

TRUSTEES

Cathy Ulrich
Daniel Unger
Matt Wahlert

FISCAL OFFICER

Jeffrey D. Baker

ADMINISTRATOR

Jeff Weckbach

Regular Meeting of the Board of Trustees - September 26, 2023

1. **Opening of Meeting**
2. **Executive Session 6PM**
3. **Pledge of Allegiance 7PM**
4. **Meditation (Moment of Silence)**
5. **Approval of Minutes**
6. **Presentations**
 - a. Presentation by Chief Walls Introducing and Swearing-in a Newly Promoted Employees
7. **Public Hearings**
 - a. Public Hearing for Zoning Commission Case ZA2023-11, Zoning Map Amendment for 7679 East Miami River Road from R-2 to PD-M
8. **Citizens Address**
9. **Administrative Reports**
10. **Trustees' Report**
11. **New Business**
 - Public Safety**
 - a. Resolution Declaring Nuisance and Ordering Abatement
 - b. Resolution Declaring a Junk Motor Vehicle - 2968 Compton Rd - 1 of 5
 - c. Resolution Declaring a Junk Motor Vehicle - 6655 Daleview Rd. - 2 of 5
 - d. Resolution Declaring a Junk Motor Vehicle - 9797 Stadia Dr - 3 of 5
 - e. Resolution Declaring a Junk Motor Vehicle - 10703 Pottinger Rd. - 4 of 5
 - f. Resolution Declaring a Junk Motor Vehicle - 3265 Deshler Dr - 5 of 5
 - Public Services**
 - a. Motion Authorizing Township Administrator to Execute a Contract with Custom Landscape Contractors for the 2023 Street Tree Program
 - Development**
 - a. Resolution Approving/Denying Zoning Commission Case ZA2023-11, Zoning Map Amendment for 7679 East Miami River Road from R-2 to PD-M
 - b. Motion to set a Public Hearing for October 10, 2023 at 6:00pm for Zoning Commission Case ZA2023.12, Zoning Text Amendment to Prohibit Recreational

TRUSTEES

Cathy Ulrich
Daniel Unger
Matt Wahlert

FISCAL OFFICER

Jeffrey D. Baker

ADMINISTRATOR

Jeff Weckbach

Marijuana.

- c. Update and Discussion - Sears Purchase

Administration

- a. Motion to Set Special Meeting of the Board of Trustees for October 10, 2023 at 6PM - Work Session on Capital Budget
- b. Motion to Authorize Township Administrator to Execute Agreement with Zix for Microsoft Office 365 Licenses for \$29,984.70
- c. Resolution Authorizing the Adoption of Amended Appropriations
- d. Resolution Supporting An Application For The 2023 Clean Ohio Conservation Fund, NRAC 2 For The Denier Preserve Project
- e. Motion Authorizing Township Administrator to Execute an Amendment to the Concession Agreement

12. Old Business

- a. Resolution Establishing a Code Enforcement Review Board (CERB)

13. Consent Items

- a. Donation Acceptance - Department of Fire and EMS - Christine Czerpak - \$200.00 (Visa Gift Card)

14. Fiscal Office Report

15. Executive Session – if needed

16. Adjournment

PUBLIC HEARINGS

Department: Development
Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #6: Increase Focus on Economic Development and Township Prosperity

Public Hearing for Zoning Commission Case ZA2023-11, Zoning Map Amendment for 7679 East Miami River Road from R-2 to PD-M

Recommend ADOPTION of the Motion.

Rationale:

The Board of Trustees is required to hold a public hearing for zoning text amendments received from the Zoning Commission before such amendments can be approved.

Receipt of Zoning Commission's

Recommendation:

Case #:

Request:

Meeting Date:

Prepared by:

Board of Trustees

ZA2023-11

Zoning Map Amendment

September 12, 2023

David Miller, Development Director

Request:

That the Colerain Township Board of Trustees accepts the following as their receipt of the Colerain Township Zoning Commission's recommendation of *APPROVAL with modifications*, for the proposed Zoning Map Amendment which was presented at a public hearing to the Colerain Township Zoning Commission on August 15, 2023 as case ZA2023-11, Zoning Map Amendment.

Furthermore, it is requested that the Colerain Township Board of Trustees schedule a public hearing on the matter for September 26, 2023.

Respectfully submitted for the Colerain Township Board of Trustees' consideration,



David L. Miller
Development Director

ZA2023-11

ZONING MAP AMENDMENT

Department: Planning & Zoning

Zoning

Administrator: Jarrod Alig

Request: Zoning Map Amendment.

Location: 10345 Colerain Ave.; & 10329 Colerain Ave.

Parcel(s): 510-0280-0185-00

Meeting Date: August 15, 2023

Applicant & Request:

Rob Painter, with RVP Engineering, L.L.C., representing the property owner(s) Paul Bowman, owner of HJ Hauling, is requesting:

1. A Zoning Map Amendment –
From: **R-2**
To: **PD-M**.

Case Summary:

Case was presented before the Colerain Township Zoning Commission as an Informal Concept Review (*ICR2023-03*) on April 18, 2023.

Staff Recommendation:

Staff recommends APPROVAL of the proposed Zoning Map Amendment, with Staff recommend conditions of approval being as follows:

1. None

Rational:

The attached staff report provides additional information for the basis of Staff's recommendation of the requested action as submitted subject to the above referenced conditions.



Staff Report: Zoning Commission
Case # ZA2023-11
Request: Zoning Map Amendment
Location: 7679 (12195) E. Miami River Rd.
Parcel(s): 510-0280-0185-00
Meeting Date: August 15, 2023
Prepared by: Jarrod Alig
Zoning Administrator

Applicant / Property Owner:

Rob Painter, with RVP Engineering, L.L.C., representing the property owner(s) Paul Bowman, owner of HJ Hauling.

Proposed Action:

A **Zoning Map Amendment** of the property located at 7679 (12195) E. Miami River Rd., Parcel No. 510-0280-0185-00.

From: “R-2” Estate Residential District
To: “PD-M” – Mixed Use Planned Development

The proposed amendment seeks to permit the use of the property as both Single-Family Residential, and “Automotive Commercial Vehicle Terminal”.

Site Description:

Tract Size: 3.532
Frontage: Approx. 577.4 feet along E. Miami River Rd.
Topography: Gradually sloping from SW downward to the ENE
Existing Development: Vacant Lot.

Surrounding Conditions:

<u>ZONE</u>	<u>LAND USE</u>
North: “A-1*”	*Fairfield Township, Butler County
South: “R-2”	US-27 & E. Miami River Rd. Interchange
East: “R-2”	Residential / Place of Worship
West: “R-2”	US-27

Case Summary:

The applicant has incorporated input provided by the Colerain Township Zoning Commission through the Informal Concept Review process. The enclosed site plan proposes to construct a single-family residence (approx. 1,837 ft² footprint), an office (approx. 600

ft²), and a commercial building (approx. 3,600 ft²) to permit the operation of his family business, HJ Hauling.

Case History:

The applicant presented to the Colerain Township Zoning Commission on April 18, 2023, during the Informal Concept Review. Beyond that, the property is currently vacant, and the Colerain Township Planning and Zoning Department has no records related to the property.

Staff Findings: (Based on the Applicant’s proposed site plan and justification letter, Staff’s interpretation of the Colerain Township Comprehensive Plan, the Colerain Township Zoning Resolution.)

Staff is of the opinion that the proposed rezoning of the property to “PD-M” – Mixed Use Planned Development could be beneficial to Colerain Township if the appropriate conditions of approval were included to help protect and isolate surrounding properties.

Staff Recommendation:

Staff recommends APPROVAL of the proposed Zoning Map Amendment, with Staff recommend conditions of approval being as follows:

1. None

Applicable Zoning Regulations (see below):

It is Staff’s opinion that the following are the primary Articles of the Colerain Township Comprehensive Plan, and the Colerain Township Zoning Resolution, most relevant to the matters involved in this case:

Colerain Township Comprehensive Plan:

- Housing
- Land Use

Colerain Township Zoning Resolution:

- | | |
|---|--------------------------------------|
| • §4.3 Text and Map Amendments | • §10.1 Similar Use Provision |
| • §4.5 Planned Development (PD) District Review | • Article 12 - §12.5; 12.8, and 12.9 |
| • §8.3 Table 8-2: Business Site Development Standards | • §14.5 Required Buffers |
| • §9.3 “PD” – Planned Development District | • §15.8 Permanent On-Premises Signs |

Respectfully submitted for the Colerain Township Zoning Commission's consideration,



Jarrod Alig
Zoning Administrator



Element: HOUSING

H

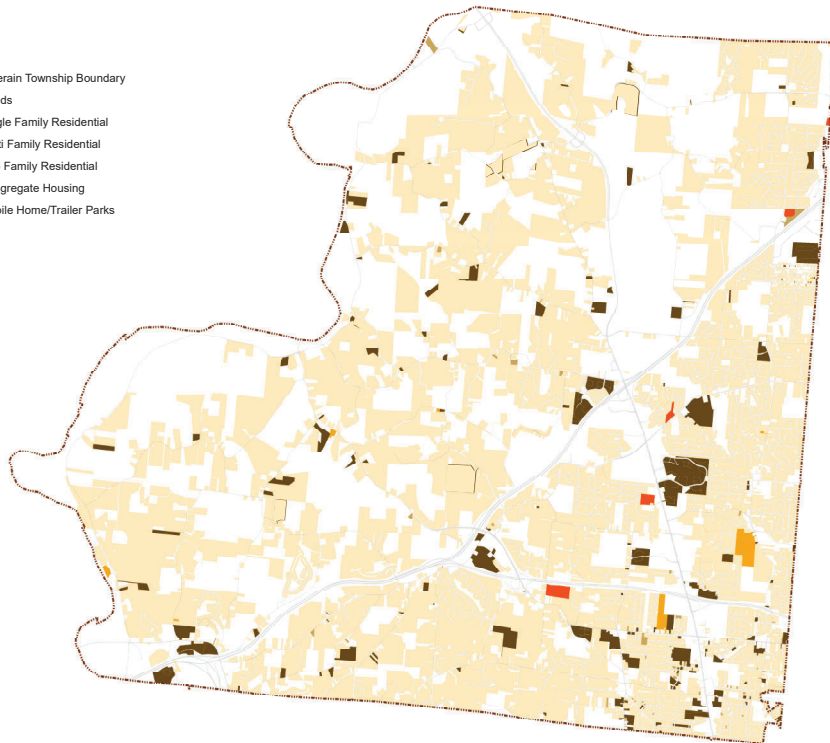


For more information and facts regarding housing in Colerain Township, please click [here](#).

TYPES OF HOMES

Legend

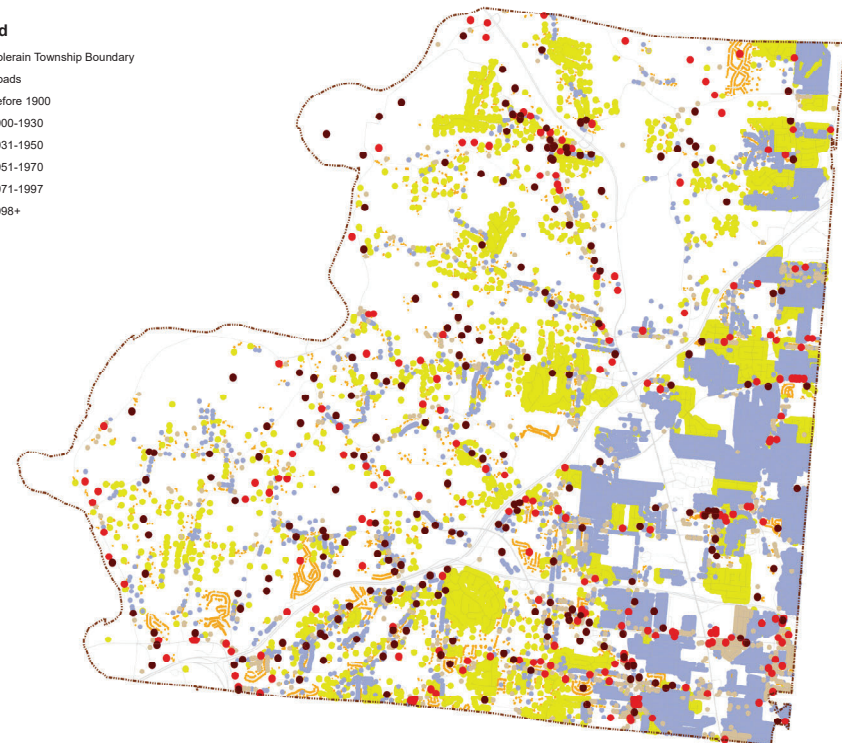
- Colerain Township Boundary
- Roads
- Single Family Residential
- Multi Family Residential
- Two Family Residential
- Congregate Housing
- Mobile Home/Trailer Parks



HOME BUILDING BY YEAR

Legend

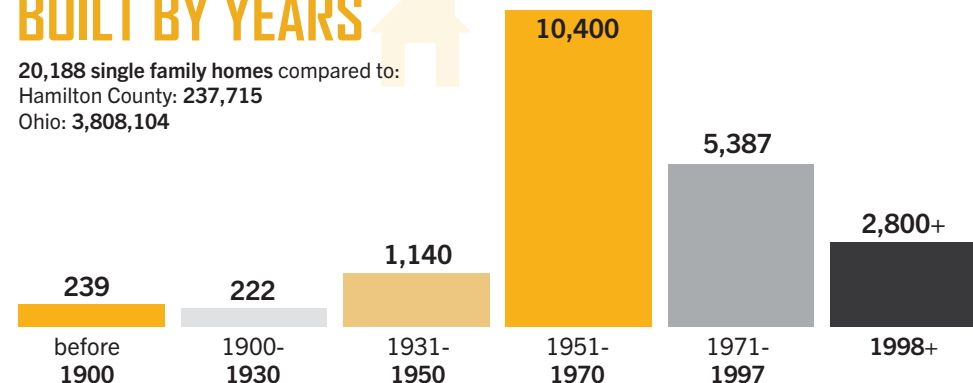
- Colerain Township Boundary
- Roads
- Before 1900
- 1900-1930
- 1931-1950
- 1951-1970
- 1971-1997
- 1998+



Colerain Township's population growth rate has not changed much over the past decade (+0.4%). This is largely the result of declining average household sizes, in Colerain and across the country, an increase in older adult households without children, and a trend toward smaller families overall. The maps above illustrate types of housing and the years in which they were built.

SINGLE FAMILY HOMES BUILT BY YEARS

20,188 single family homes compared to:
Hamilton County: 237,715
Ohio: 3,808,104



AVERAGE HOUSEHOLD SIZE

2.5 persons

2.5 persons per household compared to:
Hamilton County: 2.3
Ohio: 2.4



HOUSING Analysis

GOALS

1. Develop plans and policies to meet identified or projected deficits in Colerain Township's supply of housing.

2. Encourage the development of quality housing as a continuum to attract, retain, and serve residents across a range of incomes, ages, and needs.

3. Encourage the development of a variety of housing styles and densities, where appropriate, to fill housing gaps and ensure all residents have access to housing.

OBJECTIVE: Meet supply needs and establish a vision for housing development—preservation and new construction—that meets the needs of residents over the next 20 years.

STRATEGIES / INITIATIVES

Consider updating the Township-wide Housing Plan to assess current inventory and gauge future area-specific needs:

- Monitor population and housing data to identify specific trends such as vacancies, foreclosures, maintenance, and obsolescence
- Inventory housing stock
- Assessment and recommendations for future residents needs

Foster communities of opportunity by aligning housing strategies and investments to improve economic mobility.

Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments.

Seek new and innovative solutions, such as public/private partnerships, to facilitate the creation of desired housing types.

Protect vulnerable residents while preserving and developing long-term affordability and building a capacity for development and innovative ownership structures.

Acknowledge and prepare for the impacts of Economic Development on housing production growth and encourage equitable growth.

Collaborate with Northwest Local School District to provide educational opportunities needed to attract and retain residents.

Promote an appropriate diversity of housing types throughout Colerain Township to provide housing which accommodates the needs of all residents.

Seek to develop a variety of housing types, where appropriate, including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.

Ensure all new multi-family construction is high-quality and utilizes development forms that properly integrate with the character and form of the surrounding areas.

(continued on next page)



HOUSING Analysis

GOALS

3. Encourage the development of a variety of housing styles and densities, where appropriate, to fill housing gaps and ensure all residents have access to housing (*continued*).

4. Improve the quality of Colerain Township's existing housing stock via targeted investment strategies and blight reduction.

OBJECTIVE: Meet supply needs and establish a vision for housing development—preservation and new construction—that meets the needs of residents over the next 20 years.

STRATEGIES / INITIATIVES

Seek out opportunities to incorporate high-quality mixed-use housing options in and around commercial retail / service centers.

Evaluate the reuse of former brownfields, greyfields and vacant building sites to provide new, high-quality housing options that are not currently provided in the Township.

Evaluate the use of contemporary types of housing, such as townhomes, duplexes, triplexes, live-work units, and Accessory Dwelling Units (ADUs) to increase housing density in critical areas of the Township.

Seek out ways to connect housing to jobs, child care, schools, retail, and other amenities and services needed on a daily basis, by strategies such as:

- Directing housing and employment growth to sites appropriate for transit-oriented styles of development
- Coordinating and planning for housing near public transportation networks and employment centers to reduce household transportation costs and vehicle miles traveled

Monitor the health of existing neighborhoods to identify and prioritize targeted reinvestment areas where Township resources should be focused:

- Involve local government with the private and non-profit sectors through public/private partnerships (e.g. The Port via REACH and HURC) to improve coordination in housing production and maintenance and catalyze residential redevelopment in identified focus neighborhoods
- Explore additional partnership opportunities, such as Working in Neighborhoods (WIN) and People Working Cooperatively (PWC), to channel resources to critical areas

Eliminate blight and substandard housing conditions and encourage the structural and aesthetic improvement of Colerain's existing housing:

- Continue to conduct thorough enforcement of the building, zoning, land use, and property maintenance codes
- Identify blighted residential structures and, where possible, work with property owners to rehabilitate or remove them, as conditions warrant.
- Where demolition is recommended, explore targeted strategies that will create a long-term impact as opposed to scattered-site demolition on an ad-hoc basis
- Consider the use of Community Development Block Grant (CDBG) funds to establish funds for minor home repair and home rehabilitation
- Continue to utilize the Vacancy Registry to combat blight and hold property owners accountable
- Evaluate the use of a Rental Registry and Inspection program to combat absentee landlord issues, maintain property values, and protect the integrity of Colerain's neighborhoods



Element: LAND USE

LU



The purpose of the Land Use Element is to designate a local community's future land use patterns based on analyses of all other elements of the plan including: population projections, community facilities needs and projections, natural resources, public health, and existing land uses (including existing vacant or undeveloped land).

FINDINGS Land Use Policies are intended to be midrange (approximately 5 years) with recommendations on the types of uses and density levels that should be permitted for a particular site or set of sites. In general, the Land Use Policies aim to identify the “highest and best use” for any given set of parcels based on the existing use of surrounding land, the type of roadway on which the tract of land is situated, the character of the property itself, the distance of the tract from major traffic arteries, and the potential impact of various uses that could be placed on the tract.

The most recent update to the Land Use Plan was adopted in 2011 and utilized a rather detailed process by which Land Use Policies were established on a parcel by parcel basis. Identifying recommendations for individual sites and taking on a “zoning” approach to Land Use policy could hinder development processes and timelines and make it difficult to keep up with changing trends.

The public's main focus as it relates to Land Use seems to align with the Township's previous yearly ambitions of beautification, greenspace improvement, and connectivity. There is also a consensus that recommended land uses should promote the revitalization of the Colerain Corridor, which serves as a local and regional connector and commerce hub, and newly designated Neighborhood Centers. It is of importance to the community to promote land uses that protect the unique features of each character area, while also allowing flexibility for new ideas and techniques that meet changing demands.

Methodology:

Boundary lines, while digitally requiring a specific end, are intended to be vaguely placed on the landscape. Each boundary line, unless specifically defined as a hard-stop in a neighborhood descriptor, can and should vary based on many factors. These could include, and are not limited to, slopes or other natural resources, conflicting neighboring uses or an existing buffer between such uses, or the desire for preservation of an existing use or open space. The Land Use Element of the Comprehensive Plan and associated Recommended Land Use Map should be monitored and updated regularly.

To explore this element further, reference [this interactive story journal and map app](#).

SUMMARIZED PRIORITIES

Based on our findings, Colerain Township will:

1. Overall, apply land use designations within Colerain to enhance and connect assets both within the Township's borders and beyond, such as significant public and open spaces, commercial nodes, and unique character areas.
2. Prioritize land uses along Colerain Avenue that will position it as an “urban connector,” specifically at major intersections and nodes of activity.
3. Within each character area, strive for a mixture of uses and density levels that complement each other and the Township as a whole - identify and prioritize Special Neighborhood Centers and Neighborhood Transitional Corridors that may not fall completely under newly redesigned commercial or industrial categories.
4. Conduct a comprehensive review and update of land use controls and regulations.



GOALS

1. Overall, apply land use designations within Colerain to enhance and connect assets both within the Township's borders and beyond, such as significant public and open spaces, commercial nodes, and unique character areas.

2. Prioritize land uses along Colerain Avenue that will position it as an "urban connector," specifically at major intersections and nodes of activity.

OBJECTIVE: Strategically modernize and apply land use designation categories throughout the distinct areas of Colerain Township to prioritize efforts of new opportunities for public/open spaces while focusing attention along Colerain Avenue, Neighborhood Corridors, and regional components.

STRATEGIES / INITIATIVES

Strive to connect concentrated, urban populations with the rural, western portion of the Township while preserving its rural charm by requiring lower residential densities and protecting hillsides.

Define major development areas and nodes of activity within Colerain's various character areas and recommend land uses that provide for a seamless transition between varying densities.

Explore more opportunities for parks/greenspace (regional assets) and utilize existing greenspaces as a buffer between low-density neighborhoods and high-density development patterns; identify opportunities to create a larger connected network of greenspace, both locally and regionally.

Coordinate with neighboring municipalities to align vision and ensure compatibility in bordering land uses.

Access Management needs to continue being a focus along the entire corridor as Colerain redevelops over time. Access roads to other non-Colerain Avenue arteries will alleviate some of the traffic along the corridor.

Colerain Avenue is important from both a local perspective as well as a regional perspective and development patterns should reflect this.

Designate opportunities for median greening, shared parking, updated signage regulations and efficient access points. Other items can include traffic calming and beautification efforts.

NORTHERN COLERAIN AVENUE (STRUBLE TO COMPTON):

- If opportunities for residential development are found within this portion of the Corridor, higher densities will be necessary to provide for a wider variety of housing options to attract new residents and to retain those residents who would like to see new choices within their own community. Multi-family residential should be encouraged along this Corridor.
- This portion of the Corridor is very auto oriented with 4 major nodes of mostly retail activity. These nodes of retail activity are not very well connected, even by automobile. The community has specifically identified the need for a better connection between the Stone Creek Towne Center and Kroger/ Northgate Mall.
- Access management should continue to be a focus as the Corridor redevelops over time. Identifying opportunities for median greening as well as shared parking and access as redevelopment occurs, is of top importance. The closure of curb cuts should also be emphasized for all future redevelopments.
- There are opportunities for automobile connectivity just off of Colerain Avenue which should be explored during access management discussions.

(continued on next page)



GOALS

3. Within each character area, strive for a mixture of uses and density levels that complement each other and the Township as a whole - identify and prioritize Special Neighborhood Centers and Neighborhood Transitional Corridors that may not fall completely under newly redesigned commercial or industrial categories.

OBJECTIVE: Strategically modernize and apply land use designation categories throughout the distinct areas of Colerain Township to prioritize efforts of new opportunities for public/open spaces while focusing attention along Colerain Avenue, Neighborhood Corridors, and regional components.

STRATEGIES / INITIATIVES

seek opportunities to expand the ability of residents to age within their own community.

- **Hamilton Avenue** – A redevelopment plan for the Hamilton Avenue corridor should be prepared. This plan should evaluate the opportunities for redevelopment through assemblage of property. Design guidelines should be identified and property maintenance of commercial activities should be a focus along the length of the corridor. Collaboration with neighboring communities will be key to the successful redevelopment of this corridor. Two key assets include the Sheriff Patrol and 9/11 Communication Center.

WESTERN COLERAIN:

- Discourage sewers to serve new residential development in this area
- Coordinate planning efforts with the Hamilton County Engineer on any potential project with Blue Rock Road to ensure that there will be minimal impact on the character of this area
- Identify properties along the Great Miami River for conservation and flood protection
- Floodplain areas should be designated as open space in the land use plan
- Develop regulations to protect the hillsides and floodplains prevalent in this area
- Preserve the rural charm of this area through regulation by requiring lower residential densities
- Cluster developments can be considered for the protection of hillsides and rural character
- Higher density development, including commercial developments, are generally not appropriate for this neighborhood
- Focus on rural and regional connections within Colerain Township and beyond its borders via multi-use pathways
- Utilize green spaces and existing park lands as a buffer between the low density residential uses on this area and the heavy industrial uses to the east of this neighborhood
- The **Intersection of Yeatman and US-27** is a small collection of various uses. This location would make a great spot to support the rural, northern portion of the Township with small scale commercial and retail services.
- The **Former P&G Site** faces some challenges for redevelopment. Potential mitigation requirements coupled with hilly terrain on this 200+ acre site leave limited opportunities for the development of residential uses. Light industrial uses or research offices may be an appropriate use for a portion of the site; however, this would need to be very limited in nature and would remain isolated from other amenities in the area. Any redevelopment of the site should take into consideration the very rural and secluded nature of the overall area as well as the potential green way connections throughout the greater area.

(continued on next page)

with a focus on employment and commerce rather than the provision of goods and services in a retail setting.

(D) O-1 Office District

The O-1 Office District is intended to create an employment district for the Township where the focus is on office uses and retail commercial uses are permitted in a very restrictive manner as an accessory to a permitted use. This district is also intended to serve as a transitional district between primarily residential and primarily commercial uses.

(E) I-1 Industrial District

The I-1 Industrial District is intended to provide for areas of land where the principal uses are industrial uses that require special buffering and setback regulations to mitigate adverse impacts including noise, odors, and related impacts.

8.2 Permitted Uses

Table 8-1 below sets forth the uses permitted within the relevant zoning district. The abbreviation used in the table have the same meaning as the abbreviations in Section 7.2 (Permitted Uses) of this Resolution.

Table 8-1: Business Use Table						
Use P=Permitted Use P* = Permitted with Conditions C= Conditional Use	Zoning Districts					Additional Regulations
	B-1	B-2	B-3	O-1	I-1	Refer to Section:
Agricultural Uses						
<u>Agricultural Uses</u>	P*	P*	P*	P*	P*	Section 7.4.2
Residential Uses						
Institutional Housing		P	P	P		Section 7.4.6
Business Uses						
<u>Alternative Financial Service</u>	P*	P*				Section 8.4.14
<u>Automotive Body Repair</u>		P*	P		P	Section 8.4.1
<u>Automotive Fuel Services</u>	P*	P*			P*	Section 8.4.2
<u>Automotive Sales or Rental</u>		P			P	
<u>Automotive Service</u>		P			P	
<u>Automotive Wrecking, Salvage, or Junk Facilities</u>					C	Shall comply with ORC requirements
Banks or Financial Institutions	P	P	P	P		
<u>Banquet Halls</u>		P	P			
<u>Bars and Taverns</u>	P*	P				Section 8.4.3
<u>Bed and Breakfast Establishments</u>	P	P				Section 7.4.3

Table 8-1: Business Use Table

Use P=Permitted Use P* = Permitted with Conditions C= Conditional Use	Zoning Districts					Additional Regulations Refer to Section:
	B-1	B-2	B-3	O-1	I-1	
<u>Brewery</u>					P	
<u>Broadcasting Studios</u>			P	P		
<u>Clubs</u>	C	P	P	P		
Commercial Kennels		P*	P*		P*	Section 8.4.4
<u>Contractor or Construction Sales</u>		P*	P		P	Section 8.4.5
Day Care Centers	P	P	P	P		
Distillery					P	
Distribution Facilities					P	
Drive-Through Facilities	P*	P*	P*	P*		Section 8.4.6
Fireworks Sales					C	
Fireworks Manufacturing					C	
Funeral Services		P*	P*	P*	P	Section 8.4.7
Heavy Industrial Uses					C	Section 8.4.8
Hotels and Motels		P	P	P		
Laboratories			P	P	P	
Light Industrial Uses			P		P	
Massage Parlor						
Massage Therapy	P	P	P	P		
Medical Marijuana						
Micro Brewery	P*	P	P		P	Section 8.4.3
Micro Distillery	P*	P	P		P	Section 8.4.3
Mobile Food Services	P*					Section 8.4.15
Nurseries		P			P	
Personal Services	P	P				
Professional/Business Offices	P	P	P	P		
Restaurants	P	P		P*		Section 8.4.9
Retail Commercial Uses	P	P	P*	P*		Section 8.4.10
Service Commercial Uses	P	P	P*	P*		Section 8.4.11
Small Cellular Tele. Facilities	P*	P*	P*	P*	P*	Section 12.13
Storage Facilities					P	
Telecommunications Towers	P	P	P	P	P	
Theaters		P				
Type A Family Day Care Home	P	P		P		
Vendor Markets	P*	P*				Section 8.4.13
Veterinary Facilities	P*	P*		P*	P	Section 8.4.12

Warehouses			P		P	
Wholesale Commercial Uses			P		P	

Table 8-1: Business Use Table						
Use P=Permitted Use P* = Permitted with Conditions C= Conditional Use	Zoning Districts					Additional Regulations Refer to Section:
	B-1	B-2	B-3	O-1	I-1	
Institutional/Public Uses						
<u>Active Parks and Recreational Facilities</u>	P*	P*	P*	P*	P*	Section 7.4.1
Cemeteries	P*	P*	P*	P*	P*	Section 7.4.4
Educational Facilities	C	P*	P*	P*		Section 7.4.5
Essential Services and Utilities	P	P	P	P	P	
Government and Public Uses	P	P	P	P	P	
Higher Education Facilities		P	P	P		
Hospitals		P	P	P		
Indoor <u>Recreational Facilities</u>	C	P	P	C	P	
Passive Parks, <u>Recreational Facilities</u> , and Conservation Areas	P	P	P	P	P	
Religious Places of Worship	C	P	P	P		Section 7.4.10
Miscellaneous Uses						
Accessory Uses	P*	P*	P*	P*	P*	Section 10.2
Signs	P*	P*	P*	P*	P*	Article 15
Temporary Uses	P*	P*	P*	P*	P*	Section 10.4

(Amended 3/10/22)

8.3 Site Development Standards

- 8.3.1** All buildings and lots shall meet the minimum site development standards set forth in Table 8-2 unless otherwise specified in use-specific regulations of Section 7.4 (Agricultural and Residential Use Specific Regulations) or Section 8.4 (Business Use-Specific Regulations) as referenced in Table 8-1 above.

Table 8-2: Business Site Development Standards					
Standards	Zoning Districts				
	B-1	B-2	B-3	O-1	I-1
Maximum Building Size (square feet)					
Maximum Building Size	5,000	None	None	None	None
Minimum Lot Area					
Minimum Lot Area	20,000 square feet	1 acre	1 acre	1 acre	2 acres
Lot Width (feet)					
Lot Width	60	75	100	75	150
Minimum Yard Setbacks (feet)					
Front Yard	30	50	50	30	100
Side Yard	No side or rear yard setbacks shall be required unless the use abuts a residential zoning district, in which case the minimum side and/or rear setback shall be equal to the setback of rear yard setback of the residential district.				
Rear Yard					
Maximum Building Height (feet)					
Maximum Building Height	35	45	45	60	60
Maximum Lot Coverage					
Maximum Lot Coverage by Structures	35%	25%	40%	40%	25%
Maximum Lot Coverage by all Impervious Surfaces	65%	75%	75%	70%	70%

One or more principal uses may be permitted on a single lot within any business zoning district.

- (B) The approval of a Zoning Certificate or a zoning map amendment for areas that are in a special flood hazard area shall in no way guarantee the approval of a building certificate or approval from the Hamilton County Department of Public Works and any other authority having jurisdiction.

9.3 “PD” - Planned Development District

9.3.1 Purpose

The purpose of the PD Planned Development District is to:

- (A) Allow for flexibility in the zoning requirements where the result will be a higher quality development;
- (B) Provide for and locate suitable recreational facilities, open space, and other common facilities, while preserving the existing landscape to the greatest extent possible;
- (C) Encourage sound planning principles in the arrangement of buildings, the preservation of open space, the utilization of topography and other site features;
- (D) Obtain creative and coordinated designs in harmony with surrounding uses and allow procedures supplemental to those applicable in other use districts to establish under which development plans particularly designed to meet the objectives of this section; and
- (E) Allow for creative development that conforms to the goals and objectives set forth in the Colerain Township Comprehensive Plan.

9.3.2 CUPs and Planned Districts Approved Prior to the Effective Date of this Resolution

Any community unit plans (CUPs) or double letter districts (D-D, E-E, O-O, or F-F) approved prior to the effective date of this Resolution shall continue in accordance with the approved preliminary development plan and final development plans. Modifications, amendments, and expansion of existing planned developments shall be in accordance with Section 4.5 (Planned Development District Review).

9.3.3 Types of Planned Developments

The following are the 4 types of planned developments permitted within Colerain Township, pending approval by the Zoning Commission and the Board of Township Trustees:

- (A) “PD-R” – Residential Planned Development
- (B) “PD-B” – Business Planned Development
- (C) “PD-I” – Industrial Planned Development
- (D) “PD-M” – Mixed Use Planned Development

9.3.4 Compliance with Plans

- (A) All planned developments approved after the effective date of this Resolution shall comply with the Colerain Township Comprehensive Plan and Colerain Township Land Use Plan including compliance with the permitted uses, densities, intensities, and other recommendations of the plans.

- (B) Any variation from the Comprehensive Plan and Land Use Plan shall require an amendment to the applicable plans through review and approval by the Zoning Commission and Trustees.

9.3.5 Permitted Uses

- (A) All uses in a PD District must be approved during the review of the preliminary development plan by the Zoning Commission and the Board of Township Trustees pursuant to Section 4.5 (Planned Development District Review).
- (B) Table 9-1 illustrates the permitted uses within each PD District.

Table 9-1 Planned Development Use Table				
Use	Planned Development Districts			
	PD-R	PD-B	PD-I	PD-M
Uses Permitted in the R-1, R-2, R-3, R-4, R-5, R-6 or R-7 Districts	P			P
Uses Permitted in the B-1, B-2, B-3, or O-1 Districts		P		P
Uses Permitted in the I-1 District			P	

- (C) Uses not specifically listed as permitted by these districts may be permitted approved in the preliminary development plan and if it is determined that the uses to be of the same general character as the above permitted uses.

9.3.6 Design Standards

- (A) Design standards for area, lot coverage, density, yard requirements, parking, landscaping, and screening for a proposed PD District shall be established in the PD Preliminary development plan by the Zoning Commission and Board of Township Trustees.
- (B) Exceptions and variations from the design standards provided by the base zoning districts of this Resolution (e.g., R-1, R-2, B-1, etc.) may, and should be granted by the Zoning Commission and Board of Township Trustees when it is determined that due to certain design elements, natural features, and public amenities, the exceptions are warranted.
- (C) Standards for public infrastructure improvements shall be governed by the applicable regulations of the agency with jurisdiction that is charged with the responsibility for review and approval.

9.3.7 Common Open Space

There shall be reserved, within the tract to be developed as a PD, a minimum percentage of land area of the entire tract for use as common open space. The Zoning Commission and Board of Trustees may require additional common open space as warranted by the individual development plan to meet the objectives of this Section. This minimum percentage of land shall be as illustrated in Table 9-2.

Table 9-2 Planned Development Common Open Space Requirements	
PD District	Common Open Space Requirement
PD-R	20% <u>common open space</u> for planned developments with all single-family detached dwelling units. 25% <u>common open space</u> for developments that include other residential uses.
PD-B	15% <u>common open space</u> for all planned developments
PD-I	15% <u>common open space</u> for all planned developments
PD-M	20% <u>common open space</u> for all planned developments

- (A) Required common open space shall not consist of isolated or fragmented pieces of land that will serve no useful purpose or which will present maintenance difficulties if maintenance is required.
- (B) Required common open space may include pedestrian walkways, parkland, open areas, bridle paths, drainage ways and detention basins, swimming pools, clubhouses, tennis courts, golf courses, parking areas for any of the above, and other lands of essentially open or undisturbed or improved character, but shall not include off-street parking areas and street right-of-ways.
- (C) **Ownership of Common Open Space**
- (1) Ownership of common open space in a PD-R shall be transferred by the developer to a legally established homeowners association, or if accepted, to the Board of Township Trustees, or other public or quasi-public agency.
 - (2) Common open space that includes a clubhouse, golf course or other recreational facilities may remain in private ownership if approved by the Zoning Commission and Board of Township Trustees.
 - (3) Common open space in a PD-B, PD-I, or PD-M may also be dedicated to the Township or other public or quasi-public agency, if accepted, pursuant to the above requirements or remain in private ownership, provided that a public easement, as determined necessary by the Zoning Commission and Board of Trustees, is granted and officially recorded on the plat.

9.3.8 Planned Developments Require a District Change

- (A) Section 4.5 (Planned Development District Review) establishes the development review procedure for a planned development district which, if approved, will result in a zoning map amendment. Therefore, in addition to all of the specific review procedures and provisions of Section 4.5 (Planned Development District Review), all proposed PD Districts are also subject to the approval criteria set forth in Section 4.3 (Text and Map Amendments).
- (B) The preliminary development plan shall be submitted at the time a zoning map amendment is requested from the original zoning district to the new planned development district.

ARTICLE 10: USE REGULATIONS

10.1 Similar Use Provision

- 10.1.1** Where there is a proposed use that is not currently listed in the use tables of this Resolution, the Zoning Commission may review the use to determine the appropriate zoning districts, if any, where the use may be permitted.
- 10.1.2** The Zoning Commission should consider the nature, operation, and function of the use in its determination of an appropriate district.
- 10.1.3** The Zoning Commission may find that the use is not compatible with any existing zoning district and not permit the use under the current Resolution or, as an alternative, the Zoning Commission may request that a new district or new provisions be adopted, through the zoning text and map amendment procedure, pursuant to Section 4.3 (Text and Map Amendments).

10.2 Accessory Buildings and Uses

10.2.1 General Provisions

(A) General Development Standards

Accessory uses or structures shall be permitted provided:

- (1) The building or use is incidental to and customarily found in connection with a principal building or use permitted in the district in which is located;
- (2) It is subordinate to and serves the principal building or use;
- (3) It is subordinate in size, area, extent, and purpose to the principal building or use;
- (4) It is located on the same lot as the principal use which it serves;
- (5) An owner applies for and receives a Zoning Certificate unless exempted by this Section;
- (6) Accessory uses shall be prohibited in any open space area that is preserved by covenant including, but not limited to, open spaces in any planned development or open space residential development; (see exemptions in §12.2.2)
- (7) Accessory uses and buildings established prior to the effective date of this Resolution which do not comply with the setback or coverage requirements of this section shall still be considered in compliance with this Resolution. Any further structure modification of pre-existing accessory uses and buildings shall be in compliance with this Resolution;
- (8) No accessory buildings may occupy more of the lot than the footprint of the principal building;

12.5 Waste Receptacles

Trash receptacles, dumpsters, or other containers intended for the temporary holding of trash, refuse, garbage or other discarded materials until it is hauled away, shall be set back from agricultural or residential properties as follows:

- 12.5.1** Waste receptacles smaller than 32 gallons in size shall not have to meet any setback requirements in any zoning district.
- 12.5.2** Waste receptacles that are 32 gallons or larger in size shall only be permitted in the side or rear yard or in the front driveway if stored against the house. *(Amended March, 2016)*
- 12.5.3** Waste receptacles or dumpsters in excess of 2 yards in volume capacity (including a combination of individual receptacles with a total of more than 2 yards of capacity) shall be screened from view. *(Amended 8/12/08)*

12.6 Storage in Vehicles

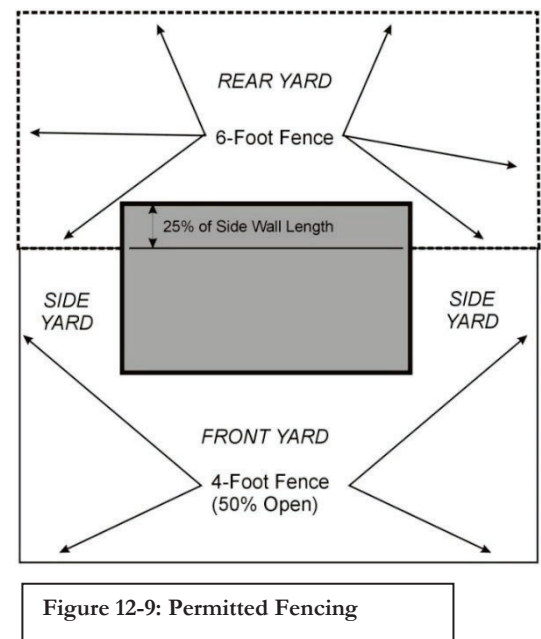
Mobile homes, trailers, utility trailers, commercial vehicles or other motor vehicles shall not be used for the storage of equipment or materials in any district. *(Amended 12/11/07, 1/8/13)*

12.7 Licensing of Vehicles

All vehicles, trucks, trailers, utility trailers, commercial vehicles, recreational vehicles, and/or trailers for recreational vehicles that require a license from the State of Ohio shall be required to maintain a valid license for said vehicle if it is to be stored or parked outside. *(Amended 1/8/13)*

12.8 Fencing

- 12.8.1** Fences in all residential and business districts may be erected as a privacy fence to a maximum height of 6 feet in a rear yard only. Such fence may encroach into the side yard up to a maximum distance equal to 25 percent of the side wall length. See Figure 12-9.
- 12.8.2** Fences that are 50 percent open may be erected to a maximum height of 4 feet in side and front yards. See Figure 12-9.
- 12.8.3** Fences in a residential district may be erected as a privacy fence to a maximum height of 4 feet, a maximum length of 10 feet, and a maximum width of 6 feet (shall not screen a size larger than 60 square feet) in the front or side yard in accordance with Section 12.5.2 for the purposes of screening waste receptacles. Such privacy fence intended for screening of waste receptacles should be attached to the house or detached garage.
- 12.8.4** Fences that are 75 percent open, and used for security purposes in the “B-3”, “I-1”, “SWD”, and “ME” Districts, may be erected in a front, rear, or side yard, to a maximum height of 8 feet.



12.8.5 Fences in all Districts shall be designed and installed with the most finished side out, away from the subject lot so the most finished side faces the adjacent lots and any right of way, or so that both sides are equally finished. Only one fence may be located on any one property adjacent to any given property line. (Adjoining property owners may install separate, adjacent fences.) The property owner shall be responsible for any required maintenance between his or her fence and the property line.

12.8.6 Razor wire fencing shall be prohibited in all Districts.

(Amended 12/11/07, 8/12/08, and 10/12/10)

12.9 Outdoor Lighting

12.9.1 Purpose

The purpose of this outdoor lighting section is to regulate outdoor lighting in order to reduce or prevent light pollution and to minimize lighting impacts on surrounding properties. This means to the extent reasonably possible the reduction or prevention of glare and light trespass, the conservation of energy, and promotion of safety and security.

12.9.2 Applicability

- (A) The regulations of this section shall apply to all lighting that illuminates the exterior of a building, structure, open space, parking and loading areas, or other feature of a lot.
- (B) Lighting plans shall be submitted for approval with all applications for Zoning Certificates in the R-6, R-7, B-1, B-2, B-3, O-1, I-1, SWD, ME, PD-R, PD-B, PD-I, and PD-M Districts.

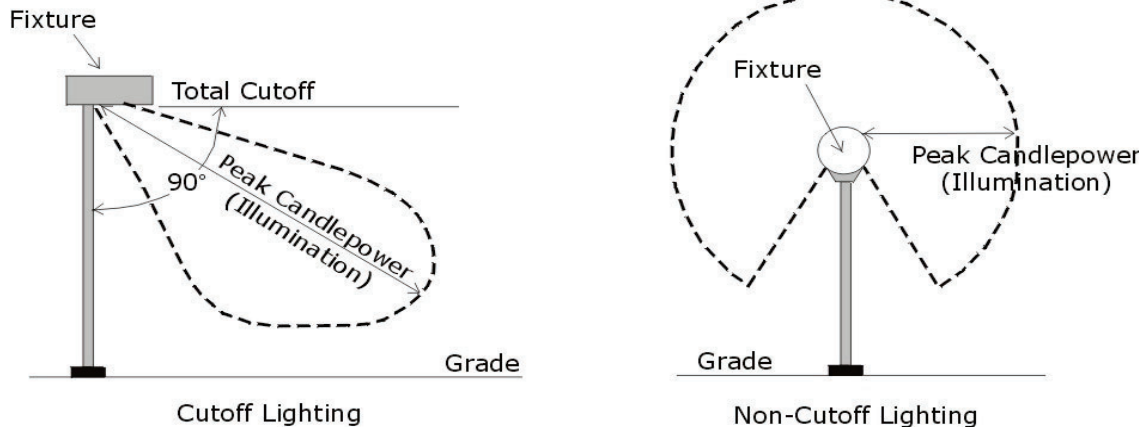
12.9.3 Exemptions

- (A) Commercial enterprises with outdoor display areas as detailed in Section 12.10.3 and located in a B-2, B-3, I-1, PD-B, or PD-I District shall be permitted to follow the alternate illumination levels in Table 12-12 provided that a lighting plan meeting the standards of Section 12.9.4 is approved.
- (B) The following shall not be regulated by this Article:
 - (1) Lighting required by State or Federal regulations
 - (2) Illuminated poles for governmental or institutional flags
 - (3) Seasonal holiday lighting (less than 30 days in any calendar year)
 - (4) Athletic field and amphitheater lighting (when extinguished within one hour following games/programs)
 - (5) Emergency lighting

12.9.4 Lighting Standards

- (A) All outdoor lighting shall be designed, located, and mounted at heights no greater than 12 feet above grade for non-cutoff lights and 24 feet above grade for cutoff lights. See Figure 12-10.
- (B) Variation of heights greater than as specified above shall be subject to approval by the Zoning Commission based upon a lighting plan designed by an architect or engineer citing reasons for variations and methods used to comply with other sections of this Article.

- (C) Exterior lighting shall be designed or located in such a way so as not to shine directly into an adjacent dwelling unit, regardless of the applicable zoning district.
- (D) The maximum illumination permitted in each district type, as demonstrated by a photometric drawing, shall be as follows:

Figure 12-10: Cutoff and Non-Cutoff Lighting**Table 12-11: Illumination Levels**

District	Maximum Illumination across the Property (footcandles)	Maximum Illumination at Property Lines (footcandles)	
		Non-Cutoff Lighting	Cutoff Lighting
R-7, B-1 or O-1 Districts	2.0	0.10	0.10
B-2, B-3, I-1, SWD, ME, PD-B, PD-I, or PD-M Districts	5.0 at building entryways An average of 2.0 over parking lots	0.30	0.50

Where there are 2 abutting lots with different zoning districts and different maximum illumination requirements, the more restrictive maximum illumination standards shall apply to both lots along the shared property line.

- (E) When a use is adjacent to any single-family residential district (R-1, R-2, R-3, R-4, R-5, or R-6), the most restrictive standards of Table 12-11 shall apply.
- (F) The placement of light poles within raised curb planter areas or landscaped islands is encouraged, but conflicts with parking lot trees that can obscure the lighting shall be avoided through alternative lighting locations.
- (G) No outdoor lighting shall be of such an intensity or color distortion as to cause glare or to impair the vision of drivers or pedestrians.
- (H) Uniform lighting shall be provided to prevent various intensities of lighting throughout the parking area. Such uniform lighting shall be illustrated in the required lighting plan.
- (I) Light levels shall be measured in footcandles with a direct reading, portable light meter, at grade level.

- (J) Non-cutoff lighting affixed to a wall shall be prohibited.
- (K) All outdoor lighting fixtures within a development shall be the same, similar, or complementary in design and appearance.

Additional Standards for Outdoor Display Area Lighting

- (M) A site plan delineating separate display, customer and employee parking, and storage sectors, as well as building entrances, shall be submitted. Rear sectors abutting residential districts or uses shall be delineated on the site plan. The site plan shall include the location of all exterior light fixtures, controllers, and transformers.
- (N) A photometric plan shall show the illumination levels for each sector designated on the site plan, in accordance with Table 12-12.
- (O) Lighting shall be dimmed between the hours of 11:30 p.m. and 6:30 a.m., as shown in Table 12-12, to limit light pollution and preserve the opportunity for appreciation of the night sky. Facilities where customers are served on-site 24-hours per day may be granted an exemption by the Zoning Administrator upon compliance with all other sections of this Article.
- (P) In no case shall flashing lights be used for exterior display or lot lighting.

Table 12-12: Special Outdoor Display Area Illumination Levels				
Sector	Maximum Illumination across the Sector (foot-candles)	Maximum Illumination at Property Lines or at Curb (footcandles)		Uniformity Ratio – Maximum to Minimum
		Non-Cutoff Lighting	Cutoff Lighting	
Display Sectors (front three parking rows maximum)	30.0	10.0	10.0	10:1
Parking Sectors	An average of 2.0 across the sector	0.30	0.50	5:1
Storage Sectors	An average of 2.0 across the sector	0.30	0.50	5:1
Rear Sectors <u>adja-</u> <u>cent</u> to R-Districts	An average of 2.0 across the sector	0.10	0.10	5:1
Building Entrances	5.0 at building entryways	n/a	n/a	n/a

Overnight Lighting (11:30 p.m. – 6:30 a.m., except for Rear Sectors)	5.0 at building entryways An average of 2.0 across the site	0.30	0.50	4:1
---	--	------	------	-----

12.9.5 Nonconforming Outdoor Lighting

The nonconforming use of lighting may continue until the luminaire is replaced.

(Amended 9/13/11)

12.10 Outdoor Display, Sales, and Storage

12.10.1 Purpose

The purpose of these regulations is to ensure the proper use of land for outdoor displays, sales, and storage so as to minimize impacts on surrounding property owners and uses.

12.10.2 Applicability

The provisions of this Section shall apply to all uses except single-family, two-family dwellings, and roadside markets that are accessory to an agricultural use and are permitted pursuant to Section 519.21 of the Ohio Revised Code and Section 10.2 (Accessory Buildings and Uses) of this Resolution.

12.10.3 Exemptions

The following uses where the outdoor displays and sales are the permitted principal use of the lots shall be exempt from these regulations:

- (A) Outdoor display, sales, and storage areas approved as part of a site plan or final development plan prior to the effective date of this Resolution;
- (B) Automotive sales or rental;
- (C) Greenhouses;
- (D) Tool rental or sales facilities; and
- (E) Similar uses as determined by the Board of Zoning Appeals.

12.10.4 General Standards

- (A) All outdoor sales, display, and storage areas shall require a Zoning Certificate and shall be illustrated on the corresponding site plan.
- (B) Outdoor sales, display, and storage areas shall not be located in any required setback, parking and circulation area, right-of-way, or required landscape or buffer area.
- (C) Such sales, display, and storage areas shall be prohibited if they will create any safety hazard for pedestrians. A minimum pathway in areas used for outdoor displays, sales, and storage shall be provided to allow

14.5 Required Buffers

14.5.1 Streetscape Buffers

- (A) Parking areas with more than 20 spaces shall landscape the 15-foot minimum streetscape buffer required in Subsection 13.4.1 (Location and Setback Requirements) as provided in this Section.
- (B) A minimum of one canopy tree shall be provided for every 35 lineal feet of street frontage. These trees do not have to be planted an equal distance apart but all shall be located along the street frontage and placed so they will not interfere with overhead utilities upon full growth.
- (C) If overhead wires restrict the placement of canopy trees, ornamental trees can be substituted but at a ratio of one ornamental tree per 25 lineal feet of street frontage.
- (D) A minimum of 10 square feet of landscaped area including flowers, shrubs, or ground covers shall be provided for every 100 square feet of streetscape buffer.

(Amended 12/11/07)

14.5.2 Lot Buffers

(A) Minimum Buffer Yard

- (1) Table 14-1 shall define the minimum buffer requirements between lots based on adjacent zoning districts.
- (2) Where any activity or land falls under more than one of the categories listed, the most stringent requirements shall be applied.
- (3) Where the minimum setback for the applicable zoning district differs from the required buffer yard, the more restrictive standard shall apply.

Table 14-1 Required Buffer Yard (Feet)

Abuts When	Districts										
	R-1 to R-6	R-7	B-1	B-2	B-3 or PD-I	O-1	I-1	PD-B or PD-M	RF	SWD	ME
R-1 to R-6	0	0	0	0	0	0	0	0	0	0	0
R-7	25	0	0	0	0	0	0	0	25	0	0
B-1	25	20	0	0	0	10	0	0	25	0	0
B-2	40	30	25	0	0	25	0	0	40	0	0
B-3 or PD-I	50	30	25	10	0	25	0	0	50	0	0
O-1	25	25	25	0	0	0	0	0	40	0	0
I-1	100	100	60	40	40	60	0	40	100	0	0
PD-B or PD-M	30	40	30	10	0	25	0	0	50	0	0
RF	25	0	0	0	0	0	0	0	0	0	0
SWD	500	500	100	100	100	100	80	100	500	0	0
ME	500	500	100	100	100	100	80	100	500	0	0

(B) Planting Requirements for Required Buffers

(1) Buffers shall include, at a minimum:

- a.) A 6-foot high fence or wall or an earth mound/earth berm; and
- b.) Three evergreen trees and 6 shrubs for every 60 lineal feet of lot line requiring a buffer.

(2) In lieu of fence, wall, or earth mound/berm, an applicant may provide a natural buffer of the following:

- a.) Eight evergreen trees, planted in an offset manner to provide a solid buffer for every 80 lineal feet of lot line requiring a buffer; and
- b.) Twelve shrubs for 75 lineal feet of lot line requiring a buffer.

(C) Buffer Design Standards

- (1) Buffers shall not be located on any portion of an existing, dedicated, or reserved public right-of-way or private ingress/egress easement.
- (2) The buffer shall be provided on the lot with the most intense use.

- (3) On sloped areas the buffer shall be located to maximize its effectiveness.
- (4) No construction shall be permitted within a required buffer other than a wall, fence, or berm, or a driveway in the front yard connecting a parking area on the lot to a street or to a parking area on an abutting lot. A driveway in the side yard that connects a paving area on the lot to the street shall not encroach into the buffer area. Subsurface constructions are permitted provided the required buffer is placed above said subsurface constructions and further provided no part of a subsurface construction protrudes above the ground surface.
- (5) Adjacent Parcels Owned by the Same Owner
When 2 or more adjacent parcels are owned and being developed at the same time by the same owner, the buffer may be placed on either adjoining parcel or astride the boundary. If one property will remain vacant, the buffer shall be provided between the properties.
- (6) Adjacent Parcels Owned by Different Owners
When adjacent parcels have different owners the buffer shall be placed on the parcel being developed. However, a buffer that meets the requirements of both parcels may be placed astride the boundary if a written agreement, signed by both owners, is filed with the Colerain Township Zoning Commission.
- (7) Existing Fence, Wall, or Berm on Adjacent Parcel
When the adjoining parcel has an existing fence, wall or berm adjacent to a developing parcel boundary, the existing landscape material on the adjacent parcel may not be used toward the requirements for the boundary buffer required for that boundary edge.
- (8) Existing Development on Both Sides
Where development already exists on both sides of a lot line, a buffer shall be established as a condition of any new development. The property owner shall provide the maximum buffer possible under the standards of this Article given the location of existing buildings and driveways.

14.6 Parking Area Landscaping

14.6.1 Minimum Landscaping Requirement for Parking Areas

A minimum of 15 percent of the parking area shall be landscaped in accordance with the provisions of this Section.

14.6.2 Landscape Island Locations

- (A) Landscape islands shall be located at the end of each parking row with a minimum size of 135 square feet for single loaded parking rows, and a minimum size of 270 square feet for double loaded rows (see Figure 14-2);

(A) Such sign shall be located a minimum of 15 feet from a right-of-way.

(B) The maximum sign area shall be 32 square feet.

(C) The maximum sign height shall be 6 feet.

15.7.9 One non-illuminated wall sign of 4 square feet or less in a residential zoning district as part of a permitted home occupation;

15.7.10 Commemorative plaques placed by recognized historical agencies;

15.7.11 Mailbox identification when such is an integral part of such mailbox;

15.7.12 Warning signs including “no hunting,” “no trespassing,” “keep off grass,” “no dumping,” or signs of a similar nature provided that they do not exceed 2 square feet in area.

15.7.13 Window signs not to exceed 50 percent of the window surface. The window signs shall be so located as to allow clear visibility into the building for the purposes of fire and police protection.

15.7.14 Banners which are seasonal and decorative in nature and theme and bearing no commercial message or logo.

(Amended 12/11/07)

15.7.15 Government Sponsored Signs

(Amended April 9, 2013)

15.8 Permanent On-Premises Signs

15.8.1 Signs Permitted in any Residential or “RF” Zoning District, or residential use in a “PD-M” District

The following on-premises signs may be permitted in a residential district or in the “RF” District or residential use in a “PD-M” District.

(A) All signs not requiring a Zoning Certificate pursuant to Section 15.7 (Signs not Requiring a Zoning Certificate);

(B) Permanent freestanding signs for a subdivision, open space residential development, multi-family dwelling, public/institutional use, or commercial enterprise permitted in a residential zoning district (kennel, riding stable, etc.) provided that the signs meet the following requirements (See Figure 15-3):

(1) Two permanent freestanding signs may be permitted, by Zoning Certificate, at each development entrance along a county or state road;

(2) The signs shall be ground mounted signs;

- (3) The signs shall be set back 15 feet from the public right-of-way and 20 feet from any adjacent property lines.
- (4) The maximum sign area for each sign shall be 24 square feet in area;
- (5) No such sign or any portion of the structure shall exceed 6 feet in height; and



Figure 15-3: Development Sign

- (6) The sign may only be illuminated through external lighting.
- (C) Permitted public and institutional uses may be permitted to have one permanent freestanding sign provided the sign meets the following requirements:
 - (1) The sign shall be a ground mounted sign;
 - (2) The signs shall be set back 15 feet from the public right-of-way and 20 feet from any adjacent property lines.
 - (3) The sign shall have a maximum sign area of 32 square feet in area;
 - (4) No such sign or any portion of the structure shall exceed 6 feet in height; and
 - (5) The sign may only be illuminated through external lighting.

15.8.2 Signs Permitted in any “B-1” or “O-1” District, or office use in a “PD-B” District, or on the premises of an approved Conditional Use in a Residential District

The following on-premises signs may be permitted in any “B-1” or “O-1” District, or office use in a “PD-B” District, or on the premises of an approved Conditional Use under Section 7.2.3 and Table 7-1:

- (A) All signs not requiring a Zoning Certificate pursuant to Section 15.7 (Signs not Requiring a Zoning Certificate);
- (B) All signs shall be set back a minimum of 10 feet from the right-of-way;
- (C) **Ground Mounted Signs**
One permanent ground mounted sign per parcel, lot, or site subject to the following requirements:
 - (1) The height of the sign shall not exceed 6 feet.
 - (2) The total sign area permitted shall be based on the lot frontage of the street where the sign shall be located.

- (3) The maximum sign area of the freestanding sign shall be equivalent to 0.5 square feet for each lineal foot of lot frontage. In no case shall the sign area exceed 70 square feet.

(D) Wall Signs

- (1) Wall signs may be permitted at a ratio of 1.0 square foot for each lineal foot of building frontage.
- (2) The total sign area of all wall signs on a single building frontage shall not exceed 100 square feet.
- (3) Buildings located on a corner lot may be permitted to have wall signs in the amount equal to 1.0 square foot for each lineal foot of building frontage provided that they meet the requirements of this section and not to exceed 100 square feet.
- (4) The allocation of sign area based on building frontage may be applied to multiple sides of the building.

(E) Electrically Activated Signs

- (1) Lighted electrically activated signs are permitted where their only movement is the periodic changing of information against a solid, black or white background.
- (2) Bulbs with automatic dimmers and glare screens shall illuminate all such signs.
- (3) Such advertising devices shall contain a default design that will freeze the message screen if a malfunction occurs.
- (4) Copy changes shall be limited to no more than 4 per minute, with each displayed for a minimum of eight seconds, and with changes accomplished in three seconds or less.
- (5) Such signs shall not flash as part of a copy change or at any other time.
- (6) Brightness of a text message sign shall not exceed 2,000 nits (one nit = one candela per square meter) and the brightness of a graphic image sign shall not exceed 6,000 nits. The sign shall be equipped with a photocell to automatically reduce brightness to correspond with the reduction of available ambient light.
- (7) Maximum illumination any property line shall not exceed 0.1 footcandles above ambient light at grade.
- (8) The electrically activated portion of the sign shall be turned off from 11 p.m. to 6 a.m. nightly.
- (9) Any sign under this section shall meet all other zoning requirements.

(Amended 9/11/12)

**APPLICATION FOR ZONE MAP AMENDMENT
REQUIRING A PRELIMINARY DEVELOPMENT PLAN
or MAJOR AMENDMENT TO A FINAL DEVELOPMENT PLAN
COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD
CINCINNATI, OH 45251**

Case No.: ZA _____

Date Filed: 07/06/2023

Date of Preliminary Hearing (if applicable): _____

Request Change from: R-2

to: PD-M

Township: Colerain Book: 510 Page: 280 Parcels: 0185

Physical location of property (address or brief description if no address assigned):
7679 E MIAMI RIVER RD

Name of Applicant: RVP ENGINEERING LLC

Telephone No.: (513) 823-2175

Email Address: rob.painter@rvpengengineering.com

Address: 6236 CENTRE PARK DR, SUITE A

City: WEST CHESTER

State: OH

Zip: 45069

*Name of Owner(s): PAUL BOWMAN

Telephone No.: _____

Email Address: _____

Address: 5516 PATE RD

City: DILLSBORO

State: IN

Zip: 47018

Name, address and parcel number of each property owner of record within the proposed amendment area:

1. PAUL BOWMAN 5516 PATE RD DILLSBORO IN 47018 PARCEL ID: 051002800185

2. _____

3. _____

Signatures:

Applicant:

(attach separate sheet if necessary for additional parcels)

Date:

*Owner:

Date:

*Owner:

Date:

Filing fees shall accompany the application. Make check payable to: *Colerain Township Board of Trustees*.

Filing fee: _____

Legal notices: _____

Cert. Mail: _____

TOTAL: _____

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN.

*Although the Applicant need not be the same as the Owner(s), the Owner(s) shall co-sign for an amendment.



**Submission Requirements
for Amendment to the Colerain Township Zone Map
and Preliminary Development Plan
or Major Amendment to a Final Development Plan**

For office use only:

Case #:

See Zoning Resolution Section 4.3 for full description of the Amendment process. For questions, clarification, and confirmation of meeting times, please call the Colerain Township Planning & Zoning Department at (513) 385-7505.

All required items must be submitted by the published deadline for the desired Zoning Commission meeting.

- ☒ Application letter signed by the property owner, describing the proposed zone change and project. (15 copies)
- ☒ Completed application form.
- ☐ Application fee.
- ☒ Legal description of the property.
- ☒ Names and addresses of property owners adjacent to the subject property.
- ☐ Hamilton County Public Works and SDS applications. (2 copies)
- ☐ Letter confirming conceptual approval of sewer from MSD or OEPA as applicable.

Drawing Copies required:

- ☒ Ten (10) full size copies of the drawings listed below, signed and stamped by registered professional preparer. These should be folded to 8.5" x 11", with title block visible.
- ☒ Ten (10) 11" x 17" copies of the drawings listed below.

Digital version **REQUIRED** for each of the drawings listed below, in JPEG or PDF format (use colors readable on white background), on CD. To email, contact the Planning & Zoning Dept. for contact: 513-385-7505.

Site Drawing(s) shall include:

- ☒ Vicinity map.
- ☒ Existing property lines, dimensions, and orientations.
- ☒ Parcel IDs and names of property owners adjacent to the subject property.
- ☒ Adjacent streets and rights-of-way.
- ☒ Existing and proposed zoning district boundaries.
- ☒ Existing buildings and structures on property and on adjacent property within 50 feet of property line.
- ☒ Proposed new construction and site work.
- ☒ Equipment, outbuildings, dumpster locations, etc. that will be visible on the site.
- ☒ Proposed demolition of existing buildings, pavement, fencing, etc.
- ☒ Total gross and net acreage of the site and square footage of existing and proposed buildings.
- ☒ Existing flood plain elevation.
- ☒ Proposed flood plain drainage and control measures.
- ☒ Dimensions for setbacks, rights-of-way, easements, and other site restrictions.
- ☒ Parking and loading configuration, including calculation of total spaces, criteria used to determine total needed, pavement detail, curb location, curb detail, and aisle and stall dimensions.
- ☒ Watershed details for site and within 200 feet around site. Include GPM calculations for expected runoff for 5, 10, and 50 year storms.
- ☒ Proposed site drainage, including water retention/detention and sedimentation control measures.
- ☒ Building downspouts and storm sewer sizes and locations.
- ☒ Existing site contours (5' minimum) and proposed grading plan.
- ☒ Impervious surface ratio (for non-single family projects).
- ☒ Location(s) of any existing and proposed ground signage.

Building Drawing(s) shall include:

- ☒ A building plan for each building, showing the interior layout of the building and overall dimensions.
- ☒ Exterior elevations shall show all major mechanical equipment, satellite dishes, etc. that will be located on the exterior of the building and the method(s) of screening these items.

(over)

- ☒ Exterior elevations of all sides of proposed new construction (including significant renovation). Building materials should be noted. (For additions to existing buildings, sufficient portions of the existing building shall be shown in elevation to convey an understanding of the relationship between new construction and existing.

- ☒ A roof plan shall be submitted if any major items of equipment are to be located on the roof. (Drawings, photographs, and/or manufacturer's literature may be required to convey the size and character of these items.)

Landscape Drawing(s) shall include:

- ☒ Clearing limits and existing plant material that is to remain, including an indication of the size of all major trees, shrubs, etc. Existing trees of four-inch caliper and greater must be shown if subject to removal. (Size and extent may be conveyed by photograph.)
- ☒ Proposed new landscaping including notation indicating size and species of all new plants.
- ☒ Existing landscaping on adjacent properties must be indicated if it influences the landscape planning for the site under construction (may be conveyed by photograph).

Lighting and Signage Drawing(s) shall include:

- ☐ Text, color, dimensions, character, and location of all existing and proposed signage. (Building mounted signage may be shown on the building elevations.)
- ☐ Location, dimensions, details and specifications for exterior lights, including type of standards and radius of lights.
- ☐ Photometric chart showing intensity in footcandles across the site and at property lines.

Checklist completed by: Rob Painter
(print or type name)

Signature: [Signature]

Phone/email: 513 403 1084 rob.painter@RPEngineering.com

All required items must be submitted by the published deadline for the desired Zoning Commission meeting.

For Office Use Only:
Preapplication Conference:
Fees Paid:
RPC meeting:
Zoning Commission:
Trustees Hearing:

(over)

Colerain Township Board of Trustees

4200 Springdale Road

Cincinnati OH 45251

Dear Board of Trustees:

We have selected this property for its central location to our current and future hauling business. We haul different materials for contractors around the township and greater Cincinnati. The property is currently vacant, and we would like to build a garage/shop and office building as well as a residence for one of the owners. Our first step in that process is to rezone the property from R-2 to PD-M.

We plan to park our trucks on a gravel pad and have some indoor parking as well as maintenance in the shop building. The shop building will also have an office attached to it where we will run the business. The business will operate from 7am to 6pm. We will provide a landscaping and berm buffer as a sound barrier for the existing residential property to the east.

The rear of the property next to the river will be a residence for one of the owners. Since she will be living on site, she'll want to make sure the site is kept clean and quiet during off hours and will be a good neighbor.

We look forward to building this new project in Colerain Township.

Sincerely,

HJ Hauling

A handwritten signature in dark ink, appearing to read 'HJ Hauling', with a long, horizontal flourish extending to the right.

HJ HAULING

7679 MIAMI RIVER RD

COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO

SECTION 19 TOWN 1 FRACTIONAL RANGE 2

GENERAL NOTES

1. ALL PLANS & CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT "RULES AND REGULATIONS" OF GREEN TOWNSHIP, HAMILTON COUNTY, AND APPLICABLE OHIO DEPARTMENT OF TRANSPORTATION STANDARDS.
2. ITEM NUMBERS REFER TO THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF GREEN TOWNSHIP AND HAMILTON COUNTY. WHEN IN CONFLICT, HAMILTON COUNTY REQUIREMENTS SHALL PREVAIL.
3. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY GREEN TOWNSHIP, HAMILTON COUNTY, AND THE OHIO EPA.
4. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNER'S REPRESENTATIVE WITH WRITTEN REPORTS. OWNER WILL OBTAIN OHIO EPA PERMITS.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
6. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BREAKING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE. EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
7. CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
8. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PIPE OR TO THE TOP OF THE CROWN OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
9. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS AND THE SPECIFICATIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.
11. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH ODOT ITEM 659.
12. ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
13. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
14. ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
15. ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.
16. STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35, PVC PROFILE PIPE PER ODOT ITEM 707.42, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33 OR REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 611. ALL STORM PIPE USED MUST HAVE A MANUFACTURER SPECIFIED FRICTION FACTOR OF 0.013 (n=0.19) OR LESS.
17. ALL CATCH BASINS IN THE PAVEMENT OR CURB ARE TO HAVE 4" PERFORATED UNDERDRAINS EXTENDING 12 LF FROM THE CATCH BASIN IN EACH UPHILL DIRECTION.
18. ALL CATCH BASINS AND MANHOLES WITH A DEPTH GREATER THAN 4.5' SHALL BE PROVIDED WITH DUCTILE IRON, CAST ALUMINUM, OR STEEL REINFORCED PLASTIC STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
19. DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM & SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE.
20. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SYSTEMS ARE PROHIBITED.
21. ALL WATERMAIN CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERMAIN AT ALL CROSSINGS. WATERMAIN SHALL BE LOCATED A MINIMUM OF 10" HORIZONTALLY FROM ANY SANITARY SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERMAIN PIPE. ONE FULL LENGTH OF WATERMAIN PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE. ALL WATER SHALL HAVE A MINIMUM OF 4" OF COVER.
22. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. IF THERE ARE ANY CONFLICTS NOTIFY THE ENGINEER IMMEDIATELY.
23. ANY FIELD TIE CUT IN EXCAVATION WHICH DRAINS AN OFFSITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
24. FORTY-EIGHT HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITY PROTECTION SERVICES (OUPS), AND ALL OTHER AGENCIES WHICH MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OHIO UNDERGROUND PROTECTION, INC.
25. CONTRACTOR TO REMOVE & REPLACE PAVEMENT AS SPECIFIED.
26. SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
27. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
28. ALL PARKING SPACES ARE TO BE 9'x19', UNLESS OTHERWISE NOTED.
29. DEBRIS MUST BE PICKED UP WITHIN PROPERTY LIMITS WEEKLY OR AS NEEDED FOR PUBLIC SAFETY, AND CLEAR SURROUNDING STREETS ATTACHED BY THE CONSTRUCTION SITE DAILY OR AS NEEDED FOR PUBLIC SAFETY.
30. MAINTENANCE AGREEMENT, PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING, AND OTHER STRUCTURES AND SURFACES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED. PARKING LOT STRIPING AND MARKINGS SHALL BE MAINTAINED IN A CLEARLY VISIBLE CONDITION.
31. LANDSCAPE MAINTENANCE AGREEMENT. OWNER AGREES TO SEASONAL MAINTENANCE PROGRAM AND WILL REPLACE ALL DISEASED, DEAD, OR DAMAGED PLANTS, REPLISH MULCH, CONTROL WEEDS, FERTILIZE, AND PRUNE BEGINNING UPON COMPLETION OF CONSTRUCTION OF LANDSCAPING.

STORM DRAINAGE NOTES:

- All plans and construction within the unincorporated areas of Hamilton County shall comply with the current "Rules and Regulations" of the Planning and Development Department of Hamilton County, governing the design, construction, operation, maintenance and use in the County of Hamilton Storm Drainage System. Copies of these "Rules and Regulations" are available at the Department of Planning and Development, Room 801 City Administration Building, 138 East Court Street, Cincinnati, Ohio 45202.
2. All storm sewer, surface drainage and detention/retention facility construction and material shall be in accordance with the State of Ohio Construction and Material Specifications, current edition.
3. All storm sewer, surface drainage (except for storm sewer within County road right-of-way) and detention/retention facility construction to be under the inspection and supervision of the Hamilton County Planning and Development Department. Phone (513) 946-4550 at least 24 hours in advance of construction.
- Storm systems constructed within county road right-of-way is to be inspected by the Hamilton County Engineer.
4. Unless otherwise specified, storm sewer pipe shall be Type "C" Conduit 706.02, Class IV with Class B bedding as per ODOT 603.04. Backfilling is to comply with ODOT 603.08 for storm sewer pipe.
5. Thermoplastic storm sewer pipe may be substituted for concrete pipe. The type of pipe and ASTM or AASHTO standards must appear on the plans and profiles. Also, the pipes shall be stamped by the manufacturer prior to shipment for field verification. The pipe shall comply with the specifications of the Hamilton County Public Works Rules and Regulations. (Section ST 713(b)).
6. Unless otherwise specified, storm sewer manholes are to be ODOT Std No. 1, Std. No. 3 or Std. No. 5, and catch basins are to be ODOT Std. catch basins.
- All catch basin outlet pipes connecting to manholes are to be sloped at 2% unless otherwise specified. Maximum permitted depth of outlet pipe Catch Basins shall be as follows:
- CB-34, CB2-2.4 and CDB2-2.4: 4'-0" CB-3 and CB-3M: 6'-0"
- CB-3M: 12"-00" shall be deemed necessary to increase depths beyond 12'-0", reinforced concrete walls shall be used. Developer shall submit design details for approval.
7. All wingwall headwalls designated as (Std. H.W.) or (W.W.H.W.) shall be Hamilton County Department of Public Works Std. Plate 5 Wingheadwalls.
8. RCP indicates Item 601 RCP Channel Protection. Dimensions on plan indicate size (Type B, C, etc.), width and length and depth.
9. Compacted fills are to be made to a minimum of three feet above the crown of any proposed sewer prior to cutting of trenches for placement of said sewers. All fills shall be controlled, compacted and inspected by an approved testing laboratory or an inspector from the appropriate governmental agency.
10. All proposed storm sewer and/or other drainage facilities are to be private and maintained by the owner for nonresidential developments.
11. All ground surface details that have been exposed or left bare as a result of construction and are to final grade and are to remain so shall be seeded and mulched as soon as practical in accordance with State of Ohio Specification Item 659.
12. CB3-M or CB-3M catch basins as designated on the plans refer to Hamilton County Department of Public Works latest Std. Drawings.
13. Steps shall be provided in all catch basins where the depth exceeds 4'-0" and shall meet the requirements of the State of Ohio Std. Construction Drawing MH-1.
14. No direct connections of effluent pipes from household sewage disposal systems are permitted to closed public storm drainage systems. Furthermore, the discharge shall not enter the public storm sewer.
15. The minimum depth of the catch basins according to Storm Drain Inlet Protection under Chapter 6 of the Ohio Rainwater and Land Development Manual (RLDM) must be provided for at all catch basins, inlets and the inlet side of all new pipe openings, or approved equal.
16. Temporary erosion, sediment and debris control using a Rock Check Dam according to Chapter 5 of the RLDM must be provided for at the outlet ditch, slide, watercourse or pipe. See approved plans for any other specific locations, and approved details for approved structures.
17. In addition to any temporary erosion, sediment, and debris control details and notes shown on the plans, the developer shall construct temporary sediment basins, earth dikes, temporary or permanent seeding, mulching and/or muck netting and any other generally accepted methods to prevent erosion, mud and debris from being deposited on other property, on newly constructed or existing roads, or into waterways or other drainage basins for the erosion and debris, plants, trees, shrubbery, fences, landscaping or other similar items, being natural or artificial shall be placed in a private drainage easement that impedes or diverts the flow. i.e. Typical Section A-A Emergency Overflow Swale.
- Add the following "Restrictions on Sewer Easements", Note A, when following instructions of Section ST 407(a), 407(a)(1) and 407 (a)(2).**
18. "Restriction on Sewer Easements": No structure of any kind which can interfere with access to said public sewer shall be placed in or upon a permanent sewer easement excepting items such as recreational surfaces, paved areas for parking lots, driveways, or other surfaces used for ingress and egress, plants, trees, shrubbery, fences, landscaping or other similar items, being natural or artificial. No items such as recreational surfaces, paved areas for parking lots, driveways or other surfaces used for ingress and egress, plants, trees, shrubbery, fences, landscaping or other similar items, being natural or artificial shall be placed in a private drainage easement that impedes or diverts the flow. i.e. Typical Section A-A Emergency Overflow Swale.

Any of the aforesaid surfaces, paved areas, plants, trees, shrubbery, fences, landscaping or other similar items which may be placed upon such said permanent easement shall be so placed at the sole expense of the property owner, and the grantees or assigns of any permanent easement hereafter shall not be responsible to any present owners of the property, nor to their heirs executors, administrators or assigns, for the condition, damage to, or replacement of any such aforesaid items, or any other items placed upon the easement, resulting from the existence or use of the said permanent sewer easement by the grantees or assigns.

Any structure construction on said property in which said permanent sewer easement exists shall be kept not less than three (3) feet outside the permanent sewer easement line nearest the site of the proposed structure, except that this restriction is not applicable to all storm sewer easements.

Any deviation from the aforesaid restrictions shall be petitioned by written request to the grantees or their assigns. Each such request shall be considered on an individual basis with approval not to be unreasonably withheld.

Private drainage easement for storm water detention/retention facility

Private storm drainage limits shown on this plan are not accepted by the Board of County Commissioners of Hamilton County and the County of Hamilton is not obligated to maintain or repair any channels or installations in said limits. The said limit area and all improvements in it shall be maintained continuously by the legal owner(s). No structures, planting or other material, shall be placed or permitted to remain which may obstruct, retard or change the direction of the flow of water through the drainage channel in the said limits.

The location of the Private Storm Drainage Limits must be prepared by the Developer or his Engineer on an easement and/or record plat by the metes and bounds description.

The plat is to be submitted to the Hamilton County Department of Planning and Development for review and approval prior to the Developer or his Engineer having the plat recorded. The Developer or his Engineer is to submit a print of the recorded plat to the Hamilton County Department of Public Works for their file and records prior to approval of the final development plans.

Storm Water Detention/Retention Facility table

*No gravity flow storm drains from any driveway, window well, stairwell, foundation, basement, patio or other source will be permitted to be directly connected to the proposed storm sewer system and/or existing or proposed watercourse below the high water elevations shown in the above table.

If the basement floor is below the above stated elevation, the basement shall be provided with a sump pump well and sump pump. The pump shall be discharged on the lot at or above the elevation stated above.

A gravity flow storm system may be discharged on the lot at a point where the outlet is not affected by flooding from the proposed storm sewer system and/or existing or proposed watercourse."

SHEET INDEX	
PAGE	TITLE
C1	COVER
C2	EXISTING CONDITIONS
C3	SITE PLAN
C4	GRADING PLAN

2023 SPECIFICATIONS

THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PROPOSAL SHALL GOVERN THIS PROJECT UNLESS OTHERWISE SPECIFIED. WHEN IN CONFLICT, THE GREEN TOWNSHIP AND HAMILTON COUNTY REQUIREMENTS SHALL PREVAIL.

UTILITIES NOTIFICATION

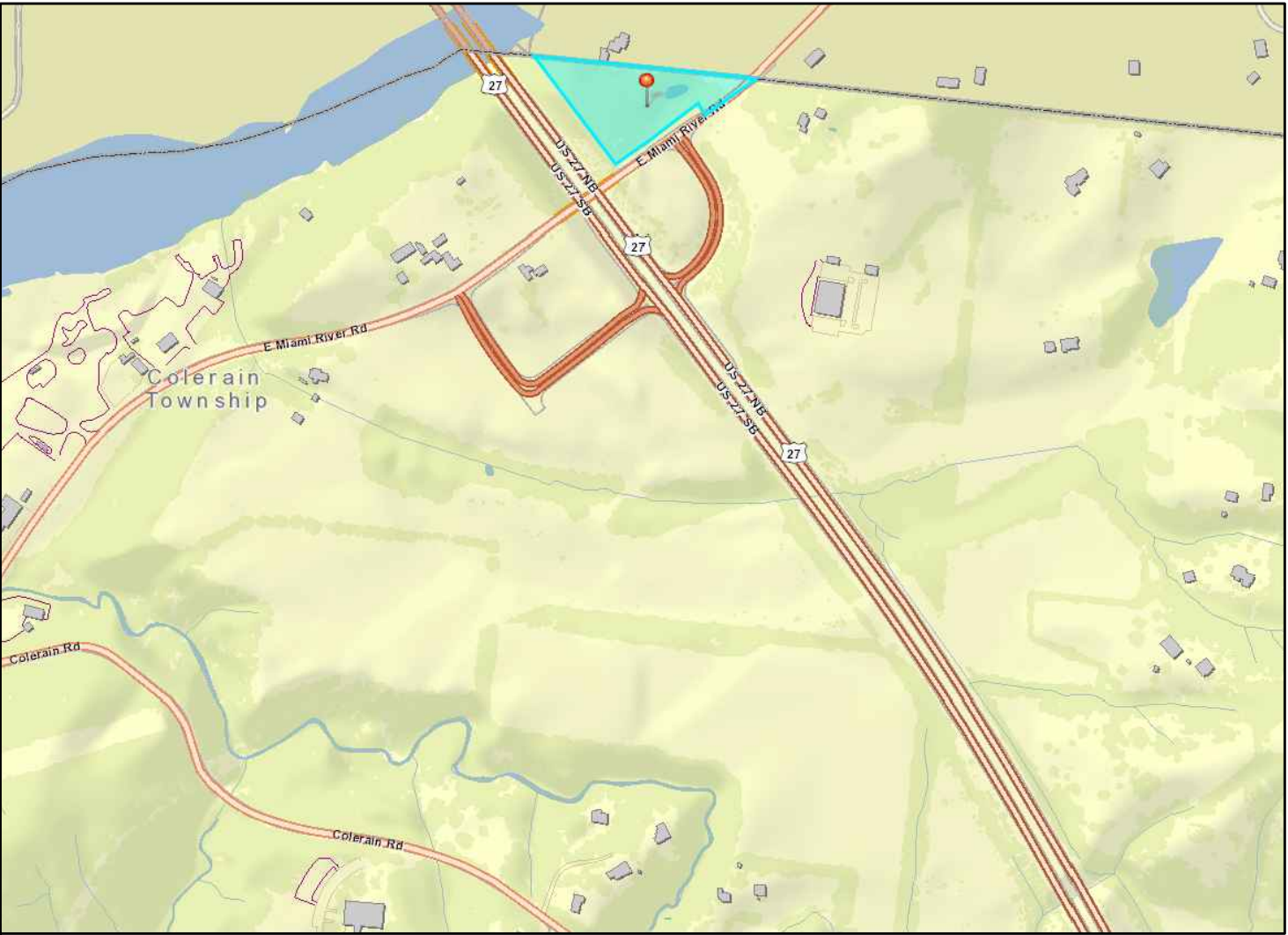
UNDERGROUND UTILITY FACILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE REGISTERED UTILITY PROTECTION SERVICE AND THE OWNERS OF EACH UNDERGROUND UTILITY FACILITY SHOWN ON THE PLAN.

THE OWNER OF THE UNDERGROUND FACILITY SHALL, WITHIN 48 HOURS (EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS), MARK THE LOCATION OF THE UNDERGROUND UTILITY FACILITIES IN THE CONSTRUCTION AREA IN SUCH A MANNER AS TO INDICATE THEIR COURSE AND THE APPROXIMATE DEPTH AT WHICH THEY WERE INSTALLED. THE MARKING OR LOCATING SHALL BE COORDINATED TO STAY APPROXIMATELY TWO DAYS AHEAD OF THE PLANNED CONSTRUCTION.



NOTE:

UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD
INFORMATION AND SURFACE INDICATIONS OF
UNDERGROUND STRUCTURES AND MAY NOT BE
INCLUSIVE, PRECISE LOCATIONS AND THE
EXISTENCE OR NON EXISTENCE OF
UNDERGROUND UTILITIES CANNOT BE VERIFIED.
PLEASE NOTIFY THE OHIO UTILITY PROTECTION
SERVICE AT 1-800-362-2764 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION
ACTIVITY.



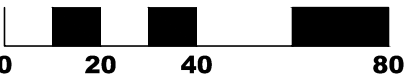
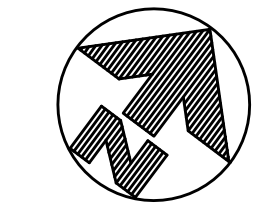
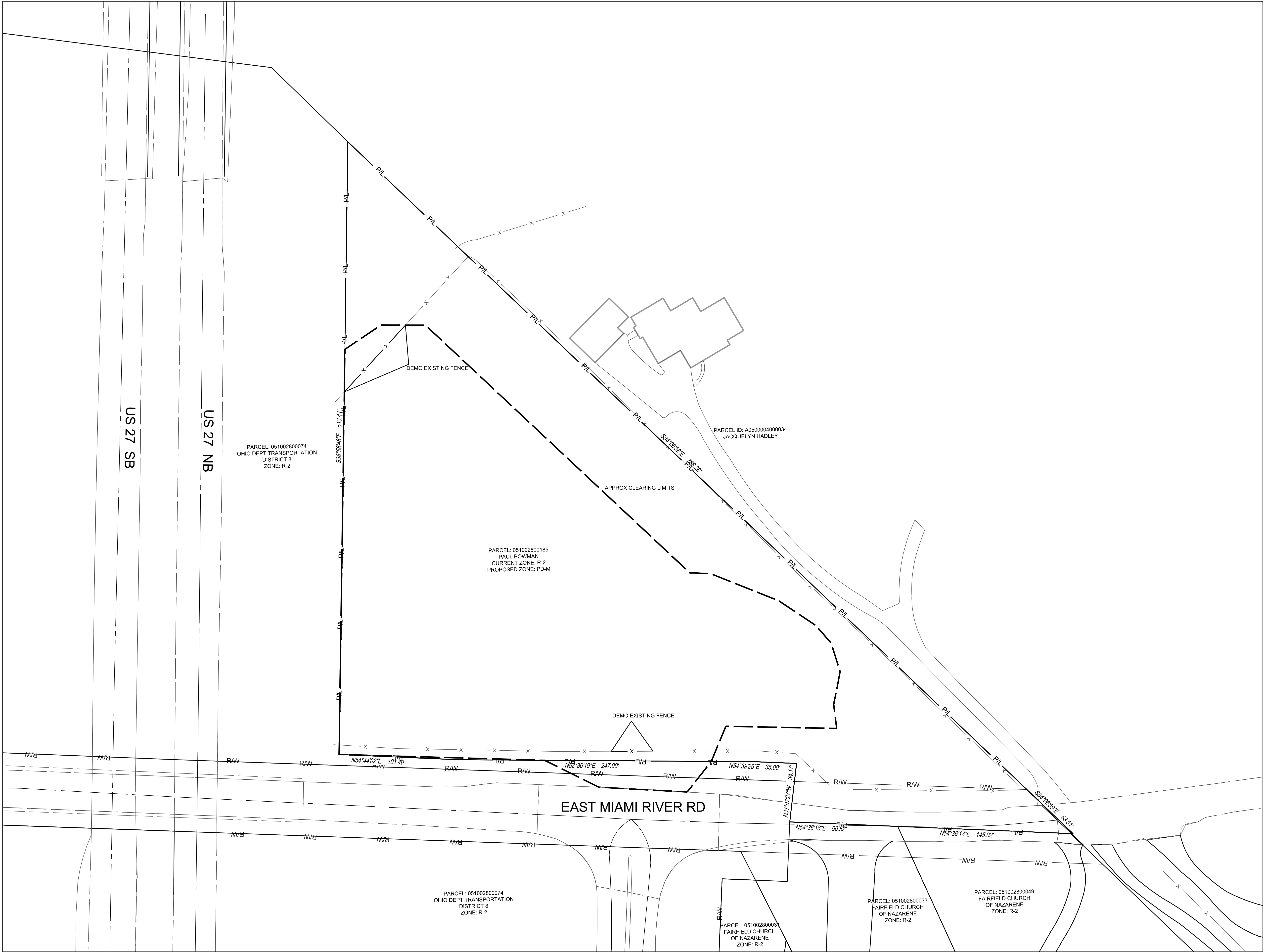
VICINITY MAP

NOT TO SCALE

HJ HAULING
7679 MIAMI RIVER RD
COLERAIRN TWP, HAMILTON COUNTY, OHIO

COVER

C1



NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD
INFORMATION AND SURFACE INDICATIONS OF
UNDERGROUND STRUCTURES AND MAY NOT BE
INCLUSIVE. PRECISE LOCATIONS AND THE
EXISTENCE OR NON EXISTENCE OF
UNDERGROUND UTILITIES CANNOT BE VERIFIED.
PLEASE NOTIFY THE OHIO UTILITY PROTECTION
SERVICE AT 1-800-362-2764 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION
ACTIVITY.

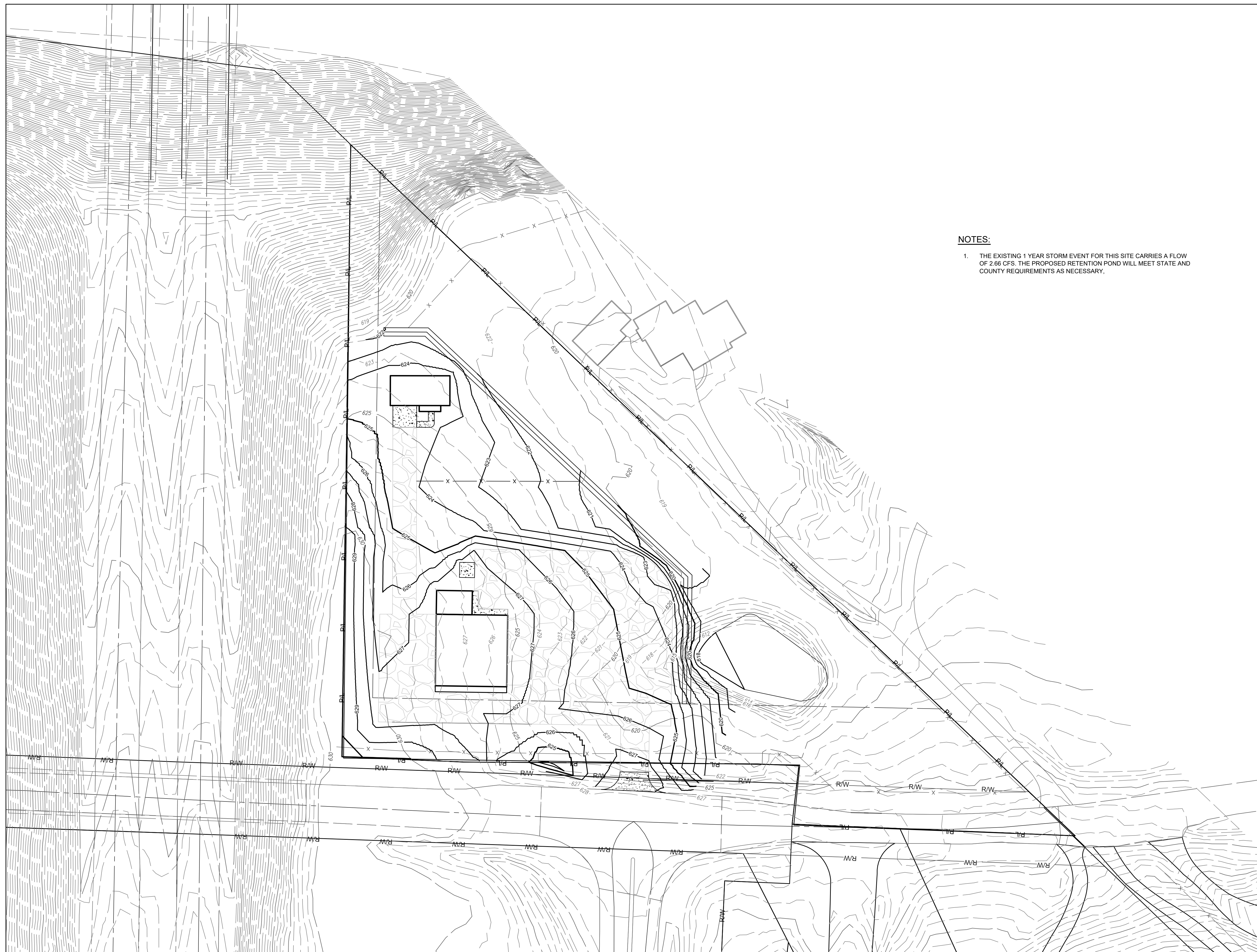


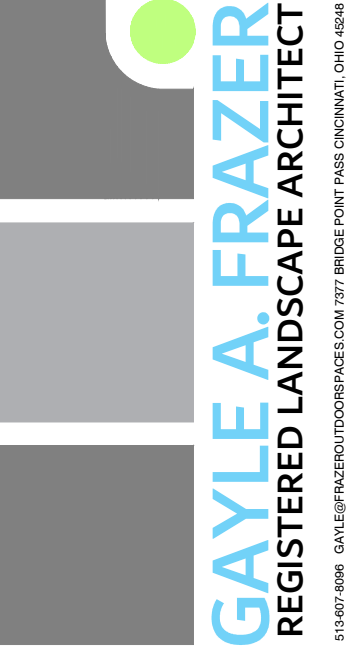
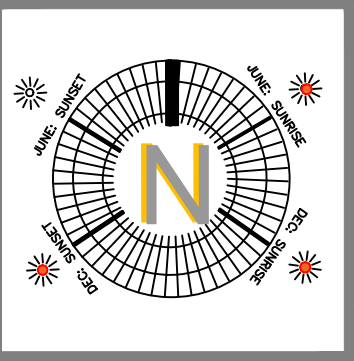
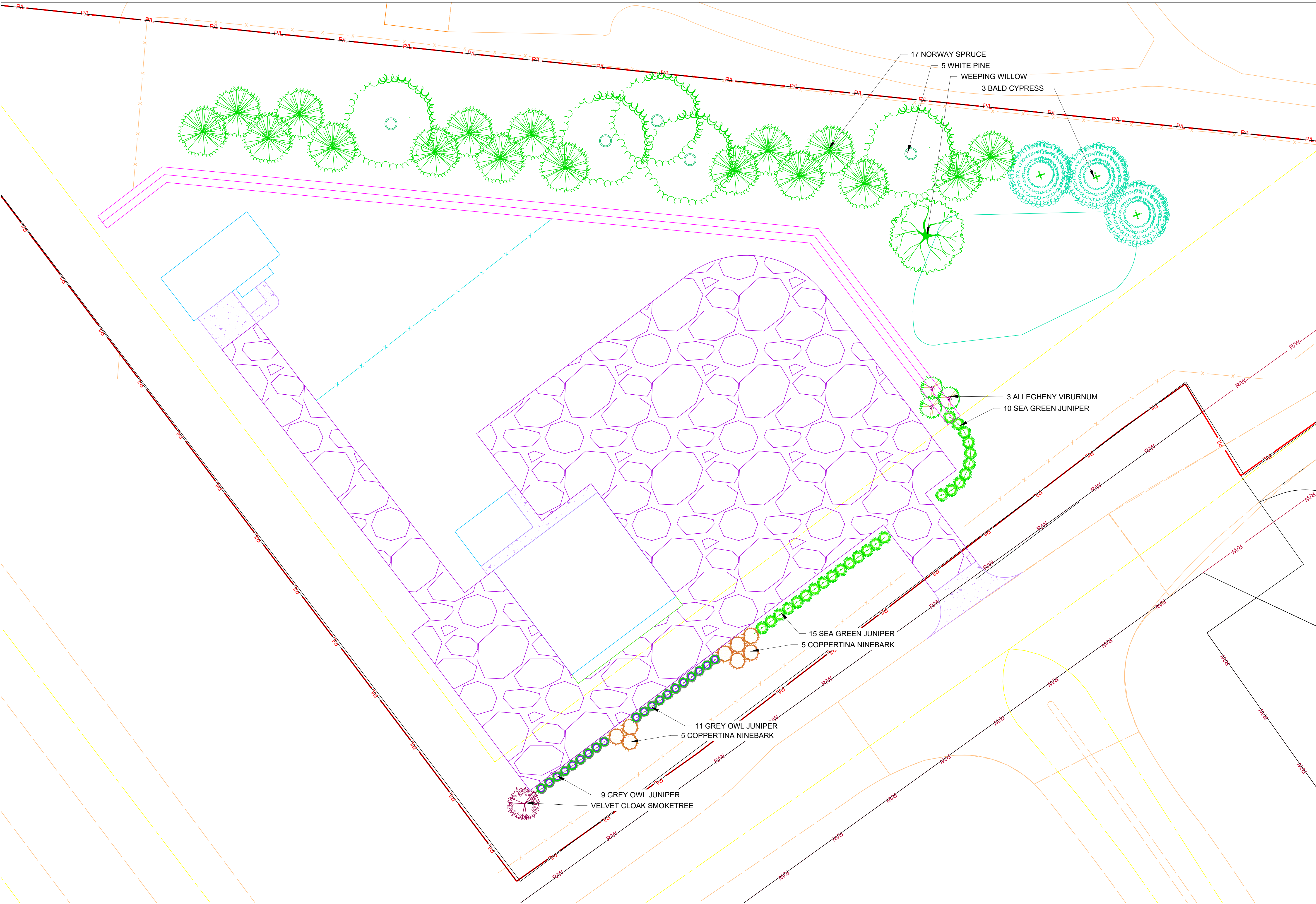
REVISIONS									

HJ HAULING
7679 MIAMI RIVER RD
COLERAIN TWP, HAMILTON COUNTY, OHIO
EXISTING CONDITIONS

SCALE:
DATE:
DRAWN: JGR
DESIGNED: JGR
CHECKED: RVP
XREF:
JOB NO.: 23052

C2





HJ HAULING



LANDSCAPE
PLAN

SCALE:
1.0" = 1.0'

7/6/2023

REVISIONS:

L1

GENERAL PLANTING NOTES

- THE CONTRACTOR SHALL:
- 1.CONTACT ALL UTILITY COMPANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK.
 - 2.PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
 - 3.FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING, OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
 - 4.PROVIDE TREES AND SHRUBS OF SIZES AND GRADES COMPLYING WITH ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
 - 5.IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
 - 6.LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
 - 7.NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.
 - 8.NOTIFY LANDSCAPE ARCHITECT IF A LIGHT FIXTURE OR OTHER UTILITY HAS BEEN BUILT WITHIN 10' OF PROPOSED TREE.
 - 9.REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
 - 10.KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION FOR THE DURATION OF THE PROJECT.
 - 11.PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR OTHER OPERATIONS BY OTHER CONTRACTORS BEING PERFORMED ON THE SITE. PROTECTION IS TO BE MAINTAINED FOR THE DURATION OF INSTALLATION AND MAINTENANCE PERIODS.
 - 12.TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.
 - 13.REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - 14.PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.

- THE CONTACTOR'S WARRANTY SHALL INCLUDE:
- 1.A WARRANTY FOR EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
 - 2.SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, SEED INSTALLATION, GROUND COVERS, AND OTHER EXTERIOR PLANTS.
 - 3.THE SERVICES OF MAINTAINING UPRIGHT POSITION OF EXTERIOR PLANTINGS DURING WARRANTY PERIOD, IMMEDIATE REMOVAL OF DEAD EXTERIOR PLANTS AND IMMEDIATE REPLACEMENT (UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON,) AND THE REPLACEMENT OF EXTERIOR PLANTS MORE THAN 25% DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

*THE ABOVE WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.

NOTE: LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

- PREPARATION AND PLANTING
- TOPSOIL SHALL BE ASTM D 5268, PH RANGE OF 5.5 TO 7, A MINIMUM OF 4% ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
 - COMPOST SHALL BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 % BY WEIGHT; 100 % PASSING THROUGH ONE INCH SIEVE;

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND PROJECT MANAGEMENT SPECIFICATIONS." IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL APPLY.

IN THE EVENT OF A CONFLICT BETWEEN THE LANDSCAPE PLAN AND THE PLANT KEY, THE LANDSCAPE PLAN PREVAILS. CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION.

Type of Plants Normal Planting Dates
Non-Container Grown, Deciduous: October 1 to April 1
Non-Container Grown, Other: October 1 to May 1
Container Grown: Year-Round if suitable precautions are taken to protect the stock from extremes of moisture and temperature.
If there is doubt, obtain a variance or a performance bond.

MULCH TO BE FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, GRADE A MATERIALS APPLY TO 100 PERCENT OPACITY TO LAST 7 MONTHS WITHOUT ANY ADDITIONAL TOP DRESSING. DEPTH WILL VARY DEPENDING ON PRODUCT INSTALLED. TYPICALLY 3"DEPTH

PROVIDE CLIENT OR CLIENT REPRESENTATIVE WITH PRICE AND A SAMPLE OF THE FOLLOWING OPTIONS:

- LONG LASTING DYED BLACK MULCH DOUBLE SHREDDED
- DYED BROWN MULCH DOUBLE SHREDDED
- DOUBLE SHREDDED HARDWOOD BLEND
- CYPRESS MULCH
- MINI PINE NUGGET
- MINI PINE FINES
- PINE STRAW
- PREMIUM WOOD CHIP
- WOOD CHIP

PROVIDE CLIENT WITH QNT MULCH PROVIDED
_____CUBIC YARDS

PROVIDE CLIENT WITH QNT OF COMPOST PROVIDED
_____ CUBIC YARDS

PROVIDE CLIENT WITH QUANTITY OF TOPSOIL PROVIDE
_____ CUBIC YARDS

- SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS PER METER; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
- FERTILIZER TO BE SLOW-RELEASE, GRANULAR OR PELLETED CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED FOR TYPE OF PLANT BEING GROWN.
 - LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, NOTIFY LANDSCAPE ARCHITECT FOR ADJUSTMENT INSTRUCTIONS.
 - PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWNS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
 - PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
 - LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
 - TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.

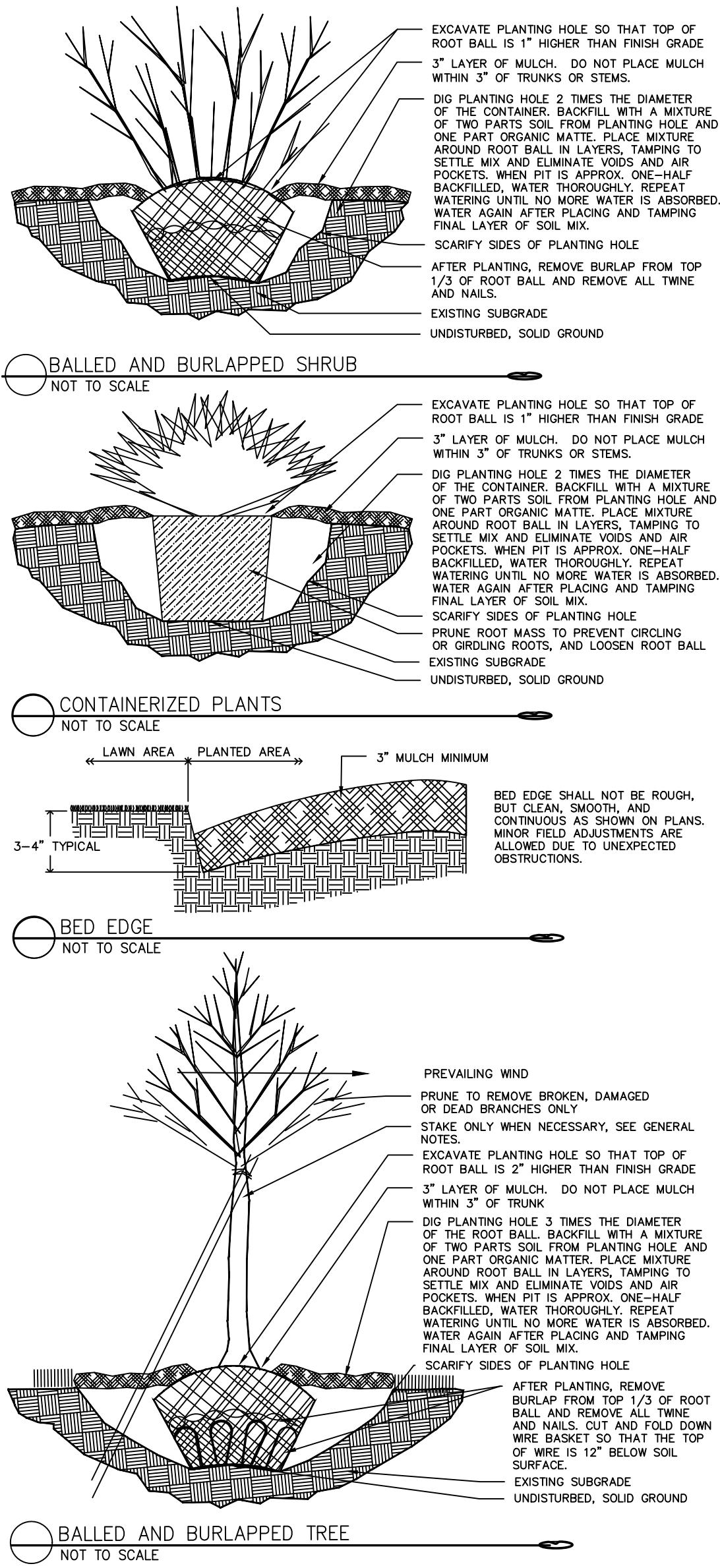
- PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS:
- LOOSEN SUBGRADE TO A DEPTH OF 4 – 6". REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD COMPOST AT A DEPTH OF 4 – 6" AND TILL WITH LOOSENED SUBGRADE, MIXING THOROUGHLY.
 - GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
 - EDGE BEDS 3 – 4" DEEP (SEE DETAIL).
 - ADDITIONAL PREPARATION FOR PERENNIAL BEDS: PROVIDE A TOTAL OF 6" OF COMPOST AND 6" UNSHREDDED TOPSOIL, THOROUGHLY BLEND MIXTURE. DO NOT COMPACT. MULCH WITH MINI PINE NUGGETS TO 100% COVERAGE. LANDSCAPE ARCHITECT TO OBSERVE AND APPROVE.
 - ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 3". APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

*ALL PLANTS ARE TO BE INSTALLED WITH ORGANIC BIO-TONE STARTER (A MYCORRHIZAL FUNGI STIMULANT) AND TRICHODERMA ABSORBENT GEL PER MANUFACTURERS SPECIFICATIONS ON INSTALLATION MEANS AND METHODS AND APPLICATION RATES.

*FOR ALL PLANT MATERIALS, PRUNE TO REMOVE DEAD OR INJURED BRANCHES ONLY, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

- THE SEED CONTRACTOR SHALL:
- 1.PERFORM A SOIL TEST FOR SEED NEEDS AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION.
 - 2.TILL AREA TO BE SEEDED TO A DEPTH OF 4". RAKE TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.
 - 3.SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
 - 4.RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
 - 5.PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 AND/OR SWALES/ AREAS OF HIGHER WATER FLOW WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. *SEED CONTRACTOR SHALL IDENTIFY THESE POTENTIAL AREAS OF EROSION AND PROVIDE MEANS TO MITIGATE SUCH.
 - 6.PROTECT ALL OTHER SEEDED AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1-1/2" IN LOOSE DEPTH OVER
 - 7.SEED INSPECTION SHALL BE PERFORMED TO WARRANT A 90% GERMINATION, YIELDING 80% OPACITY WITHIN 90 DAYS OR INSTALLATION.
 - 8.SEED ONLY AS THE WEATHER AND TEMPERATURE ALLOWS FOR SUCCESS.

PLANT KEY			7/6/2023
QNT	SIZE	COMMON	LATIN
1	2 in	Weeping Willow	Salix alba 'Niobe' or 'Tristis'
3	8'	Bald Cypress	Taxodium distichum
17	6'	Norway Spruce	Picea abies
5	6'-7'	White Pine	Pinus strobus
1	5 gal	Velvet Cloak Smokebush	Cotinus coggygria 'Velvet Cloak'
8	3 gal	Coppertina Ninebark	Physocarpus opulifolius 'Coppertina'
3	4'-5'	Alleghany Viburnum	Viburnum x rhytidophylloides 'Alleghany'
25	3 gal	Sea Green Juniper	Juniperus chinensis 'Sea Green'
20	3 gal	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'



ABSOLUTELY NO PLANT SUBSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE MUNICIPALITY ZONING STAFF, CLIENT REPRESENTATIVE, AND/OR LANDSCAPE ARCHITECT (GAYLE A. FRAZER)

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT

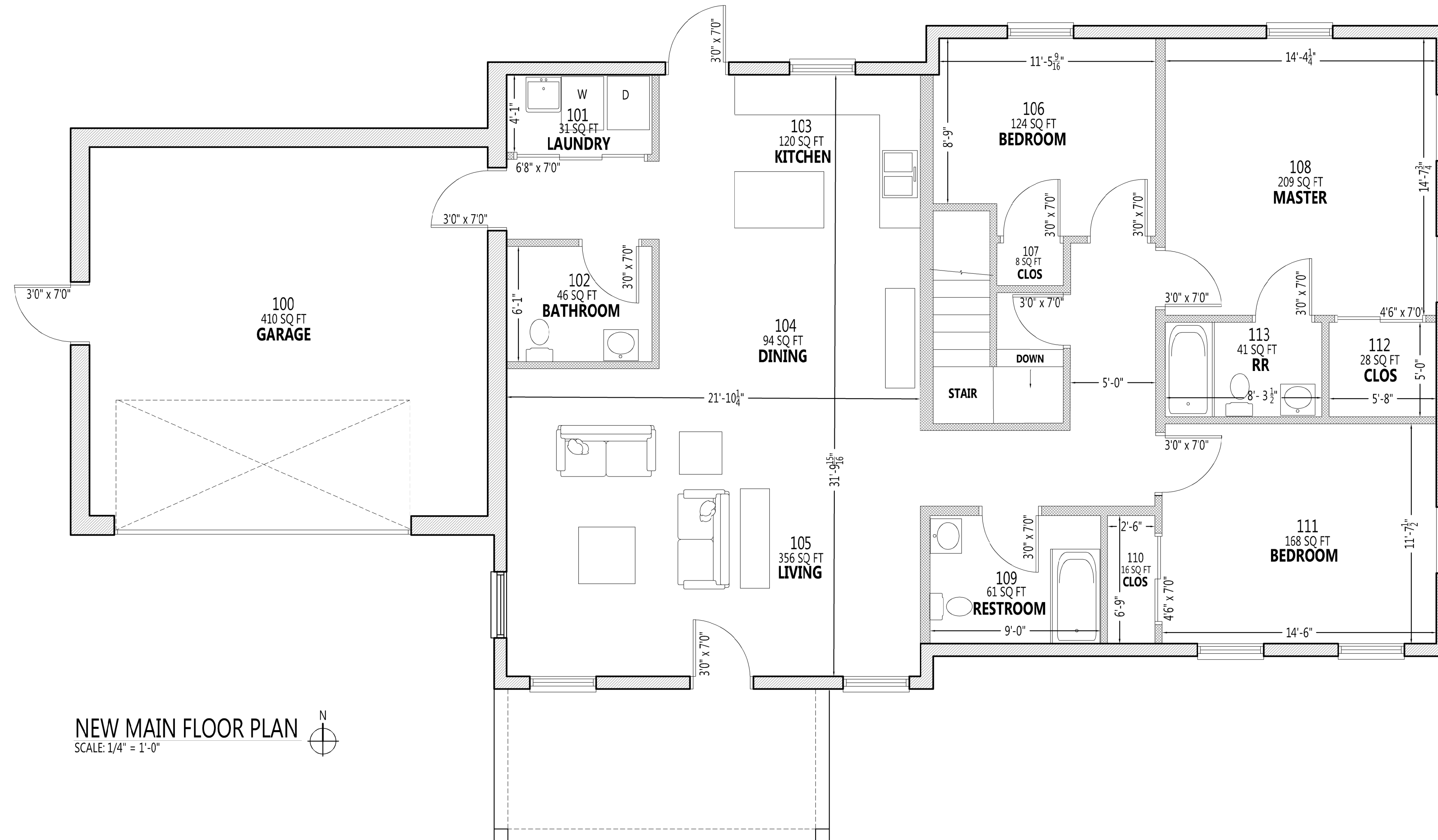
03-000-0000 GAYLE@GAYLEANDCOMPANIES.COM 707 795-0000 FROM THISSUBMITTAL ONLY ONE

HJ HAULING

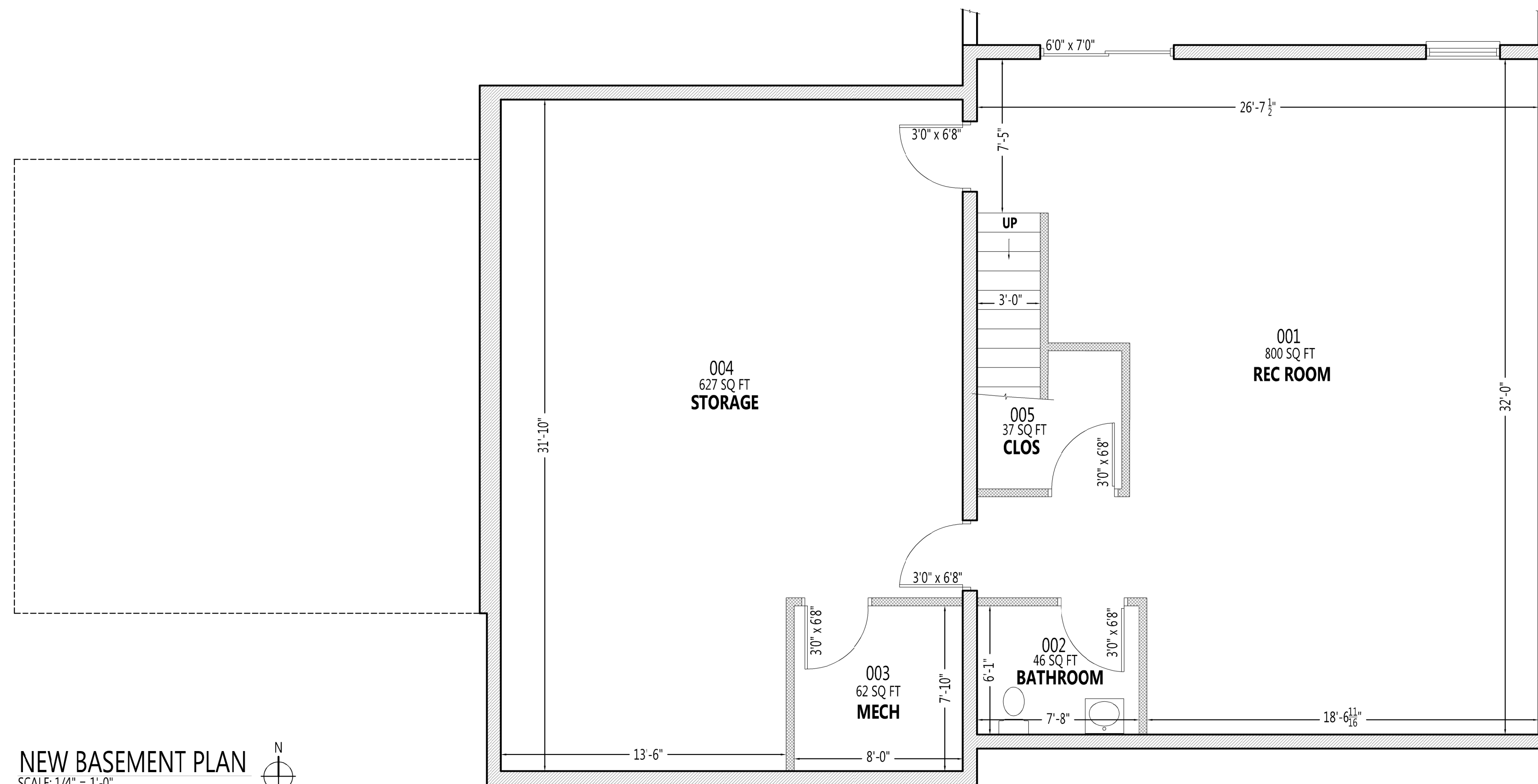
SPECIFICATIONS AND NOTES

REVISIONS:

7/6/2023



NEW MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



NEW BASEMENT PLAN
SCALE: 1/4" = 1'-0"

Copyrighted
All Rights Reserved

PRELIMINARY
Not For Construction

THE ARCHITECT INDICATED ABOVE HAS BEEN
RETAINED SOLELY TO PREPARE DRAWINGS FROM
INFORMATION FURNISHED BY THE OWNER AND
OTHERS FOR THE PURPOSE OF OBTAINING BUILDING
OR OTHER PERMITS FROM APPROPRIATE AGENCIES AS
REQUIRED BY THE APPLICABLE BUILDING AND
ZONING CODES OR OTHER REGULATIONS, STATUTES
OR ORDINANCES.

ALL WORK OF THE OWNER OR PERSONS PERFORMING
WORK SHALL CONFORM TO THE REQUIREMENTS OF
ALL CODES, LAWS, REGULATIONS, ETC. HAVING
JURISDICTION OVER THE WORK.

CDA
COMMUNITY
DESIGN ALLIANCE

236 High Street
Hamilton, Ohio 45011
513-275-1740

H J HAULING
7679 E Miami River Road
Cincinnati, Ohio 45247

ISSUANCES
7/6/23 SUBMITTAL

FIRST FLOOR
& BASEMENT PLANS
DATE 7/6/23
COMM NO.
SHEET NO.

A1.0

PRELIMINARY
Not For Construction

THE ARCHITECT INDICATED ABOVE HAS BEEN
RETAINED SOLELY TO PREPARE DRAWINGS FROM
INFORMATION FURNISHED BY THE OWNER AND
OTHERS FOR THE PURPOSE OF OBTAINING BUILDING
OR OTHER PERMITS FROM APPROPRIATE AGENCIES AS
REQUIRED BY THE APPLICABLE BUILDING AND
ZONING CODES OR OTHER REGULATIONS, STATUTES
OR ORDINANCES.

ALL WORK OF THE OWNER OR PERSONS PERFORMING
WORK SHALL CONFORM TO THE REQUIREMENTS OF
ALL CODES, LAWS, REGULATIONS, ETC. HAVING
JURISDICTION OVER THE WORK.

CDA
COMMUNITY
DESIGN ALLIANCE

236 High Street
Hamilton, Ohio 45011
513-275-1740

H J HAULING
7679 E Miami River Road
Cincinnati, Ohio 45247

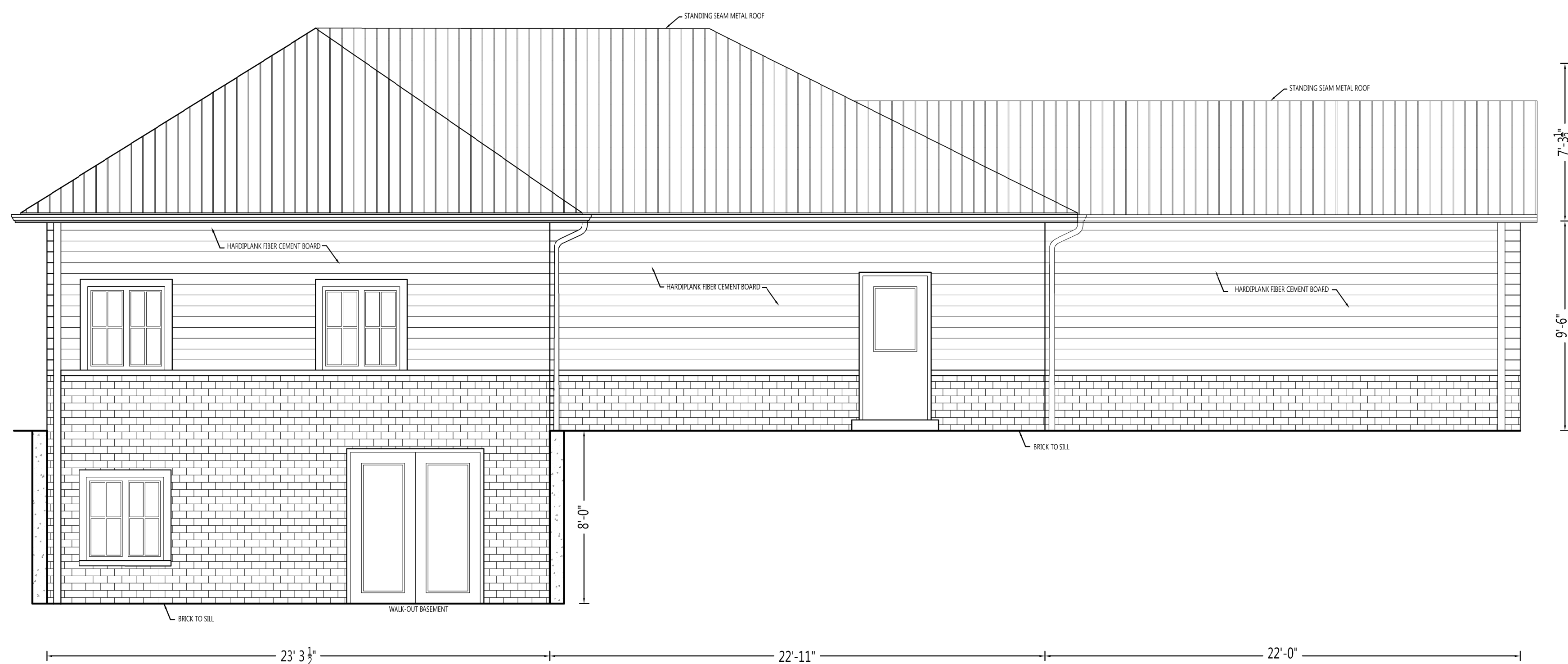
ISSUANCES
7/6/23 SUBMITTAL

RESIDENCE
ELEVATIONS
DATE 7/6/23
COMM NO.
SHEET NO.

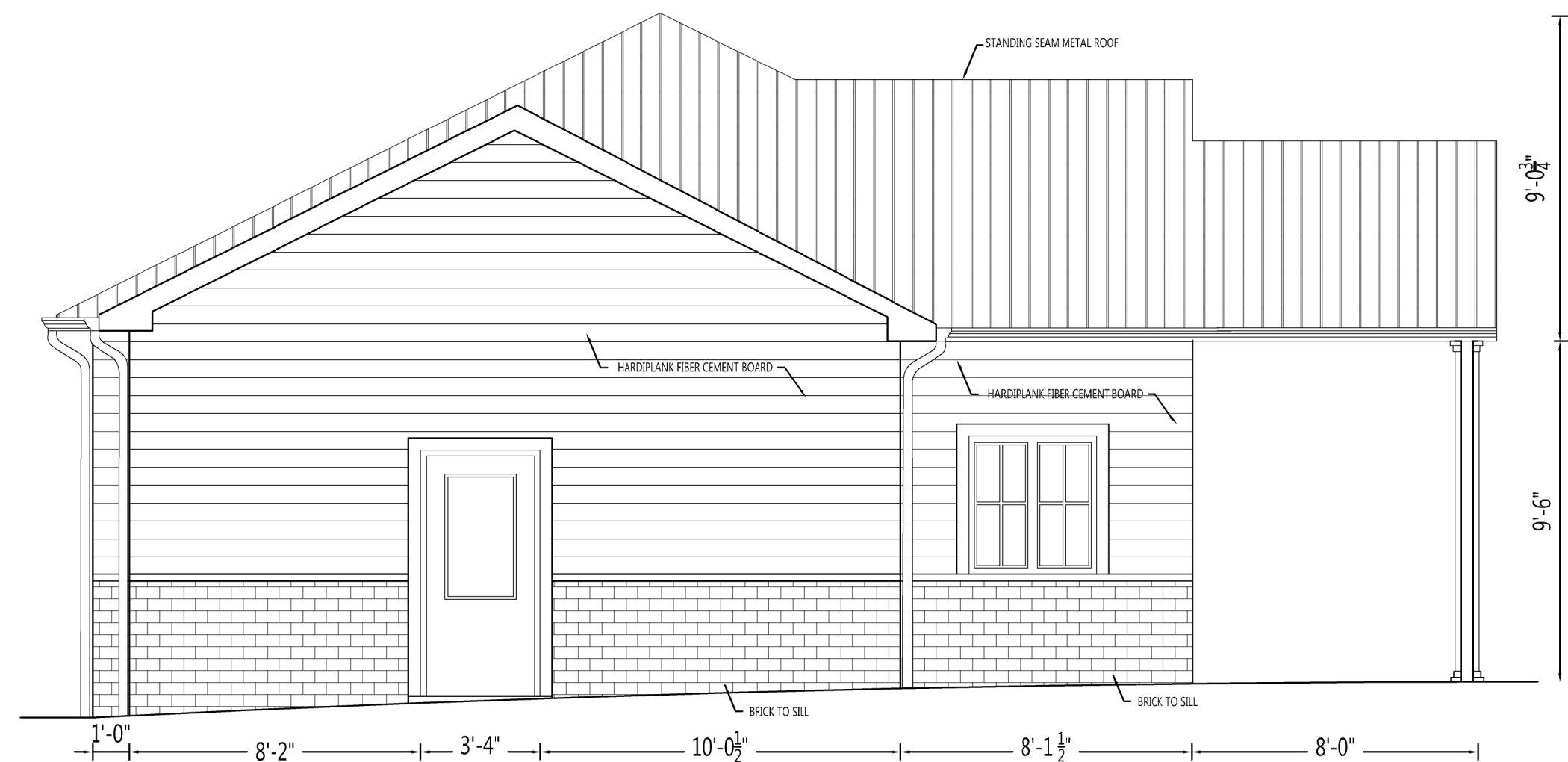
A1.1



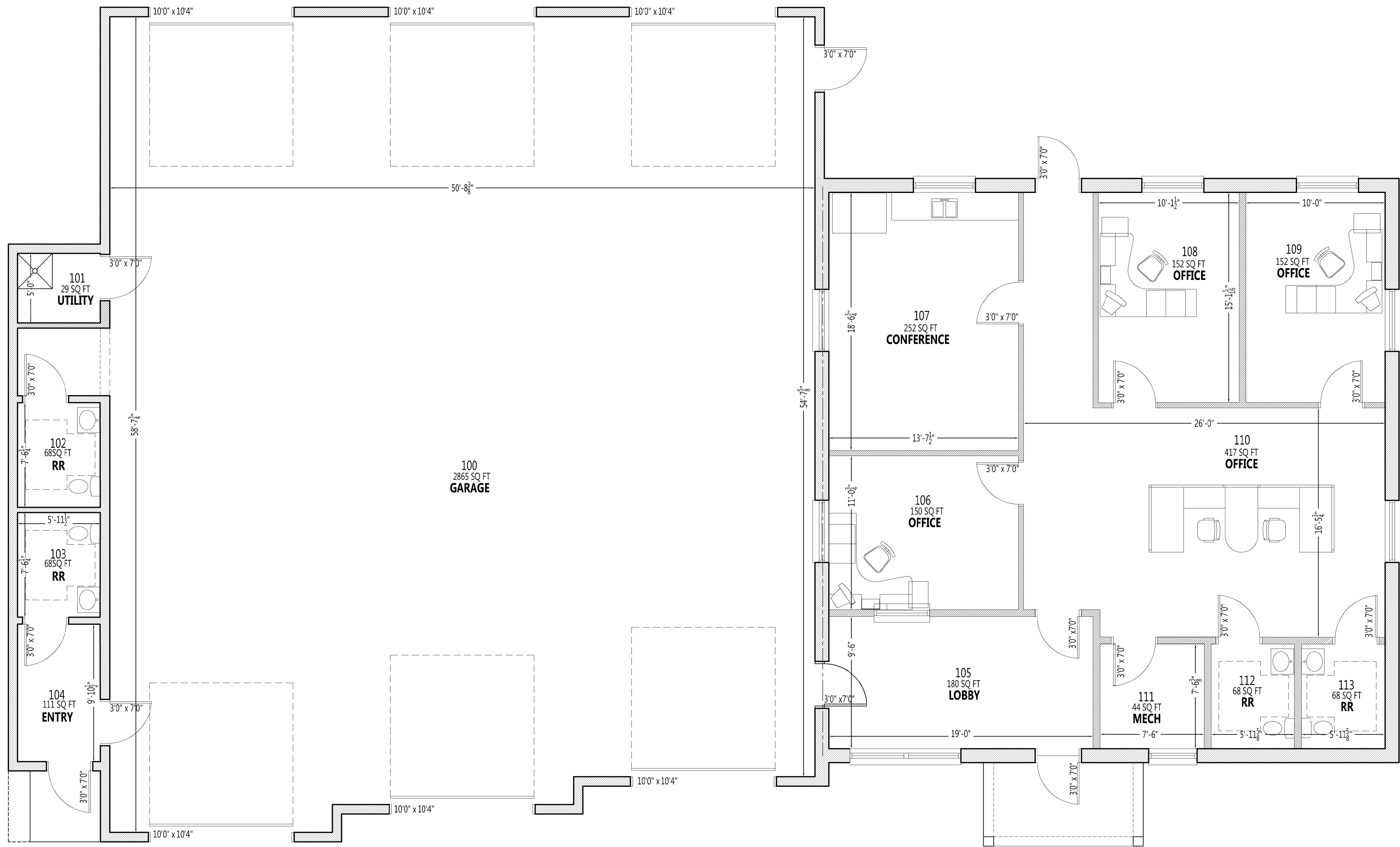
SOUTH ELEVATION
SCALE: 1/4" = 1'-0" 



NORTH ELEVATION
SCALE: 1/4" = 1'-0" 



WEST ELEVATION
SCALE: 1/4" = 1'-0" 



NEW GARAGE/OFFICE PLAN

SCALE: 1/4" = 1'-0"



Copyrighted
All Rights Reserved

PRELIMINARY
Not For Construction

THE ARCHITECT INDICATED ABOVE HAS BEEN
RETAINED SOLELY TO PREPARE DRAWINGS FROM
INFORMATION FURNISHED BY THE OWNER AND
OTHERS FOR THE PURPOSE OF OBTAINING BUILDING
OR OTHER PERMITS FROM APPROPRIATE AGENCIES AS
REQUIRED BY THE APPLICABLE BUILDING AND
ZONING CODES OR OTHER REGULATIONS, STATUTES
OR ORDINANCES.

ALL WORK OF THE OWNER OR PERSONS PERFORMING
WORK SHALL CONFORM TO THE REQUIREMENTS OF
ALL CODES, LAWS, REGULATIONS, ETC. HAVING
JURISDICTION OVER THE WORK.

CDA
COMMUNITY
DESIGN ALLIANCE

236 High Street
Hamilton, Ohio 45011
513-275-1740

H J HAULING
7679 E Miami River Road
Cincinnati, Ohio 45247

ISSUANCES	
7/6/23	SUBMITTAL

OFFICE/GARAGE
PLAN
DATE 7/6/23
COMM NO.
SHEET NO.

A2.0

PRELIMINARY
Not For Construction

THE ARCHITECT INDICATED ABOVE HAS BEEN
RETAINED SOLELY TO PREPARE DRAWINGS FROM
INFORMATION FURNISHED BY THE OWNER AND
OTHERS FOR THE PURPOSE OF OBTAINING BUILDING
OR OTHER PERMITS FROM APPROPRIATE AGENCIES AS
REQUIRED BY THE APPLICABLE BUILDING AND
ZONING CODES OR OTHER REGULATIONS, STATUTES
OR ORDINANCES

ALL WORK OF THE OWNER OR PERSONS PERFORMING
WORK SHALL CONFORM TO THE REQUIREMENTS OF
ALL CODES, LAWS, REGULATIONS, ETC. HAVING
JURISDICTION OVER THE WORK.

CDA
COMMUNITY
DESIGN ALLIANCE

236 High Street
Hamilton, Ohio 45011
513-275-1740

H J HAULING
7679 E Miami River Road
Cincinnati, Ohio 45247

ISSUANCES
7/6/23 SUBMITTAL

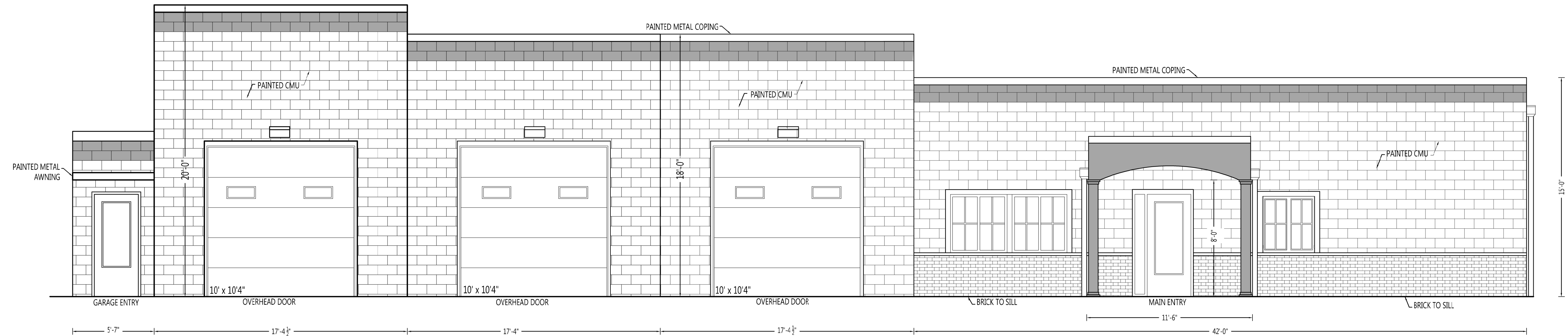
OFFICE/GARAGE
ELEVATIONS

DATE 7/6/23

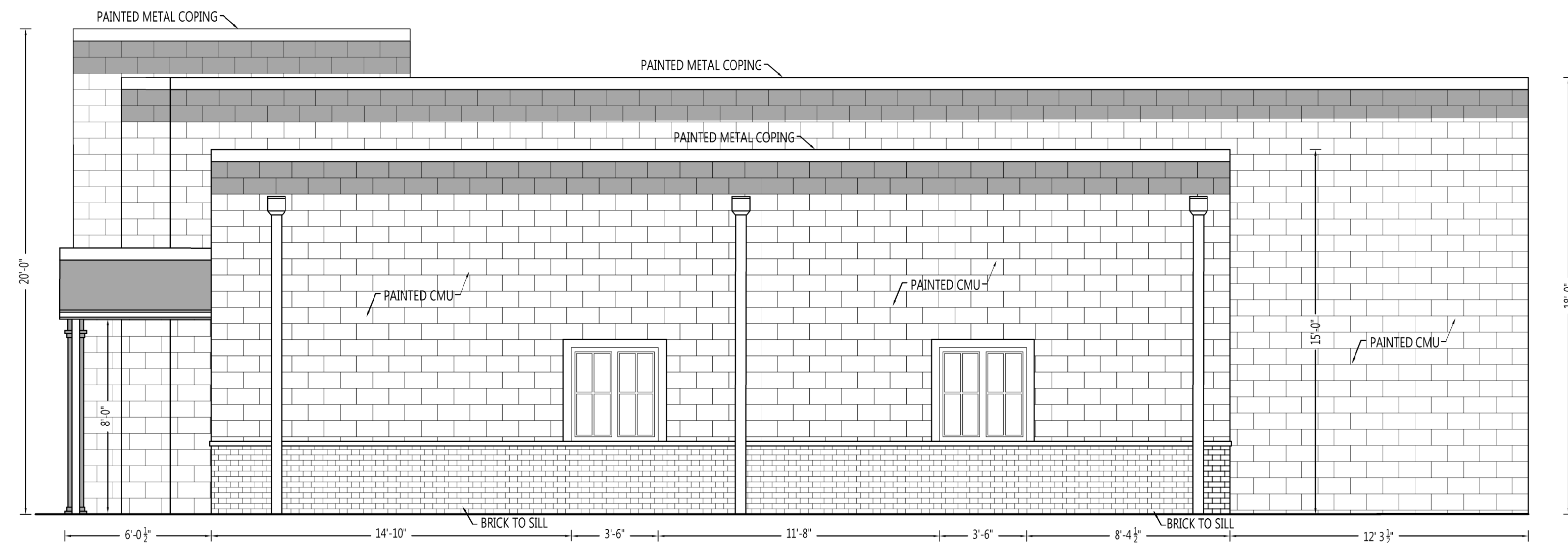
COMM NO.

SHEET NO.

A2.1



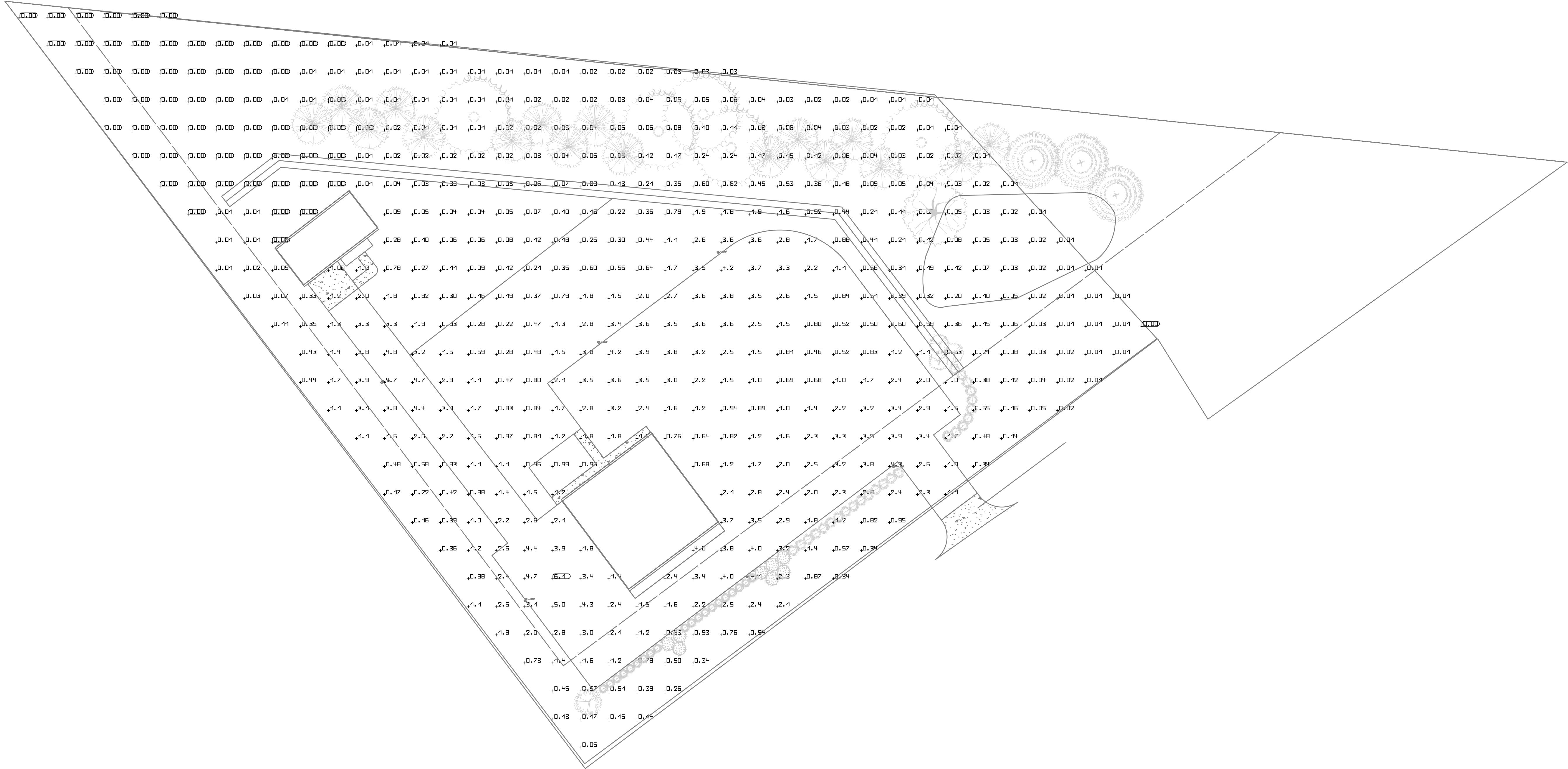
EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Z:\Project Directories\10400-10499\10494 - 7679 E. Miami River Rd. - Cincinnati OH\Construction Documents\10494-E001-ELECTRICAL-SITE-PLAN.dwg-EBS: Plot Date/Time: Jul 12, 2023-12:29pm - By: m.mullins

THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC. EBS ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE COMPLIANCE OR CONDITION OF EXISTING EQUIPMENT AND WIRING.



1
E001

ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

7679 E. Miami River Rd.

Cincinnati, OH



**ENGINEERED
BUILDING
SYSTEMS INC.**

Shared Success Through
Collaboration and Efficiency
815 Mainway Street, Suite 201
Newport, KY 41071 (859) 261-5265
MEP Consulting Services, Inc. in OH
Copyright © 2019

THIS DOCUMENT IS THE PROPERTY AND EXCLUSIVE
PROPERTY OF ENGINEERED BUILDING SYSTEMS INC.
NEITHER THE DOCUMENT NOR THE INFORMATION IT
CONTAINS MAY BE USED FOR ANY OTHER PROJECT
WITHOUT WRITTEN CONSENT OF ENGINEERED
BUILDING SYSTEMS, INC.

DRAWN BY WMM	CHECKED BY PRS
PROJECT NO.: 10494	
SCALE: AS NOTED	
DATE: 07-12-2023	
DRAWING TITLE ELECTRICAL SITE PLAN	
SHEET NO. E001	

ISSUANCES	
DATE	DESCRIPTION
07/12/2023	PHOTOMETRIC CALCULATION



ADJACENT PROPERTY OWNERS

NAME	ADDRESS	PARCEL
JACQUELYN HADLEY	7599 RIVER RD FAIRFIELD OH 45014	A0500004000034
FAIRFIELD CHURCH OF NAZARENE	12190 MIAMI E MIAMI RIVER RD CINCINNATI, OH 45252	51002800031
FAIRFIELD CHURCH OF NAZARENE	12190 MIAMI E MIAMI RIVER RD CINCINNATI, OH 45252	51002800033
FAIRFIELD CHURCH OF NAZARENE	12190 MIAMI E MIAMI RIVER RD CINCINNATI, OH 45252	51002800049
OHIO DEPT TRANSPORTATION DISTRICT 8	505 S STATE ROUTE 741 LEBANON OH 45036	51002800074

Convey number: 327556
 Deed number: 23-600116
 Instr. number: 23-602968
 Transfer date: 03/31/2023
 Sec.: 319.202, R.C.
 Sec.: 322.02 R.C.
 Brigid Kelly
 Hamilton County Auditor
 Sales Amount: 125,000.00
 Permissive fee: 250.00
 Transfer fee: 0.50
 Conveyance fee: 125.00

Scott Crowley
 Hamilton County Recorder's Office
 Doc #: 2023-0021844 Type: DE
 Filed: 03/31/23 12:57:41 PM \$42.00
 Off. Rec.: 14885 01331 F 3 241



b1488501331Fb

LTOC/GF File No. 23G0088-0

Trustee's Deed with Fiduciary Covenants

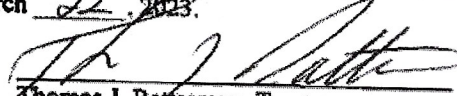
Thomas J. Ratterman, Trustee of the Thomas J. Ratterman Living Trust dated January 23, 2017, and Carolyn M. Ratterman,*Trustee of the Carolyn M. Ratterman Living Trust dated January 23, 2017, by the power conferred by the power of sale contained in the Trusts and every other power, and for valuable consideration paid, grants, with fiduciary covenants, to Paul Bowman, his heirs and assigns forever whose tax mailing address is 7679 E Miami River Road, Cincinnati, Ohio 45247, the real property described more fully in Exhibit A attached and incorporated to this Deed (the "Property"). *aka Carol M. Ratterman

Prior Instrument Reference: Official Record Book 13904, Page 01029 of the Hamilton County, Ohio Records.

The Property is conveyed subject to and there are excepted from the fiduciary covenants, the following: 1) Easements, covenants and restrictions of record; 2) Taxes and assessments not yet due and payable; and 3) Legal highways and rights of way.

See page two for signature and acknowledgement

Thomas J. Ratterman, Trustee of the Thomas J. Ratterman Living Trust dated January 23, 2017, and Carolyn M. Ratterman, Trustee of the Carolyn M. Ratterman Living Trust dated January 23, 2017, have executed this deed as of March 22, 2023.

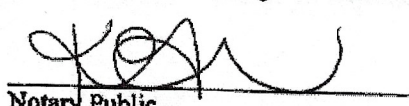

Thomas J. Ratterman, Trustee


Carolyn M. Ratterman, Trustee

State of Arizona, County of Maricopa :

No oath or affirmation was administered to the signer with regard to this acknowledgement.

The foregoing instrument was acknowledged before me on March 22, 2023 by Thomas J. Ratterman, Trustee of the Thomas J. Ratterman Living Trust dated January 23, 2017 and Carolyn M. Ratterman, Trustee of the Carolyn M. Ratterman Living Trust dated January 23, 2017.


Notary Public

This instrument was prepared by:
Michael C. Fletcher, Esq.
Griffin Fletcher Herndon LLP
3500 Red Bank Road Cincinnati, Ohio 45227

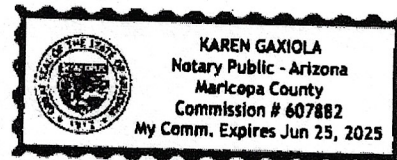


EXHIBIT "A"

Legal Description
For File: 23G0088-0
Borrower: Bowman

Situate in Section 19, Town 1, Entire Range 2, Colerain Township, Hamilton County, Ohio and being more particularly described as follows:
Beginning at the intersection of the north line of Section 19 and the center of East Miami River Road;
Thence with the center of East Miami River Road, South 49° 34' 20" West, a distance of 237.61 feet;
Thence leaving said centerline, North 36° 11' 13" West, a distance of 49.29 feet;
Thence South 49° 37' 16" West, a distance of 35.00 feet;
Thence South 47° 34' 10" West, a distance of 247.00 feet;
Thence South 49° 41' 53" West, a distance of 101.40 feet to the easterly line of US Route 27;
Thence with the easterly line of US Route 27, North 41° 58' 55" West, a distance of 513.41 feet to the north line of Section 19;
Thence with the north line of Section 19, South 89° 09' 07" East a distance of 839.78 feet to the point of beginning.
Containing 153,851.91 square feet or 3.5320 acres of land, more or less.

510-0280-0185-00

st

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - Mar 31 2023 DV

CAGIS - _____

Note: SDS Application must be fully completed before accepted and reviewed !!



Storm Drainage System Application

SDS Review / Inspection

Hamilton County Department of Public Works

138 East Court Street, Room 800

Cincinnati, Ohio 45202

Phone 513-946-4750 Fax 513-946-4744

Application No.

DO NOT WRITE IN SPACE

Date: _____

1. Applicant-Complete all applicable spaces on this form.

Identification	Name	Address	City/State	Zip	Phone
A. Owner/Developer	Paul Bowman	5516 Pate Rd	Dillsboro In	47018	
B. Contractor					
C. Plans By	RVP Engineering LLC	6236 Centre Park Dr	West Chester OH	45069	(513) 823-2175
D. Person to be billed for review fees	Paul Bowman	5516 Pate Rd	Dillsboro In	47018	
E. Person to be billed for inspection fees	Paul Bowman	5516 Pate Rd	Dillsboro In	47018	

2. Project Information:

Project Title: HJ Hauling

Application No./Case No. _____

Present Zoning R-2

Job Address: 7679 E Miami River Rd

Township Colerain

Proposed Zoning PD-M

3. Check Applicable Box:

Type of Project	Concept review	Improvement Plan*Review(II)	Concurrent concept & improvement plan*Review (I&II)
Subdivision			
Frontage Subdivision			
Commercial/Industrial			
Building Permit			
Other (Describe)	X Preliminary Development Plan		

*Improvement plans are detailed construction drawings conforming to rules & regulations of Public Works, Metropolitan Sewer District, and County Engineers.

4. THE OWNER OF THE DEVELOPMENT AND UNDERSIGNED, DO HEREBY COVENANT AND AGREE TO COMPLY WITH ALL THE LAWS OF THE STATE OF OHIO AND THE REGULATIONS OF THE COUNTY OF HAMILTON, PERTAINING TO EARTH MOVEMENT, AND THAT SAID CONSTRUCTION WILL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS SUBMITTED HERewith AND CERTIFY THAT THE INFORMATION AND STATEMENT GIVEN ON THIS APPLICATION ARE TRUE.

5. Review Application By: _____

SIGNATURE: _____

(Must be the same as 1-D) (PRINT COMPANY NAME & YOUR NAME)

6. Inspection Application By: _____

SIGNATURE: _____

(Must be the same as 1-E) (PRINT COMPANY NAME & YOUR NAME)



HAMILTON COUNTY EARTHWORK APPLICATION

Hamilton County Soil & Water Conservation District

22 Triangle Park Drive, Cincinnati, OH 45246

ph (513) 772-7645 / fax (513) 772-7656

EMAIL: earthworkpermits@hamilton-co.org

APPLICATION NO.

DO NOT WRITE IN THIS SPACE

- 1. INSTRUCTIONS:** Legibly complete all applicable sections of this form. Depths of excavation and fill refer to mass earthwork sections, and should not include excavations or backfill for footings/foundations. Slopes are expressed in terms of ratio: horizontal to vertical (e.g. 3H:1V), and/or as a percentage. Earthwork quantities and import/export information should refer to mass earthwork quantities, not including aggregate for backfill and/or road base, or other construction materials. Use "?" if uncertain, "UNKN" if unknown, or describe on back.

DATE OF SUBMITTAL: 07/13/2023

PROJECT DESCRIPTION: New commercial building and ranch style residential.

NAME	STREET ADDRESS	CITY	STATE	ZIP	PHONE	EMAIL
A) Owner Paul Bowman	5516 Pate Rd	Dillsboro	In	47018		
B) Developer Paul Bowman	5516 Pate Rd	Dillsboro	In	47018		
C) Applicant RVP Engineering LLC	6236 Centre Park Dr	West Chester	Oh	45069	(513) 823-2175	
D) Contractor						

2. PROJECT INFORMATION:

Is disturbed area greater than one (1) acre? NO () YES (X) If YES, what is total acreage disturbed: 2.27

Project Title: HJ Hauling Address: 7679 E Miami River Rd City/Twp: Colerain

3. EARTHWORK INFORMATION: (Complete parts A, B, C) -OR- Initial here for NO EARTHWORK REQUIRED (Proceed to Section 4)

A. EXCAVATION

1. Volume of EXCAVATION (cubic yards): 1700 CY

2. Maximum depth of Excavation: 4 ft

3. Existing Maximum Slope of Area to be Excavated: 3:1 H:V

4. Proposed Maximum Slope of Area to be Excavated: 3:1 H:V

B. FILL

1. Volume of FILL (cubic yards): 5200 CY

2. Maximum depth of Fill: 9 ft

3. Existing Maximum Slope of Area to be Filled: 3:1 H:V

4. Proposed Maximum Slope of Area to be Filled: 3:1 H:V

C. Will EXPORT or IMPORT be required: NO (X) YES () If YES: Volume: CY Export / Import (Circle One)

Location of Borrow or Export site:

4. THE OWNER OF THE DEVELOPMENT, AND/OR UNDERSIGNED AS AGENT FOR THE OWNER, DO HEREBY COVENANT AND AGREE TO COMPLY WITH ALL LAWS OF THE STATE OF OHIO AND THE REGULATIONS OF THE COUNTY OF HAMILTON, PERTAINING TO EARTHWORK, AND INCLUDING SEDIMENT AND EROSION CONTROL, AND THAT THE SAID CONSTRUCTION WILL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith, AND CERTIFY THAT THE INFORMATION AND STATEMENT GIVEN ON THIS APPLICATION ARE TRUE.

APPLICATION BY: Josh Ross

EMAIL: josh.ross@rvpengineering.com

SIGNATURE: (PRINT) Josh Ross (SIGN)

TELEPHONE: (513)823-2175

PLEASE DO NOT WRITE BELOW THIS LINE

revn 7/14

EXEMPT

PERMIT REQUIRED

56

DATE

INITIALS

Instructions for completing the HAMILTON COUNTY EARTHWORK APPLICATION

Item 1: Complete form legibly. Complete all applicable sections.

Project Description: general description of work to be completed, e.g., "new driveway with cut, fill, and 3-ft tall retaining wall."

Table: fill in all lines. Use "same as line a" or "same as line c" if same party.

Item 2: Disturbed Area refers to total area of construction or denuded ground surface.

Project Title: selected name for project, e.g., "new Smith driveway."

Item 3: Complete parts A, B, and C --OR-- initial if NO EARTHWORK REQUIRED.

Volume: total volume of excavation and/or fill, in cubic yards (CY)

Depth: refers only to the regrading of the site, not to depths of footing excavations, or depths of retaining wall backfill or the like.

Slope: refer to the following table and/or diagram:

HORIZONTAL RUN	VERTICAL RISE	RATIO	PERCENT	DEGREE
20	1	20H:1V	5	2.9
10	1	10H:1V	10	5.7
8	1	8H:1V	12.5	7.1
6	1	6H:1V	16.7	9.5
5	1	5H:1V	20	11.3
4	1	4H:1V	25	14.0
3	1	3H:1V	33.3	18.4
2	1	2H:1V	50	26.6
1.5	1	1.5H:1V	66.7	33.7
1.25	1	1.25H:1V	80	38.7
1	1	1H:1V	100	45.0
1	1.33	0.75H:1V -or- 1H:1.33V	133	53.1
1	1.5	0.67H:1V -or- 1H:1.5V	150	56.3
1	2	0.5H:1V -or- 1H:2V	200	63.4

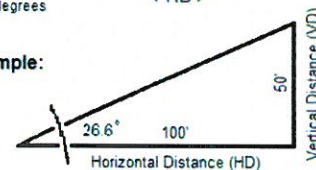
SLOPE DETERMINATION FORMULAS

Slope Ratio: HD:VD

Slope Percent: $\left(\frac{VD}{HD}\right) \times 100$

Slope Angle: $\text{Arctan}\left(\frac{VD}{HD}\right)$
degrees

Example:



Slope Ratio: 100:50 = 2:1

Slope Percent: $\left(\frac{50}{100}\right) \times 100 = 50\%$

Slope Angle: $\text{Arctan}\left(\frac{50}{100}\right) = 26.6^\circ$
degrees

Export / Import: refers only to soil materials, not aggregate or other construction materials. Should be "No" if site earthwork is expected to "balance". If "Yes" list location where soil will be borrowed or disposed of.

Item 4: Read and legibly complete form with printed name and signature, email, and address.

Per instructions, use ? or UNKN if an item is uncertain or unknown.

Contact the Hamilton County Soil and Water Conservation District with questions, 513-772-7645 (ask for "Earthwork"), or email at earthworkpermits@hamilton-co.org

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Improve the Look of the Township with a Focus on Beautification, Litter, & Dumping

Resolution Declaring Nuisance and Ordering Abatement
Recommend ADOPTION of the Resolution.

Rationale:
This resolution allows for the removal of uncontrolled vegetation and/or refuse at the following properties:

3030 Sheldon Ave.	510-0071-0067-00
11589 Pippin Rd.	510-0024-0295-00
11607 Greenridge Dr.	510-0014-0092-00
3838 Cartwheel Terr.	510-0092-0116-00
10297 Cheltenham Dr.	510-0043-0148-00

All properties that are abated by the Township will have their property taxes assessed in order to reimburse the Township for the abatement services. This resolution and the Township's abatement process comport with the Ohio Revised Code for nuisance violations.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the ____ day of _____, 202_, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT

WHEREAS Uncontrolled vegetation and/or refuse and debris were reported at the properties listed below:

<u>Address</u>	<u>Book-Page-Parcel No.</u>
3030 Sheldon Ave.	510-0071-0067-00
11589 Pippin Rd.	510-0024-0295-00
11607 Greenridge Dr.	510-0014-0092-00
3838 Cartwheel Terr.	510-0092-0116-00
10297 Cheltenham Dr.	510-0043-0148-00

WHEREAS Ohio Revised Code Section 505.87 provides that, at least seven days prior to providing for the abatement, control, or removal of any vegetation, garbage, refuse, or debris, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

WHEREAS Ohio Revised Code Section 505.87 provides that, if the Board of Trustees determines within twelve consecutive months after a prior nuisance determination that the same owner's maintenance of vegetation, garbage refuse, or other debris on the same land in the township constitutes a nuisance, at least four days prior to providing for the abatement, control or removal of the nuisance, the Board must send notice of the subsequent nuisance determination to the landowner and to any lienholders of record by first class mail; and

WHEREAS In accordance with Ohio Revised Code Section 505.87, the Township Trustees have the authority to contract to abate the nuisances and have the costs incurred assessed to the property tax bills.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That this Board specifically finds and hereby determines that the uncontrolled growth of vegetation and/or the refuse and debris on each of the said properties listed above constitute a nuisance within the

meaning of Ohio Revised Code Section 505.87, and the Board directs that notice of this action be given to owners of the said property and lienholders in the manner required by Ohio Revised Code Section 505.87;

2. That this Board hereby orders the owners of said property to remove and abate the nuisances within seven days after notice of this order is given to the owners and lienholders of record, and within four days after notice of this order is given to the owners and lienholders of record for properties previously determined to be a nuisance. If said nuisances are not removed and abated by the said owners, or if no agreement for removal and abatement is reached between the Township and the owners and lienholders of record within four or seven days after notice is given, the Zoning Inspector shall cause the nuisances to be removed, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code Section 505.87;

3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

4. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

5. That this Resolution shall be effective at the earliest date allowed by law.

Trustee _____, seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mrs. Ulrich_____, Mr. Unger_____, Mr. Wahlert_____

ADOPTED this ____ day of _____, 202__.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Scott A. Sollmann (0081467)

Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Improve the Look of the Township with a Focus on Beautification, Litter, & Dumping

Resolution Declaring a Junk Motor Vehicle - 2968 Compton Rd - 1 of 5

Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

2968 Compton Rd. Cincinnati, OH 45251

1. **(N/A) N/A, 2003, SILVER, CHEVY, TRAILBLAZER**
2. **(OH) 665ZLA, 2003, WHITE, ACURA, LEGEND**
3. **(N/A) N/A, UNKNOWN, SILVER, ACURA, LEGEND**
4. **(OH) 572YTM, 2000, BLUE, VOLKSWAGEN, JETTA**
5. **(OH) 573YTM, 2001, BLUE, DODGE, RAM 1500**

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **7:00** p.m., on the ____ day of _____, 202_ at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 2968 Compton Rd. Cincinnati, OH 45251 – Parcel ID 510-0054-0145-00
AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **2968 Compton Rd. Cincinnati, OH 45251 – Parcel ID 510-0054-0145-00**
NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

The Board declares the junk motor vehicle located at **2968 Compton Rd. Cincinnati, OH 45251 – Parcel ID 510-0054-0145-00** to be inoperable, extensively damages, and at least three model years old:

- A. **(N/A) N/A, 2003, SILVER, CHEVY, TRAILBLAZER**
- B. **(OH) 665ZLA, 2003, WHITE, ACURA, LEGEND**
- C. **(N/A) N/A, UNKNOWN, SILVER, ACURA, LEGEND**
- D. **(OH) 572YTM, 2000, BLUE, VOLKSWAGEN, JETTA**
- E. **(OH) 573YTM, 2001, BLUE, DODGE, RAM 1500**

1. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its

intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.

2. The written notice shall contain the following information:
 - a. A general description of the vehicle to be removed;
 - b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
3. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
4. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
5. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
6. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
7. This resolution shall take effect at the earliest period allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 202_.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Scott A. Sollmann (0081467)
Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this _____ day of _____, 202_.

Jeff Baker

Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Improve the Look of the Township with a Focus on Beautification, Litter, & Dumping

Resolution Declaring a Junk Motor Vehicle - 6655 Daleview Rd. - 2 of 5

Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

6655 Daleview Rd. Cincinnati, OH 45247

1. **(OH) R3944248, 2010, GRAY, DODGE, JOURNEY**
2. **OH) EI1806, 2001, WHITE/BLUE, DODGE, CARGO VAN**

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **7:00** p.m., on the ____ day of _____, 202_ at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 6655 Daleview Rd. Cincinnati, OH 45247 – Parcel ID 510-0350-0119-00
AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **6655 Daleview Rd. Cincinnati, OH 45247 – Parcel ID 510-0350-0119-00**
NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

The Board declares the junk motor vehicle located at **6655 Daleview Rd. Cincinnati, OH 45247 – Parcel ID 510-0350-0119-00** to be inoperable, extensively damages, and at least three model years old:

- A. **(OH) R3944248, 2010, GRAY, DODGE, JOURNEY**
- B. **(OH) EIH1806, 2001, WHITE/BLUE, DODGE, CARGO VAN**

1. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.

2. The written notice shall contain the following information:
 - a. A general description of the vehicle to be removed;
 - b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
3. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
4. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
5. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
6. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
7. This resolution shall take effect at the earliest period allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 202_.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Scott A. Sollmann (0081467)
Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township
Fiscal Officer this ____ day of _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Improve the Look of the Township with a Focus on Beautification, Litter, & Dumping

Resolution Declaring a Junk Motor Vehicle - 9797 Stadia Dr - 3 of 5

Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

9797 Stadia Dr. Cincinnati, OH 45251

1. **(FL) JEAR78, 2010, BLACK, UNKNOWN, UNKNOWN TRAILER**

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **7:00** p.m., on the ____ day of _____, 202_ at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 9797 Stadia Dr. Cincinnati, OH 45251 – Parcel ID 510-0102-0236-00
AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **9797 Stadia Dr. Cincinnati, OH 45251 – Parcel ID 510-0102-0236-00**
NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

The Board declares the junk motor vehicle located at **9797 Stadia Dr. Cincinnati, OH 45251 – Parcel ID 510-0102-0236-00** to be inoperable, extensively damages, and at least three model years old:

A. (FL) JEAR78, 2010, BLACK, UNKNOWN, UNKNOWN TRAILER

1. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.
2. The written notice shall contain the following information:

- a. A general description of the vehicle to be removed;
 - b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
3. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
 4. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
 5. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
 6. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
 7. This resolution shall take effect at the earliest period allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 202_.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Scott A. Sollmann (0081467)
Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Improve the Look of the Township with a Focus on Beautification, Litter, & Dumping

Resolution Declaring a Junk Motor Vehicle - 10703 Pottinger Rd. - 4 of 5
Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

10703 Pottinger Rd. Cincinnati, OH 45251

1. **(OH) HZK4356, 2003, BLUE, PONTIAC, VIBE**

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **7:00** p.m., on the ____ day of _____, 202_ at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 10703 Pottinger Rd. Cincinnati, OH 45251 – Parcel ID 510-0122-0026-00
AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **10703 Pottinger Rd. Cincinnati, OH 45251 – Parcel ID 510-0122-0026-00**
NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

The Board declares the junk motor vehicle located at **10703 Pottinger Rd. Cincinnati, OH 45251 – Parcel ID 510-0122-0026-00** to be inoperable, extensively damages, and at least three model years old:

A. (OH) HZK4356, 2003, BLUE, PONTIAC, VIBE

1. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.
2. The written notice shall contain the following information:

- a. A general description of the vehicle to be removed;
 - b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
3. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
 4. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
 5. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
 6. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
 7. This resolution shall take effect at the earliest period allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 202_.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Scott A. Sollmann (0081467)
Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Improve the Look of the Township with a Focus on Beautification, Litter, & Dumping

Resolution Declaring a Junk Motor Vehicle - 3265 Deshler Dr - 5 of 5

Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

3265 Deshler Dr. Cincinnati, OH 45251

1. **(OH) GXF5351, 2009, GOLD, HONDA, ODYSSEY**
2. **(OH) FFB4300, 2010, SILVER, MAZDA, TRIBUTE**

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **7:00** p.m., on the ____ day of _____, 202_ at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 3265 Deshler Dr. Cincinnati, OH 45251 – Parcel ID 510-0102-0214-00 AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **3265 Deshler Dr. Cincinnati, OH 45251 – Parcel ID 510-0102-0214-00**
NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

The Board declares the junk motor vehicle located at **3265 Deshler Dr. Cincinnati, OH 45251 – Parcel ID 510-0102-0214-00** to be inoperable, extensively damages, and at least three model years old:

- A. **(OH) GXF5351, 2009, GOLD, HONDA, ODYSSEY**
- B. **(OH) FFB4300, 2010, SILVER, MAZDA, TRIBUTE**

1. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.
2. The written notice shall contain the following information:

- a. A general description of the vehicle to be removed;
 - b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
3. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
 4. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
 5. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
 6. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
 7. This resolution shall take effect at the earliest period allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 202_.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Scott A. Sollmann (0081467)
Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SERVICES

Department: Public Services
Department Director: Tiphannie Mays, Assistant Administrator

Strategic Plan Goal: Strategic Goal #2: Improve the Look of the Township with a Focus on Beautification, Litter, & Dumping

Motion Authorizing Township Administrator to Execute a Contract with Custom Landscape Contractors for the 2023 Street Tree Program

Recommend ADOPTION of the Motion.

Rationale:

The Township advertised the 2023 Street Tree Program and received two responses:

Hendel's Tree Service: \$84,852.50

Custom Landscape Contractors: \$100,835.16

The lowest bidder was Hendel's Tree Service, however, their proposal was not completed as directed in the instructions. Therefore, the proposal is not eligible for the contract and leaves only one proposal available for award. While Custom Landscape Contractors proposal is higher, it is still well below the appropriated funds for the project, which is \$200,000. Staff recommends approval of the motion. Alternatively, the Trustees could consider rejecting all bids and issuing a new bid packet. The bid tabulation for this project is attached.

2023 Street Tree Program

Bid Tabulation

Friday, September 15, 2023 at 3:00PM

Bidder	Cover Letter	Experience with Public Sector	Timeline	List of Key Staff	Conflicts of Interest	Project Implementation	Cost Bid/Fee Structure	Section N	Section O	Section R	Section S	Section T	Bid Pricing Seet
Hendel's Tree Service	Yes	Incomplete	Incomplete	Incomplete	Incomplete	Incomplete	Yes	Yes	Yes	Yes	Yes	Yes	\$84,852.50
Custom Landscape Contractors	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	\$100, 835.16

BID FORMAT

All bids shall be submitted in the following format. Failure to abide by this format may result in the disqualification of the submission.

It is requested that all bids be submitted in the following format to expedite the review and selection process.

- ✓ 1. Cover Letter – A cover letter signed by an individual who is authorized to submit the response to the Request for Bids.
- X 2. Experience with Public Sector – A listing of three comparable projects with a description of services rendered (including any subcontracting).
- X 3. Timeline – The estimated timeline for completion. The dates referenced in the project timeline are an estimate and goal as set by the Township.
- X 4. List of Key Staff – A complete list of key personnel who will be involved with this project, including their experience and qualifications. In addition, any key sub-contractors and their staff should also be identified.
- X 5. Conflicts of Interest – Responses must disclose any conflicts of interest to their accepting an award of the contract with Colerain Township. If a conflict of interest exists, the manner in which said conflict of interest would be rectified, if said contract is awarded to the proposer.
- X 6. Project Implementation – Please provide a description of how the project will be completed including the information found in the Project Specifications and items found in Attachment A.
- ✓ 7. Cost Bid/Fee Structure – Total project cost with a line-item cost breakdown of all projected itemizations must be included. Each bidder is responsible for inspecting the site, and for reading and being thoroughly familiar with the project. The failure or omission of any Bidder to do any of the foregoing shall in no way relieve any Bidder from any obligation in respect to this Bid.
- ✓ 8. Section N – Bid Bond – Bidders must furnish a Bid Bond of 10% of the bid with the proposal (attached). The bidder to whom the Contract is awarded will be required to furnish a Corporate Surety Company Performance Bond in a sum equal to one hundred percent (100%) of the total bid price, conditioned according to law.
- ✓ 9. Section O - Non-Collusion Affidavit – Bidders must furnish an Affidavit of Non-Collusion with the bid (attached).
- ✓ 10. Section R - Personal Property Tax Affidavit – Bidders must furnish an Affidavit of Personal Property Tax with the bid (attached).

- ✓ 11. Section S – List of Subcontractors – Bidders must furnish a completed copy of the List of Subcontractors with the proposal (attached) *N/A*
- ✓ 12. Section T – Bidder's Questionnaire – Bidders must furnish a completed copy of the Bidder's Questionnaire with the proposal (attached).
- ✓ 13. Attachment A – Bidders are furnished with a Bid Pricing Sheet that should include all items that will complete the project and include the one (1) year maintenance.
- 14. Other Information – A statement of any other pertinent information that should be known in order to effectively evaluate the Bid.

**COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
ATTACHMENT A
2023 STREET TREE PROGRAM – BID PRICING SHEET**

Tree species*	Quantity	Price per tree
<i>Pistacia chinensis</i> (Chinese pistache)	12	
<i>Amelanchier X grandiflora</i> 'Autumn brilliance' (serviceberry)	15	
<i>Cotinus obovatus</i> (tree-form smoketree)	15	
<i>Cercis canadensis</i> (non-weeping redbud)	20	
<i>Chionanthus virginicus</i> (single stem fringe tree)	15	
<i>Syringia reticulata</i> (Japanese tree lilac)	13	
<i>Cladrastis kentuckea</i> (Yellowwood)	15	
<i>Gleditsia triacanthos inermis</i> 'Shademaster, Skyline, or Streetkeeper' (honeylocust)	8	
<i>Gymnocladus dioica</i> 'Espresso or Prairie Titan' (Kentucky coffeetree)	18	
<i>Liriodendron tulipifera</i> 'Emerald City' or standard (tuliptree)	18	
<i>Maclura pomifera</i> 'White Shield' (osage orange)	14	
<i>Platanus x acerifolia</i> 'Exclamation' (London Plane Tree)	15	
<i>Quercus bicolor</i> (swamp white oak)	8	
<i>Tilia americana</i> 'Redmond' (American linden)	18	

Sub-Total Cost** _____

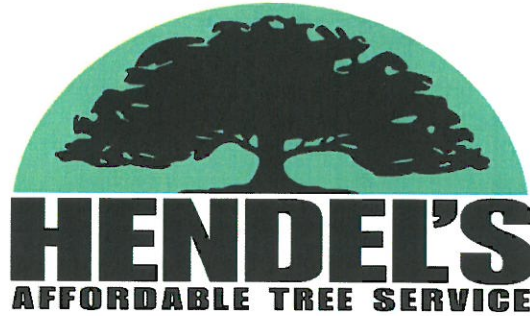
Sub-Total for Labor and Materials \$ _____

Sub-Total for 1 year of Watering and Maintenance \$ _____

(This is an optional task the Township may elect to include as part of the planting project)

TOTAL BID PRICE/GUARANTEED MAXIMUM PRICE: \$ 84,852.50

HENDEL'S AFFORDABLE TREE SERVICE DBA-VAMOOSE



2456 Ross-Millville Rd. • Hamilton Ohio, 45013 • 513-738-9913 • Fax: 513-738-4747 • Cell 513-266-4052

Please see our attached Bid for Colerain Township, 2023 Street Tree Program.

If we are awarded this job, we will require the standard 50% down in the amount of \$39,426.25 and the remaining 50% upon completions of the tree install of \$39,426.25. After the tree completion we agree to the 1-year maintenance contract.

Tree health is of the upmost importance to Hendel's Affordable Tree Service. Our company would aim for the trees being planted within a 2-4weeks period.

Western Surety Company is who we use for all of our bonds, however he is on vacation and has completed a draft for us.

Thank you for the opportunity to bid on this project.

Thank you

Jarrod Hendel
Owner
Hendel's Affordable Tree Service
DBA Vamoose



Office (513) 738-9913
Fax (513) 738-4747
Cell (513) 266-4052
jarrodhendel@hendeltree.com

Jarrod Hendel, MBA
OWNER
Certified Arborist OH-6165A

Spraying • Planting • Feeding • Removals • Pruning
Total Tree Health Care Professionals Since 1964
2456 Ross-Millville Road • Hamilton, OH 45013

COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
SECTION N
BID BOND

KNOW ALL PERSONS BY THESE PRESENTS, that we, the undersigned, as Principal, and _____ as Surety, are hereby held and firmly bound unto Colerain Township, Hamilton County, Ohio as OWNER in the penal sum of \$ _____ for the payment of which well and truly to be made, we hereby jointly and severally bind ourselves, successors, and assigns.

Signed this ____ day of _____, 20____. The Condition of the above obligation is such that whereas the Principal has submitted to the Owner a certain Bid, the attached hereto and hereby made a part hereof to enter into a Contract in writing for the _____.

NOW, THEREFORE,

- a. If said Bid shall be rejected, or
- b. If said Bid shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereby (properly completed in accordance with said Bid) and shall furnish a Bond for the faithful performance of said Contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects, perform the agreement created by the acceptance of said Bid,

then this Obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as stated herein.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its Bond shall be in no way impaired or affected by any extension of the time within which the Owner may accept such Bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seal to be hereto affixed and these presents to be signed by their proper Officers, the day and year first set forth above.

IMPORTANT: Surety companies executing Bonds must have a Best's rating of at least A and be authorized to transact business in the State of Ohio.

Principal _____

By _____

Surety _____

By _____

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

G Stephen Adkisson, Anthony Paul Painter, Jennifer Marie Bell, Individually

of Columbus, OH, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 30th day of June, 2021.



WESTERN SURETY COMPANY

Paul T. Bruflat, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 30th day of June, 2021, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 15th day of September, 2023.



WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
SECTION O
NON-COLLUSION AFFIDAVIT

To: Colerain Township, Ohio
Hamilton County, Ohio

Jarrod Hendel
(Name of Individual)

Hendel's Affordable Tree Service DBA Vamoose Blackpool CS&S
(Company Representing)

BEING DULY SWORN, DOES DEPOSE AND THAT (HE, SHE, THEY) RESIDE AT

[REDACTED]
(Residence Address)

AND THAT

Hendel's Affordable Tree Service DBA Vamoose Blackpool CS&S
(Name of Company)

2456 BOSS-MILLVILLE RD Ham. Ohio 45013
(Company Address)

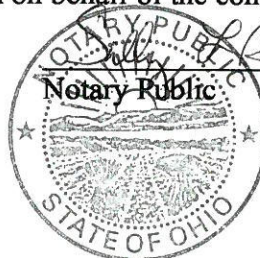
IS THE ONLY ENTITY INTERESTED IN THE PROFITS OF THE PROPOSED CONTRACT FOR THIS PROJECT; THAT THE SAID CONTRACT IS MADE WITHOUT ANY CONNECTION OR COMMON INTEREST IN THE PROFITS THEREOF WITH ANY PERSON MAKING ANY BID OR PROPOSAL FOR SAID WORK; THAT THE SAID CONTRACT IS ON THEIR PART, IN ALL RESPECTS, FAIR AND WITHOUT COLLUSION OR FRAUD; AND, ALSO, THAT NO MEMBER OF THE BOARD OF TRUSTEES, HEAD OF ANY DEPARTMENT OR BUREAU, OR EMPLOYEE THEREIN, OR ANY OFFICER OR EMPLOYEE OF COLERAIN TOWNSHIP, OHIO, IS DIRECTLY OR INDIRECTLY INTERESTED THEREIN.

Jarrod Hendel
Signature

Jarrod Hendel - Owner
Printed Name/Title

Hendel's Affordable Tree Service DBA Vamoose Blackpool CS&S
Company

Sworn to and subscribed to in my presence on this 15 day of September,
20 23 by the above referenced person on behalf of the contractor or supplier.



SALLY L. BRINKMAN
Notary Public, State of Ohio
My Commission Expires
March 15, 2025

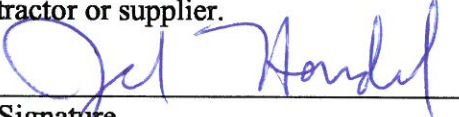
COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
SECTION R
AFFIDAVIT OF CONTRACTOR OR SUPPLIER OF NON-DELINQUENCY
OF PERSONAL PROPERTY TAXES
AND POLITICAL CONTRIBUTIONS

To: Colerain Township, Ohio
Hamilton County, Ohio

The undersigned, an authorized representative of the below-referenced contractor or supplier/company/entity/individual (as applicable), being first duly sworn, as a condition to be considered for the reward of a contract by Colerain Township, Ohio for _____ hereby states that such entity is not charged at the time the bid was submitted with any delinquent personal property taxes on the general tax list of personal property of Hamilton County in which Colerain Township as a tax district has territory and that such entity was not charged with delinquent personal property taxes on any such tax list.

The undersigned, an authorized representative of the below-referenced contractor or supplier/company/entity/individual (as applicable), also further certifies that such entity is in compliance with ORC Section 3517.13(I) or 3517.13(J), whichever is applicable, relative to political contributions to public officials of Colerain Township, Ohio.

In consideration of the award of the above contract, the above statements are incorporated in said contract as covenants of the undersigned contractor or supplier.

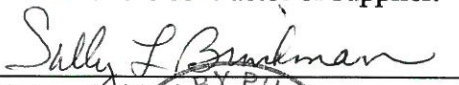

Signature

Jarrod Hendel - owner
Printed Name/Title

Hendel's Affordable Tree Services
Company

DBA Vamoose Blackpool
CS+S

Sworn to and subscribed to in my presence on this 15 day of September, 2023 by the above referenced person on behalf of the contractor or supplier.


Notary Public



SALLY L. BRINKMAN
Notary Public, State of Ohio
My Commission Expires
March 15, 2025

NA

**COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
SECTION S
LIST OF SUBCONTRACTORS**

In compliance with the State of Ohio, Department of Transportation, Construction and Material Specifications, Section 108, the undersigned Bidder herewith sets forth the name, location and place of business and phone number of each Subcontractor who will perform work or labor, or render service to the General Contractor in or about the construction of the work or improvement in an amount in excess of one-half (1/2) of one percent (1%) of the *Contractor's total bid, or \$10,000, whichever is greater, and the portion and percentage of the work which will be done by each Subcontractor.

SUBCONTRACTOR	PORTION OF WORK (PERCENT)
LOCATION AND PLACE OF BUSINESS	PHONE ()

SUBCONTRACTOR	PORTION OF WORK (PERCENT)
LOCATION AND PLACE OF BUSINESS	PHONE ()

SUBCONTRACTOR	PORTION OF WORK (PERCENT)
LOCATION AND PLACE OF BUSINESS	PHONE ()

SUBCONTRACTOR	PORTION OF WORK (PERCENT)
LOCATION AND PLACE OF BUSINESS	PHONE ()

SUBCONTRACTOR	PORTION OF WORK (PERCENT)
LOCATION AND PLACE OF BUSINESS	PHONE ()

***CONTRACTOR MUST PERFORM 50% OR MORE OF THE WORK.**

COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
SECTION T
BIDDER'S QUESTIONNAIRE

1. Submitted By Jarrod Hendel Telephone 513-266-4052

Principal Office Address 2456 Crossmillville Rd Ham. OH 45013

2. Type of Firm:

Corporate _____ Other Sole - Proprietor

Individual _____ Partnership _____

3a. If A Corporation, Please Answer These Questions :

Date of Incorporation _____ State of Incorporation _____

President's Name _____

Vice-President's Name _____

Secretary or Clerk's Name _____

Treasurer's Name _____

3b. If A Partnership, Please Answer These Questions:

Date of Organization _____ State Organized In _____

Name of All Partners Holding More Than A 10% Interest:

Designate Which Are General or Managing Partners:

BIDDER'S QUESTIONNAIRE

4. Contractor's Representative _____

Title _____

Alternate _____

Title _____

5. List Major Construction Projects Your Organization Has In Progress As Of This Date:

Owner (A) City of Monroe (B) _____

Project Location Florence Ky _____

Type of Project land clearing _____

2 mile clearance _____

Contact Person Pete Folzenlogen _____

Telephone No. 513-430-2744 _____

Owner (C) City of Florence Ky (D) _____

Project Location Florence Ky _____

Type of Project Trimming within _____

city - Removals _____

Contact Person Jill Tesny _____

Telephone No. 859-647-5410 _____

6. List At Least Five Construction Projects Similar To The Project Defined In These Specifications, Which Your Organization Has Completed Within The Last Five Years:

Owner (A) City of Ft. Thomas Ky (B) _____

Project Location Ft. Thomas Ky _____

Type of Project tree removal / Pruning _____

BIDDER'S QUESTIONNAIRE

Contact Person Cheri Scherpenberg

Telephone No. 859-572-1210

Owner (C) Miami University Oxford (D) Nelson Stark

Project Location Oxford Ohio

Type of Project Planning / Removal

Contact Person Matt Stibich

Telephone No. 513-489-0866

Owner (E) _____ (F) _____

Project Location _____

Type of Project _____

Contact Person _____

Telephone No. _____

Owner (G) _____ (H) _____

Project Location _____

Type of Project _____

Contact Person _____

Telephone No. _____

7. Have You Or Your Firm Or Any Principal In Your Firm Been Adjudged Bankrupt In Any Voluntary Or Involuntary Bankruptcy Proceeding Within The Last Ten Years?

NO

BIDDER'S QUESTIONNAIRE

If So, When And Where? _____

8. Have You, Your Firm, Or Any Principal In Your Firm Been Sued By Any "Owner" Or Bonding Company Insuring Said "Owner" For Default On A Contract Within The last Ten Years?

NO

If So, What Was The Disposition Of The Lawsuit?

If The Lawsuit Is Still Pending, What Is The Case Number? _____

And The Court Of Jurisdiction? _____

9. Have You, Your Firm, Or Any Principal In Your Firm Been Sued By Any Subcontractor Or Material Supplier For Default On A Contract Within The Last Ten Years?

NO

If The Lawsuit Is Still Pending, What Is The Case Number? _____

10. Has Any Bonding Company Refused To Bond You, Your Firm, Or Any Principal In Your Firm For A Contract Within The Last Ten Years? NO

If So, What Were The Circumstances? _____

11. Has A Bonding Company Been Required To Pay On A Bond Issued To You, Your Firm, Or Any Principal In Your Firm For A Contract Within The Last Ten Years?

NO

If So, What Were The Circumstances? _____

BIDDER'S QUESTIONNAIRE

12. Have You, Your Firm, Or Any Principal In Your Firm Had To Submit To Binding Arbitration To Resolve A Dispute Arising From A Contract Within The Last Ten Years?

NO

If So, What Were The Circumstances? _____

13. Within The Last Ten Years Have You, Your Firm, Or Any Principal In Your Firm Been Penalized With Liquidated Damages For Failure To Complete The Terms Of A Contract Within The Specified Time? NO

If So, What Were The Circumstances? _____

14. Have You, Your Firm, Or Any Principal In Your Firm Been Penalized For Failure To Pay Prevailing Wages To Any Persons Performing Work Under A Contract, Including Subcontractors That Worked On Your Project Within The Last Ten Years?

NO

If So, What Were The Circumstances? _____

15. Do you, Your Firm, or Any Principal In Your Firm currently have any conflicts of interest in the accepting of an award or of contract with Colerain Township. If a conflict of interest exists, the manner in which said conflict of interest would be rectified, if said contract is awarded to the proposer, this must be disclosed in this section.

Disclosure: NO

Provide Information Regarding Your Insurance Agent (s) Who Will Be Providing Insurance Certificates For This Project: 2023 Street Tree Program

Name Of Agent (A) Rick Ingram (B) _____

Name of Firm Ingram Insurance Agency

Address 1005 Sumner Rd
Hem OH 45015

BIDDER'S QUESTIONNAIRE

Address (cont.)

Telephone No.

Insurance Type

Provide Your Banking References:

Name Of Bank

(A) First Financial Bank (B) _____

Contact Person

Ian Sovell

Address

4079 Ham-Claves Rd

Fairfield OH 45014

Telephone No.

513-785-2070

Janet Hendel

Signature of Bidder

Hendel's Affordable Tree Service - DBA Vamoose

Company Name

Blackpool
CS+S

COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
ATTACHMENT A
2023 STREET TREE PROGRAM – BID PRICING SHEET

<i>Pistacia chinensis</i> (Chinese pistache)	12	275x12 = \$3,300
<i>Amelanchier X grandiflora</i> 'Autumn brilliance' (serviceberry)	15	320x15 = \$4,800
<i>Cotinus obovatus</i> (tree-form smoketree)	15	325x15 = \$4,875
<i>Cercis canadensis</i> (non-weeping redbud)	20	262 ⁵⁰ x20 = \$5,250
<i>Chionanthus virginicus</i> (single stem fringe tree)	15	300x15 = \$4,500
<i>Syringia reticulata</i> (Japanese tree lilac)	13	300x13 = \$3,900
<i>Cladrastis kentuckea</i> (Yellowwood)	15	312 ⁵⁰ x15 = \$4,687 ⁵⁰
<i>Gleditsia triacanthos inermis</i> 'Shademaster, Skyline, or Streetkeeper' (honeylocust)	8	292 ⁵⁰ x8 = \$2,340
<i>Gymnocladus dioica</i> 'Espresso or Prairie Titan' (Kentucky coffeetree)	18	287 ⁵⁰ x18 = \$5,175
<i>Liriodendron tulipifera</i> 'Emerald City' or standard (tuliptree)	18	275x18 = \$4,950
<i>Maclura pomifera</i> 'White Shield' (osage orange)	14	287 ⁵⁰ x14 = \$4,025
<i>Platanus x acerifolia</i> 'Exclamation' (London Plane Tree)	15	237 ⁵⁰ x15 = \$3,562 ⁵⁰
<i>Quercus bicolor</i> (swamp white oak)	8	275x8 = \$2,200
<i>Tilia americana</i> 'Redmond' (American linden)	18	300x18 = \$5,400

Sub-Total Cost**

\$58,965

Sub-Total for Labor and Materials

\$ \$15,896.50

Sub-Total for 1 year of Watering and Maintenance

\$ 10,000

(This is an optional task the Township may elect to include as part of the planting project)

TOTAL BID PRICE/GUARANTEED MAXIMUM PRICE: \$

\$84,857.50

Custom Landscape Contractors - 9/15/23 @ 2:40p

BID FORMAT

All bids shall be submitted in the following format. Failure to abide by this format may result in the disqualification of the submission.

It is requested that all bids be submitted in the following format to expedite the review and selection process.

- ✓ 1. Cover Letter – A cover letter signed by an individual who is authorized to submit the response to the Request for Bids.
- ✓ 2. Experience with Public Sector – A listing of three comparable projects with a description of services rendered (including any subcontracting).
- ✓ 3. Timeline – The estimated timeline for completion. The dates referenced in the project timeline are an estimate and goal as set by the Township.
- ✓ 4. List of Key Staff – A complete list of key personnel who will be involved with this project, including their experience and qualifications. In addition, any key sub-contractors and their staff should also be identified.
- ✓ 5. Conflicts of Interest – Responses must disclose any conflicts of interest to their accepting an award of the contract with Colerain Township. If a conflict of interest exists, the manner in which said conflict of interest would be rectified, if said contract is awarded to the proposer.
- ✓ 6. Project Implementation – Please provide a description of how the project will be completed including the information found in the Project Specifications and items found in Attachment A.
- ✓ 7. Cost Bid/Fee Structure – Total project cost with a line-item cost breakdown of all projected itemizations must be included. Each bidder is responsible for inspecting the site, and for reading and being thoroughly familiar with the project. The failure or omission of any Bidder to do any of the foregoing shall in no way relieve any Bidder from any obligation in respect to this Bid.
- ✓ 8. Section N – Bid Bond – Bidders must furnish a Bid Bond of 10% of the bid with the proposal (attached). The bidder to whom the Contract is awarded will be required to furnish a Corporate Surety Company Performance Bond in a sum equal to one hundred percent (100%) of the total bid price, conditioned according to law.
- ✓ 9. Section O - Non-Collusion Affidavit – Bidders must furnish an Affidavit of Non-Collusion with the bid (attached).
- ✓ 10. Section R - Personal Property Tax Affidavit – Bidders must furnish an Affidavit of Personal Property Tax with the bid (attached).

- ✓ 11. Section S – List of Subcontractors – Bidders must furnish a completed copy of the List of Subcontractors with the proposal (attached) *N/A*
- ✓ 12. Section T – Bidder's Questionnaire – Bidders must furnish a completed copy of the Bidder's Questionnaire with the proposal (attached).
- ✓ 13. Attachment A – Bidders are furnished with a Bid Pricing Sheet that should include all items that will complete the project and include the one (1) year maintenance.
- 14. Other Information – A statement of any other pertinent information that should be known in order to effectively evaluate the Bid.

**COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
ATTACHMENT A
2023 STREET TREE PROGRAM – BID PRICING SHEET**

Tree species*	Quantity	Price per tree
<i>Pistacia chinensis</i> (Chinese pistache)	12	
<i>Amelanchier X grandiflora</i> 'Autumn brilliance' (serviceberry)	15	
<i>Cotinus obovatus</i> (tree-form smoketree)	15	
<i>Cercis canadensis</i> (non-weeping redbud)	20	
<i>Chionanthus virginicus</i> (single stem fringe tree)	15	
<i>Syringia reticulata</i> (Japanese tree lilac)	13	
<i>Cladrastis kentuckea</i> (Yellowwood)	15	
<i>Gleditsia triacanthos inermis</i> 'Shademaster, Skyline, or Streetkeeper' (honeylocust)	8	
<i>Gymnocladus dioica</i> 'Espresso or Prairie Titan' (Kentucky coffeetree)	18	
<i>Liriodendron tulipifera</i> 'Emerald City' or standard (tuliptree)	18	
<i>Maclura pomifera</i> 'White Shield' (osage orange)	14	
<i>Platanus x acerifolia</i> 'Exclamation' (London Plane Tree)	15	
<i>Quercus bicolor</i> (swamp white oak)	8	
<i>Tilia americana</i> 'Redmond' (American linden)	18	

Sub-Total Cost** _____

Sub-Total for Labor and Materials \$ _____

Sub-Total for 1 year of Watering and Maintenance \$ _____

(This is an optional task the Township may elect to include as part of the planting project)

TOTAL BID PRICE/GUARANTEED MAXIMUM PRICE: \$ 100,835.16



2411 St Rte 22 SW Washington Court House, OH 43160 Phone: 740.333.1669 Fax: 740.333.7381
Email: estimating@customlawn1.com Web: www.customlawn1.com

PROPOSAL

2023 STREET TREE PROGRAM FOR
COLERAIN TOWNSHIP
4200 Springdale Rd. Colerain Township, OH 45251

SUBMITTED: 9/15/23

SIGNED: 

Kyle C. Reed
Project Manager



2411 St Rte 22 SW Washington Court House, OH 43160 Phone: 740.333.1669 Fax: 740.333.7381
Email: estimating@customlawn1.com Web: www.customlawn1.com

RECENT STREET TREE PROJECTS:

- *City of Columbus – Street Tree Installation Fall 2020 – CDBG
Recreation & Parks Department
Chad Hoff – (614) 900-8255
Project Total: \$265,735.00

- *City of Columbus – Street Tree Installation Fall 2020 – MGI
Recreation & Parks Department
Chad Hoff – (614) 900-8255
Project Total: \$33,000.00

- *City of Columbus – Street Tree Installation Fall 2021 – CDBG
Recreation & Parks Department
Chad Hoff – (614) 900-8255
Project Total: \$138,875.00

- *City of Columbus – Street Tree Installation Fall 2021 – MGI
Recreation & Parks Department
Chad Hoff – (614) 900-8255
Project Total: \$280,800.00



2411 St Rte 22 SW Washington Court House, OH 43160 Phone: 740.333.1669 Fax: 740.333.7381
Email: estimating@customlawn1.com Web: www.customlawn1.com

ESTIMATED TIMELINE:

If timeline provide din bid packet is followed:

September 27 – Contract Commencement

September 27 – Plant Material Allocation

Late Oct/Early Nov. – 8 Working Days to complete
install *will depend on the fall dig schedule for the
nursery where the plant material is being purchased*

KEY PERONNEL:

Kyle Reed – Project Manager – (740) 463-7336

*9 years in industry as estimator & project manager

Ryan Stallman – Lead Foreman – (740) 463-1764

*15 (+) years in industry as crew leader/foreman

Tammy Mason – Controller – (740) 333-1669

*20 years of experience accounts payable/receivable

***NO CONFLICTS OF INTEREST TO REPORT**



2411 St Rte 22 SW Washington Court House, OH 43160 Phone: 740.333.1669 Fax: 740.333.7381
Email: estimating@customlawn1.com Web: www.customlawn1.com

PROJECT IMPLEMENTATION:

Having previously worked with the Township and Cassandra Homan from Urban Canopy Works on last year's street tree project we have a good understanding of what the expectations are.

Corrections that were necessary last year will no longer be an issue. The same team will be working on the project this year, and everyone knows the requirements that need to be met. Once the project is officially awarded the order will be put in to dig the plant material. Any availability issues will be brought up to Cassandra immediately though we don't foresee any conflicts on this one. The property locations will then be individually marked by OUPS after we have completed the pre-construction meeting. The PM and/or foreman will mark the curb locations for each tree if that hasn't already been completed prior. The crew will need an estimated 8 days to complete the installation. Special care will be taken to follow the specifications to the letter.

COST BID/FEE STRUCTURE:

*Provided in Attachment A of the bid packet

COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
SECTION N
BID BOND

KNOW ALL PERSONS BY THESE PRESENTS, that we, the undersigned, as Principal, and Capitol Indemnity Corporation as Surety, are hereby held and firmly bound unto Colerain Township, Hamilton County, Ohio as OWNER in the penal sum of \$ Ten Percent (10%) of total amount bid for the payment of which well and truly to be made, we hereby jointly and severally bind ourselves, successors, and assigns.

Signed this 15th day of September, 2023. The Condition of the above obligation is such that whereas the Principal has submitted to the Owner a certain Bid, the attached hereto and hereby made a part hereof to enter into a Contract in writing for the 2023 Street Tree Program.

NOW, THEREFORE,

- a. If said Bid shall be rejected, or
- b. If said Bid shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereby (properly completed in accordance with said Bid) and shall furnish a Bond for the faithful performance of said Contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects, perform the agreement created by the acceptance of said Bid,

then this Obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as stated herein.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its Bond shall be in no way impaired or affected by any extension of the time within which the Owner may accept such Bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seal to be hereto affixed and these presents to be signed by their proper Officers, the day and year first set forth above.

IMPORTANT: Surety companies executing Bonds must have a Best's rating of at least A and be authorized to transact business in the State of Ohio.

Custom Lawn Care and Landscaping, LLC
Principal dba Custom Landscape Contractors, LLC

By 

Surety Capitol Indemnity Corporation

By 
Shelley M. Kuhn, Attorney-in-Fact

**CAPITOL INDEMNITY CORPORATION
POWER OF ATTORNEY**

CIC1939805

Bond Number

KNOW ALL MEN BY THESE PRESENTS, That the **CAPITOL INDEMNITY CORPORATION**, a corporation of the State of Wisconsin, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

----- JULIEANN JOHNSTON; DENISE NELSON; MICHAEL WARD-----

-----DEBORAH L. WILLIAMS; STEPHANIE MCQUILLEN; SHELLEY M. KUHN-----

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

----- ALL WRITTEN INSTRUMENTS IN AN AMOUNT NOT TO EXCEED: \$20,000,000.00-----

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of **CAPITOL INDEMNITY CORPORATION** at a meeting duly called and held on the 15th day of May, 2002.

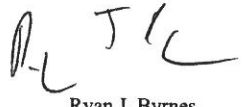
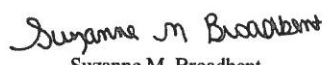
"RESOLVED, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

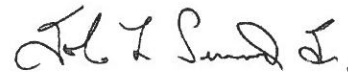
IN WITNESS WHEREOF, the **CAPITOL INDEMNITY CORPORATION** has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of January, 2020.

Attest:


Ryan J. Byrnes
Senior Vice President,
Chief Financial Officer and Treasurer

Suzanne M. Broadbent
Assistant Secretary



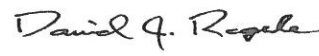
CAPITOL INDEMNITY CORPORATION


John L. Sennott, Jr.
Chief Executive Officer and President

STATE OF WISCONSIN }
COUNTY OF DANE } S.S.:

On the 1st day of January, 2020 before me personally came John L. Sennott, Jr., to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is Chief Executive Officer and President of **CAPITOL INDEMNITY CORPORATION**, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.




David J. Regele
Notary Public, Dane Co., WI
My Commission Is Permanent

STATE OF WISCONSIN }
COUNTY OF DANE } S.S.:

I, the undersigned, duly elected to the office stated below, now the incumbent in **CAPITOL INDEMNITY CORPORATION**, a Wisconsin Corporation, authorized to make this certificate, **DO HEREBY CERTIFY** that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 15th day of September, 2023




Andrew B. Diaz-Matos
Senior Vice President, General Counsel and Secretary

THIS DOCUMENT HAS BEEN GENERATED FOR A SPECIFIC BOND. IF YOU HAVE ANY QUESTIONS CONCERNING THE AUTHENTICITY OF THIS DOCUMENT CALL 800-475-4450.

CIC-cPOA-M (Rev. 01-2020)

Certificate of Compliance



Issued 03/22/2023

Effective 04/02/2023

Expires 04/01/2024

I, Judith French, hereby certify that I am the Director of Insurance in the State of Ohio and have supervision of insurance business in said State and as such I hereby certify that

CAPITOL INDEMNITY CORPORATION

of Wisconsin is duly organized under the laws of this State and is authorized to transact the business of insurance under the following section(s) of the Ohio Revised Code:

Section 3929.01 (A)

Accident & Health
Allied Lines
Boiler & Machinery
Burglary & Theft
Collectively Renewable A & H
Commercial Auto - Liability
Commercial Auto - No Fault
Commercial Auto - Physical Damage
Fidelity
Fire
Glass
Group Accident & Health
Guaranteed Renewable A & H
Inland Marine
Medical Malpractice
Multiple Peril - Commercial
Noncancellable A & H

Nonrenew-Stated Reasons (A&H)

Other

Other Accident only

Other Liability

Surety

CAPITOL INDEMNITY CORPORATION certified in its annual statement to this Department as of December 31, 2022 that it has admitted assets in the amount of \$714,523,665, liabilities in the amount of \$527,298,321, and surplus of at least \$187,225,344.

IN WITNESS WHEREOF, I have hereunto subscribed my name and caused my seal to be affixed at Columbus, Ohio, this day and date.

Judith L. French

Judith French, Director



CAPITOL INDEMNITY CORPORATION
BALANCE SHEET
December 31, 2022

Admitted Assets

Cash and invested assets:	
Bonds	\$ 159,277,074
Common stocks	88,488,066
Cash, cash equivalents and short-term investments	552,120,200
Receivables for securities	1,549
Total cash and invested assets	<u>799,886,889</u>
Investment income due and accrued	1,049,435
Uncollected premiums and agents' balances in course of collection	(117,342,707)
Deferred premiums, agents' balances and installments booked but deferred and not yet due	4,562,781
Amounts recoverable from reinsurers	7,194,246
Other amounts receivable under reinsurance contracts	234,742
Current federal and foreign income tax recoverable and interest thereon	13,235,508
Net deferred tax asset	3,983,005
Electronic data processing equipment and software	786,527
Receivables from parent, subsidiaries and affiliates	445,608
Other admitted assets	487,631
Total admitted assets	<u>\$ 714,523,665</u>

Liabilities and Surplus as Regards Policyholders

Liabilities:	
Losses	\$ 199,396,837
Reinsurance payable on paid losses and loss adjustment expenses	313,114,222
Loss adjustment expenses	35,878,768
Commissions payable, contingent commissions and other similar charges	655,318
Other expenses (excluding taxes, licenses and fees)	13,382,148
Taxes, licenses and fees (excluding federal and foreign income taxes)	41,938
Unearned premiums	161,874,319
Advance premium	8,596
Ceded reinsurance premiums payable (net of ceding commissions)	69,932,486
Amounts withheld or retained by company for account of others	11,085,423
Provision for reinsurance	1,906,000
Payable to parent, subsidiaries and affiliates	1,097,882
Payable for securities	14,469
Other liabilities	712,715
Total liabilities	<u>527,298,321</u>
Surplus as regards policyholders:	
Common capital stock	4,201,416
Gross paid in and contributed surplus	103,923,753
Unassigned funds (surplus)	79,100,175
Surplus as regards policyholders	<u>187,225,344</u>
Total liabilities and capital and surplus	<u>\$ 714,523,665</u>

I, Adam L. Sills, CEO and President of Capitol Indemnity Corporation do hereby certify that to the best of my knowledge and belief, the foregoing is a full and true statutory Statement of Admitted Assets and Liabilities, Capital and Surplus of the Operation at December 31, 2022, prepared in conformity with the accounting practices prescribed by the Insurance Department of the State of Wisconsin. IN WITNESS WHEREOF, I have set my hand and affixed the seal of the Corporation at Middleton, Wisconsin.



Adam L. Sills
CEO & President



COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
SECTION O
NON-COLLUSION AFFIDAVIT

To: Colerain Township, Ohio
Hamilton County, Ohio

Jaret L. Bishop

(Name of Individual)

Custom Landscape Contractors

(Company Representing)

BEING DULY SWORN, DOES DEPOSE AND THAT (HE, SHE, THEY) RESIDE AT

(Residence Address)

AND THAT

Custom Landscape Contractors

(Name of Company)

2411 US HW 22 SW Washington C.H. OH 43160

(Company Address)

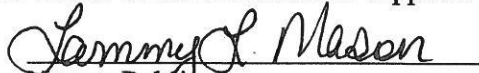
IS THE ONLY ENTITY INTERESTED IN THE PROFITS OF THE PROPOSED CONTRACT FOR THIS PROJECT; THAT THE SAID CONTRACT IS MADE WITHOUT ANY CONNECTION OR COMMON INTEREST IN THE PROFITS THEREOF WITH ANY PERSON MAKING ANY BID OR PROPOSAL FOR SAID WORK; THAT THE SAID CONTRACT IS ON THEIR PART, IN ALL RESPECTS, FAIR AND WITHOUT COLLUSION OR FRAUD; AND, ALSO, THAT NO MEMBER OF THE BOARD OF TRUSTEES, HEAD OF ANY DEPARTMENT OR BUREAU, OR EMPLOYEE THEREIN, OR ANY OFFICER OR EMPLOYEE OF COLERAIN TOWNSHIP, OHIO, IS DIRECTLY OR INDIRECTLY INTERESTED THEREIN.


Signature

Jaret L. Bishop, Owner
Printed Name/Title

Custom Landscape Contractors
Company

Sworn to and subscribed to in my presence on this 14th day of September, 2023 by the above referenced person on behalf of the contractor or supplier.


Notary Public



TAMMY L. MASON
Notary Public
State of Ohio
My Comm. Expires
September 24, 2027

COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
SECTION R
AFFIDAVIT OF CONTRACTOR OR SUPPLIER OF NON-DELINQUENCY
OF PERSONAL PROPERTY TAXES
AND POLITICAL CONTRIBUTIONS

To: Colerain Township, Ohio
Hamilton County, Ohio

The undersigned, an authorized representative of the below-referenced contractor or supplier/company/entity/individual (as applicable), being first duly sworn, as a condition to be considered for the reward of a contract by Colerain Township, Ohio for 2023 Street Tree Program hereby states that such entity is not charged at the time the bid was submitted with any delinquent personal property taxes on the general tax list of personal property of Hamilton County in which Colerain Township as a tax district has territory and that such entity was not charged with delinquent personal property taxes on any such tax list.

The undersigned, an authorized representative of the below-referenced contractor or supplier/company/entity/individual (as applicable), also further certifies that such entity is in compliance with ORC Section 3517.13(I) or 3517.13(J), whichever is applicable, relative to political contributions to public officials of Colerain Township, Ohio.

In consideration of the award of the above contract, the above statements are incorporated in said contract as covenants of the undersigned contractor or supplier.



Signature
Jaret L. Bishop, Owner
Printed Name/Title
Custom Landscape Contractors
Company

Sworn to and subscribed to in my presence on this 14th day of September, 2023 by the above referenced person on behalf of the contractor or supplier.



Notary Public



TAMMY L. MASON
Notary Public
State of Ohio
My Comm. Expires
September 24, 2027

COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
SECTION S
LIST OF SUBCONTRACTORS

- n/a KR

In compliance with the State of Ohio, Department of Transportation, Construction and Material Specifications, Section 108, the undersigned Bidder herewith sets forth the name, location and place of business and phone number of each Subcontractor who will perform work or labor, or render service to the General Contractor in or about the construction of the work or improvement in an amount in excess of one-half (1/2) of one percent (1%) of the *Contractor's total bid, or \$10,000, whichever is greater, and the portion and percentage of the work which will be done by each Subcontractor.

SUBCONTRACTOR	PORTION OF WORK (PERCENT)
LOCATION AND PLACE OF BUSINESS	PHONE ()

SUBCONTRACTOR	PORTION OF WORK (PERCENT)
LOCATION AND PLACE OF BUSINESS	PHONE ()

SUBCONTRACTOR	PORTION OF WORK (PERCENT)
LOCATION AND PLACE OF BUSINESS	PHONE ()

SUBCONTRACTOR	PORTION OF WORK (PERCENT)
LOCATION AND PLACE OF BUSINESS	PHONE ()

SUBCONTRACTOR	PORTION OF WORK (PERCENT)
LOCATION AND PLACE OF BUSINESS	PHONE ()

***CONTRACTOR MUST PERFORM 50% OR MORE OF THE WORK.**

- n/a - KR

COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
SECTION T
BIDDER'S QUESTIONNAIRE

1. Submitted By Custom Landscape Contractors Telephone (740)333-1669

Principal Office Address 2411 US HY 22 SW Washington C. H. OH 43160

2. Type of Firm:

Corporate _____ ☒ Other LLC

Individual _____ Partnership _____

3a. If A Corporation, Please Answer These Questions :

Date of Incorporation _____ State of Incorporation _____

President's Name _____

Vice-President's Name _____

Secretary or Clerk's Name _____

Treasurer's Name _____

3b. If A Partnership, Please Answer These Questions:

Date of Organization _____ State Organized In _____

Name of All Partners Holding More Than A 10% Interest:

Designate Which Are General or Managing Partners:

BIDDER'S QUESTIONNAIRE

4. Contractor's Representative Kyle C. Reed
 Title Project Manager
 Alternate Ryan Stallman
 Title Foreman

5. List Major Construction Projects Your Organization Has In Progress As Of This Date:

Owner	(A) <u>Greenfield LSD</u>	(B) <u>Wild Building</u>
Project Location	<u>Greenfield, OH</u>	<u>Washington C.H., OH</u>
Type of Project	<u>Landscape/Irrigation for</u> <u>new practice fields</u>	<u>Landscape/Irrigation</u> <u>new car wash</u>
Contact Person	<u>Britton Maynard (Elford)</u>	<u>Doug Rines (Wild Building)</u>
Telephone No.	<u>(614) 796-5932</u>	<u>(423) 581-5639</u>
Owner	(C) <u>Farm Credit Bureau</u>	(D) _____
Project Location	<u>Washington C.H. OH</u>	_____
Type of Project	<u>Landscape/Irrigation for</u> <u>new build bank</u>	_____
Contact Person	<u>Anthony Shmunk (Bracket Builders)</u>	_____
Telephone No.	<u>(937) 339-7505</u>	_____

6. List At Least Five Construction Projects Similar To The Project Defined In These Specifications, Which Your Organization Has Completed Within The Last Five Years:

Owner	(A) <u>Colerain Twp.</u>	(B) <u>City of Columbus</u>
Project Location	<u>Colerain Twp. Cincinnati, OH</u>	<u>Various - City of Columbus, OH</u>
Type of Project	<u>Street Tree Program</u>	<u>Street tree planting Fall 2021</u>

BIDDER'S QUESTIONNAIRE

Contact Person	<u>Tawanna Molter</u>	<u>Chad Hoff</u>
Telephone No.	<u>(513) 245-5846</u>	<u>(614) 900-8255</u>
Owner	<u>(C) City of Columbus</u>	<u>(D) City of Columbus</u>
Project Location	<u>Various - Columbus, OH</u>	<u>Various - Columbus, OH</u>
Type of Project	<u>Street trees fall 2021 phase 2</u>	<u>Street trees fall 2020</u>
Contact Person	<u>Chad Hoff</u>	<u>Chad Hoff</u>
Telephone No.	<u>(614) 900-8255</u>	<u>(614) 900-8255</u>
Owner	<u>(E) City of Columbus</u>	<u>(F) _____</u>
Project Location	<u>Various - Columbus, OH</u>	<u>_____</u>
Type of Project	<u>Street trees fall 2020 phase 2</u>	<u>_____</u>
Contact Person	<u>Chad Hoff</u>	<u>_____</u>
Telephone No.	<u>(614) 900-8255</u>	<u>_____</u>
Owner	<u>(G) _____</u>	<u>(H) _____</u>
Project Location	<u>_____</u>	<u>_____</u>
Type of Project	<u>_____</u>	<u>_____</u>
Contact Person	<u>_____</u>	<u>_____</u>
Telephone No.	<u>_____</u>	<u>_____</u>

7. Have You Or Your Firm Or Any Principal In Your Firm Been Adjudged Bankrupt In Any Voluntary Or Involuntary Bankruptcy Proceeding Within The Last Ten Years?

NO

BIDDER'S QUESTIONNAIRE

If So, When And Where? n/a

8. Have You, Your Firm, Or Any Principal In Your Firm Been Sued By Any "Owner" Or Bonding Company Insuring Said "Owner" For Default On A Contract Within The last Ten Years?

No

If So, What Was The Disposition Of The Lawsuit?

N/A

If The Lawsuit Is Still Pending, What Is The Case Number? n/a

And The Court Of Jurisdiction? n/a

9. Have You, Your Firm, Or Any Principal In Your Firm Been Sued By Any Subcontractor Or Material Supplier For Default On A Contract Within The Last Ten Years?

No

If The Lawsuit Is Still Pending, What Is The Case Number? n/a

10. Has Any Bonding Company Refused To Bond You, Your Firm, Or Any Principal In Your Firm For A Contract Within The Last Ten Years? No

If So, What Were The Circumstances? N/A

11. Has A Bonding Company Been Required To Pay On A Bond Issued To You, Your Firm, Or Any Principal In Your Firm For A Contract Within The Last Ten Years?

No

If So, What Were The Circumstances? n/a

BIDDER'S QUESTIONNAIRE

12. Have You, Your Firm, Or Any Principal In Your Firm Had To Submit To Binding Arbitration To Resolve A Dispute Arising From A Contract Within The Last Ten Years?

NO

If So, What Were The Circumstances? N/A

13. Within The Last Ten Years Have You, Your Firm, Or Any Principal In Your Firm Been Penalized With Liquidated Damages For Failure To Complete The Terms Of A Contract Within The Specified Time? NO

If So, What Were The Circumstances?

N/A

14. Have You, Your Firm, Or Any Principal In Your Firm Been Penalized For Failure To Pay Prevailing Wages To Any Persons Performing Work Under A Contract, Including Subcontractors That Worked On Your Project Within The Last Ten Years?

NO

If So, What Were The Circumstances? N/A

15. Do you, Your Firm, or Any Principal In Your Firm currently have any conflicts of interest in the accepting of an award or of contract with Colerain Township. If a conflict of interest exists, the manner in which said conflict of interest would be rectified, if said contract is awarded to the proposer, this must be disclosed in this section.

Disclosure: NO

Provide Information Regarding Your Insurance Agent (s) Who Will Be Providing Insurance Certificates For This Project: Andrix Herman, Michael Leach

Name Of Agent (A) Michael Leach (B) _____

Name of Firm Andrix Herman _____

Address 86 Elm St. London, OH 43140 _____

BIDDER'S QUESTIONNAIRE

Address (cont.) _____

Telephone No. (740) 852-4111 _____

Insurance Type Comm. General, Auto, Umbrella _____

Provide Your Banking References:

Name Of Bank (A) LCNB (B) _____

Contact Person Jeanie Parks _____

Address 100 Crossing Dr. Washington _____

C.H. OH 43160 _____

Telephone No. (740) 335-2257 _____



Signature of Bidder

Custom Landscape Contractors

Company Name

COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
ATTACHMENT A
2023 STREET TREE PROGRAM – BID PRICING SHEET

Tree species*	Quantity	Price per tree
<i>Pistacia chinensis</i> (Chinese pistache)	12	\$464.29
<i>Amelanchier X grandiflora</i> 'Autumn brilliance' (serviceberry)	15	\$464.29
<i>Cotinus obovatus</i> (tree-form smoketree)	15	\$464.29
<i>Cercis canadensis</i> (non-weeping redbud)	20	\$464.29
<i>Chionanthus virginicus</i> (single stem fringe tree)	15	\$464.29
<i>Syringia reticulata</i> (Japanese tree lilac)	13	\$464.29
<i>Cladrastis kentuckea</i> (Yellowwood)	15	\$464.29
<i>Gleditsia triacanthos inermis</i> 'Shademaster, Skyline, or Streetkeeper' (honeylocust)	8	\$464.29
<i>Gymnocladus dioica</i> 'Espresso or Prairie Titan' (Kentucky coffeetree)	18	\$464.29
<i>Liriodendron tulipifera</i> 'Emerald City' or standard (tuliptree)	18	\$464.29
<i>Maclura pomifera</i> 'White Shield' (osage orange)	14	\$464.29
<i>Platanus x acerifolia</i> 'Exclamation' (London Plane Tree)	15	\$464.29
<i>Quercus bicolor</i> (swamp white oak)	8	\$464.29
<i>Tilia americana</i> 'Redmond' (American linden)	18	\$464.29

Sub-Total Cost** \$94,715.16

Sub-Total for Labor and Materials \$ 94,715.16

Sub-Total for 1 year of Watering and Maintenance \$ 6,120.00

(This is an optional task the Township may elect to include as part of the planting project)

TOTAL BID PRICE/GUARANTEED MAXIMUM PRICE: \$ 100,835.16

DEVELOPMENT

Department: Development
Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #6: Increase Focus on Economic Development and Township Prosperity

Resolution Approving/Denying Zoning Commission Case ZA2023-11, Zoning Map Amendment for 7679 East Miami River Road from R-2 to PD-M

Recommend ADOPTION of the Motion.

Rationale:

The Board of Trustees is required to hold a public hearing for zoning text amendments received from the Zoning Commission before such amendments can be approved.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in a regular session at 6:00 p.m., on the 26th day of September, 2023, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio, 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr./Ms. _____ introduced the following Resolution and moved its adoption:

RESOLUTION NO. _____-23

APPROVAL OF CASE NO. ZA2023-11, ZONING MAP AMENDMENT TO 7679 EAST MIAMI RIVER ROAD FROM “R-2” – ESTATE RESIDENTIAL DISTRICT TO “PD-M” – PLANNED DEVELOPMENT-MIXED

WHEREAS, applicant RVP Engineering LLC, representative for the property owner(s), Paul Bowman, owner of HJ Hauling, submitted an application for a Zoning Map Amendment to 7679 East Miami River Road, Parcel 510-0280-0185-00, from “R-2” – Estate Residential District to “PD-M” - Planned Development-Mixed; and,

WHEREAS, the Colerain Township Zoning Commission conducted an Informal Concept Review (ICR2023-03) on April 18, 2023; and,

WHEREAS, the Colerain Township Zoning Commission conducted a public hearing on the application (ZA2023-11) on August 15, 2023, and after staff presentation, applicant presentation, public comments, exhibits, and other materials were submitted, voted 3-2 to recommend **approval with modifications** of the request; and,

WHEREAS, the Colerain Township Board of Trustees conducted its public hearing on the case on September 26, 2023, and after consideration of the recommendation of the Zoning Commission, and all public comments, exhibits, and other materials submitted, voted ____ - ____ to **approve** the zoning map amendment the Colerain Township Zoning Map Amendment.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That the Board of Trustees of Colerain Township, Hamilton County, Ohio **approves** the Zoning Map Amendment on the site in question for the reason that the Zoning Map Amendment with the incorporation of the conditions included as Exhibit “A” would be in the best interest of the Township and the health, safety, morals and welfare of the public, is consistent with the Colerain Township Comprehensive Plan previously adopted by the Township, and is in keeping with good land use planning; and,
2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal

action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

3. That a certified copy of this Resolution be directed by the Fiscal Officer of Colerain Township, to the Hamilton County Recorder, and the Colerain Township Zoning Department; and
4. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading; and
5. That this Resolution shall be effective at the earliest date allowed by law.

Mr./ Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____,

ADOPTED this 26th day of September, 2023.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Scott Sollmann (0081467)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 26th day of September, 2023.

Jeff Baker, Colerain Township Fiscal Officer

Exhibit “A”

1. That the Final Development Plan indicates a wall on top of the berm.
2. That the Colerain Township Zoning Commission may grant any variance(s) to the Colerain Township Zoning Resolution that the Commission deems are warranted during their meeting held to review the Final Development Plan required for ZA2023-11.
3. That no variance is hereby granted to the requirements listed within §9.3 “PD” – *Planned Development District* of the Colerain Township Zoning Resolution. As such, the only aspect of the submitted Preliminary Development Plan being approved by the Colerain Township Board of Trustees is to allow for the specific use of the property to be permitted to construct a single-family residence (approx. 1,837 ft² footprint), an office (approx. 600 ft²), and a commercial building (approx. 3,600 ft²) to permit the operation of his family business, HJ Hauling, in accordance with §9.3.5;(A) of the Colerain Township Zoning Resolution.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in a regular session at 6:00 p.m., on the 26th day of September, 2023, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio, 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr./Ms. _____ introduced the following Resolution and moved its adoption:

RESOLUTION NO. _____-23

DENIAL OF CASE NO. ZA2023-11, ZONING MAP AMENDMENT TO 7679 EAST MIAMI RIVER ROAD FROM “R-2” – ESTATE RESIDENTIAL DISTRICT TO “PD-M” – PLANNED DEVELOPMENT-MIXED

WHEREAS, applicant RVP Engineering LLC, representative for the property owner(s), Paul Bowman, owner of HJ Hauling, submitted an application for a Zoning Map Amendment to 7679 East Miami River Road, Parcel 510-0280-0185-00, from “R-2” – Estate Residential District to “PD-M” - Planned Development-Mixed; and,

WHEREAS, the Colerain Township Zoning Commission conducted an Informal Concept Review (ICR2023-03) on April 18, 2023; and,

WHEREAS, the Colerain Township Zoning Commission conducted a public hearing on the application (ZA2023-11) on August 15, 2023, and after staff presentation, applicant presentation, public comments, exhibits, and other materials were submitted, voted 3-2 to recommend **approval with modifications** of the request; and,

WHEREAS, the Colerain Township Board of Trustees conducted its public hearing on the case on September 26, 2023, and after consideration of the recommendation of the Zoning Commission, and all public comments, exhibits, and other materials submitted, voted ____ - ____ to **deny** the zoning map amendment the Colerain Township Zoning Map Amendment.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That the Board of Trustees of Colerain Township, Hamilton County, Ohio **denies** the Zoning Map Amendment on the site in question for the reason that the Zoning Map Amendment with the incorporation of the conditions included as Exhibit “A” would not be in the best interest of the Township and the health, safety, morals and welfare of the public, is not consistent with the Colerain Township Comprehensive Plan previously adopted by the Township, and is not in keeping with good land use planning; and,
2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal

action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

3. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading; and
4. That this Resolution shall be effective at the earliest date allowed by law.

Mr./ Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____,

ADOPTED this 26th day of September, 2023.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Scott Sollmann (0081467)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 26th day of September, 2023.

Jeff Baker, Colerain Township Fiscal Officer

Exhibit “A”

1. That the Final Development Plan indicates a wall on top of the berm.
2. That the Colerain Township Zoning Commission may grant any variance(s) to the Colerain Township Zoning Resolution that the Commission deems are warranted during their meeting held to review the Final Development Plan required for ZA2023-11.
3. That no variance is hereby granted to the requirements listed within §9.3 “PD” – *Planned Development District* of the Colerain Township Zoning Resolution. As such, the only aspect of the submitted Preliminary Development Plan being approved by the Colerain Township Board of Trustees is to allow for the specific use of the property to be permitted to construct a single-family residence (approx. 1,837 ft² footprint), an office (approx. 600 ft²), and a commercial building (approx. 3,600 ft²) to permit the operation of his family business, HJ Hauling, in accordance with §9.3.5;(A) of the Colerain Township Zoning Resolution.

DEVELOPMENT

Department: Development
Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #1: Continue to Provide High Quality Safety Services

Motion to set a Public Hearing for October 10, 2023 at 6:00pm for Zoning Commission Case ZA2023.12, Zoning Text Amendment to Prohibit Recreational Marijuana.

Recommend ADOPTION of the Motion.

Rationale:

The Board of Trustees is required to hold a public hearing for zoning text amendments received from the Zoning Commission before such amendments can be approved.

TRUSTEES

Cathy Ulrich
Daniel Unger
Matt Wahlert

FISCAL OFFICER

Jeffrey D. Baker

ADMINISTRATOR

Jeff Weckbach

Receipt of Zoning Commission's**Recommendation:****Case #:****Request:****Meeting Date:****Prepared by:**

Board of Trustees

ZA2023-12

Zoning Text Amendment

September 26, 2023

David Miller, Development Director

Request:

That the Colerain Township Board of Trustees accepts the following as their receipt of the Colerain Township Zoning Commission's recommendation of DENIAL for the proposed Zoning Text Amendment which was presented at a public hearing to the Colerain Township Zoning Commission on September 19, 2023 as case ZA2023-12, Zoning Text Amendment.

Furthermore, it is requested that the Colerain Township Board of Trustees schedule a public hearing on the matter for October 10, 2023.

Respectfully submitted for the Colerain Township Board of Trustees' consideration,



David L. Miller
Development Director

DEVELOPMENT

Department: Administration
Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #6: Increase Focus on Economic Development and Township Prosperity

Update and Discussion - Sears Purchase

No action is requested of the Board.

Rationale:

Staff will provide an update on the closing for the Sears purchase.

ADMINISTRATION

Department: Administration

Department Director: Jeff McElravy, Assistant Administrator

Strategic Plan Goal: Strategic Goal #3: Manage the Township's Finances Responsibly While Improving Financial Policies and Processes
Strategic Goal #5: Invest in our Critical Infrastructures, Facilities, Staff, and Other Assets

Motion to Set Special Meeting of the Board of Trustees for October 10, 2023 at 6PM - Work Session on Capital Budget

Recommend ADOPTION of the Motion.

Rationale:

The Colerain Township Board of Trustees modified their Rules of Procedure and Conduct for Board of Trustee Meetings earlier this year to require an annual work session on Capital Reserves. Staff intends on producing the 2024 Operating Budget for review and consideration in November of 2023. In order to align capital needs, it is recommended that a work session be scheduled for October 10th at 6PM to discuss the capital reserve, requests from Departments for use of the reserve, and other priority considerations or plans for use of the capital reserve. As part of this discussion, staff will produce an updated TIF plan based on performance throughout 2023 and anticipated needs in the out years of the TIF.

ADMINISTRATION

Department: Administration
Department Director: Jeff McElravy, Assistant Administrator

Strategic Plan Goal: Strategic Goal #4: Continuously Improve the Operations of the Township

Motion to Authorize Township Administrator to Execute Agreement with Zix for Microsoft Office 365 Licenses for \$29,984.70

Recommend ADOPTION of the Motion.

Rationale:

This Service Agreement would allow the Township to renew its Microsoft Office 365 licenses. The term of the Service Agreement is from October 18, 2023 to October 17, 2024.

Document No.: Q-106190-20230905-1140

Version #:Q-106190 - 1

2711 North Haskell Ave, #2200
Dallas, TX 75204
Phone: (214) 370-2023

Bill to:
Colerain Township
4200 Springdale Rd
Cincinnati, OH 45251-1419
US

Billing Contact Information

Name: Robert Shepherd
Phone: 513-923-5007
Email: rshepherd@colerain.org

- ☒ Issue Invoice
- ☐ Initiate Credit Card Payment

Date: August 31, 2023
Expires On: October 17, 2023
Payment Terms: Net 30
Email Domains: colerain.org

Ship to:
Colerain Township
4200 Springdale Rd
Cincinnati, OH 45251-1419
US

Technical Contact Information

Name: Robert Shepherd
Phone: 513-923-5007
Email: rshepherd@colerain.org

Purchase Order No.:

(If P.O. No. provided, please attach copy of P.O.)

Acct Exec.: Nathan Byers
Order Type: Renewal

October 18, 2023 - October 17, 2024

Product	Qty / No. of Users	Term (mos.)	Sales Price	Extended Price
Microsoft 365 Business Standard, Annual	127	12	\$142.50	\$18,097.50
NCE				
Microsoft 365 Business Basic, Annual	158	12	\$68.40	\$10,807.20
NCE				
Microsoft 365 Backup Bundle, Annual	30	12	\$36.00	\$1,080.00
			Year 1 Total:	\$29,984.70

Total: \$29,984.70

Do not pay, this is not an invoice

1 Payment Schedule:

First Year Total	\$29,984.70
Grand Total	\$29,984.70

2 Special Terms:

All amounts are invoiced upon execution of this Services Agreement as described in Item 3, 'Invoicing and Payment'.

3 Invoicing & Payment:

This Services Agreement is entered into between ZixCorp Systems, Inc. for and on behalf of itself and its affiliates, which may provide Services hereunder ("Zix"), and the legal entity set out below. You represent and warrant that you have the authority to bind that entity (henceforth the terms "You" and "Your" throughout shall refer to such entity) to the subscriptions for Zix and third party services set herein (the "Services"). By signing below, acceptance of these terms by email, issuance of a non—cancellable purchase order for the amounts set forth herein, or by your use of the Services, you are entering into a subscription for the Services (including licenses related thereto) indicated on the face of this Services Agreement for the committed term ("Term"). Zix may issue invoices or initiate credit card payments, if applicable, upon the execution of this Services Agreement, and you agree to pay all invoices in U.S. dollars (or other currency specified herein) within the number of days specified under 'Payment Terms' on page 1 of this Services Agreement, or if nothing is specified, thirty (30) days from your receipt of a Zix invoice. Fees for the Services ("Fees") are due for payment at the beginning of each Term, unless otherwise stated on the Services Agreement, with the Term beginning on the thirtieth (30th) day following the date of this Services Agreement or, if earlier on the date the installation is completed and/or the services are initiated and made available to you. Installation and availability will occur and may be billed, on a service-by-service basis.

Zix provides bundled services, and it may reallocate pricing among Services for tax purposes. This means that line items on your invoice may not match this Services Agreement or your purchase order, although the total Fees for the Services will remain the same.

Secure Cloud terms: If you purchase and/or manage Services through the Zix Secure Cloud Portal ("Portal"), any changes to your Services you make are subject to the options and applicable terms and conditions provided in the Portal at such time, including applicable subscription term options (as such may be amended by Zix from time to time). If your Services include any services which are provisioned or managed through the Portal on a monthly subscription, or you subscribe to a Microsoft service in-conjunction with any other Services, you expressly acknowledge and agree that all such Services (including, without limitation, Microsoft Cloud Services) will be subject to automatic renewal at the end of the selected Term without the requirement for any further notice or action. Each such subscription will automatically extend (as binding fixed-term commitments) for subsequent fixed periods matching the Term selected by you for those Services (each, a "renewal period") and no cancellation or refund will be available unless written notice of non-renewal is provided no less than thirty (30) days prior to the end of the current Term. Such notice of non-renewal must be provided to Zix at Zix-customersuccess@opentext.com.

4 Taxes; F.O.B. Upon presentation of invoices by Zix, the Customer agrees to pay any tariffs, duties, or taxes imposed or levied by any government or governmental agency, including without limitation, federal, state, and local sales, imposed use, value-added, and personal property taxes (other than franchise and income taxes imposed on Zix's net income). Products are sent F.O.B. shipping location.**5 SALES AND USE TAX - MARK (X) ONE OF THE FOLLOWING:** If no box is checked, sales and use tax will be charged. You will be charged sales and use tax upon invoicing. For tax purposes only, the pricing and discounts outlined on the first page of this Services Agreement may be allocated to the various components of the Zix solution on the invoice. This is done for tax purposes only and does not change the pricing or payment terms of the Agreement.

A. ☐ Invoice sales tax to Customer.

B. ☐ The customer is a tax-exempt organization (please attach a state tax exemption certificate to the contract). The customer name on the certificate and the services agreement should be the same. No sales and use tax will be included on the invoice.

6 Other than as expressly set out in this Services Agreement, this Services Agreement and your use of the Services are governed by the applicable terms and conditions (for the service(s) you subscribe for) as set forth at <https://www.carbonite.com/legal/products-and-services-terms> (as such may be amended from time to time). In addition, if you subscribe for any Microsoft services you agree and acknowledge that your use thereof is strictly subject to your acceptance of the Microsoft service terms and operating guide which may be found here <https://www.microsoft.com/licensing/docs/customeragreement>. Any different or additional terms on your purchase orders or other documents are expressly rejected and shall not apply to this Services Agreement, or the Services purchased hereunder.

ZixCorp Systems, Inc.	Colerain Township
By:	By:
Printed:	Printed:
Title:	Title:
Date:	Date:

ADMINISTRATION

Department: Administration
Department Director: Jeff McElravy, Assistant Administrator

Strategic Plan Goal: Strategic Goal #6: Increase Focus on Economic Development and Township Prosperity

Resolution Authorizing the Adoption of Amended Appropriations

Recommend ADOPTION of the Resolution.

Rationale:

This Resolution would increase appropriations in the four new TIF funds to allow for TIF Compensation Payments to the Northwest Local School District.

Since the construction and valuation of the new TIF projects is ongoing, it is difficult to forecast how much will be raised, and what expenses will be incurred, with each of the TIFs. The Township has received the second half property tax settlement, and staff can forecast the totals that will be necessary for tax collection fees and TIF Compensation Payments for 2023. The increase in appropriations will allow the Township to remit the balances that are due, as well as set the stage for the second half TIF Compensation Payments. Staff will adjust the revenue budgets for each of the Funds to reflect actual collections as well.

The increases for each Fund are as follows:

- Fund 2913 (TIF- Abbeytown) \$550
- Fund 2914 (TIF- Hunters Ridge) \$26,000
- Fund 2915 (TIF- Lake Gloria) \$12,000
- Fund 2916 (TIF- Crosley Meadows) \$200

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the ____ day of October 2023, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Ulrich, Mr. Daniel Unger, Mr. Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____ - 23

**RESOLUTION AUTHORIZING THE ADOPTION OF AMENDED APPROPRIATIONS
AND AMENDING THE 2023 STRATEGIC PLAN AND BUDGET**

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, does hereby agree to:

Section 1: Authorize the Colerain Township Fiscal Officer to prepare and submit a schedule of amended appropriations for the year ending December 31, 2023, to the Hamilton County Budget Commission, as follows:

FUND	FUND NAME	2023 APPROPRIATIONS
1000	General Fund	\$9,962,867
2011	Motor Vehicle License Tax	\$191,197
2021	Gasoline Tax	\$1,213,325
2031	Road and Bridge	\$1,234,177
2081	Police District	\$12,336,239
2111	Fire District	\$15,325,254
2181	Zoning	\$293,545
2231	Permissive Motor Vehicle License Tax	\$653,760
2261	Law Enforcement Trust	\$439,175
2271	Enforcement and Education	\$4,000
2274	American Rescue Plan	\$7,552,967
2281	Ambulance And Emergency Medical Services	\$1,506,803
2401	Special Assessment - Lighting Districts	\$165,360
2402	CDBG Sidewalk Maintenance Fund	\$50,457
2901	TIF - Kroger	\$347,910
2902	Recycling Incentive	\$113,819
2903	TIF - Colerain Towne Center	\$557,825
2904	TIF - Duke	\$216,000
2905	TIF- Northridge	\$1,500
2906	Sidewalk Waiver	\$250,000
2908	CDBG Com Dev Block Grant	\$150,000
2911	Parks & Services	\$1,255,077
2912	Community Center	\$286,844
2913	TIF- Abbeytown	\$650
2914	TIF- Hunter's Ridge	\$26,600

2915	TIF- Lake Gloria	\$12,250
2916	TIF- Crosley Meadows	\$300
2917	TIF- Copper Creek	\$4,000
3101	Bond Retirement	\$1,305,556
4101	Capital Project- Fire Fund	\$15,100,000
6001	Self-Insurance Fund	\$2,683,865

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____,

ADOPTED this _____ day of October 2023.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Daniel Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Fiscal Officer

Resolution prepared by and approved as to form:

Scott Sollmann (0081467)
Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of October 2023. I hereby certify that funds are available and have been lawfully appropriated, authorized or directed for the purposes identified in the attached resolution, and are in the treasury or in the process of collection to the credit of the appropriate fund, free from any previous encumbrance.

Jeff Baker,
Colerain Township Fiscal Officer

ADMINISTRATION

Department: Administration

Department Director: Tiphonie Mays, Assistant Administrator

Strategic Plan Goal: Strategic Goal #2: Improve the Look of the Township with a Focus on Beautification, Litter, & Dumping

Resolution Supporting An Application For The 2023 Clean Ohio Conservation Fund, NRAC 2 For The Denier Preserve Project

Recommend ADOPTION of the Resolution.

Rationale:

The Cardinal Land Conservancy has reached out with a request for the Board of Trustees to support their application to the State of Ohio for the purchase of 13.97+/- acres of land from Kristen Denier, which is located at 3684 Poole Road. The award of a grant from the Clean Ohio Greenspace Conservation Program would allow the Conservancy to create a permanent nature preserve on this parcel.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the _____ day of September, 2023, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

A RESOLUTION SUPPORTING AN APPLICATION FOR THE 2023 CLEAN OHIO CONSERVATION FUND, NRAC 2 FOR THE DENIER PRESERVE PROJECT (13.97 ACRES) IN COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO

WHEREAS, The Board of Trustees has received a request for support of an application to the State of Ohio for the purchase of 13.97+/- acres of land by the Cardinal Land Conservancy from Kristen Denier, Landowner, which land is located at 3684 Poole Road in Colerain Township, Hamilton County, Ohio and is Auditor's Parcel Number 510-0101-0059-00; and,

WHEREAS, the Conservancy seeks a Resolution of support from the Colerain Township Trustees for the award of a grant from the State of Ohio 2023 Clean Ohio Greenspace Conservation Program ("the Program"), which would allow the Conservancy to create a permanent nature preserve on approximately 13.97 acres of land; and,

WHEREAS, The Board of Trustees have reviewed this request and have determined that the nomination of the property for the 2023 Clean Ohio Conservation Fund program is not in conflict with any policies of the township; and,

WHEREAS, The Board of Trustees find the request for the preservation of the property as open space and natural habitat is acceptable, per the requirements of the Clean Ohio Conservation Fund program, and acknowledges that the landowner commits to donate at least 25% of the property value as match for the project costs; and,

WHEREAS, the Cardinal Land Conservancy, a non-profit, 501(c)(3) land preservation organization is an eligible sponsor for applications for the 2023 Clean Ohio Conservation Fund for properties in Hamilton County, Ohio; and,

WHEREAS, the Cardinal Land Conservancy, (formerly The Land Conservancy of Hamilton County, Ohio) has worked since 1999 to preserve land in Hamilton County, Ohio, for farmland and natural areas and open space.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That the Board of Trustees support the Application for a Grant from the 2023 Clean Ohio Conservation Fund, NRAC 2, by the Cardinal Land Conservancy on behalf of Kristen Denier, Landowner, for the purchase of approximately 13.97 acres of land by the Cardinal Land Conservancy from Kristen Denier, Landowner, in order to create permanent green space within Colerain Township; and
2. That the Board of Trustees have determined that the purchase of the nominated land, and the proposed use of the majority of it as permanent green space, is compatible with the long-range land-use goals of Colerain Township; and
3. That the Board of Trustees acknowledge that as the sponsor, Cardinal Land Conservancy, has agreed to hold, monitor and supervise the land to be purchased with the 2023 Clean Ohio Conservation Program monies, and will do so in conjunction with the rights of the Public Works Commission, according to the terms of the 2023 Clean Ohio Conservation Program; and
4. That the Board of Trustees acknowledge that per the 2023 Clean Ohio Conservation Program requirements, Kristen Denier, as the landowner, is required to donate a local match of at least 25% of the appraised property value, and the Board of Trustees appreciate this commitment by the landowners who voluntarily participate in the program.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of September, 2023.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeffrey Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Scott Sollmann (0081467)
Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of September, 2023.

Jeffrey Baker
Colerain Township Fiscal Officer

ADMINISTRATION

Department: Administration
Department Director: Tiphannie Mays, Assistant Administrator

Strategic Plan Goal: Strategic Goal #4: Continuously Improve the Operations of the Township

Motion Authorizing Township Administrator to Execute an Amendment to the Concession Agreement

On August 1, 2022, the Township entered into an agreement with Timothy Harris to operate the Concession Stand at Colerain Park. The agreement states that the operation of the concessions service, and therefore monthly payment installments, are to continue monthly. Staff has identified that the operation of the concession stand would not be possible from November 1st through April 1st due to the structure being winterized for the season. The amendment identifies this issue with language to reflect the expected operating months.

Rationale:

On August 1, 2022, the Township entered into an agreement with a concessionaire to operate out of the concession stand at Colerain Park. The original agreement outlines the operations as a 12-month program, however, the building is closed from November 1 through April 1 every season which makes it not feasible for the concession sales to function. The amendment identifies this issue and provides a resolution to the original contract language.

Concession Agreement – Amendment September 26, 2023

Colerain Township, Hamilton County

State of Ohio

Background

- A. A Concession Agreement (hereinafter referred to as the “Agreement”) was entered into and made effective August 10, 2022 (hereinafter referred to as the “Effective Date”) by and between the following property owner (hereinafter referred to as the “Owner”), of the following address:

Colerain Township Board of Trustees
Of
4200 Springdale Road, Cincinnati, OH 45251

And the following provider of concessions (hereinafter referred to as the “Concessionaire”, of the following address:

Timothy Harris
Of
11256 Cornell Park Dr
Cincinnati, OH 45242

To provide concessions to the public at the following location (hereinafter referred to as the “Property”) :

Colerain Park
4725 Springdale Road, Cincinnati, OH 45251

- B. *Whereas*, the Owner disconnects water service to the Property November 1st of each year and winterizes waterlines to prevent burst pipes because heat is not available, and
- C. *Whereas*, water service is restored to the Property by April 1st of each year, and
- D. *Whereas*, access to running water is essential for the Concessionaire to prepare food and maintain sanitary conditions in accordance with local health department regulations; now
- E. *Therefore, be it resolved* that in full consideration of Owner’s permission to Concessionaire for Concessionaire to provide services at Owner’s Property as described in the Agreement, the Concessionaire agrees to amend the original agreement, as provided for in Section XVIII, article 59, the payment of monthly installments of **\$700**

(seven hundred US dollars) to only be paid during the months of April through October throughout the duration of the agreement.

Execution:

Jeff Weckbach, Colerain Township Administrator

Date

Timothy Harris, Concessionaire

Date

OLD BUSINESS

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Improve the Look of the Township with a Focus on Beautification, Litter, & Dumping

Resolution Establishing a Code Enforcement Review Board (CERB)

Recommend ADOPTION of the Resolution.

Rationale:

This Board, once established, would provide due process to any entity or home owner that is found to be violator of the Township's Vacant Building Resolution, or Rental Registration Resolution. This Board will take testimony from the owners and evaluate the facts surrounding the case before making a final determination and recommendation. If the recommendation is to enforce the existing resolution against the property, then a resolution will be prepared to be adopted by the Trustees to directly assess the property tax bill for the violation.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in a regular session at 6:00 p.m., on the _____ day of September, 2023, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio, 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-23

RESOLUTION ESTABLISHING A CODE ENFORCEMENT REVIEW BOARD COMMITTEE (“CERB”) TO MAKE RECOMMENDATIONS TO THE TOWNSHIP’S BOARD OF TRUSTEES AND ADOPTING BYLAWS FOR CERB

WHEREAS, the Colerain Township Board of Trustees has determined that a Code Enforcement Review Board committee (“CERB”) assisting with the review, interpretation, and enforcement of the provisions, requirements, guidelines, fees, and penalties set forth in the existing Colerain Township Resolutions 117-21 and 126-22 related to the vacant buildings and rental registration programs would be beneficial to the Township, its elected officials, and the Township’s residents for the purpose of advising the Township Trustees regarding such enforcement; and,

WHEREAS, the Colerain Township Board of Trustees desires to establish such a CERB committee for the Township; and

WHEREAS, the Colerain Township Board of Trustees desires to adopt the bylaws governing such a CERB committee which are attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. A CERB committee is hereby established for the Township and shall be composed of five members, who are legal residents of the Township, who shall be appointed as set forth in the attached CERB bylaws which are incorporated herein by reference and fully adopted.
2. The purpose of the CERB committee shall be to make advisory recommendations to the Board of Township Trustees regarding disputes related to vacant properties and rental registrations within Colerain Township.
3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

4. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

5. That this Resolution shall be effective at the earliest date allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____,

ADOPTED this ____ day of September, 2023.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Scott Sollmann (0081467)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Assistant Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of September, 2023.

Jeff Baker
Colerain Township Fiscal Officer

Code Enforcement Review Board (CERB)

Purpose and Scope:

The Code Enforcement Review Board (CERB) is established to provide an impartial and fair platform for reviewing disputes related to vacant properties and rental registrations within Colerain Township. CERB is a volunteer advisory committee to the Colerain Township Board of Trustees. CERB's primary objective is to hear consider testimony and evidence presented by property owners and residents, interpret the Township's resolutions related to vacant buildings and rental registrations, and issue recommendations regarding these issues to the Board of Trustees. This process ensures property owners and residents have an opportunity to address any concerns and resolve any disputes regarding vacant properties and rental registrations in a transparent and respectful manner.

Duties and Authority:

CERB and these bylaws were created and adopted by the Colerain Township Board of Trustees. CERB is designed to assist the Board of Trustees with the implementation of the goals and objectives of the Colerain Township. Colerain Township will deem CERB a public board and/or committee which shall provide timely public notice of its meetings, take and approve meeting minutes, and open its meetings up to the public. The CERB will review, interpret, and enforce the provisions, requirements, guidelines, fees, and penalties set forth in the existing Colerain Township Resolutions 117-21 and 126-22.

Membership and Terms:

CERB Members shall consist of five (5) individuals appointed in the following manner:

- One appointment by each individual of the three Colerain Township Trustees;
- One appointment by the Colerain Township Fiscal Officer; and
- One appointment by the Colerain Township Administrator.

Members should possess relevant expertise or experience in areas such as property management, law, real estate, community development, or other relevant fields. Members will be Township residents.

Members shall serve a term of four years and may be eligible for reappointment for additional terms. The terms will be staggered to follow existing election cycles. Below is a representative illustration of the appointment cycles for reference:

- Trustee A: Elected in 2023: Appointment of Member for 2025-2028
- Trustee B: Elected in 2025: Appointment of Member for 2027-2030
- Trustee C: Elected in 2025: Appointment of Member for 2027-2030
- Fiscal Officer: Elected in 2023: Appointment of Member for 2025-2028
- Township Administrator: Appointment of Member for 2027-2030

During the initial appointment to the CERB, two Members will serve a term that will end in 2024 and three Members will serve a term that will end in 2026.

Resignations of CERB Members shall be accepted at any time, and the vacancy shall be filled by the same appointing official by whom (Trustee, Fiscal Officer, or Administrator) who appointed the resigning Member for the remainder of that resigning Member's unexpired term.

CERB Members may be removed from CERB by a two-thirds vote of removal by the Board of Trustees at any time and for any reason or no reason, without notice, including but not limited to habitual absence from meetings or moving out of Colerain Township.

Meetings:

CERB shall hold regular meetings at least once a month as may be required to conduct its business, and additional or fewer meetings may be scheduled as needed to address pending disputes.

At CERB's initial meeting and its first meeting in February every year thereafter, CERB shall vote to designate a Chairperson who shall lead the meetings as well as a Secretary who shall be responsible to keeping meeting minutes and/or designating a Township employee to keep CERB meeting minutes and records of all meetings and recommendations. The Chairperson and Secretary shall continue to serve as voting CERB Members.

Meetings shall be conducted in accordance with the State of Ohio Open Meeting laws and regulations and will normally be held in the Trustee meeting room.

CERB may be assisted by a Township staff liaison with a background in Code Enforcement. This may be the Code Enforcement Officer, Police Sergeant, or Police Lieutenant.

Quorum:

A quorum of three (3) Members must be present for CERB to conduct its official business and make decisions and/or recommendations. If a quorum is not met, the meeting may be rescheduled.

Recommendations & Appeals:

CERB shall review cases related to vacant properties and rental registrations brought before it by property owners, tenants, or relevant authorities. The primary purpose of the CERB is to review and provide a recommendation on whether or not a property is required to register for the rental registration or vacant building maintenance license. Additionally, CERB shall consider other issues involved in reviewing, interpreting, and/or enforcing the provisions, requirements, guidelines, fees, and penalties set forth in the existing Colerain Township Resolutions 117-21 and 126-22.

All recommendations shall be made by a simple majority vote of the CERB Members present at the meeting. In the case of a tie, the Chairperson shall decide the final CERB recommendation.

Parties dissatisfied with the recommendation of CERB shall have the right to file a written appeal of such CERB recommendation within seven (7) days. Any appeal of a CERB recommendation will be set to be heard by the Colerain Township Trustees at its next regularly scheduled Board of Trustees meeting. After such appeal hearing, the Colerain Township Board of Trustees shall adopt a resolution within thirty (30) days declaring the property or properties at issue in the appeal to vacant(s) and/or rental(s). The Board of Trustees shall then, if necessary, assess the property tax bill of the property owner(s) for all related fees and fines.

All recommendations by CERB which are not appealed shall be forwarded to the Township Board of Trustees for final action at a regularly scheduled Board of Trustees meeting within thirty (30) days. The Colerain Township Board of Trustees will adopt a resolution declaring the property or properties vacant

and/or rentals. The Board of Trustees will then, if necessary, assess the property tax bill of the property owner(s) for all related fees and fines.

Conflicts of Interest:

CERB members must disclose any potential conflicts of interest regarding a specific case and refrain from participating in discussions or decisions related to that case.

A member with a conflict of interest shall recuse themselves from the relevant proceedings.

Amendments:

These bylaws may be amended by a two-thirds majority vote of the Colerain Township Board of Trustees. Proposed amendments may be proposed by a two-thirds majority vote of the CERB and provided in writing to the Colerain Township Board of Trustees. Such proposed amendments should be present to the CERB Members at least seven (7) days before the meeting at which they will be discussed and possibly voted upon.

Public Records Policy:

CERB hereby adopts the Colerain Township Public Records Policy.

Miscellaneous:

These bylaws shall become effective upon creation of the CERB and approval by the Colerain Township Board of Trustees. The function, organization, operation, existence and membership of the CERB may be changed at any time upon two votes of the Colerain Township Board of Trustees.

CONSENT ITEMS

Department: Fire
Department Director: Allen Walls, Fire Chief

Strategic Plan Goal: Strategic Goal #1: Continue to Provide High Quality Safety Services

Donation Acceptance - Department of Fire and EMS - Christine Czerpak - \$200.00 (Visa Gift Card)
Recommend approval of all consent items.

Rationale:
Colerain Township Department of Fire and EMS is grateful for a \$200.00 donation from resident Christine Czerpak in appreciation for services rendered on April 24, 2023.



NO FEES AFTER PURCHASE

Use your Visa Gift Card in the U.S. everywhere Visa debit cards are accepted including online. No value until purchased and activated at checkstand. Distributed and Serviced by Blackhawk Network California, Inc.