

Held

February 23, 2010

OPENING OF MEETING

Mr. Ritter called the meeting to order at 5:00 PM. Mr. Deters, Mr. Wolterman and Mrs. Harlow were in attendance.

EXECUTIVE SESSION

Mr. Foglesong requested the Board enter Executive Session for the purpose of discussing personnel matters and conducting interviews for the Senior Center Director position.

At 5:01 PM, Mr. Wolterman made a motion to enter Executive Session and Mr. Deters offered the second. No discussion and the roll was called:

- Mr. Deters. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

Mr. Ritter reconvened the meeting at 7:07 PM. Mr. Reuter said no decisions or actions were made in Executive Session.

INVOCATION

Mrs. Harlow offered the invocation.

PLEDGE OF ALLEGIANCE

All recited the pledge of allegiance.

APPROVAL OF MINUTES

There were no minutes for approval.

PRESENTATIONS

KKG Streetscape

Clete Benken of KKG, Kevin Dicke of KKG, and Gary Heinkamp of CDS Associates addressed the Board. Mr. Benken said that we are on our way to redeveloping the Colerain Avenue corridor in a very sound manner. One of government's roles is to set the stage for private property owners to improve their own station and economic well-being. He said the goals of the plan are to: create a higher quality corridor identity; create a higher quality of place and pedestrian experience; incentivize private development; foster reinvestment and job growth; position corridor properties for transformation to future highest and best use and increased tax revenue; and create stronger linkages to community, civic and institutional anchors. Mr. Benken said this is very conceptual and invited the Board and the public to reach their own conclusions about what could and should happen. He said they are about half way though the process, looking for feed back and thoughts. He said that it is best to consider the corridor in four "districts."

Mr. Ritter said this is not a silver bullet to save Northgate Mall, but a plan to help it reach its highest and best use.

Mr. Benken said they would like to make the corridor more cohesive. He said the newer developments, like Panera Bread and Chipotle are examples of the implementation of our new zoning code. He said they do want to solve some of

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the visual clutter. They are thinking about ways to make the corridor more accommodating to pedestrians.

In looking at key market observations, Mr. Benken said there is potential for Class A office space and medical offices, a cinema, a hotel, continuous care and retirement facilities, and automotive.

Mr. Benken cited Stone Creek Towne Center as a "best practice." He provided potential concepts for the districts. He said the Northgate Node is very important because it's at a major cross-roads and a walk-able, bike-able link to the neighborhoods. In site redevelopment concepts, he suggests to re-develop out-modeled retail centers to introduce a better organized street grid within the centers. They are considering which medians might be able to be planted. He discussed prototypical street sections for each district

Mr. Benken discussed the next steps: public/stakeholder input, design guideline refinement, cost estimating, phasing opportunities, and implementation recommendations

Mr. Deters spoke about the timing: wants to jump in to what the public has to say. Mr. Benken said they have gone as far as they can without input. Mr. Birkenhauer said that public comment will happen for both the general public as well as the character areas. He said they will meet individually with key stakeholders and investors

Mr. Wolterman asked Mr. Birkenhauer if there is a possibility of a conclusion to the negotiations with BP. He said that would be safe to say.

Mr. Wolterman said this is a catalyst to bring more business to Colerain and improve the property values and quality of life. Mr. Birkenhauer said the beautification pays off and creates more jobs.

Mr. Wolterman asked if we would look at the depth-starved properties. Mr. Birkenhauer said that we have looked at this strategically.

Mr. Ritter asked about the Board's next steps and a timetable. Mr. Birkenhauer said they will get an updated flow-chart to the Board, with April as a tentative date.

POLICE REPORTS

Lt. Schoonover of the Hamilton County Sheriff's Office said the following statistics were generated in January 2010:

- 59 cases were assigned to the Sheriff's Criminal Investigation Section and 29 were closed, with \$48,510.00 in stolen property recovered.
- 3 D U I. arrests by County contract and non-contract Deputies.
- 103 citations were issued by Hamilton County Sheriff's Office Colerain contract cars. 107 cites by non-contract Deputies with a total of 210.

Police Chief Meloy said the Township's department issued 259 citations with five arrests for DUI.

Chief Meloy said the Department received a letter from the Ross Township Trustees and Fiscal Officer. The letter thanked the department for honoring the late Police Chief Carl E. Worley with honor guards. The letter said that "we could

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not have asked for a more honorable service for the man who unselfishly served as a police officer for Ross Township and as our Chief of Police."

TRUSTEE REPORTS

MR. WOLTERMAN

Mr. Wolterman said the summer events committee is still working. He has invited former members of the committee to return and to seek their counsel for the future.

Mr. Wolterman said that at the last meeting, there was a discussion of the Pippin and Kemper Road intersection. Mr. Wolterman said Lt. Schoonover shared a letter from Sgt. Tory Smith, traffic officer, which he read. This letter is attached to these minutes.

Mr. Wolterman said that a letter was sent to the county engineer today about the "no turn on red" sign. We will await his response.

MR. DETERS

Mr. Deters offered his condolences to Mr. Ritter who lost a close friend, a young man.

Mr. Deters offered an update on the fire at Rumpke. He spoke to the EPA about the violation. Rumpke is in violation and they are making a team to get them back in compliance. Well temperatures need to be below 131 degrees. He has spoken to citizens about this and hopes those affected by odors and release of gas will be included in the discussion by the EPA. He will continue to pursue those open lines of communication.

MR. RITTER

Mr. Ritter said the Home Rule issue was to be on tonight's agenda, but will be discussed at the next meeting.

CITIZEN ADDRESS

No one signed in.

UNFINISHED BUSINESS

PARKS AND SERVICES

Clippard Park Change Orders

Mr. Schwartzhoff requested the Board approve a change order for Clippard Park, to increase the contract time for Complete Construction's contract (147 days) The date for substantial completion is May 1, 2010.

Mr. Wolterman made such motion and Mr. Deters offered the second.

Mr. Ritter said the reasoning is weather-related.

The roll was called:

Mr. Deters "Aye"

Mr. Ritter "Aye"

Mr. Wolterman "Aye"

Clippard Park Ball Field Sod

Mr. Schwartzhoff said the installation of sod will allow for play in 2010, increase the short and long term quality of the grass and improve the aesthetics of the

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park upon opening. Sod was included in the original contract around the playground/spray ground and the skate park. He will get the costs together.

ADMINISTRATION

Electric Aggregation

Mr. Ritter said that at the last meeting we heard from Mark Burns and a Duke Energy representative. The Board committed to getting a consensus on how to proceed.

Mr. Deters said there was a flurry of e-mails this afternoon, which he has not been able to review. He was concerned about fixed rates, which might cause residents to pay more. He was inclined to consider the first option from Duke, which was the "preferred electric supplier" endorsement program. He was concerned about the government grant as an un-taxed tax.

Mr. Wolterman said Mr. Smith's presentation didn't provide any numbers. He does not trust Duke Retail Sales as the presentation was too nebulous and doesn't provide details. He appreciates Mr. Deters' points and wonders if this happens with the gas. He would have saved \$160 with Dominion over the last several months. Why the disparity of rates? Use? Location?

Mr. Ritter said that Mr. Wolterman is being too hard on Duke. He said Mr. Smith made some good points.

Mr. Deters wants to know if Mr. Burns is our electric agent as well. Mr. Foglesong said that contract is through April 1 for the electric.

Mr. Foglesong said both companies provide some "give-back" to the community. Does the Board want to solicit information on what the rates would be without that? The Board requested Mr. Foglesong get that information.

NEW BUSINESS

POLICE DEPARTMENT

Vehicle Sent to Auction

Chief Meloy said that with our receipt of the 2010 Ford Crown Victoria police cruiser from the State of Ohio, we replaced our "oldest" cruiser. That cruiser needs to be sent to auction. Chief Meloy read Resolution 11-10, "Disposal by Public Sale of Vehicles (Value Greater than \$2,500) Which Are Obsolete, Unfit, or Unneeded for Public Use."

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

Mr. Deters. "Aye"

Mr. Ritter. "Aye"

Mr. Wolterman. "Aye"

CLEE Graduation

Chief Meloy said that on Friday, February 12, 2010, Lieutenant Angela Meyer graduated from the 14-month Certified Executive Leadership, "CLEE" training program that is sponsored by the Ohio Chiefs of Police Association. The course included in-residence teaching and at-home projects and research. The course concluded with each student presenting a "Capstone" project specific to each leader's agency that encompassed the eight principles of leadership: Vision, External Environment Management, Strategic Planning, Change Management, Team Building, Resource Allocation and Utilization, Interpersonal

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Relations and Ethics Lieutenant Meyer is the fifth Colerain Police Department "CLEE" graduate.

Mr. Ritter extended the Board's congratulations to her.

PUBLIC WORKS

Part-Time Seasonal Employee

Mr. McClain requested to hire Michael W. Vollhardt as a Part-Time Seasonal Maintenance Worker (IV Classification 13 D) at \$10.84 / hr., effective February 24, 2010.

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

Mr. Deters. "Aye"

Mr. Ritter. "Aye"

Mr. Wolterman. "Aye"

ZONING

Nuisance Resolution

Dr. Roschke read Resolution 12-10, "Nuisance Abatement."

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

Mr. Deters. "Aye"

Mr. Ritter. "Aye"

Mr. Wolterman. "Aye"

Mr. Wolterman said Dr. Roschke and Mr. Foglesong testified about a bill to change the process for repeat violations. Rep. Blessing is the sponsor of the bill. Dr. Roschke said no opponents spoke at their hearing and hoped the bill would pass. Mr. Foglesong offered his compliments to Dr. Roschke for her expert testimony on the importance of the bill.

9753 Sacramento

Dr. Roschke read Resolution 13-10, "Securance and Removal of Unsafe Structure at 9753 Sacramento Lane "

In response to Mr. Wolterman, Dr. Roschke said the cost to demolish the property will be assessed to the tax bill.

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

Mr. Deters. "Aye"

Mr. Ritter. "Aye"

Mr. Wolterman. "Aye"

Dr. Roschke said that the Board may have seen *The Cincinnati Enquirer* article about communities not spending their "neighborhood stabilization program (NSP) funds." She assured the Board that we are on top of spending our money. In fact, will need to apply for more funds! Mr. Ritter complimented Dr. Roschke on this program.

FISCAL OFFICER REPORT

Mrs. Harlow asked for approval of payroll, purchase orders, and receipts

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

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Mr. Deters. "Aye"
 Mr. Ritter. "Aye"
 Mr. Wolterman. "Aye"

The Fiscal Officer has recorded the following receipts:

REC	VENDOR	FOR	AMOUNT
94-2010	Administration	Postage Reimb. from PK	0.00

At 8:45PM, Mr. Deters made a motion to enter Executive Session to discuss personnel matters and Mr. Wolterman offered the second. The roll was called:

Mr. Deters. "Aye"
 Mr. Ritter. "Aye"
 Mr. Wolterman. "Aye"

The Board reconvened at 9:18PM.

**PUBLIC HEARING – ZA2009-02/03 Amendments
 ZA2009-02, ACCESSORY BUILDING SET-BACKS**

Dr. Rochke presented the staff report. She said the purpose of this amendment is to revise and simplify Section 10.2.3(C) by decreasing and standardizing setbacks for accessory buildings and uses. She said this is a very frequently requested variance. The proposal is to change the set-back to a standard five feet from all lot lines.

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

Mr. Deters. "Aye"
 Mr. Ritter. "Aye"
 Mr. Wolterman. "Aye"

No one wished to speak.

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

Mr. Deters. "Aye"
 Mr. Ritter. "Aye"
 Mr. Wolterman. "Aye"

Mr. Deters made a motion to adopt the recommendations of the Zoning Commission and Mr. Wolterman offered the second. The roll was called:

Mr. Deters. "Aye"
 Mr. Ritter. "Aye"
 Mr. Wolterman. "Aye"

ZA2009-03, WIND TURBINES

Dr. Roschke presented the staff report. She said the purpose of this amendment is to improve the development regulations by:

- Amending section 10.2.2(L) under Accessory Buildings and Uses to establish regulations for a new technology for residential wind turbines AKA small wind energy conversions systems
- Revising the SWEC definition in Article 16 to include the additional turbine type.

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

- Mr. Deters. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

No one wished to speak.

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

- Mr. Deters. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

Mr. Deters asked if we have had any one request a variance for this. Dr. Roschke said that we have not yet as this is very new.

Mr. Wolterman asked if there have been any inquiries. Dr. Roschke said there have been a few.

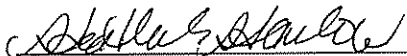
Mr. Deters made a motion to adopt the recommendations of the Zoning Commission and Mr. Wolterman offered the second. The roll was called:

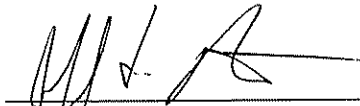
- Mr. Deters. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

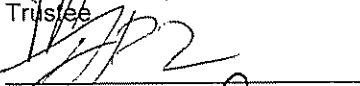
ADJOURNMENT

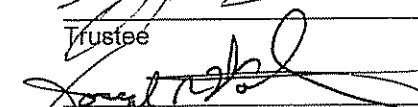
With no further business to come before the Board, at 9:27 PM, Mr. Deters motioned for adjournment. Mr. Wolterman offered a second

- Mr. Deters. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"


 Fiscal Officer


 Trustee


 Trustee


 Trustee



attachment 1

HAMILTON COUNTY
INTERDEPARTMENTAL CORRESPONDENCE

TO: Lt. M. Schoonover
VIA:

FROM: Sgt. T. Smith

AT: Patrol Headquarters

SUBJECT: Kemper Road and Pippin Road

DATE: February 18, 2010

Sir:

The purpose of this letter is to express the requested opinion of the Sheriff's Traffic Safety Unit regarding the current configuration and conditions of the intersection of West Kemper Road and Pippin Road in Colerain Township.

A search of the Sheriff's Records database found that there have been six (6) auto crashes at this intersection handled/investigated by Sheriff's Deputies and Colerain Township Police officers. Of these six, four crashes were classified as "property damage only" incidents and two were categorized as "injury" crash events. In addition, four of the six documented crashes involved situations where the motorist failed to maintain an assured clear distance ahead, causing rear-end type collisions. The remaining two crashes involved failure to yield scenarios; one where a motorist failed to yield the right-of-way to another vehicle while attempting to make a left-hand turn, and a second where a motorist failed to yield to a pedestrian utilizing a marked crosswalk.

While the underlying issue seems to be some form of driver inattention in all six crash incidents, the pedestrian crash involved several circumstances that could be viewed as contributory from a traffic crash investigator's perspective:

- The child that was struck was wearing all dark clothing at the time of the crash.
- The entire intersection was dark, not illuminated by artificial lighting.
- The reporting officer noted inclement weather in the form of moderate rainfall at the time of the crash, causing poor visibility.

In the opinion of this Traffic Deputy, all three of the factors listed above could certainly cause visibility problems for any motorist. However, I would not label this particular intersection as one of our serious problem areas. The traffic signals, pavement markings, crosswalk markings, and pedestrian walk signs are all clearly and adequately marked and posted.

While the crash involving the pedestrian was unintended and unfortunate, it seems like it was an isolated and somewhat rare occurrence considering the amount of vehicular traffic

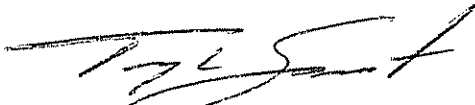
traveling through the area, and the amount of foot traffic (children) walking to and from school.

By contrast, during the same two year period, there were ten (10) crash incidents on the lot of Northwest High School and eighteen (18) crashes on the lot of Colerain High School. If the safety of local students/children is the chief motivator behind the proposed changes to Kemper Road and Pippin Road, perhaps our efforts should be concentrated elsewhere.

All interested parties and stakeholders need to keep in mind that the installation of additional devices or markings does not guarantee the prevention of future crash incidents.

In summary, it is the opinion of this Traffic Officer that no modifications to the intersection of West Kemper Road and Pippin Road are necessary at this time. Extra artificial lighting would be nice, but it is not a necessity. Further, any modifications should be left strictly to the discretion of the Hamilton County Engineer's Office.

Respectfully,

A handwritten signature in black ink, appearing to read 'Tory L. Smith', written in a cursive style.

Sgt. Tory L. Smith
Traffic Safety Unit Supervisor
Hamilton County Sheriff's Patrol