



Minutes

August 13, 2024

1. **Opening of Meeting**

Ms Ulrich called the meeting to order at 7:02pm.
All trustees and the fiscal officer were present.

2. **Executive Session 6PM**

not needed.

3. **Pledge of Allegiance 7PM**

All recited the Pledge of Allegiance.

4. **Meditation (Moment of Silence)**

5. **Approval of Minutes**

Mr Baker recommended a motion for the approval of the minutes from the special meeting of the board of trustees on July 23, 2024.

Motion Mr Unger, Seconded Mr Wahlert

All voted Yes. Minutes approved.

Mr Baker recommended a motion for the approval of the minutes from the regular meeting of the board of trustees on July 23, 2024.

Motion Mr Unger, Seconded Mr Wahlert

All voted Yes. Minutes approved.

6. **Public Hearings**

a. Case CZC - 24-6 Major Amendment to FDP for 8640 Colerain Avenue

The Colerain Township Zoning Commission recommended approval of the proposed Major Amendment to a Final Development Plan at 8640 Colerain Avenue which was presented at a public hearing to the Colerain Township Zoning Commission on July 16, 2024 as case CZC-24-6. This public hearing will provide the Trustees with background on this item. The staff report on this case is attached.

Motion to open the public hearing Mr Unger, Seconded Mr Wahlert

All voted Yes. Public hearing opened.

Mr Sollmann swore in all those who wished to testify,

Dr Marla Banks - She spoke about her opposition on the proposed car wash. She



mentioned she did not object if the only use of the car wash is from the dealership.

Carrie Davis - She said the biggest problem with the car wash is the access point onto Sovereign Rd. She mentioned it would attract more traffic. She said the statute says "no lighting". She said she's more concerned with the noise. She talked about the required open space.

Tim Burke - He mentioned some of the statements made by the previous speaker were inaccurate. He said they're not taking residential property. We're occupying property that is already zoned.

James Watson - He spoke about civil plans for the project. He said there is no self service through the night. He spoke on details of the car wash.

Motion to close public hearing Mr Wahlert. Seconded Mr Unger
All voted Yes. Public hearing closed.

7. Presentations

a. Presentation of Updated TIF Financial Plan

Mr McElravy gave a review of an updated TIF financial plan for the 2025 budget. Any feedback on the long-term and short-term strategies will help with the development of the 2025 budget for the Township.

Discussion:

Mr Weckbach - The turnaround spot is actually a county and ODOT battle.

Chief Walls - No signaling changes need to be made. We can take control of the light leaving the station.

Mr Unger - Which has a higher interest rate, the Generation Dr. debt or the Firehouse 102 debt?

Mr McElravy - I'd have to follow up with you on that.

Mr Wahlert - My interest in this would be new projects last. I think the Generation Dr. debt would come first. I'd have to look at the amortization.

Mr Weckbach - It does give us some directive now.

8. Citizens Address

Richard Blue - He spoke about his service in the Armed Forces. He came to talk about the speed bumps on Commodore. He said he's been living there for 42 years. He said a car nearly hit him due to them avoiding the speed bumps. He said the noise from the cars are worse than it's ever been. He said drivers do not stop at the stop sign.

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Carrie Davis - She spoke about the meeting agenda. She said an officer had \$81,000 in overtime. She said it puts the officer in danger. She said she's concerned about Rumpke spending \$100,000,000 in Columbus and giving those kids scholarships. She spoke about what Rumpke pays per truck load. She said Denise Driehaus really screwed us over. "Your employee is calling me a criminal and says I am a psychopath, which he is right on that, I am a psychopath". She spoke about a police officer calling teenage girls thieves for stealing sunflowers. She mentioned the Solid Waste Committee and Mr Wahlert's efforts there.

9. Jennifer Clemons - she spoke about a good encounter she had with our police.

Administrative Reports

Fire Chief Walls - For the month of July we 850 EMS incidents, 163 fire incidents, 36 responses into the Pleasant Run EMS response area. There was a structure fire at the 10200 block of Pottinger Rd. The average response time for the first unit was 4:53. He spoke about a scam at businesses involving fire extinguishers.

Police Chief Cordie - For July the police department responded to 3828 calls for service, 124 per day. That is 1500 more calls this year. We conducted 286 traffic stops, 109 crash reports, 167 arrests. There were 7 OVI's, 4 uses of force, 2 vehicle pursuits and 2 internal investigations.

For code enforcement, we had 312 inspections, closed 88 violations, 4 abatement, 20 property maintenance violations, 31 zoning violations. We towed 4 abandoned vehicles.

Assistant Administrator Mays - For park vehicle traffic counts we are nearing our target which is above 160,000 vehicles visiting our parks. We are also above our target of bags of litter. She spoke about the Springdale Rd detour. She mentioned a state capital grant for 100% of the cost of a bouldering element at Heritage Park.

Development Director Miller - This month we processed 93 zoning certificates. 74 were residential, 19 commercial. It's been very busy. We're also working on the new zoning resolution. We had 19 solar projects and 15 new single family homes.

Communications Specialist Tracey-Noren - She showed a video showing the positive news stories regarding Colerain Township. She spoke about a lot of the events that's been happening around the township.

- 10.

Trustees' Report

Ms Ulrich - She spoke about the success of the Police Department National Night Out.

Mr Wahlert - He spoke about the National Night Out. He commended all the employees of the township that helped. He thanked the police and fire departments for the continued work they do. He asked drivers to watch te kids now that school is starting. He spoke about the rules on the solid waste committee and the incorrect statements earlier in citizens address.

Mr Unger - He spoke about the solid waste plan. He spoke about the speeding issues



brought up in citizens address on Regal and Commodore. He said the executive session information is on the agenda. He spoke about Rumpke and the recycle location in St. Bernard. He spoke about the facility being built in Columbus. He spoke about Elmer Hensler, the founder of Queen City Sausage, passing away over the weekend.

11. New Business

Public Safety

a. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #86-24.

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

3290 Ainsworth Ct 510-0102-0124-00

2468 Merriway Ln 510-0032-0252-00

6408 Springdale Rd 510-0350-0280-00

11919 Waldon Dr 510-0011-0032-00

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.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed.

b. Resolution Declaring a Junk Motor Vehicle - 11979 Wincaton Dr.

Chief Cordie recommended ADOPTION of Resolution #87-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 11979 Wincanton Dr. Cincinnati, OH 45231 1. (OHIO), HIP4121, 2010, WHITE, DODGE, JOURNEY.

Motion Mr Wahlert, Seconded Mr Unger

No discussion

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed

c. Motion Authorizing Township Administrator to Execute Agreement with Duke Energy for Station 102 Site work for \$13,929.70

Chief Cordie recommended ADOPTION of the Motion.

Rationale: This contract is necessary to have Duke perform the line extension into Station 102 as part of the construction project. A similar agreement was made for Station 26 in June of 2024. These costs are within the scope of the project budget.Chief.



Motion Mr Wahlert, Seconded Mr Unger

No discussion.

All voted Yes. Motion approved.

- Motion Authorizing Revision of Resolution (57-24) Authorizing Cost Recovery for
- d. Fire and Rescue Services at Motor Vehicle Crash Incidents Involving Non-Residents

Chief Walls recommended ADOPTION of Resolution #88-24.

Rationale: This motion authorizing revision of the resolution (57-24) shall provide procedures and updated billing rates for recovering costs incurred by the Colerain Township Department of Fire and Emergency Medical Services (Colerain Fire and EMS) for assistance rendered by Colerain Fire and EMS in responding to motor vehicle crash incidents involving non-residents.

Motion Mr Wahlert, Seconded Mr Unger

No discussion

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed.

- Motion Authorizing the Township Administrator to Execute a Contract with Fire
- e. Recovery USA for Cost Recovery of Fire and Rescue Services for Motor Vehicle Crash Incidents Involving Non-Residents

Chief Walls recommended ADOPTION of the Motion.

Rationale: The costs of responding to motor vehicle crash incidents can be significant due to the tools, equipment, and personnel used for these responses. Fire Recovery USA has a proven system to recover these costs, with minimal additional work for departments. Their system automatically identifies billable runs through Colerain Fire and EMS' Records Management System (RMS), imports those runs into their system, and after our approval, allows Fire Recovery USA to initiate the cost recovery process.

Motion Mr Unger, Seconded Mr Wahlert

No discussion

All voted Yes. Motion approved.

Public Services

- a. Resolution to Prepare and Submit an Application for an Ohio Public Works Commission (OPWC) Grant and to Execute Contracts as Required

Ms Mays recommended ADOPTION of Resolution #89-24.

Rationale: The Ohio Public Works Commission offers a State Capital Improvement Plan grant for aid in funding Public Works eligible projects. Colerain Township is preparing a grant application to improve the Amarillo Court drainage issues that occur regularly and create street flooding. The grant can cover up to 90% of the repair costs for high-scoring applications.



Motion Mr Unger, Seconded Mr Wahlert
No discussion:

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Resolution passed

Development

- a. Motion to Set Public Hearing on Case CZC 24-8: Text Amendment to all Articles of the Colerain Township Zoning Resolution on August 27, 2024 at 7PM

Mr Miller recommended ADOPTION of the Motion.

Rationale: Over the past year, staff has worked with KZF and ZoneCo to fully review and revise all articles of the Colerain Township Zoning Resolution to align zoning with the goals of the Imagine Colerain Comprehensive Plan, which is available for review here:

[https://www.colerain.org/DocumentCenter/View/3621/Current-Comprehensive-Plan-ImagineColerain?bidId=.](https://www.colerain.org/DocumentCenter/View/3621/Current-Comprehensive-Plan-ImagineColerain?bidId=)

This resolution update has been slowly reviewed, article by article, by the Zoning Commission over the past several months. The Zoning Commission is expected to have a public hearing and vote on this resolution at their August meeting.

Motion Mr Unger, Seconded Mr Wahlert
Discussion:

Mr Unger - Is the draft available for people to see?

Mr Miller - We have prepared a version that will be on the web tomorrow.

All voted Yes. Motion approved.

Administration

- a. Resolution Authorizing the Adoption of Amended Appropriations

Mr McElravy recommended ADOPTION of Resolution #90-24.

Rationale: Adoption of this resolution would amend appropriations in two Funds- Fund 2274 (American Rescue Plan) and Fund 2913 (TIF- Abbeytown). The Township is preparing to close out its \$7.5 million grant through the American Rescue Plan. The resolution would increase appropriations in Fund 2274 by \$1,295, to a total of \$370,009. This will allow staff to take the balance in the Fund as close to zero as possible before officially closing the grant. The second change is an increase in appropriations in Fund 2913 of \$800, to a total of \$99,500, to allow for compensation payments to the Northwest Local School District for the second half property tax settlement.



Motion Mr Unger, Seconded Ms Ulrich
No discussion:

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Resolution passed.

12. Old Business

13. Consent Items

- a. Contract - Hamilton County - Grant for Sears Demolition Plan - No Cost

The Township was awarded a grant from Hamilton County to cover the cost of drafting demolition plans for the demolition of the former Sears at the Northgate Mall. This grant will fully cover the drafting of those plans.

- b. Contract - NWLSD - CPR Training - No Cost

The Township and Northwest Local School District entered into an agreement in 2023 to provide CPR training to employees of the school district. Under this agreement, the Township will be reimbursed \$30 for each teacher that is trained in CPR. The contract is for one year.

- c. Contract - Colerain Youth Football and Cheer - Equipment Shed Lease - No Cost

The Township executed an agreement with the Colerain Youth Football and Cheer organization, which was formerly known as Colerain Little Cards and operated under the Colerain Athletic Association Boosters, for the use of shed rental space at Groesbeck Park. This shed was formerly utilized by the prior versions of the organization since construction of the football field. With the construction of the new fire station, the organization has opted to move their practices to White Oak Middle School. This contract will last through December 31, 2028 and allows for the storage of the equipment in the facility at no cost to the organization.

- d. Contract - Duke Energy - Station 102 Easement - No Cost

The attached agreement provides an easement to Duke Energy for work at the new Station 102 site. There is no cost to the Township.

- e. Contract - Alpine Valley Pure Service - Water Cooler Service for Training Center - \$156.80/quarter- 24 months

This is a 24-month (2-year) contract for water cooler service for the training center at 4200 Springdale Road in the amount of \$156.80 per quarter (\$627.20 per year).

- f. Contract - University of Louisville - Southern Police Institute Training Course - No Cost

The attached agreement with the University of Louisville will allow for the Southern Police Institute to provide training at Colerain Township for zero costs. In exchange



for hosting the training, the Township will be provided with several free spaces at the training.

g. Contract - AEP - Gas Aggregation - \$0.5894 / ccf - One Year Term

The board authorized the Township administrator to enter into an agreement for Gas Aggregation services at a rate less than Duke Energy's current rates. This rate (\$0.5894 / ccf) represents a decrease of nearly 30% from the current gas aggregation rate.

h. New Hire - Recruit - Department of Fire and EMS - \$16.50 per hour

The position of Recruit was posted, applications were received, and interviews were conducted. A conditional offer of employment was extended to the following individuals:

1. Carson Auciello
2. Noah Back
3. Naymon Blakey II
4. Andrew Byar
5. Max Collett
6. Carson Collins
7. Greg Dietrich
8. Luke Griffin
9. Jacob Gutzwiller
10. Tyler Hughes
11. Christopher Johnson
12. Dylan Kissel
13. Graham Knapp
14. Jacob Priestle
15. Ryan Roell
16. Adam Sackenheim
17. Zachary Schlacter
18. Christian Simms
19. Isaac Swisshelm
20. Zachary Wall

The wage for this job is \$16.50 per hour for 29 hours per week. Contingent upon Board approval, they would be eligible to begin work on August 19, 2024.

Motion to approve all consent items Mr Unger, Seconded Mr Wahlert

All voted Yes. All consent items approved.

14. Fiscal Office Report

An update on public records requests. We have received a total of 347 for the year so far and there are 2 active. We've done a really good job keeping up with those.

15. Executive Session – if needed

Mr Weckbach recommended the board of trustees convene into executive session in accordance with ORC section 121.22 (G)(1) to discuss appointment of public employees or officials.

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Motion Mr Unger, Seconded Ms Ulrich
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Executive session convened

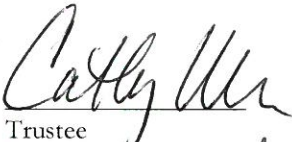
Ms Ulrich called the meeting back to order.
All trustees and the fiscal officer were present.

Mr Weckbach had nothing to report from executive session.

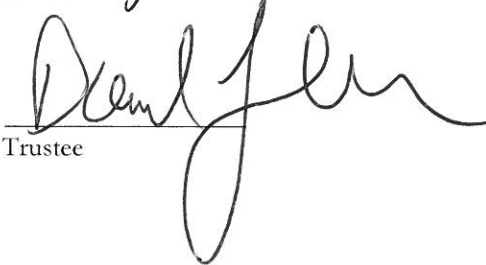
16. Adjournment

Motion to adjourn Mr Wahlert, Seconded Mr Unger
All voted Yes.
Meeting adjourned at 10:12pm



Fiscal Officer

Trustee

Trustee

Trustee

Total Monthly Zoning Certificates

93

Residential Certificates

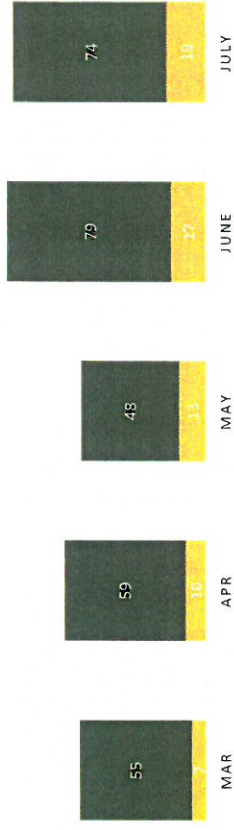
74

Non-Residential Certificates

19

RESIDENTIAL V. NON-RESIDENTIAL

■ Non-Residential Certificates ■ Residential Certificates



Zoning Commission

3

BZA Cases

2

Subdivisions

0

- RESIDENTIAL**
- Residential Solar Tech 19
 - New Detached Single Family Dwelling 15
 - Residential Fence 12
 - Residential Driveway 8
 - Addition to Residential Dwelling 6
 - Residential Deck 4
 - Alteration or Repair of Residential Dwelling 3
 - Residential Shed 3
 - Above Ground Swimming Pool 1
 - In-Ground Swimming Pool 1
 - Other Residential Accessory Structure 1
 - Residential Detached Garage 1

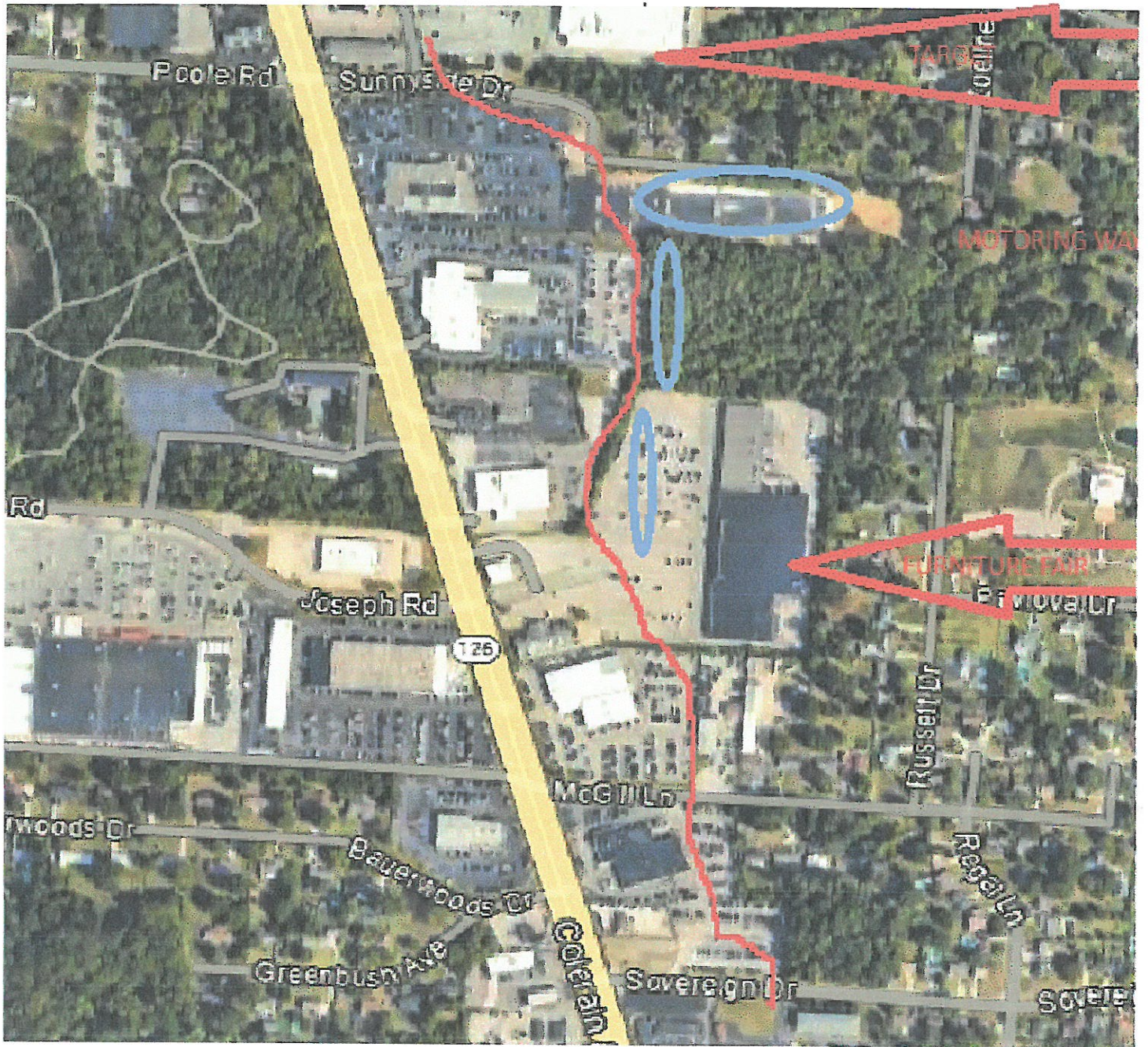
- NON-RESIDENTIAL**
- Non-Residential Fence 5
 - Sign 5
 - Non-Residential Interior Alteration 4
 - Change of Use 3
 - New Non-Residential Building 5,000 Square Feet or Less 1
 - Temporary Non-Residential Use or Structure 1

Count of APP-

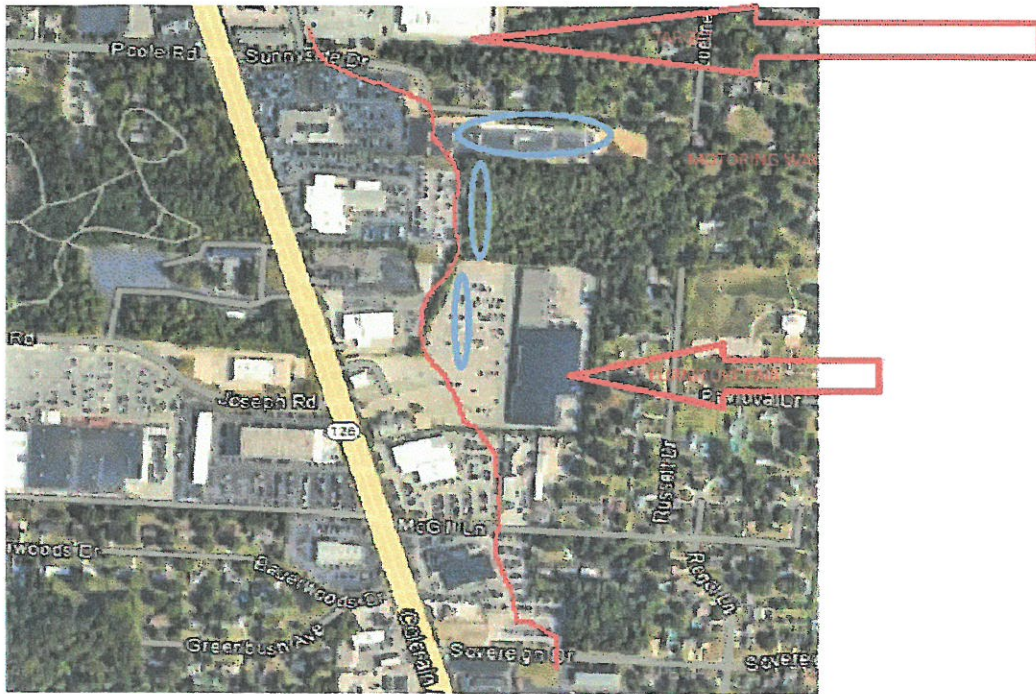
Zone Activity: JULY 2024



DAYS OPEN: JULY 2024



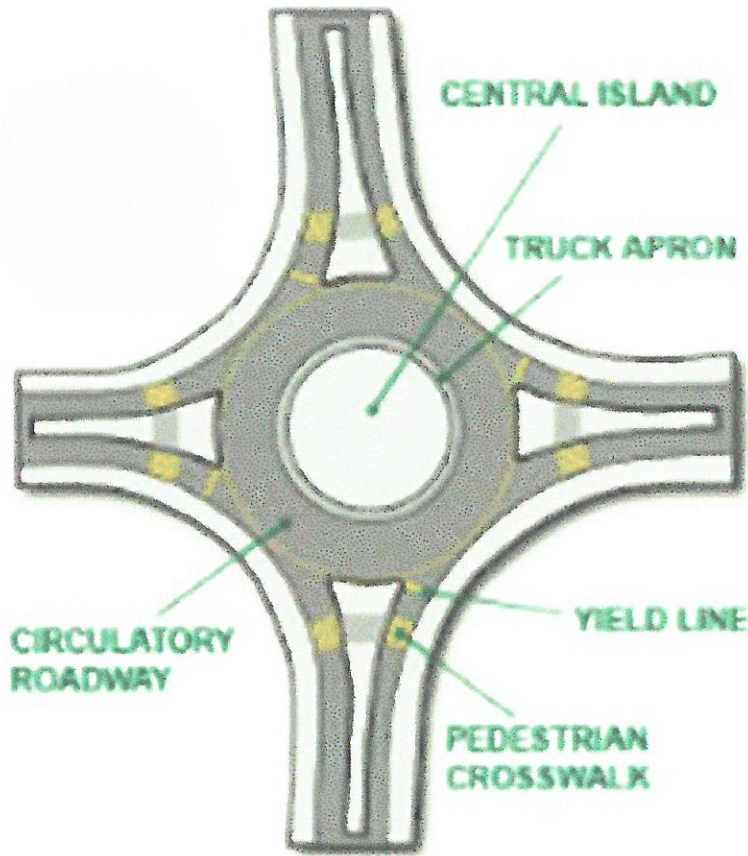






9.3.7 Common Open Space There shall be reserved, within the tract to be developed as a PD, a minimum percentage of land area of the entire tract for use as common open space. The Zoning Commission and Board of Trustees may require additional common open space as warranted by the individual development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

(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.



Single Lane Traffic Circle per the state manual, the signage may be painted on the roadway. Only signage required is that warning of the traffic circle ahead (4)

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