

Held _____

May 1, 2007

Special Meeting – May 1, 2007

Colerain Township All Boards and Commissions Meeting

The meeting was called to order by Mr. Fiedeldey at 6:32PM with all Board members and Mrs. Harlow in attendance. He said the purpose of the meeting was to get all of the Zoning boards and commissions on the same page as the Board of Trustees and hitting on all cylinders. Many are involved in the process of the land use plan, the comprehensive plan, zoning code and property maintenance code. We have an excellent road map and vision for the Township. He said this meeting is meant to clear-up any ambiguity and answer questions.

Mr. Ritter said that it is great to get together to know the framework.

Mr. Corman said this is good to do an annual meeting, to refresh ourselves. While we may have varying opinions, the whole concept is that we have people on the boards who have an active interest in the betterment of the community.

Dr. Roschke went through the main documents we use to guide our ideas. She said the Colerain Township Vision is the Neighborhoods, Housing, Quality of Development, Parks and Open Space, Rural Preservation, Economic Health, Transportation and Infrastructure.

The Comprehensive Plan is the "umbrella" policy document.

Mrs. Bancroft discussed the land use plan. She said this document is meant to establish goals and objectives and to develop land use policies designed to accomplish these goals. There are 16 strategies and 16 additional rationales used for justification of any recommended changes.

Dr. Roschke discussed the Zoning Resolution, which was recently updated. She said the main changes were district labels, adding special districts, updating for current issues, buffers and landscaping, and signs.

Dr. Roschke said the Property Maintenance Code has been established and enforcement began today.

BOARD OVERVIEWS – SUPPORTING THE VISION

Land Use Advisory Board

Mr. Novak said the last updates were in July, and the next updates will be in February 2008.

Mr. Novak discussed what the committee has been doing: reviewing new zoning code, reviewing the land use map for conflicting agencies, location and placement of sexually oriented businesses, reviewing categories for transitional use district, and advising residents along Springdale Road about combining their land together for another purpose.

Mr. Ritter asked how often they are meeting. Mr. Novak said it's been every other month.

Zoning Commission

Mr. Westfall discussed the philosophy and purpose of zoning. He said it is important in order to avoid disruptive agencies. The Zoning Code and Zoning Map are the guiding documents. A Zoning Amendment is a change to the map.

Minutes of _____

SPECIAL

Meeting _____

DARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Form 6101

Held _____

May 1, 2007 _____

or text. Zoning must be flexible to be responsive to needs of citizens and to enhance the Township. The Zoning Commission holds public hearings, makes a decision, and forwards it to Board of Trustees for affirmation.

Landscape Advisory Board

Rosemary Smith said that she felt not much weight put on landscaping in the past. The LAB was established in September 2002. They look at a site plan and the plants in the plan; if they are not compatible, they offer alternatives. They also look at how the site is to be maintained (watering, weeding, mulching). Beauty is important is everyone's life and it has an effect on community prosperity and well-being. It is an economic issue in that there is competition for customers: the more attractive an area, the better it is able to compete with surrounding areas. She said that street trees would be a good addition.

Board of Zoning Appeals

The purpose is to hear and decide appeals or decisions or interpretations of the Zoning Administrator. Jim Lyons discussed the zoning appeals process.

Mr. Corman motioned for a 10 minute recess. Mr. Ritter offered the second.

Mr. Corman. "Aye"

Mr. Fiedeldey. "Aye"

Mr. Ritter "Aye"

The Board reconvened at 7:50PM.

Dr. Roschke said that while Mr. Reuter is not on any board, he is certainly integral to the process.

Board of Trustees

Mr. Fiedeldey said the vision is based on the land use and comprehensive plans as well as the zoning code. He said that everyone spent a lot of time on that. He said that we were very transparent in these processes, with much public involvement. He said there will be some tweaking and various amendments. The Comprehensive Plan is set. The Zoning Resolution might need some wordsmithing. All of the documents have gone through all of the boards and the trustees as a vision, as a roadmap of where we are heading. He said that if they boards/commissions are in doubt, leave it up to the Board of Trustees. In the past, variances were the norm, now they are the exceptions.

Mr. Ritter said that all of the members were appointed to the Boards because they are talented, smart people, with sound judgment and wisdom. They have an obligation to judge and act independently. He does not advocate a ridged interpretation; variances are needed. The Boards are the subject matter experts. We have our own zoning, you have the authority to do what you think it right.

Mr. Corman said that we all have a different twist on how to do things, but all have a common goal: betterment of our community and better quality of life. The objective is to establish Colerain Township as a positive example, a leader in the area. Others in surrounding areas look to us for leadership, in how to establish a better life, not compromising the open or rural areas. We are setting an example for other communities, who are mimicking us.

Mr. Fiedeldey said that we are very diverse – high density, commercial, rural areas, and areas in between. That is always a challenge. Things happened in last 50 years that we haven't had much control over.

Held _____

May 1, 2007

Mr. Corman said that we must be flexible. We are a nation of laws, open for debate, reconsideration, to add to or remove

Mr. Fiedeldey said we need to be flexible, but residents and businesses need to be able to depend on what we're going to do

Processes – Implementing the Vision

- Zone Map Amendments and Development Plans
- Landscape Reviews
- Permits
- Variances and Conditional Uses
- Nonconforming Uses
- Property Inspections

Dr. Roschke thanked all for coming out. It is important to see what other boards do and the challenges they face.

Mr. Fiedeldey asked if there were any questions from the board members.

Rick Salerno said that the vision and focus makes sense, but said that enforcement is the problem. With the new code, where are we leaning? Are we most concerned about shutters falling off or the business that's not conforming to a final development plan? Mr. Fiedeldey said we've had a full-time inspector, who did a lot of property inspections. We've hired a part-time staff, and have other candidates. Things are in place to handle the enforcement. The main focus right now is to get those items that stick out at you.

Mr. Corman said this is an issue we've had to address. If don't have enforcement, laws are useless. This may take hiring more people.

Mr. Fiedeldey asked if Mr. Salerno means a situation where they approve a plan, and drive past late and it looks nothing like the plan they approved. Mr. Salerno said some things are obviously in violation. Mr. Ritter said if it varies in what the Board approved, this is a problem. Mr. Fiedeldey said the Zoning Administrator visits the property before final certificate is issued.

Deanna Huber asked questions about enforcement. Dr. Roschke discussed the process.

Mr. Fiedeldey said that most people are good people. A few are not.

Bruce Garber addressed the housing maintenance code. He asked if we are trying to use the positive words. He suggested that if we do sweep, we should send a good neighbor letter to those who are doing a good job. He asked about assistance to get maintenance items fixed and fixed right?

Dr. Roschke said that we have block grant money set aside for this and in their materials, they make reference to People Working Cooperative, the HIP countywide loan program. Mr. Corman said that faith-based organizations could have programs to help. He asked about help from Scouts. Mr. Garber said there is a home repair badge. Some repairs are easy to do. He feels that the

RECORD OF PROCEEDINGS

Minutes of

SPECIAL

Meeting

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Form 6101

Held

May 1, 2007

lower income senior citizens may have the hardest time. The repairs are one thing, but getting good work done and not getting ripped off is another.

Rosemary Smith said that they look at landscape plans for some developments, but don't get others. Dr. Roschke said that if it is a new tenant, but the same use, they can make the request, but have no teeth. Only if they make major renovations is this required. Mrs. Smith said this defeats the purpose. Mr. Corman said it will work out eventually. Dr. Roschke said they encourage landscaping

Mr. Corman asked Mr. Reuter if there are any provisions in Home Rule that would give us more leverage. Mr. Reuter said it would not in the circumstances described

Mr. Fiedeldey said that if they have to come to zoning for anything, they should have to comply.

Mr. Corman said we can bring the maintenance code to their attention.

Mr. Fiedeldey said that some might think, "why should I invest when I have bad property down the street?" When a bad property is cleaned up, others do it naturally.

Dan Temming thanked the Board for organizing this. He said it is helpful to see how all of the boards/commissions interface. They are all here to improve quality of life in the Township. Knowing the origins of Landscape Advisory Board is very helpful.

Mr. Fiedeldey thanked everyone.

Mr. Ritter thanked everyone.

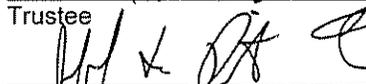
Mr. Corman thanked everyone and said this was very productive and should be annual event. He said that we should not be afraid to think out of the box. If they see something, feel free to let us know.

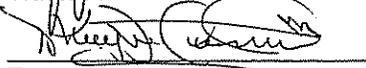
At 8:51PM, Mr. Ritter motioned for adjournment and Mr. Corman offered the second.

- Mr. Corman. "Aye"
- Mr. Fiedeldey "Aye"
- Mr. Ritter. "Aye"


Fiscal Officer


Trustee


Trustee


Trustee