

The regular meeting of the Green Township Board of Trustees held on October 09, 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, excused.

**RESOLUTION #07-1009-A**

Trustee Winkler moved to pass a resolution appointing Sheryl Ross as acting clerk. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

Trustee Mitchell moved to approve the minutes for the regular meeting of September 24, 2007. Trustee Winkler seconded the motion and all voted aye.

Bubbles Wasserman, Mike Pursifull, Don Kamuf, and Gene Ruwe, representatives from Mack Fire, Inc., presented the Township with the equipment purchased from the 2007 Fire Department "Wish List". The equipment included bikes, medical supplies, uniforms and training for the EMS Bike Team, which totaled approximately \$13,000. The EMS Bike Team was introduced and Captain Ed Thomas spoke briefly about what their role and function will be. Chief Witsken and the Board thanked Mack Fire, Inc. for their generous contribution to the Township.

**RESOLUTION #07-1009-B**

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 #07-1009-C**

Trustee Winkler moved to pass a resolution to establish the hours for Halloween to be from 6:00 p.m.-8:00 p.m. on Wednesday, October 31, 2007. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

**RESOLUTION #07-1009-D**

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. 3608 Hader Avenue (550-0061-0435), Motion made by Trustee Winkler and seconded by Trustee Mitchell. All voted Aye.
2. 6961 Harrison Avenue (550-0320-0025), Motion made by Trustee Mitchell and seconded by Trustee Winkler. All voted Aye.
3. 4480 Hutchinson Road (550-0182-0037), Motion made by Trustee Mitchell and seconded by Trustee Winkler. All voted Aye.
4. 4268 North Bend Road (550-0061-0124), Motion made by Trustee Winkler and seconded by Trustee Mitchell. All voted Aye.

Sheryl Ross made the following announcements:

1. The Hamilton County Board of Zoning Appeals has scheduled a hearing at 1:00 p.m. on Wednesday, October 10, 2007, Room 805, Hamilton County Administration Building, 138 E. Court Street, Cincinnati, Ohio 45202 to hear the following cases:
  - a. Case # Green Township 2007-25, Nancy Hadley, appellant for Karen Hadley, owner, for the approval of the construction of a 6 ft. privacy fence located within the front yard of a corner lot at 3650 Moonridge in District C-Residence.

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

**RESOLUTION #07-1009-E**

Chairman Upton moved to pass a resolution recommending approval of Case # Green Township 2007 - 25 to the Hamilton County Board of Zoning Appeals subject to the following condition: 1. That the applicant replace the six evergreen shrubs planted in front of the fence. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

- b. Case # Green Township 2007-26, Dennis Campbell, appellant and owner, for the approval of the storage of an RV within the side yard of the property at 5201 Valley Ridge in District A2-Residence.

Development Director Goetzman presented information regarding the project.

The appellant was present.

Pat Zehnder, 5181 Valley Ridge, addressed the Board to oppose the proposed storage of an RV within the side yard of 5201 Valley Ridge.

**RESOLUTION #07-1009-F**

Trustee Winkler moved to pass a resolution recommending approval of Case # Green Township 2007 - 26 to the Hamilton County Board of Zoning Appeals. Trustee Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

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

c. Case # Green Township 2007-27, Jeffrey Reggin, appellant and owner, for the approval of the construction of a 6 ft. privacy fence located in the side yard of a corner lot at 5397 Orchard Valley Drive in District C-Residence.

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

**RESOLUTION #07-1009-G**

Chairman Upton moved to pass a resolution recommending approval of Case # Green Township 2007 - 27 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 2007-28, Joseph Schutte, appellant and owner, for the approval of the construction of a detached accessory structure to be located in the side yard of the property exceeding the height permitted by the Zoning Resolution located at 2170 Van Blaricum in District AA-Residence.

Development Director Goetzman presented information regarding the project. The appellant was present.

**RESOLUTION #07-1009-H**

Trustee Mitchell moved to pass a resolution recommending approval of Case # Green Township 2007 - 28 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. That the garage be constructed in accordance with the plans submitted with the application; and 2. That the garage not be used for any commercial purposes. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

2. The Hamilton County Rural Zoning Commission has scheduled a public hearing regarding a zone amendment application for Thursday, October 18, 2007 at 1:00 p.m., Room 805B, County Administration Building, 138 E. Court Street, Cincinnati, Ohio 45202.

a. Case # Green Township 2007-07, applicant is HOCO Development, for Rybolt Road, 5441, 5451 & 5457 on the west side of Rybolt Road approximately 350 ft. south of the intersection with Ruwe's Oak Drive (Book 550, Page 310, Parcels 53, 56 & 58). Plans are to demolish three single family homes and construct a one story 5,000 sq. ft. retail building and a two story 16,000 sq.ft. office/retail building with associated parking and one full access point to Rybolt Road. Current Zoning is "A" Residence. Request is for "EE" Planned Retail.

Development Director Goetzman presented information regarding the project. The appellant was present to answer any questions from the Board.

**RESOLUTION #07-1009-I**

Trustee Mitchell moved to pass a resolution recommending approval of Case # Green Township 2007 - 07 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. That the conditions recommended by the Regional Planning Commission be incorporated into the final approval by the Zoning Commission; 2. That the building architecture conform to the applicable standards of the Harrison Avenue Corridor Plan regarding exterior materials (brick and stone permitted with other materials such as wood, vinyl and stucco used for architectural features only) and mechanical screening; 3. That all dumpsters be enclosed by masonry wall matching the buildings on site, with solid doors securing the

dumpster container; 4. That the site be limited to one ground mounted sign not to exceed sixteen feet in height; and 5. That there be no vertical slopes or retaining walls facing or visible from Rybolt Road in excess of ten feet in height, unless the overall height of the wall or slope is interrupted with a landscape treatment containing evergreen shrubs and ground cover, resulting in a condition where any vertical segment of the wall or slope is less than ten feet in height. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

Fiscal Officer Straus was excused from the meeting and had no report, thus there was no report.

Attorney Frank Hyle reported that Bob Mechlenborg has been sworn in as a member of the State of Ohio House of Representatives. He also reported that the case initiated by the Township against Mr. Gerry Porter under the sex offender residency within 1,000 ft. of a school law is set for Wednesday, October 10, 2007 before the Ohio Supreme Court. Attorney Hyle will be attending that hearing on behalf of the Township. Attorney Hyle stated need for executive session for the purpose of discussing collective bargaining strategy and acquisition of real property. Action may be anticipated.

Administrator Celarek was excused from the meeting.

Director of Public Services Schlimm reported that Hamilton County Environmental Services will be holding their Annual Compost Bin Sale on Saturday, October 13, 2007 at Northgate Mall from 9:00 a.m. to 3:00 p.m. The bins will be on sale for \$35.00. Mr. Schlimm announced that yard waste collection continues at Kuliga Park on Saturday's and Sunday's from 11:30 a.m. to 5:00 p.m.

Director of Development Goetzman stated that he had nothing to report.

Fire Chief Witsken reported that on September 28, 2007 Asst. Chief Tom Kotte announced his retirement, which will bring an end to a 38 year career of service to the Fire Department and the citizens of Green Township. A reception for Asst. Chief Kotte will be held on Friday, October 12, 2007 from 3:00 to 4:00 p.m.

Police Chief West reported that their Bike Patrol program has begun and are busy patrolling Glenway Avenue and the North Bend/Cheviot Road business corridors from 4:00 p.m. to 9:00 p.m.

Sgt. Walt Bally of the Hamilton County Sheriff's Department reported on the recent robbery of People's Bank on Harrison Avenue. That investigation is still ongoing.

Dennis Campbell thanked the Fire Department for the excellent care that was provided to his wife when she fell and broke her hip last month.

The next regular meeting of the Board of Trustees will be held on October 22, 2007 at 5:30 p.m.

Trustee Winkler moved to recess into executive session for the purpose of discussing collective bargaining strategy and acquisition of real property. Action is anticipated. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye. The meeting was recessed at 7:46 p.m.; reconvened at 8:12 p.m.

#### **RESOLUTION #07-1009-J**

Chairman Upton moved to pass a resolution to purchase property located at 3659 Monfort Heights Drive from Dong Woo & Mi-Hye Jeon for the amount of \$95,000. Trustee Winkler seconded the motion. Trustee Mitchell: Abstain; Trustee Winkler: Aye; Chairman Upton: Aye.

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 8:15 p.m.