

RECORD OF PROCEEDINGS
REGULAR

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Minutes of _____

Meeting _____

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Form 6101

October 9, 2001

Held _____

Mrs. Rielage called the meeting to order at 7:04 p.m. The Board was in full attendance. Clerk Kathy Mohr was not in attendance.

Pastor Doug Wright of Pleasant Run Baptist Church provided an invocation.

Girl Scout Troop #324 provided the color guard and led the pledge to the flag.

In the absence of Clerk Kathy Mohr, Mr. Corman motioned to appoint Tawanna Wilson as acting clerk for the purpose of taking the minutes. Mr. Wolterman seconded the motion.

Mr. Corman	"Aye"
Mr. Wolterman	"Aye"
Mrs. Rielage	"Aye"

Mrs. Rielage stated that approval of the previous meeting minutes will be delayed due to the absence of the Clerk.

Mr. Wolterman motioned to hire Stephen Sarver as Chief of Police at the rate of \$72,467.20 , the rate of the former chief. Mr. Corman seconded the motion.

Mr. Wolterman	"Aye"
Mr. Corman	"Aye"
Mrs. Rielage	"Aye"

Chief Sarver was then sworn in by Mr. Reuter. He addressed all in attendance on his plans to continue the level service as currently provided by the Police Department, making Colerain Township a great community.

SHERIFF'S REPORT

No one from the Hamilton County Sheriff's Department was in attendance at this meeting to provide a report to the chief.

PUBLIC HEARING

Continuation of Pinwood Lighting District

At the recommendation of the Trustees and the residents, additional work was completed to accommodate the needs of the residents who expressed concern at the last meeting.

The petition for the lighting district was filed on August 30, 2001. Eighty-six percent of the front footage was in favor of the lighting district.

After concerns were reported at the last meeting, the cost of a shade for the lights was researched. The price increased by approximately \$.30 per month. Residents were sent letters notifying them of this increase, and to this date, no response has come through the office.

No one was in attendance to address the Board on the proposed lighting district.

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Mr. Wolterman motioned to close the hearing. Mr. Corman seconded the motion.

Mr. Wolterman	"Aye"
Mr. Corman	"Aye"
Mrs. Rielage	"Aye"

Mr. Foglesong read Resolution #40-01 for the Pinwood Lighting District.

Mr. Corman motioned to approve Resolution #40-01. Mr. Wolterman seconded the motion.

Mr. Corman	"Aye"
Mr. Wolterman	"Aye"
Mrs. Rielage	"Aye"

TRUSTEES' REPORT

Mr. Corman – stated that over the last few weeks the Township has been diligently searching for a new police chief. Several candidates were interviewed and the field was narrowed to three very close candidates. Mr. Corman stated that he pushed for the promotion of Dan Meloy, one of the final three candidates. However the Board members were all in agreement over the final choice of Stephen Sarver for the position, and he is confident that everyone will welcome him and help make him a successful chief.

Mr. Wolterman – welcomed Chief Sarver.

Mrs. Rielage – read a letter from Barb Denicola thanking the Township and complimenting Officer Neely for his comfort, compassion, politeness and professionalism he displayed towards her after she had wrecked her car.

Mrs. Rielage read a letter from Leesa Berling thanking the Township and Officers Hubbard and Phillips for the quick, pleasant and cooperative assistance they provided when she locked herself out of her car in a dark parking lot.

Mrs. Rielage reported that despite numerous complaints, there is still a problem at Ronald Regan/Cross County Highway with the mess left by construction. She suggested that a letter be sent to ODOT District 8 about the problem.

Mrs. Rielage requested that Mr. Snyder be given authorization to research the cost of a large flag to be posted at the I-275 and Colerain interchange.

CITIZEN'S ADDRESS

Richard Burwinkle, 5915 Dry Ridge Road – had questions about Wilhelm Farm. He wanted to know why it was not public information that the Township was going to rent it out. He stated that he would have like the opportunity to have bid on renting the Farm. Mr. Burwinkle also asked if it would be open to public bid at the end of the current agreement.

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Mr. Foglesong stated that the current contract will be up soon, and a decision needs to be made as to whether the Township will rent it out again to be farmed. Construction could possibly begin before the next harvest.

Mr. Corman mentioned that we should consult with the architectural firm to get a better idea of when construction will begin.

Mr. Reuter stated that the Township does not have an obligation to publicly bid and he clarified how the current rental agreement transpired.

Mr. Wolterman stated that we should put it out for public bid if we choose to let it be farmed next year.

Jeff Lierer, 8500 East Miami River Road – had questions with NPK.

Mr. Spriggs stated that he received a list of complaints from Mr. Lierer and the staff has visited the site to check up on the issues.

He will continue to work on the issues and will follow up with Mr. Lierer.

UNFINISHED BUSINESS

Public Works, Dennis Chapman – provided the Board with road construction updates.

Mrs. Rielage asked for further update on Silva Drive. Residents have questioned her on the issue. She asked for an approximate timeline for completion. Mr. Chapman stated that it should be completed by month's end.

Legal, Attorney Jim Reuter – stated that he would like to defer his items until the next meeting because of the full agenda of the night and in order to complete further research into the issues.

NEW BUSINESS

Public Works, Dennis Chapman – request to advertise for bids for Dolphin Drive reconstruction. There is \$444,800 available for the project through SCIP Funding. Mr. Chapman would like the project awarded by the end of the year.

Mr. Wolterman motioned to approve the advertisement for bids. Mr. Corman seconded the motion.

Mr. Wolterman	"Aye"
Mr. Corman	"Aye"
Mrs. Rielage	"Aye"

Mr. Chapman announced that there will be a meeting for the residents of Dolphin Drive on Wednesday, October 17, 2001 at 7:00 p.m.

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Mr. Chapman thanked the many donators for candy they donated to the Public Works Department to pass out at the Colerain and Northwest Homecoming Parades.

Zoning, Otis Spriggs – read Resolution #41-01 for weed abatement.

Mr. Wolterman motioned to approve Resolution #41-01. Mr. Corman seconded the motion.

Mr. Wolterman	"Aye"
Mr. Corman	"Aye"
Mrs. Rielage	"Aye"

Mr. Spriggs requested the Trustees set October 23, 2001 at 8:30 p.m. for the public hearing for ZA2001-06, Cheviot Road.

Mr. Wolterman motioned to set the public hearing for ZA2001-06 for October 23, 2001 at 8:30 p.m. Mr. Corman seconded the motion.

Mr. Wolterman	"Aye"
Mr. Corman	"Aye"
Mrs. Rielage	"Aye"

Administration, David Foglesong – requested the Board set Trick-or-Treat hours for this Halloween. He reminded the Board that there was some controversy last year when the hours were changed to last until 9:00 p.m.

Mr. Corman stated that in his neighborhood, no one was out after 8:00 p.m. He suggested we go back to 6:00-8:00.

Mrs. Rielage stated that despite the extension of the hours last year, people stopped at 8:00 p.m. in her neighborhood.

Mr. Wolterman suggested setting the hours from 6:00-8:30 p.m. as a compromise.

Mr. Wolterman motioned to set the Trick-or-Treat hours for Wednesday, October 31, 2001 from 6:00-8:30 p.m. Mr. Corman seconded the motion.

Mr. Wolterman	"Aye"
Mr. Corman	"Aye"
Mrs. Rielage	"Aye"

Mr. Foglesong reported that the sanitary sewer line at the Public Works facility was damaged during Park renovations. The Public Works Department has been without restrooms for several weeks now. He requested approval for a change order in the amount of \$15,948.66 for the repairs.

Mr. Corman motioned to approve the change order. Mr. Wolterman seconded the motion.

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Mr. Wolterman questioned if the new line would be placed on the CAGIS map. He stated that it needs to be there.

Mr. Corman	"Aye"
Mr. Wolterman	"Aye"
Mrs. Rielage	"Aye"

Mr. Foglesong stated that in the past on large projects such as this, he has been authorized to approve change orders up to \$5,000.

Mr. Corman motioned to give authorization to Mr. Foglesong to approve change orders up to \$5,000. Mr. Wolterman seconded the motion.

Mr. Corman	"Aye"
Mr. Wolterman	"Aye"
Mrs. Rielage	"Aye"

CLERK'S REPORT

David Foglesong for Clerk Kathy Mohr- requested approval of a resolution accepting the amounts and rates for tax levies.

Mr. Wolterman motioned to approve the resolution accepting the amounts and rates for tax levies. Mr. Corman seconded the motion.

Mr. Wolterman	"Aye"
Mr. Corman	"Aye"
Mrs. Rielage	"Aye"

Mr. Foglesong requested the following appropriation adjustment:

\$7,000	from	2111-220-599-0000	Misc. & other
\$5,000	to	2111-220-330-0000	Travel
\$2,000	to	2111-220-318-1025	

Mr. Corman motioned to approve the appropriation adjustment. Mr. Wolterman seconded the motion.

Mr. Corman	"Aye"
Mr. Wolterman	"Aye"
Mrs. Rielage	"Aye"

At 7:45 p.m., Mrs. Rielage requested a recess until 8:00 p.m.

Mr. Corman motioned to recess for fifteen minutes. Mr. Wolterman seconded the motion.

Mr. Corman	"Aye"
Mr. Wolterman	"Aye"
Mrs. Rielage	"Aye"

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The meeting resumed at 8:04 p.m. for the public hearing.

PUBLIC HEARING

ZA2001-04 – Hunters Ridge, Continued

Mr. Spriggs reported that Mr. Francis Barrett presented revised plans to the Zoning Department today. He has not had the opportunity to review them in depth, but Mr. Barrett is in attendance to explain the plan in detail.

C. Francis Barrett, 105 East Fourth Street, Cincinnati, Ohio 45202 – Attorney for the developer – discussed the plan in detail. He explained that there are four distinct areas and four Zoning classifications, but since the site is continuous, it is presented as one site.

Mr. Wolterman questioned whether the Boards decision had to be unanimous since the plan was not the same as what was looked at the Zoning Commission.

Mr. Reuter confirmed that the vote had to be unanimous. He also suggested that the Board take separate votes for each separate area. This will allow for a clear record of what was approved and what the conditions are.

Mr. Spriggs announced that the new plans will be available at the office for public viewing starting October 10, 2001.

Mr. Corman motioned to continue the hearing until October 23, 2001 at 8:00 p.m. so that the Board as well as the public can have adequate time to review the new plans. Mr. Wolterman seconded the motion.

Mr. Corman	"Aye"
Mr. Wolterman	"Aye"
Mrs. Rielage	"Aye"

Public comment will be reserved for the next meeting so that everyone will have time to review the plans and will therefore have the ability to make educated comments.

There was a question as to whether the Zoning process was being by passed. Mr. Reuter clarified and explained that it was not.

ZA2001-03 – Wayne Building

Mr. Spriggs presented the proposed plan.

Lori Scott was in attendance to represent applicant Russell Wayne.

No one was present to speak on the proposed plan.

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Mr. Corman motioned to close the hearing. Mr. Wolterman seconded the motion.

Mr. Corman	"Aye"
Mr. Wolterman	"Aye"
Mrs. Rielage	"Aye"

Mr. Corman motioned to approve the recommendation of the Zoning Committee. Mr. Wolterman seconded the motion.

Mr. Corman	"Aye"
Mr. Wolterman	"Aye"
Mrs. Rielage	"Aye"

At 8:45 p.m., Mr. Corman motioned to recess for five minutes. Mr. Wolterman seconded the motion.

Mr. Corman	"Aye"
Mr. Wolterman	"Aye"
Mrs. Rielage	"Aye"

The meeting reconvened at 8:55 p.m.

ZA2001-05 - Colerain Circle, Struble Road

Mr. Spriggs provided the Board with a presentation of the staff report and forwarded the recommendation of the Zoning Commission to deny (4-1 vote) the proposal on the basis that the "FF" use is compatible; the "OO" use is compatible, however, the storage facility is inconsistent with the intent, purpose and rationales of the strategies of the Land Use Plan.

Grasshopper Investments, representing owners George H. Buescher, 3561 Struble Road and Walter E. & Joyce Buescher, 3541 Struble Road, were in attendance.

Mr. Wolterman had a question regarding the self-storage facilities that are a part of the plan.

Tom Tepe, 1400 Provident Tower, 1 East Fourth Street – attorney for the applicant. Spoke for the proposed plan.

Mr. Ray Schneider, Tiffany Ridge – showed a power point presentation of the proposed site plan along with similar developments that he has completed.

Mrs. Rielage requested clarification of the timeline for construction.

Mr. Schneider stated that phase 1, the storage facilities, could be completed by May 2002.

Discussion was held regarding the Zoning Commission's denial.

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The following spoke on behalf of the proposed plan:

Alice Kennedy, 3025 West Kemper Road – feels that this is a good development and the storage facilities will be mostly hidden.

George Buescher, 3541 Struble Road – owner. He supports the development because the area is no longer conducive to single family residences. He feels that opposition to this plan is mostly personal opinion.

Emmett Graber, 8385 Livingston Road – stated that this property is an asset to the property considering the surrounding area.

Mr. Corman motioned to close the public hearing. Mr. Wolterman seconded the motion.

Mr. Corman	"Aye"
Mr. Wolterman	"Aye"
Mrs. Rielage	"Aye"

Mr. Wolterman had a question regarding the lighting and landscaping/buffering plans being seen by the Zoning Commission. Mr. Spriggs answered that they had not seen those plans.

Mr. Wolterman also asked if there will be delineation regarding the curbing and ingress and egress of the storage facility. Mr. Spriggs responded affirmatively.

Mrs. Rielage asked Mr. Schneider about his plans for the homes on the property during the construction of the storage facilities. She is concerned with the upkeep of the homes during this phase.

Mr. Schneider said that he would like to have the homes remain occupied which helps cut down on vandalism, but those plans may change. Regardless of what is done to the homes, they will remain maintained.

Mr. Spriggs clarified that a condition would need to be added because residential living is not permitted in an area with this zoning classification.

Mr. Corman questioned Mr. Schneider on the progression of the building of the storage facilities.

Mr. Wolterman questioned the sewer status on Struble and stated that he would like to see sewers in place as soon as possible. He asked that documents be prepared for the October 23, 2001 meeting with attachments.

EXECUTIVE SESSION

At 9:55 p.m., Mr. Reuter requested an Executive Session to discuss matters of negotiation of contracts and pending litigation.

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Mr. Corman motioned to adjourn into executive session. Mr. Wolterman seconded the motion.

Mr. Corman	"Aye"
Mr. Wolterman	"Aye"
Mrs. Rielage	"Aye"

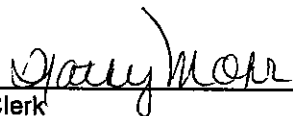
The meeting reconvened at 10:30 p.m.


Mr. Wolterman motioned to appoint Mr. Foglesong as acting clerk for the purpose of taking the minutes. Mr. Corman seconded the motion.

Mr. Wolterman	"Aye"
Mr. Corman	"Aye"
Mrs. Rielage	"Aye"

There being no further business to come before the Board, Mr. Corman motioned to adjourn the meeting at 10:35 p.m. Mr. Wolterman seconded the motion.

Mr. Corman	"Aye"
Mr. Wolterman	"Aye"
Mrs. Rielage	"Aye"


Clerk


President