



**COLERAIN TOWNSHIP
ZONING COMMISSION**

Regular Meeting

Tuesday, September 16, 2014 - 7:00 p.m.

Colerain Township Government Complex
4200 Springdale Road - Cincinnati, OH 45251

1. Meeting called to order. Pledge of Allegiance. Roll Call.
2. Approval of Minutes: August 19, 2014 meeting.
3. Public Address: None.
4. Final Development Plan:
 - A. ZA2014-03 – Snow’s Lake Tavern, 4344 Dry Ridge.
 - B. ZA2005-03 – TGI Friday’s – Minor Amendment to FDP.
5. Public Hearing: None.
6. Informal Concept Review:
 - A. 6260 Colerain – Request change from R-6 Residential to Business.
 - B. 8647 Colerain – Minor Amendment to FDP (Parking Lot Expansion) Case 3-68.
7. Old Business: None.
8. New Business:
 - A. Motion for Taking Root Campaign.
9. Administration:
 - A. Reschedule November Zoning Commission meeting to Thursday, November 20, 2014.
10. Announcements: None.
11. Next Meeting: October 21, 2014.
12. Adjournment.

PROJECT SUMMARY: The applicant proposes to redevelop the subject property to allow for a lake-front restaurant.

PROJECT HISTORY: Preliminary Development Plan | Trustees: Approved September 16, 2005

REVIEW OF FDP: Findings:

- LANDSCAPING**
- Applicant proposes the use of trees that are sized at 2" DBH where 2.5" is required
 - Applicant proposes 113 parking spaces where 90 are required. Per the zoning resolution, the applicant may provide 10% more parking than the proscribed number as of right (9 additional). The applicant may provide more parking, in this instance, than the maximum 99 stalls permitted but they would be required to provide a minimum of 20% landscaping coverage within the parking area and comply with the landscape island requirements. The site plan does currently show landscaped islands in keeping with the resolution and increased landscaping, specifically along the northern edge of the parking lot.

REVIEW OF FDP: Findings:

- LIGHTING**
- Maximum illumination on the site is 3.0 foot-candles where 1.0 foot-candles is the maximum permitted. However, the portion of the site that has an illumination of over 1.0 is a very small area.
 - Maximum illumination at the property lines is ____ where 0.10 foot-candles is the maximum permitted.
 - Cut-off lights are proposed at a height of 20' where 24' is permitted

REVIEW OF FDP: Findings:

- SIGNAGE**
- Approval of the Preliminary Development Plan was conditioned on the signage complying with Article 15 of the Zoning Resolution. No zoning certificate will be issued for signage in excess of the requirements in Article 15.

REVIEW OF FDP: Findings:

- PARKING**
- See parking related finding under landscaping above.
 - The dimensions and location of the parking stalls and drive aisles is in keeping with the requirements found in the zoning resolution.

REVIEW OF FDP: Findings:

- OTHER CONSIDERATIONS**
- Sidewalks - Applicant proposes a 4' sidewalk running the entire length of the street frontage and connected to the existing sidewalk east of the site.
 - Impervious Surface Ratio - The proposed site has an ISR of 13% where the maximum ISR is 75%.
 - Dumpsters - The dumpsters are appropriately located and properly screened
 - Architectural Design Standards - The architecture of the building meets the design standards in the zoning resolution.

RECOMMENDATION: Staff recommends **APPROVAL** of this Final Development Plan with the following conditions and variances:

Conditions

1. Additional landscaping shall be required on the northeastern portion of the parking lot due to the higher than permitted number of parking stalls on the property.

Variances

1. Lighting - Lighting shall be allowed per the proposed plan.

July 29, 2014

Colerain Township Zoning Commission
4200 Springdale Road
Cincinnati, OH 45251

SUBJECT: Final Development Plan
Zone change

RE: 4344 Dry Ridge Road
510-0182-0068-00

Dear Zoning Commission:

I, Mark Fehring, as owner of the above-referenced property, am submitting this Final Development Plan which includes the recommendations of the Zoning Commission for your consideration.

1. The applicant shall designate at least 15% or 1.575 acres as Common Open Space on the property before FDP approval and submit a revised copy of the Preliminary Development Plan. An easement must be recorded per 9.3.3.

Answer: 15% designated green space is shown on attached drawings at the rear and sides of property.

2. That the number of parking spaces shall comply with the requirements of Table 13-1 of the Colerain Township Zoning Resolution.

Answer: Changed parking spaces in accordance with Zoning Resolution.

3. That a site plan shall be submitted showing compliance with required wheel stops or continuous curbs as required in Article 13 of the Colerain Township Zoning Resolution

Answer: Wheel stops and/or continuous curbs have been added to site plan.

4. That sidewalks and walkway connections shall be installed as required in Section 13.4.2 of the Colerain Township Zoning Resolution.

Answer: Sidewalks/walkway connections are shown on site plan.

5. That a streetscape buffer width, tree species, and landscaping shall comply with Section 14.5.1 of the Colerain Township Zoning Resolution.

Answer: Buffer width, tree species and landscape requirements have been added to site plan.

6. That landscaped islands shall be installed in compliance with Section 14.6.2 of the Colerain Township Zoning Resolution.

Answer: Landscaped islands have been added to site plan

7. That any signage planned shall comply with Article 15 of the Colerain Township Zoning Resolution.

Answer: Signage has been detailed on site plan.

8. That a vegetative buffer be included in areas that separate the north edge of the site's parking lot from Snow's Lake. The vegetative buffer shall include an appropriate combination of canopy trees, evergreen trees, shrubs and other landscaping.

Answer: A vegetative buffer has been added on the site plan

A Hamilton County Earthwork Permit for sediment and erosion control has been obtained, and work has been initiated to shore up, and clean up, the banks of the lake.

Respectfully submitted,



Mark E. Fehring
5641 Yeatman Road
Cincinnati, OH 45252
513-702-7071

FINAL DEVELOPMENT PLAN
 SNOWS LAKE TAVERN
 SECTION 16, TOWNSHIP 2, RANGE 1
 COLEMAN TOWNSHIP
 HAMILTON COUNTY, OHIO

Drawn by: S.M. THOMAS
 Date: 12/11/2010
 Scale: 1" = 20'

State: 12/11/2010
 Title: 12/11/2010
 Author: S.M. THOMAS
 Date: 12/11/2010
 Scale: 1" = 20'

THOMAS
 S.M. THOMAS
 ASSOCIATES, INC.
 • Engineers
 • Surveyors
 800 Corporate Blvd.
 Cincinnati, Ohio 45231
 Tel # 513-251-2525
 Fax # 513-251-2525

GRAPHIC SCALE
 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000 1010 1020 1030 1040 1050 1060 1070 1080 1090 1100 1110 1120 1130 1140 1150 1160 1170 1180 1190 1200 1210 1220 1230 1240 1250 1260 1270 1280 1290 1300 1310 1320 1330 1340 1350 1360 1370 1380 1390 1400 1410 1420 1430 1440 1450 1460 1470 1480 1490 1500 1510 1520 1530 1540 1550 1560 1570 1580 1590 1600 1610 1620 1630 1640 1650 1660 1670 1680 1690 1700 1710 1720 1730 1740 1750 1760 1770 1780 1790 1800 1810 1820 1830 1840 1850 1860 1870 1880 1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020 2030 2040 2050 2060 2070 2080 2090 2100 2110 2120 2130 2140 2150 2160 2170 2180 2190 2200 2210 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UNDERGROUND UTILITIES
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PHONE: 1-800-343-3784
OHIO UTILITIES PROTECTION SERVICE
NO WORK MUST BE CALLED FIRST.



STAFF REPORT: MINOR MODIFICATION TO
FINAL DEVELOPMENT PLAN
CASE #: ZA2005-03
TGI FRIDAYS
SEPTEMBER 16, 2014

PREPARED BY: GEOFFREY G. MILZ, AICP

PROJECT SUMMARY: The applicant proposes to construct a 6,252 SF restaurant on a previously undeveloped pad in the Stone Creek Towne Center

PROJECT HISTORY: Preliminary Development Plan | Trustees: Approved May 11, 2005
Final Development Plan | Zoning Commission: Approved September 20, 2005

There have been several site specific modifications to the Final Development Plan most recently at the BWW / Shoppes at Stone Creek pad.

OTHER AGENCY REPORTS: This Final Development Plan was reviewed by all required agencies in 2005. A new review of the Final Development Plan is not required when the proposed modification is minor.

REVIEW OF FDP: Findings:

- LANDSCAPING**
- Additional landscaped area is needed in the streetscape buffer area on the north side of the site similar to the landscaped area found to the north of the Quaker Steak and Lube site.
 - Additional landscaped area is needed in the streetscape buffer area on the east side of the site.
 - Two landscaped parking islands are needed on the parking row on the north side of the site. One promising location could be the area around the existing utility pole.
 - An existing natural area/ stormwater detention area is being removed and put underground.

REVIEW OF FDP: Findings:

- LIGHTING**
- Average illumination on the site is 1.7 footcandles where the maximum permitted is 2.0 footcandles.
 - Cut-off lights are proposed at a height of 24' where 24' is permitted

REVIEW OF FDP: Findings:

- SIGNAGE**
- Applicant proposes signage on all four elevations where only two elevations is permitted:
 - North Elevation - 47 SF proposed where 65 SF would be permitted
 - East Elevation - 47 SF proposed where 103 SF would be permitted
 - West Elevation - 47 SF proposed where no signage would be permitted
 - South Elevation - 33 SF proposed where no signage would be permitted
 - No free-standing signage was proposed

REVIEW OF FDP: Findings:

- PARKING**
- Applicant proposes 108 parking spaces where 94 are required. Per the zoning resolution, the applicant may provide 10% more parking than the proscribed number as of right (9 additional). The applicant may provide more parking, in this instance, than the maximum 103 stalls permitted but they would be required to provide a minimum of 20% landscaping coverage within the parking area and comply with the landscape island requirements
 - It is unclear whether the application includes curbing on the eastern side of the site directly adjacent to the road going north of the roundabout. Curbing is required.

APPLICATION FOR MINOR AMENDMENT TO
FINAL DEVELOPMENT PLAN
COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD
CINCINNATI, OH 45251
(513) 385-7505

Case No.: ZA 2005-03 Date Filed: August 1, 2014

Location of property in accordance with County Auditor's Records:

Township: Colerain Book: 411 95-96 Page: 510 Parcels: Lot 2

Name of Owner: Bistro Colerain LLC

Address: 5803 Mariemont Avenue

City: Cincinnati State: OHIO Zip: 45227

Name of Project Site: Stone Creek Towne Center

Brief description of change: <u>New Free standing</u>
<u>6,252 S.F. T. G. I. Friday's</u>
<u>Restaurant</u>

Name of Applicant: Michael Grever, CORE Resources Inc.

Telephone No.: 699-8857 Email Address: mgrever@CORE-1.com

Address: 1404 Vine Street City: Cinti State: OH Zip: 45202


Signature:



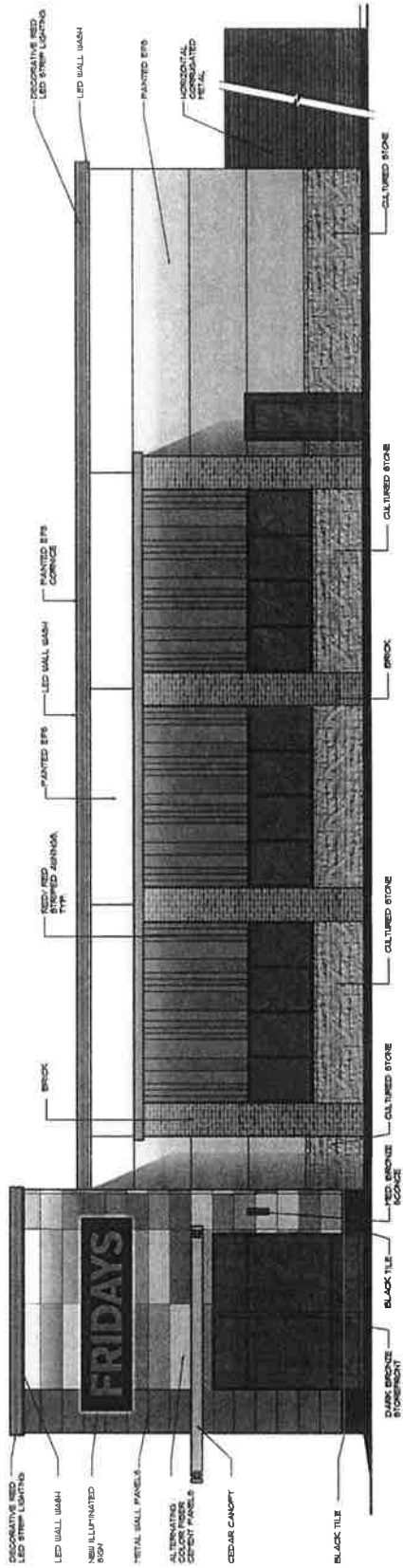
Date: 8/1/14

Please check one: ☐ Owner ☒ Agent ☐ Lessee

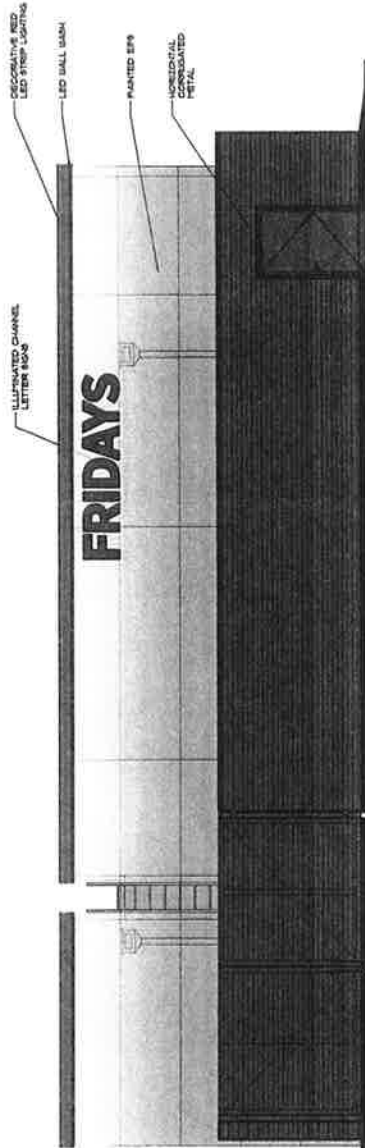
Filing fee shall accompany the application. Make check payable to: **Colerain Township Board of Trustees**. THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN.



TGI FRIDAYS- STONE CREEK
 STONE CREEK BLVD., LOT #2
 CINCINNATI, OH 45251
 PROPOSED EXTERIOR ELEVATIONS



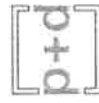
WEST ELEVATION



SOUTH ELEVATION



DIVE RESOURCES, INC.
 7400 WILSON BLVD.
 CINCINNATI, OH 45241



p+d
 design studio

APPLICATION FOR INFORMAL CONCEPT PLAN REVIEW
OF A PROPOSED ZONE AMENDMENT

RECEIVED

COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD, CINCINNATI OH 45251
(513) 385-7505

AUG 19 2014

COLERAIN ZONING

Date of Application: 8/16/2014

Request Change From Residential To Commercial

Land Use Map Designation: _____ Area: _____ acres

Applicant: Tessica Smith-Allen Telephone No.: 513-226-7862
Address: 6200 Colerain Ave City, State, Zip: Cinti, Oh 45239

Name, address and parcel number of each property owner of record within the area of proposed to be reclassified (use separate sheet, if necessary):

1. Cedar Properties 5225 Secretary Dr 510-74-31
Norron, Oh 45152
2. _____
3. _____

Location of property in accordance with County Auditor's Records:

Township: Colerain Book: 510 Page: _____ Parcel No.(s): 510 0074-0031-00

Physical location of property:

Colerain PK 74.56 x 185.77 IRR PT LOT 7 Wm
BELL SUB EASMT PAR 433-6260 Colerain

My (our) interest in the property included in the request is:

Owner _____ Agent _____ Lessee _____ Optionee LEASE w/ option to buy

Applicant Signature: Tessica Smith-Allen

Address: 6200 Colerain Ave Telephone No. 513-226-7862

No filing fee is required for this informal concept plan review application.

Submit 12 copies of the following: Application, Letter of Intent (see information on the reverse of this page), and Concept Plan with elevations.

(over)

8/19/2014

To the Colerain Twp. Concept Plan Review Committee:

I would like to change the home located as 6260 Colerain Ave. from a Residential to a Commercial home.

Doing childcare in the home as it currently stands, this would only allow 6 children to be taught at one time. (Type B license)

"My desire is to live above the business. I'm a type A provider living at 6200 Colerain Ave.

My vision is to turn the livable basement at 6260 in to a small center for infants; I do not have the desire to move my current business of Type A to this location.

My goal is to be licensed with a center licenses. This would allow me to have as many children as the building would allow, according to the space allowance without the limitation of 12 at one time. "My current limit."

In the near future, my goal is to change the zoning for 6200 Colerain Ave. to having a Preschool on the first floor and a Learning Center for Schoolagers in the lower level. I would love to separate the children according to their age group. It's very challenging, to teach the children on their level while other children with such a great variety of ages are present: With the different ages on a continual basis cause a distraction to each of them.

Reaching these goals with your approval would eventually eliminate our current distraction problem we have.

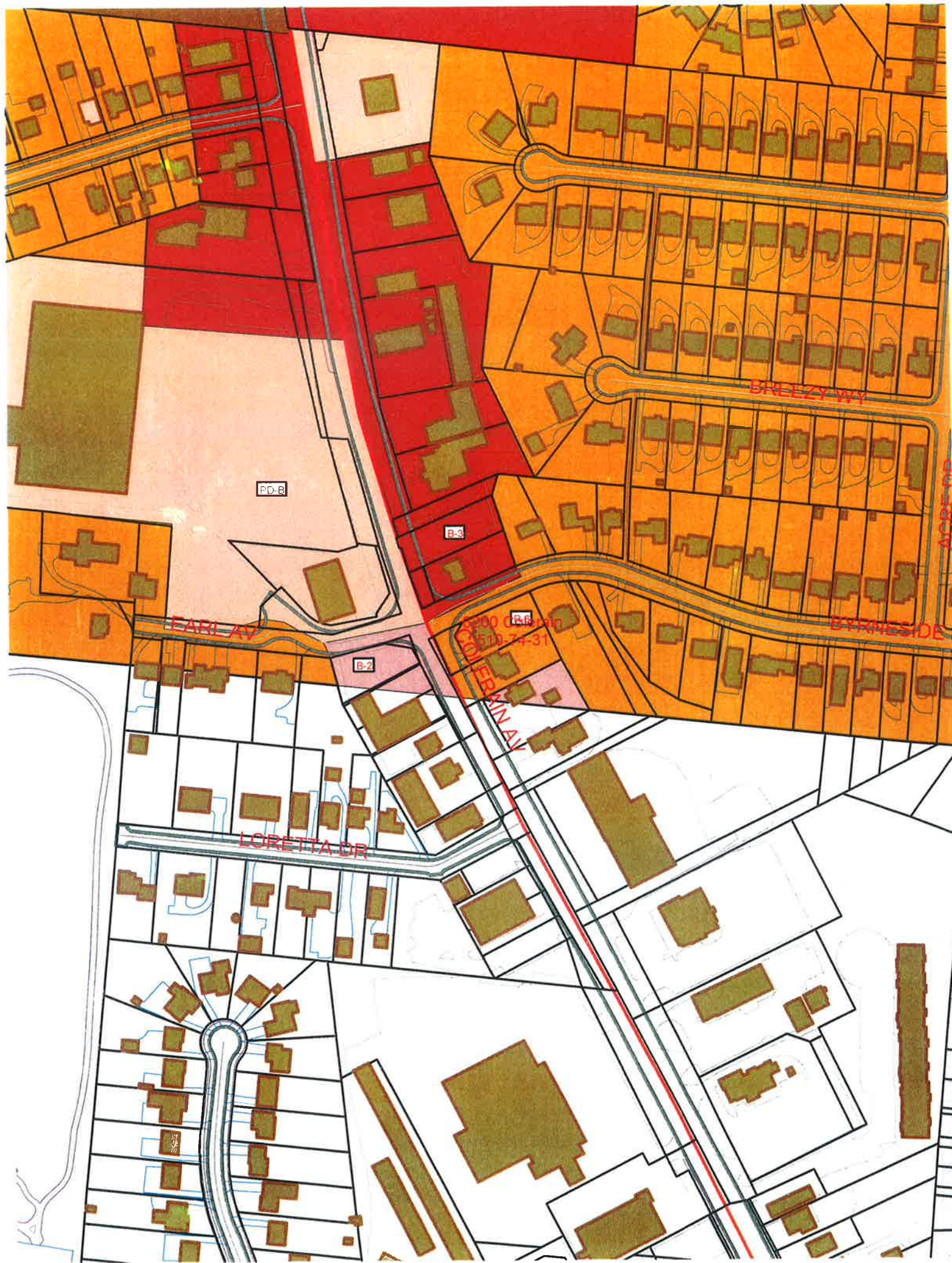
The area, where I reside has become an area filled of Childcare Centers so this request isn't an unreasonable request. We teach children to read before Kindergarten here at "R" Precious Children and I have the desire to expand the business so that we can reach and teach more.

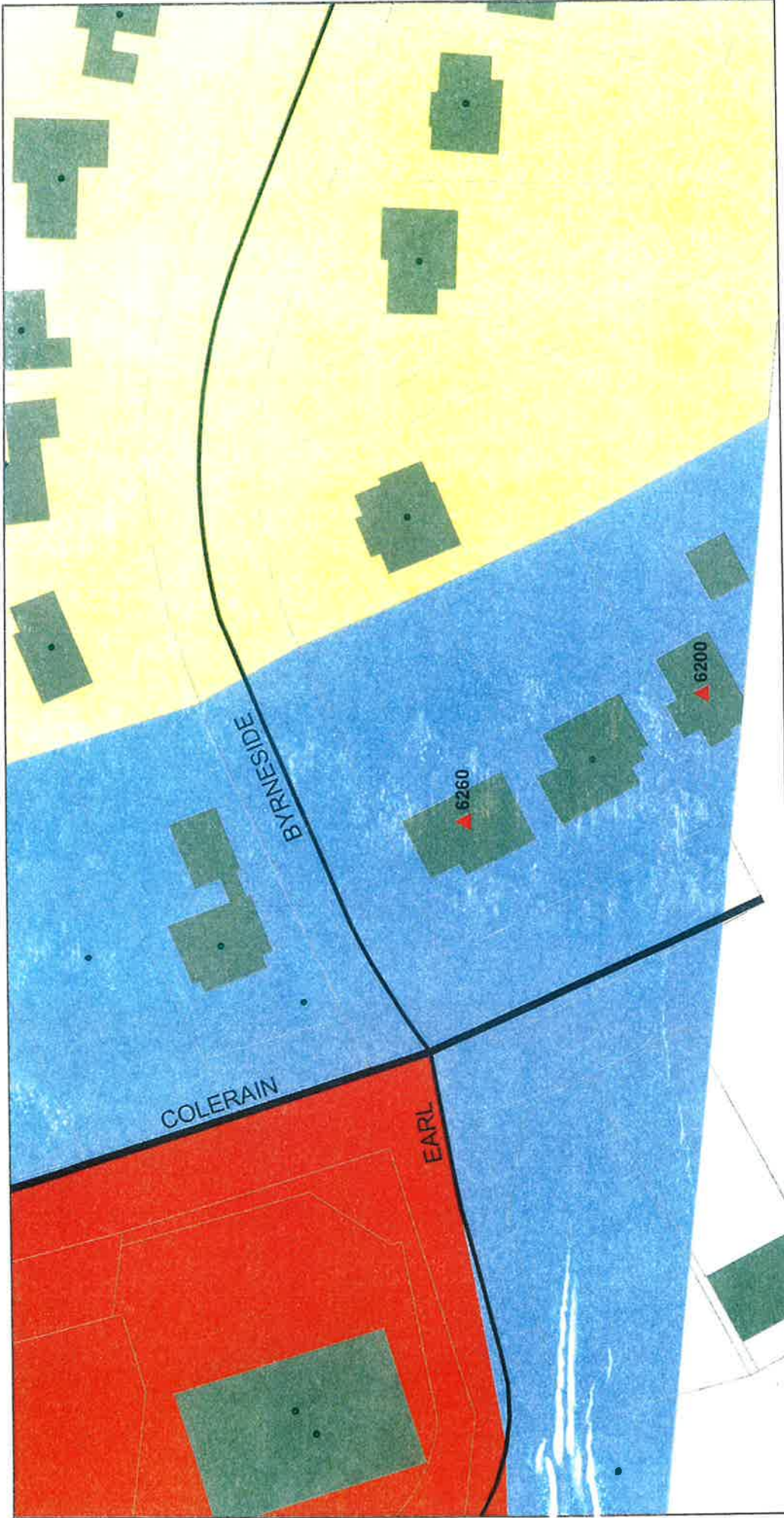
Parking: I would, add more cement and or blacktop to the front of the house so, if desired parents could park in the front of the home. Also, I would have a section of the backyard removed, and then have a driveway with stairs poured to lead to the rear entrance door where the center entrance would be located.

I would also add a fence to the backyard so that any concerns about the safety of the children are addressed.















I look forward to your approval,

Thank you, respectfully!
Jessica Smith-Allen





Land Use Plan

- | | | | | | |
|---|---------------------------|---|------------------------------------|---|---------------------------|
|  | Green Space & Agriculture |  | Retail Neighborhood |  | Single Family Residential |
|  | General Retail |  | Office |  | Transitional Mixed Use |
|  | Heavy Industry |  | Planned Mixed Use Employment |  | Transitional Residential |
|  | Light Industry |  | Public, Semi-Public, Institutional |  | Utility |
|  | Multi-family Residential |  | Rural Residential | | |



APPLICATION FOR INFORMAL CONCEPT PLAN REVIEW
OF A PROPOSED ZONE AMENDMENT

COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD, CINCINNATI OH 45251
(513) 385-7505

Date of Application: 9-10-14

Request Change From To Minor Amendment to
Land Use Map Designation: Business Area: 0.9 acres "EE"

Applicant: RWOH dba. Rightway Automotive Credit Telephone No.: 513-475-3515
Address: 6494 Dixie Highway City, State, Zip: Fairfield OH 45014

Name, address and parcel number of each property owner of record within the area of proposed to be reclassified (use separate sheet if necessary):

1. 510-93-105 Dennis M. Trimble
2. 7296 Southwind Terrace
3. Cincinnati, Ohio 45247

Location of property in accordance with County Auditor's Records:

Township: Colerain Book: 510 Page: 93 Parcel No(s): 105

Physical location of property:

SOUTHWEST CORNER OF Colerain Avenue
& BOVERWOODS DRIVE.

My (our) interest in the property included in the request is:

Owner Agent Lessee Optionee X

Applicant Signature: W. J. R.

Address: 6494 Dixie Highway Fairfield OH 45014 Telephone No. 513-475-3515

No filing fee is required for this informal concept plan review application.

Submit 12 copies of the following: Application, Letter of Intent (see information on the reverse of this page), and Concept Plan, ~~with elevations~~.

(over)

Please place this application on the September 16, 2014 Agenda for Consideration.

GREENBUSH AV

BAUERWOODS DR

COLERAIN RD

Ex. Landscape

Proposed Pavement

868
870

868

998

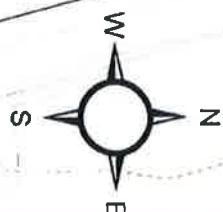
866

872

874



Abercrombie & Associates, Inc.
Civil Engineers/Surveyors





9/9/14

Colerain Township Zoning Commission
4200 Springdale Road
Cincinnati, OH 45251

Letter of Intent:

Rightway Automotive proposes to expand the parking lot at 8647 Colerain Avenue. The location as it currently stands does not provide us with enough parking spaces to run a successful business. Our normal inventory is around 40-60 vehicles depending on the time of year and location of the dealership, which allows us to sell 30-45 vehicles a month and maintain a 45 day inventory supply. Currently we would only be able to fit 25-30 vehicles on the lot. We are proposing to expand the parking lot to fulfill our inventory requirement of 40-60 vehicles.

Company description and history (Attached)

Sincerely,

Bill Crishon
Vice President
Rightway Automotive
989 205 7045

A handwritten signature in blue ink, appearing to be "BC" or "Bill Crishon".

RightWay
Automotive Credit



Mission Statement & Company Values

our mission

“ We are only doing our job properly when we create an experience for which the customer returns to do business with us again. ”



what we believe in

honesty

Truthful at all times.

empathy

Ability to understand another person's position.

respect

To show consideration or honor for another.

integrity

Being of sound moral principle, trustworthy, and sincere.

work ethic

Drive and effort to meet and exceed expectations.

pride

Sense of self-worth knowing we make a difference in people's lives.



Company History

The year was 1907 and many thought that the horse and buggy would continue to be the way to travel. One notable exception was a young farm implement salesman of exceptional ability and bold vision. His name was Guy S. Garber, and he saw the automobile as the vehicle to the future.

Growing up in the Lansing area, his reputation as a salesman brought him to the attention of William C. Durant, founder of General Motors. At his urging, Guy Garber became a factory representative for Buick Motor Division. During his first six months he established one dealership, in Battle Creek Michigan. His responsibility was the management of the day to day operations.

His success there brought him to take on a greater challenge, coming to Saginaw in 1910 representing Buick. This was to become the key to his success with Buick and General Motors.... lasting a lifetime. Guy Garber shared the vision of the GM founder. America was headed for a golden automotive era.

Guy Garber's long and productive affiliation with GM lasted nearly 60 years, through the great depression and two world wars. During that time Garber married Hazel Denyes and began a family which would eventually number four sons and two daughters; Jack, Maxine, Richard, Guy Jr. (Ike), Jane and Robert.

As the oldest family-owned Buick dealership in the United States, the Garbers have always conducted a unique relationship with GM's Buick Motor Division. In its early years Garber Buick Company became a GM model for salesmanship, efficiency and service to the customer.

Years ago it was written that Guy S. Garber has but one hobby and that is service. "He lives service, breathes service and practices service. His predominant business policy is to render such uniformly satisfying service that there shall not be a single dissatisfied Buick owner in the 30 counties comprising his territory." Said Guy S. Garber,

"Service does not mean something for nothing, but it does mean prompt, efficient and courteous attention at a fair price." This founding business philosophy thrives today in the mission statement for Garber Buick.

When automotive pioneer Guy S. Garber died on December 5, 1965 at the age of 81, Michigan's first Buick distributorship became the nation's last Buick distributorship. An important piece of automotive history had passed away.

Richard Garber, Sr., son of Guy Garber, who had been actively managing Garber Buick Company, became president and owner until his death in 1972. Like his father, Richard was a civic leader in every sense of the word.

Richard Garber was succeeded by Norman F. Geyer as president. Norm Geyer was married to Maxine Garber and was a son-in-law to Guy Garber. He was a dedicated, honest, and respected individual with high values. With over 25 years of experience with the organization, the majority as service director, Norm was knowledgeable in all aspects of the dealership operation. As president, he successfully guided the Buick store for eight years, during the trying times of the 1970's, until he passed the torch to Richard J. Garber Jr., in 1980. Richard J. Garber, Jr., was the third generation to take the helm of the company in its 73rd of operation. When he became president, he was the youngest Buick dealer for a dealership of its size in the nation. Since that time the organization has grown to 13 franchise dealerships and 23 RightWay dealerships located in four states, Michigan, Florida, Illinois and New York.

The organization today is a long way from the 1907 version, but important traditions live on: dedication to service, a loyal staff and a forward-looking vision. One that echoes in the spirit of a young farm implement salesman who took thousands of mid-Michigan area residents out of the buggy and put them behind the wheel.



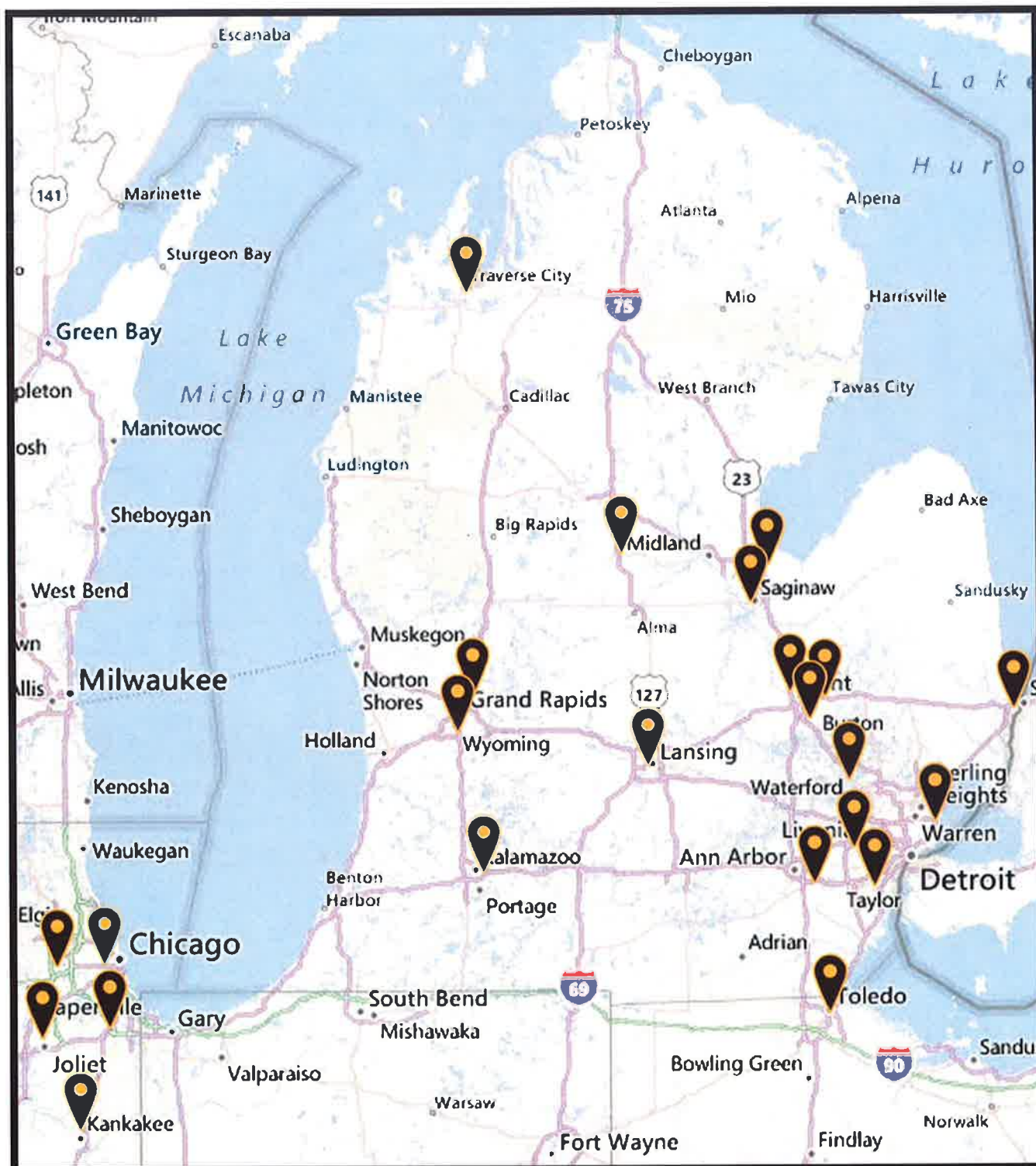
About RightWay

RightWay is operated within the corporate umbrella of the Garber Management Group which currently has slightly over 1,100 employees. The organization is comprised of 13 new car dealerships representing 15 franchises in Chicago, Michigan, Florida and New York; 23 used car dealerships (1 in Ohio, 5 in Illinois and 17 in Michigan); 1 finance company; 1 repossession company & auction and 1 semi-professional OHL Hockey Team – all of the latter based in Michigan. All administrative support and accounting functions for the Franchise dealerships, the RightWay locations, the Finance company, the repossession company and the Saginaw Spirit hockey team are performed by the same personnel in the consolidated office of the Management group which is based in Saginaw, Michigan. The RightWay Management Group, which oversees operation of the independent used car dealerships, has an office in Flint, Michigan. All the management and administrative functions have been consolidated in Michigan to provide strong and consistent support for each of our businesses. It allows for the independent operation of the RightWay locations with minimal overhead. This adds to the stability of the administrative and accounting operations as well.

While the Garber family has been selling used vehicles in this market since 1907 – New Century Auto Sales dba RightWay Automotive Credit Inc. was formed on January 1, 1996. The formation of RightWay as a separate S-corporation allows the Garber Group to open additional used vehicle outlets under the name RightWay Automotive Credit, Inc. As mentioned above, there are currently 21 active locations with a current 4-year goal of having 50 successful stores.

The RightWay business model is to find high-traffic locations with available buildings that can be transformed into used vehicle sales operations. Our goal is to promote personnel from within to run these locations which typically have 6 -10 employees and sell between 30 and 70 vehicles per month. These are not traditional "dirt lots"; the buildings are presented/maintained in an upscale fashion with both higher and lower end inventory. Vehicles range from current model years to 10 years old and have miles from anywhere in the low thousands to 150,000. All of our vehicles are safety inspected and serviced. We also employ a Property Management team whose function is to assist with growth but also to maintain our current facilities at respectable levels.

Because our entire organization is very service oriented, we provide every customer with a 6 month or 6,000 mile warranty that we purchase for them from a 3rd party company. We also provide each customer with 2 years worth of free oil changes at no charge. More importantly, the way we treat our clients is 2nd to none in the used car industry and we are confident our customers will be satisfied. The proof of this attitude is in the fact that over 50% of our over 7,000 retail deliveries in the last 12 months have been from repeat and referral clients.



RightWay

Automotive Credit

Company Locations



Grand Rapids, MI

1680 28th St. • Wyoming, MI 49519 • (616) 258-5710
www.RightWayGrandRapids.com



Lansing, MI

1315 S. Waverly Rd. • Lansing, MI 48917 • (517) 887-7483
www.RightWayLansing.com

RightWay

Automotive Credit

Company Locations



RMG

5150 W. Pierson Rd. • Flint, MI 48504 • (810) 591-0565
www.RightWay.com



Store Interior

MEMORANDUM

DATE: SEPTEMBER 16, 2014
TO: HAMILTON COUNTY REGIONAL PLANNING COMMISSION
FROM: GEOFFREY MILZ | DIRECTOR, BUILDING, PLANNING & ZONING
SUBJECT: TAKING ROOT CAMPAIGN

SUMMARY

Taking Root is an initiative to replace, retain and expand trees in the eight-county Greater Cincinnati tri-state region. Partners include Boone County Arboretum, Cincinnati Nature Center, Davey Resource Group, Great Parks of Hamilton County, The Green Partnership for Greater Cincinnati, Hamilton County Planning and Development Department, Natorp's, The Nature Conservancy in Ohio, Northern Kentucky Urban and Community Forestry Council, Ohio DNR Division of Forestry, and Oxbow, Inc. The campaign is ramping up to educate the public on the need for trees, to value and care for them, and to plant them — by the millions.

The goal of the campaign is to plant 2 million new trees by 2020. Colerain Township is exploring ways to improve the character of its neighborhoods. As the Township considers a JEDZ that would fund major improvements to township roads, we aim to take a holistic look at the right-of-ways and consider installing street trees to add value to neighborhoods. There is a possibility that a partnership with the Taking Root Campaign would benefit the Township's efforts.

REQUESTED ACTION AND STAFF RECOMMENDATION

Staff recommends that the Commission make a motion recommending that the Trustees approve the attached non-binding resolution of support of the Campaign.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the 14th day of October, 2014, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Dennis P. Deters, Jeffrey F. Ritter, Melinda Rinehart

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____-14

RESOLUTION IN SUPPORT OF THE TAKING ROOT CAMPAIGN

WHEREAS, Colerain Township recognizes:

1. The importance of trees and forested areas for contributing to clean air and water and for their potential to reduce stormwater runoff and its impacts, conserve energy, improve public health and increase property values; and
2. The special value of native trees and large trees for regenerating local forests, and of wooded hillsides and stream corridors for sustaining other natural resources; and
3. The need for greater awareness and community involvement as major contributors to healthier forests; and
4. The benefits of participating in coordinated efforts and public-private partnerships to optimize opportunities and resources for tree protection and expansion.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. The Township supports the purpose of the Taking Root Campaign in our 8-County, Greater Cincinnati tri-state region (organized by the Ohio-Kentucky-Indiana Regional Council of Governments, the Green Umbrella, the Cincinnati Zoo and Botanical Garden, and the Green Partnership for Greater Cincinnati, the City of Cincinnati, Hamilton County, Duke Energy, University of Cincinnati, Cincinnati State and Cincinnati Public Schools) and facilitated by many Partner organizations; and
2. The Township supports the mission of the Taking Root Campaign as a collaborative, broad-based campaign to address the current historic loss of our region's tree canopy by encouraging and promoting the planting of trees, better management of our local forests, the many benefits of healthy trees and fostering a sense of stewardship among individuals and communities; and
3. The Township supports the goal to plant 2 million trees by 2020 – one for everyone in our region; and
4. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the

public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

5. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading; and
6. That this Resolution shall be effective at the earliest date allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mr. Deters _____, Mr. Ritter _____, Ms. Rinehart _____

ADOPTED this 14th day of October, 2014.

BOARD OF TRUSTEES:

Dennis P. Deters, Trustee

Jeffrey F. Ritter, Trustee

Melinda Rinehart, Trustee

ATTEST:

Heather E. Harlow,
Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 14th day of October, 2014.

Heather E. Harlow,
Colerain Township Fiscal Officer