The regular meeting of the Green Township Board of Trustees held on May 13, 2019 was called to order at 5:30 p.m. with the Pledge of Allegiance.

Roll Call: Trustee Linnenberg, present; Trustee Callos, present; Chairman Rosiello, present; Fiscal Officer Straus, present.

Chairman Rosiello moved to approve the minutes for the regular meeting of April 22, 2019. Trustee Callos seconded the motion. All voted Yes.

Chairman Tony Rosiello introduced Mr. Chris Jones from the Greater Cincinnati Energy Alliance.

Mr. Jones gave an overview of PACE financing and the Airy Hills at North Bend Crossing development.

Chairman Rosiello introduced members of the Green Township Police Citizen Academy Alumni.

Green Township Police Citizen Academy Alumni member Larry Vickery, 6858 Jimjon Court, presented Green Township Police Cpl. Tony Leidenbor with the 2018 Officer of the Year Award.

Cpl. Tony Leidenbor thanked the Green Township Board of Trustees and the Green Township Police Citizen Academy Alumni for the award.

Chairman Rosiello and Trustee Triffon Callos thanked the Green Township Police Citizen Academy Alumni and Cpl. Leidenbor for their service to Green Township.

Police Chief Jim Vetter gave an overview of the many contributions that Cpl. Leidenbor provides to the Green Township Police Department. Chief Vetter thanked the members of the Green Township Police Citizen Academy Alumni for their service.

**RESOLUTION #19-0513-A**

Chairman Rosiello moved to accept and approve the financial reports as submitted. Trustee Callos seconded the motion. The resolution passed unanimously.

**RESOLUTION #19-0513-B**

Chairman Rosiello moved to declare a couch, coffee table, sofa table, credenza and two chairs as surplus property and authorize the sale of the furniture through the Hamilton County On-Line-Auction Service. Trustee Callos seconded the motion. The resolution passed unanimously.

**RESOLUTION #19-0513-C**

Chairman Rosiello moved to authorize easement with Hamilton County Board of Commissioners for property located at 4575 Race Road. Trustee Callos seconded the motion. The resolution passed unanimously.

Development Director Adam Goetzman stated the resolution refers to the bridge located at Race Road and Reemelin Road.

**RESOLUTION #19-0513-D**

Chairman Rosiello moved to approve the hiring of Dylan Roth as a Summer Helper with a starting salary of $9.50 per hour. Trustee Callos seconded the motion. The resolution passed unanimously.

**RESOLUTION #19-0513-E**

Chairman Rosiello moved to support the Hillside Trust’s Clean Ohio Application. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Frank Birkenhauer gave an overview of the Clean Ohio Program.

**RESOLUTION #19-0513-HR-1**

Chairman Rosiello moved to adopt requirements for holding special events. Trustee Callos seconded the motion. The resolution passed unanimously.

Attorney Frank Hyle stated this is a Home Rule Resolution which has been discussed at two previous Board of Trustees’ meetings.

**RESOLUTION #19-0513-G**

Chairman Rosiello moved to determine nuisance and ordered securing of structure at 6121 Colerain Avenue. Trustee Callos seconded the motion. The resolution passed unanimously.

Attorney Hyle explained the need for a resolution to secure a commercial structure located at 6121 Colerain Avenue.

**RESOLUTION #19-0513-H**

Chairman Rosiello moved to determine nuisance and ordered demolition of structure at 2824 Diehl Road. Trustee Callos seconded the motion. The resolution passed unanimously.

Attorney Hyle explained the need for a resolution to demolish structure at 2824 Diehl Road.

**RESOLUTION #19-0513-I**

The following properties were declared as nuisances. The Township Attorney was directed to notify the owner of the properties listed below of this resolution:

1. 5897 Cottontail Court (550-0082-0276) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

2. 5950 Jessup Road (550-0201-0044) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

3. 5164 Leona Drive (550-0041-0266) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

4. 5628 Nickview Drive (550-0081-0281) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

5. 3084 North Bend Road (550-0021-0010) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

6. 5645 Samver Road (550-0010-0152) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

7. 3266 Wheatcroft Drive (550-0082-0543) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

Administrator Birkenhauer announced the Northeast Green Township Board of Zoning Appeals will hold a public hearing on May 22, 2019 at 4:30 p.m., Green Township Administration Building, 6303 Harrison Avenue, to hear case Green #2019-02, Eric Hertzfeld, Applicant and Victor and Janice Barsan, Owners, 3675 Jessup Road, for approval of a variance from the applicable portion of Section 3-5.6 of the NEGT Zoning Resolution, requiring “every part of a required rear yard” be open to the sky unobstructed (except for accessory building), to allow an approximately 15’ and 6” x 15’ and 8” roof to be constructed over an existing deck that will encroach into the required 30’ rear yard setback. The subject property is located in the “B” Residence District of the Northeast Green Township District.

Administrator Birkenhauer announced the Hamilton County Rural Zoning Commission will hold a public hearing on May 16, 2019 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear case Green #91-1, Mark Burger, Applicant and Owner, 5336 Meadow Walk Lane, to approve a Major Adjustment to an existing “B-2” Single Family Residence District to enclose an outdoor patio onto an existing building where no structures are shown on the approved Zoning Compliance Plan.

Development Director Goetzman explained the details of case #91-1 which is a request for an approval for a cover and an enclosure to be added to a patio.

**RESOLUTION #19-0513-J**

Trustee Rosiello made a motion to approve case Green #91-1, Mark Burger, Applicant and Owner, 5336 Meadow Walk Lane, to approve a Major Adjustment to an existing “B-2” Single Family Residence District to enclose an outdoor patio onto an existing building where no structures are shown on the approved Zoning Compliance Plan. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Rural Zoning Commission will hold a public hearing on May 16, 2019 at 1:00 p.m. to hear case Green #2013-04, Timothy P. Hershner, Ideal Due Dillgence Applicant and CH Retail Fund II/Cincinnati Harrison Greene LLC, Owner, 5661 Harrison Avenue, to approve a Major Adjustment in an “EE” Planned Retail District to construct a 14.5 x 28 foot exterior portico over an existing outdoor eating area for the First Watch Restaurant.

Development Director Goetzman explained the details of case #2013-04 which is request to add a cover to an existing dining area in the Harrison Greene Shopping Center.

**RESOLUTION #19-0513-K**

Trustee Rosiello made a motion to approve case Green #2013-04, Timothy P. Hershner, Ideal Due Dillgence Applicant and CH Retail Fund II/Cincinnati Harrison Greene LLC, Owner, 5661 Harrison Avenue, to approve a Major Adjustment in an “EE” Planned Retail District to construct a 14.5 x 28 foot exterior portico over an existing outdoor eating area for the First Watch Restaurant subject to two recommended conditions. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Rural Zoning Commission will hold a public hearing on May 16, 2019 at 1:00 p.m. to hear case #2019-04 Glenway Storage PUD, Chris Imbus, Imbus Enterprise, L.P., Applicant and Owner, 6251 Glenway Avenue, for

approval of a Planned Unit Development in a “G” Heavy Industrial District to expand an existing self-storage business into the vacant portion of the existing building (formerly Toys R Us), including the construction of two new self-storage buildings, the addition of two outdoor large vehicle storage areas, and modification of the existing vehicular traffic patterns.

Development Director Goetzman explained the details of case #2019-04.

**RESOLUTION #19-0513-L**

Trustee Rosiello made a motion to approve case Green #2019-04 Glenway Storage PUD, Chris Imbus, Imbus Enterprise, L.P., Applicant and Owner, 6251 Glenway Avenue, for approval of a Planned Unit Development in a “G” Heavy Industrial District to expand an existing self-storage business into the vacant portion of the existing building (formerly Toys R Us), including the construction of two new self-storage buildings, the addition of two outdoor large vehicle storage areas, and modification of the existing vehicular traffic patterns with the recommended conditions. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Rural Zoning Commission will hold a public hearing on May 16, 2019 at 1:00 p.m. to hear case Green #2019-05, Green Township Properties Inc., Applicant and Carla R. and Richard Kuntz, Owners, 5922 Harrison Avenue, to approve a request from “A-2” Residence to an “EE” Planned Retail to construct an 8,000 square foot Buffalo Wild Wings Restaurant with 10,000 square feet of additional commercial space including a parking lot with 263 parking spaces and 1 curb cut onto North Arbor Woods Court.

Development Director Goetzman explained the details of a zone change for case #2019-05 which is approximately 11 acres of property on Harrison Avenue but will have a main access point onto North Arbor Woods Court.

Mr. Dave Metz, 6890 Jennifer Lynn, Vice President of Brokerage, Development and Property Management with NA Berman, and is the representative to the owners of 5922 Harrison Avenue gave a detailed description of the property and development plans.

Mr. Robert Hostin, resident of Canterbury Row Condominiums, described his displeasure with the current proposed development plans. Mr. Hostin gave many suggestions to enhance the development area and to preserve the greenery near the area that borders the neighboring condominium complex.

Mr. Dix Brown, 5944 Harrison Avenue, described his displeasure with the current proposed development plans.

Development Director Goetzman and Mr. Metz addressed the concerns of Mr. Hostin and Mr. Brown as well as answered questions from the Board of Trustees.

**RESOLUTION #19-0513-M**

Trustee Rosiello made a motion to approve case Green #2019-05, Green Township Properties Inc., Applicant and Carla R. and Richard Kuntz, Owners, 5922 Harrison Avenue, to approve a request from “A-2” Residence to an “EE” Planned Retail to construct an 8,000 square foot Buffalo Wild Wings Restaurant with 10,000 square feet of additional commercial space including a parking lot with 243 parking spaces, 1 curb cut onto North Arbor Woods Court, 8 conditions from the RPC, an agreement to meet with Soil and Water at a preconstruction meeting and 1 modification. Trustee Callos seconded the motion. The

resolution passed unanimously.

Fiscal Officer Tom Straus stated the Township purchased $2,000,000 of Commercial Paper from Toyota with 257 basis points which will be due in November of 2019.

Township Attorney Frank Hyle did not have anything to report.

Administrator Frank Birkenhauer stated he is working with the Director of Finance and the Department Heads to receive feedback for the Tax Budget.

Trustee Triffon Callos thanked Representative Bill Seitz for his work on the issue with a state gas tax which will bring money into the Township to be utilized by the Public Services Department.

Director of Public Services Joe Lambing announced Van Blaricum Road is now open to traffic.

Fire & EMS Chief Scott Souders did not have anything to report.

Police Chief Jim Vetter did not have anything to report.

Director of Development Adam Goetzman did not have anything to report.

Trustee Callos thanked Development Director Goetzman for his work with the Hamilton County Commissioners, Green Township Trustees, developer and the neighbors that surround the possible new development across the street from the Administration building.

Trustee Callos read a letter from the Mayor of Cincinnati, John Cranley, congratulating Green Township Administrator Frank Birkenhauer on his successful career which includes being named one of Cincinnati’s Forty Under Forty in 1999.

Trustee Callos announced the water rates from the City of Cincinnati to the Townships will remain at a 1.25 multiplier for the next 50 years.

Chairman Rosiello thanked Attorney Hyle and Administration Birkenhauer for their work in the case concerning the water rates.

Chairman Rosiello announced the ribbon cutting for the new Kroger Superstore located on Harrison Avenue will take place on May 16, 2019 at 8:00 a.m.

A regular meeting of the Board of Trustees will be held on Tuesday, May 28, 2019 at 5:30 p.m.

Chairman Rosiello moved to adjourn the meeting. Trustee Callos seconded the motion. All voted Yes. Meeting was adjourned at 7:13 p.m.

ATTEST: