

The regular meeting of the Green Township Board of Trustees held on September 10, 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, present; Fiscal Officer Straus, present.

Trustee Winkler moved to approve the minutes for the regular meeting of August 27, 2007. Trustee Mitchell seconded the motion and all voted aye.

RESOLUTION #07-0910-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: Aye.

RESOLUTION #07-0910-B

Trustee Mitchell moved to pass a resolution to approve the Green Township Records Policy as recommended by the Township Records Commission. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-C

Trustee Winkler moved to pass a resolution to approve the Green Township E-Mail Policy as recommended by the Records Commission. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-D

Trustee Mitchell moved to pass a resolution to approve the Green Township Records Retention schedules as recommended by the Records Commission for the following departments: Administration, Fire, and Public Services. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-E

Chairman Upton moved to pass a resolution to approve the Gas Aggregation Proposal and opt-out letter with "locked-in price with flex-down opportunity" (rate will be locked-in based on the NYMEX and a fixed delivery adder. If the market falls significantly, then it presents an opportunity for a lower rate to be provided on a month-to-month basis) as recommended by Integrys, the Township's natural gas consultant. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-F

Trustee Winkler moved to pass a resolution to approve the bid of Morton Salt to provide salt for the winter season at a price of \$43.19 per ton delivered. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-G

Chairman Upton moved to pass a resolution to approve the Natural Gas Aggregation Supply Agreement with Integrys Energy Services, Inc. as provided in Exhibit C to the Consulting Agreement between Green Township and Integrys Energy Services, Inc. dated May 29, 2007 and authorizing the Township Administrator to enter into the supply agreement. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-H

Trustee Mitchell moved to pass a resolution to apply for a SCIP grant through the Ohio Public Works Commission for the Karen Avenue Reconstruction Project at \$485,450 estimated cost to the Township and \$485,450 supplied by the SCIP grant for a total project cost of \$970,900. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-I

Chairman Upton moved to pass a resolution to renew Cloverleaf Lighting District. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-J

Trustee Winkler moved to pass a resolution to renew Covedale Lighting District. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-K

Trustee Mitchell moved to pass a resolution to renew Greenoak Lighting District. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-L

Chairman Upton moved to pass a resolution to renew Hickory Ridge Lighting District. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-M

Trustee Winkler moved to pass a resolution to renew Highlander Village lighting district. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-N

Trustee Winkler moved to pass a resolution to renew Hutchinson Glen Lighting District. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-O

Trustee Mitchell moved to pass a resolution to renew Jimjon Lighting District. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-P

Trustee Mitchell moved to pass a resolution to renew Kuliga Park Lighting District. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-Q

Trustee Winkler moved to pass a resolution to renew Laured Place Lighting District. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-R

Trustee Winkler moved to pass a resolution to renew Leumas Lighting District. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-S

Trustee Winkler moved to pass a resolution to renew Mallard Crossing Lighting District. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-T

Trustee Mitchell moved to pass a resolution to renew North Glen Lighting District. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-U

Trustee Winkler moved to pass a resolution to renew Opengate Lighting District. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-V

Trustee Mitchell moved to pass a resolution to renew Orchardridge Lighting District. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-W

Trustee Winkler moved to pass a resolution to renew Sunburst Ridge Lighting District. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

RESOLUTION #07-0910-X

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. 5567 Lawrence Road (550-0162-0400), Motion made by Trustee Winkler and seconded by Chairman Upton. All voted Aye.
2. 3706 Moonridge Drive (550-0171-0222), Motion made by Trustee Mitchell and seconded by Trustee Winkler. All voted Aye.
3. 5445 Sidney Road (550-0142-0122), Motion made by Trustee Winkler and seconded by Trustee Mitchell. All voted Aye.

Administrator Celarek made the following announcements:

1. The Hamilton County Board of Zoning Appeals has scheduled a hearing at 1:00 p.m. on Wednesday, September 12, 2007, Room 805, Hamilton County Administration Building, 138 E. Court Street, Cincinnati, Ohio 45202 to hear the following cases:
 - a. Case # Green Township 2007-21, Quality Signs, appellant for Valvoline Instant Oil Change, owner, for approval of the construction of additional signage on both the side frontage and the rear frontage of the business at 5369 North Bend Road, Cincinnati, Ohio 45247. District is E-Retail.

Development Director Goetzman presented information regarding the project. The appellant was not present.

RESOLUTION #07-0910-Y

Chairman Upton moved to pass a resolution recommending approval of Case # Green 2007-22 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. That the signs be installed per the plans submitted and 2. That any changes in building signage, except routine maintenance be taken before the Board of Zoning Appeals for approval prior to construction. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

- b. Case # Green Township 2007-22, Ronald and Elizabeth Spivey, appellants and owners, for the approval of a privacy fence to be located in the side and rear yard of a corner lot at 3840 Maywood Court, Cincinnati, Ohio 45211. District is C-Residence.

Development Director Goetzman presented information regarding the project. Mr. and Mrs. Ronald Spivey were present.

RESOLUTION #07-0910-Z

Trustee Mitchell moved to pass a resolution recommending approval of Case # Green 2007-23 to the Hamilton County Board of Zoning Appeals subject to the following condition: 1. That the improvements be installed/constructed per the plans submitted. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

- c. Case # Green Township 2007-23, Paul Brunner, appellant for Douglas and Mary Beth Desch, owners, for the approval of the construction of an addition to the existing single-family residence with less front yard setback than required by the Zoning Resolution, located at 3303 Diehl Road, Cincinnati, Ohio 45211. District is B-Residence.

Development Director Goetzman presented information regarding the project. The appellant was not present.

RESOLUTION #07-0910-aa

Chairman Upton moved to pass a resolution recommending approval of Case # Green 2007-23 to the Hamilton County Board of Zoning Appeals. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

- d. Case # Green Township 2007-24, Tri-State Signs, appellant for Queen City Donuts, owner, for approval of a Conditional Use Certificate for the construction of a free standing off-premises sign to allow for advertising located at 6078 Harrison Avenue, Cincinnati, Ohio 45247. District is E-Retail.

Development Director Goetzman presented information regarding the project. The appellant was not present.

RESOLUTION #07-0910-bb

Chairman Upton moved to pass a resolution recommending approval of Case # Green 2007-24 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. That the allotted off-premises portion of the sign only be permitted if the development is constructed with a shared curb cut and common driveway with the adjacent property at 6088 Harrison Avenue, site of Holscher and Hackman Landscaping; 2. That the use of the off-premises portion of the sign be limited to the adjacent property at 6088 Harrison Avenue; 3. That the sign be redesigned to be installed as a ground mounted monument type sign not to exceed 12.5 feet in height; and 4. That the sign be located in a landscaped bed twice the size of the sign. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

2. The Hamilton County Rural Zoning Commission has scheduled a hearing

at 1:00 P.M. on Thursday, September 20, 2007, Room 805B, Hamilton County Administration Building, 138 E. Court Street; Cincinnati, Ohio 45202 to hear the following case:

- a. Case # 2007-06 requested by J. Taps Bar & Grill, 6441 Glenway Avenue, Cincinnati, Ohio 45211, for the construction of a deck on the front of the building.

Development Director Goetzman presented information regarding the project. The appellant was not present.

RESOLUTION #07-0910-cc

Chairman Upton moved to pass a resolution recommending approval of Case # Green 2007-06 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. That the dedication of additional right-of-way on Glenway Avenue be made in conformance with the County Thoroughfare Plan; 2. That the deck/patio be reduced in width by approximately four feet to conform to a 30 foot front yard setback for retail districts, or the deck be relocated to the north side of the building; 3. That landscape areas be added to the rear parking lot to conform to streetscape buffer requirements on Childs Avenue and internal parking lot landscaping requirements of the Zoning Resolution; and 4. That there be no additional expansion, changes or additions to the footprint of the building. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

3. The Hamilton County Commissioners have scheduled a hearing at 10:00 a.m. on Wednesday, September 19, 2007, Room 605B, Hamilton County Administration Building, 138 E. Court Street; Cincinnati, OH 45202 to hear the following case:

- a. Case # 2007-04, applicant Ben Eilerman, Hub & Weber Architects, for Kemba Credit Union for 5840 & 5848 Bridgetown Road on the north side of Bridgetown Road, west of Biehl Avenue and east of Lakewood Drive, to demolish two single-family homes and construct a new 3,910 square foot building with drive through lanes, a 34 space parking lot with one full access to Bridgetown Road. Property is "C" Residence, request is for "00" Planned Office

4. The Green Township Land Use Planning Committee will hold a public hearing to consider Green Township Land Use Plan-SITE # 207 (partial) for Parcels 550-0170-0128 & 0129 at 5721 and 5129 Bridgetown Road. The owner of the property, Douglas Lindle, has requested a change from current land use designation of Transitional Residence (low-density multi-family) to Neighborhood Retail in advance of seeking a zone change with Hamilton County to construct a 12,500 square foot mixed use retail building and 65+ parking lot. The hearing will be held on Monday, September 17, 2007 at 7:30 p.m. at the Green Township Administration Building, 6303 Harrison Avenue, Cincinnati, OH 45247.

5. The Board of Green Township Trustees proclaims: September 17 through September 23, 2007 as "Constitution Week in Green Township" in support of the National Society Daughters of the American Revolution Cincinnati Chapter 4107-OH-SW within the Cincinnati area to protect, defend and preserve the Constitution of the United States of America.

Fiscal Officer Straus reported that the Township has received approximately \$29.3 million in revenue and expended approximately \$22 million. The Liquid Asset Management Account with Fifth Third Bank is averaging about a 5.2% return on Township investments.

Attorney Frank Hyle stated need for executive session for the purpose of discussing acquisition/sale of property and collective bargaining strategy. Action is not anticipated.

Administrator Celarek asked the Board for permission to challenge the U.S. Census Bureau population estimates.

RESOLUTION #07-0910-dd

Trustee Mitchell moved to pass a resolution directing staff to prepare a letter to the U.S. Census Bureau whereby the Township challenges their population determination and support the determination of the Hamilton County Regional Planning Commission. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

Administrator Celarek introduced Mr. Mark Meinhardt. Mr. Meinhardt is

sponsoring a 5K Run at St. Jude's Parish on October 14, 2007 at 1:00 p.m. and was present to ask the Trustees to endorse the run. The 5K "Sophie's Angel Run" will benefit children's brain tumor research at Cincinnati Children's Hospital Medical Center & St. Jude School Scholarships.

Mr. Meinhardt stated that the run is being held in memory of his 18 month old daughter, Sophie Meinhardt, who died of a very rare type of brain tumor last year. If anyone would like to join the run, information can be obtained at www.sophiesangelrun.org.

RESOLUTION #07-0910-ee

Trustee Mitchell moved to pass a resolution recommending support of the 5K Sophie's Angel Run, approving the route that has been submitted, and will take the necessary steps to obtain approval from the Ohio Department of Transportation. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

Director of Public Services Schlimm reported that citations have been issued to Property Maintenance Code violators who have not complied.

Director of Development Goetzman stated that a Regional Planning Staff Conference has not yet been scheduled at this time, however, one should be scheduled shortly.

Fire Chief Witsken reported that a group of part-time firefighters have started work on painting the fire hydrants within the Township.

Sgt. Vince Cerchio reported in Chief West's absence. Sgt. Cerchio reported that September is National Preparedness Month. Residents are encouraged to have a readiness plan and have necessary supplies in order to take care of themselves in the event of an emergency. Information is available at www.ready.gov.

Corp. Hill of the Hamilton County Sheriff's Department reported in Sgt. Walt Bally's absence. Corp. Hill reported that the current number of DUI's is 71 for the year so far.

Trustee Winkler announced that the final draft of the Green Township Parks and Open Space Master Plan is available and that Vivian Llambi & Associates will be present at the Trustee's Meeting on September 24, 2007 at 5:30 p.m. to report on the plan.

The next regular meeting of the Board of Trustees will be held on September 24, 2007 at 5:30 p.m.

Trustee Winkler moved to recess into executive session for the purpose of discussing acquisition/sale of property and collective bargaining strategy. Action is not anticipated. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye. The meeting was recessed at 7:44 p.m.; reconvened at 8:00 p.m.

Trustee Mitchell moved to adjourn the meeting. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye. Meeting was adjourned at 8:01 p.m.