

The regular meeting of the Green Township Board of Trustees held on March 9, 2026 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Chairman Rosiello moved to approve the minutes for the regular meeting of February 23, 2026. Trustee Callos seconded the motion. All voted Yes.

Chairman Tony Rosiello invited members of Mack Fire Inc. to speak at the podium to discuss the annual Mack Fire Inc. raffle.

Mr. Tom Dietz from Mack Fire Inc. introduced himself and announced Mack Fire Inc. has kicked off the annual Mack Fire Inc. raffle to raise funds for the Green Township Fire & EMS Department.

Chairman Rosiello thanked Mr. Dietz for generous donations from Mack Fire Inc.

RESOLUTION #26-0309-A

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

RESOLUTION #26-0309-B

Chairman Rosiello moved to adopt Public Records Request Policy for Green Township. Trustee Callos seconded the motion. The resolution passed unanimously.

RESOLUTION #26-0309-C

Chairman Rosiello moved to approve the sale of a 2007 Ford F-450 Ambulance on the Hamilton County Online Auction site. Trustee Callos seconded the motion. The resolution passed unanimously.

Fire & EMS Chief Chris Godfrey stated the vehicle to be sold is a decommissioned ambulance.

RESOLUTION #26-0309-D

Chairman Rosiello moved to approve the promotion of Andrew Ernst to Parks Field Supervisor with a salary of \$40.35 per hour and effective March 10, 2026. Trustee Callos seconded the motion. The resolution passed unanimously.

Public Services Director Joe Lambing stated the promotion of Mr. Ernst is due to a retirement of a parks' employee.

RESOLUTION #26-0309-E

Chairman Rosiello moved to approve development agreement with Boulder Development II Co. and Rakesh Ram. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Frank Birkenhauer reported the agreement pertains to the construction of a subdivision of new homes with approximate values of \$1,200,000 or more.

RESOLUTION #26-0309-F

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. 4410 Andreas Avenue (550-0061-0071) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.
2. 5911 Oakapple Drive (550-0172-0540) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.
3. 4083 Rybolt Road (550-0300-0172) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.
4. 5521 Surrey Avenue (550-0120-0012) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Board of Zoning Appeals will hold a public hearing on March 11, 2026 at 1:00 p.m. in Room 805B, Hamilton County Administration Building, 138 East Court Street, to hear Case Green #2026-03, Craig Abercrombie, Abercrombie & Associates, Applicant and Jason Lane, Lane Enterprises, Applicant, 6390 and 6386 Wesselman Road, for approval of a Compatible Nonconforming Use for an industrial use expansion in an existing "A" Residence district to allow demolition of existing nonconforming landscaping company storage building and replacement with a new building with associated modifications to interior vehicular circulation and other smaller storage structures.

Development Director Adam Goetzman reported on Case Green #2026-03 which pertains to property that was granted a Nonconforming Use in 1998.

Mr. Jason Lane of Lane Enterprises, 6390 Wesselman Road, introduced himself and discussed Case #2026-03 for his landscaping business.

The Board of Trustee discussed Case Green #2026-03 with Mr. Lane and Mr. Goetzman.

Mr. Craig Abercrombie with Abercrombie and Associates, 5780 Whistling Elk Run, introduced himself and discussed Case #2026-03 with the Board of Trustees.

RESOLUTION #26-0309-G

Chairman Rosiello moved to approve Case Green #2026-03, Craig Abercrombie, Abercrombie & Associates, Applicant and Mr. Jason Lane, Lane Enterprises, Applicant, 6390 and 6386 Wesselman Road, for a Compatible Nonconforming Use for industrial use expansion in an existing "A" Residence district to allow demolition of the nonconforming landscaping company storage building and replacement with a new storage building with associated modifications to the interior vehicular circulation and other smaller storage structures with the two variances, seven conditions and two modifications recommended by Adam Goetzman. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Rural Zoning Commission will hold a public hearing on March 19, 2026 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear Case Green #93-1, Jonathan Tieman, Werbichs Landscaping, Applicant and John P. and Kelly J. Jennings, Owners, 2335 Quail Run Farm Lane, for approval of a request for a Major Adjustment to an existing "AA CUP" Residence Community Unit Plan district to allow construction of a detached accessory structure adjacent to an existing in-ground swimming pool located within a designated Green Belt easement where no above ground structures are permitted.

Development Director Goetzman reported on Case Green #93-1 which pertains to a lot setback requirement.

RESOLUTION #26-0309-H

Chairman Rosiello moved to approve Case Green #93-1, Jonathan Tieman, Werbichs Landscaping, Applicant and John P. and Kelly J. Jennings, Owners, 2335 Quail Run Farm Lane, for approval of a request for a Major Adjustment to an existing "AA CUP" Residence Community Unit Plan district to allow construction of a detached accessory structure adjacent to an existing in-ground swimming pool located within a designated Green Belt easement where typically no above ground structures are permitted. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Rural Zoning Commission will hold a public hearing on March 19, 2026 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear Green #2020-04, Todd Mosher, RA Smith Engineering, Applicant and Halle Properties LLC, Owner, 6480 Glenway Avenue, for approval of a request for a Major Adjustment to an existing E-Retail PUD Planned Unit Development to amend the site landscape plan.

Development Director Goetzman reported on Case Green #93-1 for Tire Discounters.

RESOLUTION #26-0309-I

Chairman Rosiello moved to approve Case Green #2020-04, Todd Mosher, RA Smith Engineering, Applicant and Halle Properties LLC, Owner, 6480 Glenway Avenue, for approval of a request for a Major Adjustment to an existing E-Retail PUD Planned Unit Development to amend the site landscape plan. Trustee Callos seconded the motion. The resolution passed unanimously.

Fiscal Officer Tom Straus reported the annual report was filed with the State Auditor.

Township Attorney Alex Jones did not have anything to report.

Administrator Frank Birkenhauer did not have anything to report.

Director of Public Services Joe Lambing did not have anything to report.

Fire & EMS Chief Chris Godfrey reported that the Fire & EMS Department appreciates the support of Mack Fire Inc. The Mack Fire Inc. raffle is a legitimate fundraiser.

Police Chief Jim Vetter did not have anything to report.

Director of Development Adam Goetzman reported the Werk and Westbourne ODOT project is scheduled to bid on March 12, 2026.

Chairman Rosiello announced the next regular meeting of the Board of Trustees will be held on Monday, March 23, 2026 at 5:30 p.m.

Chairman Rosiello moved to adjourn the meeting. Trustee Callos seconded the motion. All voted Yes. Meeting was adjourned at 6:10 p.m.

ATTEST: