

COLERAIN

TOWNSHIP ~ OHIO

Minutes

October 21, 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. **Public Hearings**

- a. Public Hearing for a Major Modification to Final Development Plan at 10345 Colerain Avenue, CZC-05-6, Klei Mowers

This public hearing was originally opened on October 14th, 2025 and continued to today's meeting.

Motion to re-open the public hearing, Mr Wahlert, Seconded Ms Ulrich
All voted Yes. Public hearing re-opened.

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

5. **New Business**

Development

- a. Resolution Approving or Denying Major Modification to Final Development Plan at 10345 Colerain Avenue, CZC-05-6, Klei Mowers

Mr Miller recommended ADOPTION of Resolution # 126-25.

Rationale: The recommended conditions are intended to ensure that the final design of the site remains consistent with the intent of the Board of Trustees' prior approval while aligning with all applicable engineering and agency requirements. These conditions maintain compatibility with neighboring residential properties, preserve safety and drainage integrity, and uphold the aesthetic and environmental standards of



COLERAIN

TOWNSHIP ~ OHIO

the Colerain Township Zoning Resolution.

Motion to approve including amended conditions, Mr Wahlert, Seconded Ms Ulrich
(amended conditions available in agenda packet online)

Discussion:

Mr Miller - The developer said the back light can be turned off.

Ms Ulrich - From 10:30pm to 5:30am

Mr Wahlert - An issue that came up again and again was the size of the trees.

Mr Miller - There are 79 arborvitae. There will be a significant buffer.

Mr Wahlert - Dirt and roots for the "Shorty" property?

Mr Miller - The homeowner is going to have that work done.

Mr Unger - The deliveries are to the other side of the building.

Mr Wahlert - The lighting of the canopy?

Mr Miller - It's presumed with the hill and fence it will be shielding to some extent.

Conditions:

The developer shall establish and maintain a vegetation buffer along the property line adjacent to the mound.

The developer should not be required to implement any condition or directive that result in non-compliance with the requirements.

12 feet of screening shall be provided using a combination of 8ft privacy fence earth works and retain walls.

The television monitors remain operational between 12:00am and 6:00am for payment processing and safety purposes.

The wall behind the rear entry be turned off between 10:30pm and 5:30am.

Within the constraints presented by the topography, the best effort shall be made to keep fencing flush with the ground.

Trees installed for screening purposes with the arborvitae variety having an average height of 6ft tall.

Sod shall be planted along the outside of the berm.

Mr Wahlert - In the packet, there is a letter from the Hamilton County Conservation District. What is that?

Mr Miller - That is the permit that was given to the applicant when they requested the earth work permit.

Mr Unger - On item five, does that match our noise ordinance?

Mr Weckbach - Our ordinance is for 11:00pm-7:00am

Mr Unger - Should we use that?

Mr Weckbach - That is the board's discretion. The noise has to be plainly audible from beyond the property line.

COLERAIN

TOWNSHIP ~ OHIO

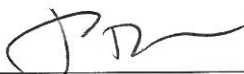
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Resolution passed.

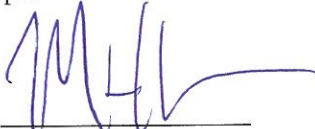
6. **Adjournment**

Motion to adjourn Mr Wahlert, Seconded Ms Ulrich

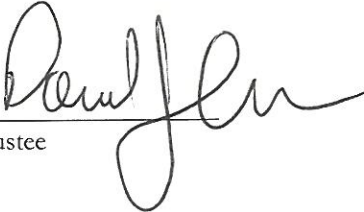
All voted Yes.

Meeting adjourned at 6:37pm



Fiscal Officer

Trustee

Trustee

Trustee