

## SPECIAL

January 28, 2014

### OPENING OF MEETING

Mr. Rinehart called the meeting to order at 5:30pm. All Board members were present.

### PUBLIC HEARINGS

#### **PUBLIC HEARING FOR MAJOR MODIFICATION TO FINAL DEVELOPMENT PLAN FOR STONE CREEK TOWN CENTER**

Mr. Milz presented the staff report. He said the building is being moved east, from the previously approved building location. At the December 17, 2013 Zoning Commission meeting, the Commission recommended approval with conditions that several documents be submitted. Mr. Milz said this has been submitted and he now recommends approval.

Mr. Deters made a motion to open the public hearing and Mr. Ritter offered the second. The roll was called:

Mr. Deters.	"Aye"
Ms. Rinehart.	"Aye"
Mr. Ritter.	"Aye"

Scott Huber is the site civil engineer. He said he is in agreement with what Mr. Milz presented. He thanked the Zoning Commission for working with them and appreciates their flexibility. He said the building was moved for geotechnical reasons and slope stability. He has a geotechnical report, which was submitted to Mr. Milz.

Mr. Deters made a motion to close the public hearing and Mr. Ritter offered the second. The roll was called:

Mr. Deters.	"Aye"
Ms. Rinehart.	"Aye"
Mr. Ritter.	"Aye"

Mr. Milz said that he now recommends approval of Resolution 7-14, "Case No. ZA 20013-0005, Stone Creek Towne Center, Approval of a Major Modification to Final Development Plan Parcel 510-111-314 – PD-B Planning District – Business."

Mr. Deters made a motion to approve the resolution and Mr. Ritter offered the second. The roll was called:

Mr. Deters.	"Aye"
Ms. Rinehart.	"Aye"
Mr. Ritter.	"Aye"

### **PUBLIC HEARING ON TEXT AMENDMENT**

Mr. Milz said that the text amendment was meant to change from five to two years the terms of Board of Zoning Appeals and Zoning Commission members. He said the reason for this is that they are looking to recruit and retain board members as well as for flexibility to match skills needed. He said the BZA voted to not approve the change and the Zoning Commission voted unanimous to approve.

Mr. Milz recommended the Board table this item until the next meeting, to allow legal to review and write an opinion.

Mr. Deters made a motion to table the matter and Mr. Ritter offered the second. The roll was called:

Mr. Deters.	"Aye"
Ms. Rinehart.	"Aye"
Mr. Ritter.	"Aye"

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### NEW BUSINESS

#### ZONING

##### **Request for Public Hearing on the Demolition of Properties**

Mr. Milz said that at the December 2013 Board meeting, the Board passed an initial demolition resolution for the property located at 2891 Jonrose. A public hearing must be held before the Board can consider a final demolition resolution. He requested the Board set the hearing for February 25, 2014.

Mr. Deters made such motion and Mr. Ritter offered the second. The roll was called:

Mr. Deters.	"Aye"
Ms. Rinehart.	"Aye"
Mr. Ritter.	"Aye"

#### ADMINISTRATION

##### **Approval of Resolution Authorizing Financial and Material Support to Colerain chamber of Commerce, Inc. and its Governing Body**

Mr. Birkenhauer requested the Board approve resolution 8-14, "Resolution Authorizing Financial and Material Support to Colerain Chamber of Commerce Inc and Its Governing Body."

Mr. Deters commended the Administration on its long list of attempts to innovate and make Colerain Township a better place.

Mr. Ritter said that we can avoid or eliminate levies with steady growth in business revenues. We must invest to have a robust business community in Colerain.

Ms. Rinehart said that the Board of Trustees has proven that they are concerned with growth and development. This only makes sense to encourage and continue.

Mr. Deters made a motion to approve the resolution and Mr. Ritter offered the second. The roll was called:

Mr. Deters.	"Aye"
Ms. Rinehart.	"Aye"
Mr. Ritter.	"Aye"

##### **Approval of Memorandum of Understanding between HCPD and Colerain Township**

Mr. Birkenhauer requested the Board approve a memorandum of understanding between Hamilton County Planning and Development and Colerain Township, whereas HCPD agrees to station a building plans examiner at the Colerain Township Administration building to serve as a satellite officer of the buildings and inspections division of HCPD. He commended Mr. Milz for making this to come to fruition as it will be an asset to our residents, from a customer service perspective.

Mr. Deters asked when the county staff would be here. Mr. Milz said it is Wednesday and Friday mornings.

Mr. Ritter made a motion to approve the resolution and Mr. Deters offered the second. The roll was called:

Mr. Deters.	"Aye"
Ms. Rinehart.	"Aye"
Mr. Ritter.	"Aye"

##### **Approval to Rescind Resolution**

Mr. Birkenhauer requested the Board rescind Resolution 55-12, CRA T Northgate JCP due to change in ownership. This LLC is no longer owner of this parcel.

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Mr. Deters made a motion to approve the resolution and Mr. Ritter offered the second.

Mr. Ritter asked if there is any substance change. Mr. Birkenhauer said the incentives are the same.

The roll was called:

Mr. Deters.	"Aye"
Ms. Rinehart.	"Aye"
Mr. Ritter.	"Aye"

### **Approval of Resolution updating Northgate X, LLC**

Mr. Birkenhauer said that this is a better project. It has the same incentives, which are only on the improved value. He recommended the Board approve Resolution 9-14, "Approving Community Reinvestment Area Incentive Recommendations for the Northgate X, LLC and Northgate Ops, LLC, DBA Xscape Theatres Project."

Mr. Deters made such motion and Mr. Ritter offered the second. The roll was called:

Mr. Deters.	"Aye"
Ms. Rinehart.	"Aye"
Mr. Ritter.	"Aye"

### **Approval of Resolution Authorizing Administrator to Execute Documents association with HC NSP**

Mr. Birkenhauer requested the Board approve Resolution 10-14, "Resolution Authorizing Administrator to Execute Documents Associated with Hamilton County NSP Acquisition/Development Funds."

Mr. Ritter made such motion and Mr. Deters offered the second. The roll was called:

Mr. Deters.	"Aye"
Ms. Rinehart.	"Aye"
Mr. Ritter.	"Aye"

### **Resolution to Proceed to Levy a Tax**

Mr. Birkenhauer said this is the next step to place the levy on the ballot. He requested the Board approve Resolution 11-14, "Resolution to Proceed to Levy a Tax Exceeding Ten-Mill Limitation for Police and Emergency Medical Services."

Ms. Rinehart made such motion and Mr. Ritter offered the second.

Mr. Ritter offered to come to any group or talk with any resident to discuss about this.

The roll was called:

Mr. Deters.	"Aye"
Ms. Rinehart.	"Aye"
Mr. Ritter.	"Aye"

## **PRESENTATIONS**

### **BENCHMARKING – PUBLIC SERVICES**

Mr. Schwartzhoff offered a presentation, which is Attachment I to these minutes. We have won three awards for our parks.

Mr. Ritter asked how they selected the other communities. Mr. Schwartzhoff said they used four. They wanted more, but the communities didn't respond.

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In response to Mr. Ritter's question about financing sources, Mr. Schwartzhoff said that we need to find a funding source to have a road program again. We need to start working on roads. We do provide more park services than many other communities.

In response to Mr. Ritter's question about strengths and opportunities, Mr. Schwartzhoff said that, for the roads, we need to maintain what we have and replace older areas. He said that a strength is cross-training employees for both parks and roads.

Ms. Rinehart noted that members of the Financial Advisory Committee are here tonight. John Kerr, Dennis Mason, Doug Michel and Scott Taylor were in attendance.

John Kerr said that it seems they had trouble getting data. Were these the four respondents?

Mr. Schwartzhoff said that they eliminated some because they were too small or lacked services offered. They didn't use cities which have funding by income tax and do recreational programming.

### **BENCHMARKING – PLANNING AND ZONING**

Mr. Milz – proud to say we do an awful lot. Offered presentation

Mr. Ritter asked about the time frame for the data presented. Mr. Milz said it is January to November 2013

Mr. Ritter asked if we can assess our code in comparison to other communities. Mr. Milz said that it is a good code, but codes should be living documents and should be tested. The Board of Zoning Appeals cases let you hone in on what's not working.

Scott Taylor asked about revenue from the vacant housing fee program. Mr. Milz said that it is coming in slowly, but there are many vacant and many vacant foreclosed properties.

Mr. Taylor asked about the five full-time equivalent employees. Mr. Milz said the department is composed of himself, an administrative assistant, a part-time code enforcement officer, a part-time receptionist, a full-time co-op, and a full-time employee who will retire soon.

Mr. Deters asked about the number of code violations, if we're being proactive to find them, and how much is a metric we can measure.

Mr. Milz said that in 2013, it is likely 80% residential calls and 20% staff initiated. He said that we have a winner now with how we're doing code enforcement, but we do want to be more proactive.

### **EXECUTIVE SESSION**

Mr. Barbieri requested the Board enter executive session for the purpose of discussing pending and imminent litigation with the township attorney.

Mr. Deters made a motion to enter executive session to discuss these matters and Mr. Ritter offered the second. The roll was called:

Mr. Deters. "Aye"

Ms. Rinehart. "Aye"

Mr. Ritter. "Aye"

The Board returned from Executive Session and Mr. Barbieri said there is nothing to report.

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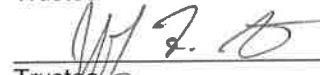
**ADJOURNMENT**

With no further business to come before the Board, Mr. Deters motioned for adjournment at 7:20pm. Mr. Ritter offered the second. The roll was called:

Mr. Deters. "Aye"  
Ms. Rinehart. "Aye"  
Mr. Ritter. "Aye"

  
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Fiscal Officer

  
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Trustee

  
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Trustee

  
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Trustee