The regular meeting of the Green Township Board of Trustees held on February 10, 2020 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Chairman Linnenberg moved to approve the minutes for the regular meeting of January 27, 2020. Trustee Callos seconded the motion. All voted Yes.

Chairman David Linnenberg announced the annual meeting of the Tax Incentive Review Council would be conducted by Hamilton County Auditor Dusty Rhodes. He invited the representatives of each school present for the meeting to introduce themselves.

Mr. Steve Bain from Oak Hills Local School District, Mr. Nathan Tyaher from Cincinnati Public Schools and a representative from Great Oaks Career Campus introduced themselves to the Board of Trustees. Chairman Linnenberg welcomed the school representatives and mentioned that a representative for Northwest Local School District was not present for the meeting.

Chairman of the Tax Incentive Review Council, Hamilton County Auditor Dusty Rhodes, began the meeting with the election of a Vice Chairman. Auditor Rhodes made a motion to elect David Linnenberg as the Vice Chairman of the Tax Incentive Review Council. Trustee Callos seconded the motion. All voted Yes.

Auditor Rhodes requested a review of the 2019 history of the receipt of service statements in accounting to school districts by Fiscal Officer Tom Straus.

Fiscal Officer Straus reported on the 2019 history of receipts of service statements in accounting to Oak Hills Local School District, Northwest Local School District, Cincinnati Public School District and Great Oaks Career Campus as well as TIF expenditures.

Auditor Rhodes requested a report on future TIF plans.

Administrator Frank Birkenhauer stated future TIF projects are the Harrison Avenue widening, Harrison-Rybolt Gateway, Township Street Rehabilitation as well as the continuation of additional sidewalks throughout the Township.

Auditor Rhodes made a motion to adjourn the Tax Incentive Review Council meeting. Chairman Linnenberg seconded the motion. All voted Yes.

Chairman Linnenberg invited Mr. Randy Chenault to speak about the services that are available to Green Township residents through Congressman Steve Chabot’s office.

Mr. Randy Chenault introduced himself and thanked the Board of Trustees. Mr. Chenault informed the Trustees that the Congressman and his staff are available to work on behalf of constituents with many Federal agencies.

**RESOLUTION #20-0210-A**

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

**RESOLUTION #20-0210-B**

Chairman Linnenberg moved to approve the hiring of Scott Littlefield as a Road Maintenance Worker with a starting salary of $37,150.00 per year and a start date of February 17, 2020. Trustee Callos seconded the motion. The resolution passed unanimously.

Director of Public Services detailed the qualifications of Mr. Littlefield and the need to fill the position of Road Maintenance Worker.

**RESOLUTION #20-0210-C**

The following property was declared a nuisance due to high grass & weeds, or garbage, junk & debris. The Township Attorney was directed to notify the owner of the property listed below of this resolution:

1. 5567 Childs Avenue (550-0171-0531) Motion made by Chairman Linnenberg and seconded by Trustee Callos. The resolution passed unanimously.

**RESOLUTION #20-0210-D**

The following property was declared a nuisance due to a junk motor vehicle. The Township Attorney was directed to notify the owner of the property listed below of this resolution:

1. 5424 Sidney Road (550-0140-0282) Motion made by Chairman Linnenberg and seconded by Trustee Callos. The resolution passed unanimously.

Fiscal Officer Straus announced the Ohio Department of Liquor Control has sent notice of application from Devish Inc., DBA White Oak Marathon, 6050 Cheviot Road, Green Township, Cincinnati, Ohio 45247.

Police Chief Jim Vetter did not have any objections.

Administrator Birkenhauer announced the Hamilton County Rural Zoning Commission will hold a public hearing on February 20, 2019 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear case Green #2020-04, Glenway Discount Tire PUD, 6480 Glenway Avenue, for approval of application for PUD in a “F” Light Industrial District to demolish the existing buildings on the site and to construct a 8,192 square foot tire sales and installation store with an associated parking lot, one curb cut onto Glenway Avenue and one curb cut onto the private driveway located to the north.

Director of Development Adam Goetzman stated case Green #2020-04 is a redevelopment of the Western Hills Beauty School site and Wild Birds Unlimited building located on Glenway Avenue across from Karen Avenue. The development will require parking lot and curb cut changes as well as construction of a new building for a tire store which will have a show room, lobby and garage bays.

Mr. Goetzman answered questions from the Trustees concerning case Green #2020-04.

**RESOLUTION #20-0210-E**

Chairman Linnenberg made a motion to approve case Green #2020-04 with recommendations for standard PUD covenants and restrictions. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Rural Zoning Commission will hold a public hearing on February 20, 2019 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear case Green #2020-02, Mallard Lake Institutional, Michael Reddell, Applicant and Sheehan Morrison and Joan and Scott Rack, Owners, 5115, 5117, 5121 and 5151 North Bend Road, 3665 Boomer Road and 3620 and 3624 Edgewood Drive, for approval of a zone change from “B” and “C” Residence to “OO” Planned Office for a request to demolish all existing structures on the site to allow for construction of a 84,000 square foot institutional building and a 3,200 square foot medical office building with associated parking lots and curb cuts onto Boomer Road and North Bend Road.

Development Director Goetzman stated many details associated with case Green #2020-02 which is a request for a zone change to allow for a medical institutional building and a medical office building to be built with a parking garage. The developer is Bayley Place.

Mr. Mike Cook from Champion Architecture addressed the Trustees. Mr. Cook stated the building will be three floors of senior housing units with a parking garage located in the basement. There is a service drive located on the south side of the building to bring traffic to the building from North Bend Road.

Ms. Adrian Walsh introduced herself as President and CEO of Bayley/Sisters of Charity Senior Care Corporation. Ms. Walsh expressed her excitement for the project as it moves through planning and zoning. Ms. Walsh stated Bayley has many years of experience in senior care and is looking forward to being a partner with Green Township.

Chairman Linnenberg stated there is a need for a development like Bayley Place. However, there are concerns with the entrance and exit off of North Bend Road.

Trustee Callos complimented Bayley Place for having a positive reputation. Trustee Callos expressed concerns about the Boomer Road left turn into the facility during morning traffic. He hopes the structure will be made of mostly brick and will contain an extensive amount of landscaping that will support a project of this size.

Trustee Rosiello complimented Bayley Place for having a positive reputation. Trustee Rosiello expressed his concern with traffic issues on North Bend Road as well as the exit and entrance on Boomer Road.

Mr. Cook answered questions from the Trustees.

Mr. Goetzman informed the Trustees his concerns are 1.) Traffic, 2.) Storm water drainage impact on septic systems and existing storm water patterns and, 3.) Sensory impacts associated with the building such as clearing, grading, noise and mechanical services for vehicles.

Mr. Brian McElroy, 3705 Boomer Road, expressed his concerns about increased traffic on Boomer Road, elevation of the building and the distance to his property.

Mr. Robert Klosterman, 3673 Boomer Road, expressed his concerns about heavy traffic on Boomer Road, increased noise and the impact the curb cut will have on his driveway and front yard.

Mr. Jeremy Gorski, 3697 Boomer Road, expressed his concerns with only being able to view conceptual plans. He wishes to view a much more detailed plan of the development. Mr. Gorski is also concerned with the entrance on Boomer Road. Mr. Gorski requested the Trustees vote to keep the zoning of the area for single family residence.

Ms. Christine Gorski, 3697 Boomer Road, expressed her concerns with traffic and safety concerns on Boomer Road and the negative impact the development will have on her property.

Mr. Steve Tescher, 3709 Boomer Road, expressed his concerns with the disruption to wild life and the negative impact the development will have on his property.

Mr. David Selm, 3681 Boomer Road, expressed his displease with losing 20 feet of his front yard due to the development, the height of the building in relation to his house, increased traffic on Boomer Road and the disruption to wild life.

Mr. Cook informed the Trustees the exterior and interior design plans of the building will be completed in several months. Then, a zoning compliance plan will be submitted to Hamilton County Zoning and will be available for a public hearing.

The Trustees, Development Director Goetzman and Attorney Frank Hyle discussed the possibility of requiring Bayley Place to reveal a plan with more detail for the exterior of the building and traffic patterns.

The Trustees decided to send Development Director Goetzman to the Hamilton County Rural Zoning Commission meeting to convey the concerns of the Trustees.

Fiscal Officer Tom Straus reported he is currently working on the annual report for the Auditor of State.

Township Attorney Frank Hyle did not have anything to report.

Administrator Frank Birkenhauer did not have anything to report.

Director of Public Services Joe Lambing announced that three additional streets have been added to the Street Rehabilitation Project with an estimated cost of $161,000.

Trustee Callos stated a resident from Sunnywoods Lane called him to report the Public Services Department employees did a wonderful job of caring for her street during the winter.

Fire & EMS Chief Scott Souders reported the Fire & EMS personnel were recently able to save a life of a person that was in full cardiac arrest. The patient was released from the hospital in two days without any deficit.

Police Chief Jim Vetter reported the State of Ohio recently reviewed the Police Department policies and are anticipating a finding of complete compliance with the State Collaborative.

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

Trustee Callos read a thank you letter from an elderly resident that appreciated the assistance he received from Fire Marshal Rick Bell with his smoke detector.

Ms. Monie Milazzo, 3275 Balsamridge Lane, expressed concern with two neighbors that might be in violation with Township regulations. Chairman Linnenberg directed her to speak with Officer Biggs. Ms. Milazzo requested an update on the proposed facility to be built behind Bob Evans Restaurant.

Chairman Linnenberg announced the family that was interested in building the facility behind Bob Evans has decided to look for a new location.

Chairman Linnenberg announced the next regular meeting of the Board of Trustees will be held on Monday, February 24, 2020 at 5:30 p.m.

Chairman Linnenberg moved to adjourn the meeting. Trustee Callos seconded the motion. All voted Yes. Meeting was adjourned at 6:57 p.m.

ATTEST: