The regular meeting of the Green Township Board of Trustees held on August 12, 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 July 24, 2019. Trustee Callos seconded the motion. All voted Yes.

Chairman Tony Rosiello welcomed and introduced Hamilton County Common Pleas Court Judge Patrick Dinkelacker. Judge Dinkelacker thanked the Green Township Police Department for assistance in dealing with an episode at his residence that required extra patrols to provide safety for himself, family members and neighbors. Judge Dinkelacker expressed gratitude towards Chairman Rosiello, Attorney Frank Hyle, Police Chief Jim Vetter and Administrator Frank Birkenhauer for their concern and assistance during the episode.

Trustee Triffon Callos and Chairman Rosiello thanked Judge Dinkelacker for his service to the residents of Hamilton County.

Chairman Rosiello introduced Mr. Clete Benkin and Mr. Kevin Dicke from MKSK to present the Kuliga Park Master Plan. Mr. Benkin gave a detailed description of the near future of the park as well as needs for the park in the not so near future which includes additions such as nature trails and an amphitheater.

Chairman Rosiello, Trustee Callos, Trustee David Linnenberg and Administrator Birkenhauer welcomed the suggestions from the MKSK representatives and had many comments and feedback and expressed excitement for the future of Kuliga Park.

**RESOLUTION #19-0812-A**

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

**RESOLUTION #19-0812-B**

Chairman Rosiello moved to authorize Green Township to enter into Capital Improvement Community Park, Recreation/Conservation Pass-Through Grant Agreement with the Ohio Department of Natural Resources and to execute contracts as required. Trustee Callos seconded the motion. The resolution passed unanimously.

Development Director Adam Goetzman stated the Capital Improvement Community Park, Recreation/Conservation Pass-Through Grant Agreement pertains to an extension of the parking area located on Hutchinson Road.

**RESOLUTION #19-0812-C**

Chairman Rosiello moved to authorize the execution of the Collective Bargaining Agreements with the Fraternal Order of Police, Ohio Labor Council, Inc. Trustee Callos seconded the motion. The resolution passed unanimously.

Chairman Rosiello thanked members of the Fraternal Order of Police for their leadership and cooperation during the collective bargaining process.

Attorney Hyle thanked members of the Fraternal Order of Police, Police Chief Vetter and Administrator Birkenhauer for their assistance during the collective bargaining process. Attorney Hyle gave a brief description of the topics contained in the agreement.

**RESOLUTION #19-0812-D**

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. 5759 Bridgetown Road (550-0170-0134) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

2. 3654 Boomer Road (550-0072-0019) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

3. 2860 Carroll Avenue (550-0133-0090) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

4. 5578 Clearview Avenue (550-0170-0188) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

5. 3419 Eyrich Road (550-0172-0175) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

6. 3371 Jessup Road (550-0080-0015) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

7. 3377 Jessup Road (550-0080-0699) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

8. 3383 Jessup Road (550-0080-0697) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

9. 4020 Jessup Road (550-0092-0045) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

10. 5950 Jessup Road (550-0201-0044) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

11. 3794 Mack Avenue (550-0241-0082) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

12. 2980 North Bend Road (550-0021-0036) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

13. 4118 School Section Road (550-0113-0019) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

14. 6281 Seiler Drive (550-0082-0299) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

15. 5517 Surrey Avenue (550-0120-0013) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

16. 6860 Taylor Road (550-0300-0113) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

Administrator Birkenhauer announced a request for a reconsideration of a Condition of Approval for Case Green #2002-06, Hilsinger Development, approval of the amendment from “C” Residence to “OO” Planned Office.

Development Director Goetzman stated Case Green #2002-06 pertains to a mixed use commercial building located south of Bridgetown Middle School which requires changes in signage for way finding. An additional 24 square foot sign no taller than 6 ½ feet in height should be permitted and located on a separate lot along with road way dedication for future widening of Race Road.

**RESOLUTION #19-0812-E**

Chairman Rosiello moved to approve request for a reconsideration of a Condition of Approval for Case Green #2002-06, Hilsinger Development, approval of the amendment from “C” Residence to “OO” Planned Office with modifications stated. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Board of Zoning Appeals will hold a public hearing on August 14, 2019 at 1:00 p.m. in Room 805B, Hamilton County Administration Building, 138 East Court Street, to hear Case Green #2019-10, Charles Cummins, Applicant and Owner, 5310 Reemelin Road, for approval of a variance for the construction of a screened, covered deck with less side yard setback than required in a “B” Single Family Residence District.

Development Director Goetzman gave a detailed description of the Case Green #2019-10 which pertains to an addition of a screened porch to a home located with a steep lot and a rear yard that appears to be a side yard. Mr. Goetzman recommended approval of Case Green #2019-10 in conformance of the submitted plans.

**RESOLUTION #19-0812-F**

Chairman Rosiello moved to approve Case Green #2019-10, Charles Cummins, Applicant and Owner, 5310 Reemelin Road, for approval of a variance for the construction of a screened, covered deck with less side yard setback than required in a “B” Single Family Residence District with modifications listed by Adam Goetzman. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Board of Zoning Appeals will hold a public hearing on August 15, 2019 at 1:00 p.m. in Room 805B, Hamilton County Administration Building, 138 East Court Street, to hear Case Green #2016-03, Mitchell Powell, C & B Sign Services, Inc., Applicant, Jax Investments I LLC, Owner, 6094 Bridgetown Road, for approval of a Major Adjustment to an existing “E-PUD” Retail Planned Unit Development District.

Development Director Goetzman gave a detailed description of Case Green #2016-03 which pertains to replacing a sign with a smaller sign that will be approximately 141 square feet in size. Mr. Goetzman recommends approval of Case Green #2016-03 as submitted with a maximum height of the new sign not to exceed the height of the existing sign.

Trustee Linnenberg expressed his approval for Case Green #2016-03 as submitted.

Mr. Goetzman stated the height requirement will not be necessary due to Trustee Linnenberg’s desire to approve Case Green #2016-03 as submitted.

**RESOLUTION #19-0812-G**

Chairman Rosiello moved to approve Case Green#2016-03, Mitchell Powell, C & B Sign Services, Inc., Applicant, Jax Investments I LLC, Owner, 6094 Bridgetown Road, for approval of a Major Adjustment to an existing “E-PUD” Retail Planned Unit Development District in conformance with the plan as submitted. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Board of Zoning Appeals will hold a public hearing on August 15, 2019 Case Green #2019-06, Dan Fisher, Red Hawk Land LLC, Applicant, and Laverne F. Zahneis, Owner, 4712 Ebenezer Road, for approval to extend the Hampton Pointe stub street to construct a 22 lot single family development with open space and an emergency access drive off of Ebenezer Road.

Development Director Goetzman gave a detailed description of case Green #2019-06 which pertains to a new subdivision which will be located off of Hampton Pointe Drive. There will be a secondary means of ingress and egress for emergency purposes onto Ebenezer Road.

Mr. Dan Fisher introduced himself as the developer of the new subdivision which will be located off of Hampton Pointe Drive. Mr. Fisher stated that the goal is to create an emergency access road for the subdivision. There will be a standard 50 foot right of way and a 25 foot front yard setback for the homes. The homes will be a minimum of 2,500 square feet to 3,000 square feet in size with 70 feet deep building lots and a starting selling price of $400,000.

Trustee Callos and Trustee Rosiello requested that Mr. Fisher meet the needs of the current home owners of Hampton Pointe as it pertains to drainage, buffering, etc.

Trustee Linnenberg is not in favor of making buffering a condition in Case Green #2019-06 since it may prohibit the future owners of the new homes from removing trees on their properties.

Mr. Scott Huber from Abercrombie & Associates, Inc. addressed the Trustees concerning conditions #2 and #3. Mr. Huber first addressed condition #2 when he stated he believes Hamilton County will prefer the access drive to be a public road. However, the residents do not want the road to be a public road. Mr. Huber supported the resident’s wishes and recommended removing condition #2 from Case Green #2019-06. Next, Mr. Huber discussed condition #3 concerning sidewalks. He answered Trustee Linnenberg’s questions concerning the future of the street as it pertains to additional housing being added at a later time. Mr. Huber does not see that as a possibility. Mr. Huber stated his position as believing sidewalks on both sides of the street are not necessary. Mr. Huber recommends the sidewalk to terminate at the knuckle and not to have sidewalks on either side of the street heading east.

Mr. Mike Barkas, homeowner, addressed the Trustees concerning the proposed access road and sidewalks for the new subdivision.

Ms. Mary Allen introduced herself as the developer and resident of Whispering Oak Trail subdivision. It is her opinion that sidewalks are not necessary in subdivisions comparable to Whispering Oak Trail and Hampton Pointe.

Trustee Callos stated the size of the lots in Whispering Oak Trail subdivision are smaller than the lots in the proposed Hampton Pointe subdivision which will allow more front yard area for sidewalks.

Following a discussion concerning sidewalks, Chairman Rosiello, Trustee Linnenberg and Trustee Callos were in favor of having sidewalks on both sides of the road in the new subdivision.

Chairman Rosiello, Trustee Linnenberg and Trustee Callos were in favor of the added road to be for emergency access only.

The Green Township Board of Trustees agreed to remove condition #2.

Mr. Goetzman stated he will convey to Hamilton County that the Trustees, safety services personnel and neighboring property owners within the subdivision as well as Ebenezer Road are in favor of the access road to be for emergency purposes only.

A current resident requested clarification for condition #4 which pertains to the entry into the neighborhood.

Mr. Goetzman stated this is likely a standard condition but believes it can be removed as it pertains to sidewalks and shrubbery.

**RESOLUTION #19-0812-H**

Chairman Rosiello moved to approve Case Green #2019-06, Dan Fisher, Red Hawk Land LLC, Applicant, and Laverne F. Zahneis, Owner, 4712 Ebenezer Road, for approval to extend the Hampton Pointe stub street to construct a 22 lot single family development with open space and an emergency access drive off of Ebenezer Road with a new set of seven recommendations from Adam Goetzman.

1. That the development shall contain a maximum of 22 single family lots.
2. That sidewalks shall be included along both sides of all proposed public streets within the development.
3. That a detailed signage plan shall be submitted as part of the Zoning Compliance Plan for any proposed signage.
4. That further subdividing of the development shall be prohibited to assure conservation of all open space tracts.
5. That prohibitions/restrictions for the open space tracts shall be submitted as part of the Zoning Compliance Plan.
6. That the dedicated open space tracts shall be owned and maintained by a Homeowner’s Association.

That the development shall comply with the Subdivision Rules and Regulations unless modified by the Regional Planning Commission.

Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced Best of the West will take place on August 22, 2019 from 5:30 p.m. to 8:30 p.m. at Nathanael Greene Lodge and Kids Fun Day will take place on August 24, 2019 from 11:00 a.m. to 2:00 p.m. at Veterans Park.

Fiscal Officer Tom Straus reported 38 million dollars has been received and 26 million dollars has been expensed for Green Township. The General Fund year to date expenditures exceed year to date revenue by $400,000. Interest rates are decreasing.

Township Attorney Frank Hyle did not have anything to report.

Administrator Frank Birkenhauer stated he attended the Hamilton County Commissions Hearing pertaining to the widening of Harrison Avenue. The hearing was continued.

Director of Public Services Joe Lambing reported the Kuliga Park Expansion Project is going well and should be completed in October.

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

Police Chief Jim Vetter reported on an incident on July 31st that required a Green Township Police Officer and a City of Cheviot Police Officer to draw their weapons and fire upon an individual. Both officers acted heroically and within their training and policies according to incident reviews by the Hamilton County Prosecutor’s Office and Hamilton County Sheriff’s Department.

Chairman Rosiello expressed praise for both officers involved in the July 31st police incident as well as the entire Green Township Police Department.

Trustee Callos expressed praise for both offices involved in the July 31st police incident, praised all of the Police Departments that assisted during the incident and thanked Chief Vetter for his leadership and professionalism.

Trustee Linnenberg expressed praise for both officers involved in the July 31st police incident and pointed out the positive impact the body camera equipment had for the officers involved.

Trustee Linnenberg stated vehicles travelling behind a school bus on a 2 lane road or a 3 lane road must stop when the bus is stopped to pick up students but a vehicle travelling behind a school bus on a 4 lane road does not have to stop when the bus is stopped to pick up students.

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

Mr. James Searcy, 5336 Lakefront, addressed the Trustees concerning repaving of Harrison Avenue, widening of Wesselman Road and the Rybolt Road Gateway Project.

The Trustees elaborated on each project for Mr. Searcy.

Trustee Callos read a thank you letter to Officer Stanley to express gratitude for assisting a resident in quickly removing her grandson from a locked vehicle.

A regular meeting of the Board of Trustees will be held on Monday, August 26, 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 7:16 p.m.

ATTEST: