

TRUSTEES

Cathy Ulrich
Daniel Unger
Matt Wahlert

FISCAL OFFICER

Jeffrey D. Baker

ADMINISTRATOR

Jeff Weckbach

Regular Meeting of the Board of Trustees - July 8, 2025

1. **Opening of Meeting**
2. **Pledge of Allegiance** 6PM
3. **Meditation (Moment of Silence)**
4. **Approval of Minutes**
5. **Public Hearings**
 - a. Public Hearing for a Major Amendment to Final Development Plan, Resolution 29-12
 - b. Public Hearing on Zoning Commission Case CZC-25-5 regarding a Zone Text Amendment to add and revise standards related to Mobile Food Services, including provisions for food trucks, trailers, and temporary food vending operations
 - c. Public Hearing on Zoning Commission Case CZC-25-8 regarding a Zone Text Amendment to establish new regulations for One-Time Special Events, including defined timelines, permit requirements, and performance standards
6. **Presentations**
7. **Citizens Address**
8. **Administrative Reports**
9. **Trustees' Report**
10. **Old Business**
 - a. Resolution Adopting Ballot Language for Police Tax levy
11. **New Business**
 - Public Safety**
 - a. Resolution Declaring Nuisance and Ordering Abatement
 - b. Resolution Declaring a Junk Motor Vehicle - 2610 Sandhurst Dr. - 1 of 3
 - c. Resolution Declaring a Junk Motor Vehicle - 2900 Geraldine Dr. - 2 of 3
 - d. Resolution Declaring a Junk Motor Vehicle - 9509 Pulver Dr. - 3 of 3
 - Public Services**
 - a. Motion to Authorize Township Administrator to Execute a Contract with Husac Paving & Excavating for the Geraldine Sidewalk Breezway Project for \$79,500.00

Development

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- a. Motion Amending Agreement between Colerain Township and Port of Greater Cincinnati Development Authority
- b. Motion Authorizing Agreement between Colerain Township CIC and Township for Repayment of Sears Purchase
- c. Resolution Approving or Denying Major Amendment to Final Development Plan, Resolution 29-12
- d. Motion to Approve Vendors for Abandoned Sign Demolition
- e. Motion for a text amendment to consider new regulations for alternative financial services.
- f. Resolution Approving or Denying Zoning Commission Case CZC-25-5 regarding a Zone Text Amendment to add and revise standards related to Mobile Food Services, including provisions for food trucks, trailers, and temporary food vending operations.
- g. Resolution Approving or Denying Zoning Commission Case CZC-25-8 regarding a Zone Text Amendment to establish new regulations for One-Time Special Events, including defined timelines, permit requirements, and performance standards

Administration

- a. Motion Adopting 2026 Tax Budget

12. Consent Items

- a. Promotion - Fire Captain - Department of Fire and EMS - Lieutenant Eric Reifenberger - \$36.35 per hour
- b. Promotion - Full-Time Firefighter/Paramedic - Department of Fire and EMS - Gavyn Ripley - \$22.56 per hour
- c. New Hire - Maintenance Worker - Public Services - Alex Geiser - \$20.76
- d. Contract - Health Works - Flu Shot/Biometric Screening - \$225 - No Exp
- e. Contract - Gardner Street - Appraisal

13. Fiscal Office Report

14. Executive Session – if needed

15. Adjournment

PUBLIC HEARINGS

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

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Public Hearing for a Major Amendment to Final Development Plan, Resolution 29-12

Recommend opening the public hearing.

Rationale:

A notice of violation was issued on this property for the installation of a driveway, which was in contrast to the original approved development plan. An application for an amendment was filed. Per zoning resolution section 6.4.3(Q):

"The Zoning Administrator may determine if any proposed amendments are substantial and therefore must be approved by the Township Trustees."



Thomas M. Tepe Jr.
D: 513.639.3947
ttepe@kmklaw.com

June 5, 2025

VIA APPLICATION SUBMISSION

Colerain Township Zoning Commission
Jeff Weckbach, Township Administrator
David Miller, Township Development Director
Colerain Township
4200 Springdale Rd
Cincinnati, Ohio 45251

Re: Pond Realty Company / Joseph Toyota ("Joseph Toyota") - Application for
Modification to Plan and Resolution No. 29-12 regarding 9101 Colerain Avenue,
Cincinnati, Ohio 45202 (the "Property")

Dear Zoning Commission,

Joseph Toyota submits this application for Modification to the Plan and Resolution No. 29-12 (the "Resolution"), and specifically Section 1.2 E. 2 of the Resolution, to install a curb cut onto Poole Road. Enclosed with this application please find the Modification Plan for Joseph Toyota Access Drive prepared by Craig Abercrombie and Abercrombie & Associates, Inc.

In support of this application, Joseph Toyota provides the following brief recitation of history and facts that warrant the approval of this application.

In 2010, Joseph Toyota applied to rezone certain parcels. The rezoning was approved, subject to certain conditions, as set forth in the Resolution, including the condition that "There shall be no curb cut onto Poole Road." (See Resolution at 1.2 E. 2.) Since 2010, Joseph Toyota has received deliveries of vehicles by having them delivered across the street, having their employees cross Colerain Avenue and navigate traffic, and then drive the cars onto Joseph Toyota's lot. The property to which the vehicles have historically been delivered is will be leased under a long-term ground lease, and, thus, will no longer be available to accept the deliveries of vehicles.

Joseph Toyota engaged Craig Abercrombie and Abercrombie & Associates, Inc to design plans to enable deliveries of vehicles to be made directly to the Property and the Joseph Toyota Lot. However, because of certain obstacles associated with the Property and access thereto, egress from the lot onto Colerain is impossible. Indeed, while the transport trucks can pull into the Joseph Toyota lot from Colerain, they cannot turn around in in lot. Accordingly, the only potential answer

Keating Muething & Klekamp PLL
Attorneys at Law
One East Fourth Street | Suite 1400 | Cincinnati, Ohio 45202
P: 513.579.6400 | F: 513.579.6457 | kmklaw.com

to allow deliveries to the Property was to install a curb cut from the Joseph Toyota lot to Poole Road. A plan for the curb cut to Poole Road was created by Abercrombie, which was submitted to Colerain in early December. Joseph Toyota contacted Colerain Township Planning, Zoning & Development and requested whether anything else was needed. Joseph Toyota was advised that nothing further was needed, including no need for Master Parking Plan since Joseph Toyota was not yet installing a new car wash. Mr. Stein, on behalf of Joseph Toyota applied to Hamilton County for the building permit for the curb cut. The permit was awarded. *See* Permit No. HCP2400926.

Joseph Toyota thereafter proceeded in accordance with the Permit and had the curb cut installed. Unfortunately, all parties involved unintentionally and innocently overlooked and failed to recall the Resolution's prohibition on the curb cut to Poole Road. It was not until after the curb cut and concrete installation was completed that the Township delivered a stop-work order to Joseph Toyota.

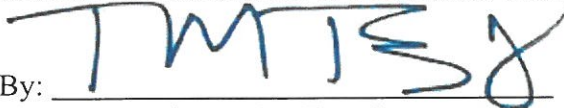
The curb cut is necessary to enable Joseph Toyota to continue meaningful and economic operations of its business. There are no alternative designs that Joseph Toyota could make to its Property that would allow for delivery of vehicles. Without the Poole Road egress point, delivery of vehicles would require that the transport truck park on Colerain Avenue, without ever entering the Property, and unload vehicles from the street. Presumably, such an alternative is not desired by Colerain Township. The curb cut is the only reasonable approach to the delivery conundrum.

Importantly and as noted on the Modification Plan, use of the Poole Road curb cut from the Property will be limited to egress of delivery vehicles only—it will not be used for ingress purposes. The work is substantially complete. There will be an automated gate that can only be actuated by use of an authorized key. Joseph Toyota is likewise committed to utilizing the Poole Road egress point during hours that are conducive for traffic, without disruption to others.

We respectfully request that Colerain Township grant Joseph Toyota's Application to Modify its plan and the Resolution to allow it to use the most economically and sensible option of the Poole Road egress point for its delivery vehicles to exit the Property. Should you have any questions or need any additional information to consider this application, then Craig Abercrombie and I are happy to answer any questions and provide any additional information as may be requested. We look forward to working with you in this matter.

Sincerely,

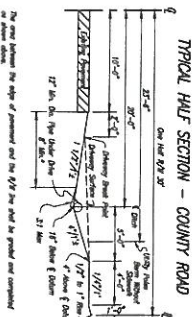
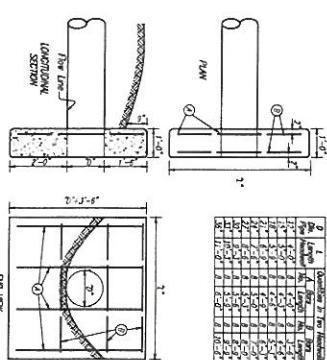
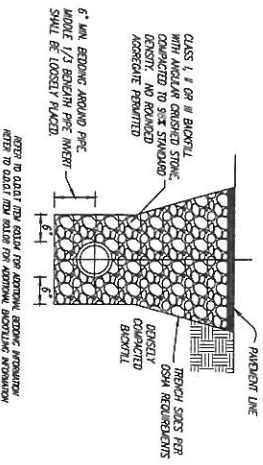
KEATING MUETHING & KLEKAMP PLL

By: 

Thomas M. Tepe Jr.

TMT:aco

COLERAIRN TOWNSHIP
HAMILTON COUNTY, OHIO

STANDARD UTILITY TRENCH FOR
PIPES UNDER PAVEMENT

THE INTENT OF THIS MAJOR MODIFICATION PLAN IS TO REMOVE FINAL DEVELOPMENT PLAN ITEM 1.2 E 2 OF TRUSTEES RESOLUTION NO. 29-12 (CASE NO. 2012-01) DATED JULY 10, 2012 STATING THAT "THERE SHALL BE NO CURB CUT ONTO POOL ROAD."



APPLICANT:
MECHLEY TOP NOTCH CONSTRUCTION
7541 DOG TROT RD.
CINCINNATI, OH 45248
(513) 256-4440

OWNER:
POND REALTY COMPANY
250 EAST FIFTH ST.
CINCINNATI, OH 45202



County of Hamilton

Eric J. Beck, P.E.-P.S.
HAMILTON COUNTY ENGINEER

Fee Paid: 20.00

Permit Will Expire 12/27/2025

Permit No.: HCP2400926

This Permit is APPROVED

This permit issued by the Hamilton County Engineer's Office to comply to driveway, pavement, and/or right-of-way opening provisions in the unincorporated areas of Hamilton County. Subject to all rules and regulations pertaining thereto.

Bldg. App. No.:

Owner: JOSEPH TOYOTA
250 E. FIFTH STREET
CINCINNATI OH

45202

Phone: 513-385-1800

Applicant: ABERCROMBIE & ASSOCIATES, INC
8111 CHEVIOT ROAD
CINCINNATI OH

45251

Phone: 513-385-5757

Contractor:

Phone:

Subdivision:

Township:

Lot No.:

Job No.:

Site Address: **3434 POOLE RD**

Location: **NEAR 3434 POOLE RD FOR 9101 COLERAIN AVE**

Directional:

From Street; SUNNYSIDE DR

To Street:

ROUND TOP RD

Permit Issued For:

Description of Work POOLE RD - SWDW-DRIVEWAY COMMERCIAL- PROPOSED ACCESS DRIVE FRO TRUCK DELIVERIES ONLY.

Length of cut 0

Width of cut 0

Permit Conditions:

Cond: CON0118532 Coy Tucker is the inspector.

Entered:

By:

Action:

HAMILTON CO. ENGINEER'S RULES AND REGULATIONS APPLY
* INSPECTIONS MUST BE SCHEDULED 48 HOURS IN ADVANCE.
NOTIFY THE PERMIT DEPARTMENT FOR INSPECTIONS- PHONE 513-946-8430.

Date: December 27, 2024

Approved By:

Hamilton County Engineer's Office

The Board of Trustees of Colerain Township, County of Hamilton, Ohio, met in regular session at 7:00 p.m., on July 10, 2012 at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Mr. Jeffrey F. Ritter; Mr. Dennis P. Deters; and Ms. Melinda Rinehart

Mr./Ms. Deters introduced the following resolution and moved its adoption:

RESOLUTION NO. 29 -12

Case No. ZA2012-01

JOSEPH TOYOTA INVENTORY LOT PLANNED DISTRICT-BUSINESS

*Approval of rezoning of several parcels on Poole Rd
from R-5 Suburban-High Residential to PD-B Planned District-Business*

WHEREAS, Applicant, Joseph Toyota, proposes to add an inventory storage lot on Hamilton County Auditor's parcels 510-104-129 to -133 and to also rezone parcel 510-104-128 and a portion of parcel 510-104-125 without changes to the existing uses; and

WHEREAS, the Hamilton County Regional Planning Commission heard the case, and on March 1, 2012 voted to recommend approval of the requested zone change from R-5 Suburban-High Residential District to PD-B Planned Business District, together with the proposed preliminary development plan; and

WHEREAS, the Colerain Township Zoning Commission conducted its public hearing on the original case on March 20, 2012 and on a revised application on May 15, 2012, and, after consideration of the recommendation of the Regional Planning Commission, and all public comments, exhibits, and other materials submitted, voted 4-1 to recommend approval of the application for zone change and preliminary development plan, with conditions; and

WHEREAS, the Colerain Township Board of Trustees conducted its public hearing on the case on June 12, 2012, and, after consideration of the recommendation of the Regional Planning Commission, the recommendation of the Zoning Commission, and all public comments, exhibits, and other materials submitted, voted 3-0 to approve the application for zone change and preliminary development plan with conditions as set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees accepts the recommendation of the Colerain Township Zoning Commission that the application for zone amendment be adopted, and the Board of Trustees does hereby approve a zone change for parcels 510-104-128 through -133 and that portion of said parcel 510-104-125 designated as R-5 Suburban-High Residential District to PD-B Planned Business District, together with the proposed preliminary development plan (the "Preliminary Development

Plan”), for the reason that the amendment and Preliminary Development Plan would be in the best interest of the Township and the public, they are consistent with the Colerain Township Comprehensive Plan previously adopted by the Township, and are in keeping with good land use planning; and

BE IT FURTHER RESOLVED that the Board approves the following variances as part of the Preliminary Development Plan:

Variance 1. §13.4.2(B) Public sidewalks. Installation of sidewalk along Poole Rd. is hereby waived. *The applicant has agreed to pay into the Colerain Township Sidewalk Fund;*

Variance 2, §14.6 Landscape Islands. The requirement for landscape islands in the parking lot is hereby waived; and

Variance 3, §12.8.3 Fencing. Fencing on the site is permitted to be less than 75% open.

BE IT FURTHER RESOLVED that the Preliminary Development Plan shall be subject to the conditions set forth below:

1. **Final Development Plan**

- 1.1 The Zoning Resolution, required site plans or drawings, terms, covenants and conditions of approval which are depicted or noted on the Final Development Plan or contained in this Resolution are to be considered complimentary and what is required by one shall be as binding as if required by all.
- 1.2 No Final Development Plan shall be approved by the Colerain Township Zoning Commission before:
 - A. detailed plans for grading, landscaping (indicating quality/quantity), exterior lighting and freestanding signs are submitted;
 - B. all other “Requirements for Submission” of the Final Development Plans have been satisfactorily met;
 - C. the Final Development Plan complies with the intent of this Resolution, the Zoning Resolution, the Preliminary Development Plan and all other complementary regulations and documents;
 - D. the Final Development Plan complies with site plan recommendations of applicable development review agencies;
 - E. the Final Development Plan reflects the variance approved above, and complies with the following additional requirements or standards:
 1. Parcels 0510-0104-0129 thru 0133 shall be consolidated with parcel 0510-0104-0121 (the primary Joseph Toyota parcel);
 2. There shall be no curb cut onto Poole Road;
 3. There shall be no additional signage;
 4. The lot shall be for automobile storage only (no step-vans, trucks, recreational vehicles, commercial vehicles, etc.)

5. Light poles shall be a maximum height of 12 feet, 0.1 footcandles maximum at grade, with fixtures shielded to the south and west;
6. The revised landscape plan shall be reviewed and approved by the Landscape Advisory Board;
7. Landscaping shall be installed and approved prior to occupancy of the site;
8. The landscaping shall be irrigated;
9. There shall be a 50-foot buffer to the west;
10. Existing trees (excluding those diseased or dead) in the west buffer shall be maintained;
11. Split rail or shadow-box fence shall be used to the west, south, and east; chain link fencing shall be permitted only on the north side of the lot;
12. That the Final Development Plan shall comply in all other respects with the Colerain Township Zoning Resolution.

2. Construction Permits

- 2.1 No Zoning Certificate shall be issued by the Office of the Zoning Administrator before:
 - A. A Final Development Plan in compliance with Section 1 above, has been received and approved by the Colerain Township Zoning Commission, and
 - B. Construction documents submitted for permit are fully coordinated and consistent with the approved Final Development Plan.
- 2.2 No building permit for actual construction shall be issued by the Department of the Building Commissioner before a Zoning Certificate is received from the Colerain Township Zoning Administrator.

3. Final Compliance Documents

- 3.1 No Final Zoning Inspection Certificate shall be issued by the Colerain Township Zoning Administrator before the development complies with all requirements in this Resolution as defined in Section 1, above, and the following documents are received and accepted by the Colerain Township Zoning Administrator:
 - A. A summary report from the Hamilton County Engineer certifying that the approved plans and specifications for roadway and access improvements, either on-site or off-site, have been completely implemented, and that required rights-of-way have been dedicated,
 - B. A summary report from the applicant's registered engineer or surveyor as required by and addressed to the Director of Hamilton County Public Works certifying that the approved plans and

specifications for storm drainage improvements have been completely implemented; The Director of the Hamilton County Public Works shall inform the Colerain Township Zoning Administrator when such letter is received and accepted,

- C. A summary report from Metropolitan Sewer District, County Board of Health or the Ohio Environmental Protection Agency certifying that the approved plan and specifications for sanitary sewer and waste treatment have been completely implemented,
- D. A summary report from the registered landscape architect who prepared the plan, certifying completion of the landscape plan, and soil erosion and sedimentation control measures as specified on the approved plan; also noting any deviations and reasons for such deviations,
- E. A summary report from the Colerain Township Fire Prevention Officer , certifying that the approved plan and specifications for fire prevention have been completely implemented, and
- F. A summary report from the applicant's registered engineer or surveyor or attorney certifying that required easements for access, utilities or other purpose have been recorded in the Office of the Hamilton County Recorder.

4. Maintenance of Improvements

- 4.1 All aspects of this development including property improvements, landscaping, ground cover, etc. as required in the specifications, covenants, conditions, requirements, and limitations of the Final Development Plan and/or contained in this Resolution shall be continually maintained by the owner of the property until the development ceases to exist. Enforcement shall be by the Office of the Colerain Township Zoning Inspector, with all discrepancies being considered Zoning Resolution violations.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be directed by the Fiscal Officer of Colerain Township to the Colerain Township Zoning Commission, the Hamilton County Recorder, the office of the Colerain Township Zoning Inspector, the Department of the Building Commissioner, the County Engineer Permit Department, and the Metropolitan Sewer District.

Action Taken in Open Meeting.

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 of 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 Section 121.22 of the Ohio Revised Code.

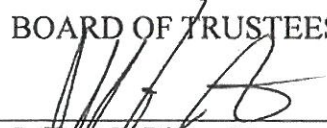
Effective Date. That this Resolution shall be effective at the earliest date allowed by law.

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

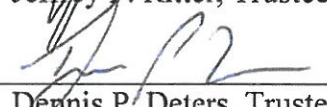
Vote Record: Mr. Ritter aye, Mr. Deters aye, Ms. Rinehart aye

ADOPTED this 10th day of July, 2012.

BOARD OF TRUSTEES:



Jeffrey F. Rifter, Trustee

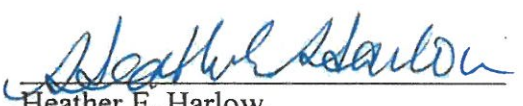


Dennis P. Deters, Trustee



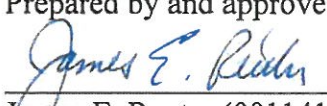
Melinda Rinehart, Trustee

Attest:



Heather E. Harlow,
Fiscal Officer

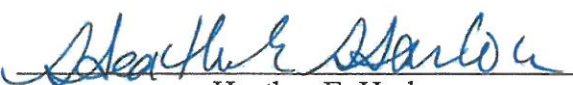
Prepared by and approved as to form:



James E. Reuter (0011414)
3025 W. Galbraith Road
Cincinnati, Ohio 45239-4222
(513) 521 - 8400
Attorney for Board of Trustees

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Fiscal Officer, this 10th day of July, 2012.



Heather E. Harlow,
Colerain Township Fiscal Officer

PUBLIC HEARINGS

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

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Public Hearing on Zoning Commission Case CZC-25-5 regarding a Zone Text Amendment to add and revise standards related to Mobile Food Services, including provisions for food trucks, trailers, and temporary food vending operations

Recommend opening the public hearing.

Rationale:

Upon recommendation of Zoning Text Amendments by the Colerain Township Zoning Commission, the Board of Trustees must hold a Public Hearing to consider such changes.



CASE SUMMARY

Mobile Food Services

Text Amendment

Zoning Commission

Department: Planning & Zoning
Staff: David Peters, Zoning Commission Administrator
Hearing Date: June 17, 2025

Application Summary: Staff proposes an amendment to Section 3.4.23 of the Colerain Township Zoning Resolution, relating to Mobile Food Services. The revised text provides a clearer regulatory framework, improves operational flexibility for vendors, and enhances public safety and administrative efficiency. The updates reflect best practices from peer communities and respond to the growing demand for mobile food services in commercial and event settings. Approval of this amendment will allow the Township to support small business development while maintaining orderly land use and protecting community character.

Included Documents:

To review this case in full, please consult the accompanying appendices:

1. **Appendix A:** *Current Zoning Text*
2. **Appendix B:** *Proposed Zoning Text*
3. **Appendix C:** *Comparison Document*

Staff Recommendation: Staff recommends **APPROVAL** of the requested text amendment to the Zoning Resolution as shown in Appendix B.

Prepared in advance of the Colerain Township Zoning Commission's consideration,

A handwritten signature in black ink that reads "David Peters". The signature is written in a cursive, flowing style.

David Peters, Senior Planner



STAFF REPORT

Mobile Food Services

Text Amendment

Zoning Commission

Department: Planning & Zoning
 Staff: David Peters, Zoning Commission Administrator
 Hearing Date: June 17, 2025

Proposed Action: Staff proposes an amendment to Section 3.4.23 of the Colerain Township Zoning Resolution, relating to Mobile Food Services. The revised text provides a clearer regulatory framework, improves operational flexibility for vendors, and enhances public safety and administrative efficiency. The updates reflect best practices from peer communities and respond to the growing demand for mobile food services in commercial and event settings. Approval of this amendment will allow the Township to support small business development while maintaining orderly land use and protecting community character.

Case Summary & History:

Section 3.4.23 of the Colerain Township Zoning Resolution was originally adopted to regulate the operation of Mobile Food Services within the Township. While the current standards have served as a basic framework, they have increasingly proven inadequate in addressing the evolving nature of food truck operations, particularly as demand for mobile food vendors has grown across commercial corridors and during community events. Over the past several years, the Planning and Zoning Department has received a rising number of inquiries and applications related to food truck operations, many of which highlighted challenges with the existing regulations.

Among the recurring issues were the lack of clarity regarding permitted locations, site mobility, event coordination, and enforcement authority. Additionally, the requirement for a new site plan approval each time a vendor changed location created unnecessary administrative delays and limited the viability of township-wide operation. In response, staff undertook a comprehensive review of the existing text and benchmarked comparable zoning regulations in peer jurisdictions. Draft revisions were prepared to address known deficiencies, align with industry standards, and create a more practical and enforceable framework.

These revisions were developed with input from internal departments, including Police, Fire, and Development, to ensure interdepartmental coordination on safety, permitting, and enforcement. The resulting draft proposes a full replacement of Section 3.4.23, reorganizing the section into clearly defined operational categories and integrating new provisions for site mobility, event-based approvals, setback standards, signage, and waste disposal. The proposed text also modernizes the permitting process by streamlining application requirements and establishing consistent certificate validity dates.

The amended language reflects the Township's broader goals of supporting small business activity, encouraging placemaking in commercial areas, and maintaining high standards for public safety and land use compatibility.

Proposed Section(s) to Amend:

- Amend Table 3.1.4-A: Comprehensive Use Permissions to designate Mobile Food Services as a permitted use by right in all zoning districts, subject to the standards and conditions outlined in Section 3.4.23.
- Replace the existing language in Section 3.4.23 – Mobile Food Services with the proposed revised text.

Attachments:

For a comprehensive understanding of the proposed text amendment, please refer to the following appendices:

1. **Appendix A:** *Current Zoning Text* – The existing language prior to amendment.
2. **Appendix B:** *Proposed Zoning Text* – The revised language as proposed.
3. **Appendix C:** *Comparison Document* – A side-by-side comparison highlighting additions (in bold), deletions (struck through), and descriptions of changes to tables or graphics.

Staff Findings: Staff finds that the proposed amendment to Section 3.4.23 – Mobile Food Services is consistent with the goals and policies of the Colerain Township Zoning Resolution and Comprehensive Plan. The following findings support the proposed changes and reflect the Township's broader efforts to modernize land use regulations, promote business development, and enhance quality of life:

- **Comprehensive Planning Consistency.** The proposed amendment aligns with the long-range goals of the Comprehensive Plan by supporting targeted commercial growth, improving regulatory clarity, and creating a more predictable environment for mobile food vendors.
- **Reinforcement of Community Character Goals.** The revised language protects community character by balancing flexibility for food vendors with controls that prevent visual clutter, overcrowding, or disruption of adjacent land uses.
- **Promotion of Walkable and Connected Places.** Allowing food trucks in designated mixed-use and commercial districts supports pedestrian activity and social interaction, particularly in areas targeted for revitalization and public gathering.
- **Enablement of Tactical Urbanism and Placemaking.** The amendment supports short-term, low-cost activations such as community events, which contribute to vibrancy, local identity, and the overall placemaking goals of the Township.
- **Clarification of Use Permissions for Evolving Needs.** The new language provides clear, updated guidance on mobile food service operation, including mobility between sites, event participation, and performance standards, eliminating confusion that existed under the previous code.
- **Consolidation and Clarification of Zoning Language.** The section has been restructured to consolidate scattered provisions and eliminate redundancy. This improves the organization and readability of the Zoning Resolution for both applicants and staff.
- **Compliance with Ohio Revised Code (R.C. §519.12).** The amendment has been drafted and advanced in accordance with the procedural requirements of the Ohio Revised Code, providing a clear legislative process for adoption.
- **Enabling Economic Diversification and Reinvestment.** By easing access to mobile vending as a permitted use, the amendment creates new opportunities for small businesses and entrepreneurs, helping diversify the local economy and activate underutilized spaces.
- **Promotion of Safe and Resilient Site Design.** New setback, circulation, and utility safety requirements strengthen site functionality and reduce public health and safety risks associated with food truck operation.

Staff Recommendation: Staff recommends APPROVAL of the requested text amendment to the Zoning Resolution as shown in Appendix B.

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

A handwritten signature in black ink, reading "David Peters". The signature is written in a cursive, flowing style with a large initial "D" and a stylized "P".

David Peters, Senior Planner

3.4.23 – Mobile Food Services

A. Zoning Certificate application and review

An Application for a Zoning Certificate for a Mobile Food Service must be submitted by the property owner, or the operator of the Mobile Food Service Unit (or authorized representative) along with written permission of the property owner on which the Mobile Food Service is to be located. Applications for a Zoning Certificate require the submission of a site plan of the proposed Mobile Food Service operation. In reviewing the application, the Zoning Administrator shall review applicant's compliance with the criteria outlined in Sections 3.4.22 (B) through 3.4.22 (Q), in addition to all other applicable elements of this Zoning Resolution.

B. Altering location after approval

Upon receiving an approved Zoning Certificate, mobile food services shall be authorized to operate at the approved location only. Should a mobile food service operator desire to relocate to another location within an approved zoning district, they may relocate only after the newly proposed site plan has been approved by the Zoning Administrator. The Zoning Administrator may choose to waive any fees.

C. Required licenses and approvals

- (1) Applicant shall provide the Zoning Administrator with a copy of a valid license to conduct a Mobile Food Service Operation, as issued by Hamilton County Public Health.
- (2) Applicant shall receive approval from the Colerain Township Fire Department and provide evidence of such approval to the Zoning Administrator.

D. Location and setback requirements

- (1) Setback from the perimeter of a building, or the specific portion of a multi-tenant building, that is occupied by a restaurant, or outdoor dining area, shall be a minimum of one hundred (100), during business hours. Mobile food services may be located closer than one hundred (100) feet with written authorization from the impacted restaurant owner.
- (2) Front Yard Setback:
 - (i) The mobile food vending service shall not be in any required sight distance triangle, buffer, or right-of-way.
 - (ii) If right-of-way has not been established, then a setback of thirty (30) feet from the centerline of the road shall be required.
 - (iii) If in any situation, the above distances are not adequate for safety or community standards, then the required setback distance shall be increased as determined by the Zoning Administrator.
 - (iv) Such uses may be allowed in the public right-of-way if the right-of-way is closed in accordance with an approved road closure permit and the use is approved by the

Appendix A

Township.

(3) Side and Rear Yard Setbacks: A side or rear yard setback shall not be required unless the Mobile Food Service Unit abuts a residential zoning district, in which case the minimum side and/or rear setback shall be equal to the setback of side and/or rear yard setback of the residential district.

(4) Mobile Food Service operations shall not be located within 10 feet of a fire hydrant.

E. Hours of operation

(1) Sunday through Thursday, 7:00 am to 11:00 pm; Friday and Saturday, 7:00 am to 12:00 am

F. Special events

For special events, temporary food service operations may be permitted in residential neighborhoods upon review and approval from the Zoning Administrator, for a maximum three-day period. The temporary mobile food service operation must adhere to all provisions established within this section, including the appropriate licenses and approval from the Colerain Township Fire Department. Temporary mobile food services permitted in residential neighborhoods must cease operation once the approved time period ends.

G. Accessory advertising devices prohibited

No balloons, banners, streamers, inflatables, or similar devices to attract customers are permitted.

H. Trash receptacles required

Mobile Food Service operators shall provide trash receptacles/facilities for litter and debris that shall be located within 10 feet of the Mobile Food Service point of sale. All trash must be completely removed from the site at the end of every day.

I. Screening

Supplies or materials shall be appropriately screened from public viewing during hours of operation. All items, materials, and/or equipment shall be appropriately stored away when the Mobile Food Service is not in operation.

J. Alcohol sales prohibited

There shall be no distribution of alcoholic beverages by a Mobile Food Service operation without a valid alcoholic beverage license.

K. Licensure

In addition to complying with all Colerain Township Resolutions related to a Mobile Food Service Operation, the owner and operator of a food truck is responsible for applying for, and obtaining all other necessary licenses required for the service of food and beverages,

in addition to the operation of any vehicle associated with the service of food and beverages.

L. Cease of operations upon notice

The Colerain Township Police Department, Fire Department, and/or Department of Planning and Zoning maintains the right to issue an order to immediately cease operations of any Mobile Food Service, or require the Mobile Food Service to relocate, where in the opinion of the Department, the Mobile Food Service operation is causing, or contributing to an imminent public safety hazard.

M. No negative impact

Under no circumstances shall a Mobile Food Service operation cause, or contribute to any unsafe or unsanitary, environmental, or physical condition(s). Including, but not limited to:

- (1) Tripping, or stumbling hazards due to cord(s), hose(s), piping, or any other element used in the operation of the Mobile Food Service. All reasonable measures will be employed by the Mobile Food Service to secure and make safe their approved area of operations.
- (2) Absolutely no discharge of gray water, or blackwater is permitted by a Mobile Food Service that is not in compliance with Hamilton County Department of Public Health regulations. All Mobile Food Service applicants shall submit and describe their proposed process for disposing of any and all wastewater associated with Mobile Food Service operation prior to receiving a Zoning Certificate.

N. Adherence to all statutes

All Mobile Food Service operations must adhere, always, to all applicable Federal, State, County, and Local ordinances, laws, resolutions, and regulations, and to any updates, modifications, revisions, amendments, or any other changes thereto. Specifically, but not limited to:

- (1) The 2017 Ohio Fire Code (OFC Section 320);
- (2) Hamilton County Department of Public Health regulations;
- (3) Ohio Revised Code Section 3717.01 – 3717.99;
- (4) Occupational Safety and Health Administration 1910 Subpart J – General Environmental Controls; 1910.144(a)(3).

O. Period of Validity

A Zoning Certificate for a Mobile Food Service operation is valid for the fiscal year beginning March 1 and ending February 28 at the location indicated on the approved site plan. Zoning Certificates issued after March 1 in any fiscal year will be charged a prorated amount for the fiscal year ending February 28. Zoning Certificates issued on or after December 1 in any fiscal year will be charged a prorated amount to include the following fiscal year.

Appendix A

P. Revocation of zoning certificate

Failure to adhere to any of the above requirements is cause for revocation, or suspension of the Zoning Certificate, subject to any and all penalties as described in Section 6.6 of this Zoning Resolution.

3.4.23 – Mobile Food Services

A. Zoning Certificate Required

- (1) A valid Zoning Certificate issued by Colerain Township shall be obtained before operating any Mobile Food Service Unit (MFSU).
- (2) Each certificate is valid January 1 – December 31 of the year issued and shall be renewed annually, and shall not be prorated.
- (3) A valid certificate authorizes operation township-wide, subject to all provisions of this Section.
- (4) The certificate, together with all approvals required under Sub-section E, shall be kept in the unit and produced upon request by any Township official.

B. Permitted Locations

- (1) All MFSUs may operate on private property, with written permission of the property owner, in the following zoning districts: Avenue Mixed North (AMN), Avenue Mixed Central (AMC), Avenue Mixed South (AMS), Neighborhood Business (NBM), and Light Intensity Industrial (LIT). This includes properties within a Planned District (PD) where the underlying approved plan or use designation is consistent with one or more of the districts listed above.
- (2) Operation on public property is permitted only with prior approval from the Township as part of a Township-approved One-Time Special Event, or with written permission from the applicable public agency for operation on county- or state-owned property.
- (3) Outside of One-Time Special Events, the maximum number of units on a single site shall be: two (2) on parcels $\leq \frac{1}{2}$ acre, three (3) on parcels $> \frac{1}{2}$ acre to 1 acre, and four (4) on parcels > 1 acre.
- (4) Written owner permission and the approved site plan shall be kept on the unit at all times.

C. Relocation and Mobility

- (1) MFSUs may relocate between permitted sites without Township notification, provided written permission from each property owner is on file.
- (2) At every location, the operator shall comply with all setbacks, circulation, safety, and public-health requirements in this Section.

D. One-Time Special Events

- (1) MFSUs are permitted as part of a Township-approved One-Time Special Event.
- (2) Event organizers shall coordinate participating units and may collect participation fees.
- (3) During an approved event, MFSUs may operate in any zoning district, including residential areas.

- (4) In residential areas, units shall not park on streets restricted to one-side parking only.
- (5) Event-related road closures require a separate road-closure permit from the Township.

E. Application Requirements

Applications for a Zoning Certificate shall include:

- (i) A current license from Hamilton County Public Health.
- (ii) Approval from the Colerain Township Fire Department.
- (iii) Proof of current vehicle registration and \$1 million liability insurance.

F. Location and Setback Requirements

(1) During business hours, units shall maintain a minimum 100-foot setback from any restaurant entrance or outdoor-dining area unless waived by the restaurant owner in writing.

(2) Front-yard placement:

(i) Units shall not be located in required buffers, sight-distance triangles, or public rights-of-way.

(ii) Where no right-of-way is formally established, a minimum 30-foot setback from the road centerline shall apply.

(iii) The Zoning Administrator may require a greater setback if necessary for traffic safety or to protect corridor character.

(iv) Units may operate in a closed right-of-way only when a Township road-closure permit has been issued.

(3) Side- and rear-yard setbacks do not apply unless the site abuts a residential zoning district, in which case the applicable residential setbacks shall govern.

(4) Units shall be parked at least fifteen (15) feet from any fire hydrant and five (5) feet from any driveway, sidewalk, handicapped ramp, utility vault, or building entrance.

(5) Units shall not obstruct sidewalks, driveways, circulation aisles, entrances, fire lanes, or other areas required for safe pedestrian or vehicular movement.

(6) A minimum ten-foot separation shall be maintained between individual MFSUs on the same site.

G. Hours of Operation

(1) Sunday–Thursday: 7:00 a.m. – 11:00 p.m.

(2) Friday–Saturday: 7:00 a.m. – 12:00 a.m. (midnight).

(3) When located within 150 feet of a single-family dwelling, hours shall be limited to 7:00 a.m. – 10:00 p.m.

H. Signage and Advertising

(1) Balloons, streamers, banners, inflatables, and similar attention-getting devices are prohibited.

Appendix B

(2) All signage shall be permanently affixed to the unit, except for one (1) portable sign per unit, provided it complies with Township sign regulations; no separate sign permit is required.

I. Trash and Waste

(1) At least one (1) covered trash receptacle shall be placed within ten (10) feet of the point of sale.

(2) All waste, grease, and debris shall be removed from the site daily; on-site dumping is prohibited.

(3) Discharge of gray water or blackwater shall comply with Hamilton County Public Health regulations.

J. Operational Standards

(1) Cords, hoses, and similar equipment shall be arranged to prevent tripping hazards and shall not cross drive aisles or pedestrian paths without ADA-compliant covers.

(2) Units shall not create or contribute to unsafe, unsanitary, or hazardous conditions, including excessive lighting, noise, smoke, or odors.

(3) Supplies and equipment shall be screened from public view during operation.

(4) When not in operation, all items shall be removed from the site or stored within the unit, an enclosed vehicle, or an enclosed structure; outdoor storage is prohibited.

K. Cease-of-Operations Authority

(1) The Colerain Township Police, Fire, or Development Department may order immediate cessation or relocation of any unit posing a threat to public health, safety, or welfare.

(2) Failure to comply shall result in immediate revocation of the Zoning Certificate for the remainder of the calendar year and may subject the operator to additional enforcement under Township code.

Key Changes and Justifications

1. Certificate Scope and Duration

- **Old Regulation:** Certificates were site-specific and valid from March 1 to February 28, with proration permitted.
- **New Regulation:** Certificates authorize township-wide operation (subject to limits) and are valid January 1 to December 31 without proration.
- **Justification:** Aligns with the calendar year for budgeting, streamlines administration, and eliminates repetitive site-plan approvals.

2. Mobility Between Sites

- **Old Regulation:** Operators were required to submit new site plans and obtain approval before relocating.
- **New Regulation:** Operators may move between permitted private sites with written permission already on file, without requiring Township reapproval each time.
- **Justification:** Reflects the inherently mobile nature of food trucks and reduces unnecessary bureaucracy while retaining accountability.

3. Expanded Use and Location Provisions

- **Old Regulation:** Only vague references to approved zoning districts and restricted residential use to special events approved by the Zoning Administrator.
- **New Regulation:** Clearly lists permitted zoning districts for regular operation (AMN, AMC, AMS, NBM, LIT) and allows up to four units on a parcel depending on size. Operation on public property is prohibited except during Township-approved One-Time Special Events.
- **Justification:** Provides clarity, enhances fairness, and ensures appropriate scale and location in commercial corridors.

4. Event-Specific Regulations

- **Old Regulation:** Special events were permitted in residential neighborhoods for up to three days with no clear framework.
- **New Regulation:** Defines One-Time Special Events and limits residential operation to six hours during such events.

- **Justification:** Prevents prolonged disruption in residential areas while still supporting community events and festivals.

5. Modernized Operational Standards

- **Old Regulation:** General statements about “no unsafe conditions,” storage, signage, and trash removal.
- **New Regulation:** Includes specific setbacks from fire hydrants, sidewalks, driveways, utilities, and building entrances; defines sign limits; mandates ADA-compliant cord management; and requires a minimum 10-foot separation between units.
- **Justification:** Promotes public safety, ADA compliance, and orderly layout of vending sites.

6. Certificate Application Requirements

- **Old Regulation:** Application requirements were scattered and lacked specificity.
- **New Regulation:** Consolidates all prerequisites (health license, fire approval, vehicle registration, insurance) into one section.
- **Justification:** Improves clarity for applicants and staff during intake and enforcement.

7. Enforcement and Cease Operations

- **Old Regulation:** Enforcement authorities and penalties were vaguely stated.
- **New Regulation:** Empowers Police, Fire, and Development departments to issue cease-operation orders for threats to health or safety and explicitly allows revocation of certificates.
- **Justification:** Ensures swift response to public hazards and clarifies the consequences of noncompliance.

PUBLIC HEARINGS

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

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Public Hearing on Zoning Commission Case CZC-25-8 regarding a Zone Text Amendment to establish new regulations for One-Time Special Events, including defined timelines, permit requirements, and performance standards

Recommend opening the public hearing.

Rationale:

Upon recommendation of Zoning Text Amendments by the Colerain Township Zoning Commission, the Board of Trustees must hold a Public Hearing to consider such changes.



CASE SUMMARY

One-Time Special Events

Text Amendment

Zoning Commission

Department: Planning & Zoning
 Staff: David Peters, Zoning Commission Administrator
 Hearing Date: June 17, 2025

Application Summary:

Staff presents to the Zoning Commission the recommend proposed text amendment to Section 3.3 of the Colerain Township Zoning Resolution. This amendment updates and modernizes the regulation of temporary uses by:

- Clarifying applicability and certificate requirements,
- Establishing consistent time limits for common temporary activities
- Reorganizing authorization pathways using the Comprehensive Use Table
- Introducing clear site and safety standards
- Creating a new One-Time Special Event (OTSE) permit process to streamline approvals for temporary events, and
- Providing enforceable limits and penalties for non-compliance.

The proposed revisions are consistent with the intent and framework of the Zoning Resolution and are designed to improve clarity, enforceability, and administrative efficiency. Upon approval by the Zoning Commission, the text amendment will be forwarded to the Board of Trustees for final consideration in accordance with R.C. §519.12.

Included Documents:

To review this case in full, please consult the accompanying appendices:

1. **Appendix A:** *Current Zoning Text*
2. **Appendix B:** *Proposed Zoning Text*
3. **Appendix C:** *Comparison Document*

Staff Recommendation: Staff recommends **APPROVAL** of the requested text amendment to the Zoning Resolution as shown in Appendix B.

Prepared in advance of the Colerain Township Zoning Commission's consideration,

David Peters, Senior Planner



STAFF REPORT

One-Time Special Events

Text Amendment

Zoning Commission

Department: Planning & Zoning
 Staff: David Peters, Zoning Commission Administrator
 Hearing Date: June 17, 2025

Proposed Action:

Staff presents to the Zoning Commission the recommend proposed text amendment to Section 3.3 of the Colerain Township Zoning Resolution. This amendment updates and modernizes the regulation of temporary uses by:

- Clarifying applicability and certificate requirements,
- Establishing consistent time limits for common temporary activities
- Reorganizing authorization pathways using the Comprehensive Use Table
- Introducing clear site and safety standards
- Creating a new One-Time Special Event (OTSE) permit process to streamline approvals for temporary events, and
- Providing enforceable limits and penalties for non-compliance.

The proposed revisions are consistent with the intent and framework of the Zoning Resolution and are designed to improve clarity, enforceability, and administrative efficiency. Upon approval by the Zoning Commission, the text amendment will be forwarded to the Board of Trustees for final consideration in accordance with R.C. §519.12.

Case Summary & History: The current language of Section 3.3 has been in place with only minor edits since the adoption of the 2006 zoning resolution. Over time, the Planning & Zoning Department has encountered recurring challenges in the administration and enforcement of temporary use permits, including inconsistent durations, unclear approvals for temporary events, and lack of standards for safety, signage, and removal. In 2025, staff initiated a comprehensive review of temporary use regulations as part of a broader zoning modernization initiative. Draft language was developed based on observed permit patterns, public inquiries, enforcement issues, and benchmarking with comparable jurisdictions.

Proposed Section(s) to Amend:

- Replace the existing language in Section 3.3 – Temporary Buildings and Uses with the proposed revised text.

Attachments:

For a comprehensive understanding of the proposed text amendment, please refer to the following appendices:

1. **Appendix A:** *Current Zoning Text* – The existing language prior to amendment.
2. **Appendix B:** *Proposed Zoning Text* – The revised language as proposed.

3. **Appendix C: Comparison Document** – A side-by-side comparison highlighting additions (in bold), deletions (struck through), and descriptions of changes to tables or graphics.

Staff Findings:

Staff has reviewed the proposed text amendment to Section 3.3 and finds that it aligns with the Township's adopted Zoning Resolution and the goals of the Colerain Township Comprehensive Plan.

Based on the analysis of current administrative practices, code enforcement trends, and public input, staff offers the following findings in support of the amendment:

- **The proposed amendment clarifies applicability and certificate requirements.** The current text lacks clarity on when temporary structures or uses require permits. The revised language aligns the Zoning Resolution and reinforces enforcement authority by clearly stating that all temporary buildings, structures, and uses require a Zoning Certificate unless explicitly exempt.
- **It introduces consistent and enforceable time limits.** By establishing standard durations for typical activities, such as tents, storage containers, and construction trailers, the amendment promotes predictability for applicants and staff. These limits also prevent the abuse of temporary approvals for de facto permanent uses.
- **It introduces a new permitting process for One-Time Special Events (OTSE).** The proposed OTSE permit provides a flexible but clearly regulated process for short-term community events involving multiple temporary elements. This meets growing demand for streamlined approvals without sacrificing safety or zoning compliance.
- **It supports economic and community vitality through event-friendly zoning.** The Comprehensive Plan emphasizes the need for tools that support business activity and community programming. The OTSE permit enables pop-up events, food truck rallies, and neighborhood markets, which directly advance the economic development and public engagement goals of the plan.
- **It closes regulatory gaps that have created enforcement challenges.** Prior language did not adequately address recurring temporary uses or repeated permit applications. The annual duration limits and clear definitions in the amendment provide enforcement tools to address these concerns without creating unnecessary barriers for legitimate uses.
- **The proposed language reflects best practices from comparable jurisdictions.** The format and content of the amendment were informed by a review of similar regulations in peer townships and cities. The result is a more modern, usable code section that simplifies internal processes and better serves residents and businesses.

Staff Recommendation: Staff recommends **APPROVAL** of the requested text amendment to the Zoning Resolution as shown in Appendix B.

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

A handwritten signature in black ink, reading "David Peters". The signature is written in a cursive, flowing style with a large initial "D" and "P".

David Peters, Senior Planner

SECTION 3.3 – TEMPORARY BUILDINGS AND USES

3.3.1 – Applicability

A. Zoning certificate required.

Except where exempted in Subsection 6.3.2 – Zoning Certificate, temporary buildings and uses shall require an approved Zoning Certificate.

B. Exemptions.

Outdoor displays or sales, and outdoor storage – whether permanent, seasonal, or temporary – shall be exempt from this Section 3.3 – Temporary Buildings and Uses and shall be regulated by the provisions of Subsection 3.4.28 – Outdoor Display, Sales, and Storage.

C. Use-specific standards.

Charitable donation containers shall be regulated as a temporary use and shall be subject to the provisions of this Section 3.3 and the provisions of Subsection 3.4.11 – Charitable Donation Containers.

3.3.2 – Time Limits

A. General duration limits.

Temporary buildings and uses may only be allowed to be established on a given lot for a period not to exceed 30 consecutive calendar days unless extended by the Zoning Administrator after review of a requested extension. Each lot may be allowed up to one temporary building and up to one temporary use per calendar year except where explicitly provided otherwise within this Subsection 3.3.2 – Time Limits.

B. Use-specific duration limits.

The following types of temporary buildings and uses shall be exempt from the general duration limit provided above and may instead be allowed per (or restricted by) the following provisions:

- (1) Temporary buildings incidental to construction activities shall be allowed in place through the duration of the construction work. Such temporary buildings shall be removed within 14 calendar days of completion or abandonment of the construction work.
- (2) Temporary entertainment buildings associated with festivals, circuses, concerts, and similar uses shall be allowed for no more than 14 consecutive days.
- (3) Temporary tents for outdoor displays or sales may be allowed for no more than 14 consecutive days once every 90 calendar days.
- (4) Temporary storage containers or refuse containers over 32 gallons shall only be

allowed for a period not to exceed 14 consecutive days. Such containers shall not be attached to a foundation and shall not otherwise meet the qualifications of a permanent structure for an accessory use or a principal use.

3.3.3 – Permissions for Temporary Buildings and Uses

A. Comprehensive use table.

Temporary buildings and uses shall be allowed as provided per Subsection 3.1.4 – Comprehensive Use Permissions.

B. By-right uses as temporary uses.

Uses that are allowed by-right per the provisions of Table 3.1.4-A: Comprehensive Use Permissions may also be allowed as temporary uses on a given lot if:

- (1) The Zoning Administrator determines such use is customarily associated with the principal use per Subsection 3.1.3 – Interpretation of Uses; and
- (2) The use received approval of a Zoning Certificate per Subsection 6.3.2 – Zoning Certificate.

C. Exempted uses as temporary uses.

Uses that are exempt from requiring a Zoning Certificate per Subsection 6.3.2 – Zoning Certificate may also be allowed as temporary uses on a given lot if the Zoning Administrator determines such use is customarily associated with the principal use per Subsection 3.1.3 – Interpretation of Uses.

D. Conditional uses as temporary uses.

Uses that are identified as being conditionally allowed per Table 3.1.4-A: Comprehensive Use Permissions within a given zoning district shall only be permitted as a temporary use if:

- (1) The Zoning Administrator determines such use is customarily associated with the principal use per Subsection 3.1.3 – Interpretation of Uses; and
- (2) The use receives approval of a conditional use permit per the provisions of Subsection 6.5.3 – Conditional Use.

E. Prohibited accessory buildings and uses.

Uses that are prohibited per Table 3.1.4-A: Comprehensive Use Permissions within a given zoning district shall not be allowed as a temporary use.

3.3 – TEMPORARY BUILDINGS, STRUCTURES, AND USES

3.3.1 – Applicability

A. Zoning Certificate Required. Except as provided in Subsection 6.3.2 – Zoning Certificate, all temporary buildings, structures, and uses shall require an approved Zoning Certificate.

B. Use-Specific Provisions. Certain temporary uses may be subject to additional standards elsewhere in this Resolution. Where a conflict exists between the provisions of this Section and any other section of the Zoning Resolution, the more restrictive standard shall apply.

3.3.2 – General Time Limits

A. Standard Limitations. Unless otherwise provided by this Section, a temporary building, structure, or use shall be allowed on a given lot for no more than **30 consecutive calendar days**.

B. Duration by Use Type. The following temporary activities shall be allowed according to the limits below:

1. *Construction-Related Structures.* Temporary offices, trailers, or storage incidental to permitted construction may remain for the duration of construction and must be removed within **14 days of project completion or abandonment**.
2. *Temporary Sales Tents.* Temporary tents used solely for seasonal sales or outdoor displays outside of a One-Time Special Event may be allowed for up to **14 consecutive days once every 90 calendar days**.
3. *Temporary Storage or Refuse Containers.* Portable containers or dumpsters over 32 gallons and used outside of a One-Time Special Event shall be allowed for up to **14 consecutive days every 90 calendar days**.

3.3.3 – Authorization of Temporary Uses

A. Comprehensive Use Table Reference. All temporary uses shall be reviewed in relation to Table 3.1.4-A: Comprehensive Use Permissions.

B. Temporary Use of Permitted Uses. Uses permitted by right may be allowed temporarily if:

1. The Zoning Administrator determines the use is customarily associated with the principal use; and
2. The use receives a Zoning Certificate.

C. Exempted Uses. Uses exempted from requiring a Zoning Certificate may still be subject to inspection and enforcement if established as a temporary use.

D. Temporary Conditional Uses. Uses designated as conditional in Table 3.1.4-A shall only be permitted temporarily if:

1. They are customarily associated with the principal use; and
2. A Conditional Use Permit is approved by the Board of Zoning Appeals.

E. Prohibited Uses. Uses prohibited within a zoning district shall not be authorized as a temporary use.

3.3.4 – Temporary Structures and Site Requirements.

A. Site Plan Required. A site plan shall be submitted for all temporary structures or uses, identifying:

1. Location of all temporary uses and/or elements;
2. Parking and access routes;
3. Clearance from fire lanes, hydrants, circulation, sidewalks, and utilities.

B. Safety Standards. All temporary structures shall comply with fire code, building code, and health department regulations. Electrical connections and sanitation facilities shall be installed per applicable code.

C. Removal and Restoration. All temporary structures, signs, equipment, and refuse shall be removed, and the site restored to its original condition within **48 hours** of permit expiration unless otherwise approved by the Zoning Administrator.

3.3.5 – One-Time Special Events (OTSE)

A. Purpose. One-Time Special Events provide a streamlined temporary use permit for short-term events involving multiple temporary structures or activities such as food trucks, tents, signage, restrooms, dumpsters, or live entertainment.

B. Permit Requirements.

1. A Zoning Certificate shall be required and shall serve as consolidated approval for all temporary structures and signs included in the event.
2. The event shall not exceed 7 consecutive calendar days, including setup and takedown, unless an extension is granted by the Zoning Administrator.
3. A site plan, as described in Section 3.3.4.
4. Upon application, applicants shall provide evidence of property owner consent and health/fire department approvals if applicable.

C. Included Elements. The OTSE permit shall cover the following, without separate daily fees or separate permits:

1. Food trucks and temporary food service
2. Portable sanitation and waste containers
3. Temporary stages, tents, and similar installations
4. Temporary signs, when permitted as part of an approved One-Time Special Event, shall be exempt from the requirements of Table 4.8.3-L. Instead, such signs shall be permitted subject to the following standards:
 - (i) The total sign area shall not exceed 25 square feet per acre of event space.
 - (ii) All signage shall be located outside of the public right-of-way.
 - (iii) All signage must be identified and dimensioned on the required site plan submitted with the OTSE application.

D. Limitations.

1. A property may receive no more than **forty-two total days of OTSE permits per calendar year** unless otherwise approved by the Board of Zoning Appeals.
2. OTSE permits shall not be used to avoid requirements for permanent site improvements or repeated use authorizations.
3. Activities not part of an approved OTSE shall be subject to all standard temporary structure limits and fees as defined in Section 3.3 and the Fee Schedule.

E. Fees and Enforcement.

1. OTSE permits shall be subject to a flat fee as adopted by the Board of Trustees.
2. Failure to remove temporary installations or comply with approved site plans may result in fines, revocation, or denial of future permits.

Key Changes and Justifications

1. Clarified Applicability and Certificate Requirement

- **Old Regulation:** Required a Zoning Certificate for most temporary uses, with limited language on exemptions or cross-references.
- **New Regulation:** Clarifies the requirement for a Zoning Certificate except as otherwise provided, and introduces use-specific provisions that defer to more restrictive standards elsewhere in the Resolution.
- **Justification:** Increases legal defensibility and administrative clarity by avoiding internal conflicts and aligning with broader zoning procedures.

2. Updated and Consolidated Time Limits

- **Old Regulation:** Allowed up to 30 consecutive days for most temporary uses; certain use types (e.g., tents, containers) had varying duration limits.
- **New Regulation:** Retains a 30-day general limit but simplifies and standardizes duration allowances for construction structures, sales tents, and storage containers, allowing 14 days once every 90 days.
- **Justification:** Balances flexibility with enforcement by offering clear and consistent limits while preventing overuse of temporary installations.

3. Defined Authorization Pathways Based on Use Table

- **Old Regulation:** Allowed temporary use of by-right, conditional, and exempt uses with minimal process detail.
- **New Regulation:** Introduces structured authorization categories (permitted, conditional, exempt, and prohibited) explicitly referencing the Comprehensive Use Table and requiring Zoning Administrator or BZA approval as applicable.
- **Justification:** Ensures consistent application of use permissions, reduces administrative ambiguity, and aligns with broader zoning classification methodology.

4. New Site and Safety Requirements

- **Old Regulation:** Contained no provisions for site plans or safety compliance.
- **New Regulation:** Requires a site plan showing location, circulation, and utility clearances for all temporary uses; mandates compliance with fire, building, and health codes; and sets restoration requirements within 48 hours of expiration.

- **Justification:** Improves public safety, fire access, and post-use site integrity; facilitates pre-approval review and field inspection enforcement.

5. Introduction of One-Time Special Event (OTSE) Permit

- **Old Regulation:** No provisions for temporary events involving multiple activities or structures.
- **New Regulation:** Establishes a consolidated OTSE permit covering temporary uses like food trucks, tents, signs, and sanitation facilities. Limits events to 7 days and requires site plans, insurance, and approvals.
- **Justification:** Streamlines approvals for short-term events, reduces permit duplication, and offers a comprehensive enforcement and inspection framework for complex temporary uses.

6. Signage Standards for Special Events

- **Old Regulation:** All signs were subject to standard sign regulations, even for temporary events.
- **New Regulation:** Allows temporary signs for approved OTSEs to be regulated independently, with caps on square footage, site plan documentation, and prohibition within the right-of-way.
- **Justification:** Provides practical flexibility for events while preserving safety and aesthetic controls; prevents regulatory loopholes or sign clutter.

7. Annual Duration Cap for OTSE Permits

- **Old Regulation:** No limit on the frequency or cumulative duration of temporary events.
- **New Regulation:** Caps the total annual use of OTSE permits at 42 days per property, with any additional use requiring BZA approval.
- **Justification:** Prevents de facto permanent use of temporary events; allows community oversight and appropriate land use intensity management

OLD BUSINESS

Department: Administration
Department Director: Jeff Weckbach, Township Administrator
Ed Cordie, Police Chief
Jeff McElravy, Assistant Administrator

Strategic Plan Goal: Strategic Goal #1: Chart a Pathway to Long-Term Financial Stability
Strategic Goal #2: Continue to Provide High Quality Safety Services

Resolution Adopting Ballot Language for Police Tax levy
Recommend ADOPTION of the Resolution.

Rationale:

At the June 10, 2025 Board of Trustees meeting, the Trustees adopted three separate resolutions to certify millage to the Hamilton County Auditor. The Trustee then further discussed these potential levy options at the June 24, 2025 meeting and indicated a preference to consider a 2.3 mill or 2.9 mill levy. The estimated rates and certifications are detailed below:

2.3 Mills: Staffing levels will be maintained (\$4,199,386)

2.9 Mills: An additional beat will be created in eastern Colerain (allowing western officers to stay in district more frequently), a vacated detective position will be reinstated, and two additional officers that can be utilized for traffic and other high need areas. (\$5,294,878)

Attached to this item is a resolution that will allow the board to submit ballot language for any of the two options. Ultimately, the decision on these levy amounts comes down to the desired level of service in the police department. The lower levy keeps staffing at current levels, which is a modified response plan. The higher levy allows the department to move off of the modified response plan, backfill eliminated positions, add an additional patrol unit to the street, and add park ranger program to address issues raised at the June 24, 2025 meeting.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the _____ day of _____, 2025, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-25

RESOLUTION TO PROCEED TO LEVY A TAX IN EXCESS OF THE TEN-MILL LIMITATION FOR POLICE SERVICES AND REQUESTING THE BOARD OF ELECTIONS TO PLACE THE ISSUE ON THE NOVEMBER 4, 2025 BALLOT AND DECLARING AN EMERGENCY

WHEREAS, on June 10, 2025, the Board of Trustees for Colerain Township, Hamilton County, Ohio passed a Resolution of Necessity declaring the necessity of an additional tax in excess of the ten-mill limitation under Ohio Revised Code Section 5705.19(J) for the purpose of providing and maintain motor vehicles, communications, other equipment, buildings, and sites for such buildings used directly in the operation of a police department, for the payment of salaries of permanent or part-time police, communications, or administrative personnel to operate the same, including the payment of any employer contributions required for such personnel under Sections 145.48 or 742.33 of the Ohio Revised Code , for the payment of the costs incurred by townships as a result of contracts made with other political subdivisions in order to obtain police protection, for the provision of ambulance or emergency medical series operated by a police department, or for the payment of other related costs; and

WHEREAS, pursuant to Ohio Revised Code Section 5705.03(B)(1), this Board via Resolution No. 70-25 requested the County Auditor certify to the Township Board of Trustees the total current taxable value of Colerain Township which exclusively exists in Hamilton County, Ohio, and the dollar amount of revenue that would be generated by a proposed five-year tax levy and assuming the taxable value of the Township remains constant throughout the life of such levy, at a tax rate not exceeding 2.30 mills for each one dollar (\$1.00) of taxable value within the entire territory of the Township; and

WHEREAS, the County Auditor has also certified to the Board the amount of such levy, expressed in dollars, rounded to the nearest one dollar, for each \$100,000 of the County Auditor's appraised value; and

WHEREAS, the Board of Trustees of Colerain Township, Ohio, finds it necessary to put this additional levy on the ballot on November 4, 2025 for the 2.30 mills for a five-year period of time as allowed pursuant to Ohio Revised Code 5705.19, commencing January 1, 2025 and first due in calendar year 2026; and

WHEREAS, pursuant to Ohio Revised Code Section 5705.03(B)(1), this Board of Trustees has received the County Auditor's certification of certain matters in connection with the aforementioned proposed five-year levy which is attached hereto as Exhibit "A"; and

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

1. The amount of taxes which may be raised within the ten-mill limitation will be insufficient to provide an adequate amount for the necessary requirements of the Colerain Township, Hamilton County, Ohio, for its police services.
2. The Board specifically finds and hereby determines that it is necessary to levy a additional tax in excess of the ten-mill limitation for the health, safety and welfare of Colerain Township and its residents and for the purpose of police services pursuant to 5705.19(J), at a rate of 2.30 mills for each one dollar of taxable value, which amounts to \$81.00 for each one \$100,000 of the County Auditor's appraised value within the entire territory of Colerain Township which only has territory in Hamilton County, Ohio.
3. The Colerain Township Board of Trustees hereby orders that the levy shall be placed upon the current tax list commencing January 1, 2025, first due in calendar year 2026, for a pursuant to Revised Code Section 5705.19(3)(a) on the entire territory of Colerain Township (all of which exists within Hamilton County), if a majority of the electors voting thereon vote in favor thereof.
4. That the Colerain Township Board of Trustees hereby orders that the question of such additional tax levy shall be submitted to the electors of Colerain Township at the election to be held therein on November 4, 2025.
5. That pursuant to Ohio Revised Code Section 5705.03(B)(1), the County Auditor has certified to the Colerain Township Board of Trustees the total current taxable value of Colerain Township and the dollar amount of revenue that would be generated by the number of mills specified as attached as Exhibit "A". Those amounts and rates are hereby accepted. In connection therewith, the Township Fiscal Officer is hereby directed to certify a copy of this Resolution to the County Board of Elections, along with a copy of the Resolution of Necessity and the Auditor's certification at least ninety days prior to the General Election, and notify the Board of Elections to cause notice of election on the question of levying said tax to be given as required by law.
6. 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
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. That this Resolution is hereby declared to be an emergency measure safeguard the health, safety, and general welfare of Colerain Township and its residents via necessary police services. Following appropriate legislative action, it shall take effect and be in force immediately upon its passage and approval, otherwise it shall take effect and be in force from and after 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 _____, 2025.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
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 _____, 2025.

Jeff Baker
Colerain Township Fiscal Officer

Certificate of Estimated Property Tax Revenue

Use this form when a taxing authority certifies a millage rate and requests the revenue produced by that rate.

DTE 140R
Rev. 03/25
R.C. 5705.01, 5705.03

The county auditor of Hamilton County, Ohio, does hereby certify the following:

- On June 11, 2025, the taxing authority of the Colerain Township (political subdivision name) certified a copy of its resolution or ordinance adopted June 10, 2025, requesting the county auditor to certify the current taxable value of the subdivision and the amount of revenue that would be produced by (2.30) mills, to levy a tax outside the 10-mill limitation for police purposes pursuant to Revised Code § 5705.19(J), to be placed on the ballot at the November 4, 2025, election. The levy type is additional.
- The property tax revenue that will be produced by the stated millage, assuming the taxable value of the subdivision remains constant throughout the life of the levy, is calculated to be \$ 4,199,386.
- The total taxable value of the subdivision used in calculating the estimated property tax revenue is \$ 1,825,820,100.
- The millage for the requested levy is (2.30) mills per \$1 of taxable value, which amounts to \$ 81.00 for each \$100,000 of the county auditor's appraised value.

Auditor's Signature

Date

Instructions

- "Total taxable value" includes the taxable value of all real property in the subdivision as indicated on the tax list most recently certified for collection and estimates of the taxable value of public utility personal property for the first year the levy will be collected as set forth on the worksheets prescribed in conjunction with this form. If the subdivision is located in more than one county, the home county auditor (where the greatest taxable value of the subdivision is located) shall obtain the assistance of the other county auditors to establish the total tax valuation of the subdivision.
- For purposes of this certification, "subdivision" includes any agency, board, commission or other authority authorized to request a taxing authority to submit a tax levy on its behalf. See R.C. 5705.01(A) & (C).
- "Levy type" includes the following: (1) additional, (2) renewal, (3) renewal with an increase, (4) renewal with a decrease, (5) replacement, (6) replacement with an increase and (7) replacement with a decrease levies.
- In completing Lines 1 and 4 of this form, mills should be identified in whole numbers, i.e., 5 mills, rather than as a fraction of a dollar, i.e., \$0.005. This expression is consistent with the prior practice of identifying mills in whole numbers per \$1 of valuation.
- "The county auditor's appraised value" means the true value in money of real property. R.C. 5705.01(P).
- For any levy or portion of a levy, an estimate of the levy's annual collections, rounded to the nearest one thousand dollars, which shall be calculated assuming that the amount of the tax list of the taxing authority remains throughout the life of the levy the same as the amount of the tax list for the current year, and if this is not determined, the estimated amount submitted by the auditor to the county budget commission. R.C. 5705.03(B).
- Please file this certificate with the subdivision as soon as possible, so the taxing authority can pass a resolution to proceed not later than 90 days before the election.

TAX LEVY INFORMATION

TAXING DISTRICT

Colerain Township

ELECTION DATE

4-Nov-25 ✓

LEVY TYPE

Additional ✓

LEVY PURPOSE

Police ✓

TERM OF LEVY

5 Years ✓

PROPOSED MILLAGE

2.30 Mills ✓

ESTIMATED ANNUAL REVENUE

\$4,199,386 ✓

**ESTIMATED ANNUAL COST TO HOMEOWNER
\$100,000 MARKET VALUE***

\$81 ✓

**CURRENT ANNUAL COST TO HOMEOWNER
\$100,000 MARKET VALUE***

\$0

*Estimated cost based on a \$100,000 (market value) residential property not receiving the non-business, owner occupancy, and sales tax credits on the qualifying levy.

SALES TAX CREDIT UPDATED TY 2024

CALCULATION 100K HOME-NEW MILLAGE ✓

80.50 NEW MILLAGE RATE

2.30 ✓

CALCULATION 100K HOME-EXISTING MILLAGE

CURRENT RES/AG EFFECTIVE RATE

0.00

0.000000

New Cost

Assessed 100k mv	35
new millage	2.30
rate times value	80.50
10%rollback	-
2.50%	-
STC	-
	80.50

Current Cost

Assessed 100k mv	35
current millage	-
rate times value	-
10%rollback	-
2.50%	-
STC	-
	-

Colerain Township - Police - Additional 2.3 Mills

Worksheet to Calculate Revenue for DTE Form 140R
When a Taxing Authority Certifies a Rate and Requests the Revenue
Produced by that Rate for Additional, Replacement, replacement With an Increase, or Decrease.

1. Tax valuation on the tax list most recently certified for collector	Tax Value
(Current Actual Value)	
1a. Class I Real - Res/Ag	1,497,763,350
(Current Actual Value)	
1b. Class II Real - Other	259,359,080
1c. Public Utility Personal	68,697,670
2. Total Valuation	1,825,820,100
3. Millage Rate	2.30 ✓
4. Total Revenue	4,199,386.23 4,199,386.00



COUNTY AUDITOR ONLINE

Hamilton County Auditor

138 East Court St., Cincinnati, Ohio 45202 (513)946-4000

TAX YEAR 2024 COLLECTION YEAR 2025

Assessed/Taxable Valuation of Real and Public Utility Property - Sorted by City/Village/Township

DTE CODE	TAX DISTRICT NUMBER	SPECIAL DISTRICT	CITY VILLAGE	TOWNSHIP	SCHOOL	VALUATION REAL PROPERTY			
						Residential Agricultural	Commercial Industrial/Other	Public Utility Personal	Total
0020	002	Anderson Park	Anderson	Anderson	Cincinnati	0	1,285,660	656,110	1,941,770
0030	042	Anderson Park	Anderson	Anderson	Forest Hills	1,702,045,820	103,789,780	50,432,060	1,856,267,660
						1,702,045,820	105,075,440	51,088,170	1,858,209,430
0080	141		Colerain	Colerain	Northwest	1,372,049,330	250,768,530	63,568,590	1,686,386,450
0090	121		Colerain	Colerain	Mt. Healthy	125,714,020	8,590,550	5,129,080	139,433,650
						1,497,763,350	259,359,080	68,697,670	1,825,820,100
0120	101		Columbia	Columbia	Mariemont	130	338,740	164,570	503,440
0150	006	L.M.J.F. & R. D.*	Columbia	Columbia	Cincinnati	12,321,100	6,720	299,300	12,627,120
0160	061	L.M.J.F. & R. D.*	Columbia	Columbia	Indian Hill	34,130	0	79,990	114,120
0180	102	L.M.J.F. & R. D.*	Columbia	Columbia	Mariemont	0	0	8,210	8,210
0190	103	L.M.J.F. & R. D.*	Columbia	Columbia	Mariemont	40,735,600	13,044,610	5,212,640	58,992,850
0200	063	L.M.J.F. & R. D.*	Columbia	Columbia	Indian Hill	0	0	8,290	8,290
0210	003	L.M.J.F. & R. D.*	Columbia	Columbia	Cincinnati	39,436,100	4,647,720	1,429,890	45,513,710
0215	062	L.M.J.F. & R. D.*	Columbia	Columbia	Indian Hill	6,330	13,770	0	20,100
0220	005	Ridge FD	Columbia	Columbia	Cincinnati	30,511,300	32,864,690	2,290,100	65,666,090
0230	004	Silverton FD	Columbia	Columbia	Cincinnati	12,353,110	98,670	764,810	13,216,590
						135,397,800	51,014,920	10,257,800	196,670,520
0310	191	W.J.A.D.#	Crosby	Crosby	Southwest	141,697,130	15,048,000	35,917,240	192,662,370
0330	162		Delhi	Delhi	Oak Hills	639,160,070	41,834,840	38,668,990	719,663,900
0340	008		Delhi	Delhi	Cincinnati	6,372,090	2,646,850	753,290	9,772,230
						645,532,160	44,481,690	39,422,280	729,436,130
0430	009		Green	Green	Cincinnati	200,037,640	7,693,880	6,830,640	214,562,160
0440	142		Green	Green	Northwest	424,706,170	40,379,000	25,250,840	490,336,010
0450	163		Green	Green	Oak Hills	841,777,460	69,995,230	49,005,970	960,778,660
						1,466,521,270	118,068,110	81,087,450	1,665,676,830
0470	192		Harrison	Harrison	Southwest	134,624,490	15,833,680	24,370,080	174,828,250
0560	221		Miami	Miami	Three Rivers	274,432,690	26,703,960	68,643,690	369,780,340
0720	170		Springfield	Springfield	Princeton	11,729,700	0	309,120	12,038,820
0740	032		Springfield	Springfield	Finneytown	275,299,890	37,541,820	16,552,730	329,394,440
0770	233		Springfield	Springfield	Winton Woods	180,167,980	4,919,020	5,730,960	190,817,960
0790	143		Springfield	Springfield	Northwest	113,596,200	7,637,630	4,166,940	125,400,770
0800	134		Springfield	Springfield	No.College Hill	18,289,300	2,065,210	2,270,740	22,625,250
0830	122		Springfield	Springfield	Mt.Healthy	234,136,030	24,102,320	8,932,960	267,171,310
0850	011		Springfield	Springfield	Cincinnati	33,686,970	7,544,120	3,050,450	44,281,540
						866,906,070	83,810,120	41,013,900	991,730,090
0910	181		Sycamore	Sycamore	Reading	2,312,750	838,790	1,185,770	4,337,310
0940	064		Sycamore	Sycamore	Indian Hill	330,613,860	125,177,030	8,973,690	464,764,580
0960	172		Sycamore	Sycamore	Princeton	142,926,100	73,364,040	28,523,430	244,813,570
0970	210		Sycamore	Sycamore	Sycamore	67,915,390	27,873,740	3,590,820	99,379,950
0980	013		Sycamore	Sycamore	Cincinnati	22,547,690	7,626,230	1,396,080	31,570,000
0990	025		Sycamore	Sycamore	Deer Park	164,801,560	32,374,470	11,206,570	208,382,600
						731,117,350	267,254,300	54,876,360	1,053,248,010
1020	066		Symmes	Symmes	Indian Hill	74,731,360	6,863,330	7,478,870	89,073,560
1030	081		Symmes	Symmes	Loveland	298,677,560	7,003,640	4,666,520	310,347,720
1040	212		Symmes	Symmes	Sycamore	359,177,550	159,844,320	19,898,810	538,920,680
						732,586,470	173,711,290	32,044,200	938,341,960
1070	194	W.J.A.D.#	Whitewater	Whitewater	Southwest	96,540,210	69,466,090	19,924,220	185,930,520
						21,272,163,760	6,169,739,140	1,642,506,330	29,084,409,230

*L.M.J.F. & R. D.= Little Miami Joint Fire & Rescue District
+D.P.S.J.F.D.= Deer Park/Silverton Joint Fire District
#W.J.A.D.= Western Joint Ambulance District

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 10 day of June, 2025, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, and Matthew Wahlert

Trustee Wahlert introduced the following resolution and moved its adoption:

RESOLUTION NO. 69-25

RESOLUTION OF NECESSITY FOR LEVYING AN ADDITIONAL TAX EXCEEDING TEN-MILL LIMITATION FOR THE POLICE DEPARTMENT OF THE TOWNSHIP

WHEREAS, the amount of taxes which may be raised within the ten-mill limitation will be insufficient to provide an adequate amount for the necessary requirements of Colerain Township, Hamilton County, Ohio; and

WHEREAS, police services are of utmost importance to the health, safety and welfare of the Township and its residents; and

WHEREAS, a resolution declaring the necessity of levying a tax under Ohio Revised Code 5705.19 outside the ten-mill limitation must, pursuant to Ohio Revised Code 5705.03(B)(1), be passed and certified to the county auditor of Hamilton County in order to permit the Board of Trustees to consider the levy of such a tax and must request that the county auditor certify to the Board of Trustees the total current tax valuation of Colerain Township and the dollar amount of revenue that would be generated by the tax; and

WHEREAS, Ohio Revised Code 5705.19(J) provides that a taxing authority such as a political subdivision as Colerain Township may levy a continuing tax for the purpose of providing and maintaining motor vehicles, communications, other equipment, buildings, and sites for such buildings used directly in the operation of a police department, for the payment of salaries of permanent or part-time police, communications, or administrative personnel to operate the same, including the payment of any employer contributions required for such personnel under section 145.48 or 742.33 of the Revised Code, for the payment of the costs incurred by townships as a result of contracts made with other political subdivisions in order to obtain police protection, for the provision of ambulance or emergency medical services operated by a police department, or for the payment of other related costs; and

WHEREAS, the Board of Trustees of Colerain Township, Ohio find it necessary to put this new additional levy on the ballot on November 4, 2025 for the 2.3 mills that will last for a five-year period of time as allowed pursuant to Ohio Revised Code 5705.19(3)(a) beginning January 1, 2025; and

WHEREAS, the aforementioned new additional levy would be levied and collected upon the entire territory of Colerain Township, Ohio for a five-year period of time as allowed pursuant to Ohio Revised Code 5705.19(3)(a) beginning January 1, 2025; and

WHEREAS, the entire territory of Colerain Township, Ohio upon which the aforementioned new additional levy would affect exists only within Hamilton County, Ohio; and

WHEREAS, the proposed levy would first be placed upon the tax list and duplicate for the year 2025 for collection in the year 2026 if a majority of the electors voting thereon vote in favor of the levy.

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

1. The Board specifically finds and hereby determines that it is necessary to levy a new additional tax in excess of the ten-mill limitation for the health, safety and welfare of the Township of Colerain and its residents and for the purpose of police services pursuant to 5705.19(J), at a rate of two and thirty hundredths mills for each one dollar of valuation, which amounts to two and thirty hundredths cents (\$.230) for each one hundred dollars (\$100.00) of tax valuation of the taxable property within the entire territory of Colerain Township which only has territory in Hamilton County, Ohio.

2. The Colerain Township Board of Trustees hereby orders that the levy shall be placed upon the current tax list commencing January 1, 2025, first due in calendar year 2026, and last for a five-year period pursuant to Revised Code Section 5705.19(3)(a) on the entire territory of Colerain Township (all of which exists within Hamilton County), if a majority of the electors voting thereon vote in favor thereof.

3. The proposed tax is an additional levy. The additional tax levy is authorized by the provisions of Ohio Revised Code Section 5705.19(I) and would be levied upon the entire territory (both incorporated and unincorporated areas) of Colerain Township, Hamilton County, Ohio.

4. The proposed additional tax levy shall be placed upon the tax list and duplicate of 2025 for collection in 2026, if a majority of the electors voting thereon vote in favor thereof; and

5. That the Clerk is hereby directed to certify a copy of this Resolution to the Hamilton County Auditor. The Board of Trustees hereby requests that the County Auditor certify to this Board of Trustees the total current tax valuation of Colerain Township and the dollar amount of revenue that would be generated by the tax levy if approved by the electors.

6. 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

7. 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.

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

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

Vote Record: Mrs. Ulrich yes, Mr. Unger yes, Mr. Wahlert yes

ADOPTED this 10 day of June, 2025.

BOARD OF TRUSTEES:

Cathy Ulrich
Cathy Ulrich, Trustee

Dan Unger
Dan Unger, Trustee

Matthew Wahlert
Matthew Wahlert, Trustee

ATTEST:

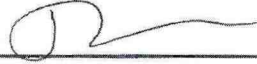
Jeff Baker
Jeff Baker,
Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 10 day of June, 2025.



Jeff Baker

Colerain Township Fiscal Officer

Conners, Kim

From: Jeff McElravy <jmcelravy@colerain.org>
Sent: Wednesday, June 11, 2025 11:56 AM
To: Conners, Kim
Subject: levy certifications
Attachments: 68-25- PD- 2 mills.pdf; 69-25 PD- 2.3 mills.pdf; 70-25- PD- 2.9 mills.pdf

CAUTION! This email is from an External Sender, beware of Attachments and Web Links.

Hi, Kim. Hope you are doing well.

Our board passed three Resolutions of Necessity last night (attached). Do you manage that process?

Thanks for your help,

Jeff

Jeff McElravy
Assistant Administrator
Office: (513) 923-5003
4200 Springdale Road
Cincinnati, Ohio 45251



*Colerain Township
2.3 mills additional
Police*

A resolution submitted requesting the Auditor's certification must include the following items pursuant to O.R.C 5705.03:

- ☒ The proposed rate of the tax, expressed in mills for each one dollar of taxable value, or the dollar amount of revenue to be generated by the proposed tax. *2.3 mills*
- ☒ The date of the election. *November 4, 2025*
- ☒ The tax year in which the tax will first be levied and the calendar year in which it will first be collected. *2025/2026*
- ☒ Term of years of the tax or if the tax is for a continuing period of time. *5 year*
- ☒ Type of levy (Renewal, replacement, additional, renewal with an increase, renewal with a decrease, replacement with an increase, replacement with a decrease).
- ☒ Purpose of the tax.
- ☒ The section of the Ohio Revised Code (O.R.C.) authorizing submission of the question of the tax for a particular purpose; e.g. O.R.C. 5705.19 (A) for current expenses. If a renewal, it should cite the same purpose and section of the O.R.C. as the previous levy. *5705.19(J)*
- ☒ Each county in which the subdivision has territory. In order to be pursuant to O.R.C. 5705.03 (j), this language must be explicit; e.g. "The entire territory of the (insert subdivision) exists only within Hamilton County". Adjust accordingly with overlapping counties.
- ☒ That the tax is submitted to and levied upon the entire territory of the subdivision or, if authorized by the O.R.C., a description of the portion of the territory of the subdivision to which the tax is to be submitted and levied.

*Colerain Township
2.3 new additional
Police*

County Auditor Use Only

☒ Resolution Number (from email or Adopted Resolution):

69-25

☒ Resolution Adoption Date (from Adopted Resolution):

June 10, 2025

☒ Resolution Certification to Auditor Date (date we received request):

June 11, 2025

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the _____ day of _____, 2025, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-25

RESOLUTION TO PROCEED TO LEVY A TAX IN EXCESS OF THE TEN-MILL LIMITATION FOR POLICE SERVICES AND REQUESTING THE BOARD OF ELECTIONS TO PLACE THE ISSUE ON THE NOVEMBER 4, 2025 BALLOT AND DECLARING AN EMERGENCY

WHEREAS, on June 10, 2025, the Board of Trustees for Colerain Township, Hamilton County, Ohio passed a Resolution of Necessity declaring the necessity of an additional tax in excess of the ten-mill limitation under Ohio Revised Code Section 5705.19(J) for the purpose of providing and maintain motor vehicles, communications, other equipment, buildings, and sites for such buildings used directly in the operation of a police department, for the payment of salaries of permanent or part-time police, communications, or administrative personnel to operate the same, including the payment of any employer contributions required for such personnel under Sections 145.48 or 742.33 of the Ohio Revised Code , for the payment of the costs incurred by townships as a result of contracts made with other political subdivisions in order to obtain police protection, for the provision of ambulance or emergency medical services operated by a police department, or for the payment of other related costs; and

WHEREAS, pursuant to Ohio Revised Code Section 5705.03(B)(1), this Board via Resolution No. 70-25 requested the County Auditor certify to the Township Board of Trustees the total current taxable value of Colerain Township which exclusively exists in Hamilton County, Ohio, and the dollar amount of revenue that would be generated by a proposed five-year tax levy and assuming the taxable value of the Township remains constant throughout the life of such levy, at a tax rate not exceeding 2.90 mills for each one dollar (\$1.00) of taxable value within the entire territory of the Township; and

WHEREAS, the County Auditor has also certified to the Board the amount of such levy, expressed in dollars, rounded to the nearest one dollar, for each \$100,000 of the County Auditor's appraised value; and

WHEREAS, the Board of Trustees of Colerain Township, Ohio, finds it necessary to put this additional levy on the ballot on November 4, 2025 for the 2.90 mills for a five-year period of time as allowed pursuant to Ohio Revised Code 5705.19, commencing January 1, 2025 and first due in calendar year 2026; and

WHEREAS, pursuant to Ohio Revised Code Section 5705.03(B)(1), this Board of Trustees has received the County Auditor's certification of certain matters in connection with the aforementioned proposed five-year levy which is attached hereto as Exhibit A; and

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

1. The amount of taxes which may be raised within the ten-mill limitation will be insufficient to provide an adequate amount for the necessary requirements of the Colerain Township, Hamilton County, Ohio, for its police services.

2. The Board specifically finds and hereby determines that it is necessary to levy a additional tax in excess of the ten-mill limitation for the health, safety and welfare of Colerain Township and its residents and for the purpose of police services pursuant to 5705.19(J), at a rate of 2.90 mills for each one dollar of taxable value, which amounts to \$102.00 for each one \$100,000 of the County Auditor's appraised value within the entire territory of Colerain Township which only has territory in Hamilton County, Ohio.

3. The Colerain Township Board of Trustees hereby orders that the levy shall be placed upon the current tax list commencing January 1, 2025, first due in calendar year 2026, for a five-year period pursuant to Revised Code Section 5705.19(3)(a) on the entire territory of Colerain Township (all of which exists within Hamilton County), if a majority of the electors voting thereon vote in favor thereof.

4. That the Colerain Township Board of Trustees hereby orders that the question of such additional tax levy shall be submitted to the electors of Colerain Township at the election to be held therein on November 4, 2025.

5. That pursuant to Ohio Revised Code Section 5705.03(B)(1), the County Auditor has certified to the Colerain Township Board of Trustees the total current taxable value of Colerain Township and the dollar amount of revenue that would be generated by the number of mills specified as attached as Exhibit "A". Those amounts and rates are hereby accepted. In connection therewith, the Township Fiscal Officer is hereby directed to certify a copy of this Resolution to the County Board of Elections, along with a copy of the Resolution of Necessity and the Auditor's certification at least ninety days prior to the General Election, and notify the Board of Elections to cause notice of election on the question of levying said tax to be given as required by law.

6. 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

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. That this Resolution is hereby declared to be an emergency measure safeguard the health, safety, and general welfare of Colerain Township and its residents via necessary police services. Following appropriate legislative action, it shall take effect and be in force immediately upon its passage and approval, otherwise it shall take effect and be in force from and after 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 _____, 2025.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
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 _____, 2025.

Jeff Baker
Colerain Township Fiscal Officer

Certificate of Estimated Property Tax Revenue

Use this form when a taxing authority certifies a millage rate
and requests the revenue produced by that rate.

DTE 140R
Rev. 03/25
R.C. 5705.01, 5705.03

The county auditor of Hamilton County, Ohio, does hereby certify the following:

1. On June 11, 2025, the taxing authority of the Colerain Township
(political subdivision name) certified a copy of its resolution or ordinance adopted June 10, 2025,
requesting the county auditor to certify the current taxable value of the subdivision and the amount of revenue that would
be produced by (2.90) mills, to levy a tax outside the 10-mill limitation for police purposes pursuant to
Revised Code § 5705.19(J), to be placed on the ballot at the November 4, 2025, election. The levy
type is additional.
2. The property tax revenue that will be produced by the stated millage, assuming the taxable value of the subdivision remains
constant throughout the life of the levy, is calculated to be \$ 5,294,878.
3. The total taxable value of the subdivision used in calculating the estimated property tax revenue is \$ 1,825,820,100.
4. The millage for the requested levy is (2.90) mills per \$1 of taxable value, which amounts to \$ 102.00 for each
\$100,000 of the county auditor's appraised value.

Auditor's signature

Date

Instructions

1. "Total taxable value" includes the taxable value of all real property in the subdivision as indicated on the tax list most recently certified for collection and estimates of the taxable value of public utility personal property for the first year the levy will be collected as set forth on the worksheets prescribed in conjunction with this form. If the subdivision is located in more than one county, the home county auditor (where the greatest taxable value of the subdivision is located) shall obtain the assistance of the other county auditors to establish the total tax valuation of the subdivision.
2. For purposes of this certification, "subdivision" includes any agency, board, commission or other authority authorized to request a taxing authority to submit a tax levy on its behalf. See R.C. 5705.01(A) & (C).
3. "Levy type" includes the following: (1) additional, (2) renewal, (3) renewal with an increase, (4) renewal with a decrease, (5) replacement, (6) replacement with an increase and (7) replacement with a decrease levies.
4. In completing Lines 1 and 4 of this form, mills should be identified in whole numbers, i.e., 5 mills, rather than as a fraction of a dollar, i.e., \$0.005. This expression is consistent with the prior practice of identifying mills in whole numbers per \$1 of valuation.
5. "The county auditor's appraised value" means the true value in money of real property. R.C. 5705.01(P).
6. For any levy or portion of a levy, an estimate of the levy's annual collections, rounded to the nearest one thousand dollars, which shall be calculated assuming that the amount of the tax list of the taxing authority remains throughout the life of the levy the same as the amount of the tax list for the current year, and if this is not determined, the estimated amount submitted by the auditor to the county budget commission. R.C. 5705.03(B).
7. Please file this certificate with the subdivision as soon as possible, so the taxing authority can pass a resolution to proceed not later than 90 days before the election.

TAX LEVY INFORMATION

TAXING DISTRICT	<u>Colerain Township</u>
ELECTION DATE	4-Nov-25
LEVY TYPE	Additional ✓
LEVY PURPOSE	Police ✓
TERM OF LEVY	5 Years ✓
PROPOSED MILLAGE	2.90 Mills ✓
ESTIMATED ANNUAL REVENUE	\$5,294,878 ✓
ESTIMATED ANNUAL COST TO HOMEOWNER \$100,000 MARKET VALUE*	\$102 ✓
CURRENT ANNUAL COST TO HOMEOWNER \$100,000 MARKET VALUE*	\$0

*Estimated cost based on a \$100,000 (market value) residential property not receiving the non-business, owner occupancy, and sales tax credits on the qualifying levy.

SALES TAX CREDIT UPDATED TY 2024

CALCULATION 100K HOME-NEW MILLAGE

101.50 NEW MILLAGE RATE 2.90 ✓

CALCULATION 100K HOME-EXISTING MILLAGE

CURRENT RES/AG EFFECTIVE RATE 0.00 0.000000

New Cost

Assessed 100k mv	35
new millage	2.90
rate times value	101.50
10%rollback	-
2.50%	-
STC	-
	101.50

Current Cost

Assessed 100k mv	35
current millage	-
rate times value	-
10%rollback	-
2.50%	-
STC	-
	-

Colerain Township - Police - Additional 2.9 Mills

Worksheet to Calculate Revenue for DTE Form 140R
When a Taxing Authority Certifies a Rate and Requests the Revenue
Produced by that Rate for Additional, Replacement, or Decrease.

1. Tax valuation on the tax list most recently certified for collector	Tax Value
(Current Actual Value)	
1a. Class I Real - Res/Ag	1,497,763,350
(Current Actual Value)	
1b. Class II Real - Other	259,359,080
1c. Public Utility Personal	68,697,670
2. Total Valuation	1,825,820,100
3. Millage Rate	2.90 ✓
4. Total Revenue	5,294,878.29 ✓ 5,294,878.00 ✓



COUNTY AUDITOR ONLINE

Hamilton County Auditor

138 East Court St., Cincinnati, Ohio 45202- (513)946-4000

TAX YEAR 2024 COLLECTION YEAR 2025

Assessed/Taxable Valuation of Real and Public Utility Property - Sorted by City/Village/Township

DTE CODE	TAX DISTRICT NUMBER	SPECIAL DISTRICT	CITY VILLAGE	TOWNSHIP	SCHOOL	VALUATION REAL PROPERTY			
						Residential Agricultural	Commercial Industrial/Other	Public Utility Personal	Total
0020	002	Anderson	Anderson	Anderson	Cincinnati	0	1,285,660	656,110	1,941,770
0030	042	Anderson Park	Anderson	Anderson	Forest Hills	1,702,045,820	103,789,780	50,432,060	1,856,267,660
						1,702,045,820	105,075,440	51,088,170	1,858,209,430
0080	141		Colerain	Colerain	Northwest	1,372,049,330	250,768,530	63,568,590	1,686,386,450
0090	121		Colerain	Colerain	Mt. Healthy	125,714,020	8,590,550	5,129,080	139,433,650
						1,497,763,350	259,359,080	68,697,670	1,825,820,100
0120	101		Columbia	Columbia	Mariemont	130	338,740	164,570	503,440
0150	006	L.M.J.F. & R. D.*	Columbia	Columbia	Cincinnati	12,321,100	6,720	299,300	12,627,120
0160	061	L.M.J.F. & R. D.*	Columbia	Columbia	Indian Hill	34,130	0	79,990	114,120
0180	102	L.M.J.F. & R. D.*	Columbia	Columbia	Mariemont	0	0	8,210	8,210
0190	103	L.M.J.F. & R. D.*	Columbia	Columbia	Mariemont	40,735,600	13,044,610	5,212,640	58,992,850
0200	063	L.M.J.F. & R. D.*	Columbia	Columbia	Indian Hill	0	0	8,290	8,290
0210	003	L.M.J.F. & R. D.*	Columbia	Columbia	Cincinnati	39,436,100	4,647,720	1,429,890	45,513,710
0215	062	L.M.J.F. & R. D.*	Columbia	Columbia	Indian Hill	6,330	13,770	0	20,100
0220	005	Ridge FD	Columbia	Columbia	Cincinnati	30,511,300	32,864,690	2,290,100	65,666,090
0230	004	Silverton FD	Columbia	Columbia	Cincinnati	12,353,110	98,670	764,810	13,216,590
						135,397,800	51,014,920	10,257,800	196,670,520
0310	191	W.J.A.D.#	Crosby	Crosby	Southwest	141,697,130	15,048,000	35,917,240	192,662,370
0330	162		Delhi	Delhi	Oak Hills	639,160,070	41,834,840	38,668,990	719,663,900
0340	008		Delhi	Delhi	Cincinnati	6,372,090	2,646,850	753,290	9,772,230
						645,532,160	44,481,690	39,422,280	729,436,130
0430	009		Green	Green	Cincinnati	200,037,640	7,693,880	6,830,640	214,562,160
0440	142		Green	Green	Northwest	424,706,170	40,379,000	25,250,840	490,336,010
0450	163		Green	Green	Oak Hills	841,777,460	69,995,230	49,005,970	960,778,660
						1,466,521,270	118,068,110	81,087,450	1,665,676,830
0470	192		Harrison	Harrison	Southwest	134,624,490	15,833,680	24,370,080	174,828,250
0560	221		Miami	Miami	Three Rivers	274,432,690	26,703,960	68,643,690	369,780,340
0720	170		Springfield	Springfield	Princeton	11,729,700	0	309,120	12,038,820
0740	032		Springfield	Springfield	Finneytown	275,299,890	37,541,820	16,552,730	329,394,440
0770	233		Springfield	Springfield	Winton Woods	180,167,980	4,919,020	5,730,960	190,817,960
0790	143		Springfield	Springfield	Northwest	113,596,200	7,637,630	4,166,940	125,400,770
0800	134		Springfield	Springfield	No. College Hill	18,289,300	2,065,210	2,270,740	22,625,250
0830	122		Springfield	Springfield	Mt. Healthy	234,136,030	24,102,320	8,932,960	267,171,310
0850	011		Springfield	Springfield	Cincinnati	33,686,970	7,544,120	3,050,450	44,281,540
						866,906,070	83,810,120	41,013,900	991,730,090
0910	181		Sycamore	Sycamore	Reading	2,312,750	838,790	1,185,770	4,337,310
0940	064		Sycamore	Sycamore	Indian Hill	330,613,860	125,177,030	8,973,690	464,764,580
0960	172		Sycamore	Sycamore	Princeton	142,926,100	73,364,040	28,523,430	244,813,570
0970	210		Sycamore	Sycamore	Sycamore	67,915,390	27,873,740	3,590,820	99,379,950
0980	013		Sycamore	Sycamore	Cincinnati	22,547,690	7,626,230	1,396,080	31,570,000
0990	025		Sycamore	Sycamore	Deer Park	164,801,560	32,374,470	11,206,570	208,382,600
						731,117,350	267,254,300	54,876,360	1,053,248,010
1020	066		Symmes	Symmes	Indian Hill	74,731,360	6,863,330	7,478,870	89,073,560
1030	081		Symmes	Symmes	Loveland	298,677,560	7,003,640	4,666,520	310,347,720
1040	212		Symmes	Symmes	Sycamore	359,177,550	159,844,320	19,898,810	538,920,680
						732,586,470	173,711,290	32,044,200	938,341,960
1070	194	W.J.A.D.#	Whitewater	Whitewater	Southwest	96,540,210	69,466,090	19,924,220	185,930,520
						21,272,163,760	6,169,739,140	1,642,506,330	29,084,409,230

*L.M.J.F. & R. D.= Little Miami Joint Fire & Rescue District
+D.P.S.J.F.D.= Deer Park/Silverton Joint Fire District
#W.J.A.D.= Western Joint Ambulance District

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 10 day of June, 2025, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, and Matthew Wahlert

Trustee Wahlert introduced the following resolution and moved its adoption:

RESOLUTION NO. 70 -25

RESOLUTION OF NECESSITY FOR LEVYING AN ADDITIONAL TAX EXCEEDING TEN-MILL LIMITATION FOR THE POLICE DEPARTMENT OF THE TOWNSHIP

WHEREAS, the amount of taxes which may be raised within the ten-mill limitation will be insufficient to provide an adequate amount for the necessary requirements of Colerain Township, Hamilton County, Ohio; and

WHEREAS, police services are of utmost importance to the health, safety and welfare of the Township and its residents; and

WHEREAS, a resolution declaring the necessity of levying a tax under Ohio Revised Code 5705.19 outside the ten-mill limitation must, pursuant to Ohio Revised Code 5705.03(B)(1), be passed and certified to the county auditor of Hamilton County in order to permit the Board of Trustees to consider the levy of such a tax and must request that the county auditor certify to the Board of Trustees the total current tax valuation of Colerain Township and the dollar amount of revenue that would be generated by the tax; and

WHEREAS, Ohio Revised Code 5705.19(J) provides that a taxing authority such as a political subdivision as Colerain Township may levy a continuing tax for the purpose of providing and maintaining motor vehicles, communications, other equipment, buildings, and sites for such buildings used directly in the operation of a police department, for the payment of salaries of permanent or part-time police, communications, or administrative personnel to operate the same, including the payment of any employer contributions required for such personnel under section 145.48 or 742.33 of the Revised Code, for the payment of the costs incurred by townships as a result of contracts made with other political subdivisions in order to obtain police protection, for the provision of ambulance or emergency medical services operated by a police department, or for the payment of other related costs; and

WHEREAS, the Board of Trustees of Colerain Township, Ohio find it necessary to put this new additional levy on the ballot on November 4, 2025 for the 7.9 mills that will last for a five-year period of time as allowed pursuant to Ohio Revised Code 5705.19(3)(a) beginning January 1, 2025; and

WHEREAS, the aforementioned new additional levy would be levied and collected upon the entire territory of Colerain Township, Ohio for a five-year period of time as allowed pursuant to Ohio Revised Code 5705.19(3)(a) beginning January 1, 2025; and

WHEREAS, the entire territory of Colerain Township, Ohio upon which the aforementioned new additional levy would affect exists only within Hamilton County, Ohio; and

WHEREAS, the proposed levy would first be placed upon the tax list and duplicate for the year 2025 for collection in the year 2026 if a majority of the electors voting thereon vote in favor of the levy.

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

1. The Board specifically finds and hereby determines that it is necessary to levy a new additional tax in excess of the ten-mill limitation for the health, safety and welfare of the Township of Colerain and its residents and for the purpose of police services pursuant to 5705.19(J), at a rate of two and ninety hundredths mills for each one dollar of valuation, which amounts to two and ninety hundredths cents (\$.290) for each one hundred dollars (\$100.00) of tax valuation of the taxable property within the entire territory of Colerain Township which only has territory in Hamilton County, Ohio.

2. The Colerain Township Board of Trustees hereby orders that the levy shall be placed upon the current tax list commencing January 1, 2025, first due in calendar year 2026, and last for a five-year period pursuant to Revised Code Section 5705.19(3)(a) on the entire territory of Colerain Township (all of which exists within Hamilton County), if a majority of the electors voting thereon vote in favor thereof.

3. The proposed tax is an additional levy. The additional tax levy is authorized by the provisions of Ohio Revised Code Section 5705.19(I) and would be levied upon the entire territory (both incorporated and unincorporated areas) of Colerain Township, Hamilton County, Ohio.

4. The proposed additional tax levy shall be placed upon the tax list and duplicate of 2025 for collection in 2026, if a majority of the electors voting thereon vote in favor thereof; and

5. That the Clerk is hereby directed to certify a copy of this Resolution to the Hamilton County Auditor. The Board of Trustees hereby requests that the County Auditor certify to this Board of Trustees the total current tax valuation of Colerain Township and the dollar amount of revenue that would be generated by the tax levy if approved by the electors.

6. 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

7. 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.

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

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

Vote Record: Mrs. Ulrich yes, Mr. Unger yes, Mr. Wahlert yes

ADOPTED this 10 day of June, 2025.

BOARD OF TRUSTEES:

Cathy Ulrich
Cathy Ulrich, Trustee

Dan Unger
Dan Unger, Trustee

Matthew Wahlert
Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Jeff Baker,
Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 16 day of June, 2025.



Jeff Baker
Colerain Township Fiscal Officer

Conners, Kim

From: Jeff McElravy <jmcelravy@colerain.org>
Sent: Wednesday, June 11, 2025 11:56 AM
To: Conners, Kim
Subject: levy certifications
Attachments: 68-25- PD- 2 mills.pdf; 69-25 PD- 2.3 mills.pdf; 70-25- PD- 2.9 mills.pdf

CAUTION! This email is from an External Sender, beware of Attachments and Web Links.

Hi, Kim. Hope you are doing well.

Our board passed three Resolutions of Necessity last night (attached). Do you manage that process?

Thanks for your help,

Jeff

Jeff McElravy
Assistant Administrator
Office: (513) 923-5003
4200 Springdale Road
Cincinnati, Ohio 45251

COLERAIN
ESTABLISHED 1800

Colerain Township
2.9 mills additional
Police

A resolution submitted requesting the Auditor's certification must include the following items pursuant to O.R.C 5705.03:

- ☒ The proposed rate of the tax, expressed in mills for each one dollar of taxable value, or the dollar amount of revenue to be generated by the proposed tax. *2.9-mills*
- ☒ The date of the election. *November 4, 2025*
- ☒ The tax year in which the tax will first be levied and the calendar year in which it will first be collected. *2025/2026*
- ☒ Term of years of the tax or if the tax is for a continuing period of time. *5 year*
- ☒ Type of levy (Renewal, replacement, additional, renewal with an increase, renewal with a decrease, replacement with an increase, replacement with a decrease).
- ☒ Purpose of the tax.
- ☒ The section of the Ohio Revised Code (O.R.C.) authorizing submission of the question of the tax for a particular purpose; e.g. O.R.C. 5705.19 (A) for current expenses. If a renewal, it should cite the same purpose and section of the O.R.C. as the previous levy. *~~5705.19~~ 5705.19(J)*
- ☒ Each county in which the subdivision has territory. In order to be pursuant to O.R.C. 5705.03 (j), this language must be explicit; e.g. "The entire territory of the (insert subdivision) exists only within Hamilton County". Adjust accordingly with overlapping counties.
- ☒ That the tax is submitted to and levied upon the entire territory of the subdivision or, if authorized by the O.R.C., a description of the portion of the territory of the subdivision to which the tax is to be submitted and levied.

Colerain Township
2.9 mills additional
Police

County Auditor Use Only

☒ Resolution Number (from email or Adopted Resolution):

70-25

☒ Resolution Adoption Date (from Adopted Resolution):

June 10, 2025

☒ Resolution Certification to Auditor Date (date we received request):

June 11, 2025

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

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:

3207 Ainsworth Ct	510-0102-0111-00
7395 Boleyn Dr	510-0083-0433-00
7434 Colerain Ave	510-0071-0232-00
7905 Colerain Ave	510-0071-0233-00
2826 Highcrest Ct	510-0024-0327-00
2580 Keyesport Ln	510-0021-0327-00
7280 Locustview Ln	510-0083-0558-00
2562 Mariposa St	510-0051-0078-00
2655 Niagara St	510-0051-0271-00
8845 Planet Dr	510-0062-0082-00
3533 Redskin Dr	510-0111-0117-00
3289 Sienna Dr	510-0123-0116-00
2665 Topeka St	510-0051-0228-00
2673 Topeka St	510-0051-0229-00
2690 Topeka St	510-0051-0234-00
3980 Woodtrush Dr	510-0202-0102-00

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 6:00 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 Mr. 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>
3207 Ainsworth Ct	510-0102-0111-00
7395 Boleyn Dr	510-0083-0433-00
7434 Colerain Ave	510-0071-0232-00
7905 Colerain Ave	510-0071-0233-00
2826 Highcrest Ct	510-0024-0327-00
2580 Keyesport Ln	510-0021-0327-00
7280 Locustview Ln	510-0083-0558-00
2562 Mariposa St	510-0051-0078-00
2655 Niagara St	510-0051-0271-00
8845 Planet Dr	510-0062-0082-00
3533 Redskin Dr	510-0111-0117-00
3289 Sienna Dr	510-0123-0116-00
2665 Topeka St	510-0051-0228-00
2673 Topeka St	510-0051-0229-00
2690 Topeka St	510-0051-0234-00
3980 Woodtrush Dr	510-0202-0102-00

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:

Brodi Conover
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 _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

Resolution Declaring a Junk Motor Vehicle - 2610 Sandhurst Dr. - 1 of 3

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:

2610 Sandhurst Dr. Cincinnati, OH 45239

1. (NO TAG) 1996, RED, NISSAN, 350
2. (OHIO) KOS2703, 2016, BLACK, ACURA, ILX

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **6:00** 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 Mr. Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 2610 Sandhurst Dr. Cincinnati, OH 45239– Parcel ID 510-0074-0235-00
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 **2610 Sandhurst Dr. Cincinnati, OH 45239– Parcel ID 510-0074-0235-00**

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

1. The Board declares the junk motor vehicle located at **2610 Sandhurst Dr. Cincinnati, OH 45239– Parcel ID 510-0074-0235-00** to be inoperable, extensively damages, and at least three model years old:
 - A. **(NO TAG) 1996, RED, NISSAN, 350**
 - B. **(OHIO) KOS2703, 2016, BLACK, ACURA, ILX**
2. 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.

3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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:

Brodi Conover
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 _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Declaring a Junk Motor Vehicle - 2900 Geraldine Dr. - 2 of 3

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:

2900 Geraldine Dr. Cincinnati, OH 45239

1. (OHIO) HUK7939, 2002, RED, FORD, F-150

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **6:00** 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 Mr. Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 2900 Geraldine Dr. Cincinnati, OH 45239– Parcel ID 510-0074-0184-00
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 **2900 Geraldine Dr. Cincinnati, OH 45239– Parcel ID 510-0074-0184-00**

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

1. The Board declares the junk motor vehicle located at **2900 Geraldine Dr. Cincinnati, OH 45239– Parcel ID 510-0074-0184-00** to be inoperable, extensively damages, and at least three model years old:

A. **(OHIO) HUK7939, 2002, RED, FORD, F-150**

2. 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.
3. 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.
4. 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.
 5. 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.
 6. 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.
 7. 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.
 8. 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:

Brodi Conover
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 _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

Resolution Declaring a Junk Motor Vehicle - 9509 Pulver Dr. - 3 of 3
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:

9509 Pulver Dr. Cincinnati, OH 45251

1. (OHIO) JZY7884, 2005, WHITE, FORD, VAN

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **6:00** 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 Mr. Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 9509 Pulver Dr. Cincinnati, OH 45251– Parcel ID 510-0052-0138-00
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 **9509 Pulver Dr. Cincinnati, OH 45251– Parcel ID 510-0052-0138-00**

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

1. The Board declares the junk motor vehicle located at **9509 Pulver Dr. Cincinnati, OH 45251– Parcel ID 510-0052-0138-00** to be inoperable, extensively damages, and at least three model years old:

A. (OHIO) JZY7884, 2005, WHITE, FORD, VAN

2. 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.
3. 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.
4. 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.
 5. 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.
 6. 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.
 7. 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.
 8. 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:

Brodi Conover
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 _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SERVICES

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

Strategic Plan Goal: Strategic Goal #6: Make Progress on Deferred Maintenance and Reposition Existing Assets

Motion to Authorize Township Administrator to Execute a Contract with Husac Paving & Excavating for the Geraldine Sidewalk Breezway Project for \$79,500.00

Recommend ADOPTION of the Motion.

Rationale:

The Township received 3 responses to the public bid for the Geraldine Breeze Way Sidewalk project. The bid table for the project is attached. The lowest and best bid was submitted by Husac Paving & Excavating for \$79,500. The Township received Community Development Block Grant funding in the amount of \$90,000 for this project.

2025 GERALDINE BREEZE WAY SIDEWALK REPAIRS
BID TAB - FORMAT COMPLIANCE

Bid Opening: Wednesday, July 2 at 1pm

BUSINESS NAME	COST SHEET/FEE STRUCTURE	CDBG COMPLIANCE DOCUMENTS	CERTIFICATE OF INSURANCE/BID GUARANTEE	CONFLICTS OF INTEREST	LEGAL DISCLOSURE	TIMELINE	SECTION N - BID BOND	SECTION O - NON- COLLUSION	SECTION R - TAX AFFIDAVIT	SECTION T - QUESTIONNAIRE	ATTACHMENT C - CDBG PAPERWORK
Husac Paving & Excavating	\$ 79,500.00	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Empire Excavation	\$ 86,000.00	yes	yes	no	no	yes	yes	yes	yes	yes	yes
Jackson Contruction	\$ 87,592.00	yes	yes	no	no	yes	yes	yes	yes	yes	yes

DEVELOPMENT

Department: Administration
Department Director: David Miller, Director of Development
Director: Jeff McElravy, Assistant Administrator

Strategic Plan Goal: Strategic Goal #1: Chart a Pathway to Long-Term Financial Stability
Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Motion Amending Agreement between Colerain Township and Port of Greater Cincinnati Development Authority
Recommend ADOPTION of the Motion.

Rationale:

The final bid for the demolition of Sears was below the estimate and grant award from the State of Ohio. The Port contacted the State to request that a portion of the grant funding be applied toward Colerain's original purchase price. The state agreed to fund \$200,000 toward the initial purchase price which, if this agreement is approved, will be returned to the CIC.

Amendment to Agreement

This Amendment to Agreement (this “**Amendment**”) is made and entered into as of the Effective Date (the date on which it is fully executed) by and among the **PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY** (the “Port”) and **COLERAIN TOWNSHIP** (“CT”) (collectively, the “Parties”).

Recitals:

A. The Port and CT are parties to that Agreement dated August 23, 2023 (the “**Agreement**”), pursuant to which CT provided the funds necessary for the Hamilton County Land Reutilization Corporation (“HCLRC”), a managed entity of the Port, to acquire the real property located at 9505 Colerain Ave. (PIN 513-0103-0164-00) and commonly known as the former Sears store at the Northgate Mall in Colerain Township (the “Property”).

B. Since the transaction contemplated in the Agreement, HCLRC has been awarded grant funds from the Ohio Department of Development (“ODOD”) in partial reimbursement of the costs of acquiring the Property.

C. Accordingly, the Port and CT desire to amend the Agreement to account for the return of such grant fund to CT, and for CT to direct the return be deposited with Colerain Township, Hamilton County CIC, Inc., its affiliated community improvement corporation.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, the parties agree to amend the Agreement as follows:

1. **Refund.** The Parties agree and acknowledge that the grant from ODOD included \$200,000 (the “Reimbursement”) representing a portion of the Property’s acquisition cost. Within 15 days of the execution of this Amendment, the Port shall direct HCLRC to transfer the Reimbursement as CT instructs, and the Final Funding as defined in the Agreement shall be reduced accordingly.

2. **Designation.** CT hereby instructs the Port/HCLRC to transfer the Reimbursement to Colerain Township, Hamilton County CIC, Inc., which separately executes this Amendment to confirm acceptance of the Reimbursement.

3. **Ratification.** All terms of the Agreement not amended hereby or not inconsistent herewith shall remain in full force and effect, and the Agreement, as amended hereby, is hereby ratified by the parties. Capitalized terms used herein but not defined herein shall have the meanings ascribed to them in the Agreement.

4. **Counterparts and Electronic Signatures.** This Amendment may be executed by the parties hereto in two or more counterparts and each executed counterpart shall be considered an original but all of which together shall constitute one and the same instrument. This Amendment may be executed and delivered by electronic signature; any original signatures that are initially delivered electronically shall be physically delivered as soon as reasonably possible.

The parties have executed this Amendment on the dates indicated below, effective as of the later of such dates (the “**Effective Date**”).

COLERAIN TOWNSHIP

an Ohio homerule township

By: _____
Cathy Ulrich, President _____ date
Township Board of Trustees

By: _____
Dan Unger, Vice-President date
Township Board of Trustees

By: _____
 Matt Wahlert, Trustee _____ date _____
 Township Board of Trustees

COLERAIN TOWNSHIP, HAMILTON COUNTY CIC, INC.

an Ohio nonprofit corporation organized and existing under R.C. Chapter 1724

By: _____
David Miller _____ date
Executive Director

PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY

an Ohio port authority organized and existing under R.C. Chapter 4582

By: _____
 Laura N. Brunner _____ date _____
 President/CEO

DEVELOPMENT

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

Strategic Plan Goal: Strategic Goal #1: Chart a Pathway to Long-Term Financial Stability
Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Motion Authorizing Agreement between Colerain Township CIC and Township for Repayment of Sears Purchase
Recommend ADOPTION of the Motion.

Rationale:

The attached agreement will be contemplated at the CIC meeting on July 8, 2025. This agreement provides a mechanism requiring the CIC to repay the Township for the purchase of Sears over a period of 10 years in equal payments.

SEARS PROPERTY REPAYMENT AGREEMENT
Between the Colerain Township, Hamilton County, CIC, Inc.
and the Colerain Township Board of Trustees

This Repayment Agreement (“Agreement”) is entered into on this ____ day of _____, 2025, by and between the **Colerain Township, Hamilton County, CIC, Inc.** (“CIC”), an Ohio Community Improvement Corporation organized pursuant to Ohio Revised Code Chapter 1724, and the **Board of Township Trustees of Colerain Township, Hamilton County, Ohio** (“Township”), a political subdivision organized and operating under the laws of the State of Ohio.

WITNESSETH:

WHEREAS, in September 2023, the CIC acquired the property commonly known as the former Sears site, located at 9505 Colerain Avenue (the “Property”); and

WHEREAS, the Colerain Township Trustees covered the initial purchase of the property for \$2.2M in cash; and

WHEREAS, the CIC has agreed to take ownership of the Property to facilitate its redevelopment in alignment with the Township’s comprehensive land use and economic development goals; and

WHEREAS, the Township desires to be reimbursed for the cost of acquiring the Property over a ten (10) year period; and

WHEREAS, the CIC is authorized to enter into agreements and undertake such financial commitments as necessary to promote redevelopment, including repayment of acquisition costs.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the parties agree as follows:

ARTICLE I — TERMS OF REPAYMENT

1. **Term:** The term of repayment shall be ten (10) years commencing on January 1, 2026 and concluding on December 31, 2035, unless otherwise extended or accelerated per Article IV.
2. **Annual Installments:** The CIC agrees to make annual payments to the Township in the amount of \$220,000, due on or before December 1 of each year.
3. **Interest:** Repayment shall be interest-free, unless otherwise agreed in writing by the parties.

ARTICLE II — SOURCES OF REPAYMENT

1. The CIC may apply any of the following sources toward repayment obligations under this Agreement:
 - Net proceeds from the sale or lease of the Property or any portion thereof;
 - TIF, New Community Authority, Special Improvement District, or Joint Economic Development District Revenues derived from redevelopment within the applicable site;

- Grants, philanthropic contributions, or private investment repayments received and approved by the CIC Board for this purpose;
 - Unrestricted reserves available to the CIC.
2. Nothing in this Agreement shall obligate the Township to replenish any of these sources, nor does it guarantee their sufficiency to meet repayment obligations.

ARTICLE III — PREPAYMENT, DEFERRAL, AND ADJUSTMENTS

1. Prepayment: The CIC may prepay all or any portion of the outstanding balance at any time without penalty.
2. Deferral Clause: Upon written request and documentation of financial hardship or insufficient revenue in a given year, the Township may agree to defer a scheduled annual installment for up to twelve (12) months. Interest shall not accrue during a deferral period unless otherwise agreed.
3. Revenue Sharing Adjustment: Should the Property generate revenues exceeding projections, the CIC agrees to engage in good faith negotiations to accelerate repayment.

ARTICLE IV — MISCELLANEOUS

1. Assignment: This Agreement shall not be assigned by either party without the prior written consent of the other.
2. Amendments: Any amendments to this Agreement shall be in writing and signed by authorized representatives of both parties.
3. Governing Law: This Agreement shall be governed by the laws of the State of Ohio.

IN WITNESS WHEREOF, the parties have executed this agreement on the ____ day of _____ 2025.

COLERAIN TOWNSHIP CIC

BOARD OF TRUSTEES

David Miller, Executive Director
Colerain Township CIC

By: _____
Cathy Ulrich

By: _____
Dan Unger

By: _____
Matthew Wahlert

Prepared by and approved as to form:

Brodi Conover, Law Director

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Approving or Denying Major Amendment to Final Development Plan, Resolution 29-12

Recommend ADOPTION of the Resolution.

Rationale:

Due to pending changes by Joseph Toyota to vehicular access and inventory storage lot circulation, the applicant states that it is necessary to provide an alternative ingress/egress from Poole Road with the addition of a curb cut that will be used only for automobile deliveries.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 8th day of July, 2025, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

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

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

**RESOLUTION APPROVING A MAJOR AMENDMENT TO RESOLUTION NO. 29-12,
PLANNED DISTRICT-BUSINESS AT 9101 COLERAIN AVENUE**

WHEREAS, on July 10, 2012 the Colerain Township Board of Trustees approved Resolution No. 29-12 on behalf of owner/applicant Pond Realty Company/Joseph Toyota, rezoning several parcels on Poole Road from R-5 Suburban-High Residential to PD-B Planned District-Business to allow for the addition of an inventory storage lot on Hamilton County Auditor's parcels 510-104-29 to -133, and rezoned parcel 510-104-128 and a portion of parcel 510-104-125 without changes to the existing uses, with conditions as set forth in said Resolution No. 29-12; and

WHEREAS, owner/applicant Pond Realty Company/Joseph Toyota states that pending changes to vehicular access and inventory storage lot circulation necessitates the addition of a curb cut on Poole Road for ingress/egress only for automobile deliveries; and

WHEREAS, owner/applicant Pond Realty Company/Joseph Toyota is requesting a Modification to the Plan and Resolution No. 29-12, specifically the removal of condition in the Final Development Plan (FDP), 1.2 (E) (2), which states, "There shall be no curb cut onto Poole Road;" and

WHEREAS, Section 6.4.3(O), Major Modifications to an Approved Planned District of the Colerain Township Zoning Resolution states the types of modifications to Planned Districts that are considered Major Amendments and therefore require Township Trustee approval; and

WHEREAS, Section 6.4.3(P) Minor Modifications to an Approved Planned District of the Colerain Township Zoning Resolution states in Subsection (1): "All proposed amendments, other than those outlined in Section 6.4.3(O), shall be considered a minor modification;" and

WHEREAS, although Section 6.4.3(O) does not state that the removal of an FDP condition constitutes a Major Amendment requiring Township Trustee approval, Section 6.4.3(Q) allows for the Zoning Administrator to "determine if any proposed amendments are substantial and therefore must be approved by the Township Trustees;" and

WHEREAS, the Zoning Administrator determined that the requested removal of Resolution No. 29-12 FDP condition 1.2 (E) (2) to be substantial and scheduled a public hearing before the Township Trustees on July 8, 2025 to seek Trustee approval of such change; and

WHEREAS, the Colerain Township Board of Trustees conducted its public hearing on the request to remove Resolution No. 29-12 FDP condition 1.2 (E) (2) on July 8, 2025, and after consideration of the all public comments, exhibits, and other materials submitted, voted ____ - ____ to approve the 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 Major Amendment to the Final Development Plan approved by Resolution 29-12, and specifically the removal of condition 1.2 (E) (2), as it 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 meetings open to the public, in compliance with all legal requirements including Section 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 Administration; 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. 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: Mrs. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2025.

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:

Brodi Conover
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 _____, 2025.

Jeff Baker
Colerain Township Fiscal Officer

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio,
met in regular session at 6:00 p.m., on the 8th day of July, 2025, at the Colerain Township
Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following
members present:

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

Trustee _____ introduced the following resolution and moved its
adoption:

RESOLUTION NO. _____

**RESOLUTION DENYING A MAJOR AMENDMENT TO RESOLUTION NO. 29-12,
PLANNED DISTRICT-BUSINESS AT 9101 COLERAIN AVENUE**

WHEREAS, on July 10, 2012 the Colerain Township Board of Trustees approved Resolution No. 29-12 on behalf of owner/applicant Pond Realty Company/Joseph Toyota, rezoning several parcels on Poole Road from R-5 Suburban-High Residential to PD-B Planned District-Business to allow for the addition of an inventory storage lot on Hamilton County Auditor's parcels 510-104-29 to -133, and rezoned parcel 510-104-128 and a portion of parcel 510-104-125 without changes to the existing uses, with conditions as set forth in said Resolution No. 29-12; and

WHEREAS, owner/applicant Pond Realty Company/Joseph Toyota states that pending changes to vehicular access and inventory storage lot circulation necessitates the addition of a curb cut on Poole Road for ingress/egress only for automobile deliveries; and

WHEREAS, owner/applicant Pond Realty Company/Joseph Toyota is requesting a Modification to the Plan and Resolution No. 29-12, specifically the removal of condition in the Final Development Plan (FDP), 1.2 (E) (2), which states, "There shall be no curb cut onto Poole Road;" and

WHEREAS, Section 6.4.3(O), Major Modifications to an Approved Planned District of the Colerain Township Zoning Resolution states the types of modifications to Planned Districts that are considered Major Amendments and therefore require Township Trustee approval; and

WHEREAS, Section 6.4.3(P) Minor Modifications to an Approved Planned District of the Colerain Township Zoning Resolution states in Subsection (1): "All proposed amendments, other than those outlined in Section 6.4.3(O), shall be considered a minor modification;" and

WHEREAS, although Section 6.4.3(O) does not state that the removal of an FDP condition constitutes a Major Amendment requiring Township Trustee approval, Section 6.4.3(Q) allows for the Zoning Administrator to "determine if any proposed amendments are substantial and therefore must be approved by the Township Trustees;" and

WHEREAS, the Zoning Administrator determined that the requested removal of Resolution No. 29-12 FDP condition 1.2 (E) (2) to be substantial and scheduled a public hearing before the Township Trustees on July 8, 2025 to seek Trustee approval of such change; and

WHEREAS, the Colerain Township Board of Trustees conducted its public hearing on the request to remove Resolution No. 29-12 FDP condition 1.2 (E) (2) on July 8, 2025, and after consideration of the all public comments, exhibits, and other materials submitted, voted ____ - ____ to deny the 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 Major Amendment to the Final Development Plan approved by Resolution 29-12, and specifically the removal of condition 1.2 (E) (2), as it 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 meetings open to the public, in compliance with all legal requirements including Section 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 Administration; 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. 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: Mrs. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2025.

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:

Brodi Conover
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 _____, 2025.

Jeff Baker
Colerain Township Fiscal Officer

DEVELOPMENT

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

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Motion to Approve Vendors for Abandoned Sign Demolition

Recommend ADOPTION of the Motion.

Rationale:

The Township issued a Request for Qualifications for demolition services and abatement of abandoned signage. This was issued with the intent of creating a list of vendors to contact for sign remediation. There was one response to the RFQ for Rock Solid Construction.

Rock Solid Construction
P.O. Box 386
Ross, OH 45061
matt@rocksolidconstruction.org
peacockspecialtyconstruction@gmail.com
513-383-1628

Request for Qualifications (RFQ) Demolition Services and Abatement of Abandoned Signage for Colerain Township, Ohio.

Rock Solid Construction (Matt Peacock) is submitting this qualifications request to be added to the qualified contractors list to perform demolition services, abatement of abandoned signage, and other opportunities as they may arise in Colerain Township.

Matt Peacock, owner of Rock Solid Construction, has been serving the Butler and Hamilton County areas since 1999.

Matt has built a strong, positive reputation with Colerain Township and was awarded projects that include: Just Love Coffee Cafe - tenant buildout, Fireside Motel - remove structure for future development of Duke Energy site, Jon Rose abandoned apartment buildings- remove multiple apartment buildings to make way for development of future assisted living.

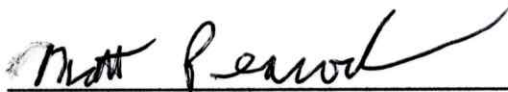
Matt also supports the Colerain Township Chamber of Commerce and has known many of its members for years.

Rock Solid Constructions' qualifications and expertise are in commercial and industrial demolition, excavation, concrete, and general contracting.

There are no known conflicts of interest regarding Matt Peacock or Rock Solid Construction.

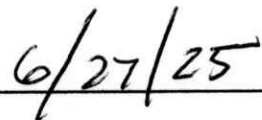
Legal Disclosure – Neither Matt Peacock nor Rock Solid Construction has any current bankruptcies filed, material (more than \$50,000) claims, judgments, arbitrations, investigations, or lawsuits pending within the last five (5) years.

Matt's scheduling and deployment skills allow favorable availability as the projects are awarded.



Matt Peacock, Rock Solid Construction

Date



DEVELOPMENT

Department: Administration

Department
Director: Trustee Unger

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Motion for a text amendment to consider new regulations for alternative financial services.

Staff seeks direction on this issue.

Rationale:

Trustee Unger requested that this item be added to the agenda for consideration. The operator of the CheckSmart at 9385 Colerain Avenue would like to relocate within Colerain Township to 9490 Colerain Avenue. Under existing zoning, only five Alternative Financial Services businesses are permitted. There are currently six as a legal non-conforming use that were grandfathered under prior zoning rules. Any change to permit this use at the new location would require a change in the zoning resolution related to the restrictions on alternative financial services: <https://www.colerain.org/DocumentCenter/View/4873/Zoning-Resolution-2024> (page 45)

Should the board adopt this motion, the Zoning Commission would then consider changes and would make a recommendation to the Trustees for adoption at a later meeting. This motion would simply start the process.

DEVELOPMENT

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

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Approving or Denying Zoning Commission Case CZC-25-5 regarding a Zone Text Amendment to add and revise standards related to Mobile Food Services, including provisions for food trucks, trailers, and temporary food vending operations.

Recommend ADOPTION of the Resolution.

Rationale:

The Zoning Commission recommends an amendment to Section 3.4.23 of the Colerain Township Zoning Resolution, relating to Mobile Food Services. The revised text provides a clearer regulatory framework, improves operational flexibility for vendors, and enhances public safety and administrative efficiency. The updates reflect best practices from peer communities and respond to the growing demand for mobile food services in commercial and event settings. Approval of this amendment will allow the Township to support small business development while maintaining orderly land use and protecting community character.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio,
met in regular session at 6:00 p.m., on the 8th day of July, 2025, at the Colerain Township
Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following
members present:

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

Trustee _____ introduced the following resolution and moved its
adoption:

RESOLUTION NO. _____

RESOLUTION APPROVING ZONING COMMISSION CASE CZC-25-5,
ZONING TEXT AMENDMENT TO ARTICLE 3, LAND USE STANDARDS,
SECTION 3.4.23, MOBILE FOOD SERVICES

WHEREAS, pursuant to Ohio Revised Code Section 519.12, the Colerain Township
Zoning Commission initiated by motion an amendment to the Zoning Resolution and held a public
hearing on June 17, 2025 for Case Number CZC-25-5 that proposed text amendments to Article
3, Land Use Standards, Section 3.4.23, Mobile Food Services, to allow the Township to support
small business development while maintaining orderly land use and protecting community
character; and

WHEREAS, after consideration of the staff proposal and all public comments, exhibits,
and other materials submitted, the Colerain Township Zoning Commission unanimously
recommended, through a vote of 5-0, the proposed text amendments to the Colerain Township
Zoning Resolution which will allow the Township to provide a clearer Mobile Food Services
regulatory framework, improve operational flexibility for vendors, and enhance public safety and
administrative efficiency within the Township; and

WHEREAS, pursuant to Ohio Revised Code Section 519.12(G) and (H), the Colerain
Township Board of Trustees conducted its public hearing on the unanimous recommendation from
the Colerain Township Zoning Commission in Case Number CZC-25-5 on July 8, 2025, and after
consideration of the recommendation of the Colerain Township Zoning Commission, and all
public comments, exhibits, and other materials submitted, voted ___ - ___ to approve the Colerain
Township Zoning Text 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
text amendment to the Colerain Township Zoning Resolution, attached to this Resolution
as Exhibit A, as it 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 meetings open to the public, in compliance with all legal requirements including Section 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 Administration; 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. 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: Mrs. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2025.

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:

Brodi Conover
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 _____, 2025.

Jeff Baker
Colerain Township Fiscal Officer

Exhibit A

Sections of the Colerain Township Zoning Resolution Text to Amend: (*INSERT, DELETE*)

3.4.23 – Mobile Food Services

A. Zoning Certificate application and review. An Application for a Zoning Certificate for a Mobile Food Service must be submitted by the property owner, or the operator of the Mobile Food Service Unit (or authorized representative) along with written permission of the property owner on which the Mobile Food Service is to be located. Applications for a Zoning Certificate require the submission of a site plan of the proposed Mobile Food Service operation. In reviewing the application, the Zoning Administrator shall review applicant's compliance with the criteria outlined in Sections 3.4.22 (B), through 3.4.22 (Q), in addition to all other applicable elements of this Zoning Resolution.

B. Altering location after approval. Upon receiving an approved Zoning Certificate, mobile food services shall be authorized to operate at the approved location only. Should a mobile food service operator desire to relocate to another location within an approved zoning district, they may relocate only after the newly proposed site plan has been approved by the Zoning Administrator. The Zoning Administrator may choose to waive any fees.

C. Required licenses and approvals. Prior to issuing a Zoning Certificate:

- (1) Applicant shall provide the Zoning Administrator with a copy of a valid license to conduct a Mobile Food Service Operation, as issued by Hamilton County Public Health.
- (2) Applicant shall receive approval from the Colerain Township Fire Department and provide evidence of such approval to the Zoning Administrator.

D. Location and setback requirements. Mobile Food Services shall adhere to the following location requirements:

- (1) Setback from the perimeter of a building, or the specific portion of a multi-tenant building, that is occupied by a restaurant, or outdoor dining area, shall be a minimum of one hundred (100), during business hours. Mobile food services may be located closer than one hundred (100) feet with written authorization from the impacted restaurant owner.
- (2) Front Yard Setback:
 - (i) The mobile food vending service shall not be in any required sight distance triangle, buffer, or right-of-way.
 - (ii) If right-of-way has not been established, then a setback of thirty (30) feet from the centerline of the road shall be required.
 - (iii) If in any situation, the above distances are not adequate for safety or community standards, then the required setback distance shall be increased as determined by the Zoning Administrator.

(iv) Such uses may be allowed in the public right-of-way if the right-of-way is closed in accordance with an approved road closure permit and the use is approved by the Township.

~~(3) Side and Rear Yard Setbacks: A side or rear yard setback shall not be required unless the Mobile Food Service Unit abuts a residential zoning district, in which case the minimum side and/or rear setback shall be equal to the setback of side and/or rear yard setback of the residential district.~~

~~(4) Mobile Food Service operations shall not be located within 10 feet of a fire hydrant.~~

E. Hours of operation shall be as follows:

~~(1) Sunday through Thursday, 7:00am to 11:00pm; Friday and Saturday, 7:00am to 12:00am~~

F. Special events. For special events, temporary food service operations may be permitted in residential neighborhoods upon review and approval from the Zoning Administrator, for a maximum three-day period. The temporary mobile food service operation must adhere to all provisions established within this section, including the appropriate licenses and approval from the Colerain Township Fire Department. Temporary mobile food services permitted in residential neighborhoods must cease operation once the approved time period ends.

G. Accessory advertising devices prohibited. No balloons, banners, streamers, inflatables, or similar devices to attract customers are permitted.

H. Trash receptacles required. Mobile Food Service operators shall provide trash receptacles/facilities for litter and debris that shall be located within 10 feet of the Mobile Food Service point of sale. All trash must be completely removed from the site at the end of every day.

I. Screening. Supplies or materials shall be appropriately screened from public viewing during hours of operation. All items, materials, and/or equipment shall be appropriately stored away when the Mobile Food Service is not in operation.

J. Alcohol sales prohibited. There shall be no distribution of alcoholic beverages by a Mobile Food Service operation without a valid alcoholic beverage license.

K. Licensure. In addition to complying with all Colerain Township Resolutions related to a Mobile Food Service Operation, the owner and operator of a food truck is responsible for applying for, and obtaining all other necessary licenses required for the service of food and beverages, in addition to the operation of any vehicle associated with the service of food and beverages.

L. Cease of operations upon notice. The Colerain Township Police Department, Fire Department, and/or Department of Planning and Zoning maintains the right to issue an order to immediately cease operations of any Mobile Food Service, or require the Mobile Food Service to relocate, where in the opinion of the Department, the Mobile Food Service operation is causing, or contributing to an imminent public safety hazard.

M. No negative impact. Under no circumstances shall a Mobile Food Service operation cause, or contribute to any unsafe or unsanitary, environmental, or physical condition(s). Including, but not limited to:

(1) Tripping, or stumbling hazards due to cord(s), hose(s), piping, or any other element used in the operation of the Mobile Food Service. All reasonable measures will be employed by the Mobile Food Service to secure and make safe their approved area of operations.

(2) Absolutely no discharge of gray water, or blackwater is permitted by a Mobile Food Service that is not in compliance with Hamilton County Department of Public Health regulations. All Mobile Food Service applicants shall submit and describe their proposed process for disposing of any and all wastewater associated with Mobile Food Service operation prior to receiving a Zoning Certificate.

N. Adherence to all statutes. All Mobile Food Service operations must adhere, always, to all applicable Federal, State, County, and Local ordinances, laws, resolutions, and regulations, and to any updates, modifications, revisions, amendments, or any other changes thereto. Specifically, but not limited to:

(1) The 2017 Ohio Fire Code (OFC Section 320);

(2) Hamilton County Department of Public Health regulations;

(3) Ohio Revised Code Section 3717.01—3717.99;

(4) Occupational Safety and Health Administration 1910 Subpart J—General Environmental Controls; 1910.144(a)(3).

O. Period of Validity. A Zoning Certificate for a Mobile Food Service operation is valid for the fiscal year beginning March 1 and ending February 28 at the location indicated on the approved site plan. Zoning Certificates issued after March 1 in any fiscal year will be charged a prorated amount for the fiscal year ending February 28. Zoning Certificates issued on or after December 1 in any fiscal year will be charged a prorated amount to include the following fiscal year.

P. Revocation of zoning certificate. Failure to adhere to any of the above requirements is cause for revocation, or suspension of the Zoning Certificate, subject to any and all penalties as described in Section 6.6 of this Zoning Resolution.

A. Zoning Certificate Required

(1) A valid Zoning Certificate issued by Colerain Township shall be obtained before operating any Mobile Food Service Unit (MFSU).

(2) Each certificate is valid January 1 – December 31 of the year issued and shall be renewed annually, and shall not be prorated.

(3) A valid certificate authorizes operation township-wide, subject to all provisions of this

Section.

(4) The certificate, together with all approvals required under Sub-section E, shall be kept in the unit and produced upon request by any Township official.

B. Permitted Locations

(1) All MFSUs may operate on private property, with written permission of the property owner, in the following zoning districts: Avenue Mixed North (AMN), Avenue Mixed Central (AMC), Avenue Mixed South (AMS), Neighborhood Business (NBM), and Light Intensity Industrial (LIT). This includes properties within a Planned District (PD) where the underlying approved plan or use designation is consistent with one or more of the districts listed above.

(2) Operation on public property is permitted only with prior approval from the Township as part of a Township-approved One-Time Special Event, or with written permission from the applicable public agency for operation on county- or state-owned property.

(3) Outside of One-Time Special Events, the maximum number of units on a single site shall be: two (2) on parcels $\leq \frac{1}{2}$ acre, three (3) on parcels $> \frac{1}{2}$ acre to 1 acre, and four (4) on parcels > 1 acre.

(4) Written owner permission and the approved site plan shall be kept on the unit at all times.

C. Relocation and Mobility

(1) MFSUs may relocate between permitted sites without Township notification, provided written permission from each property owner is on file.

(2) At every location, the operator shall comply with all setbacks, circulation, safety, and public-health requirements in this Section.

D. One-Time Special Events

(1) MFSUs are permitted as part of a Township-approved One-Time Special Event.

(2) Event organizers shall coordinate participating units and may collect participation fees.

(3) During an approved event, MFSUs may operate in any zoning district, including residential areas.

(4) In residential areas, units shall not park on streets restricted to one-side parking only.

(5) Event-related road closures require a separate road-closure permit from the Township.

E. Application Requirements. Applications for a Zoning Certificate shall include:

- (1) A current license from Hamilton County Public Health.***
- (2) Approval from the Colerain Township Fire Department.***
- (3) Proof of current vehicle registration and \$1 million liability insurance.***

F. Location and Setback Requirements

(1) During business hours, units shall maintain a minimum 100-foot setback from any restaurant entrance or outdoor-dining area unless waived by the restaurant owner in writing.

(2) Front-yard placement:

(i) Units shall not be located in required buffers, sight-distance triangles, or public right-of-way.

(ii) Where no right-of-way is formally established, a minimum 30-foot setback from the road centerline shall apply.

(iii) The Zoning Administrator may require a greater setback if necessary for traffic safety or to protect corridor character.

(iv) Units may operate in a closed right-of-way only when a Township road-closure permit has been issued.

(3) Side- and rear-yard setbacks do not apply unless the site abuts a residential zoning district, in which case the applicable residential setbacks shall govern.

(4) Units shall be parked at least fifteen (15) feet from any fire hydrant and five (5) feet from any driveway, sidewalk, handicapped ramp, utility vault, or building entrance.

(5) Units shall not obstruct sidewalks, driveways, circulation aisles, entrances, fire lanes, or other areas required for safe pedestrian or vehicular movement.

(6) A minimum ten-foot separation shall be maintained between individual MFSUs on the same site.

G. Hours of Operation

(1) Sunday–Thursday: 7:00 a.m. – 11:00 p.m.

(2) Friday–Saturday: 7:00 a.m. – 12:00 a.m. (midnight).

(3) When located within 150 feet of a single-family dwelling, hours shall be limited to 7:00 a.m. – 10:00 p.m.

H. Signage and Advertising

- (1) Balloons, streamers, banners, inflatables, and similar attention-getting devices are prohibited.***
- (2) All signage shall be permanently affixed to the unit, except for one (1) portable sign per unit, provided it complies with Township sign regulations; no separate sign permit is required.***

I. Trash and Waste

- (1) At least one (1) covered trash receptacle shall be placed within ten (10) feet of the point of sale.***
- (2) All waste, grease, and debris shall be removed from the site daily; on-site dumping is prohibited.***
- (3) Discharge of gray water or blackwater shall comply with Hamilton County Public Health regulations.***

J. Operational Standards

- (1) Cords, hoses, and similar equipment shall be arranged to prevent tripping hazards and shall not cross drive aisles or pedestrian paths without ADA-compliant covers.***
- (2) Units shall not create or contribute to unsafe, unsanitary, or hazardous conditions, including excessive lighting, noise, smoke, or odors.***
- (3) Supplies and equipment shall be screened from public view during operation.***
- (4) When not in operation, all items shall be removed from the site or stored within the unit, an enclosed vehicle, or an enclosed structure; outdoor storage is prohibited.***

K. Cease-of-Operations Authority

- (1) The Colerain Township Police, Fire, or Development Department may order immediate cessation or relocation of any unit posing a threat to public health, safety, or welfare.***
- (2) Failure to comply shall result in immediate revocation of the Zoning Certificate for the remainder of the calendar year and may subject the operator to additional enforcement under Township code.***

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 8th day of July, 2025, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

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

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

**RESOLUTION DENYING ZONING COMMISSION CASE CZC-25-5,
ZONING TEXT AMENDMENT TO ARTICLE 3, LAND USE STANDARDS,
SECTION 3.4.23, MOBILE FOOD SERVICES**

WHEREAS, pursuant to Ohio Revised Code Section 519.12, the Colerain Township Zoning Commission initiated by motion an amendment to the Zoning Resolution and held a public hearing on June 17, 2025 for Case Number CZC-25-5 that proposed text amendments to Article 3, Land Use Standards, Section 3.4.23, Mobile Food Services, to allow the Township to support small business development while maintaining orderly land use and protecting community character; and

WHEREAS, after consideration of the staff proposal and all public comments, exhibits, and other materials submitted, the Colerain Township Zoning Commission unanimously recommended, through a vote of 5-0, the proposed text amendments to the Colerain Township Zoning Resolution which will allow the Township to provide a clearer Mobile Food Services regulatory framework, improve operational flexibility for vendors, and enhance public safety and administrative efficiency within the Township; and

WHEREAS, pursuant to Ohio Revised Code Section 519.12(G) and (H), the Colerain Township Board of Trustees conducted its public hearing on the unanimous recommendation from the Colerain Township Zoning Commission in Case Number CZC-25-5 on July 8, 2025, and after consideration of the recommendation of the Colerain Township Zoning Commission, and all public comments, exhibits, and other materials submitted, voted ___ - ___ to deny the Colerain Township Zoning Text 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 text amendment to the Colerain Township Zoning Resolution, attached to this Resolution as Exhibit A, as it 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 meetings open to the public, in compliance with all legal requirements including Section 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 Colerain Township Zoning Administration; 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. 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: Mrs. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2025.

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:

Brodi Conover
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 _____, 2025.

Jeff Baker
Colerain Township Fiscal Officer

Exhibit A

Sections of the Colerain Township Zoning Resolution Text to Amend: (*INSERT, DELETE*)

3.4.23 – Mobile Food Services

A. Zoning Certificate application and review. An Application for a Zoning Certificate for a Mobile Food Service must be submitted by the property owner, or the operator of the Mobile Food Service Unit (or authorized representative) along with written permission of the property owner on which the Mobile Food Service is to be located. Applications for a Zoning Certificate require the submission of a site plan of the proposed Mobile Food Service operation. In reviewing the application, the Zoning Administrator shall review applicant's compliance with the criteria outlined in Sections 3.4.22 (B), through 3.4.22 (Q), in addition to all other applicable elements of this Zoning Resolution.

B. Altering location after approval. Upon receiving an approved Zoning Certificate, mobile food services shall be authorized to operate at the approved location only. Should a mobile food service operator desire to relocate to another location within an approved zoning district, they may relocate only after the newly proposed site plan has been approved by the Zoning Administrator. The Zoning Administrator may choose to waive any fees.

C. Required licenses and approvals. Prior to issuing a Zoning Certificate:

- (1) Applicant shall provide the Zoning Administrator with a copy of a valid license to conduct a Mobile Food Service Operation, as issued by Hamilton County Public Health.
- (2) Applicant shall receive approval from the Colerain Township Fire Department and provide evidence of such approval to the Zoning Administrator.

D. Location and setback requirements. Mobile Food Services shall adhere to the following location requirements:

- (1) Setback from the perimeter of a building, or the specific portion of a multi-tenant building, that is occupied by a restaurant, or outdoor dining area, shall be a minimum of one hundred (100), during business hours. Mobile food services may be located closer than one hundred (100) feet with written authorization from the impacted restaurant owner.
- (2) Front Yard Setback:
 - (i) The mobile food vending service shall not be in any required sight distance triangle, buffer, or right-of-way.
 - (ii) If right-of-way has not been established, then a setback of thirty (30) feet from the centerline of the road shall be required.
 - (iii) If in any situation, the above distances are not adequate for safety or community standards, then the required setback distance shall be increased as determined by the Zoning Administrator.

(iv) Such uses may be allowed in the public right-of-way if the right-of-way is closed in accordance with an approved road closure permit and the use is approved by the Township.

~~(3) Side and Rear Yard Setbacks: A side or rear yard setback shall not be required unless the Mobile Food Service Unit abuts a residential zoning district, in which case the minimum side and/or rear setback shall be equal to the setback of side and/or rear yard setback of the residential district.~~

~~(4) Mobile Food Service operations shall not be located within 10 feet of a fire hydrant.~~

E. Hours of operation shall be as follows:

~~(1) Sunday through Thursday, 7:00am to 11:00pm; Friday and Saturday, 7:00am to 12:00am~~

F. Special events. For special events, temporary food service operations may be permitted in residential neighborhoods upon review and approval from the Zoning Administrator, for a maximum three-day period. The temporary mobile food service operation must adhere to all provisions established within this section, including the appropriate licenses and approval from the Colerain Township Fire Department. Temporary mobile food services permitted in residential neighborhoods must cease operation once the approved time period ends.

G. Accessory advertising devices prohibited. No balloons, banners, streamers, inflatables, or similar devices to attract customers are permitted.

H. Trash receptacles required. Mobile Food Service operators shall provide trash receptacles/facilities for litter and debris that shall be located within 10 feet of the Mobile Food Service point of sale. All trash must be completely removed from the site at the end of every day.

I. Screening. Supplies or materials shall be appropriately screened from public viewing during hours of operation. All items, materials, and/or equipment shall be appropriately stored away when the Mobile Food Service is not in operation.

J. Alcohol sales prohibited. There shall be no distribution of alcoholic beverages by a Mobile Food Service operation without a valid alcoholic beverage license.

K. Licensure. In addition to complying with all Colerain Township Resolutions related to a Mobile Food Service Operation, the owner and operator of a food truck is responsible for applying for, and obtaining all other necessary licenses required for the service of food and beverages, in addition to the operation of any vehicle associated with the service of food and beverages.

L. Cease of operations upon notice. The Colerain Township Police Department, Fire Department, and/or Department of Planning and Zoning maintains the right to issue an order to immediately cease operations of any Mobile Food Service, or require the Mobile Food Service to relocate, where in the opinion of the Department, the Mobile Food Service operation is causing, or contributing to an imminent public safety hazard.

M. No negative impact. Under no circumstances shall a Mobile Food Service operation cause, or contribute to any unsafe or unsanitary, environmental, or physical condition(s). Including, but not limited to:

(1) Tripping, or stumbling hazards due to cord(s), hose(s), piping, or any other element used in the operation of the Mobile Food Service. All reasonable measures will be employed by the Mobile Food Service to secure and make safe their approved area of operations.

(2) Absolutely no discharge of gray water, or blackwater is permitted by a Mobile Food Service that is not in compliance with Hamilton County Department of Public Health regulations. All Mobile Food Service applicants shall submit and describe their proposed process for disposing of any and all wastewater associated with Mobile Food Service operation prior to receiving a Zoning Certificate.

N. Adherence to all statutes. All Mobile Food Service operations must adhere, always, to all applicable Federal, State, County, and Local ordinances, laws, resolutions, and regulations, and to any updates, modifications, revisions, amendments, or any other changes thereto. Specifically, but not limited to:

(1) The 2017 Ohio Fire Code (OFC Section 320);

(2) Hamilton County Department of Public Health regulations;

(3) Ohio Revised Code Section 3717.01—3717.99;

(4) Occupational Safety and Health Administration 1910 Subpart J—General Environmental Controls; 1910.144(a)(3).

O. Period of Validity. A Zoning Certificate for a Mobile Food Service operation is valid for the fiscal year beginning March 1 and ending February 28 at the location indicated on the approved site plan. Zoning Certificates issued after March 1 in any fiscal year will be charged a prorated amount for the fiscal year ending February 28. Zoning Certificates issued on or after December 1 in any fiscal year will be charged a prorated amount to include the following fiscal year.

P. Revocation of zoning certificate. Failure to adhere to any of the above requirements is cause for revocation, or suspension of the Zoning Certificate, subject to any and all penalties as described in Section 6.6 of this Zoning Resolution.

A. Zoning Certificate Required

(1) A valid Zoning Certificate issued by Colerain Township shall be obtained before operating any Mobile Food Service Unit (MFSU).

(2) Each certificate is valid January 1 – December 31 of the year issued and shall be renewed annually, and shall not be prorated.

(3) A valid certificate authorizes operation township-wide, subject to all provisions of this

Section.

(4) The certificate, together with all approvals required under Sub-section E, shall be kept in the unit and produced upon request by any Township official.

B. Permitted Locations

(1) All MFSUs may operate on private property, with written permission of the property owner, in the following zoning districts: Avenue Mixed North (AMN), Avenue Mixed Central (AMC), Avenue Mixed South (AMS), Neighborhood Business (NBM), and Light Intensity Industrial (LIT). This includes properties within a Planned District (PD) where the underlying approved plan or use designation is consistent with one or more of the districts listed above.

(2) Operation on public property is permitted only with prior approval from the Township as part of a Township-approved One-Time Special Event, or with written permission from the applicable public agency for operation on county- or state-owned property.

(3) Outside of One-Time Special Events, the maximum number of units on a single site shall be: two (2) on parcels $\leq \frac{1}{2}$ acre, three (3) on parcels $> \frac{1}{2}$ acre to 1 acre, and four (4) on parcels > 1 acre.

(4) Written owner permission and the approved site plan shall be kept on the unit at all times.

C. Relocation and Mobility

(1) MFSUs may relocate between permitted sites without Township notification, provided written permission from each property owner is on file.

(2) At every location, the operator shall comply with all setbacks, circulation, safety, and public-health requirements in this Section.

D. One-Time Special Events

(1) MFSUs are permitted as part of a Township-approved One-Time Special Event.

(2) Event organizers shall coordinate participating units and may collect participation fees.

(3) During an approved event, MFSUs may operate in any zoning district, including residential areas.

(4) In residential areas, units shall not park on streets restricted to one-side parking only.

(5) Event-related road closures require a separate road-closure permit from the Township.

E. Application Requirements. Applications for a Zoning Certificate shall include:

- (1) A current license from Hamilton County Public Health.***
- (2) Approval from the Colerain Township Fire Department.***
- (3) Proof of current vehicle registration and \$1 million liability insurance.***

F. Location and Setback Requirements

(1) During business hours, units shall maintain a minimum 100-foot setback from any restaurant entrance or outdoor-dining area unless waived by the restaurant owner in writing.

(2) Front-yard placement:

(i) Units shall not be located in required buffers, sight-distance triangles, or public right-of-way.

(ii) Where no right-of-way is formally established, a minimum 30-foot setback from the road centerline shall apply.

(iii) The Zoning Administrator may require a greater setback if necessary for traffic safety or to protect corridor character.

(iv) Units may operate in a closed right-of-way only when a Township road-closure permit has been issued.

(3) Side- and rear-yard setbacks do not apply unless the site abuts a residential zoning district, in which case the applicable residential setbacks shall govern.

(4) Units shall be parked at least fifteen (15) feet from any fire hydrant and five (5) feet from any driveway, sidewalk, handicapped ramp, utility vault, or building entrance.

(5) Units shall not obstruct sidewalks, driveways, circulation aisles, entrances, fire lanes, or other areas required for safe pedestrian or vehicular movement.

(6) A minimum ten-foot separation shall be maintained between individual MFSUs on the same site.

G. Hours of Operation

(1) Sunday–Thursday: 7:00 a.m. – 11:00 p.m.

(2) Friday–Saturday: 7:00 a.m. – 12:00 a.m. (midnight).

(3) When located within 150 feet of a single-family dwelling, hours shall be limited to 7:00 a.m. – 10:00 p.m.

H. Signage and Advertising

- (1) Balloons, streamers, banners, inflatables, and similar attention-getting devices are prohibited.***
- (2) All signage shall be permanently affixed to the unit, except for one (1) portable sign per unit, provided it complies with Township sign regulations; no separate sign permit is required.***

I. Trash and Waste

- (1) At least one (1) covered trash receptacle shall be placed within ten (10) feet of the point of sale.***
- (2) All waste, grease, and debris shall be removed from the site daily; on-site dumping is prohibited.***
- (3) Discharge of gray water or blackwater shall comply with Hamilton County Public Health regulations.***

J. Operational Standards

- (1) Cords, hoses, and similar equipment shall be arranged to prevent tripping hazards and shall not cross drive aisles or pedestrian paths without ADA-compliant covers.***
- (2) Units shall not create or contribute to unsafe, unsanitary, or hazardous conditions, including excessive lighting, noise, smoke, or odors.***
- (3) Supplies and equipment shall be screened from public view during operation.***
- (4) When not in operation, all items shall be removed from the site or stored within the unit, an enclosed vehicle, or an enclosed structure; outdoor storage is prohibited.***

K. Cease-of-Operations Authority

- (1) The Colerain Township Police, Fire, or Development Department may order immediate cessation or relocation of any unit posing a threat to public health, safety, or welfare.***
- (2) Failure to comply shall result in immediate revocation of the Zoning Certificate for the remainder of the calendar year and may subject the operator to additional enforcement under Township code.***

DEVELOPMENT

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

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Approving or Denying Zoning Commission Case CZC-25-8 regarding a Zone Text Amendment to establish new regulations for One-Time Special Events, including defined timelines, permit requirements, and performance standards

Recommend ADOPTION of the Resolution.

Rationale:

The Zoning Commission recommends the proposed text amendment to Section 3.3 of the Colerain Township Zoning Resolution. This amendment updates and modernizes the regulation of temporary uses by: (1) Clarifying applicability and certificate requirements, (2) Establishing consistent time limits for common temporary activities, (3) Reorganizing authorization pathways using the Comprehensive Use Table, (4) Introducing clear site and safety standards, (5) Creating a new One-Time Special Event (OTSE) permit process to streamline approvals for temporary events, and (6) Providing enforceable limits and penalties for non-compliance. The proposed revisions are consistent with the intent and framework of the Zoning Resolution and are designed to improve clarity, enforceability, and administrative efficiency.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio,
met in regular session at 6:00 p.m., on the 8th day of July, 2025, at the Colerain Township
Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following
members present:

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

Trustee _____ introduced the following resolution and moved its
adoption:

RESOLUTION NO. _____

RESOLUTION APPROVING ZONING COMMISSION CASE CZC-25-8,
ZONING TEXT AMENDMENT TO ARTICLE 3, LAND USE STANDARDS,
SECTION 3.3, TEMPORARY BUILDINGS AND USES

WHEREAS, pursuant to Ohio Revised Code Section 519.12, the Colerain Township
Zoning Commission initiated by motion an amendment to the Zoning Resolution and held a public
hearing on June 17, 2025 for Case Number CZC-25-5 that proposed text amendments to Article
3, Land Use Standards, Section 3.3, Temporary Buildings and Uses, to allow the Township to
improve clarity, enforceability, and administrative efficiency in the regulation of such; and

WHEREAS, after consideration of the staff proposal and all public comments, exhibits,
and other materials submitted, the Colerain Township Zoning Commission unanimously
recommended, through a vote of 5-0, the proposed text amendments to the Colerain Township
Zoning Resolution; and

WHEREAS, pursuant to Ohio Revised Code Section 519.12(G) and (H), the Colerain
Township Board of Trustees conducted its public hearing on the unanimous recommendation from
the Colerain Township Zoning Commission in Case Number CZC-25-5 on July 8, 2025, and after
consideration of the recommendation of the Colerain Township Zoning Commission, and all
public comments, exhibits, and other materials submitted, voted ___ - ___ to approve the Colerain
Township Zoning Text 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
text amendment to the Colerain Township Zoning Resolution, attached to this Resolution
as Exhibit A, as it 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 meetings open to the public, in

compliance with all legal requirements including Section 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 Administration; 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. 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: Mrs. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2025.

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:

Brodi Conover
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 _____, 2025.

Jeff Baker
Colerain Township Fiscal Officer

Exhibit A

Sections of the Colerain Township Zoning Resolution Text to Amend: (*INSERT, DELETE*)

SECTION 3.3—TEMPORARY BUILDINGS AND USES

3.3.1—Applicability

A. Zoning certificate required. Except where exempted in Subsection 6.3.2—Zoning Certificate, temporary buildings and uses shall require an approved Zoning Certificate.

B. Exemptions. Outdoor displays or sales, and outdoor storage—whether permanent, seasonal, or temporary—shall be exempt from this Section 3.3—Temporary Buildings and Uses and shall be regulated by the provisions of Subsection 3.4.28—Outdoor Display, Sales, and Storage.

C. Use-specific standards. Charitable donation containers shall be regulated as a temporary use and shall be subject to the provisions of this Section 3.3 and the provisions of Subsection 3.4.11—Charitable Donation Containers.

3.3.2—Time Limits A. General duration limits. Temporary buildings and uses may only be allowed to be established on a given lot for a period not to exceed 30 consecutive calendar days unless extended by the Zoning Administrator after review of a requested extension. Each lot may be allowed up to one temporary building and up to one temporary use per calendar year except where explicitly provided otherwise within this Subsection 3.3.2—Time Limits.

B. Use-specific duration limits. The following types of temporary buildings and uses shall be exempt from the general duration limit provided above and may instead be allowed per (or restricted by) the following provisions:

(1) Temporary buildings incidental to construction activities shall be allowed in place through the duration of the construction work. Such temporary buildings shall be removed within 14 calendar days of completion or abandonment of the construction work.

(2) Temporary entertainment buildings associated with festivals, circuses, concerts, and similar uses shall be allowed for no more than 14 consecutive days.

(3) Temporary tents for outdoor displays or sales may be allowed for no more than 14 consecutive days once every 90 calendar days.

(4) Temporary storage containers or refuse containers over 32 gallons shall only be allowed for a period not to exceed 14 consecutive days. Such containers shall not be attached to a foundation and shall not otherwise meet the qualifications of a permanent structure for an accessory use or a principal use.

3.3.3—Permissions for Temporary Buildings and Uses

A. Comprehensive use table. Temporary buildings and uses shall be allowed as provided per Subsection 3.1.4—Comprehensive Use Permissions.

B. By-right uses as temporary uses. Uses that are allowed by-right per the provisions of Table 3.1.4 A: Comprehensive Use Permissions may also be allowed as temporary uses on a given lot if:

- (1) The Zoning Administrator determines such use is customarily associated with the principal use per Subsection 3.1.3—Interpretation of Uses; and
- (2) The use received approval of a Zoning Certificate per Subsection 6.3.2—Zoning Certificate.

C. Exempted uses as temporary uses. Uses that are exempt from requiring a Zoning Certificate per Subsection 6.3.2—Zoning Certificate may also be allowed as temporary uses on a given lot if the Zoning Administrator determines such use is customarily associated with the principal use per Subsection 3.1.3—Interpretation of Uses.

D. Conditional uses as temporary uses. Uses that are identified as being conditionally allowed per Table 3.1.4 A: Comprehensive Use Permissions within a given zoning district shall only be permitted as a temporary use if:

- (1) The Zoning Administrator determines such use is customarily associated with the principal use per Subsection 3.1.3—Interpretation of Uses; and
- (2) The use receives approval of a conditional use permit per the provisions of Subsection 6.5.3—Conditional Use.

E. Prohibited accessory buildings and uses. Uses that are prohibited per Table 3.1.4 A: Comprehensive Use Permissions within a given zoning district shall not be allowed as a temporary use.

3.3 – TEMPORARY BUILDINGS, STRUCTURES, AND USES

3.3.1 – Applicability

A. Zoning Certificate Required. Except as provided in Subsection 6.3.2 – Zoning Certificate, all temporary buildings, structures, and uses shall require an approved Zoning Certificate.

B. Use-Specific Provisions. Certain temporary uses may be subject to additional standards elsewhere in this Resolution. Where a conflict exists between the provisions of this Section and any other section of the Zoning Resolution, the more restrictive standard shall apply.

3.3.2 – General Time Limits

A. Standard Limitations. Unless otherwise provided by this Section, a temporary building, structure, or use shall be allowed on a given lot for no more than 30 consecutive calendar days.

B. Duration by Use Type. The following temporary activities shall be allowed according to the limits below:

- 1. Construction-Related Structures.** Temporary offices, trailers, or storage incidental to

permitted construction may remain for the duration of construction and must be removed within 14 days of project completion or abandonment.

2. Temporary Sales Tents. Temporary tents used solely for seasonal sales or outdoor displays outside of a One-Time Special Event may be allowed for up to 14 consecutive days once every 90 calendar days.

3. Temporary Storage or Refuse Containers. Portable containers or dumpsters over 32 gallons and used outside of a One-Time Special Event shall be allowed for up to 14 consecutive days every 90 calendar days.

3.3.3 – Authorization of Temporary Uses

A. Comprehensive Use Table Reference. All temporary uses shall be reviewed in relation to Table 3.1.4-A: Comprehensive Use Permissions.

B. Temporary Use of Permitted Uses. Uses permitted by right may be allowed temporarily if: 1. The Zoning Administrator determines the use is customarily associated with the principal use; and 2. The use receives a Zoning Certificate.

C. Exempted Uses. Uses exempted from requiring a Zoning Certificate may still be subject to inspection and enforcement if established as a temporary use.

D. Temporary Conditional Uses. Uses designated as conditional in Table 3.1.4-A shall only be permitted temporarily if: 1. They are customarily associated with the principal use; and 2. A Conditional Use Permit is approved by the Board of Zoning Appeals.

E. Prohibited Uses. Uses prohibited within a zoning district shall not be authorized as a temporary use.

3.3.4 – Temporary Structures and Site Requirements.

A. Site Plan Required. A site plan shall be submitted for all temporary structures or uses, identifying:

- 1. Location of all temporary uses and/or elements;*
- 2. Parking and access routes;*
- 3. Clearance from fire lanes, hydrants, circulation, sidewalks, and utilities.*

B. Safety Standards. All temporary structures shall comply with fire code, building code, and health department regulations. Electrical connections and sanitation facilities shall be installed per applicable code.

C. Removal and Restoration. All temporary structures, signs, equipment, and refuse shall be removed, and the site restored to its original condition within 48 hours of permit expiration unless otherwise approved by the Zoning Administrator.

3.3.5 – One-Time Special Events (OTSE)

A. Purpose. One-Time Special Events provide a streamlined temporary use permit for short-term events involving multiple temporary structures or activities such as food trucks, tents, signage, restrooms, dumpsters, or live entertainment.

B. Permit Requirements.

- 1. A Zoning Certificate shall be required and shall serve as consolidated approval for all temporary structures and signs included in the event.***
- 2. The event shall not exceed 7 consecutive calendar days, including setup and takedown, unless an extension is granted by the Zoning Administrator.***
- 3. A site plan, as described in Section 3.3.4.***
- 4. Upon application, applicants shall provide evidence of property owner consent and health/fire department approvals if applicable.***

C. Included Elements. The OTSE permit shall cover the following, without separate daily fees or separate permits:

- 1. Food trucks and temporary food service***
- 2. Portable sanitation and waste containers***
- 3. Temporary stages, tents, and similar installations***
- 4. Temporary signs, when permitted as part of an approved One-Time Special Event, shall be exempt from the requirements of Table 4.8.3-L. Instead, such signs shall be permitted subject to the following standards:***
 - (i) The total sign area shall not exceed 25 square feet per acre of event space.***
 - (ii) All signage shall be located outside of the public right-of-way.***
 - (iii) All signage must be identified and dimensioned on the required site plan submitted with the OTSE application.***

D. Limitations.

- 1. A property may receive no more than forty-two total days of OTSE permits per calendar year unless otherwise approved by the Board of Zoning Appeals.***
- 2. OTSE permits shall not be used to avoid requirements for permanent site improvements or repeated use authorizations.***
- 3. Activities not part of an approved OTSE shall be subject to all standard temporary structure limits and fees as defined in Section 3.3 and the Fee Schedule.***

E. Fees and Enforcement.

- 1. OTSE permits shall be subject to a flat fee as adopted by the Board of Trustees.***
- 2. Failure to remove temporary installations or comply with approved site plans may result in fines, revocation, or denial of future permits.***

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio,
met in regular session at 6:00 p.m., on the 8th day of July, 2025, at the Colerain Township
Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following
members present:

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

Trustee _____ introduced the following resolution and moved its
adoption:

RESOLUTION NO. _____

RESOLUTION DENYING ZONING COMMISSION CASE CZC-25-8,
ZONING TEXT AMENDMENT TO ARTICLE 3, LAND USE STANDARDS,
SECTION 3.3, TEMPORARY BUILDINGS AND USES

WHEREAS, pursuant to Ohio Revised Code Section 519.12, the Colerain Township
Zoning Commission initiated by motion an amendment to the Zoning Resolution and held a public
hearing on June 17, 2025 for Case Number CZC-25-5 that proposed text amendments to Article
3, Land Use Standards, Section 3.3, Temporary Buildings and Uses, to allow the Township to
improve clarity, enforceability, and administrative efficiency in the regulation of such; and

WHEREAS, after consideration of the staff proposal and all public comments, exhibits,
and other materials submitted, the Colerain Township Zoning Commission unanimously
recommended, through a vote of 5-0, the proposed text amendments to the Colerain Township
Zoning Resolution; and

WHEREAS, pursuant to Ohio Revised Code Section 519.12(G) and (H), the Colerain
Township Board of Trustees conducted its public hearing on the unanimous recommendation from
the Colerain Township Zoning Commission in Case Number CZC-25-5 on July 8, 2025, and after
consideration of the recommendation of the Colerain Township Zoning Commission, and all
public comments, exhibits, and other materials submitted, voted ____ - ____ to deny the Colerain
Township Zoning Text 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 text
amendment to the Colerain Township Zoning Resolution, attached to this Resolution as
Exhibit A, as it 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 meetings open to the public, in

compliance with all legal requirements including Section 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 Colerain Township Zoning Administration; 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. 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: Mrs. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2025.

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:

Brodi Conover
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 _____, 2025.

Jeff Baker
Colerain Township Fiscal Officer

Exhibit A

Sections of the Colerain Township Zoning Resolution Text to Amend: (*INSERT, DELETE*)

~~SECTION 3.3—TEMPORARY BUILDINGS AND USES~~

~~3.3.1—Applicability~~

~~A. Zoning certificate required.~~ Except where exempted in Subsection 6.3.2—Zoning Certificate, temporary buildings and uses shall require an approved Zoning Certificate.

~~B. Exemptions.~~ Outdoor displays or sales, and outdoor storage—whether permanent, seasonal, or temporary—shall be exempt from this Section 3.3—Temporary Buildings and Uses and shall be regulated by the provisions of Subsection 3.4.28—Outdoor Display, Sales, and Storage.

~~C. Use-specific standards.~~ Charitable donation containers shall be regulated as a temporary use and shall be subject to the provisions of this Section 3.3 and the provisions of Subsection 3.4.11—Charitable Donation Containers.

~~3.3.2—Time Limits~~ **~~A. General duration limits.~~** Temporary buildings and uses may only be allowed to be established on a given lot for a period not to exceed 30 consecutive calendar days unless extended by the Zoning Administrator after review of a requested extension. Each lot may be allowed up to one temporary building and up to one temporary use per calendar year except where explicitly provided otherwise within this Subsection 3.3.2—Time Limits.

~~B. Use-specific duration limits.~~ The following types of temporary buildings and uses shall be exempt from the general duration limit provided above and may instead be allowed per (or restricted by) the following provisions:

(1) Temporary buildings incidental to construction activities shall be allowed in place through the duration of the construction work. Such temporary buildings shall be removed within 14 calendar days of completion or abandonment of the construction work.

(2) Temporary entertainment buildings associated with festivals, circuses, concerts, and similar uses shall be allowed for no more than 14 consecutive days.

(3) Temporary tents for outdoor displays or sales may be allowed for no more than 14 consecutive days once every 90 calendar days.

(4) Temporary storage containers or refuse containers over 32 gallons shall only be allowed for a period not to exceed 14 consecutive days. Such containers shall not be attached to a foundation and shall not otherwise meet the qualifications of a permanent structure for an accessory use or a principal use.

~~3.3.3—Permissions for Temporary Buildings and Uses~~

~~A. Comprehensive use table.~~ Temporary buildings and uses shall be allowed as provided per Subsection 3.1.4—Comprehensive Use Permissions.

B. By-right uses as temporary uses. Uses that are allowed by-right per the provisions of Table 3.1.4 A: Comprehensive Use Permissions may also be allowed as temporary uses on a given lot if:

- (1) The Zoning Administrator determines such use is customarily associated with the principal use per Subsection 3.1.3—Interpretation of Uses; and
- (2) The use received approval of a Zoning Certificate per Subsection 6.3.2—Zoning Certificate.

C. Exempted uses as temporary uses. Uses that are exempt from requiring a Zoning Certificate per Subsection 6.3.2—Zoning Certificate may also be allowed as temporary uses on a given lot if the Zoning Administrator determines such use is customarily associated with the principal use per Subsection 3.1.3—Interpretation of Uses.

D. Conditional uses as temporary uses. Uses that are identified as being conditionally allowed per Table 3.1.4 A: Comprehensive Use Permissions within a given zoning district shall only be permitted as a temporary use if:

- (1) The Zoning Administrator determines such use is customarily associated with the principal use per Subsection 3.1.3—Interpretation of Uses; and
- (2) The use receives approval of a conditional use permit per the provisions of Subsection 6.5.3—Conditional Use.

E. Prohibited accessory buildings and uses. Uses that are prohibited per Table 3.1.4 A: Comprehensive Use Permissions within a given zoning district shall not be allowed as a temporary use.

3.3 – TEMPORARY BUILDINGS, STRUCTURES, AND USES

3.3.1 – Applicability

A. Zoning Certificate Required. Except as provided in Subsection 6.3.2 – Zoning Certificate, all temporary buildings, structures, and uses shall require an approved Zoning Certificate.

B. Use-Specific Provisions. Certain temporary uses may be subject to additional standards elsewhere in this Resolution. Where a conflict exists between the provisions of this Section and any other section of the Zoning Resolution, the more restrictive standard shall apply.

3.3.2 – General Time Limits

A. Standard Limitations. Unless otherwise provided by this Section, a temporary building, structure, or use shall be allowed on a given lot for no more than 30 consecutive calendar days.

B. Duration by Use Type. The following temporary activities shall be allowed according to the limits below:

- 1. Construction-Related Structures.** Temporary offices, trailers, or storage incidental to

permitted construction may remain for the duration of construction and must be removed within 14 days of project completion or abandonment.

2. Temporary Sales Tents. Temporary tents used solely for seasonal sales or outdoor displays outside of a One-Time Special Event may be allowed for up to 14 consecutive days once every 90 calendar days.

3. Temporary Storage or Refuse Containers. Portable containers or dumpsters over 32 gallons and used outside of a One-Time Special Event shall be allowed for up to 14 consecutive days every 90 calendar days.

3.3.3 – Authorization of Temporary Uses

A. Comprehensive Use Table Reference. All temporary uses shall be reviewed in relation to Table 3.1.4-A: Comprehensive Use Permissions.

B. Temporary Use of Permitted Uses. Uses permitted by right may be allowed temporarily if: 1. The Zoning Administrator determines the use is customarily associated with the principal use; and 2. The use receives a Zoning Certificate.

C. Exempted Uses. Uses exempted from requiring a Zoning Certificate may still be subject to inspection and enforcement if established as a temporary use.

D. Temporary Conditional Uses. Uses designated as conditional in Table 3.1.4-A shall only be permitted temporarily if: 1. They are customarily associated with the principal use; and 2. A Conditional Use Permit is approved by the Board of Zoning Appeals.

E. Prohibited Uses. Uses prohibited within a zoning district shall not be authorized as a temporary use.

3.3.4 – Temporary Structures and Site Requirements.

A. Site Plan Required. A site plan shall be submitted for all temporary structures or uses, identifying:

- 1. Location of all temporary uses and/or elements;*
- 2. Parking and access routes;*
- 3. Clearance from fire lanes, hydrants, circulation, sidewalks, and utilities.*

B. Safety Standards. All temporary structures shall comply with fire code, building code, and health department regulations. Electrical connections and sanitation facilities shall be installed per applicable code.

C. Removal and Restoration. All temporary structures, signs, equipment, and refuse shall be removed, and the site restored to its original condition within 48 hours of permit expiration unless otherwise approved by the Zoning Administrator.

3.3.5 – One-Time Special Events (OTSE)

A. Purpose. One-Time Special Events provide a streamlined temporary use permit for short-term events involving multiple temporary structures or activities such as food trucks, tents, signage, restrooms, dumpsters, or live entertainment.

B. Permit Requirements.

- 1. A Zoning Certificate shall be required and shall serve as consolidated approval for all temporary structures and signs included in the event.***
- 2. The event shall not exceed 7 consecutive calendar days, including setup and takedown, unless an extension is granted by the Zoning Administrator.***
- 3. A site plan, as described in Section 3.3.4.***
- 4. Upon application, applicants shall provide evidence of property owner consent and health/fire department approvals if applicable.***

C. Included Elements. The OTSE permit shall cover the following, without separate daily fees or separate permits:

- 1. Food trucks and temporary food service***
- 2. Portable sanitation and waste containers***
- 3. Temporary stages, tents, and similar installations***
- 4. Temporary signs, when permitted as part of an approved One-Time Special Event, shall be exempt from the requirements of Table 4.8.3-L. Instead, such signs shall be permitted subject to the following standards:***
 - (i) The total sign area shall not exceed 25 square feet per acre of event space.***
 - (ii) All signage shall be located outside of the public right-of-way.***
 - (iii) All signage must be identified and dimensioned on the required site plan submitted with the OTSE application.***

D. Limitations.

- 1. A property may receive no more than forty-two total days of OTSE permits per calendar year unless otherwise approved by the Board of Zoning Appeals.***
- 2. OTSE permits shall not be used to avoid requirements for permanent site improvements or repeated use authorizations.***
- 3. Activities not part of an approved OTSE shall be subject to all standard temporary structure limits and fees as defined in Section 3.3 and the Fee Schedule.***

E. Fees and Enforcement.

- 1. OTSE permits shall be subject to a flat fee as adopted by the Board of Trustees.***
- 2. Failure to remove temporary installations or comply with approved site plans may result in fines, revocation, or denial of future permits.***

ADMINISTRATION

Department: Administration
Department Director: Jeff McElravy, Assistant Administrator

Strategic Plan Goal: Strategic Goal #1: Chart a Pathway to Long-Term Financial Stability

Motion Adopting 2026 Tax Budget

Recommend ADOPTION of the Motion.

Rationale:

Attached are two versions of a draft of 2026 Tax Budget for the Township. Adoption of Tax Budget A will coincide with a 2.3 mill police levy. Tax Budget B will represent a 2.9 mill levy. The public hearing for the tax budget on June 10, 2025 showed a need for additional resources in the Police Department in 2026. Contemplation of adoption of the tax budget was delayed until the board was able to provide additional direction for a potential levy that would be adopted. This amount must be included in the tax budget.

Colerain Township
2026 Projected Fund Detail

ACCOUNT NUMBER	FUND DESCRIPTION	JAN. 1 BALANCE WITH 2026 EST. RECEIPTS	2026 PROJECTED EXPENDITURES	PROJECTED BALANCE 12/31/26
	Balance	\$ 3,318,543.00		
	Estimated Receipts	\$ 6,158,348.00		
1000	GENERAL	\$ 9,476,891.00	\$ 6,424,865.00	\$ 3,052,026.00
	Balance	\$ 162,536.00		
	Estimated Receipts	\$ 220,000.00		
2011	MOTOR VEHICLE LICENSE TAX	\$ 382,536.00	\$ 167,630.00	\$ 214,906.00
	Balance	\$ 564,873.00		
	Estimated Receipts	\$ 662,000.00		
2021	GASOLINE TAX	\$ 1,226,873.00	\$ 593,001.00	\$ 633,872.00
	Balance	\$ 878,809.00		
	Estimated Receipts	\$ 1,622,275.00		
2031	ROAD & BRIDGE	\$ 2,501,084.00	\$ 1,696,220.00	\$ 804,864.00
	Balance	\$ 1,232,878.00		
	Estimated Receipts	\$ 8,943,524.00		
2081	POLICE DISTRICT	\$ 14,375,788.00	\$ 12,423,877.00	\$ 1,951,911.00
	Balance	\$ 5,764,762.00		
	Estimated Receipts	\$ 14,735,339.00		
2111	FIRE DISTRICT	\$ 20,500,101.00	\$ 17,805,093.00	\$ 2,695,008.00
	Balance	\$ 310,344.00		
	Estimated Receipts	\$ 538,369.00		
2181	ZONING	\$ 848,713.00	\$ 538,369.00	\$ 310,344.00
	Balance	\$ 465,019.00		
	Estimated Receipts	\$ 574,200.00		
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	Balance	\$ 239,336.00		
	Estimated Receipts	\$ 127,000.00		
2261	LAW ENFORCEMENT TRUST	\$ 366,336.00	\$ 118,500.00	\$ 247,836.00
	Balance	\$ 4,203.00		
	Estimated Receipts	\$ 1,500.00		
2271	ENFORCEMENT & EDUCATION	\$ 5,703.00	\$ 2,000.00	\$ 3,703.00
	Balance	\$ 6.00		
	Estimated Receipts	\$ -		
2274	ARPA	\$ 6.00	\$ -	\$ 6.00
	Balance	\$ 4,392,921.00		
	Estimated Receipts	\$ 1,885,000.00		
2281	EMS SERVICE FEES	\$ 6,277,921.00	\$ 1,317,231.00	\$ 4,960,690.00
	Balance	\$ 225,225.00		
	Estimated Receipts	\$ 151,000.00		
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	Balance	\$ 28,887.00		
	Estimated Receipts	\$ 30,000.00		
2402	CDBG SIDEWALK ASSESSMENTS	\$ 58,887.00	\$ 30,000.00	\$ 28,887.00

Colerain Township
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	Balance	\$ 78,186.00		
	Estimated Receipts	\$ 45,000.00		
2902	RECYCLING INCENTIVE	\$ 123,186.00	\$ 117,609.00	\$ 5,577.00
	Balance	\$ 2,117,840.00		
	Estimated Receipts	\$ 480,000.00		
2903	TIF- TOWNE CENTER	\$ 2,597,840.00	\$ 212,000.00	\$ 2,385,840.00
	Balance	\$ 88,896.00		
	Estimated Receipts	\$ 135,000.00		
2904	TIF - DUKE	\$ 223,896.00	\$ 122,000.00	\$ 101,896.00
	Balance	\$ 86,421.00		
	Estimated Receipts	\$ 221,000.00		
2905	TIF - NORTHBRIDGE	\$ 307,421.00	\$ 162,000.00	\$ 145,421.00
	Balance	\$ 34,950.00		
	Estimated Receipts	\$ -		
2906	SIDEWALK WAIVER	\$ 34,950.00	\$ -	\$ 34,950.00
	Balance	\$ 50,192.00		
	Estimated Receipts	\$ -		
2907	TIF - DUNLAP GROVE	\$ 50,192.00	\$ -	\$ 50,192.00
	Balance	\$ 20,000.00		
	Estimated Receipts	\$ 100,000.00		
2908	CBDG	\$ 120,000.00	\$ 100,000.00	\$ 20,000.00
	Balance	\$ 178,274.00		
	Estimated Receipts	\$ 60,000.00		
2909	OPIOID SETTLEMENT FUND	\$ 238,274.00	\$ 60,000.00	\$ 178,274.00
	Balance	\$ 12,499.00		
	Estimated Receipts	\$ 41,000.00		
2910	TIF - ZILLIG	\$ 53,499.00	\$ 29,002.00	\$ 24,497.00
	Balance	\$ 163,965.00		
	Estimated Receipts	\$ 1,302,941.00		
2911	PARKS	\$ 1,466,906.00	\$ 1,302,941.00	\$ 163,965.00
	Balance	\$ 149,184.00		
	Estimated Receipts	\$ 308,701.00		
2912	COMMUNITY CENTER	\$ 457,885.00	\$ 308,701.00	\$ 149,184.00
	Balance	\$ 85,610.00		
	Estimated Receipts	\$ 173,900.00		
2913	TIF- ABBEYTOWN	\$ 259,510.00	\$ 97,560.00	\$ 161,950.00
	Balance	\$ 47,615.00		
	Estimated Receipts	\$ 76,200.00		
2914	TIF- HUNTERS RIDGE	\$ 123,815.00	\$ 88,400.00	\$ 35,415.00
	Balance	\$ 138,293.00		

Colerain Township
2026 Projected Fund Detail

ACCOUNT NUMBER	FUND DESCRIPTION	JAN. 1 BALANCE WITH 2026 EST. RECEIPTS	2026 PROJECTED EXPENDITURES	PROJECTED BALANCE 12/31/26
	Estimated Receipts	\$ 302,250.00		
2915	TIF- LAKE GLORIA	\$ 440,543.00	\$ 165,400.00	\$ 275,143.00
	Balance	\$ 88,580.00		
	Estimated Receipts	\$ 180,000.00		
2916	TIF- CROSEY MEADOWS	\$ 268,580.00	\$ 98,800.00	\$ 169,780.00
	Balance	\$ 89,319.00		
	Estimated Receipts	\$ 80,000.00		
2917	TIF- COPPER CREEK	\$ 169,319.00	\$ 29,800.00	\$ 139,519.00
	Balance	\$ -		
	Estimated Receipts	\$ -		
2918	TIF- POTTINGER	\$ -	\$ -	\$ -
	Balance	\$ -		
	Estimated Receipts	\$ -		
2919	TIF-STAVERMAN FARMS	\$ -	\$ -	\$ -
	Balance	\$ -		
	Estimated Receipts	\$ -		
2920	TIF- WAWA #1	\$ -	\$ -	\$ -
	Balance	\$ -		
	Estimated Receipts	\$ -		
2921	TIF- WYLER	\$ -	\$ -	\$ -
	Balance	\$ -		
	Estimated Receipts	\$ -		
2922	TIF- WAWA #2	\$ -	\$ -	\$ -
	Balance	\$ 51,931.00		
	Estimated Receipts	\$ 733,175.00		
3101	BOND RETIREMENT FIRE	\$ 785,106.00	\$ 733,175.00	\$ 51,931.00
	Balance	\$ 956,331.00		
	Estimated Receipts	\$ -		
4101	CAPITAL PROJECT- FIRE FUND	\$ 956,331.00	\$ -	\$ 956,331.00
	Balance	\$ 930.00		
	Estimated Receipts	\$ -		
4401	NSP FUNDS	\$ 930.00	\$ -	\$ 930.00
	Balance	\$ 198,791.00		
	Estimated Receipts	\$ 2,377,854.00		
6001	SELF INSURANCE	\$ 2,576,645.00	\$ 2,541,016.00	\$ 35,629.00
	TOTAL ESTIMATED RECEIPTS	\$ 42,644,428.00	\$ 48,405,308.00	
GRAND TOTALS		\$ 69,122,315.00	\$ 48,405,308.00	\$ 20,717,007.00

NOTICE OF PUBLIC HEARING

ON THE 2026 Tax BUDGET

Rev. Code Sec. 5705.30

Notice is hereby given that on the 10th day of June
2025, at 6 o'clock P M., a public hearing will be held on
the Budget prepared by the Courain Township Trustees
of Hamilton County, Ohio, for the next succeeding fiscal year ending December
31st 2026.

Such hearing will be held at the office of the Courain Township Government
Complex
4200 Springdale Road
Cincinnati, OH 45251

Township Trustees of Courain Township.

The State of Ohio, Hamilton County, ss.

The undersigned being duly sworn says that the notice, a copy of which is
Hereto attached, was given by publication not less than ten days previous to the
10th day of June, 2025, the day of hearing mentioned, in the
Cincinnati Enquirer a newspaper having general circulation in the
Cincinnati in Hamilton County

Sworn to before me and signed in my presence, this _____ day of

Printer's Fees, \$ 28.15



Hamilton County Auditor, Jessica Miranda
TAX BUDGET WORKSHEET

Fiscal Year 2026

Taxing District Colerain Township

Fiscal Officer Jeff Baker
Circle one: Township Fiscal Officer, Clerk/Treasurer, Director of Finance,
City Auditor

Telephone # 513.385.7500 Fax # na

Email Address: jbaker@colerain.org

In order to properly identify Local Government Fund revenues within the tax budget document, please complete the items below using your estimated receipts.

Local Government Fund:

County-LGF

612,559.00

State-LGF

0

TOTAL:

612,559.00

The local government fund received through the County should be entered on the line titled "Local Government" on the tax budget. If your district receives Local Government dollars directly from the State, enter this amount on the line above and in the tax budget on the line titled "State Shared Taxes and Permits". Cross out this title and change it to "LGF-State."

TAX BUDGET WORKSHEET

Update of LGF Alternative Formula

The Alternative formula approved in 2020 is based in part on varying statistical information of the taxing authority. It includes the current real property value, population, and lane miles. If you are updating population or lane miles, please do so in the space below.

*Population 59,239

** Lane Miles 116.033

* If you are updating population, please provide the documentation supporting your figure.

** If you are changing your current certification of lane miles, please provide this office with a copy of the new miles certified by the engineering firm used to survey the roads.

Tax Levy

List below any proposed tax levies to be placed on the ballot in 2025 for collection in 2026.

Please note if these levies are included in levy estimates in the tax budget document.

<u>Description</u>	<u>Millage</u>	<u>Add/Renew</u> <u>Replace</u>	<u># of Years</u>
Police Levy	2.3 mills	Additional	5 Years
1. _____			
2. _____			
3. _____			
4. _____			

If you have any questions on this form, or on the preparation of the tax budget, please contact Kim Conners at (513) 946-4213, with the Budget & Settlement Department of the Hamilton County Auditor.



Ohio Department of Transportation

Office of Technical Services

2024 Township Highway System Mileage Certification

Note: This form must be submitted to ODOT no later than March 1, 2025
or county mileage will be certified by default based on the best information available.

The total certified mileage at the end of Calendar Year 2023 for COLERAIN Township

in HAMILTON County was 116.033 miles

As certified by the Board of Township Trustees or reported by the Director of Transportation.
in accordance with the provisions specified in the Ohio Revised Code, Section 4501.04.

Consider all mileage changes that occurred in CY 2024 and determine the net increase or decrease in mileage.
Add the net change to the 2023 certified mileage above and fill in the new total below.

We the undersigned, hereby certify that as of December 31, 2024

the township was responsible for maintaining 116.033 miles of public roads.

[Signature]
Signature of Chairman of Board of Township Trustees

1-28-25
Date

[Signature]
Trustee Signature

1/28/2025
Date

[Signature]
Trustee Signature

JAN 28, 2025
Date

[Signature]
County Engineer Signature

Jan 16, 2025
Date

Comments:

Please return a completed, signed copy of this form along with proper documentation of any changes made to:

Ohio Department of Transportation

Office of Technical Services

Mail Stop #3210

1980 West Broad St. 2nd Floor

Columbus, Ohio 43223

Attn: Aaron Shvach (614) 466-5135 or aaron.shvach@dot.ohio.gov

Summary of 2024 ODOT Changes
for Roads in HAMILTON County,
Township 02 , COLERAIN

Certified Mileage for 2023 : 116.033 Miles

TWP	02	Route:	T	Route Name:	Change:	0.000
Reason For Change						

Total Changes: 0.000

Certified Mileage For: 2024 : 116.033 Miles

Total Population in Colerain Township, Hamilton County, Ohio is **59,239**

2020 Decennial Census

[View This Result](#)

2,870 Datasets, 46 Profiles

View: 10 25 50

Data

Decennial Census

P1 | RACE

[View All 4 Products](#)[Table](#) [Map](#) [Chart](#)

American Community Survey

DP05 | ACS Demographic and Housing Estimates

[View All 15 Products](#)[Table](#) [Map](#) [Chart](#)

American Community Survey

S0101 | Age and Sex

[View All 14 Products](#)[Table](#) [Map](#) [Chart](#)

American Community Survey

S0102 | Population 60 Years and Over in the United States

[View All 14 Products](#)[Table](#) [Map](#) [Chart](#)

American Community Survey

S0103 | Population 65 Years and Over in the United States

[View All 14 Products](#)[Table](#) [Map](#) [Chart](#)

American Community Survey

S0601 | Selected Characteristics of the Total and Native Populations in the United States

[View All 14 Products](#)[Table](#) [Map](#) [Chart](#)

American Community Survey

S0701 | Geographic Mobility by Selected Characteristics in the United States

[View All 14 Products](#)[Table](#) [Map](#) [Chart](#)

American Community Survey

S0801 | Commuting Characteristics by Sex

[View All 14 Products](#)[Table](#) [Map](#) [Chart](#)

American Community Survey

S0802 | Means of Transportation to Work by Selected Characteristics

[View All 14 Products](#)[Table](#) [Map](#) [Chart](#)

American Community Survey

S0901 | Children Characteristics

[View All 14 Products](#)[Table](#) [Map](#) [Chart](#)

County Subdivision

Colerain township, Hamilton County, Ohio

Total Population: 59,239

Median Household Income: \$71,919

Bachelor's Degree or Higher: 27.8%

Employment Rate: 63.9%

Total Housing Units: 24,621

Without Health Care Coverage: 5.3%

Total Households: 23,322

Hispanic or Latino (of any race): 1,984

[View Profile](#)

Related Searches

[Colerain township, Hamilton County, Ohio Business and Economy](#)[Colerain township, Hamilton County, Ohio Education](#)[Colerain township, Hamilton County, Ohio Employment](#)[Colerain township, Hamilton County, Ohio Families and Living Arrangements](#)[Colerain township, Hamilton County, Ohio Government](#)[Colerain township, Hamilton County, Ohio Health](#)[Colerain township, Hamilton County, Ohio Housing](#)[Colerain township, Hamilton County, Ohio Income and Poverty](#)[Colerain township, Hamilton County, Ohio Populations and People](#)[Colerain township, Hamilton County, Ohio Race and Ethnicity](#)[Help improve our search](#)



Ohio and Kentucky

GANNETT

AFFIDAVIT OF PUBLICATION

Glenna Carter
Colerain Township Administration
4200 Springdale Rd
Cincinnati OH 45251-1419

STATE OF WISCONSIN, COUNTY OF BROWN

The Enquirer, a newspaper printed in Cincinnati, Ohio and published in Cincinnati, in Hamilton County, Ohio, and of general circulation in said county, and as to the Kentucky Enquirer published in Ft. Mitchell, Kenton County, Kentucky, Who being duly sworn, deposes and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper times, once in each issue dated as follows:

05/16/2025

and that the fees charged are legal.
Sworn to and subscribed before on 05/16/2025

Notice of Public Hearing on the 2026 tax budget. Notice is hereby given that on the 10th day of June, at 6:00 PM, a public hearing will be held on the Budget prepared by the Colerain Township Trustees of Hamilton County, Ohio, for the next succeeding fiscal year ending December 31, 2026. Such hearing will be at the Colerain Township Government Complex, 4200 Springdale Road, Cincinnati, OH 45251. CIN, May 16, '25 #11315316

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$28.15

Tax Amount: \$0.00

Payment Cost: \$28.15

Order No: 11315316

Customer No: 1050995

PO #: BC23-2025

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

AMY KOKOTT
Notary Public
State of Wisconsin

Colerain Township
2026 Projected Fund Detail

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	Estimated Receipts	\$ 135,000.00		
2904	TIF - DUKE	\$ 223,896.00	\$ 122,000.00	\$ 101,896.00
	Balance	\$ 86,421.00		
	Estimated Receipts	\$ 221,000.00		
2905	TIF - NORTHRIDGE	\$ 307,421.00	\$ 162,000.00	\$ 145,421.00
	Balance	\$ 34,950.00		
	Estimated Receipts	\$ -		
2906	SIDEWALK WAIVER	\$ 34,950.00	\$ -	\$ 34,950.00
	Balance	\$ 50,192.00		
	Estimated Receipts	\$ -		
2907	TIF - DUNLAP GROVE	\$ 50,192.00	\$ -	\$ 50,192.00
	Balance	\$ 20,000.00		
	Estimated Receipts	\$ 100,000.00		
2908	CBDG	\$ 120,000.00	\$ 100,000.00	\$ 20,000.00
	Balance	\$ 178,274.00		
	Estimated Receipts	\$ 60,000.00		
2909	OPIOID SETTLEMENT FUND	\$ 238,274.00	\$ 60,000.00	\$ 178,274.00
	Balance	\$ 12,499.00		
	Estimated Receipts	\$ 41,000.00		
2910	TIF - ZILLIG	\$ 53,499.00	\$ 29,002.00	\$ 24,497.00
	Balance	\$ 163,965.00		
	Estimated Receipts	\$ 1,302,941.00		
2911	PARKS	\$ 1,466,906.00	\$ 1,302,941.00	\$ 163,965.00
	Balance	\$ 149,184.00		
	Estimated Receipts	\$ 308,701.00		
2912	COMMUNITY CENTER	\$ 457,885.00	\$ 308,701.00	\$ 149,184.00
	Balance	\$ 85,610.00		
	Estimated Receipts	\$ 173,900.00		
2913	TIF- ABBEYTOWN	\$ 259,510.00	\$ 97,560.00	\$ 161,950.00
	Balance	\$ 47,615.00		
	Estimated Receipts	\$ 76,200.00		
2914	TIF- HUNTERS RIDGE	\$ 123,815.00	\$ 88,400.00	\$ 35,415.00
	Balance	\$ 138,293.00		

Colerain Township
2026 Projected Fund Detail

ACCOUNT NUMBER	FUND DESCRIPTION	JAN. 1 BALANCE WITH 2026 EST. RECEIPTS	2026 PROJECTED EXPENDITURES	PROJECTED BALANCE 12/31/26
	Estimated Receipts	\$ 302,250.00		
2915	TIF- LAKE GLORIA	\$ 440,543.00	\$ 165,400.00	\$ 275,143.00
	Balance	\$ 88,580.00		
	Estimated Receipts	\$ 180,000.00		
2916	TIF- CROSLY MEADOWS	\$ 268,580.00	\$ 98,800.00	\$ 169,780.00
	Balance	\$ 89,319.00		
	Estimated Receipts	\$ 80,000.00		
2917	TIF- COPPER CREEK	\$ 169,319.00	\$ 29,800.00	\$ 139,519.00
	Balance	\$ -		
	Estimated Receipts	\$ -		
2918	TIF- POTTINGER	\$ -	\$ -	\$ -
	Balance	\$ -		
	Estimated Receipts	\$ -		
2919	TIF-STAVERMAN FARMS	\$ -	\$ -	\$ -
	Balance	\$ -		
	Estimated Receipts	\$ -		
2920	TIF- WAWA #1	\$ -	\$ -	\$ -
	Balance	\$ -		
	Estimated Receipts	\$ -		
2921	TIF- WYLER	\$ -	\$ -	\$ -
	Balance	\$ -		
	Estimated Receipts	\$ -		
2922	TIF- WAWA #2	\$ -	\$ -	\$ -
	Balance	\$ 51,931.00		
	Estimated Receipts	\$ 733,175.00		
3101	BOND RETIREMENT FIRE	\$ 785,106.00	\$ 733,175.00	\$ 51,931.00
	Balance	\$ 956,331.00		
	Estimated Receipts	\$ -		
4101	CAPITAL PROJECT- FIRE FUND	\$ 956,331.00	\$ -	\$ 956,331.00
	Balance	\$ 930.00		
	Estimated Receipts	\$ -		
4401	NSP FUNDS	\$ 930.00	\$ -	\$ 930.00
	Balance	\$ 198,791.00		
	Estimated Receipts	\$ 2,377,854.00		
6001	SELF INSURANCE	\$ 2,576,645.00	\$ 2,541,016.00	\$ 35,629.00
	TOTAL ESTIMATED RECEIPTS	\$ 42,644,428.00	\$ 49,455,308.00	
GRAND TOTALS		\$ 70,217,807.00	\$ 49,455,308.00	\$ 20,762,499.00

NOTICE OF PUBLIC HEARING

ON THE 2026 Tax BUDGET

Rev. Code Sec. 5705.30

Notice is hereby given that on the 10th day of June
2025, at 6 o'clock P M., a public hearing will be held on
the Budget prepared by the Courain Township Trustees
of Hamilton County, Ohio, for the next succeeding fiscal year ending December
31st 2026.

Such hearing will be held at the office of the Courain Township Government
Complex
4200 Springdale Road
Cincinnati, OH 45251

Township Trustees of Courain Township.

The State of Ohio, Hamilton County, ss.

The undersigned being duly sworn says that the notice, a copy of which is
Hereto attached, was given by publication not less than ten days previous to the
10th day of June, 2025, the day of hearing mentioned, in the
Cincinnati Enquirer a newspaper having general circulation in the
Cincinnati in Hamilton County

Sworn to before me and signed in my presence, this _____ day of _____

Printer's Fees, \$ 28.15



Hamilton County Auditor, Jessica Miranda
TAX BUDGET WORKSHEET

Fiscal Year 2026

Taxing District Colerain Township

Fiscal Officer Jeff Baker
Circle one: Township Fiscal Officer, Clerk/Treasurer, Director of Finance,
City Auditor

Telephone # 513.385.7500 Fax # na

Email Address: jbaker@colerain.org

In order to properly identify Local Government Fund revenues within the tax budget document, please complete the items below using your estimated receipts.

Local Government Fund:

County-LGF 612,559.00

State-LGF 0

TOTAL: 612,559.00

The local government fund received through the County should be entered on the line titled "Local Government" on the tax budget. If your district receives Local Government dollars directly from the State, enter this amount on the line above and in the tax budget on the line titled "State Shared Taxes and Permits". Cross out this title and change it to "LGF-State."

TAX BUDGET WORKSHEET

Update of LGF Alternative Formula

The Alternative formula approved in 2020 is based in part on varying statistical information of the taxing authority. It includes the current real property value, population, and lane miles. If you are updating population or lane miles, please do so in the space below.

*Population	<u>59,239</u>
**Lane Miles	<u>116.033</u>

* If you are updating population, please provide the documentation supporting your figure.

** If you are changing your current certification of lane miles, please provide this office with a copy of the new miles certified by the engineering firm used to survey the roads.

Tax Levy

List below any proposed tax levies to be placed on the ballot in 2025 for collection in 2026.

Please note if these levies are included in levy estimates in the tax budget document.

<u>Description</u>	<u>Millage</u>	<u>Add/Renew</u> <u>Replace</u>	<u># of Years</u>
1. Police Levy	2.9 mills	Additional	5 years
2.			
3.			
4.			

If you have any questions on this form, or on the preparation of the tax budget, please contact Kim Connors at (513) 946-4213, with the Budget & Settlement Department of the Hamilton County Auditor.



Ohio Department of Transportation

Office of Technical Services

2024 Township Highway System Mileage Certification

Note: This form must be submitted to ODOT no later than March 1, 2025 or county mileage will be certified by default based on the best information available.

The total certified mileage at the end of Calendar Year 2023 for COLERAIN Township

in HAMILTON County was 116.033 miles

As certified by the Board of Township Trustees or reported by the Director of Transportation.
in accordance with the provisions specified in the Ohio Revised Code, Section 4501.04.

Consider all mileage changes that occurred in CY 2024 and determine the net increase or decrease in mileage.
Add the net change to the 2023 certified mileage above and fill in the new total below.

We the undersigned, hereby certify that as of December 31, 2024

the township was responsible for maintaining 116.033 miles of public roads.

[Signature]
Signature of Chairman of Board of Township Trustees

1-28-25
Date

[Signature]
Trustee Signature

1/28/2025
Date

[Signature]
Trustee Signature

Jan 28, 2025
Date

[Signature]
County Engineer Signature

Jan 16, 2025
Date

Comments:

Please return a completed, signed copy of this form along with proper documentation of any changes made to:

Ohio Department of Transportation
Office of Technical Services
Mail Stop #3210

1980 West Broad St. 2nd Floor
Columbus, Ohio 43223

Attn: Aaron Shvach (614) 466-5135 or aaron.shvach@dot.ohio.gov

Summary of 2024 ODOT Changes
for Roads in HAMILTON County,
Township 02 , COLERAIN

Certified Mileage for 2023 : 116.033 Miles

TWP	02	Route:	T	Route Name:	Change:	0.000
Reason For Change						
Total Changes:						0.000

Certified Mileage For: 2024 : 116.033 Miles

Total Population in Colerain Township, Hamilton County, Ohio is 59,239

2020 Decennial Census

[View This Result](#)

2,870 Datasets, 46 Profiles

View: 10 25 50

Data

Decennial Census

P1 | RACE

[View All 4 Products](#)

[Table](#) [Map](#) [Chart](#)

American Community Survey

DP05 | ACS Demographic and Housing Estimates

[View All 15 Products](#)

[Table](#) [Map](#) [Chart](#)

American Community Survey

S0101 | Age and Sex

[View All 14 Products](#)

[Table](#) [Map](#) [Chart](#)

American Community Survey

S0102 | Population 60 Years and Over in the United States

[View All 14 Products](#)

[Table](#) [Map](#) [Chart](#)

American Community Survey

S0103 | Population 65 Years and Over in the United States

[View All 14 Products](#)

[Table](#) [Map](#) [Chart](#)

American Community Survey

S0601 | Selected Characteristics of the Total and Native Populations in the United States

[View All 14 Products](#)

[Table](#) [Map](#) [Chart](#)

American Community Survey

S0701 | Geographic Mobility by Selected Characteristics in the United States

[View All 14 Products](#)

[Table](#) [Map](#) [Chart](#)

American Community Survey

S0801 | Commuting Characteristics by Sex

[View All 14 Products](#)

[Table](#) [Map](#) [Chart](#)

American Community Survey

S0802 | Means of Transportation to Work by Selected Characteristics

[View All 14 Products](#)

[Table](#) [Map](#) [Chart](#)

American Community Survey

S0901 | Children Characteristics

[View All 14 Products](#)

[Table](#) [Map](#) [Chart](#)

County Subdivision

Colerain township, Hamilton County, Ohio

Total Population: 59,239

Median Household Income: \$71,919

Bachelor's Degree or Higher: 27.8%

Employment Rate: 63.9%

Total Housing Units: 24,621

Without Health Care Coverage: 5.3%

Total Households: 23,322

Hispanic or Latino (of any race): 1,984

[View Profile](#)

Related Searches

Colerain township, Hamilton County, Ohio Business and Economy

Colerain township, Hamilton County, Ohio Education

Colerain township, Hamilton County, Ohio Employment

Colerain township, Hamilton County, Ohio Families and Living Arrangements

Colerain township, Hamilton County, Ohio Government

Colerain township, Hamilton County, Ohio Health

Colerain township, Hamilton County, Ohio Housing

Colerain township, Hamilton County, Ohio Income and Poverty

Colerain township, Hamilton County, Ohio Populations and People

Colerain township, Hamilton County, Ohio Race and Ethnicity

[Help improve our search](#)



Ohio and Kentucky

GANNETT

AFFIDAVIT OF PUBLICATION

Glenna Carter
Colerain Township Administration
4200 Springdale Rd
Cincinnati OH 45251-1419

STATE OF WISCONSIN, COUNTY OF BROWN

The Enquirer, a newspaper printed in Cincinnati, Ohio and published in Cincinnati, in Hamilton County, Ohio, and of general circulation in said county, and as to the Kentucky Enquirer published in Ft. Mitchell, Kenton County, Kentucky, Who being duly sworn, deposes and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper times, once in each issue dated as follows:

05/16/2025

and that the fees charged are legal.

Sworn to and subscribed before on 05/16/2025

Notice of Public Hearing on the 2026 tax budget. Notice is hereby given that on the 10th day of June, at 6:00 PM, a public hearing will be held on the Budget prepared by the Colerain Township Trustees of Hamilton County, Ohio, for the next succeeding fiscal year ending December 31, 2026. Such hearing will be at the Colerain Township Government Complex, 4200 Springdale Road, Cincinnati, OH 45251.
CIN, May 16, '25 #11315316

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$28.15

Tax Amount: \$0.00

Payment Cost: \$28.15

Order No: 11315316

Customer No: 1050995

PO #: BC23-2025

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

AMY KOKOTT
Notary Public
State of Wisconsin

CONSENT ITEMS

Department: Fire
Department Director: Allen Walls, Fire Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

Promotion - Fire Captain - Department of Fire and EMS - Lieutenant Eric Reifenberger - \$36.35 per hour
Recommend approval of all consent items.

Rationale:
The recommendation to promote Lieutenant Eric Reifenberger to the position of Fire Captain in the Operations Bureau is to fill a current vacancy. Contingent upon the adoption of the motion to promote Lieutenant Eric Reifenberger, Lt. Eric Reifenberger would assume the role of Fire Captain at an hourly rate of \$36.35, effective July 20, 2025.

CONSENT ITEMS

Department: Fire
Department Director: Allen Walls, Fire Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

Promotion - Full-Time Firefighter/Paramedic - Department of Fire and EMS - Gavyn Ripley - \$22.56 per hour
Recommend approval of all consent items.

Rationale:

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:

- Gavyn Ripley

The wage for this job is \$22.56 per hour. Upon Board approval, Gavyn would be eligible to begin work on June 20, 2025.

CONSENT ITEMS

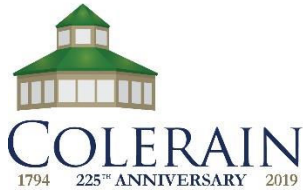
Department: Public Services
Department Director: Tiphannie Mays, Assistant Administrator

Strategic Plan Goal: Strategic Goal #5: Continuously Improve the Operations of the Township

New Hire - Maintenance Worker - Public Services - Alex Geiser - \$20.76
Recommend approval of all consent items.

Rationale:
The position of Maintenance Worker was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Alex Geiser.

The wage for this job is \$20.76 per hour for 40 hours per week. Contingent upon Board approval, they would be eligible to begin work on July 9, 2025.



NEW HIRE AUTHORIZATION

TO BE COMPLETED BY HUMAN RESOURCES

- ☐ New position - Date of Trustee Approval
☐ Reconfiguration of position - Date of Trustee Approval
☒ Replacement existing vacancy

Job Code: 160 Position Number:

Status: ☒ Full Time ☐ Permanent ☐ FLSA Exempt ☐ CBA Position
☐ Part Time ☐ Temporary/Seasonal ☐ FLSA Non-Exempt ☐ Non-CBA Position

TO BE COMPLETED BY HIRING DEPARTMENT HEAD

Employee name: Alex Geiser

Hourly rate: \$20.76 Employee Supervisor: Chris Sellman

Min/Max hours/week: 40hrs/week

Proposed start date: 7/9/2025 Eligibility Date:

Tentative schedule of hours: Monday-Friday 6:30am – 3:00pm

Does this position supervise staff? ☐ Yes ☒ No

Comments: Interviewers: Tawanna Molter, Chris Sellman, Geoff Payne, Todd Bandy, Douglas Rieman

Department Head Name: Tawanna Molter

Signature: Date: 6/30/2025

TO BE COMPLETED BY THE TOWNSHIP ADMINISTRATOR

The Colerain Township Administrator conditionally approves this hire. This hire shall be fully effective after approval by the Board of Trustees at the next possible Trustee meeting. The employee will be required to serve a probationary period, as defined by the Township Policy Manual or Collective Bargaining Agreement.

For hiring purposes, the employees first eligible start date, pending completion of all necessary background checks, physicals, and drug tests is:

Administrator Signature: Date:

JOB POSTING INFORMATION – TO BE COMPLETED BY HUMAN RESOURCES

The Position was posted on the following locations:

- ☒ Township Website
- ☐ Internal Bulletin Board
- ☐ Social media
 - ☐ Facebook
 - ☐ LinkedIn
 - ☐ Twitter
 - ☐ Other
- ☐ Newspapers
- ☐ Other job boards

Hiring Process Timeline:

Date of initial posting: 12/13/2024

Date posting closed: 6/31/2025

Interview Committee: Tawanna Molter, Chris Sellman, Roger Krebs

Interview date: 6/25/2025 Number of applications: 28

Number of candidates interviewed: 3

CONSENT ITEMS

Department: Administration
Department Director: Tiphonie Mays, Assistant Administrator

Strategic Plan Goal: Strategic Goal #5: Continuously Improve the Operations of the Township

Contract - Health Works - Flu Shot/Biometric Screening - \$225 - No Exp
Recommend approval of all consent items.

Rationale:

The attached agreement with Health Works is for employee flu shots and biometric screenings.



Proposal for Colerain Township



Thank you for partnering with HealthWorks for your company's wellness solutions.

Enclosed you will find the following documents:

1. **Service Estimate** - List of Services and Applicable Pricing (acceptance required). This ***quote is based on an estimated number of participants and subject to change***. Note: the following additional fees *may* apply based on the scope of the project: Staff fee (over/under staffing or not meeting minimum participation requirement) and/or Travel fees, *if applicable*.
2. **Service Agreement** - A description and terms of services. Please take a moment to review, some additional fees may apply and will be outlined in this agreement (acceptance required).
3. **Eligibility Template** - If an eligibility template is required, your account manager will notify you.

SERVICE ESTIMATE

Service Estimate	Price	QTY	How Billed	Subtotal
Biometric Screening - (10-24 screening participants) If an event, defined as a separate trip for HealthWorks, happens to fall below 25 participants screened onsite, a minimum site fee will be billed to the client.	\$150.00	1	Flat Fee	\$150.00
Biometric Screening-Finger Stick w/ A1-C - ANTHEM HealthWorks will file the biometric screening directly with height, weight, waist, BMI and A1C. HealthWorks will file as preventive claim with Anthem for all participants on the company plan. We will bill the client for rejected claims & non-enrolled employees at a rate of \$68 per participant.	\$0.00	15	Per Participant	\$0.00
Flu Shot - (filed as preventive claim) - Anthem HealthWorks will invoice Anthem for all participants on the Anthem plan. We can bill Anthem, Humana, and MMO plans if the participants provide their insurance card. We will bill client for rejected claims and those on other health plans at a rate of \$38/shot.	\$0.00	17	Per Participant	\$0.00
Flu Shot - (non-covered members) We can bill Anthem, Humana, and MMO plans if the participants provide their insurance card. We will bill client for rejected claims and those on other health plans.	\$38.00	0	Per Participant	\$0.00
Flu Shot - Additional Fee <25 shots/hour (if applicable) If an event has less than 25 shots per hour scheduled consecutively, there will be a site fee added on. \$75 per nurse per hour.	\$75.00	1	Per Hour	\$75.00
Cancellation Fee (Within 3 days of event)	\$500.00	0	Flat Fee	\$0.00

Service Estimate	Price	QTY	How Billed	Subtotal
Cancellation Fee (Within 7 days of event)	\$300.00	0	Flat Fee	\$0.00
				\$225.00

Total \$225.00

SERVICE AGREEMENT

Before we get started you need to:

1. Review the HealthWorks Service Agreement (and initial where prompted)
2. Sign below to accept this Proposal and the HealthWorks Agreements

Event Details

- Staff will arrive 30-45 minutes prior to event start time to get the room set-up. Please make sure there is a table, 2 chairs, a trash can and an electrical outlet for each screening station.
- Client is responsible for monitoring event signups. To avoid over-staffing charges, client must notify HealthWorks at least 8 business days prior to the screening if the estimated number of signups has decreased by more than 10%. Failure to do so will result in a \$75/hour/extra staff member charge to cover idle screener time. Idle screener time is defined as any time that a screener is processing fewer than 6 participants per hour (calculated from the difference between the projected participation and the actual participation).

<u>Event Date</u>	<u>Location</u>	<u>Estimated Participants</u>	<u>Event Time</u>
10/30/25	Biometrics - Room TBD	15	7:00am-10:00am
10/30/25	Flu - Room TBD	17	7:30am-8:30am

Services to be rendered

Staffing: HealthWorks will provide adequate staff for conducting biometric health screenings and/or health awareness programming as described in the original proposal.

Event Communications: The event schedule and Marketing toolkit will be sent from HealthWorks **one month prior to the event**, *given that HealthWorks has received a signed contract & Eligibility List*.

Appointment Scheduling: Online scheduling provided for appointment bookings. Note, if a paper schedule is needed, client will be responsible for entering the names into the online tool. Client will submit all appointments to HealthWorks via the online scheduler or provide us with a typed Excel spreadsheet no later than 8 business days prior to the scheduled screening date. A \$150 charge will be added for schedules not provided to HealthWorks 8 business days prior to the event.

Aggregate Reporting will be made available 4 weeks after the last screening event. Note, there must be at least 25 participants in order to receive this report. Additional reporting requests are billed at \$50/hr.

Results delivery

Fingerstick results are available immediately and will also be viewable within our portal within 3-5 business days.

Venipuncture results will be available on the HealthWorks portal within 1-2 business days of the screening event.

Offsite screening, *if applicable to your program* (LabCorp or Physician Visit). Please allow 7 business days of our receiving their data to appear in the portal.

Terms and Obligations

Minimums:

- 25 Participation Minimums (must be scheduled consecutively). See additional fees for reduced participation.

Cancellation Policy:

- A \$100 cancellation fee will be charged if canceled after a signed agreement, which helps cover the coordination, scheduling and administration efforts.
- A \$300 cancellation fee will be charged for all screening events cancelled within 7 days of the confirmed date.
- A \$500 cancellation fee will be charged for all screening events cancelled within 3 days of the confirmed date.
- Change of screening date: Client understands that HealthWorks cannot guarantee a specific date if Client needs to change the date of a scheduled event. If HealthWorks needs to send staff from a different region to accommodate new date as the results of the client changing original date, then additional travel fees may apply.

Potential added Fees:

- **Early Start/Late End:** For screening events with start times on or before 6:30am – OR – end times on or after 6:00pm, a \$50 fee will be charged per HealthWorks staff member.
- **Weekend Fee:** an additional \$50 per HealthWorks staff member will be charged for weekend screenings.'
- **Shipping:** Costs associated with shipping supplies to job sites (as applicable) will be billed directly to client.
- **Consecutive appointments:** Client is responsible for monitoring event signups. To avoid overstaffing charges, client must notify HealthWorks at least 8 days prior to the screening if the estimated number of signups has decreased by more than 10%. Failure to do so will result in a \$75/hour/extra staff member charge to cover idle screener time. Idle screener time is defined as any time that a screener is processing fewer than 6 participants per hour (calculated from the difference between the projected participation and the actual participation).
- **Minimum Participation:** Minimum required is 25 participants scheduled consecutively. For participation of 1-9, there will be a \$300 site fee and 10-24, there will be a \$150 site fee. *Note: participants who elect biometrics only (ht., wt., waist, BP) will NOT be applied to the minimum requirement.*
- **Offsite Screening (Physician or LabCorp):** (If applicable) Collection fees in addition to the screening costs apply for off-site screenings (LabCorp \$22 collection fee plus screening cost, Physician \$13). Set up fees will apply for PCP only campaign clients. Client understands that all employees and spouses screened via LabCorp or Primary Care Physician will have their biometric information processed – and personal reports created -- by HealthWorks within 7 business days of our receiving their data

Potential added Fees (continued):

- **Travel/mileage:**
 - Parking fees will be invoiced to the client
 - HealthWorks will invoice the Client for total mileage for any job that is ≥ 80 miles, roundtrip from the closest HealthWorks regional offices. Current IRS Standard Mileage Rate.
 - Cincinnati 45242
 - Columbus 43031
 - Cleveland 44133
 - Toledo 43620
- **Staff Travel Fees:**
 - A half day travel charge of \$125/staff member will be charged for jobs requiring one-way travel of 80-100 miles.
 - A full day travel charge of \$250/staff member will be charged for jobs requiring one-way travel of 100+ miles.
- **Hotel Charges**
 - Hotels charges will be billed directly to client (Note, this does not include incidentals)
 - Pre-event: as required for jobs with travel and a start time before 8:30am
 - Post-event: as required (to be determined by HealthWorks and agreed upon by Client prior to contract finalization)

Insurance:

- **Professional and Liability Insurance** will be maintained by HealthWorks. A copy of our policies will be provided upon request

Uninsured / Rejected Claims:

- HealthWorks will invoice Client for any rejected claims and/or for participants not covered under Client's health insurance plan.
- HealthWorks will file claims for biometric screenings for participants covered by your company's health plan only. Exceptions can be made for Third Party Administrators. Approved carriers are Anthem and Medical Mutual. However, HealthWorks cannot send claims to Medical Mutual at an Anthem event and vice versa. If a participant is not on your specific plan, he/she will have to self-pay at the time of service. Your company can also choose to have all uninsured participants direct billed. It is the client's responsibility to communicate to your screening participants if they are to self-pay at the time of screening. Failure to do so will result in a direct bill to your company. HealthWorks is not approved to send Medicare/Medicaid claims.

Payment Terms: Net 30. A late fee of 2% per month on outstanding balances after due date will apply.

Privacy:

- HealthWorks agrees to keep all the information obtained from the health risk screens confidential and to comply with all applicable laws regarding such information.

Colerain Township

Signature:

Name:

Title:

Date:

HealthWorks

Signature:

Denise Flickner

Name: Denise Flickner

Title: Founder & CEO

Date: 06 / 18 / 2025

CONSENT ITEMS

Department: Administration
Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #4: Expand Recreational Opportunities for all Ages

Contract - Gardner Street - Appraisal
Recommend approval of all consent items.

Rationale:
The attached agreement is for appraisal services at a Dravo Park.



June 30, 2025

Ms. Tiphonie Mays, CPRP
Assistant Township Administrator
Colerain Township
4200 Springdale Road
Colerain Township, OH 45251
tmays@colerain.org

Re: Letter of Agreement for Professional Appraisal Services for
**Property located at Colerain Township Park Land – E. Miam River Road, Cincinnati, Hamilton County,
OH 45247. Parcel ID # 510-0410-0033-90**

Dear Ms. Mays,

Thank you for contacting us for your commercial real estate valuation needs. In accordance with your request for an independent opinion of the market value of the above referenced property we are submitting to you this Letter of Agreement. Our report and analysis will follow the current addition of the Uniform Standard of Professional Appraisal Practices (USPAP). Furthermore, we will analyze the property in a manner that is typical and customary in the market. Please find below our estimate of costs and timing regarding this assignment.

Summary of Scope of Work – Appraisal Report

Client(s)	Colerain Township
Intended User(s)	Colerain Township
Intended Use	Internal Valuation
Type of Opinion(s)	“As Is” Fee Simple – Market Value
Effective Date	Q3 2025

Description of Property and Fees

Property	Colerain Township Park Land E. Miam River Road Cincinnati, Hamilton County, OH 45247 Parcel ID # 510-0410-0033-90
Fee & Delivery	<u>Option One - Standard</u> Fee: \$2,500 Delivery: 3-4 weeks from receiving this signed engagement letter. <u>Option Two – Rush</u> Fee: \$5,000 Delivery: On or before July 8, 2025, if we receive this signed engagement letter <u>by 5:00pm, Tuesday, July 1.</u>
Payment Due	Upon Receipt of Invoice
Delivery of Information	We will provide you with electronic delivery of our results in a PDF file format.
Assignment Conditions	Standard Assumptions and Limiting Conditions
Extraordinary Assumptions	None noted
Hypothetical Conditions	None noted
Type of Analysis	Restricted Appraisal Report

Our invoices are due when you receive them. We may bill you on an interim basis prior to completion of the engagement. Invoices not paid within 30 days of receipt are subject to a monthly charge of 1.5% (18.0% APR) of the unpaid balance. Payment for services is expected within 30 days from the date of invoice.

If for any reason this assignment is canceled our fee will be pro-rated based upon our time spent at an hourly rate of \$425 per hour. If additional professional services are required beyond the scope of this agreement, an hourly rate of \$425 per hour will apply unless another mutual agreement is reached between our firms as indicated by a separate letter of agreement.

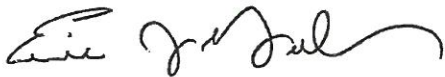
The ability for us to complete the assignment on a timely basis is based on our receipt of pertinent information (see attached checklist), having access to tour the property, and being able to converse with parties who are familiar with specific items relating to the property and/or income and expense data.

The report will be subject to various Underlying Assumptions and Limiting Conditions, these to be stated at the beginning of the report, with an example of the typical items attached herein. By executing this agreement, it is implied that the user of the report has full understanding and knowledge that the analysis and conclusions will be subject to these Underlying Assumptions and Limiting Conditions.

We trust this describes the assignment and provides the information you need. Please acknowledge and complete the information below with the complete contact information of the party that will be responsible for payment. The laws of the State of Ohio shall govern this letter of agreement.

In the meantime, if you have any questions, please feel free to contact me at egardner@gscreg.com or 513.543.9992 (mobile). We look forward to working with you on this assignment.

Sincerely,
Gardner Street Commercial Real Estate Group LLC



Eric J. Gardner, MAI, CCIM
President, Partner

GS File # 25-2883

Agreement accepted and acknowledged by:

Printed Name: JWF Weckbach

Title: Administrator

Company: Colesain Township

Exact Name of Entity Responsible for Payment: Colesain Township

Complete Address (Physical Address is Required When Using a Post Office Box):

4200 Springdale Rd.

Cincinnati, OH 45251

Office Phone: 513-385-7500

Mobile Phone: 513-923-5016

Email: JWECKBACH@COLERAINE.ORG

Signature:  Date: 7/1/25