



Minutes

September 10, 2024

1. **Opening of Meeting**

Ms Ulrich called the meeting to order at 6:00pm.

All trustees and the fiscal officer were present.

2. **Executive Session 6PM**

Mr Weckbach recommended the board of trustees convene into executive session in accordance with ORC section 121.22 (G)(3) to discuss pending or imminent litigation and also in accordance with ORC section 121.22 (G)(2) to consider the sale of township property at competitive bidding.

Motion Mr Unger, Seconded Ms Ulrich

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

Executive session convened at 6:01pm

Ms Ulrich called the meeting back to order at 7:01pm.

All trustees and the fiscal officer were present.

Mr Weckbach had nothing to report from executive session.

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 board of trustees meeting on 8-27-24.

Motion Mr Unger, Seconded Ms Ulrich

All voted Yes. Minutes approved.

6. **Presentations**

a. **Proclamation - John Schwierling**

Former Trustee John Schwierling passed away on August 27th, 2024. The attached proclamation recognizes his years of service to our community and thanks him for the positive impact he will leave behind.

Mr Unger read the proclamation into the record.



Motion to approve proclamation Mr Unger, Seconded Ms Ulrich
All voted Yes. Proclamation approved.

7. Citizens Address

No citizens signed up to speak.

8. Administrative Reports

Fire Chief Walls - for the month of August we had 750 EMS incidents, 197 Fire incidents, 36 responses into the Pleasant Run EMS contract area, 1 response into the West College Hill contract area. We had a 4:53 average response time. Chief Walls also mentioned Jim Bowman being a driving force for some of what we've seen on the news regarding Red Alert first responded suicide awareness campaign.

Police Chief Cordie - For the month of August we responded to 3731 calls for service, an average of 120 calls per day. We conducted 323 traffic stops, handled 125 crash reports and made 146 arrests. For the month we had 6 OVI arrests, 3 uses of force, 2 vehicle pursuits and 2 internal investigations.

Code Enforcement for August we had 293 inspections, 67 closed violations, 1 referred to housing court and a total of 8 abatements.

Chief also spoke about the false rumors of illegals occupying the mall.

Asst. Admin. Mays - For August vehicle counts for the year were as follows: Clippard Park had 58,931, Heritage Park had 48,775 and Colerain Park had 47,302.

Dev. Dir. Miller - For the month of August we dipped down a little bit. We had 48 applications, 39 were residential 3 zoning board cases and 2 BZA cases. He also spoke about the upcoming vote for new zoning resolutions.

Helen Tracey-Noren - She spoke about "spreading the good news" about Colerain and the recent positive news stories. She shared a short video. She spoke about the upcoming Bunko.

Administrator Weckbach - He made comments regarding the anniversary of 9/11.

9. Trustees' Report

Mr Wahlert - He spoke about 9/11 and his memories of the day while he taught his class. He said the kids he teaches now weren't born, and it's hard to explain it to them. He said it seems like yesterday and also a lifetime ago. He said you have to do more than just go out and vote.

Ms Ulrich - She spoke about her visit to New York after 9/11 and after the memorial was built. She said the memorial is beautiful. She said it brought out the best in people.

Mr Unger - He spoke about where he was on 9/11. He said there were alot of people that



rose to the challenge that day. He spoke about his trip to the memorial. He spoke about the Metro Now services. He spoke about the questions about the toddler's playground. He spoke about Joe Koehne dotting the I at Ohio State.

10. New Business

Public Safety

a. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #99-24.

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

2786 Hazelton Ct 510-0041-0302-00

2470 Impala Dr 510-0032-0350-00

9995 Loralinda Dr 510-0112-0231-00

3248 Rinda Ln 510-0081-0091-00

3383 Rocker Dr 510-0083-0414-00

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 Mr Wahlert

No discussion.

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

Resolution passed.

b. Resolution Declaring a Junk Motor Vehicle - 2807 Sheldon Ave. - 1 of 3

Chief Cordie recommended ADOPTION of Resolution #100-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2807 Sheldon Ave. Cincinnati, OH 45239 1. (NO TAG), 2010, Tan, Nissan, Altima.

Motion Mr Wahlert, Seconded Mr Unger

No discussion

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

Resolution passed.

c. Resolution Declaring a Junk Motor Vehicle - 2840 Sheldon Ave. - 2 of 3

Chief Cordie recommended ADOPTION of Resolution #101-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2840 Sheldon Ave. Cincinnati, OH 45239 1. (OH), DQM8553, 2002, Tan, Toyota, Avalon.

Motion Mr Unger, Seconded Ms Ulrich



No discussion.

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

Resolution passed.

d. Resolution Declaring a Junk Motor Vehicle - 3316 Lapland Dr. - 3 of 3

Chief Cordie recommended ADOPTION of Resolution #102-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 3316 Lapland Dr. Cincinnati, OH 45239 1. (OH), GJN1574, 2003, Silver, Mercury, Grand Marquis 2. (OH), KAW4280, 2007, Gray, Ford, Explorer.

Motion Mr Wahlert, Seconded Mr Unger

No discussion

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

Resolution passed.

Public Services

Development

Resolution to APPROVE/DENY Case CZC 24-8: Text Amendment to all

- a. Articles of the Colerain Township Zoning Resolution and attached addendums of the updated zoning map.

Mr Miller recommended ADOPTION of Resolution #103-24 subject to the following conditions:

1. Article 3 – Land Use Standards, Section 3.1 – General Use Provisions, Subsection 3.1.4-A: Comprehensive Use Permissions – change: Group Home for Children / Halfway House from: Approved by right in RER, STR & MUR to: Approved by right in MUR only, prohibited in all other zones
2. Article 4 – Development Design Standards, Section 4.7.6 (I) (6) – change: from: "Recreational vehicles or utility trailers which are stored outside must provide setbacks as specified in _____ ." to: "Recreational vehicles or utility trailers which are stored outside shall provide setbacks of 15 feet from all property lines in the STR zone, 25 feet from all property lines in the RER zone, and shall not block the line of sight of neighboring motorists or pedestrians in any zone."

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=>.

This resolution update has been slowly reviewed, article by article, by the Zoning Commission over the past several months. The Board of Trustees are expected to have a vote on this resolution at the September meeting.



The full updated resolution can be reviewed online here: <https://www.colerain.org/DocumentCenter/View/4781/Proposed-Zoning-Resolution>.

Discussion:

Mr Unger - On the group homes, is the 600ft rule in there?

Mr Miller - Yes it is.

Mr Weckbach - They're all classified under one definition.

Mr Unger - As far as utility trailers, what is the rule right now?

Mr Miller - You have to be parked 25 ft from the property line.

Motion to modify condition 2 to 5 feet Mr Unger, Seconded Mr Wahlert

All voted Yes. Condition 2 modified to 5 feet.

Ms Ulrich - My condition is on a single family duplex. We have almost 3000 rental units in the township now. I don't think it's a fair zoning regulation. I don't want to see more rentals in our subdivisions.

Mr Wahlert motions to amend Exhibit "A", Seconded Ms Ulrich

All voted Yes. Exhibit "A" amended.

Motion to clean up illustrations Mr Wahlert, Seconded Ms Ulrich

All voted Yes. Illustrations to be cleaned up.

Motion to approve Amended Resolution Mr Unger, Seconded Mr Wahlert

No discussion.

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

Amended Resolution passed.

Administration

- a. Motion to Set Special Meeting of the Board of Trustees for Capital Budget and Policy Book Work Session for October 22, 2024 at 6PM

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: Per the Board of Trustees rules of procedure, the Board will meet annually to review capital expenditures as part of the 2025 budget development process. As part of the strategic plan, staff has gone through and reviewed all of the policies in the Township handbook. As part of this meeting, staff will offer proposed changes to policies for consideration.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

11. Old Business

12. Consent Items



- a. Donation Acceptance - Department of Fire and EMS - Cincinnati Moose Lodge #2 - \$1,738.79

Colerain Township Department of Fire and EMS is grateful for a \$1,738.79 donation from Cincinnati Moose Lodge #2.

- b. Donation Acceptance - Police Department - Cincinnati Moose Lodge #2 - \$1,738.79
Colerain Township Police Department is grateful for a \$1,738.79 donation from Cincinnati Moose Lodge #2.

- c. Promotion - Full-Time Firefighter/EMT - Department of Fire and EMS - Nathan Niehaus - \$22.43 per hour

The position of Firefighter/Paramedic was posted, applications were received, and interviews were conducted. A conditional offer of employment was extended to the following individual:

- Nathan Niehaus

The wage for this job is \$22.43 per hour. Contingent upon Board approval, Nathan Niehaus would be eligible to begin work on September 15, 2024.

- d. Reclassification of Employee - Part-time Firefighter/Paramedic - Department of Fire and EMS - Linnea Head - \$21.83

Reclassification of Employee - Part-time Firefighter/Paramedic - Department of Fire and EMS - Linnea Head - \$21.83. Contingent upon Board approval, she would be eligible to begin work on September 15, 2024.

- e. New Hire - Part-time Firefighter/EMT - Department of Fire and EMS - Lukas Wilms - \$17.46 per hour

The position of Part-time Firefighter/EMT was posted, applications were received, and interviews were conducted. A conditional offer of employment was extended to the following individual:

- Lukas Wilms

The wage for this job is \$17.46 per hour, and the applicant will work less than 30 hours per week. Contingent upon Board approval, Lukas Wilms would be eligible to begin work on September 15, 2024.

- f. Contract - Duke Energy - Utility Work for Colerain Avenue Sidewalks - \$2,648

The attached agreement with Duke Energy for \$2,648 will cover the cost of utility relocation work that was not included in the original contract for the Colerain Avenue sidewalk project and was found while on site.

- g. Contract - Alta Fiber - Fire Station Loop Connection - \$735

The attached agreement is with Alta Fiber for a total cost of \$735. This agreement authorizes Alta Fiber to build out the line to connect the new fire stations into the Township's specific fiber loop for IT purposes.

- h. Grant Award Acceptance - Ohio Department of Public Safety - Ohio Emergency Medical Services - \$1,200.00

COLERAIN

TOWNSHIP - OHIO

Board of Trustees approval to accept the EMS 2024-2025 P1- Training & Equipment Grant for \$1,200.00. Guidelines for the purchase of training and equipment: 1) Purchases for software and hardware for the purpose of reporting to EMSIRS are limited to \$1,500.00 annually. 2) Only EMS agencies that are Ohio EMS-accredited training institutions or approved CE sites may be reimbursed for training equipment. 3) Invoices must be submitted no later than 30 days following the end of the grant cycle to be eligible for reimbursement. a. An EMS organization shall forfeit any remaining money in a grant award and may not be eligible for an award in the following grant year if the EMS organization: I. leaves an unexpended balance of \$300.00 or more by the end of the grant cycle; OR II. has a remaining balance of \$300.00 or more after the reimbursement deadline (30 days after end of grant cycle) ; OR III. uses grant funds to purchase items not approved by the Ohio EMFTS Board.

Motion to approve all consent items Mr Wahlert, Seconded Ms Ulrich
All voted Yes. All consent items approved.

13. Fiscal Office Report

The July bank reconciliation was completed with an ending balance of \$42,476,285.49. He spoke about the false rumors regarding illegal aliens living in Macy's in the Mall. People should not repeat false rumors.

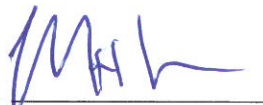
14. Executive Session – if needed
not needed

15. Adjournment

Motion to adjourn Mr Wahlert, Seconded Ms Ulrich
All voted Yes
Meeting adjourned at 8:28pm



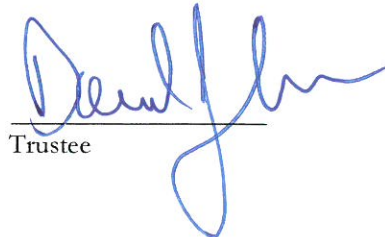
Fiscal Officer



Trustee



Trustee



Trustee

Total Monthly Zoning Certificates

48

Residential Certificates

39

Non-Residential Certificates

9

Zoning Commission

3

BZA Cases

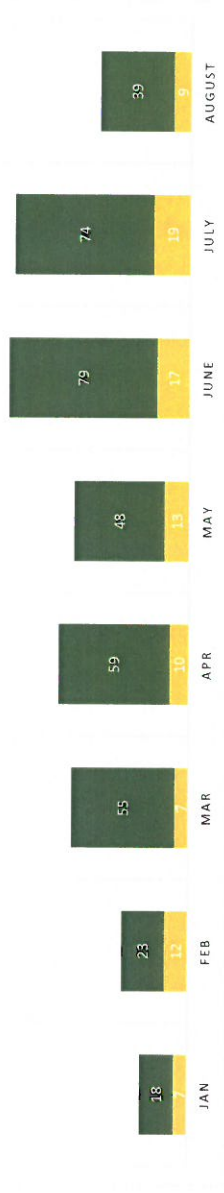
2

Subdivisions

0

RESIDENTIAL V. NON-RESIDENTIAL

■ Non-Residential Certificates ■ Residential Certificates



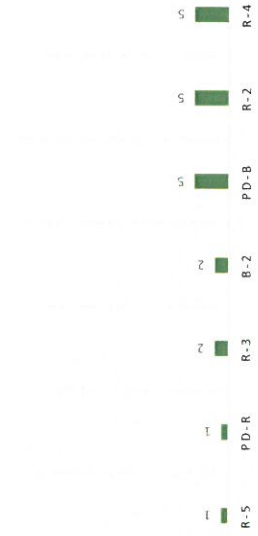
RESIDENTIAL

- Residential Fence 9
- Residential Solar Tech 6
- Addition to Residential Dwelling 5
- Residential Shed 4
- Residential Deck 4
- New Detached Single Family Dwelling 2
- Above Ground Swimming Pool 2
- Residential Driveway 2
- Alteration or Repair of Residential Dwelling 2
- In-Ground Swimming Pool 1
- Temporary Residential Use or Structure 1
- Residential Detached Garage 1

NON-RESIDENTIAL

- Sign 5
- Change of Use 2
- Temporary Non-Residential Use or Structure 1
- Non-Residential Interior Alteration 1

ZONE ACTIVITY: AUGUST 2024



DAYS OPEN: AUGUST 2024



Exhibit "A"

1. Article 2 – Zones, District, and Overlays, Section 2.1 – General Provisions, Table 2.1.2-A – Zone Names and Purposes Established – change:

STR Single-and Two-Unit Residential

from: **STR Single- and Two-Unit Residential:** The Single- and Two-Unit Residential (STR) District provides standards for different types of residential uses and limited non-residential uses in a suburban setting.

to: **SUR Single Unit Residential:** The Single Unit Residential (SUR) District provides standards for different types of residential uses and limited non-residential uses in a suburban setting.

2. Article 3 – Land Use Standards, Section 3.1 – General Use Provisions, Subsection 3.1.4-A: Comprehensive Use Permissions – change:

Group Home for Children / Halfway House

from: Approved by right in RER, STR & MUR

to: Approved by right in MUR only, prohibited in all other zones

revised: Approved by right in MUR only, conditional use in STR, prohibited in all other zones

3. Article 4 – Development Design Standards, Section 4.7.6 (I) (6) – change:

from: "Recreational vehicles or utility trailers which are stored outside must provide setbacks as specified in _____."

to: "Recreational vehicles or utility trailers which are stored outside shall provide setbacks of 15 feet from all property lines in the STR zone, 25 feet from all property lines in the RER zone, and shall not block the line of sight of neighboring motorists or pedestrians in any zone."

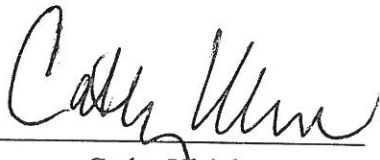
PROCLAMATION FOR
JOHN SCHWIERLING
IN MEMORY OF HIS YEARS OF DEDICATED SERVICE
AND IMPACT ON COLERAIN TOWNSHIP, OHIO

COLERAIN

TOWNSHIP - OHIO

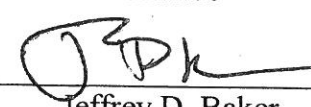
- Whereas** John Schwierling served as a Trustee for Colerain Township from 1969 to 1990 and also served as a member of the Hamilton County Board of Zoning Appeals; and
- Whereas** Under John's leadership, the Board of Trustees worked collaboratively with the community to consolidate the previously independent and separate Dunlap and Groesbeck volunteer Fire Departments to form the Colerain Township Fire Dept.; and
- Whereas** John helped to guide the township through a significant land transformation during the 1970's, including major changes brought about by the completion of Interstate 275, giving Colerain Township direct access to the Interstate Highway system; and
- Whereas** John was Trustee during the construction of Fire Station 103 and the expansion of Fire Station 25; and
- Whereas** In his free time, John was a member of several different charitable clubs and organizations throughout Colerain Township and Hamilton County; and
- Whereas** John passed away on August 27, 2024 at the age of 91. His years of service to improving Colerain Township and making it a better place to live, work, and play will never be forgotten and may he rest in peace.

Therefore, be it resolved, that the Colerain Township Board of Trustees recognizes John Schwierling for his dedication to Colerain Township as a Trustee for over two decades. John has contributed greatly to our community and his legacy will not be lost or forgotten.


Cathy Ulrich
Trustee


Daniel Unger
Trustee


Matt Wahlert
Trustee


Jeffrey D. Baker
Fiscal Officer

Date: September 10, 2024