a pitched shingled roof.
- d) That a streetscape landscape buffer be installed that meets the requirements of the Hamilton County Zoning Resolution along Bridgetown Road and that the Chatwood Drive streetscape buffer be expanded to 15' in width to achieve a transition from Bridgetown Road to the front yard setbacks of adjacent residential homes and to provide for future additional right-of-way on Chatwood to facilitate roadway improvements on Chatwood drive.
- e) That a minimum 10' wide boundary buffer be expanded to an minimum of 17.5' in width on the north property line adjacent the single-family home behind development parcels fronting on Bridgetown Road, and that the this buffer area include 1 additional tree and 5 additional bushes per 100 lineal feet.
- f) That any dumpster or trash handling location on the site be housed in a masonry enclosure located in the northeast corner of the property a minimum of 20' from the adjacent residential lot on Chatwood.
- g) An access easement should be provided, where feasible, between the subject property and the adjacent church.
- h) Sidewalks along Bridgetown Road should be maintained.
- i) That a right-of-way dedication on Bridgetown Road be made in conformance with the Hamilton County Thoroughfare Plan.
- j) The site should be limited to one ground mounted sign a maximum of 50 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.
- k) That the site have primary access to Bridgetown Road and that a curb cut on Chatwood Drive be prohibited.

Trustee Upton seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Excused.

Trustee Upton announced that the Relay for Life will be held on Friday, May 16, 2008 at Veterans' Park beginning at 6:00 p.m.

The next regular meeting of the Board of Trustees will be held on Tuesday, May 27, 2008 at 5:30 p.m.

Trustee Upton moved to adjourn the meeting. Trustee Mitchell seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Excused. Meeting was adjourned 6:35 p.m.