

Held

October 9, 2012

**OPENING OF MEETING**

Mr. Ritter called the meeting to order at 6:00PM. Mr. Deters, Ms. Rinehart and Mrs. Harlow were in attendance.

**EXECUTIVE SESSION**

Mr. Barbieri requested the Board enter Executive Session for the purpose of discussing pending and imminent litigation as well as the employment and compensation of public employees or officials.

At 6:01 PM, Ms. Rinehart made a motion to enter Executive Session and Mr. Deters offered the second. No discussion and the roll was called:

Mr. Deters. "Aye"

Ms. Rinehart. "Aye"

Mr. Ritter. "Aye"

Mr. Ritter reconvened the meeting at 7:00 PM. Mr. Barbieri said no decisions or actions were made in Executive Session.

Mr. Ritter introduced Geoff Milz, the new director of building, planning and zoning.

**INVOCATION**

Ms. Rinehart offered the invocation.

**PLEDGE OF ALLEGIANCE**

All recited the pledge of allegiance.

**APPROVAL OF MINUTES**

Ms. Rinehart made a motion to approve the July 27, 2012, special meeting minutes, as submitted. Mr. Deters offered the second. No discussion and the roll was called:

Mr. Deters. "Aye"

Ms. Rinehart. "Aye"

Mr. Ritter. "Aye"

Ms. Rinehart made a motion to approve the August 16, 2012, regular meeting minutes, as submitted. Mr. Deters offered the second. No discussion and the roll was called:

Mr. Deters. "Aye"

Ms. Rinehart. "Aye"

Mr. Ritter. "Aye"

For the September 25, 2012, work session minutes, Mr. Ritter suggested that, under his report about Rumpke, in the second sentence, "they" be changed to "Rumpke." Ms. Rinehart made a motion to approve the September 25, 2012, work session minutes, as amended. Mr. Deters offered the second.

No discussion and the roll was called:

Mr. Deters. "Aye"

Ms. Rinehart. "Aye"

Mr. Ritter. "Aye"

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**PUBLIC HEARING****Community Development Block Grant Allocation Amendment**

Mr. Birkenhauer requested the Board reallocate some of the funds for code enforcement. He said this has not been a meaningful code enforcement tool. In the past four years, we have spent just under \$12,000 in funding allocated. Of the \$63,714.14 remaining in code enforcement, he suggested the Board keep \$8,000 in code enforcement and reallocate \$55,714.16 to Community Center, for the purpose of basement remodeling and parking lot resurface work.

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

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

Bernie Fiedeldey said that when we did this years ago, we thought a lot of people would be draining the pot. He said the threshold is very low. He suggested that we raise our threshold as the idea is to get people who don't have the money to fix their houses.

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

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

Ms. Rinehart made a motion to open approve the reallocation and Mr. Deters offered the second. The roll was called:

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

**POLICE REPORTS**

Lt. Schoonover of the Hamilton County Sheriff's Office said the following statistics were generated in August 2012:

- 106 cases were assigned to the Sheriff's Criminal Investigation Section and 21 were closed, with \$1,800.00 in stolen property recovered
- 5 D.U.I. arrests and 79 traffic citations were issued by Sheriff's Deputies

Police Chief Meloy said the Township's department issued 605 citations with four arrests for DUI in August.

**TRUSTEE REPORTS****MS. RINEHART**

No report.

**MR. DETERS**

No report.

**MR. RITTER**

No report.

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**CITIZEN ADDRESS**

Rich McVay, of 8198 Daleview, approached the Board about previous Board comments regarding taking the Township in a new direction. He asked if the Board wants to talk about that.

Mr. Ritter said that we have a new chief executive and a new zoning administrator. We need to operate in an efficient way and articulate our vision for the future, including economic development and cutting back on spending. In exercising thought leadership, the department heads are using more latitude.

Mr. Deters said the leadership needed to be given ability to lead. He said we are at a critical point in our Township, related to fiscal vitality. He is certain our leadership is qualified to get us there.

Mr. McVay said that he has seen the SWOT and benchmarking studies and asked if there is a strategy to pull everything together.

Mr. Ritter said that's on the agenda in the upcoming work session. He said the second session in November might be a town hall meeting.

Mr. McVay said he would like an update on revenue and what we thought we'd use.

Mr. Rowan said that we continue to monitor revenue via the monthly dashboard report. He will discuss the benchmark overall in a future session.

Mr. McVay asked about how much we have saved, with fee increases, etc.

Mr. Rowan said will be part of year-end review.

Marian Coates, of 10272 Dewhill Lane, approached the Board about the new playground at Palm Park. She said that months ago a playground was planned for Palm Park next to the fire department on Springdale Road. September 13 and 14 were preparation days requiring volunteers and Parks personnel to prepare the area and receive trucks loaded with equipment. Then on Saturday September 15, early in the morning, construction began. At the end of the day there was a beautiful playground, complete with a fire truck play apparatus. She thanked the foresight of Kevin Schwartzhoff, Parks Department and Public Works personnel, the fire department personnel that kicked in to help, Foresters for the grant, and KaBOOM! and all the volunteers that took their day to build this playground. She also thanked the sponsors that provided food for all the volunteers, including Olive Garden, Qdoba, and Firehouse Subs, along with the fire department that made firehouse chili. They fed 200 hungry volunteers on the building day. She said the kids made signs, painted messages, and put together the "thank you" chain that was ceremoniously cut to open the playground at the end of the day. She presented the Board with a piece of the chain as a "thanks" from all of us for the new Palm Park Playground.

Kathy Mohr, of 11986 Waldon Drive, said she asked for some clarification at the last meeting and had some more questions. She asked about the cost of the contract with Baird Investments.

Mr. Rowan said that for investments of \$500,000 or more it will be five basis points of the rate. He said this is the lowest cost for long-term investments. The cost will depend on rate of return.

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Ms. Mohr said the FAC has heard all of benchmarking reports. She asked if they are supposed to make recommendations or if the Board decides.

Mr. Ritter said the FAC makes recommendations to Mr. Rowan, and then he comes to the Board to discuss them, in the context of the 2013 appropriations. This is a collective process and the next step is to put it together and talk it through at town hall meeting in November. He said that Mr. Rowan presents the information to the FAC, who will offer recommendations.

Mr. Rowan said it is not an official presentation, but more of a dialogue, with feedback provided by FAC. The SWOT was presented to the Board. We as a team meet weekly with communication for future information or research. This is the first step in continuous process. He said that all action of FAC must be in writing to the Board for consideration.

Ms. Mohr asked how we pay Baird investments.

Mr. Rowan said that the fee will be assessed on a monthly statement, much like a banking relationship. He said that maturity on an investment may not occur monthly. He said they are an active manager based on our policy, the ORC and our feedback.

Bernie Fiedeldey cited traffic problems on Colerain at 275, going north and asked about a plan.

Mr. Birkenhauer said ODOT has funds to put de-cel lane and will also be adding capacity going north.

Mr. Fiedeldey asked about ownership of the mall wall.

Mr. Birkenhauer said there was been no formal answer from ODOT, but he will call again.

Mr. Fiedeldey said that on Dec. 28, 2006, Mr. Birkenhauer said the wall is not part of township property.

Mr. Birkenhauer agreed and said that we know the wall is not ours.

Mr. Fiedeldey asked for an update on the Raish property.

Mr. Barbieri said that they discussed that in Executive Session. He said the Board is taking action, but he can't discuss it in an open meeting.

Mr. Fiedeldey said that's what was said a year ago.

Mr. Ritter said that the Board is committed to addressing this issue.

Mr. Fiedeldey asked for a timeline.

Mr. Barbieri said there will be some action in 30 days.

Mr. Fiedeldey asked when construction on the corner will begin.

Mr. Ritter said it was started yesterday.

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Jim Acton approached the Board about the Community Center's hall rental rates. He said the increase proposed is the second raise in two years. He said we're also eliminating the anniversary free rental.

Mr. Ritter said Ms. Sprenger did a great job on the benchmarking project. Part of that was a new fee structure and new marketing strategy for the Center. This is a new strategy for wedding packages.

Mr. Acton said that younger people are getting divorces faster than "mature" couples. He thinks that people married 50 or 60 years, who have lived here their whole life, should get something. He said that last year's rates were reasonable, it's a shame they are being raised.

He thanked Mr. Birkenhauer for the excellent work in getting grants for the corner project.

Mr. Birkenhauer said we have received a \$3,000 Wal-Mart Foundation grant for the corner.

#### **UNFINISHED BUSINESS**

##### **PUBLIC SERVICES (Public Works/Parks & Services)**

##### **Full-Time and Part-Time Personnel**

Mr. Schwartzhoff requested the Board appoint Roger Krebs to the position of Parks Supervisor-Foreman at a rate of \$28.22/hour, effective October 3, 2012.

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

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

Mr. Schwartzhoff requested the Board hire Joseph Molter as a Parks & Services Maintenance Worker I at a rate of \$18.39/hour, effective October 10, 2012. This position is the replacement of a retired worker.

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

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

Mr. Schwartzhoff requested the Board hire Roberta Thomas as a part-time clerk-receptionist at the rate of \$11/hour.

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

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

##### **Dornbusch Subdivision Project Update**

Mr. Schwartzhoff said the curb and gutter installation project began ten days ago with curb cutting. On Monday, the contractor began removing the curbs and gutters. He said this should be completed by November 9, at which time the contractor will pave the roads. On Thursday, they will hold the punch list meeting regarding the installation of the sewer lines by MSD. He said this has been on

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the Board of County Commissioners meeting agenda to discuss private site costs, but has been pushed back to October 24.

**Residential Recycle Event**

Mr. Schwartzhoff said the annual Recycle Day event is this Saturday, 8AM-2PM, for residents only.

**COMMUNITY CENTER**

**Part-Time Personnel**

For Ms. Sprenger, Mr. Rowan requested the Board hire Patrick Benson in the part-time position of Special Events Attendant/Custodian at the rate of \$9.87 (Union Step 1) as needed and not to exceed 28 hours per week with a start date of October 13. This hire is due to the recent cap on permanent part-time hours. The last request for hire declined the position at the last minute.

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

The roll was called:

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

**Membership Fee**

Mr. Rowan said that in comparison to other comparable Centers, our membership rates were low. For Ms. Sprenger, he requested the following rates for 2013 Membership Fees (50+):

- Single Resident \$20, Single Nonresident \$30
- (Married) Couple Resident \$30, Couple Nonresident \$50

Mr. Ritter said this is an example of a "just do it," where there is an obvious need.

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

The roll was called:

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

**Hall Rental Rates**

For Ms. Sprenger, Mr. Rowan made the following requests, to increase revenues for the Community Center, with the goal of self-sustainability:

- Approval to apply for a D5 Liquor License for Community Center and Government Complex Grounds and additional liquor liability through insurance
- Additional Marketing Line of \$6000 and reflected increases in revenue and expenses on success of this model
- Approval of new contracts/policies for Hall Rentals reviewed/approved by legal counsel
- Hall Rental Rates as follows effective October 10, 2012. Any existing rentals that have paid a deposit excluded from new rates, but may opt to add linens, approved catering, beverage services, lighting, AV.

Wedding Pkg	Hall A	Fri/Sat	\$1800 /\$150 per addl hr	Sun	\$1400/\$100 per addl hr
	Hall B	Fri/Sat	\$1000/\$100 per addl hr		
Family Event	Hall B	Sun	\$600/\$100 per addl hr		

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Group Rental Profit	Hall A	Mon-Thurs	\$125 per hour		
	Hall B	Mon-Thurs	\$75 per hour		
Group Non-Profit w/501c3	Hall A	Mon-Thurs	\$100 per hour		
	Hall B	Mon-Thurs	\$50 per hour		

- No Resident/Nonresident rates for rentals.
- Rename the Halls.
- Ability to rent Hall A and Hall B at same time.
- Halls reserved for packages only as indicated.
- No employee discounts.
- No 50<sup>th</sup>/60<sup>th</sup> resident Anniversary discount.
- Wedding packages must choose from approved catering list and beverage services.
- Family Event may bring in own food (no catering) and soda. If found to have brought in catered food, \$750 fee. If client desires alcohol at event, must purchase beverage services through the township. If alcohol is brought into the center or on the grounds, the event will immediately be shut down and all fees forfeited. The client may elect to use a caterer from approved listing. Linens are not included in rental fee but may be purchased.
- Credit cards accepted for payment with 3% processing fee on each transaction.
- A deposit of 50% at time of booking.
- Clients requesting to cancel a booked event may request that their reserved date to be put up for re-rental. Client will be responsible for full rental payment if the date cannot be re-rented.

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

The roll was called:

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

**NEW BUSINESS**

**FIRE DEPARTMENT**

**Part-Time Pay Rate Changes**

Chief Smith requested the Board approve a pay increase for Jordon Shepherd, to \$14.40/hour, with a rank of Firefighter/EMT/FAO, effective 10-1-12.

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

The roll was called:

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

**Full-Time Personnel**

Chief Smith requested the Board hire Ryan Frank as a full-time firefighter/paramedic at the rate of \$43,907.76 (contract step 1), serving a one-year probationary period. He will fill the vacancy created by a resignation.

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

The roll was called:

Mr. Deters. "Aye"

Ms. Rinehart. "Aye"

Mr. Ritter. "Aye"

#### **POLICE DEPARTMENT**

##### **Pay Journalization**

Chief Meloy said, effective September 19, 2012, Officer Dean Doerflein successfully completed his one-year probation period and will receive compensation at the police officer "Step Two" rate of pay. Officer Doerflein, per the terms of the current collective bargaining agreement, will receive the "Step Two" wage of \$52,037.80 per year.

##### **OVI Task Force Recognition**

Chief Meloy said the Colerain Police Department was awarded the Hamilton County OVI Task Force "Gold" award at its September 27<sup>th</sup> year-end meeting. A special thanks to Lieutenant Angela Meyer for her leadership and management of our traffic safety efforts.

#### **PUBLIC WORKS**

##### **Snow Removal, Acceptance Agreement**

Mr. Schwartzhoff read, by caption, Resolution 51-12, which would approve a procedure for the Township to remove ice and snow removed on accepted streets at a cost of seven cents per lineal foot per occurrence.

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

The roll was called:

Mr. Deters. "Aye"

Ms. Rinehart. "Aye"

Mr. Ritter. "Aye"

#### **ZONING**

##### **Nuisance Resolution**

Mr. Birkenhauer read, by caption, Resolution 52-12, Nuisance Abatement.

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

The roll was called:

Mr. Deters. "Aye"

Ms. Rinehart. "Aye"

Mr. Ritter. "Aye"

#### **ADMINISTRATION**

Mr. Birkenhauer requested the Board set a public hearing on November 13, 2012, at 7PM, for the demolition of the first round of properties in the Moving Ohio Forward program.

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

The roll was called:

Mr. Deters. "Aye"

Ms. Rinehart. "Aye"

Mr. Ritter. "Aye"

##### **Request Public Hearing for Roosevelt Condemnation Resolution**

Mr. Birkenhauer read, by caption, Resolution 53-12, "Resolution for Demolition of the Property at 2476 Roosevelt."

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

The roll was called:

Mr. Deters. "Aye"

Ms. Rinehart. "Aye"

Mr. Ritter. "Aye"

**CRA Development Agreement Former JCPenney Property**

Mr. Birkenhauer requested the Board approve the development agreement with T Northgate JCP, LLC.

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

The roll was called:

Mr. Deters. "Aye"

Ms. Rinehart. "Aye"

Mr. Ritter. "Aye"

Mr. Birkenhauer read by caption Resolution 54-12, "Approving Community Reinvestment Area Incentive Recommendations for the T Northgate JCP, LLC Project."

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

The roll was called:

Mr. Deters. "Aye"

Ms. Rinehart. "Aye"

Mr. Ritter. "Aye"

**CRA Development Agreement Former Dillard's Property**

Mr. Birkenhauer requested the Board approve the development agreement with T Northgate Box LLC.

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

The roll was called:

Mr. Deters. "Aye"

Ms. Rinehart. "Aye"

Mr. Ritter. "Aye"

Mr. Birkenhauer read by caption Resolution 55-12, "Approving Community Reinvestment Area Incentive Recommendations for the T Northgate Box, LLC Project."

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

The roll was called:

Mr. Deters. "Aye"

Ms. Rinehart. "Aye"

Mr. Ritter. "Aye"

**Halloween Trick or Treat Night**

Mr. Rowan suggested the Board establish the trick-or-treat times as October 31, 2012, from 6PM to 8PM.

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

The roll was called:

Mr. Deters. "Aye"

Ms. Rinehart. "Aye"

Mr. Ritter. "Aye"

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Mr. Rowan said that some changes in how we distribute information have caused some problems in people feeling they are left out. He said he is working with his team to determine the most efficient manner to distribute meeting notices and agendas. He said the website is the official mode of communication and we will update with information. He said that we have responded to questions during public address and wants to look at how we can provide information more efficiently. He is working to develop a communication protocol to provide responses to citizen questions. He will work with counsel to provide those protocols over the next month, so the public has clear expectations.

#### FISCAL OFFICER REPORT

Mrs. Harlow said financial reports are available for viewing at the Administration Office weekdays during regular business hours; or you can call or email to receive information.

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

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

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

The Fiscal Officer has recorded the following receipts:

<u>REC</u>	<u>VENDOR</u>	<u>FOR</u>	<u>AMOUNT</u>
537-2012	Rumpke	Sept. Fees	5,000.00
538-2012	Hamilton County Auditor	Recycling Incentive 1 <sup>st</sup> period 2012	10,060.56
539-2012	Rumpke	Tipping Fees June 2012	421.01
540-2012	Administration	Memorial	375.00
541-2012	Public Services	PK Rental, PW ROW Permits	166.00
542-2012	Community Ctr.	Classes, Lunch Donation, Memberships	177.00
543-2012	Hamilton County Auditor	Municipal Court Fines Aug. 2012	3,939.75
544-2012	Hamilton County Auditor	Manufactured Home 1 <sup>st</sup> Half 2012 Tax Settlement	521.85
545-2012	Police Dept.	Misc.	370.91
546-2012	Zoning Dept.	Fees	170.00
547-2012	Public Services	PK Shelter & Baseball Field Rentals; PW Sign	530.00
548-2012	Community Ctr.	Classes, Event Fees, Lunch & Transportation Donation	1,319.25
549-2012	Administration	Memorial	225.00
550-2012	Police Dept.	Fines & Fees	2,392.50
551-2012	Fire & EMS Dept.	Fees, Received Springfield Township	45,916.30
552-2012	Voided Receipt. Correction entered on Receipt 574-2012.		
553-2012	Fifth Third Bank	Interest	135.15
554-2012	Community Ctr.	Lunch, Memberships,	1,640.30

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		Classes, Events	
555-2012	Police Dept.	Fees & Fines	11,709.45
556-2012	Public Services	Shelter Rentals	160.00
557-2012	Community Ctr.	Classes, Lunch Donation, Membership, Refreshments	671.75
558-2012	Public Services	Shelter Rentals	320.00
559-2012	Administration	Health & Life Ins. Reimbursement, Memorial	69,659.77
560-2012	Fire & EMS Dept.	Fees	387.00
561-2012	Hamilton County Auditor	Engineer's Permissive Auto Tax	40,313.00
562-2012	Hamilton County Auditor	Permissive Motor Veh. Tax 2012	41,704.00
563-2012	Voided Receipt. Correction entered on Receipt 564-2012		
564-2012	Administration	Federal National Mortgage Assn. Interest	5,500.00
565-2012	Police Dept.	Drug Use Prevention Grant	4,933.83
566-2012	Administration	Rumpke Aug., Marshall COBRA 9-12 Premium	74,033.86
567-2012	Fire & EMS Dept.	Fees & Classes	1,810.75
568-2012	Zoning Dept.	Fees & BZA Appeal	505.00
569-2012	Zoning Dept.	Fees	825.00
570-2012	Community Ctr.	Classes, Lunch & Transportation Donation, Membership, Event Dep., Fees	1,274.50
571-2012	Hamilton County Auditor	Gas Excise Sept. 2012	24,027.95
572-2012	Hamilton County Auditor	Motor Veh., Local Govt. Hwy., Gas Tax, Sept.	36,469.68
573-2012	Hamilton County Auditor	Personal Property Delinquent Tax 1 <sup>st</sup> Half 2012	1,575.05
574-2012	Hamilton County Auditor	2 <sup>nd</sup> Half Estate Tax	185,872.44
575-2012	State of Ohio	Homestead/Real Property Rollback Tax	1,005,627.60
576-2012	Zoning Dept.	Posting Error on Dept. Payin	1,384.00
577-2012	PNC Bank	Interest Sweep Account	1,716.12
578-2012	Administration	Interest Federal Natl. Mtg. Assn. Call Step	10,000.00
579-2012	Fire & EMS Dept.	Medicare Revenue Sept. 2012	101,636.18
580-2012	Police Dept.	Hamilton County Auditor & City of Blue Ash	5,005.70

Mrs. Harlow said there is a need to amend our appropriations. She presented and read by title Resolution 56-12, "Resolution Authorizing the Adoption of the Amended Appropriations for the Year 2012." Deters made such motion and Ms. Rinehart offered the second. The roll was called:

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

Mrs. Harlow said she has received a request from the Ohio Division of Liquor Control for a transfer to Ujala LLC DBA Pippin Market, 9157 Pippin Road, 45239, from Quick Stop Mart Inc DBA Pippin Market, 9157 Pippin Road, 45239. She said she spoke with Chief Meloy and Mr. Birkenhauer and neither see the need for a hearing. The Board agreed.

#### PUBLIC HEARING

##### **ZA2012-0004 – 2997 W. Galbraith Road**

Mr. Birkenhauer presented the staff report. He said the request is a zone amendment from R-7, Multi-Family Residential District, to PD-B, Planned Development, to allow for a renovation as a professional office.

The Board had no questions.

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

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

Rich McVay asked why this development is in the best interest of the community with all of the variances required. He asked how this is moving the Township in the right direction.

Mr. Birkenhauer said the comprehensive plan looks at the quality and marketability of residential. He said this is a good adaptive re-use and makes the property more marketable.

Bernie Fiedeldey said the application is for a PD-B and the underlying district is B-1. He asked why this is not BP, which is a transitional use. He said this should be listed as a professional office building.

Scott Huber, with Abercrombie and Associates, is the site engineer. Jim Reuter is the property owner and is with him tonight. PD-B is consistent with other zoning designations along with corridor. He said they are not selling goods out of the accessory structure and are just asking for it to get it on the plan. It is not a warehouse.

Ms. Rinehart asked about the purpose of the accessory structure. Mr. Reuter said it will be used as storage for files, grass mower, snow blower, etc.

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

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

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Ms. Rinehart made a motion to approve the recommendation of the Zoning Commission, with the variances notes, and Mr. Deters offered the second. The roll was called:

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

**ZA2012-0005 – Tire Discounters, 10174 Colerain Avenue**

Mr. Birkenhauer presented the staff report. He said this is the approval of a major amendment to a final development plan for case 8-88.

William Downey spoke for the applicant. He asked the Board to reconsider the signage on the north side of the building, from 23" to 48", to match other sides of the building.

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

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

No one wished to speak.

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

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

Mr. Ritter said it is logical to increase wall sign on the north. Ms. Rinehart agreed. Mr. Deters asked for administration's opinion.

Mr. Birkenhauer asked the applicant about other showrooms.

Mr. Downey said that their new store on North Bend Road has a pole sign and a 5' set of letters over bay doors. He said 46" is typical.

Mr. Birkenhauer said this is appropriate.

Mr. Ritter made a motion to approve the plan as recommended, with the condition that the sign on the on north side of the building is 46".

Ms. Rinehart offered the second. The roll was called:

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

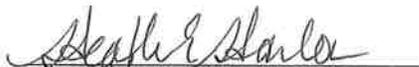
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**ADJOURNMENT**

With no further business to come before the Board, at 8:42PM, Mr. Deters motioned for adjournment. Ms. Rinehart offered a second. The roll was called:

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

  
Fiscal Officer

  
Trustee

  
Trustee

  
Trustee