

The regular meeting of the Green Township Board of Trustees held on June 11, 2007 was called to order at 7:00 p.m. with the Pledge of Allegiance.

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

Trustee Mitchell moved to approve the minutes for the regular meeting of May 29, 2007 with two corrections. The spelling of Hyle & Mechlenborg should be corrected to Hyle & Mecklenborg, and a hearing to be held at the August 13, 2007 Trustee's Meeting was listed as being on the KEMBA property. It is actually on the Bridgetown Hardware property. Trustee Winkler seconded the motion and all voted aye.

Trustee Mitchell thanked Bob Mecklenborg for his excellent work on the Rack eminent domain case.

RESOLUTION #07-0611-A

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

RESOLUTION #07-0611-B

Trustee Winkler moved to pass a resolution to hire part-time firefighter Ryan Ruberg at a pay grade PM-3 and pay rate of \$12.92 per hour effective June 12, 2007. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Excused.

Fiscal Officer Straus swore in Firefighter Ruberg. Mr. Ruberg introduced his friends and family that were present.

RESOLUTION #07-0611-C

Trustee Winkler moved to pass a resolution to renew the hiring of the Frank Gates Service Company as the Township Program Administrator for the Ohio Workers' Compensation Group Rating Program effective July 1, 2007 at an annual fee of \$24,125.00. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Excused.

RESOLUTION #07-0611-D

Trustee Mitchell moved to pass a resolution accepting the bid from OKind, Inc. DBA Silverhawke Construction for the 2007 Township Sidewalk Repair Program at a cost of \$122,387.00. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Excused.

RESOLUTION #07-0611-E

Trustee Mitchell moved to pass a resolution establishing a policy on notice of meetings of the Green Township Board of Trustees. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Excused.

RESOLUTION #07-0611-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. 3744 Ebenezer Road (550-0173-0166), Motion made by Trustee Winkler and seconded by Trustee Mitchell. All voted Aye.
2. 5577 Lawrence Road (550-0162-0398), Motion made by Trustee Winkler and seconded by Trustee Mitchell. All voted Aye.
3. 5471 North Bend Road (550-0070-0239/0238), Motion made by Trustee Mitchell and seconded by Trustee Winkler. All voted Aye.
4. 6685 & 6673 Rybolt Road (550-0220-0169/0168), Motion made by Trustee Mitchell and seconded by Trustee Winkler. All voted Aye.
5. 6109 Sheed Road (550-0211-0129), Motion made by Trustee Mitchell and seconded by Trustee Winkler. All voted Aye.
6. 5209 Sidney Road (550-0041-0121), Motion made by Trustee Mitchell and seconded by Trustee Winkler. All voted Aye.
7. 6680 Westchase Park (550-0234-0099), Motion made by Trustee Mitchell and seconded by Trustee Winkler. All voted Aye.

The Ohio Department of Liquor Control has sent notice of application from Jerome D. Held, DBA Gusto, 4423 Bridgetown Road, Cincinnati, Ohio 45211. The Trustees will not request a hearing.

Administrator Celarek made the following announcements:

1. The Hamilton County Board of Zoning Appeals has scheduled a hearing

for Wednesday, June 13, 2007 at 1:00 p.m. in Room 805, County Administration Building to hear the following case:

- a. Case #Green 07-12, applicant and owner Anthony Gay, 3159 Dickinson Avenue, Cincinnati, Ohio 45211, for the approval of the construction of an above ground pool with less side yard setback than required.

Development Director Goetzman presented information regarding this case.

RESOLUTION #07-0611-G

Trustee Mitchell moved to pass a resolution rejecting approval of Case #Green 07-12 until the adjoining property owners can be contacted and it is determined that they do not have objection to the request. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Excused.

2. There will be a Public Staff Review Conference at 7:00 p.m., June 20, 2007 in the Green Township Trustees' Meeting Room on a request for a zone change from "A" Residence to "EE" Planned Office for the construction of a medical office building on property located on the west side of Rybolt Road south of Ruwe's Oak Drive, 5441, 5451 & 5457 Rybolt Road (550-0031-0053, 56 & 58). Interested individuals are invited to attend and express their point of view.
3. There will be a Public Staff Review Conference at 7:45 p.m., June 20, 2007 in the Green Township Trustees' Meeting Room on a request for a zone change from "C" Residence to "OO" Planned Office for the construction of a financial institution (KEMBA) on the property located on the north side of Bridgetown Road west of Biehl Avenue and opposite Lakewood Drive at 5840 & 5848 Bridgetown Road (550-0173-0043, 44, 45, 46 & 47). Interested individuals are encouraged to attend and express their point of view.
4. The Green Township Trustees will hold two public hearings on the Township's Natural Gas Aggregation Program Plan of Operation and Governance. Hearings will be held at 3:00 p.m. Wednesday, June 13, 2007 and 6:00 p.m. on Thursday, June 14, 2007. Both hearings will be held at 6303 Harrison Avenue, Cincinnati, Ohio 45247.
5. On Monday, June 11, 2007 at 7:30 p.m. following the Trustee's meeting there will be a meeting regarding a Land Use Amendment Request: Green Township Land Use Plan-SITE #143 at 5840-5848 Bridgetown Road (550-0173-0043 - 47). The Green Township Trustees will review a request by KEMBA Credit Union for a land use plan amendment for the above referenced property. The applicant is seeking a change from currently designated Transitional Residential to General Office in order to build a financial institution.

Fiscal Officer Straus reported

Attorney Frank Hyle stated need for executive session for the purpose of discussing acquisition of real property.

Administrator Celarek stated that he had nothing to report.

Director of Public Services Schlimm reported that the June 9th concert was well attended. Mr. Schlimm reminded residents that the Cincinnati Pops concert on June 22nd will be held at LaSalle High School stadium. Mr. Schlimm also reported that the Sidewalk Rehabilitation bid came in about \$30,000 lower than the engineer's estimate and asked the Board for permission to add the other half of Antoninus Drive to the sidewalk rehabilitation list. The Trustee's will vote on that request at the June 25, 2007 meeting.

Trustee Winkler reported that the Cincinnati Pops concert will be held on June 22nd at LaSalle High School's stadium beginning at 7:30 p.m. There will be shuttle bus service available from Sam's parking lot.

Director of Development Goetzman reported that the Glenway Dodge property on Glenway Avenue is subject to redevelopment and will be going before the Hamilton County Zoning Commission in July. Mr. Goetzman stated that he

will provide a written report for review by the Trustees.

Fire Chief Witsken stated that Mack Fire, Inc. has donated bicycles and the necessary equipment to start the Green Township EMS Bike Team, which will consist of two firefighters on bicycles that will be used at public gatherings such as Concerts in the Park.

Police Chief West stated that the Police Department will have extra patrols in the business districts along Glenway Avenue, North Bend Road, and Cheviot Road during the summer months.

Sgt. Walt Bally of the Hamilton County Sheriff's Department reported on a few recent incidents.

Mr. & Mrs. Jeff Duerk, 3401 Mirror Lane, addressed the Board to present preliminary information regarding Green Case # 07-13, which will be heard by the Hamilton County Board of Zoning Appeals on June 27, 2007. The Trustees said they would revisit the matter at their next meeting.

LAND USE PLAN HEARING

Development Director Goetzman presented information regarding a land use plan change request for property located on the north side of Bridgetown Road west of Biehl Avenue at 5840 & 5848 Bridgetown Road (550-0173-0043, 44, 45, 46 & 47). The applicant is KEMBA Credit Union, requesting a land use change from Transitional Residence to General Office for the construction of a financial institution. There will be a Public Staff Review Conference at 7:00 p.m., June 20, 2007 to be held in the Green Township Trustees' Meeting Room. Mr. Goetzman stated that the site currently has a land use designation of Transitional Residence, which is a low density multi-family designation. Development Director Goetzman recommended approval with conditions.

Brian Strasser, Vice President, KEMBA Credit Union, along with Gene Weber of Hub and Weber Architects, addressed the Board to present their plan.

Bridget & Jamie Davis, 3823 Biehl Avenue; Heddy Roberto, 3817 Biehl Avenue; Tom Pohlman, 3811 Biehl Avenue; David Krause, 5860 Bridgetown Road; Jim Wuest, 5777 Bridgetown Road; Terri Meyer, 5804 Bridgetown Road; and David Krause, 5863 Bridgetown Road, addressed the Board to speak in opposition and to request and recommend alternative proposals.

Trustee Mitchell stated that this case will be set by the Hamilton County Regional Planning Commission most likely for sometime in August 2007 and will be announced once the Commission schedules it.

RESOLUTION #07-0611-H

Trustee Winkler moved to pass a resolution recommending approval to the Hamilton County Regional Planning Commission for a land use change request for property located at 5840 & 5848 Bridgetown Road (550-0173-0043, 44, 45, 46 & 47), subject to the following conditions: 1. That the building be similar in character to the rendering submitted to the Township, showing a brick exterior and a pitched shingle roof; 2. That the dumpster be located on the western edge of the site in the rear of the building with a brick enclosure and a solid door; 3. That the site conform to the Hamilton County Thoroughfare Plan ROW dedication requirements; 4. That freestanding site signage be limited to one ground mounted sign similar in size and character to the sign for the Cincinnati Central Credit Union building on Harrison Avenue; 5. That a cross easement be established to the property to the east to ensure future access; 6. That the site have one consolidated driveway (enter/exit); 7. That a minimum 20' wide boundary buffer is established on the east property line, and that the buffer have a privacy fence located in the middle of the buffer with landscaping installed on the both sides of the fence; 8. That there is no building, parking or circulation drive encroachment into the 20' wide buffer on the east property line; 9. That the fence located within the east buffer yard should extend the length of the improved portion of the site (approximately 300') to a point at least 50' beyond any paved surface; 10. That enhanced landscaping on the western boundary be required; 11. That the change of use from Transitional Residence to General Office extend approximately 350' north of Bridgetown Road; and 12. That the Land Use Plan designation for the residual portion of the site not be utilized for the purpose of constructing the KEMBA building and parking, should be changed from Transitional Residence to Single-Family. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Excused.

The Land Use Plan Hearing was adjourned.

Trustee Winkler thanked Lou Ott from Time Warner Cable for his efforts to restore cable service, that was downed by a storm, and get our system up and running in time to place the last Trustees Meeting on air.

The next regular meeting of the Board of Trustees will be held on June 25, 2007 at 5:30 p.m.

Trustee Mitchell moved to recess into executive session for the purpose of discussing acquisition of real property. Action may be anticipated. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Excused. The meeting was recessed 8:46 p.m.; reconvened at 9:10 p.m.

RESOLUTION #07-0611-I

Trustee Mitchell moved to pass a resolution to enter into a purchase option for real estate with NDS Asset Management Company, Inc. for a portion of the property located at 6126 Harrison Avenue (550-0193-002). This portion of the lot is approximately 200' wide x 5' deep, for an option fee of \$500 with the option to purchase the property for the amount of \$100,000. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Excused.

RESOLUTION #07-0611-J

Trustee Winkler moved to pass a resolution for an option to purchase real estate for an option fee of \$500 from Wildcat Self Storage IV, Ltd. for all of the property located at 5055 Valley Ridge Road (550-0193-0023 & 24) and a portion of the property lying to the rear of Harrison Avenue (portion of 550-0193-0175) for the total purchase of all the land in the option for an amount not to exceed \$172,000. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Excused.

Trustee Winkler moved to adjourn the meeting. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Excused. Meeting was adjourned 9:16 p.m.