The regular meeting of the Green Township Board of Trustees held on May 10, 2021 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Chairman Callos moved to approve the minutes for the regular meeting of April 26, 2021. Trustee Rosiello seconded the motion. All voted Yes.

**RESOLUTION #21-0510-A**

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

**RESOLUTION #21-0510-B**

Chairman Callos moved to approve the hiring of William Barnes and Matt Klausing as Full Time Firefighter/Paramedics with starting salaries of $23.48 per hour and effective May 24, 2021. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Fire & EMS Chief Scott Souders explained the hiring process for firefighters and the qualifications of Firefighter Barnes and Firefighter Klausing.

Trustee Triffon Callos expressed his approval with the Green Township Fire & EMS hiring process.

**RESOLUTION #21-0510-C**

Chairman Callos moved to approve Permanent Part Time Leave Change. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Administrator Frank Birkenhauer explained the reasoning for the change in policy for paid leave time for part time Green Township employees that are not members of a Collective Bargaining Agreement.

**RESOLUTION #21-0510-D**

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

1. 3009 Carroll Avenue (550-0133-0049) Motion made by Chairman Callos and seconded by Trustee Rosiello. The resolution passed unanimously.

2. 4023 Hubble Road (550-0092-0094) Motion made by Chairman Callos and seconded by Trustee Rosiello. The resolution passed unanimously.

3. 5441 Philloret Drive (550-0071-0054) Motion made by Chairman Callos and seconded by Trustee Rosiello. The resolution passed unanimously.

4. 5768 and 5778 West Fork Road (550-0203-0006), (550-0203-0007) Motion made by Chairman Callos and seconded by Trustee Rosiello. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Board of Zoning Appeals will hold a public hearing on May 12, 2021 at 1:00 p.m. to hear Case Green #2021-03, Christopher J. Groeschen, Applicant and Dennis M. Schnurr, Archbishop of Cincinnati TR, Owner, 3091 North Bend Road, for approval of a permit to construct a fence to replace an existing fence along the eastern boundary in a “C” Single Family Residence District. Due to COVID-19 pandemic, this meeting will be available online and the public must stay home and participate in the meeting remotely. The link to the Zoom online meeting platform is <https://www.hamiltoncountyohio.gov/BZA_meetings>.

Development Director Adam Goetzman gave a detailed description of Case Green #2021-03 which pertains to the replacement of a six foot fence with an eight foot fence at La Salle High School. Mr. Goetzman answered questions from the Board of Trustees.

**RESOLUTION #21-0510-E**

Chairman Callos moved to approve Case Green #2021-03 for approval of a permit to construct a fence to replace an existing fence along the eastern boundary in a “C” Single Family Residence District. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Rural Zoning Commission will hold a public hearing on May 20, 2021 at 1:00 p.m. to hear Case Green #2020-04, Steven McCleary, Applicant and Hornsby Real Estate Holdings, Inc., Owner, 6490 Glenway Avenue, for approval of a Major Adjustment in an “F PUD” Light Industrial Planned Unit Development District. Due to the COVID-19 pandemic, this meeting will be available online and the public must stay home and participate in the meeting remotely. The link to the Zoom online meeting platform is https://www.hamiltoncountyohio.gov/rural/\_zoning\_meetings.

Development Director Goetzman gave a detailed description of Case Green #2020-04 which pertains to property located on Glenway Avenue across from the entrance to Karen Avenue and involves a two tiered wall system for elevation of the property. Mr. Goetzman answered questions from the Board of Trustees.

**RESOLUTION #21-0510-F**

Chairman Callos moved to approve Case Green #2020-04 with conditions outlined by Mr. Goetzman. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Rural Zoning Commission will hold a public hearing on May 20, 2021 at 1:00 p.m. to hear Case Green #2021-03, Dale A. Simmons, Applicant and Owner, Book 550, Page 281, Parcels 258 and 265, for approval of a Planned Unit Development in an “A” Residence District. Due to COVID-19 pandemic, this meeting will be available online and the public must stay home and participate in the meeting remotely. The link to the Zoom online meeting platform is https://www.hamiltoncountyohio.gov/rural/\_zoning\_meetings.

Development Director Goetzman gave a detailed description of Case Green #2021-03 which pertains to eight acres of an irregularly shaped piece of land that is located on South Road west of Van Blaricum Road for a proposed eleven lot residential development. Mr. Goetzman answered questions from the Board of Trustees.

**RESOLUTION #21-0510-G**

Chairman Callos moved to approve Case Green #2021-03 for approval of a PUD in an “A” Residence District with the conditions outlined by Mr. Goetzman. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Rural Zoning Commission will hold a public hearing on May 20, 2021 at 1:00 p.m. to hear Case Green #2021-02 Trailside Village, Clete J. Benken, Benken & Associates, Applicant and Green Township Board of Trustees, Michael W. and Lynn M. Rueve, John Rueve T@4, John T. and Peggy Anne Rueve and Mary Ann Weidner, Owners, 5657 – 5705 Harrison Avenue, 4012 and 4098 Hutchinson Road and 6046 Benken Lane on the southwest side of Harrison Avenue southeast of Filview Circle and the east side of Hutchinson Road north of Benken Lane, for approval of a request for zone change from “A-2” Residence, “B” Residence, “OO” Planned Office and “EE” Planned Retail to “B-PUD” Residence, “DD” Planned Multiple Family and “EE” Planned Retail. Due to COVID-19 pandemic, this meeting will be available online and the public must stay home and participate in the meeting remotely. The link to the Zoom online meeting platform is https://www.hamiltoncountyohio.gov/rural/\_zoning\_meetings.

Development Director Goetzman gave a detailed description of Case Green #2021-02 which pertains to a development consisting of 124 acres of land which will potentially contain 202 single family units, 250 multi-family units and approximately 15,000 square feet of commercial space. Mr. Goetzman answered questions from the Board of Trustees.

Chairman Callos invited Mr. Clete Benken to the podium to speak about the proposed Trailside Village development.

Mr. Clete Benken introduced himself as the developer of Trailside Village. Mr. Benken stated this is the fourth meeting to discuss the development. There was a staff conference meeting with Hamilton County approximately a month ago, a public open house on April 19th with approximately 120 attendees and a Planning Commission meeting last week. The Planning Commission recognized the sensitivity to the environment and site as well as the investments made by Green Township as to the Walk/Bike Trail analysis on creating more walkable neighborhoods. Mr. Benken discussed a “walk score” which is a metric that home owners and investors use to determine where their next home will be due to convenience of getting around without the use of an automobile. This is also a driver in investment area levels such as office, real-estate and retail. The Census Tracts of Bridgetown Road to Muddy Creek Road and Glenway Avenue to Ebenezer Road contain 2,500 households. A connection to Margaret Rost School or St. Jude School will create access to Harrison Avenue. Mr. Benken explained his reasons for caring for the land and environment in the area go back to when his family operated a dairy farm on Benken Lane property. Mr. Benken wishes to develop the property into a traditional subdivision that will retain resources and amenities. Mr. Benken stated this project is similar to his previous projects at Summit Park and Montgomery Courter which are walkable, mixed-use neighborhoods. The traffic is less due to the type of businesses within the site. The surrounding residents on streets such as Westwood Northern Boulevard will be able to walk to the site as well. Mr. Benken stated he has spoken to any neighbor that has asked to speak to him with an interest to alleviate concerns and explain the choices for development for the site. Green Township residents can visit Summit Park to see the type of row houses that are proposed for Trailside Village. The lots are narrow and retain real estate values. The homes will be approximately 2,000 to 3,400 square feet. There is a possibility to have attached row houses as well. There will be homes built along the trail to overcome the high cost of land and resources. However, the homes will be spaced out and there will be different floor plans with different elevations, set-backs and porches. The multi-family area will have retail on the ground floor. The idea for the project is to have a vibrant atmosphere with a social setting such as in Oakley, Hyde Park and Mariemont. There is a park included with prairie plants and trees to restore woodlands as well as a wildlife passage. The walk score for Green Township is currently 49 but will increase to compete with neighborhoods such as Oakley. Studies reveal that walkable neighborhoods hold values. Mr. Benken ended his presentation by encouraging the Board of Trustees and residents to remember that the bike trail will be extended and the retail is intended to serve residents within Green Township and not regional traffic. The project is estimated to be an investment of approximately 150 million dollars within the next 5 years.

Mr. Benken responded to questions from the Board of Trustees. Mr. Benken explained the progression between Phase I and Phase II. Phase I will begin on Harrison Avenue and proceed to Trailside Park with the construction of the first portion of housing. This will not include the commercial portion. The connection to Hutchinson Road will be the last portion to be completed. There will be access points with Lee Court, Harrison Avenue and Hutchinson Road.

Chairman Callos invited anyone with questions or comments to the podium.

Ms. Sue Cornielus, 3896 Chatwood Court, introduced herself to the Board of Trustees. Ms. Cornielus asked Mr. Benken how the creek will remain free of pesticides.

Mr. Benken explained they are required to detain the storm water from the site with stream buffers although he cannot prevent a homeowner from illegally using a pesticide which may enter the creek.

Ms. Cornielus expressed her concern for the change in her property due to the development that abuts her backyard. She is also concerned about temporarily losing electricity and the possible loss of wildlife on her property. She stated at the time she purchased her property, she was promised that development would not be created behind her property but the creation of a park was possible.

Chairman Callos thanked Ms. Cornielus for attending the meeting and addressing the Board of Trustees. Chairman Callos informed Ms. Cornielus that the current Board members were not Green Township Trustees 13 years ago and this development should increase her property value.

Chairman Callos stated that he believes many Green Township residents are supportive of the project due to the attendance of approximately 120 at the open house that provided mostly positive comments. Chairman Callos stated he believes Green Township will benefit from the green space, additional housing and restaurants. Chairman Callos praised Mr. Goetzman and Mr. Benken for the planning of the project and providing development information to the public.

Trustee Tony Rosiello praised Trustee David Linnenberg for his dedication to add sidewalks to the Green Township roads which was the beginning of making Green Township a more walkable community. Trustee Rosiello stated this project will fill a need for additional housing and the TIF areas in Green Township will provide revenue for safety services.

Trustee Linnenberg expressed his pleasure with adding a development to Green Township that will provide a walkable area to live. Trustee Linnenberg stated the developer is an experienced Cincinnati company that has been working well with the residents of Green Township and the Administration of Green Township.

Trustee Callos stated he believes this development will help to retain and attract residents.

Administrator Birkenhauer stated the next steps for the development are to proceed to the Rural Zoning Commission and then onto the Hamilton County Commissioners.

Mr. Goetzman stated a traffic study and storm water study will be completed for the site.

Chairman Callos invited Mr. Todd Long to the podium to discuss storm water.

Mr. Todd Long from the Hamilton County Storm Water District introduced himself and explained studies will be conducted to cover issues such as water retention, detention, quality, pollution and conservation.

Mr. Goetzman gave an overview of the conditions provided in the PUD.

**RESOLUTION #21-0510-H**

Chairman Callos moved to approve Case Green #2021-02 for approval subject to the variances and conditions outlined by Mr. Goetzman. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Fiscal Officer Tom Straus reported 650,000 dollars of Commercial Paper with 10 basis points was recently purchased. He will meet with Huntington Bank representatives to review investments. The Township has received 22.8 million dollars and expensed 21.6 million dollars.

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 reported on the Harrison Avenue construction. Construction will move to the north side of Harrison Avenue in a few weeks. Also, coating of the tennis courts was recently completed and the project will continue weather permitting.

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

Police Chief Jim Vetter reported the Green Township Citizens Police Academy is offering a scholarship for Scarlet Oaks Academy to students interested in a career in law enforcement.

Chairman Callos announced it is National Police Week. He praised the Green Township Police Department for their quality of work.

Trustee Linnenberg praised the Green Township Police Department for their quality of work.

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

Chairman Callos announced the next regular meeting of the Board of Trustees will be held on Monday, May 24, 2021 at 5:30 p.m.

Chairman Callos moved to adjourn the meeting. Trustee Rosiello seconded the motion. All voted Yes. Meeting was adjourned at 7:04 p.m.

ATTEST: