

Minutes

September 23, 2025

1. **Opening of Meeting**

Ms Ulrich called the meeting to order at 6:00pm.
All trustees and the fiscal officer were present.

2. **Pledge of Allegiance**

All recited the Pledge of Allegiance

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

4. **Approval of Minutes**

Mr Baker recommended a motion for the approval of minutes from the board of trustees meeting on 9-9-25.
Motion Mr Unger, Seconded Mr Wahlert
All voted Yes. Minutes approved.

5. **Public Hearings**

a. **Public Hearing - Taylor Glen Lighting District**

This public hearing is required to take place within thirty days of receipt of petitions by the Board of Trustees. Petitions were received at the August 26, 2025 Board Meeting.
This public hearing is required before action can be taken.

Motion to open the public hearing Mr Wahlert, Seconded Ms Ulrich
All voted Yes. Public hearing opened.
Mr Conover swore in all those who wished to speak.

Carrie Davis - She thanked the board for this initiative.

Motion to close public hearing Mr Wahlert, Seconded Ms Ulrich
All voted Yes. Public hearing closed.

6. **Citizens Address**

Bob Thinnies - He spoke about positive things the township is doing. He said lighting is the most efficient way to fight crime. He talked about the "broken window" theory. He suggested increasing zoning to help reduce crime. He complimented Dan Unger for helping get a section of Pippin cleaned up. He asked if homeowners can be cited for infractions.





Steve Schnebeli - He asked if there would be discussion on WaWa tonight. He said he thinks the trustees are responsible for the legal input for zoning.

Carrie Davis - She talked about a flea market at the back of Northgate Mall. She talked about the location of the pot dispensary. She thinks we are attracting blight in Groesbeck. She said her grand kids love the rock (Heritage Park).

7. Administrative Reports

Motion to waive attorney client privilege on legal opinion for WaWa (mound) Ms Ulrich,
Seconded Mr Unger

Discussion:

Mr Wahlert - Would it just waive privilege on that one document?

Mr Unger - that came at 8:39 this morning. Thank you for getting it to us.

Mr Conover - In general it's protected, confidential information. The unique thing is the client is the board of trustees. I have no concerns about releasing it.

Mr Wahlert - Is it a majority vote or do all three of us have to approve it?

Mr Conover - It's a majority vote.

Mr Unger - I think it's a fine idea to put it out there in a conspicuous place. One of the issues here in Colerain is people take snippets out of a report. And, relying on social media is not reliable.

All voted Yes. Motion approved.

8. Trustees' Report

Mr Unger - He spoke about how TIF's actually work. He mentioned the school district is taken care of. He mentioned we just released over \$300,000 to the school district. He spoke about the play structure (Rock) at Heritage Park. He mentioned WiFi at our parks.

Ms Ulrich - She mentioned the Recycle Day coming up this weekend. She mentioned hefty recycle bags. She talked about the grant we received for the "Rock" at Heritage Park. She thanked Mr Thinnes for his comments.

Mr Wahlert - He spoke about property maintenance enforcement. He mentioned the play structure at Heritage Park. He said it came directly from a grant and not township dollars. He said there is a lot of potential for outside development at Heritage Park. He reminded everyone that "Cans to Care" will be at the recycle day.

9. New Business

Public Safety

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a. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #108-25.

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

2538 Berthbrook Dr. 510-0044-0094-00
2550 Berthbrook Dr. 510-0044-0093-00
3396 Bluerock Rd. 510-0081-0202-00
2838 Brampton Dr. 510-0041-0437-00
3760 Brockton Dr. 510-0101-0332-00
9797 Colerain Ave. 510-0103-0261-00
3252 Deshler Dr. 510-0102-0170-00
3187 Elkhorn Dr. 510-0052-0477-00
3193 Elkhorn Dr. 510-0052-0478-00
10123 Manistee Way. 510-0041-0479-00
10013 Marino Dr. 510-0041-0053-00
10092 Menominee Dr. 510-0041-0450-00
6576 Newbridge Dr. 510-0081-0155-00
8268 Sandy Ln. 510-0090-0098-00
10165 Season Dr. 510-0113-0075-00
2848 Sheldon Ave. 510-0071-0119-00
10242 Springknob Ct. 510-0042-0204-00
3269 Warfield Ave. 510-0090-0105-00
3084 West Galbraith Rd. 510-0060-0040-00

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

Motion Mr Unger, Seconded Mr Wahlert

No discussion.

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

Resolution passed.

b. Resolution Declaring a Junk Motor Vehicle - 2505 Byrneside Dr. - 1 of 5

Chief Cordie recommended ADOPTION of Resolution #109-25.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2505 Byrneside Dr. Cincinnati, OH 45239 1. (NO TAG) 2012, White, Hyundai, Tuscon.

Motion Mr Wahlert, Seconded Mr Unger

No discussion.

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

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Resolution passed

c. Resolution Declaring a Junk Motor Vehicle - 2539 Adams Rd. - 2 of 5

Chief Cordie recommended ADOPTION of Resolution #110-25.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2539 Adams Rd. Cincinnati, OH 45239 1. (OHIO) KGX3356, 2004, Grey, Ford, Taurus 2. (OHIO) KGX3509, 2008, Grey, Chevrolet, Malibu.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion

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

Resolution passed

d. Resolution Declaring a Junk Motor Vehicle - 3698 Twinview Dr. - 3 of 5

Chief Cordie recommended ADOPTION of Resolution #111-25.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 3698 Twinview Dr. Cincinnati, OH 45247 1. (OHIO) KKQ1596, 2011, Black, Chevrolet, Cruze.

Motion Mr Unger, Seconded Ms Ulrich

No discussion

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

Resolution passed

e. Resolution Declaring a Junk Motor Vehicle - 8381 Fawn Lake Ct. - 4 of 5

Chief Cordie recommended ADOPTION of Resolution #112-25.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 8381 Fawn Lake Ct. Cincinnati, OH 45247 1. (OHIO) DW77RT, 2009, Black, Toyota, Rav-4.

Motion Mr Unger, Seconded Ms Ulrich

No discussion

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

Resolution passed

f. Resolution Declaring a Junk Motor Vehicle - 9844 Pippin Rd. - 5 of 5

Chief Cordie recommended ADOPTION of Resolution #113-25.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 9844 Pippin Rd. Cincinnati, OH 45251 1. (NO TAG) 2016, Red, Ford, F-150.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion

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

Resolution passed



Public Services

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

Ms Molter recommended ADOPTION of Resolution #114-25.

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

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - It sounds like it's for a very specific purpose. We can't really use it for anything else other than Amarillo Ct

Mr Weckbach - Correct, only for what we apply for.

Mr Unger - There was a resident here that was wondering if we could spend money that's specifically allocated for a specific project if we could spend it on something else.

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

Resolution passed

Development

- a. Resolution Establishing a TIF District and Executing Compensation Agreement with Northwest Local Schools - Bennett Ford

Mr Miller recommended ADOPTION of Resolution #115-25.

Rationale: The establishment of the TIF area will provide the resources necessary to aid in the construction of public infrastructure associated with the TIF District. It is unknown as to what this district will generate, as final plans for redevelopment have not been shared with the Township. Adopting this resolution will ensure that the Township captures the maximum amount of revenue once redevelopment occurs as the district would not commence collections until new construction has occurred. The Northwest Local School District Board has adopted a companion resolution demonstrating their support for the project. This resolution and TIF district would make the Northwest Local School District whole on any potential lost property tax revenue over the thirty year period.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Ms Ulrich - We have less than 2% of the township that is TIF'd. Compared to Anderson or Green township that are up to 65%.

Mr Weckbach - Anderson is north of 70% and Green is north of 60%, It's based on the type of TIF. Green Township paid for their new police station with their TIF.



Mr Unger - You want to establish it when the lot is at it's lowest value.

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

Resolution passed

- b. Resolution Establishing a TIF District and Executing Compensation Agreement with Northwest Local Schools - Struble Road

Mr Miller recommended ADOPTION of Resolution #116-25.

Rationale: The establishment of the TIF area will provide the resources necessary to aid in the construction of public infrastructure associated with the TIF District. This district is anticipated to generate a valuation of \$15M which could lead to new revenues of \$410,000 once fully constructed.

The Northwest Local School District Board has adopted a companion resolution demonstrating their support for the project. This resolution and TIF district would make the Northwest Local School District whole on any potential lost property tax revenue over the thirty year period. This means that the Township would like pay \$202,000 per year to the district, leaving a net new revenue to the Township for projects of \$208,000.

Motion Mr Unger, Seconded Mr Wahlert

No discussion

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

Resolution passed

- c. Motion Authorizing Township Administrator to Execute an Agreement with Seven Legendz Fountain Square LLC for an Adult Use Cannabis Dispensary at 6960 Colerain Avenue

Mr Miller recommended ADOPTION of the Motion.

Rationale: The attached agreement is required as a condition of zoning approval for any potential marijuana dispensary to open in Colerain Township. The agreement provides for an annual payment of \$60,000 and guarantees that the Township will be held harmless if there are any changes in tax policy at the state level. The location of this dispensary is the former Big Bob's Flooring at 6960 Colerain Avenue.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Unger - We have the population to allow for two of these?

Mr Weckbach - Yes, the way it was structured was one per 25,000 so we're allowed two.

Mr Miller - The zoning set in place was anywhere along Colerain Ave.

Vote - Ms Ulrich - Yes, Mr Unger - No, Mr Wahlert - Yes.

Motion approved.

- d. Motion to set a Public Hearing for October 14, 2025 at 6:00pm for a Major Modification to the Final Development Plan at 6401 Colerain Avenue, CZC-89-4, Mt. Airy Kroger.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion



All voted Yes. Motion approved.

Motion to set a Public Hearing for October 14, 2025 at 6:00pm for a Major

- e. Modification to Final Development Plan at 10345 Colerain Avenue, CZC-05-6, Klei Mowers

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion

All voted Yes. Motion approved.

Motion to set a Public Hearing for October 14, 2025 at 6:00pm for Zoning

- f. Commission Case CZC-25-9, Zone Text Amendment to update administrative signage compliance regulations

Motion Mr Unger, Seconded Ms Ulrich

No discussion.

All voted Yes. Motion approved.

Motion to set a Public Hearing for October 14, 2025 at 6:00pm for Zoning

- g. Commission Case CZC-25-10, Zone Text Amendment to update Administrative Waiver regulations

Motion Mr Unger, Seconded Mr Wahlert

No discussion

All voted Yes. Motion approved.

Motion to set a Public Hearing for October 14, 2025 at 6:00pm for Zoning

- h. Commission Case CZC-25-11, Zone Text Amendment to modify setback requirements for swimming pools

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

Administration

- a. Resolution Authorizing the Adoption of Amended Appropriations

Mr McElravy recommended ADOPTION of Resolution #117-25.

Rationale: This Resolution would amend appropriations in three TIF Funds:

2901 (TIF- Kroger) - reduce appropriations by \$43,049, to \$415,658, to align appropriations with revenue.

2905 (TIF- Northridge) - reduce appropriations by \$11,249, to \$71,814, to align appropriations with revenue.

2907 (TIF- Dunlap Grove) - increase appropriations by \$161,280, to \$294,280, to pay for a portion of the Springdale Road sidewalk project.

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

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

Resolution passed



b. Resolution to Establish Taylor Glen Phase 2 Lighting District

Mr Weckbach recommended ADOPTION of Resolution #118-25.

Rationale: As part of the Taylor Glen Development, the developer is seeking to install street lighting at their expense. Per Duke Energy, the on-going costs of the street lights would need to be transferred to the property owners in the development through the establishment of a lighting district. Per ORC, the Trustees are required to adopt a resolution to establish this lighting district. This development is still going through the final subdivision process and the assessment list will be available once the parcels are fully subdivided and established.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion

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

Resolution passed

c. Motion Establishing Trick or Treat Hours from 6-8pm on October 31, 2025

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: Annually, the Board of Trustees will establish the hours for Trick or Treating in Colerain Township. Consistent with past practice, these hours are recommended for 6-8pm on October 31st.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion

All voted Yes. Motion approved.

10. **Old Business**

11. **Consent Items**

a. Donation Acceptance - Department of Fire and EMS - Cincinnati Moose Lodge #2 - \$1,548.18

Colerain Township Department of Fire and EMS is grateful for a \$1,548.18 donation from Cincinnati Moose Lodge #2.

b. Donation Acceptance - Police Department - Cincinnati Moose Lodge #2 - \$1,548.18

Colerain Police Department is grateful for a \$1,548.18 donation from Cincinnati Moose Lodge #2.

Motion to approve all consent items Mr Wahlert, Seconded Ms Ulrich

All consent items approved.

12. **Fiscal Office Report**

No report.

13. **Executive Session**

Mr Weckbach recommended the board of trustees convene into executive session in

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accordance with ORC section 121.22 (G)(4) to discuss collective bargaining sessions with public employees concerning compensation.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion

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

Executive session convened at 7:15pm

Ms Ulrich called the meeting back to order at 7:43pm

All trustees and the fiscal officer were present.

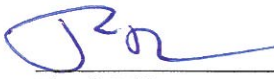
Mr Weckbach had nothing to report from executive session.

14. Adjournment

Motion to adjourn Mr Wahlert, Seconded Ms Ulrich

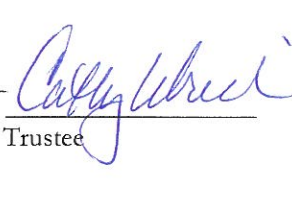
All voted Yes.

Meeting adjourned at 7:44pm


Fiscal Officer


Trustee


Trustee


Trustee