

The regular meeting of the Green Township Board of Trustees held on August 11, 2025 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Chairman Callos moved to approve the minutes for the regular meeting of July 30, 2025. Trustee Rosiello seconded the motion. All voted Yes.

RESOLUTION #25-0811-A

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

RESOLUTION #25-0811-B

Chairman Callos moved to authorize agreement for School Resource Officer with Oak Hills Local School District. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Police Chief Jim Vetter reported on School Resource Officers for Oak Hills High School and the middle schools within Oak Hills Local School District.

RESOLUTION #25-0811-C

Chairman Callos moved to approve agreement with iWorQ Systems Inc. for backup, storage and management of data. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Administrator Frank Birkenhauer reported on the software system provided by iWorQ Systems Inc. for the use in nuisance abatement and zoning.

RESOLUTION #25-0811-D

Chairman Callos moved to assent to the Board of Hamilton County Commissioners' dedication and acceptance of Ballymore Lane in Sycamore Gables subdivision and Castlebridge Lane in Sycamore Gables subdivision. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Public Services Director Joe Lambing reported on the condition of streets located in the Sycamore Gables subdivision.

RESOLUTION #25-0811-E

Chairman Callos moved to approve development partnership agreement with Angel Aerial Systems Inc. for backup, storage and management of data. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Police Chief Vetter reported on management of electronic data provided by drones.

RESOLUTION #25-0811-F

Chairman Callos moved to regulate the issuance and processing of any permits allowing retail dispensaries, cultivators, or processors of medical marijuana, adult use marijuana, or the combination of both and revising the partial moratorium within Green Township, Hamilton County, Ohio. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer reported on the updated moratorium for dispensaries in Green Township.

RESOLUTION #25-0811-G

Chairman Callos moved to approve the hiring of Emilie Tidwell as an Event Specialist II with a starting salary of \$21.28 per hour and effective August 20, 2025. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Development Director Adam Goetzman reported on the qualifications of Emilie Tidwell.

RESOLUTION #25-0811-H

Chairman Callos moved to approve the sale of a 2005 E450 Ambulance, a 2011 F550 Ambulance and a 2010 Chevrolet Traverse on the Hamilton County On-line Auction site. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Chief Vetter reported on each vehicle to be sold.

RESOLUTION #25-0811-I

Chairman Callos moved to authorize preliminary legislation for improvements at intersection of Westbourne and Werk Roads. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Development Director Goetzman reported on Westbourne and Werk Roads and Hutchinson and Ebenezer Roads projects that will be constructed through ODOT.

RESOLUTION #25-0811-J

Chairman Callos moved to authorize preliminary legislation for improvements at intersection of Hutchinson and Ebenezer Roads. Trustee Rosiello seconded the motion. The resolution passed unanimously.

RESOLUTION #25-0811-K

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. 5981 Bridgetown Road (550-0172-0036) Motion made by Chairman Callos and seconded by Trustee Rosiello. The resolution passed unanimously.
2. 5724 Eula Avenue (550-0171-0310) Motion made by Chairman Callos and seconded by Trustee Rosiello. The resolution passed unanimously.
3. 5939 Harrison Avenue (550-0183-0065), (550-0183-0066) Motion made by Chairman Callos and seconded by Trustee Rosiello. The resolution passed unanimously.
4. 5951 Harrison Avenue (550-0183-0528) Motion made by Chairman Callos and seconded by Trustee Rosiello. The resolution passed unanimously.
5. 5957 Harrison Avenue (550-0183-0528) Motion made by Chairman Callos and seconded by Trustee Rosiello. The resolution passed unanimously.
6. 5450 Hyacinth Terrace (550-0132-0180) Motion made by Chairman Callos and seconded by Trustee Rosiello. The resolution passed unanimously.
7. 3978 Janett Avenue (550-0121-0170) Motion made by Chairman Callos and seconded by Trustee Rosiello. The resolution passed unanimously.

8. 3905 Race Road (550-0121-0025) Motion made by Chairman Callos and seconded by Trustee Rosiello. The resolution passed unanimously.
9. 5132 Ralph Avenue (550-0041-0199) Motion made by Chairman Callos and seconded by Trustee Rosiello. The resolution passed unanimously.
10. 5440 Robert Avenue (550-0133-0228) Motion made by Chairman Callos and seconded by Trustee Rosiello. The resolution passed unanimously.
11. 5733 Westgrove Drive (550-0162-0352) Motion made by Chairman Callos and seconded by Trustee Rosiello. The resolution passed unanimously.
12. 5778 West Fork Road (550-0203-0006) 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 August 13, 2025 at 1:00 p.m. in Room 805B, Hamilton County Administration Building, 138 East Court Street, to hear Case Green #CUGT2025-13, Laila Ammar, MSA Design, Applicant, Hamilton Joint Vocational School District, Owner, 6375 Harrison Avenue, for approval of a Conditional Use Certificate for a school use located in an existing "A" Residence District to permit an 11,050 square foot addition to the main building on the Diamond Oaks school campus.

Development Director Goetzman reported on Case Green #CUGT2025-13 which pertains to an addition to Diamond Oaks Career Campus for Aviation and Equine courses.

RESOLUTION #25-0811-L

Chairman Callos made a motion to approve BZA Case Green #CUGT2025-13 Diamond Oaks addition and request for Conditional Use approval subject to two 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 August 21, 2025 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear Case Green #2025-03, John Anevski, Applicant and Rybocor LLC, Owner, 5601 Harrison Avenue, for approval of a Zone Change request from "C" Residence to "EE" Planned Retail to construct a 10,600 square foot commercial strip center building on the property with associated parking areas and one access drive connection to Harrison Avenue.

Development Director Goetzman reported on Case Green #2025-03 which pertains to a vacant lot and two parcels with 2-family structures in place.

RESOLUTION #25-0811-M

Chairman Callos made a motion to recommend denial to zone change as submitted for Case Green #2025-03. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Rural Zoning Commission will hold a public hearing on August 21, 2025 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear Case Green #2025-02, Charlie Baverman II, Dinsmore & Shohl LLP, Applicant, Mike's No. 54 LLC Owner, 6059 Harrison Avenue, for approval of a Major Revision to an existing "EE" Planned Retail District to change conditions of approval from Case Green 2002-09 to allow a canopy addition with less setback than required from the internal access drive easement.

Development Director Goetzman reported on Case Green #2025-02 which pertains to the

addition of a permanent shade canopy for Mike's Car Wash.

RESOLUTION #25-0811-N

Chairman Callos made a motion to approve recommendations subject to the standard convenance, conditions and variances listed by Mr. Goetzman for Case Green #2025-02. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Rural Zoning Commission will hold a public hearing on August 21, 2025 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear Case Green #99-2, Abercrombie and Associates, Applicant, Scott Huber, Owner, 6059 Bridgetown Road, for approval of a Major Adjustment to an existing "OO" Planned Office District to modify the approved parking lot plan to add 3 EV charging stations and associated electrical equipment.

Development Director Goetzman reported on Case Green #99-2 which pertains to an addition of EV charging stations to an existing parking lot.

RESOLUTION #25-0811-O

Chairman Callos made a motion to approve Case Green #99-2 Home City Ice parking expansion request for a Major Adjustment based on 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 August 21, 2025 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear Case Green #2021-02, Terri Corner, Bayer Becker, Applicant and David Wittekind, Owner, Trailside Village Development, for approval of a Major Revision to an existing "B-PUD" District to modify the approved single-family subdivision to adjust the boundaries of the approved lots and modify the style of homes on lots within the interior of the development and to approve the 193-lot final configuration of the single-family portions of the development.

Development Director Goetzman reported on Case Green #2021-02 which pertains to changes to the Trailside Village development.

RESOLUTION #25-0811-P

Chairman Callos made a motion to approve Case Green #2021-02 Trailside Village Major Adjustment to the existing "B-PUD" Planned Residence District with the conditions discussed by Mr. Goetzman. Trustee Rosiello seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced Green Township Kids Fun Day will take place on August 23, 2025 at Veterans Park from 11:00 a.m. to 2:00 p.m.

Fiscal Officer Tom Straus reported funds have been moved to Star Ohio with a 4.5% yield.

Township Attorney Frank Hyle reported a need for Executive Session to discuss consideration of a Township employee, collective bargaining strategy and purchase of property.

Administrator Frank Birkenhauer did not have anything to report.

Director of Public Services Joe Lambing reported the Race Road bridge project is scheduled to be completed on time.

Fire & EMS Chief Chris Godfrey did not have anything to report.

Police Chief Jim Vetter reported on school zone safety, school bus safety and the new Police

Department building. Chief Vetter announced the Cones and Cops Event will take place at General Custer's Golf and Gulp on September 5, 2025.

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 Wednesday, August 27, 2025 at 8:00 a.m.

Chairman Callos moved to proceed to Executive Session for the purpose of discussion of collective bargaining strategy, purchase of property and consideration of appointment of Township employee. Trustee Rosiello seconded the motion. All voted Yes.

Chairman Callos moved to adjourn the meeting. Trustee Rosiello seconded the motion. All voted Yes. Meeting was adjourned at 6:48 p.m.

ATTEST: